

LOT 9
ACADEMY BUSINESS PARK
MB 32, PG 59 BESSEMER DIVISION

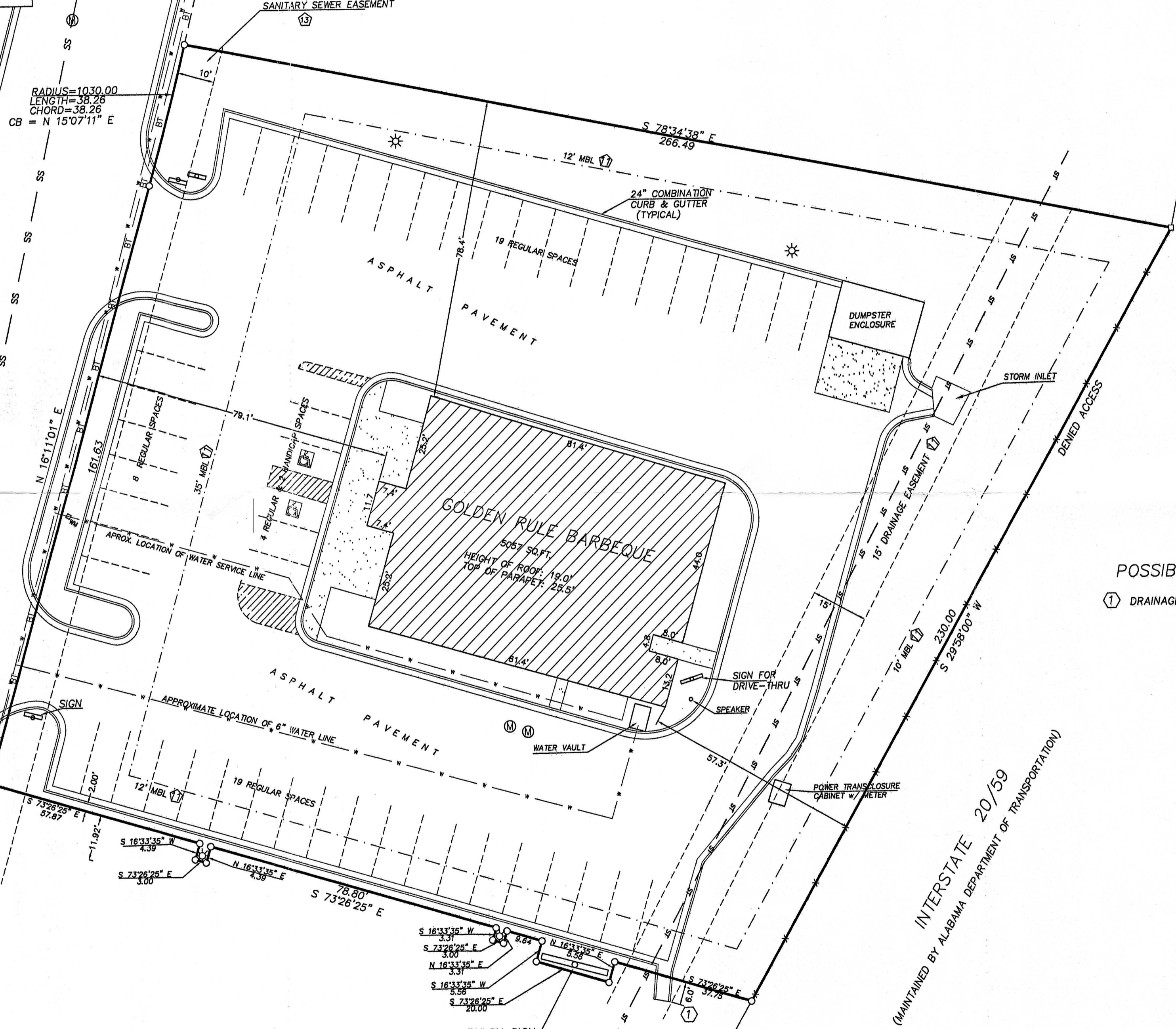
LOT 17
ACADEMY BUSINESS PARK
MB 40, PG 48 BESSEMER DIVISION

ACADEMY LANE (60' R.O.W.)
(ASPHALT PAVEMENT MAINTAINED BY THE CITY OF BESSEMER, AL)

LOT 5A
ACADEMY BUSINESS PARK - 1st REVISION
MB 33, PG 13 BESSEMER DIVISION

LOT 14A
ACADEMY BUSINESS PARK
3rd REVISION
MB 43, PG 37 BESSEMER DIVISION

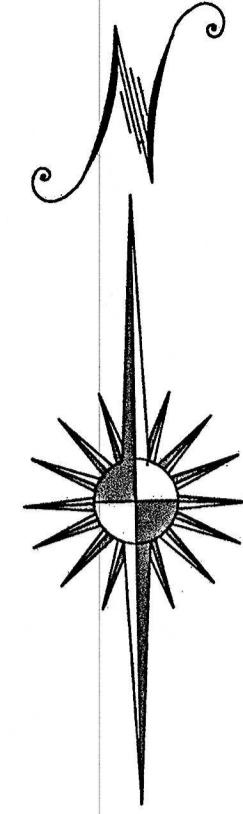
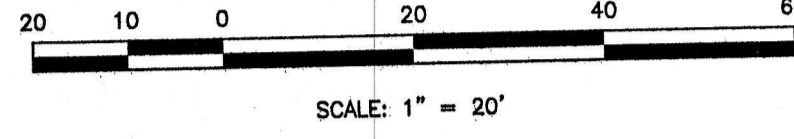
RADIUS=1070.00
LENGTH=38.28
CHORD=38.26
CB = N 15°07'11" E



