

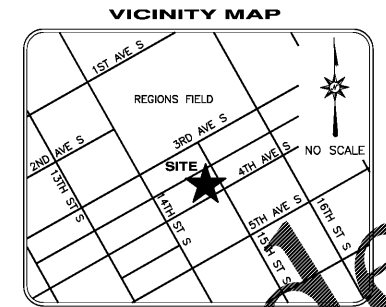
LEGEND	
●	IRON PIN FOUND
○	IRON PIN SET (5/8" REBAR w/CAP)
○	CALCULATED POINT
—	UTILITY POLE w/GUY
—	OVERHEAD POWER LINE
•	SPOT ELEVATION
— SS —	SANITARY SEWER LINE
— W —	UNDERGROUND WATER LINE
— G —	UNDERGROUND GAS LINE
— UGT —	UNDERGROUND TELEPHONE
—	RIGHT OF WAY
▲	WATER VALVE
■	WATER METER
□	GAS METER
— X —	FENCE
▨	ASPHALT SURFACE
▩	CONCRETE SURFACE
—	STORM PIPE
⊙	SANITARY SEWER MANHOLE
⊙	MONITORING WELL
⊙	TELEPHONE PEDESTAL
⊙	STORM MANHOLE
⊙	PARKING COUNT
⊙	FIRE HYDRANT

ABBREVIATIONS			
P.O.C.	POINT OF COMMENCEMENT	T17S	TOWNSHIP 17 SOUTH
P.O.B.	POINT OF BEGINNING	T18S	TOWNSHIP 18 SOUTH
(M)	MEASURED	R3W	RANGE 3 WEST
(C)	CALCULATED	SEC.	SECTION
(D)	DEED BOOK 1185 PAGE 875	R.R.	RAILROAD
		EL.	ELEVATION
		BLDG.	BUILDING

SITE DATA TABLE	
PROPERTY AREA = 0.64 AC.	BUILDING SQUARE FOOTAGE 12,036 SQ. FT.
SITE ZONED: M-1	PARKING PROVIDED: STANDARD = 31
LIGHT INDUSTRIAL DISTRICT	HANDICAPPED = 0
CITY OF BIRMINGHAM ZONING	
BUILDING SETBACKS:	OWNER: FORBES DISTRIBUTING CO INC
FRONT NONE	1416 4TH AVENUE SOUTH
REAR NONE	BIRMINGHAM, AL 35233
SIDE NONE	
MAXIMUM HEIGHT: 100 FEET	CITY OF BIRMINGHAM, AL JURISDICTION

CONTACT INFORMATION	
ALABAMA POWER COMPANY JEFF OTWELL (205) 226-1253	JEFFERSON COUNTY ENVIRONMENTAL SERVICES ADMINISTRATION (205) 325-5496
ALABAMA GAS COMPANY MYRON MONROE (205) 326-8349	BIRMINGHAM WATER WORKS CUSTOMER SERVICE (205) 244-4000
CHARTER (800) 741-4079	
AT&T (888) 757-6500	

- NOTES**
- All easements and rights of way of which the surveyor has knowledge are shown hereon; others may exist of which the surveyor has no knowledge and of which there is no observable evidence.
  - All utilities of which the surveyor has knowledge are shown hereon. Routings of underground utilities were drawn based on utility maps provided by respective utility companies which should be considered approximate and should be marked on the ground by the utility companies prior to construction. The telephone numbers for the Alabama Line Location Center (MISSALL) are 252-4444 (Birmingham area) and (800) 292-8525 (elsewhere). MISSALL confirmation number is 171880532.
  - No attempt has been made and no guarantees are hereby given as to the location of sub-surface foundations.
  - Contours and spot elevations shown hereon are based on U.S.G.S. datum (NAVD 88). Bench Mark PID #D12226 and elevation of 586.98.
  - According to the Flood Insurance Rate Map (FIRM) for Jefferson County, Alabama (community-panel number 01073C 0393 G, dated September 29, 2006), all of the subject property lies within Zone X, defined as "areas determined to be outside the 0.2% annual chance floodplain."
  - North arrow and bearings shown hereon are based on Transverse Mercator Projection - Alabama West Zone - NAD 83 adjusted 2011. Using Global Positional System (GPS) and derived by static observation. Using Base Station: Designation: AL 30 CORRS ARP, PID D12226 Combined Factor: 0.99995425 Convergence Factor: +0 21 25.9
  - At the time of the field survey there was no observable evidence of current earth moving work, building addition or construction, changes in street right of way lines, street or sidewalk repair or construction, use of the site as a solid waste dump, sump, or sanitary landfill.
  - There was no observable evidence or evidence provided to the surveyor of potential wetlands on the subject property.
  - The property surveyed and shown hereon is the same property as described in title commitment number 4282M-17, dated June 22, 2017, and prepared by the Land Title Company of Alabama as agents for Chicago Title Insurance Company.
  - Access to the subject property is via 4th Avenue South, and 15th Street South.
  - The boundary lines of the subject property are contiguous with the boundary lines of all adjoining streets, highways, rights of ways and easements, public or private, as described in their most recent respective legal descriptions of record.



