

GENERAL NOTES

- The Surveyor has not conducted a title examination and has relied upon the Title Commitment as to recorded matters of easements, setbacks and restrictions.
- All field measurements corresponded with record dimensions within the precision requirements of ALTA/ACSM specifications. The bearings and distances shown hereon and within the Legal (As-Surveyed) are based on monuments found in the field and apparent possessions based on existing fences and retaining walls.
- All statements within the certification, and other references located elsewhere hereon, related to: utilities, easements, servitudes, and encroachments; are based solely on aboveground, visible evidence, unless another source of information is specifically referenced hereon.
- The developer and/or owner is responsible for any and all requirements and regulations for subdividing the subject property in accordance with the local, state, and federal governing agencies. See "Zoning Information" contained hereon this plat for further information.
- It is the intent to locate all structures visibly observed on the property. However, there may be structures or utilities present that were not visibly observed due to the size of the project, an obstruction by a larger object, or by very thick vegetation. For purposes of illustration, an example might be a sewer manhole located underneath a parked automobile or a meter obscured by vegetation. All large structures such as buildings, mobile storage facilities, etc. are shown on this plat.
- There was no observable evidence of the site used as a solid waste dump, sump or sanitary landfill.
- There was no observable evidence of earth moving work, building construction or building additions within recent months.
- There was no visible evidence that the subject property was used as a cemetery.
- The building street number observed in the field is 1551 Forestdale Boulevard.
- There were no changes in street right-of-way lines, either completed or proposed and available from the controlling jurisdiction, and observed in the field.
- The surveyor did not utilize rectified orthophotography, photogrammetric mapping, laser scanning and other similar products, tools or technologies as the basis for the location of certain features (excluding boundaries) where ground measurements are not otherwise necessary to locate those features to an appropriate acceptable accuracy relative to a nearby boundary.
- The zoning information shown hereon is based on current zoning for the subject property as obtained by the local governing agency (i.e. Planning & Zoning Department, Town Manager, etc.), unless shown or stated otherwise. The subject property may be "grandfathered" to other zoning restrictions or regulations within Planned Unit Developments, Covenants, or other recorded documents.
- Access is gained to the subject property via U.S. Highway 78 and Heflin Avenue, both public dedicated roads.

ZONING INFORMATION

Zoned: C-1 Commercial District

Current Use: Walgreens Pharmacy

Permitted Use: Drug Stores

Setbacks:

Front - 35 feet

Side - 35 feet

Rear - 35 feet

Maximum Height: Not stated

Parking Requirements: For Retail Stores - One (1) parking space for each 250 square feet of floor area.

NOTE: The current use of the property is permitted under the current zoning.

All Zoning regulations are subject to interpretation by the Jefferson County, Alabama Land Planning & Development Department, Phone (205) 325-5638.

BASIS OF BEARING

THE BEARING OF NORTH 37°41'26" EAST ALONG THE SOUTHEAST RIGHT-OF-WAY MARGIN OF HEFLIN AVENUE IS THE BASIS OF BEARINGS FOR THE SUBJECT SURVEY AND IS AN ASSUMED BEARING.

UTILITY DISCLAIMER

THE SURVEYOR MAKES NO GUARANTEE THAT THE UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED ALTHOUGH HE DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE BY VISIBLE OBSERVATION. THE SURVEYOR HAS NOT PHYSICALLY LOCATED ANY UNDERGROUND UTILITIES.

PARKING SPACE TABLE

TYPE OF SPACE	TOTAL EXISTING	REQUIRED BY ZONING
REGULAR	54	See Site Data
HANDICAP	3	See Site Data
TOTAL	57	See Site Data

LEGEND / ACRONYM

- 1/2 INCH CAPPED REBAR FOUND
 - RECORD MONUMENT
 - RECORD DATA
 - MEASURED DATA
 - RIGHT-OF-WAY
 - STANDARD PARKING SPACES
 - HANDICAP PARKING SPACES
 - SANITARY SEWER MANHOLE
 - STORM SEWER MANHOLE
 - WATER VALVE

- ELECTRIC METER
 - CONCRETE BOLLARD
 - GAS METER
 - GRATE INLET
 - HANDICAP
 - OVERHEAD ELECTRIC
 - FENCE
 - GATE
 - TELEPHONE BOX
 - ELECTRICAL TRANSFORMER
 - GAS VALVE

- POWERPOLE
 - LIGHT POLE
 - HYDRANT
 - AIR UNIT
 - GUY WIRE
 - SIGN
 - CLEAN OUT
 - WATER METER
 - WATER MAIN
 - WATER VAULT
 - MONITORING WELL

LEGAL DESCRIPTION (TITLE)

Lot 11-A, according to Black Creek Properties Resurvey, as recorded in Map Book 192, Page 34, in the Probate Office of Jefferson County, Alabama.

