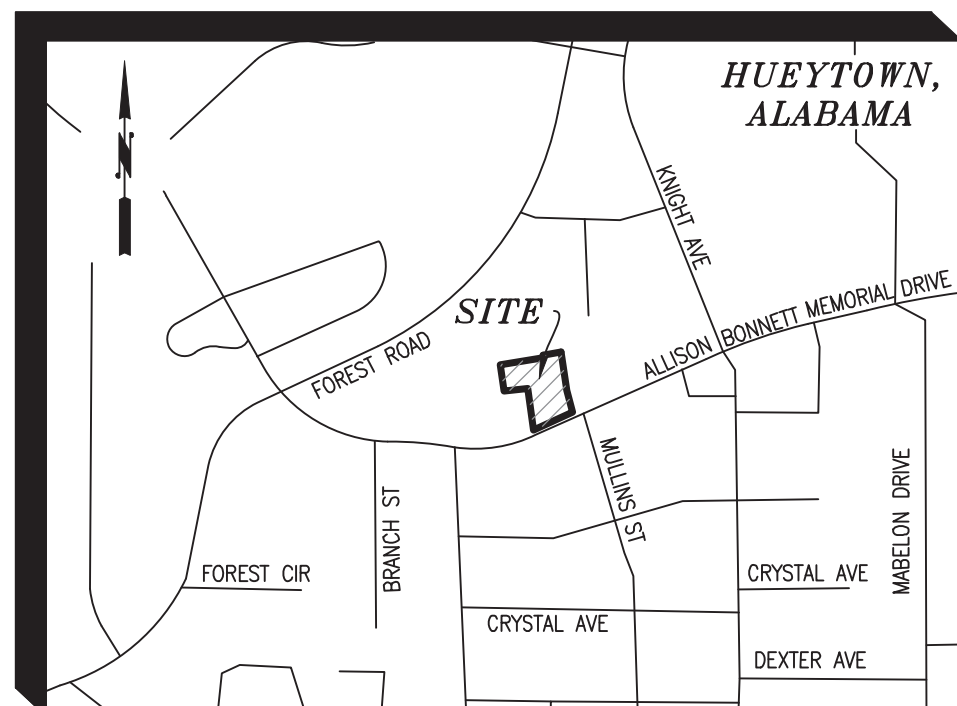


SURVEYOR'S NOTES

This is an ALTA/NSPS Land Title Survey made of the "Subject Property" in accordance with the 2021 Minimum Standard Detail Requirements and includes the following numbered items from Table A, thereof. The "Subject Property" is that certain property shown and described hereon. This survey was made on the ground under the supervision of a registered land surveyor and all measurements are field measurements in feet, unless otherwise indicated.

