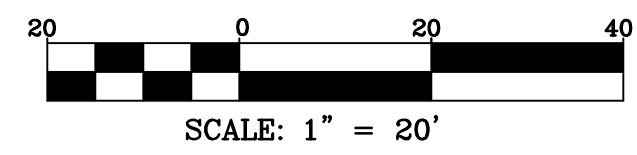
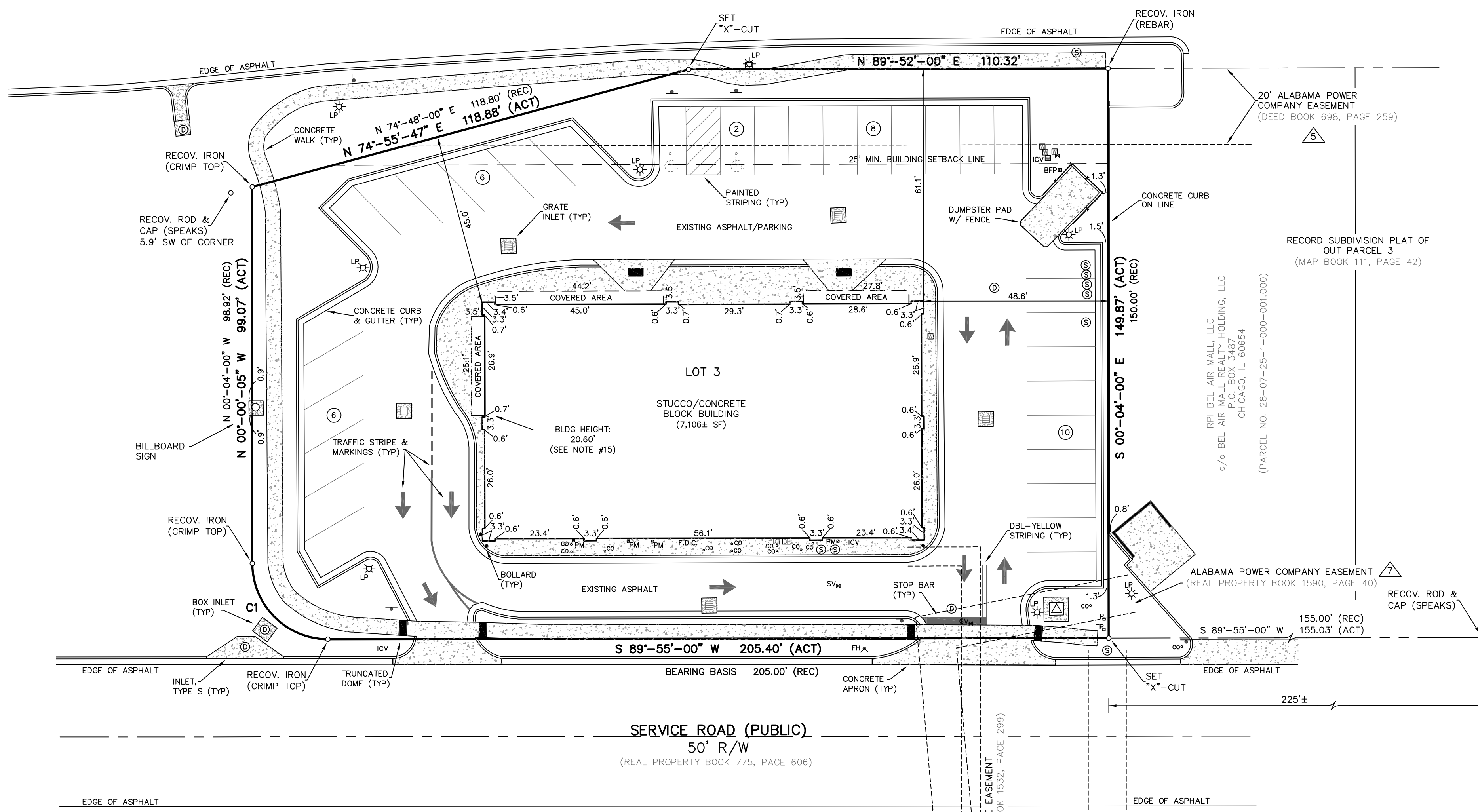
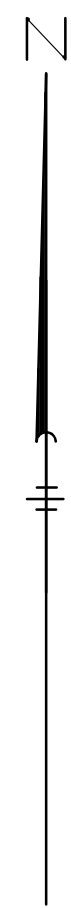