THIS IS THE SAME TRACT OF LAND DESCRIBED IN THE FIRST AMERICAN TITLE INSURANCE COMPANY TITLE COMMITMENT NO. 300c WITH AN EFFECTIVE DATE OF JANUARY 27, 2010.

LEGAL DESCRIPTION (AS-SURVEYED)

Lot 11-A, according to Black Creek Properties Resurvey, as recorded in Map Book 192, Page 34, in the Probate Office of Jefferson County, Alabama and being more particularly described as follows:

Begin at the intersection of the Southeast right-of-way margin of Heflin Avenue and the Southwest right-of-way margin of Woodie Street; thence South 39°34'51" East along the Southwest right-of-way margin of Woodie Street a distance of 282.37 feet; thence leaving Woodie Street South 50°42'18" West a distance of 151.40 feet; thence South 33°47'44" East a distance of 68.51 feet; thence South 57°56'20" West a distance of 138.84 feet to the Northeast right-of-way margin of U.S. Highway 78; thence North 32°02'04" West along the Northeast right-of-way margin of U.S. Highway 78 a distance of 275.31 feet to the intersection with the Southeast right-of-way margin of Heflin Avenue; thence North 37°41'26" East along the Southeast right-of-way margin of Heflin Avenue a distance of 266.34 feet to the Point of Beginning, having an area of 77,089.9± square feet, (1.770± acres).

THIS IS THE SAME TRACT OF LAND DESCRIBED IN THE FIRST AMERICAN TITLE INSURANCE COMPANY TITLE COMMITMENT NO. 300c WITH AN EFFECTIVE DATE OF JANUARY 27, 2010.

SURVEYED AREA

77,089.9± SQ. FT.
1.770± ACRES

SCHEDULE B ITEMS

7. Restrictive Covenants as recorded under Instrument Number 9806/4810, aforesaid records.

APPLIES AND AFFECTS THE SUBJECT PROPERTY AS PLOTTED AND SHOWN HEREON.

8. Intentionally omitted.

9. Title to all minerals within and underlying the premises, together with all mining rights and other rights, privileges and immunities relating thereto, together with any release of liability for injury or damage to persons or property as a result of the exercise of such rights as recorded in Deed Volume 2896, page 302, aforesaid records.

THIS DOCUMENT IS BLANKET IN NATURE AND AFFECTS ALL OF THE SUBJECT PROPERTY.

11. 35 foot building setback line and 15 foot landscape buffer as shown per recorded plot in Map Book 192, page 34, aforesaid records.

APPLIES AND AFFECTS THE SUBJECT PROPERTY AS PLOTTED AND SHOWN HEREON.

12. Building line and easements as shown per recorded plat in Map Book 48, page 19, aforesaid records.

APPLIES AND AFFECTS THE SUBJECT PROPERTY AS PLOTTED AND SHOWN HEREON.

13. Intentionally omitted.

14. Right(s)-of-Way(s) granted unto Alabama Power Company as recorded in Deed Volume 2888, page 68; in Deed Volume 5532, page 107 and in Deed Volume 6455, page 226, aforesaid records.

DEED VOLUME 2888, PAGE 68, AND DEED VOLUME 5532, PAGE 107, ARE BLANKET IN NATURE AND AFFECTS ALL OF THE SUBJECT PROPERTY.

DEED VOLUME 6455, PAGE 226, IS BLANKET IN NATURE AND AFFECTS ALL OF THE FORMER "LOT A", D.D. WOOD 1ST ADDITION TO FORESTDALE, MAP BOOK 48, PAGE 19, AS PLOTTED AND SHOWN HEREON.

15. Easement-Overhead and Underground Rights and privileges granted unto Alabama Power Company as recorded under Instrument Number 9961/1172, aforesaid records.

APPLIES AND AFFECTS THE SUBJECT PROPERTY AS PLOTTED AND SHOWN HEREON.

- NOTE: THE WIDTH OF THE EASEMENT IS NOT STATED WITHIN THIS DOCUMENT. THE SURVEYOR HAS PLOTTED A GENERAL EASEMENT WIDTH BASED ON THE VISIBLE OBSERVATION OF THE ELECTRICAL UTILITIES.

