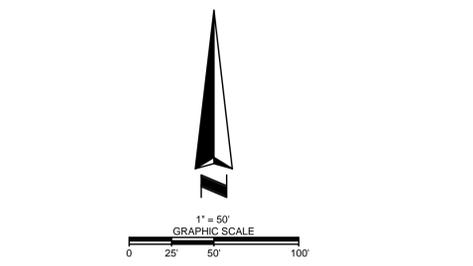


BASIS OF BEARING
 Bearings and distances are based on U.S. State Plane NAD 1983 Coordinates, verified by RTK GPS datum and rotated based on legal description provided to this firm. Base bearing is shown as N 89°29'04" E on this survey.



- OBSERVED SIGNIFICANT OBSERVATIONS**
- ASPHALT ROAD CROSSES OVER SUBJECT PROPERTY 17.2'
 - ASPHALT ROAD CROSSES OVER SUBJECT PROPERTY 5.1'
 - FENCE CROSSES OVER SUBJECT PROPERTY 1.0'
 - FENCE CROSSES OVER SUBJECT PROPERTY 1.7'
 - ASPHALT ROAD CROSSES OVER SUBJECT PROPERTY 0.6'
 - BUILDING FALLS WITHIN EASEMENT ALONG NORTH PROPERTY LINE

LINE DATA

L1	L2	L3
N 21°12'27" E 70.04'(A)	E N 68°51'49" W 10.01'(A)	WS 69°01'30" E 10.00'
N 20°58'30" E 70.00'(R)	E N 69°01'30" W 10.00'(R)	

CURVE DATA

C1	C2	C3
R=11334.30'	R=1607.04'	R=1597.04'
L=566.20'(A)	L=21.03'(A)	L=106.19'(A)
L=563.79'(R)	L=21.05'(R)	L=106.19'(R)
Δ=2°51'44"(A)	Δ=0°45'00"(A)	Δ=1°06.40'(R)
Δ=2°51'00"(R)	Δ=0°45'00"(R)	Δ=1°06.40'(A)
S 0°28'03" E 566.14'(CHORD)	S 21°34'16" W 21.03'(CHORD)	Δ=3°48'35"(A)
S 0°28'03" E 566.14'(CHORD)	S 21°34'16" W 21.03'(CHORD)	Δ=3°48'02"(R)
SOUTH (R)	S 20°58'30" W (R)	R 23°03'45" E
S 20°58'30" W (R)	S 20°58'30" W (R)	R 23°03'45" E
563.73'(CHORD)	R 21.05'(CHORD)	R 106.17'(CHORD)

ZONING INFORMATION

ITEM	CONTACT: PARTNER
ZONING DESIGNATION	B-3
MINIMUM LOT AREA (SQ. FT.)	NONE
MINIMUM FRONTAGE	N/A
MINIMUM LOT WIDTH	50 FEET
MAX IMPERVIOUS COVERAGE	N/A
MAX BUILDING HEIGHT	60 OR 30 FEET
MINIMUM SETBACKS	
FRONT	50 FEET
SIDE	40 OR 5 FEET
REAR	60 OR 5 FEET