LEGEND

R/W	RIGHT-OF-WAY	⊕	WATER VALVE
(REC)	RECORD	—	STORM DRAIN LINE
(ACT)	ACTUAL	■	GRATE INLET
---	RIGHT-OF-WAY-LINE	⊖	SIGN
---	CENTER LINE	⊕	TELEPHONE PEDESTAL
---	FORESHORTENED LINE	⊕	POWER METER
---	FENCE LINE	⊕	SEWER CONTROL VALVE
---	OVERHEAD POWER LINE	⊕	PAD MOUNTED TRANSFORMER
●	POWER POLE	⊕	HANDICAPPED PARKING
●	BOLLARD	⊕	NUMBER OF PARKING SPACES
⊕	LIGHT POLE	■	CONCRETE
⊕	GAS METER	▨	STRIPING
⊕	SANITARY SEWER MANHOLE		
⊕	STORM DRAIN MANHOLE		
⊕	WATER METER		
⊕	CLEANOUT		
⊕	BACKFLOW PREVENTER		
⊕	IRRIGATION CONTROL VALVE		



**AIRPORT BOULEVARD
160' R/W**

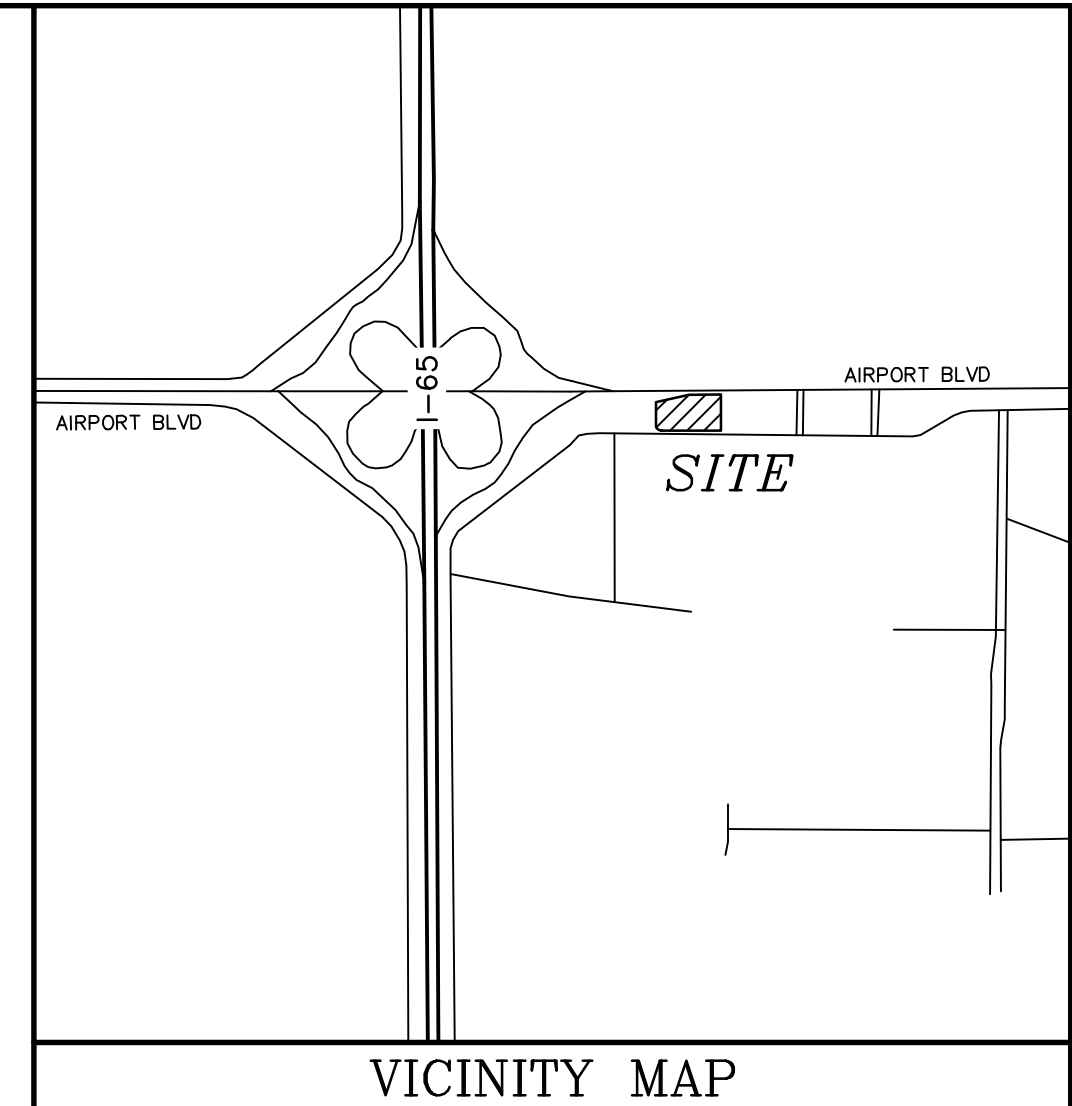


**SERVICE ROAD (PUBLIC)
64' R/W**
(REAL PROPERTY BOOK 775, PAGE 606)

NOTES:

- Minimum Technical Standards require that "the horizontal position of physical features must be plotted to 1/20th inch of final map scale". Dimensions "snapped" from the electronic version of this map should be considered to be no more accurate than 1/20th of the map scale noted. Critical clearance dimensions must be field checked.
- Type of Survey: ALTA/NSPS Land Title.
- Field Date(s): June 21-22, 2021.
- Bearing Basis: The South Line of Lots 3 & 4 as shown on Record Plot of Bel Air - Air Belt.
- All corners are as noted.
- Setback lines shown on this plot (if any) are taken from the recorded plat of the subdivision. Setback lines established by statute, ordinances or restrictive covenants are not shown.
- Property Owner: RPI Bel Air Mall, LLC
c/o Bel Air Mall Realty Holding, LLC
P.O. Box 3487
Chicago, IL 60654
- Property Address: 3255 Airport Boulevard
Mobile, AL 36606
- Gross Land Area: 31,884± SF.
- Parking Spaces: 30 (Regular) + 2 (Handicap) = 32 Total.
- No Zoning Report was provided to the surveyor.
- There are no proposed changes in street right-of-way lines. There is no observed evidence of recent street or sidewalk construction or repairs.
- There are no improvements within offsite easements or servitudes benefiting the surveyed property that are disclosed in record documents.
- The building height, shown herein, was measured between the highest point of the building and the finished floor elevation in the approximate location as depicted on the drawing.
- The property has direct access to the existing Service Road shown herein. A dedicated public street.
- The subject property has direct access to a public right of way along the South property line (Service Road).
- The surveyor has reviewed Commitment for Title Insurance issued by Chicago Title Insurance Company being File No. 177401 with commitment date of May 13, 2021 at 8:00 a.m. The following numbers refer to items within said Schedule S, Part II.