16. Intentionally omitted.

FLOOD DATA

The subject property is located in Zone X, an area outside the 100 year flood plain according to the Flood Insurance Rate Map (FIRM), Community Panel No. 01073C0359G with an effective date of September 29, 2006. A field survey of the subject site was not performed to determine this zone. An elevation certificate completed in accordance with the Federal Emergency Management Agency specifications may be required to determine the zone. Additional inquiries concerning the flood zone(s) for the subject site should be addressed to the Federal Emergency Management Agency.

STATEMENT OF ENCROACHMENTS

- ① LIGHTPOLE ENCROACHES INTO THE U.S. HIGHWAY 78 RIGHT-OF-WAY BY 2± FEET.
- ② CONCRETE CURB ENCROACHES INTO THE U.S. HIGHWAY 78 RIGHT-OF-WAY 5± FEET BY 45± FEET.
- ③ STONE PATH ENCROACHES INTO THE HEFLIN AVENUE RIGHT-OF-WAY BY 2.5± FEET.

SURVEYOR'S CERTIFICATION

TO: The Lincoln National Life Insurance Company, Series C, LLC, and its successors and assigns, Cole WG Birmingham AL, LLC, Thomas Title and Escrow and, First American Title Insurance Company:

This is to certify that this map or plot of survey (this "Survey Map") of the real property ("Property") specifically described in First American Title Insurance Company Title Commitment No. 300c dated January 27, 2010 (the "Title Commitment"), (1) is based on a field survey made on February 9, 2010, by me or directly under my supervision in accordance with the most recently adopted Minimum Standard Detail Requirements and Classifications for ALTA/ACSM Land Title Surveys, items 1, 2, 3, 4, 6, 7(a), 7(b)(1), 7(c), 8-10, 11(a), 13 and 14 of Table A thereof, pursuant to the Accuracy Standards as adopted by ALTA, NSPS and ACSM, and in effect on the date of this certification, the undersigned further certifies that the proper field procedures, instrumentation, and adequate survey personnel were employed in order to achieve results comparable to those outlined in the "Minimum Angle, Distance and Closure Requirements for Survey Measurements Which Control Land Boundaries for ALTA/ACSM Land Title Surveys" (2) was prepared in accordance with and includes all items and information required by the document titled "Survey Requirements for Cole Capital Partners, LLC, an Arizona limited liability company" dated September 1, 2007, and (3) to the best of my professional knowledge, information and belief,

- (a) This Survey Map correctly represents the facts found at the time of the survey;
- (b) There are no discrepancies between the boundary lines of the Property as shown on this Survey Map and as described in the legal description presented in the Title Commitment;
- (c) The boundary line dimensions as shown on this Survey Map form a mathematically closed figure within +/-0.1 foot;
- (d) The boundary lines of the Property are contiguous with the boundary lines of all adjoining streets, highways, rights of way and easements, public or private, as described in their most recent respective legal descriptions of record; and

- (e) Except as otherwise noted below, if the Property consists of two or more parcels, there are no gaps or gores between said parcels. The undersigned understands and agrees that the parties to whom this certification is addressed will be relying upon this survey for accuracy with respect to the Property.

Christopher S. Denham

CHRISTOPHER S. DENHAM
Registration No. 21171
Within the State of Alabama



Denham Land Surveyors LLC
1733 Winchester Road
Huntsville, AL 35811
(256) 851-2623
(256) 851-2623
chris@denham-surveyors.com

THE PROPERTY DESCRIBED AND SHOWN HEREON IS THE SAME PROPERTY DESCRIBED IN FIRST AMERICAN TITLE INSURANCE COMPANY TITLE COMMITMENT NO. 300c DATED JANUARY 27, 2010.

"ALTA/ACSM LAND TITLE SURVEY"

PREPARED FOR:

THE MATTHEWS COMPANY Inc.®
National ALTA Survey Management

17220 Newhope Street, Suites 108-110, Fountain Valley, CA 92708
Tel: (714)-979-7181 Fax: (714)-641-2840
www.themattthewscompany.com

A	03/04/10	Client Comments	3/2/2010	csd
B	03/11/10	Revised title commitment		csd
C	03/12/10	Revised owners name		csd
MARK	DATE	REVISION	BY	AP'VD

Cole Real Estate Investments

1551 FORESTDALE BOULEVARD
BIRMINGHAM, ALABAMA
(WALGREENS PHARMACY)

SCALE	1" = 30'	CHKD./AP'VD
DATE: 9 FEBRUARY 2010	APPROVED	
DWN. BY csd/wj	DENHAM PROJ NO. 10006	
CHKD. BY CSD		