- 1. Monuments:** Monuments have been set or found in place as indicated hereon. Onsite horizontal and vertical control was established through GPS observations with a relative positional accuracy of 0.07 feet plus 50 parts per million at the 95 percent confidence level based on a NOAA Online Position User Service (OPUS) solution, oriented horizontally to "Grid North" as derived from the State Plane Coordinate System for the State of AL, Zone West, North American Datum of 1983 (NAD83), 2011 adjustment, and oriented vertically to the North American Vertical Datum of 1988 (NAVD88), computed using GEOID 18.
- 2. Property Address:** The physical property address was not posted but an address of 3046 Allison Bonnett Memorial Drive City of Bessemer, Jefferson County, Alabama was obtained from online sources.
- 3. Flood Zone Designation:** The Subject Property falls within Flood Zone X, as shown on the Flood Insurance Rate Maps, Map Number 01073C0528G, map revised 9/29/2006. No field work to determine ground elevations was performed in conjunction with this flood zone determination.
- 4. Gross Land Areas:** See CURRENT CONDITIONS SUMMARY. Areas based on field survey measurements.
- 5. Vertical Relief:** Contours shown hereon are on a one-foot interval. All elevations are in feet and refer to the North American Vertical Datum of 1988 (NAVD88). On-site benchmark is as shown or noted hereon. Onsite vertical control was established through GPS observations.
- 6. Zoning Report:** None provided.
- 7. Building Dimensions:** See CURRENT CONDITIONS SUMMARY.
 - (a) Exterior dimensions of all buildings at ground level are as shown hereon.
 - (b) Square footage of: (1) exterior footprint of all buildings at ground level are as shown hereon; (2) other areas as specified by the client, not applicable. (c) Measured height of all buildings above grade, are shown at the point of measurement as specified hereon.
- 8. Substantial Features:** Substantial features observed in the process of conducting the fieldwork are as shown and noted hereon. This surveyor did not observe visible evidence of burial grounds or cemeteries on the Subject Property and no information as to the existence of such has been provided to this surveyor. Trees, shrubs and other minor features that are not plottable at the scale of this map were not located and are not a part of this survey by agreement.
- 9. Parking Areas:** See CURRENT CONDITIONS SUMMARY. Number and type (e.g., disabled, motorcycle, regular, and other marked specialized types) of clearly identifiable parking spaces on surface parking areas, lots, and in parking structures.
- 11. Underground Utilities:** Observed evidence of underground utilities is as shown or noted hereon. No underground utilities, underground encroachments, underground mines, or subsurface building foundations were measured or located as a part of this survey. Only visible and accessible underground utilities have been made a part of this survey with reference to invert elevations, pipe sizes, directions of flow, or other accessible underground utility characteristics. OTHER SOURCES such as plans, reports or utility markings indicating the location of underground utilities that have been arranged for or otherwise provided to the undersigned are as indicated hereon. The undersigned makes no representation as to validity of underground utility locations obtained from such OTHER SOURCES. Minor utility features that are not plottable at the scale of this map (e.g., clean-outs, sprinkler heads, valves, old paint markings, etc.) have not been located and are not a part of this survey by agreement. Notice is hereby given that "Call 811" or other similar or appropriate utility location service should be notified forty-eight (48) hours in advance of any excavation at this site.
- 13. Adjoiners:** Adjoining property owners have been identified hereon based on tax roll information obtained from the County's GIS website.
- 14. Nearest Intersecting Streets:** The subject property is located across from the intersection of Allison Bonnett Memorial Drive and Mullins Street as shown hereon.
- 15. Remote Sensing:** Remote sensing techniques for obtaining site data were not employed as a part of this survey. All measurements were obtained from a ground-run survey.
- 16. Earth Moving Work:** No earth moving activity, building construction activity or on-going building addition(s) activity was observed during the course of conducting the fieldwork.
- 17. Right-of-Way Changes:** No information relative to proposed changes in street right-of-way lines has been made available to this surveyor. No evidence of recent street or sidewalk construction or repairs was observed in the process of conducting the fieldwork. The Subject Property has direct access for ingress and egress to Allison Bonnett Memorial Drive, as shown hereon.
- 18. Offsite Appurtenant Easements:** Plottable offsite appurtenant easements disclosed in documents provided to or obtained by the undersigned, are as shown hereon. [or] There are no plottable offsite appurtenant easements disclosed in documents provided to or obtained by the undersigned.
- 19. Professional Liability Insurance:** ESP Associates AL, Inc., carries professional errors and omission (E&O) liability insurance.
- 20.** The date of field survey is the last time that either field or office personnel were onsite and the last direct knowledge that this surveyor has of site conditions. Date of map or plot preparation and date of signature have no relationship to actual site conditions as depicted on this map. THIS SURVEY IS NOT VALID WITHOUT THE ORIGINAL SIGNATURE AND RAISED OR "RED" SEAL OF A LICENSED LAND SURVEYOR.