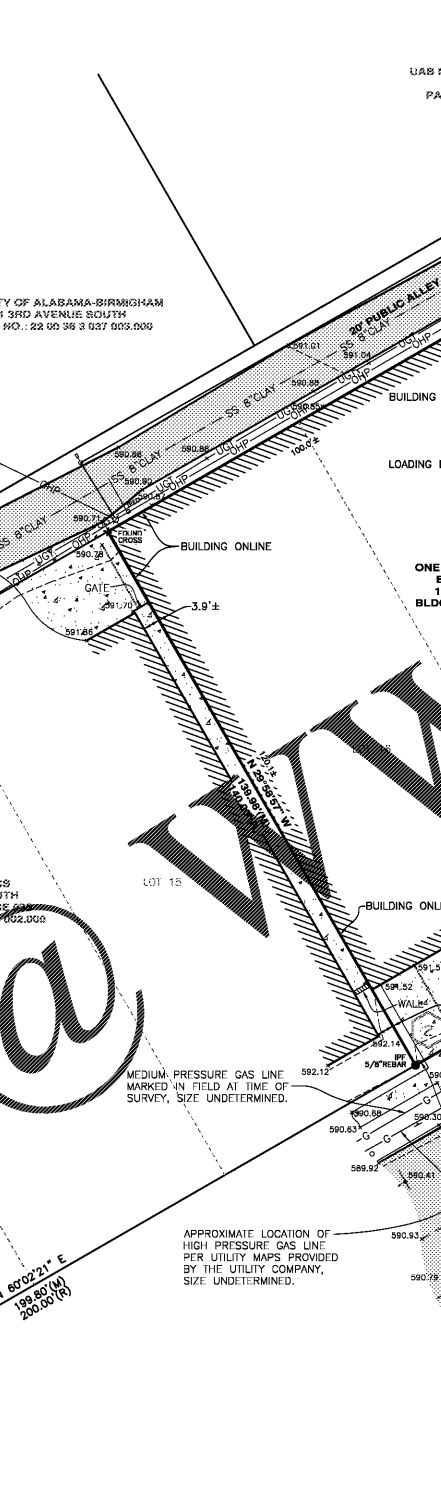
Know what's below  
Call before you dig.  
Dial 811  
Call 800-4-A-DIG

ALL PARTS OF THIS SURVEY AND DRAWING HAVE BEEN COMPLETED IN ACCORDANCE WITH THE CURRENT REQUIREMENTS OF THE STANDARDS OF PRACTICE FOR SURVEYING IN THE STATE OF ALABAMA.

**TITLE LEGAL DESCRIPTION**

Lots 16,17,18,19 and 20, Block 153, according to the Survey of Present Plan and Survey of the City of Birmingham, as made by the Elyton Land Company, situated in Jefferson County, Alabama, Birmingham Division.

NOTE: This survey is unrecorded and is unavailable for recordation.