NOTES:
 ZONING INFORMATION SHOWN IS PRELIMINARY UNTIL A FINAL ZONING REPORT IS PROVIDED

FLOOD INFORMATION

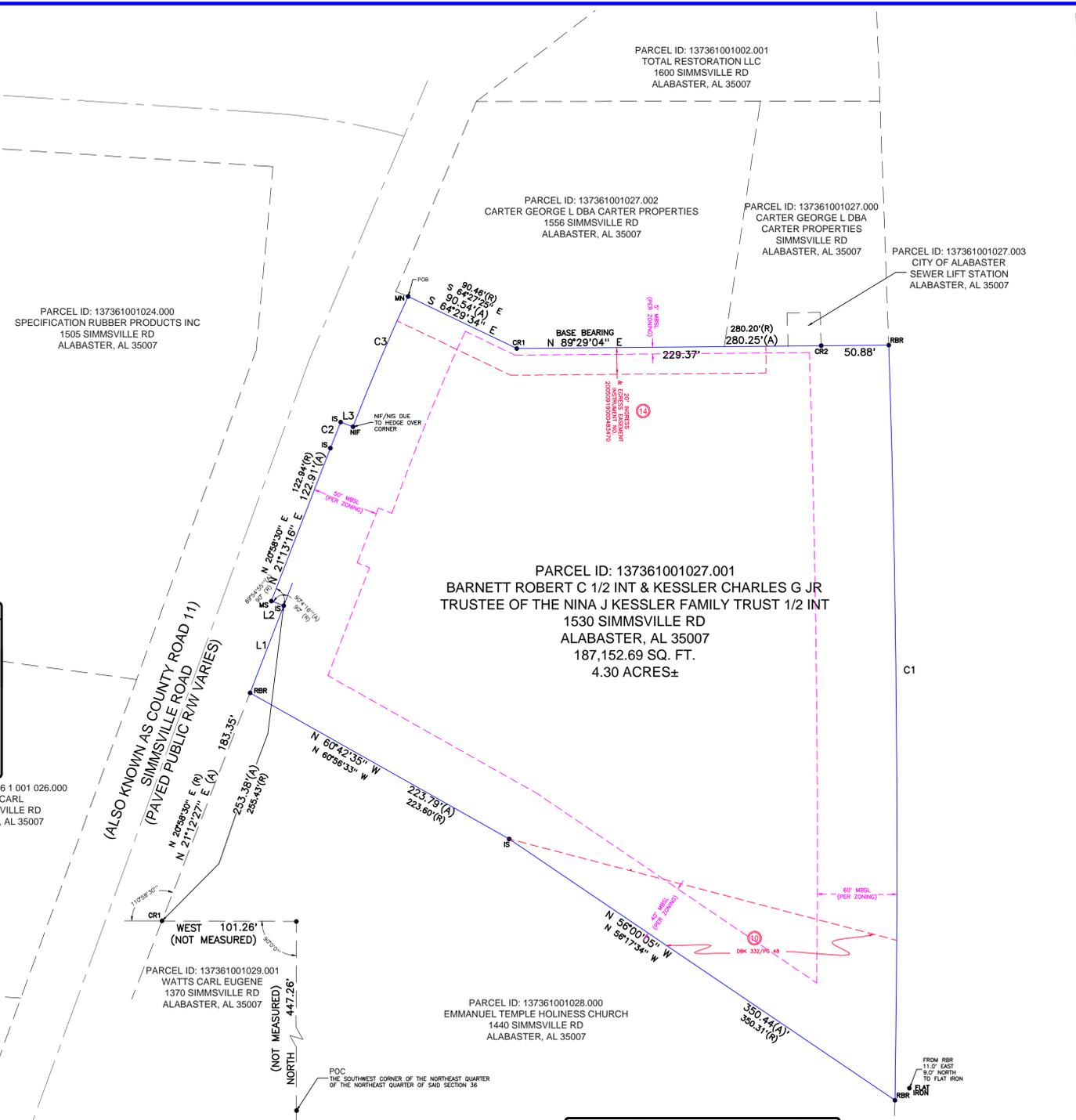
BY GRAPHIC PLOTTING ONLY, THIS PROPERTY LIES WITHIN ZONE "X-UNSHADED", AS SHOWN ON THE FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO. 011702218E (MAP NO. 010192), WHICH BEARS AN EFFECTIVE DATE OF FEBRUARY 20, 2013, AND IS NOT IN A SPECIAL FLOOD HAZARD AREA. NO FIELD SURVEYING WAS PERFORMED TO DETERMINE THIS ZONE.

ZONE "X-UNSHADED" - MINIMAL RISK AREAS OUTSIDE THE 1-PERCENT AND 2-PERCENT-ANNUAL-CHANCE FLOODPLAINS. NO BFES OR BASE FLOOD DEPTHS ARE SHOWN WITHIN THESE ZONES.