POSSIBLE ENCROACHMENT

① DRAINAGE FLUME IS 6.0' OEE SUBJECT PROPERTY

INTERSTATE 20/59
(MAINTAINED BY ALABAMA DEPARTMENT OF TRANSPORTATION)



TO: Servis First Bank
The Title Group
Lowery Title Insurance Corporation
Academy Real Estate, LLC
Mal'won Investments, LLC

This is to certify that this map or plat and the survey on which it is based were made in accordance with the "Minimum Standard Detail Requirements for ALTA/ACSM Land Title Surveys" jointly established and adopted by ALTA and NSPS in 2005, and includes items 1-4, 6, 7a, b & c, 8-11a of Table A thereof. Pursuant to the Accuracy Standards as adopted by ALTA and NSPS and in effect on the date of this certification, undersigned further certifies that in my professional opinion, as a land surveyor registered in the State of Alabama, the Relative Positional Accuracy of this survey does not exceed that which is specified therein. I further certify that all parts of this survey have been completed in accordance with the current Standards of Practice for Land Surveying in the State of Alabama to the best of my knowledge, information and belief.

Date: 1/10/07
John Michael Hicks, PLS
Alabama License No. AL 15714



PROPERTY DESCRIPTION:
Lot 13A, Academy Business Park, 3rd Revision
Map Book 43, Page 37, Bessemer Division

NOTES:

- ACCORDING TO THE NATIONAL FLOOD INSURANCE PROGRAM FLOOD INSURANCE RATE MAP NUMBER 0107300582 E, EFFECTIVE DATE JANUARY 20, 1993, SUBJECT PROPERTY LIES IN ZONE "X" (UNSHADED) AREAS DETERMINED TO BE OUTSIDE 500-YEAR FLOODPLAIN).
- SUBJECT PROPERTY IS ZONED C-4; ARTERIAL SERVICES DISTRICT. PERMITTED USES INCLUDE: RESTAURANT. RESTAURANT. YARD REQUIREMENTS: FRONT - 35 FEET, SIDE - 12 FEET, REAR - 10 FEET. MINIMUM LOT AREA: 10,000 sq ft. MINIMUM LOT WIDTH AT FRONT BUILDING LINE: 75 FEET. MAXIMUM GROUND AREA COVERED BY BUILDING: 40%. MAXIMUM BUILDING HEIGHT: 45 FEET. PARKING REQUIREMENTS: RESTAURANT, STANDARD; 1 SPACE PER THREE PATRON SEATS OR 1 SPACE PER 100 SQUARE FEET OF GROSS FLOOR AREA OF CUSTOMER SALES AND SERVICE WHICHEVER IS GREATER PLUS 1 SPACE PER EMPLOYEE ON THE LARGEST WORK SHIFT.
- SUBJECT PROPERTY'S STREET ADDRESS: 5060 ACADEMY LANE, BESSEMER, AL 35022
- SUBJECT PROPERTY CONTAINS 52,372 SQUARE FEET OR 1.202 ACRES.
- BEARINGS SHOWN ARE BASED ON GRID NORTH (NAD 83 ALABAMA WEST ZONE)

FIRST AMERICAN TITLE INSURANCE COMPANY
TITLE COMMITMENT - ISSUING OFFICE FILE NUMBER T-76294
Effective Date: May 22, 2007 @ 8:00 a.m.
Schedule B, Part II - Exceptions

Item Number	Book and Page	Effect	Comments
11	MB 43, PG 37 Bessemer Div.	Affects	Did Not Address As Shown
12	Volume 214/Page 340 Inst #200361/6452	Did Not Address	Mineral Rights
13	Instrument #9863/0920 Inst #200361/6452	Affects	As Shown
14	Inst #9863/0920 Inst #200361/6452	Did Not Address	Restrictive Covenants

LEGEND

- IRON FOUND
- 1/2" REBAR and CAP SET
- CONCRETE MONUMENT FOUND
- △ CALCULATED POINT-NOT MONUMENTED
- R.O.W. RIGHT-OF-WAY
- X- FENCE LINE
- M.B.L. MINIMUM BUILDING LINE
- CB CHORD BEARING
- W— WATER LINE
- BT- BURIED TELEPHONE LINE
- ST- STORM SEWER
- SS- SANITARY SEWER
- ⊕ WATER METER
- ⊕ CONCRETE SURFACE
- ⊕ MANHOLE
- ⊕ LIGHT POLE
- ⊕ EXCEPTION FROM SCHEDULE B PART II
- ① POSSIBLE ENCROACHMENT (SEE ENCROACHMENT NOTES)

HERNDON, HICKS & ASSOCIATES, INC.
205 East Washington St.
P.O. Box 46,872
Densmore, AL 35832
Phone: (205) 253-3823 - Fax: (205) 253-3335

ALTA/ACSM Land Title Survey
of Lot 13A, Academy Business Park - 3rd Revision (MB 43, PG 37 - Bessemer)
in the SW 1/4 of the SW 1/4 of Section 19, T19S, R4W
Jefferson County, Alabama

Job No.	0705-070
Date	7-31-07
Scale	1" = 20'
Drawn By	JMH
Approved By	JMH
Surveyed By	ENH
SD Plot	0705-070.dwg
Field Work	ALTA
Survey Type	DC
Field Book	0705-070.dwg
ACAD File	0705-070.dwg
COGO File	0705-070.dwg