VICINITY MAP
NOT TO SCALE

Title Description

The Land referred to herein below is situated in the County of Jefferson, State of Alabama, and is described as follows:

PARCEL I:

PART OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 20, TOWNSHIP 18 SOUTH, RANGE 4 WEST AND THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 29, TOWNSHIP 18 SOUTH, RANGE 4 WEST, JEFFERSON COUNTY, ALABAMA, MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCE AT THE NORTHWEST CORNER OF THE SOUTHWEST 1/4 OF SECTION 20, TOWNSHIP 18 SOUTH, RANGE 4 WEST; THENCE RUN EASTERLY ALONG THE NORTH LINE OF SAID 1/4-1/4 FOR A DISTANCE OF 528.60 FEET; THENCE 88 DEGREES 40 MINUTES RIGHT (DEED: SOUTH 0 DEGREES 00 MINUTES EAST) 1135.69 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 0 DEGREES 00 MINUTES (DEED: SOUTH 0 DEGREES 00 MINUTES 10 SECONDS) WEST 10.62 FEET; THENCE SOUTH 81 DEGREES 38 MINUTES 58 SECONDS (DEED: SOUTH 71 DEGREES 21 MINUTES 06 SECONDS) WEST 179.25 FEET; THENCE SOUTH 7 DEGREES 35 MINUTES 13 SECONDS (DEED: SOUTH 11 DEGREES 54 MINUTES 07 SECONDS) EAST 112.0 FEET; THENCE NORTH 83 DEGREES 40 MINUTES 52 SECONDS (DEED: NORTH 78 DEGREES 05 MINUTES 53 SECONDS) EAST 100 FEET; THENCE SOUTH 6 DEGREES 59 MINUTES 13 SECONDS (DEED: SOUTH 12 DEGREES 34 MINUTES 12 SECONDS) EAST 175 FEET TO THE NORTHWEST RIGHT OF WAY OF WARRIOR RIVER ROAD; THENCE NORTH 66 DEGREES 06 MINUTES 42 SECONDS (DEED: NORTH 60 DEGREES 31 MINUTES 43 SECONDS) EAST 180 FEET ALONG THE SAID RIGHT OF WAY; THENCE NORTH 15 DEGREES 51 MINUTES 13 SECONDS (DEED: NORTH 21 DEGREES 21 MINUTES 17 SECONDS) WEST, 93.36 FEET; THENCE NORTH 7 DEGREES 53 MINUTES 48 SECONDS (DEED: NORTH 12 DEGREES 32 MINUTES 27 SECONDS) WEST, 163.16 FEET (DEED: 172.71 FEET) TO THE NORTHERLY RIGHT OF WAY OF AB&B RAILROAD (ABANDONED); THENCE SOUTH 78 DEGREES 56 MINUTES 54 SECONDS (DEED: SOUTH 77 DEGREES 08 MINUTES) WEST ALONG THE CORD OF A CURVE TO THE RIGHT HAVING AN INTERSECTION ANGLE OF 3 DEGREES 02 MINUTES 33 SECONDS AND A RADIUS OF 1432.69 FEET; THENCE RUN ALONG THE ARC OF SAID CURVE AND SAID RIGHT OF WAY FOR A DISTANCE OF 76.1 FEET TO THE POINT OF BEGINNING.

ALSO: THE FOLLOWING EASEMENTS OVER OR ACROSS THE FOLLOWING DESCRIBED PARCELS OF LAND:

PARCEL II:

A PART OF NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 29, TOWNSHIP 18 SOUTH, RANGE 4 WEST, JEFFERSON COUNTY, ALABAMA, BEING A 10' WIDE SANITARY SEWER EASEMENT, ITS CENTERLINE MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCE AT THE NORTHWEST CORNER OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 20, TOWNSHIP 18 SOUTH, RANGE 4 WEST; THENCE RUN EASTERLY ALONG THE NORTH LINE OF SAID 1/4-1/4 SECTION FOR A DISTANCE OF 528.60 FEET; THENCE SOUTH 0 DEGREES 00 MINUTES EAST 1135.69 FEET; THENCE SOUTH 0 DEGREES 00 MINUTES EAST (DEED: 0 DEGREES 00 MINUTES 10 SECONDS WEST) 10.62 FEET; THENCE SOUTH 81 DEGREES 38 MINUTES 58 SECONDS (DEED: SOUTH 71 DEGREES 21 MINUTES 06 SECONDS) WEST 179.25 FEET; THENCE SOUTH 7 DEGREES 35 MINUTES 13 SECONDS (DEED: SOUTH 11 DEGREES 54 MINUTES 07 SECONDS) EAST, 112 FEET; THENCE NORTH 83 DEGREES 40 MINUTES 52 SECONDS (DEED: NORTH 78 DEGREES 05 MINUTES 53 SECONDS) EAST, 100 FEET; THENCE SOUTH 6 DEGREES 59 MINUTES 13 SECONDS (DEED: SOUTH 12 DEGREES 34 MINUTES 12 SECONDS) EAST, 167.60 FEET TO THE POINT OF BEGINNING OF SAID EASEMENT CENTERLINE; THENCE SOUTH 66 DEGREES 20 MINUTES 17 SECONDS (DEED: SOUTH 60 DEGREES 45 MINUTES 18 SECONDS) WEST, 37.14 FEET; THENCE SOUTH 89 DEGREES 10 MINUTES 17 SECONDS (DEED: SOUTH 83 DEGREES 35 MINUTES 18 SECONDS) WEST 53.18 FEET TO THE END OF SAID EASEMENT. LESS AND EXCEPT ANY PART OF SAID SANITARY SEWER EASEMENT WHICH MAY LIE WITHIN THE RIGHT OF WAY OF WARRIOR RIVER ROAD.

PARCEL III:

A PART OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 20, TOWNSHIP 18 SOUTH, RANGE 4 WEST, AND THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 29, TOWNSHIP 18 SOUTH, RANGE 4 WEST, JEFFERSON COUNTY, ALABAMA, BEING A 10' WIDE STORM SEWER EASEMENT, ITS CENTERLINE MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCE AT THE NORTHWEST CORNER OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 20, TOWNSHIP 18 SOUTH, RANGE 4 WEST; THENCE RUN EASTERLY ALONG THE NORTH LINE OF SAID 1/4-1/4 SECTION FOR A DISTANCE OF 528.60 FEET; THENCE SOUTH 0 DEGREES 00 MINUTES EAST, 1135.69 FEET; THENCE SOUTH 0 DEGREES 00 MINUTES EAST (DEED: SOUTH 0 DEGREES 00 MINUTES 10 SECONDS WEST) 10.62 FEET; THENCE SOUTH 81 DEGREES 38 MINUTES 58 SECONDS (DEED: SOUTH 71 DEGREES 21 MINUTES 06 SECONDS) WEST, 179.25 FEET; THENCE SOUTH 7 DEGREES 35 MINUTES 13 SECONDS (DEED: SOUTH 11 DEGREES 54 MINUTES 07 SECONDS) EAST, 112 FEET; THENCE NORTH 83 DEGREES 40 MINUTES 52 SECONDS (DEED: NORTH 78 DEGREES 05 MINUTES 53 SECONDS) EAST 5.0 FEET TO THE POINT OF BEGINNING OF THE CENTERLINE; THENCE SOUTH 13 DEGREES 20 MINUTES 52 SECONDS (DEED: SOUTH 7 DEGREES 45 MINUTES 53 SECONDS) WEST, 93.10 FEET THE END OF SAID EASEMENT.

PARCEL IV:

APART OF THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 29, TOWNSHIP 18 SOUTH, RANGE 4 WEST, JEFFERSON COUNTY, ALABAMA, BEING A 10 FOOT WIDE STORM SEWER EASEMENT, ITS CENTERLINE MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCE AT THE NORTHWEST CORNER OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 20, TOWNSHIP 18 SOUTH, RANGE 4 WEST; THENCE RUN EASTERLY ALONG THE NORTH LINE OF SAID 1/4-1/4 SECTION FOR A DISTANCE OF 528.60 FEET; THENCE SOUTH 0 DEGREES 00 MINUTES EAST, 1135.69 FEET; THENCE SOUTH 0 DEGREES 00 MINUTES EAST (DEED: SOUTH 0 DEGREES 00 MINUTES 10 SECONDS WEST) 10.62 FEET; THENCE SOUTH 81 DEGREES 38 MINUTES 58 SECONDS (DEED: SOUTH 71 DEGREES 21 MINUTES 06 SECONDS) WEST, 179.25 FEET; THENCE SOUTH 7 DEGREES 35 MINUTES 13 SECONDS (DEED: SOUTH 11 DEGREES 54 MINUTES 07 SECONDS) EAST, 112 FEET; THENCE NORTH 83 DEGREES 40 MINUTES 52 SECONDS (DEED: NORTH 78 DEGREES 05 MINUTES 53 SECONDS) EAST, 5.0 FEET; THENCE SOUTH 13 DEGREES 20 MINUTES 52 SECONDS (DEED: SOUTH 7 DEGREES 45 MINUTES 53 SECONDS) WEST 93.10 FEET TO THE POINT OF BEGINNING OF THE CENTERLINE; THENCE SOUTH 54 DEGREES 59 MINUTES 52 SECONDS (DEED: SOUTH 49 DEGREES 24 MINUTES 53 SECONDS) WEST, 184.5 FEET; THENCE SOUTH 9 DEGREES 35 MINUTES 52 SECONDS (DEED: SOUTH 4 DEGREES 00 MINUTES 53 SECONDS) WEST, 17.0 FEET TO THE END OF SAID EASEMENT. LESS AND EXCEPT ANY PART OF SAID STORM SEWER EASEMENT WITHIN THE RIGHT OF WAY OF WARRIOR RIVER ROAD.

PARCEL V:

A NON-EXCLUSIVE, PERPETUAL, INGRESS/EGRESS EASEMENT AS GRANTED AND MORE FULLY SET FORTH IN EASEMENT AND AGREEMENT DATED JUNE 3, 1987, RECORDED JUNE 10, 1987 IN BESSEMER REAL VOLUME 658, PAGE 399.

THIS IS THE SAME PROPERTY DESCRIBED IN THE COMMITMENT FOR TITLE INSURANCE ISSUED BY FIRST AMERICAN TITLE INSURANCE COMPANY COMMITMENT NO. HTL-22-6283 WITH AN EFFECTIVE DATE OF AUGUST 9, 2022 @8:00 A.M.

**NOTES CORRESPONDING TO SCHEDULE B - PART II
FIRST AMERICAN TITLE INSURANCE COMPANY
COMMITMENT NO. HTL-22-6283
Dated: AUGUST 9, 2022 @ 8:00 a.m.**

Items 1 - 9 and 15 - 17 are not survey related issues, or are not applicable to Subject Property, or were omitted from Schedule B II; therefore, no opinion is offered herein by the undersigned as to their respective locations or possible effect on the Subject Property. All recording information shown hereon, refers to the public records of the County and State within which the Subject Property is situated. Notice is hereby given that there may be other documentary matters, both public and private, affecting the Subject Property not provided to this surveyor and not reflected hereon.

- 10 Right of way to South Central Bell Telephone Company recorded in Bessemer **Real Volume 117, Page 663** [IS BLANKET IN NATURE OVER THE SUBJECT PROPERTIES]
- 11 Disclaimer of right of way interest by Alabama Power Company recorded in Bessemer **Real Volume 633, Page 238** [NOT PLOTTED HEREON. AFFECTS "OTHER" PROPERTY NOT DESCRIBED THEREIN.]
- 12 Restrictions and easements as set forth in Bessemer **Real Volume 633, Page 229** and Bessemer **Real 651, Page 338** [ARE BLANKET IN NATURE OVER THE SUBJECT PROPERTIES]
- 13 Cross parking easement as set forth in Bessemer **Real Volume 168, Page 748** [AFFECTS A PORTION OF PARCEL I AND IS PLOTTED AND SHOWN HEREON]
- 14 Easement and Agreement recorded in Bessemer **Real Volume 658, Page 399** [IS BLANKET IN NATURE OVER THE SUBJECT PROPERTIES]