NOTES CORRESPONDING TO SCHEDULE "B" ITEMS

- TRANSMISSION LINE PERMIT IN FAVOR OF ALABAMA POWER COMPANY DATED JUNE 9, 1961, AND RECORDED IN DEED BOOK 217, PAGE 131, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.
ON PROPERTY - BLANKET OVER NORTH HALF OF PROPERTY
- RIGHTS OF OTHERS TO THAT EASEMENT FOR INGRESS AND EGRESS AS SET FORTH IN DEEDS RECORDED IN DEED BOOK 332, PAGE 48 AND CORRECTED IN DEED BOOK 332, PAGE 881 AND DEED BOOK 332, PAGE 882, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.
ON PROPERTY - AS SHOWN; EASEMENT APPEARS TO COVER REMAINDER OF SUBJECT PROPERTY
- EASEMENT AND RIGHT-OF-WAY FOR SANITARY SEWER SYSTEM TO THE CITY OF ALABASTER, SHELBY COUNTY, ALABAMA, DATED AUGUST 22, 1995, AND RECORDED IN INSTRUMENT 1996-34793, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.
OFF PROPERTY - EASEMENT FALLS SOUTHWEST OF THE SUBJECT PROPERTY
- SUBJECT TO THAT 30-FOOT EASEMENT FOR INGRESS AND EGRESS AS RESERVED IN DEED RECORDED IN INSTRUMENT 1999-50684, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.
OFF PROPERTY - PROPERTY DESCRIBED WITHIN EXHIBIT; EASEMENT FALLS ON PROPERTY NORTH OF SITE
- RIGHT-OF-WAY AND EASEMENT FOR DISTRIBUTION FACILITIES TO ALABAMA POWER COMPANY DATED OCTOBER 6, 2003, AND RECORDED IN INST. NO. 2004020600062030, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.
ON PROPERTY - BLANKET OVER POWER UTILITIES ON SITE
- EASEMENT FOR INGRESS AND EGRESS TO THE CITY OF ALABASTER DATED SEPTEMBER 12, 2005, AND RECORDED IN INST. NO. 20050919000483470, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.
ON PROPERTY - AS SHOWN
- TITLE TO ALL MINERALS WITHIN AND UNDERLYING THE PREMISES, TOGETHER WITH ALL MINING RIGHTS AND OTHER RIGHTS, AS SET OUT IN MINERAL ASSESSMENT BOOK 1, PAGE 70, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.
DOCUMENT REQUESTED

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TITLE COMMITMENT INFORMATION

The Title Description and Schedule 'B' items are the same as shown on the title commitment provided by Fidelity National Title Insurance Company, Commitment No. AL250160-D, with an effective date of 02/07/2007

TITLE DESCRIPTION

The Land referred to herein below is situated in the County of Shelby, State of Alabama, and is described as follows:
 A parcel of land situated in the North 1/2 of the NE 1/4 of Section 36, Township 20 South, Range 3 West, Shelby County, Alabama, and being more particularly described as follows:
 Commence at the SW corner of the NE 1/4 of the NE 1/4 of said Section 36 and run North along the West line of said 1/4-1/4 Section for a distance of 447.26 feet to a point; thence left 90 degrees and run west for a distance of 101.26 feet to a point on the Southeastly right of way of Shelby County Road #11; thence right 110 degrees 58 minutes 30 seconds for a distance of 255.43 feet to a point on said right of way; thence left 90 degrees and run Northwesterly 10.00 feet to a point on said right of way; thence right 90 degrees and run northeasterly 122.94 feet to a point on said right of way and also being a point on a curve to the right, having a radius of 1607.04 feet and a central angle of 00 degrees 46 minutes 02 seconds thence run northeasterly for an arc distance of 21.06 feet to a point on said right of way; thence right 90 degrees from tangent southeasterly for 10.00 feet to a point on said right of way having a radius of 1597.04 feet and a central angle of 3 degrees 49 minutes 02 seconds thence turn left 90 degrees to the tangent of said point on curve and run northeasterly and along arc of said right of way for an arc distance of 106.40 feet to a point on said right of way also being the southwest corner of Shelby County tax parcel 13-7-36-1-001-027-002 and also being the point of beginning of said parcel; thence run South 64 degrees 27 minutes 25 seconds East for a distance of 90.46 feet; thence run North 89 degrees 29 minutes 04 seconds East for a distance of 280.20 feet to a point on a curve having a radius of 11,334.30 feet and a delta of 02 degrees 51 minutes 00 seconds; thence run along said curve for a distance of 563.79 feet; thence run North 56 degrees 17 minutes 34 seconds West for a distance of 350.31 feet; thence run North 60 degrees 56 minutes 33 seconds West for a distance of 223.79 feet to a point on the Southeastly right of way of Shelby County Road #11; thence run North 20 degrees 58 minutes 30 seconds East for a distance of 70.00 feet; thence North 69 degrees 1 minutes 30 seconds West for a distance of 10.00 feet; thence North 20 degrees 58 minutes 30 seconds East for a distance of 122.94 feet to a point on a curve having a radius of 1607.04 feet and a delta of 00 degrees 46 minutes 02 seconds; thence run along said curve for a distance of 21.06 feet; thence run North 20 degrees 58 minutes 30 seconds East for a distance of 10.00 feet to a point on a curve having a radius of 1597.04 feet and a delta of 03 degrees 49 minutes 02 seconds; thence run along said curve for a distance of 106.40 feet to the point of beginning.