- ⚠️ Permit granted to Alabama Power Company by instrument dated February 25, 1956 and recorded in Deed Book 698, Page 259 of the records in the Office of the Judge of Probate, Mobile County, Alabama. Affects the subject property and is shown on plot.
- ⚠️ Easement granted to Mobile Gas Service Corporation dated December 11, 1975 and recorded in Real Property Book 1532, Page 259 of the records in the Office of the Judge of Probate, Mobile County, Alabama. Affects the subject property and is shown on plot.
- ⚠️ Right-of-way granted to Alabama Power Company by instrument(s) recorded in Real Property Book 784, Page 702 & Real Property Book 1590, Page 40 of the records in the Office of the Judge of Probate, Mobile County, Alabama. Affects the subject property and is shown on plot.
- Building setback line, easements, notes, dedications, reservations and restrictions, if any, as shown on plot of Bel Air - Air Belt Subdivision recorded in Map Book 20, page 97 and are shown herein.
- Terms, conditions and provisions of that certain Construction, Operation and Reciprocal Easement Agreement by and between Bel Air Joint Venture, Dillard's Department Stores, Inc. and Dayton Hudson Corporation dated October 30, 1995 and recorded in Real Property Book 4304, page 1821, in the Probate Office of Mobile County, Alabama. Said instrument having been modified by First Amendment to Construction, Operation and Reciprocal Easement Agreement Bel Air Mall, Mobile, Alabama dated November 16, 1995 and recorded in Real Property Book 4316, page 1979, in the Probate Office of Mobile, Alabama; as supplemented by Memorandum of Supplemental Agreement by and between Bel Air Mobile Joint Venture dated October 25, 1995 and recorded in Real Property Book 4304, page 1960; and further supplemented by Memorandum of Supplemental Agreement by and between Dillard's Department Stores, Inc. and Bel Air Mobile Joint Venture dated October 25, 1995 and recorded in Real Property Book 4304, page 1957, aforesaid records. Said rights therein having been assigned by Bel Air Mobile Joint Venture to Colonial Realty Limited Partnership by Assignment of Reciprocal Easement Agreement, dated December 29, 1998 and recorded in Real Property Book 4662, page 538, aforesaid records; and further assigned by Colonial Realty Limited Partnership to Maredia Bel Air Mall, LLC by Assignment of Reciprocal Easement Agreement, dated November 23, 2005 and recorded in Real Property Book 5892, page 1568 aforesaid records; as affected by that certain Assignment and Assumption Agreement by and between RPI Bel Air Mall, LLC and Bel Air Mall Realty Holding, LLC, an Alabama limited liability company, dated October 26, 2020 and recorded in instrument No. 2020087820 as corrected by instrument No. 2021014646, along with rights of other parties in and to the use of said easements. Easements contained in said documents do not affect the subject property.



LEGAL DESCRIPTION

STATE OF ALABAMA)
COUNTY OF MOBILE)
Lot 3, Bel Air - Air Belt, as recorded in Map Book 20, Pages 97-97C, Probate Court Records, Mobile County, Alabama.
TO: Quattro Development, LLC, an Illinois limited liability company, Bel Air Mall Realty Holding, LLC, an Alabama limited liability company, Quattro Mobile, LLC, an Alabama limited liability company, Joe Miller, LLP - MidAmerica National Bank & Chicago 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, 6(a), 6(b), 7(a), 7(b)(1), 7(c), 8, 9, 13, 14, 15, 17, and 18 of Table A thereof. The field work was completed on June 22, 2021.

I hereby state that 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 to the best of my knowledge, information and belief.

This is to state that I have consulted the Federal Insurance Administration Flood Hazard Boundary Map No. 01097C0561 L, and dated June 05, 2020, and found that the above described property now is located in Flood Hazard Area "X-Unshaded" as determined by graphic scaling.

The parties listed above are entitled to rely on the survey and this Certificate as being true and accurate.

Cecil T. Hudson
Date: 06/30/2021
Cecil T. Hudson, PLS
Alabama Licensed Professional
Land Surveyor No. 29983-S
Prints not valid unless
they bear an original seal



(ACT)	CURVE	RADIUS	LENGTH	DELTA	CHORD	BEARING
(REC)	C1	19.99'	31.24'	89°-32'-06"	28.16'	N 44°-55'-43" W
	C1		31.41'	90°-01'-00"		

REVISIONS: 07/12/21 REV-ADD NOTES	ALTA/NSPS LAND TITLE SURVEY	
	PREPARED FOR QUATTRO DEVELOPMENT, LLC	
	ROWE ENGINEERING & SURVEYING CONSULTING ENGINEERS	
	3502 LAUGHLIN DR • SUITE B • MOBILE, AL 36689 PHONE 251-666-2766 • FAX 251-660-1040	
DRAWING: 51657.dwg DRAWN BY: BWL CHECKED BY: CTH	JOB: 51657 FB: 2019/23-25, 1962/67 TAX: 28-07-25-1-000-002.000	PLAT DATE: July 1, 2021 SCALE: 1" = 20' SHEET NO. 1 OF 1