SURVEYOR'S CERTIFICATION

To: Carter Engineering Consultants, Inc and First American Title Insurance Company

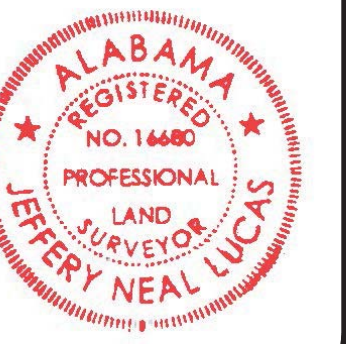
This is to certify that this map or plot and the survey on which it is based were made in accordance with the 2021 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes Items 1, 2, 3, 4, 5, 6(a), 7(a), 7(b)(1), 7(c), 8, 9,11(a),11(b),13,16, 17 and 19 of Table A thereof.

The fieldwork was completed on June 13, 2022.

I further certify that all parts of this survey and drawing have been completed in accordance with the current requirements for the Standards of Practice for Surveying in the State of Alabama to the best of my knowledge, information and belief.



Jeffery N. Lucas, J.D., PLS., Esq.
Alabama Professional Land Surveyor No. 16680
Date of Signature: 08/30/2022



ESP Associates AL, Inc.
291-A Cahaba Valley River North
Pulham, AL 35124
205-664-8498 (AL)
3475 Lakewood Blvd
Fort Mill, SC 29708
803-502-2446 (SC)
www.espassociates.com



ALTANSPS LAND TITLE SURVEY FOR
CARTER ENGINEERING CONSULTANTS, INC
3046 ALLISON BONNETT MEMORIAL DRIVE
CITY OF HUEYTOWN
JEFFERSON COUNTY, ALABAMA

MAP DATE	SCALE
06/16/2022	1" = 20'
SURVEY DATE	DRAWN
06/13/2022	BBy
FIELD BOOK	CHECKED
1242	JNL
CREW CHIEF	
MAJ	

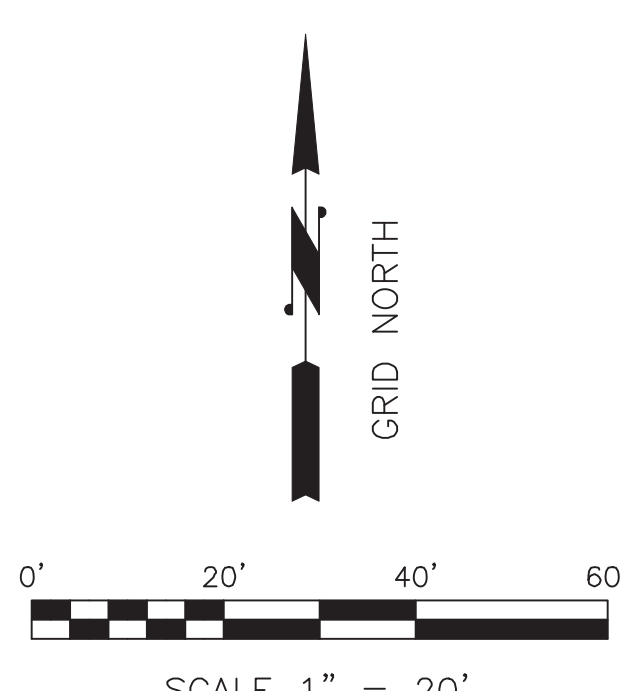
REVISIONS			
No.	DATE	BY	REVIEW
1	8/30/22	BBy	JNL

UPDATED TITLE COMMITMENT

-DESCRIPTION-
ALTA/NSPS LAND TITLE SURVEY

ESP PROJ. NO.
K063.800.000

SHEET



SOURCE BENCHMARK

PROJECT DATUM BASED ON:
OPUS (NAVD '88-NAD '83)