THE SURVEYED PROPERTY IS THE SAME PROPERTY AS SHOWN ON FIDELITY NATIONAL TITLE INSURANCE COMPANY COMMITMENT NO. AL250160-D HAVING AN EFFECTIVE DATE OF FEBRUARY 4, 2025 AT 8:00 AM.

LEGEND

- CR1 = 1/2" CAPPED REBAR IRON FOUND (UR)
- CR2 = 1/2" CAPPED REBAR IRON FOUND (ALLEN)
- RBR = 1/2" REBAR IRON FOUND (POLYSUR CA00101LS)
- IS = 1/2" CAPPED REBAR IRON SET (DUE TO HEDGE OVER CORNER)
- NIF = NO IRON FOUND
- MN = MAGNAN FOUND
- MS = MAGNAN SET
- MBSL = MINIMUM BUILDING SETBACK LINE
- (R) = RECORD
- (A) = ACTUAL
- POC = POINT OF COMMENCEMENT
- POB = POINT OF BEGINNING
- BH = BUILDING HEIGHT
- X = FENCE LINE
- Handicap Symbol = HANDICAP PARKING
- Water Meter Symbol = WATER METER
- Powerline Pole Symbol = POWERLINE POLE
- Bollard Symbol = BOLLARD
- Fire Hydrant Symbol = FIRE HYDRANT
- Sanitary Sewer Manhole Symbol = SANITARY SEWER MANHOLE
- Light Pole Symbol = LIGHT POLE
- Overhead Powerline Symbol = OVERHEAD POWERLINE
- A/V Unit Symbol = A/V UNIT
- Grated Inlet Symbol = GRATED INLET
- Intersate Billboard Symbol = INTERSTATE BILLBOARD
- Mail Box Symbol = MAIL BOX
- Well Rock Symbol = WELL ROCK
- Water Valve Marker Symbol = WATER VALVE MARKER
- Asphalt Symbol = ASPHALT
- Concrete Symbol = CONCRETE

BOUNDARY
 --- SETBACK/EASEMENT
 --- ZONING SETBACK

UTILITY NOTE

THE SURVEY SHOWS THE LOCATION OF UTILITIES EXISTING ON OR SERVING THE SURVEYED PROPERTY AS DETERMINED BY OBSERVED EVIDENCE COLLECTED PURSUANT TO ALTA SECTION 5 E IV

BUILDING AREA
 BUILDING 1: 15,031.69 SQ. FT.
 BUILDING 2: 36,730.09 SQ. FT.