**SURVEY LEGAL DESCRIPTION**

Parcel 1:  
A parcel of land partially situated in the Southwest Quarter of the Southwest Quarter of Section 36, Township 17 South, Range 3 West and partially situated in the Northwest Quarter of the Northwest Quarter of Section 1, Township 18 South, Range 3 West, Jefferson County, Alabama, said parcel being all of lots 16, 17, 18, 19 and 20, Block 153, according to the Survey of Present Plan and Survey of the City of Birmingham, as made by the Elyton Land Company, situated in Jefferson County, Alabama, Birmingham Division, this survey is unrecorded and is unavailable for recordation, said parcel being more particularly described as follows:  
Begin at a set capped rebar stamped CA-LS560 marking the Southeast corner of Lot 19, of said subdivision, said point also lying on the West Right of Way of 15th Street South (80' R.O.W.), said point also lying on the North Right of Way of 4th Avenue South (80' R.O.W.); thence leaving said 15th Street Right of Way run South 60 degrees 02 minutes 21 seconds West along said 4th Avenue Right of Way and along the south line of lots 18 through 19 of said subdivision for a distance of 200.00 feet to a found 5/8 inch rebar, said point marking the Southwest corner of Lot 16 of said subdivision; thence leaving said 4th Avenue Right of Way run North 29 degrees 58 minutes 57 seconds West and along the West line of said Lot 16 for a distance of 139.98 feet to a found corner marking the Northwest corner of Lot 16 of said subdivision, said point lying on the South Right of Way of a 20' public alley; thence run North 50 degrees 04 minutes 03 seconds East along said 20' public alley and along the North line of Lots 16, 17 and 20 of said subdivision for a distance of 200.05 feet to a set 5/8 inch capped rebar stamped CA-LS560, said point lying on the West Right of Way of said 15th Street; thence leaving said public alley Right of Way run South 29 degrees 57 minutes 46 seconds East along said Right of Way and along the East line of Lots 19 and 20 of said subdivision for a distance of 139.88 feet to the POINT OF BEGINNING. Said parcel contains 27,990 Square feet or 0.64 Acres more or less.

**TITLE COMMITMENT**

Surveyor's comments on exceptions listed in Schedule B, Section II for the title commitment for Title Insurance (File No. 4282M-17, Effective date: June 22, 2017) by the Land Title Company of Alabama, as agents for Chicago Title Insurance Company:

Schedule B of the policy or policies to be issued will contain exceptions to the following matters unless the same are disposed of to the satisfaction of the Company:

- Defects, liens, encumbrances, adverse claims or other matters, if any, created, first appearing in the public records or attaching subsequent to the Effective Date but prior to the date the proposed insured acquires for value of record the estate or interest or mortgage thereon covered by this Commitment.
- All taxes for the year 2017 and subsequent years, not yet due and payable.
- Any encroachment, encumbrance, violation, variation, or adverse circumstances affecting the title that would be disclosed by an accurate and complete survey of the land.
- Rights or claims of parties in possession not shown by the public records.
- Easements, or claims of easements, not shown by the public records.
- Any lien, or right to a lien, for services, labor, or material heretofore or hereafter furnished, imposed by law and not shown by the public records.
- Taxes or special assessments which are not shown as existing liens by the public records.
- Such state of facts as shown on recorded subdivision plat, as applicable.
- Any prior reservation or conveyance, together with release of minerals of every kind and character, including, but not limited to, oil, gas, sand and gravel in, on and under subject property.

Certified to: AL Birmingham 4th Avenue, LLC, Forbes Distributing Company INC, the Land Title Company of Alabama as agents for Chicago Title Insurance Company:

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2016 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA/NSPS Land Title Surveyors, and includes Items 1-7(d), 7(b)(1), 7(c), 8, 9, 11, 13, 17-20 of Table A thereof. The field work was completed on 7/11/2017.

Date: 7/19/2017

Derek S. Meadows, Registration No. 29996  
dmeadows@gonzalez-strength.com

DATE	REVISION
10-13-17	DESCRIPTION
	REVISED NOTE
NO.	1.

ALTA/NSPS LAND TITLE SURVEY  
BIRMINGHAM BLOCKS 153  
1416 4TH AVENUE SOUTH  
BIRMINGHAM, AL

FOR  
AL BIRMINGHAM 4TH AVE LLC  
1416 4TH AVENUE SOUTH  
BIRMINGHAM, AL

SCALE: 1" = 20'  
DWN BY: [Name]  
CHK BY: [Name]  
CRED CHIEF: [Name]

FIELD BOOK/PAGE: [Number]  
DWM: [Number]  
28792 DWG  
28792 SP-CRD

COORDINATE FILE: [Number]  
7/11/2017

QUARTER - SECTION  
SW QUARTER OF THE SW QUARTER AND  
THE NW QUARTER OF THE NW QUARTER  
TOWNSHIP 17 SOUTH & 18 SOUTH  
RANGE 3 WEST  
SECTION 1 & 36

**GONZALEZ & ASSOCIATES, INC.**  
STRENGTH & ASSOCIATES, INC.  
SURVEYING, PLANNING, TRAFFIC & TRANSPORTATION  
CIVIL ENGINEERING, LAND SURVEYING, PLANNING, TRAFFIC & TRANSPORTATION  
2176 PARKWAY LAKE DRIVE  
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PHONE: (205) 942-2486  
FAX: (205) 942-3033  
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DWG. NO.  
S1 - R0  
PROJECT  
28792