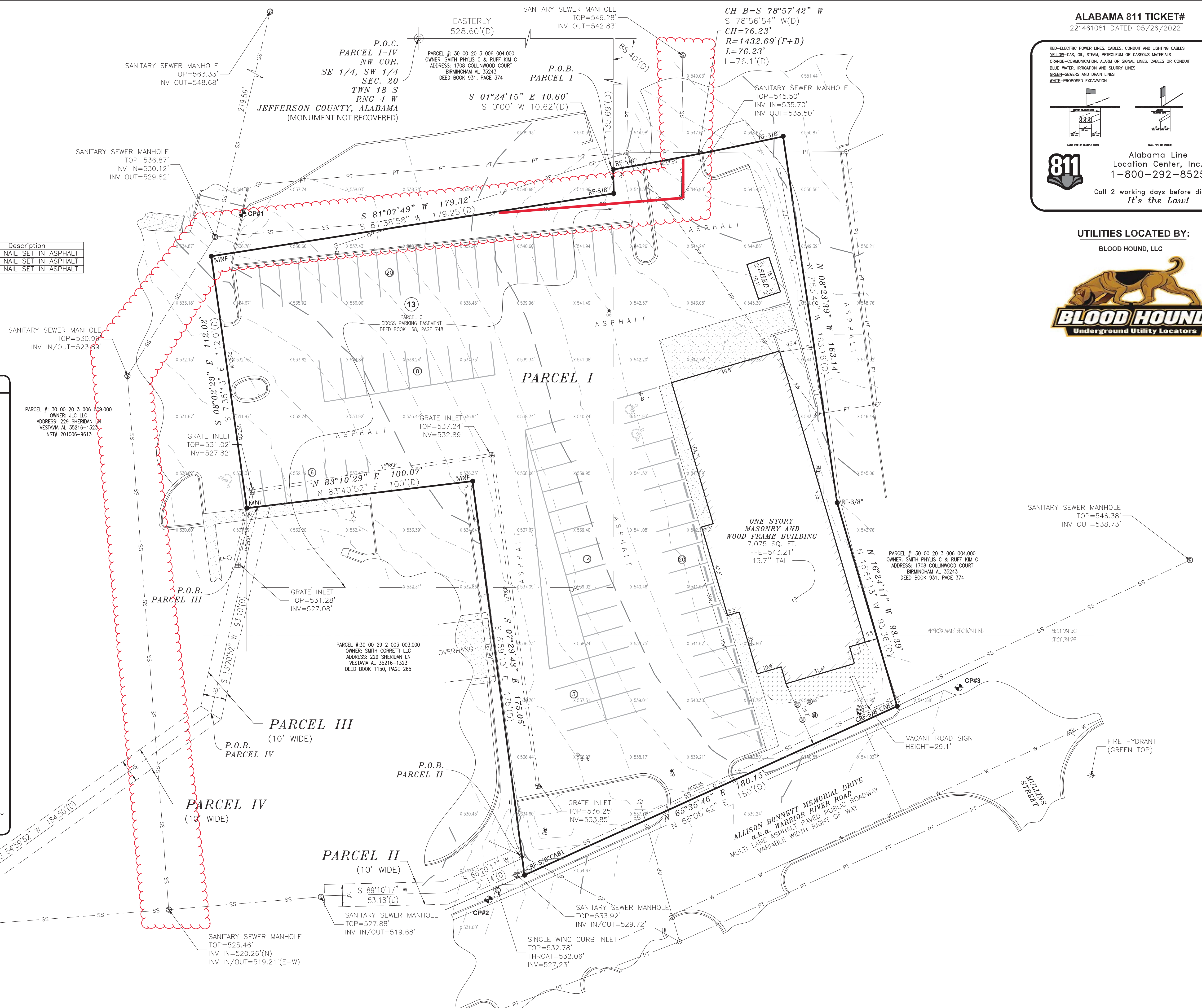
CP #	Northing	Eastng	Elevation	Description
CP # 1	1255796.676	2126442.743	539.80	MAG NAIL SET IN ASPHALT
CP # 2	1255494.678	2126551.152	532.44	MAG NAIL SET IN ASPHALT
CP # 3	1255588.122	2126758.141	542.40	MAG NAIL SET IN ASPHALT