BUILDING HEIGHT
 BUILDING 1: 16.0 ±
 BUILDING 2: 16.0 ±

LAND AREA
 PARCEL 1: 187,152.69 SQ. FT.
 TOTAL ACERAGE: 4.30 ACRES±

PARKING
 REGULAR: 74
 COVERED: 0
 HANDICAP: 4
 TOTAL PARKING: 78

2021 ALTA/NSPS LAND TITLE SURVEY

2 FLEX INDUSTRIAL BUILDINGS
 SITE ADDRESS
 1520 AND 1510 SIMMSVILLE ROAD
 CITY OF ALABASTER
 SHELBY COUNTY, ALABAMA

PARTNER PROJECT NUMBER: 25-480484.3

COORDINATED BY

PARTNER CORPORATION OFFICE
 2154 Torrance Boulevard
 Torrance, CA 90501
 Phone: 888-213-7479
 ALTA@partneresi.com
 www.partneresi.com

SURVEYOR'S CERTIFICATE

TO: STOIC EQUITY PARTNERS, LLC, AN ALABAMA LIMITED LIABILITY COMPANY; FIDELITY NATIONAL TITLE INSURANCE COMPANY; SEACOAST BANK NATIONAL BANK

THIS IS TO CERTIFY THAT THIS MAP OR PLAN 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 2, 3, 4, 6(A), 6(B), 7(A), 7(B), 7(C), 8, 9, 10, 13, 14, 16, 17, 18(GRAPHICALLY DEPICTED ONLY) AND 19 OF TABLE A THEREOF. THE FIELDWORK WAS COMPLETED ON JANUARY 31, 2025.

DATE OF PLAT OR MAP: FEBRUARY 04, 2025

PRELIMINARY

J. BRETT ORRELL, P.L.S., ALA. REG. NO. 31836-S

SURVEYED BY

POLY SURVEYING SERVING ALABAMA, GEORGIA, FLORIDA & MISSISSIPPI
 5588 JACKSON RD
 MOBILE, AL 36619
 P: (251) 969-2010
 WWW.POLYSURVEYING.COM

SHEET 1 OF 2

THIS SURVEY WAS COORDINATED, NOT PERFORMED, BY PARTNER. SURVEY OBTAINED FROM AND CERTIFIED TO BY A PROFESSIONAL SURVEYOR LICENSED TO PRACTICE IN THE SAME STATE THE SUBJECT PROPERTY IS LOCATED

SURVEYOR'S NOTES

- ALL STATEMENTS WITHIN THE CERTIFICATION, AND OTHER REFERENCES LOCATED ELSEWHERE HEREON, RELATED TO UTILITIES, IMPROVEMENTS, STRUCTURES, BUILDINGS, PARTY WALLS, EASEMENTS, SERVITUDES, FOUNDATIONS AND POSSIBLE ENCROACHMENTS ARE BASED SOLELY ON ABOVE GROUND, VISIBLE EVIDENCE, UNLESS ANOTHER SOURCE OF INFORMATION IS SPECIFICALLY REFERENCED HEREON.
- SUBJECT TRACT HAS DIRECT PHYSICAL DRIVEWAY ACCESS TO SIMMSVILLE ROAD, WHICH IS A DEDICATED PUBLIC RIGHT-OF-WAY.
- THE DIMENSIONS AND AREA OF THE BUILDING(S) SHOWN ARE BASED ON THE BUILDING'S EXTERIOR FOOTPRINT AT GROUND LEVEL.
- THE POINT OF HEIGHT MEASUREMENT IS IDENTIFIED ON THE SURVEY AND WAS TAKEN FROM THE NEAREST ADJACENT GRADE AT SAID POINT. THIS POINT REPRESENTS THE HEIGHT OF THE STRUCTURE AS OBSERVED FROM GROUND LEVEL.
- NO UNDERGROUND UTILITIES HAVE BEEN LOCATED AND/OR SHOWN ON THIS SURVEY. ONLY VISIBLE AND APPARENT ABOVE GROUND UTILITY APPURTENANCES ARE SHOWN.
- THERE IS NO OBSERVABLE EVIDENCE OF EARTH MOVING WORK, OR BUILDING CONSTRUCTION ON THE SURVEYED PROPERTY.
- THERE ARE NO OBSERVABLE EVIDENCE OF ANY CHANGES IN STREET RIGHT-OF-WAYS OR RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIR.
- THERE IS NO OBSERVABLE EVIDENCE OF CEMETERIES ON THE SURVEYED PROPERTY.
- ALL RECIPROCAL EASEMENT AGREEMENTS ("REAS") THAT HAVE BEEN REPORTED BY THE TITLE REPORT PROVIDED HAVE BEEN DENOTED ON THE SURVEY AND ARE SHOWN HEREON. THE LIMITS OF ANY OFFSITE APPURTENANT EASEMENTS THAT HAVE BEEN REPORTED BY THE TITLE REPORT PROVIDED HAVE BEEN DENOTED ON THE SURVEY AND ARE SHOWN HEREON.
- THIS SURVEY DOES NOT PROVIDE A DETERMINATION OR OPINION CONCERNING THE LOCATION OR EXISTENCE OF WETLANDS, FAULT LINES, TOXIC OR HAZARDOUS WASTE AREAS, SUBSIDENCE, SUBSURFACE AND ENVIRONMENTAL CONDITIONS OR GEOLOGICAL ISSUES. NO STATEMENT IS MADE CONCERNING THE SUITABILITY OF THE SUBJECT TRACT FOR ANY INTENDED USE, PURPOSE OR DEVELOPMENT.
- THE SURVEYED BOUNDARY SHOWN HEREON ARE CONTIGUOUS WITH ADJOINING PROPERTIES AND/OR RIGHTS OF WAY WITHOUT ANY GAPS, GORES OR OVERLAPS.
- NO VISIBLE EVIDENCE OF SUBSTANTIAL AREAS OF REFUSE WERE OBSERVED AT THE TIME THE FIELDWORK WAS PERFORMED.