CURRENT CONDITIONS:

PID: 30 00 20 3 006 009.001
LAND AREA:
 55,269 Sq. Feet
 1.269 Acres
PARKING:
 REGULAR = 71
 HANDICAPPED = 2
 TOTAL = 73

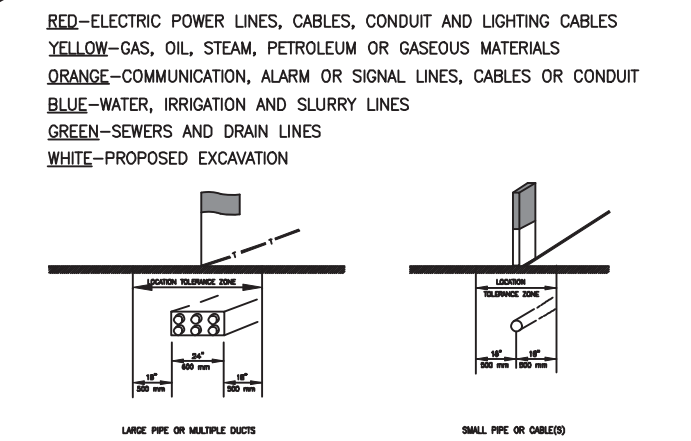
LEGEND

- CONCRETE WALK OR PAD
- LANDSCAPED AREA
- P.O.C. - POINT OF COMMENCEMENT
- P.O.B. - POINT OF BEGINNING
- (D) - DEEDED MEASUREMENT
- (F) - FIELD MEASUREMENT
- MNS - MAG NAIL SET
- MNF - MAG NAIL FOUND
- RF - REBAR FOUND
- IPF - IRON PIN FOUND
- CRF - CAPPED REBAR FOUND
- M - MONUMENT FOUND
- TBM - TEMPORARY BENCHMARK
- NPS - NUMBER PARKING SPACES
- WM - WATER METER
- WV - WATER VALVE
- SS - SANITARY SEWER MANHOLE
- SSC - SANITARY SEWER CLEANOUT
- GTM - GREASE TRAP MANHOLE
- SM - STORM SEWER MANHOLE
- GI - GRATE INLET
- CPSL - POLE WITH SINGLE LIGHT
- UA - UTILITY POLE
- GA - GUY ANCHOR
- GM - GAS METER
- BH - BORE HOLE
- PROPERTY LINE
- EASEMENT LINE
- 1' CONTOUR LINE
- 5' CONTOUR LINE
- W - WATER LINE
- PT - OVERHEAD POWER LINE
- SS - SANITARY SEWER LINE
- EL - EDGE OF LANDSCAPING
- AW - ANCHOR WIRE
- GR - GAURD RAIL
- UNK - UNKNOWN UNDERGROUND UTILITY
- G - GAS LINE



ALABAMA 811 TICKET#

221461081 DATED 05/26/2022



811
 Alabama Line
 Location Center, Inc.
 1-800-292-8525
 Call 2 working days before digging.
It's the Law!

UTILITIES LOCATED BY:

BLOOD HOUND, LLC



ESP Associates AL, Inc.
 2914-Capaha Valley Pkwy North
 Palmdale, AL 35124
 205-984-8498 (AL)
 3475 Lakemont Blvd
 Fort Mill, SC 29708
 803-542-2444 (SC)
 www.espsurvey.com



ALTANSPS LAND TITLE SURVEY FOR
 CARTER ENGINEERING CONSULTANTS, INC
 3046 ALLISON BONNETT MEMORIAL DRIVE
 CITY OF HUEYTOWN
 JEFFERSON COUNTY, ALABAMA

MAP DATE	SCALE
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CREW CHIEF	
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REVISIONS			
No.	DATE	BY	REVIEW
1	8/30/22	BBY	JNL

UPDATED TITLE COMMITMENT

DESCRIPTION:
 ALTA/NSPS LAND TITLE SURVEY

ESP PROJ. NO.
 K063.800.000

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