UTILITY NOTE

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2 FLEX INDUSTRIAL BUILDINGS
 SITE ADDRESS
 1520 AND 1510 SIMMSVILLE ROAD
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 SHELBY COUNTY, ALABAMA

PARTNER PROJECT NUMBER: 25-480484.3

COORDINATED BY

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 Phone: 888-213-7479
 ALTA@partneresi.com
 www.partneresi.com

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DATE OF PLAT OR MAP: FEBRUARY 04, 2025

PRELIMINARY

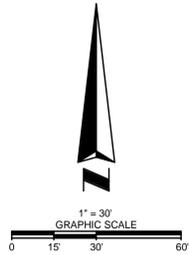
J. BRETT ORRELL, P.L.S., ALA. REG. NO. 31836-S

SURVEYED BY

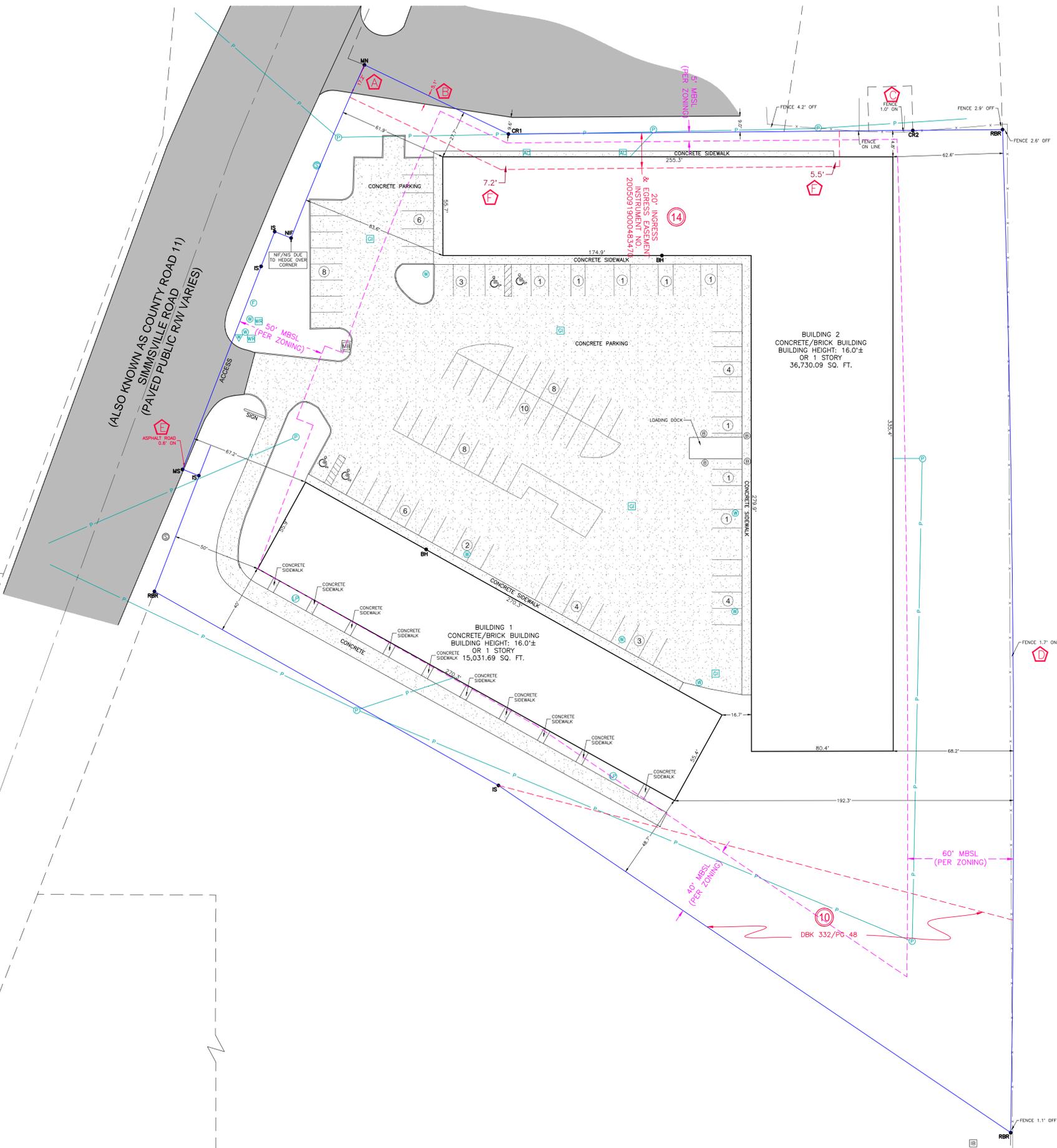
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SHEET 1 OF 2

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(ALSO KNOWN AS COUNTY ROAD 11)
SIMMSVILLE ROAD
(PAVED PUBLIC R/W VARIES)



LEGEND	
CR1 = 1/2" CAPPED REBAR IRON FOUND (UP)	⊕ = WATER METER
CR2 = 1/2" CAPPED REBAR IRON FOUND (ALLEN)	⊕ = POWERLINE POLE
RBR = 1/2" REBAR IRON FOUND (POLYMER COATED)	⊕ = BOLLARD
IS = 1/2" CAPPED REBAR IRON SET (DUE TO HEDGE OVER CORNER)	⊕ = FIRE HYDRANT
NIF = NO IRON FOUND	⊕ = SANITARY SEWER MANHOLE
MN = MAGNAIL FOUND	⊕ = LIGHT POLE
MS = MAGNAIL SET	⊕ = OVERHEAD POWERLINE
MBSL = MINIMUM BUILDING SETBACK LINE	⊕ = A/C UNIT
(R) = RECORD	⊕ = GRATED INLET
(A) = ACTUAL	⊕ = INTERSTATE BILLBOARD
POC = POINT OF COMMENCEMENT	⊕ = MAIL BOX
PQB = POINT OF BEGINNING	⊕ = WELL ROCK
BH = BUILDING HEIGHT	⊕ = WATER VALVE MARKER
— = FENCE LINE	⊕ = ASPHALT
⊕ = HANDICAP PARKING	⊕ = CONCRETE
— = BOUNDARY	
--- = SETBACK/EASEMENT	
--- = ZONING SETBACK	

2021 ALTA/NSPS LAND TITLE SURVEY
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www.partneresi.com

DATE	REVISIONS	DRAWN BY: A.D.L.	DRAWING SCALE: 1" = 30'
		CHECKED BY: TDF	JOB NO.: 2501-0405
		FILENAME: 2501-0405.DWG	

SURVEYED BY
POLY SURVEYING
SERVING ALABAMA, GEORGIA, FLORIDA & MISSISSIPPI
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SHEET 2 OF 2