



THIS SURVEY IS MADE FOR THE BENEFIT OF: CENTURY REALTY FUNDS, INC.; CLARK, CAMPBELL, & MANNINNEY, P.A.; GARDENDALE EXCHANGE, LLC.; STEWART TITLE GUARANTY COMPANY; LEHMAN BROTHERS BANK, FSB; BIRMINGHAM TITLE SERVICES CORPORATION; AND STROOK & STROOK & LAVAN, LLP.

I, ROBERT REYNOLDS, A REGISTERED LAND SURVEYOR IN THE STATE OF ALABAMA, DO HEREBY CERTIFY TO THE AFORESAID PARTIES, THEIR SUCCESSORS AND ASSIGNS, AS OF THE DATE SET FORTH ABOVE, THAT I HAVE MADE A CAREFUL SURVEY OF A TRACT OF LAND (THE "PREMISES") DESCRIBED AS FOLLOWS:

PART OF LOT 3-A AMENDED MAP OF THE RESURVEY OF LOT 3, OF AMENDED MAP OF GARDENDALE EXCHANGE'S ADDITION TO GARDENDALE AS RECORDED IN MAP BOOK 214, PAGE 73 IN THE OFFICE OF THE JUDGE OF PROBATE IN JEFFERSON COUNTY, ALABAMA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE MOST NORTHERLY CORNER OF SAID OF LOT 3-A SAID POINT ALSO BEING OF THE SOUTHEASTERLY RIGHT-OF-WAY LINE OF ODUM CIRCLE; THENCE S62°37'00"W, 68.40 FEET; THENCE S33°00'48"W AND ALONG SAID RIGHT-OF-WAY LINE, 318.00 FEET TO THE BEGINNING OF A NON-TANGENT CURVE TO THE LEFT LEAVING A RADIUS OF 402.46 FEET, A CENTRAL ANGLE OF 13°03'27" AND A CHORD BEARING OF S01°53'02"W; THENCE IN A SOUTHWESTERLY DIRECTION ALONG SAID CURVE AND RIGHT-OF-WAY LINE AN ARC DISTANCE OF 95.23 FEET SAID POINT BEING THE MOST SOUTHWESTERLY CORNER OF PROPOSED LOT 3-A2; THENCE N84°07'03"E, 492.63 FEET TO THE MOST SOUTHEASTERLY CORNER OF PROPOSED LOT 3-A2, SAID POINT ALSO BEING ON A CURVE, HAVING A RADIUS OF 225.00 FEET, A CENTRAL ANGLE OF 14°13'19" AND A CHORD BEARING OF N17°43'43"W; THENCE IN A NORTHWESTERLY DIRECTION AND ALONG SAID CURVE TO THE LEFT AN ARC DISTANCE OF 55.85 FEET TO THE END OF SAID CURVE; THENCE N24°50'23"W, 100.00 FEET TO THE BEGINNING OF A CURVE TO THE LEFT, HAVING A RADIUS OF 275.00 FEET, A CENTRAL ANGLE OF 26°02'37" AND A CHORD BEARING OF N37°51'42"W; THENCE IN A NORTHWESTERLY DIRECTION ALONG SAID CURVE TO THE LEFT AN ARC DISTANCE OF 125.00 FEET TO THE END OF SAID CURVE; THENCE N50°53'W, 160.00 FEET TO THE POINT OF BEGINNING, CONTAINING 2.58 ACRES MORE OR LESS.

1. THE SURVEY REFLECTED BY THIS PLAT WAS MADE UPON THE GROUND, THAT THE ATTACHED PLAT OF SURVEY IS MADE AT LEAST IN ACCORDANCE WITH THE MINIMUM STANDARDS ESTABLISHED BY THE STATE OF ALABAMA FOR SURVEYORS AND WITH THE "MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/ACSM LAND TITLE SURVEYS" JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS IN 2005 AND INCLUDES ITEMS 1, 2, 3, 4, 7(a), (b)(1)(c), 8, 9, 10, 11(g), 13, AND 14 OF TABLE A THERETO, THAT, PURSUANT TO THE ACCURACY STANDARDS AS ADOPTED BY ALTA AND NSPS AND IN EFFECT ON THE DATE OF THIS CERTIFICATION, THAT IN MY PROFESSIONAL OPINION AS A LAND SURVEYOR REGISTERED IN THE STATE OF ALABAMA, THE RELATIVE POSITIONAL ACCURACY OF THIS SURVEY DOES NOT EXCEED THAT WHICH IS SPECIFIED IN SAID ACCURACY STANDARDS;

2. THE SURVEY CORRECTLY SHOWS THE LOCATION OF ALL BUILDINGS, STRUCTURES, AND OTHER IMPROVEMENTS SITUATED ON THE PREMISES;

3. ALL UTILITIES SERVING THE PREMISES ENTER THROUGH ADJOINING PUBLIC STREETS AND/OR EASEMENTS OF RECORD AS FURNISHED BY STEWART TITLE GUARANTY COMPANY COMMITMENT NO. 31591 WITH AN EFFECTIVE DATE OF JANUARY 23, 2007 AND THAT ALL EASEMENTS, COVENANTS AND RESTRICTIONS REFERENCED IN SAID TITLE COMMITMENT, AND EASEMENTS WHICH THE UNDERSIGNED HAS BEEN ADVISED OR HAS KNOWLEDGE, HAVE BEEN PLOTTED HEREON OR OTHERWISE NOTED AS TO THEIR EFFECT ON THE SUBJECT PROPERTY;

4. THERE ARE NO ENCROACHMENTS ONTO ADJOINING PREMISES, STREETS, OR ALLEYS BY ANY BUILDINGS, STRUCTURES, OR OTHER IMPROVEMENTS LOCATED ON THE PREMISES, AND NO ENCROACHMENTS ONTO SAID PREMISES BY BUILDINGS, STRUCTURES, OR OTHER IMPROVEMENTS SITUATED ON ADJOINING PREMISES EXCEPT AS SHOWN;

5. SAID DESCRIBED PROPERTY IS LOCATED WITHIN AN AREA HAVING A FLOOD ZONING DESIGNATION _____ BY THE FEDERAL EMERGENCY AGENCY ON FLOOD INSURANCE RATE MAP NO. _____ WITH A DATE OF IDENTIFICATION OF _____ FOR COMMUNITY NUMBER _____ IN JEFFERSON COUNTY, STATE OF ALABAMA, WHICH IS THE CURRENT FLOOD INSURANCE RATE MAP FOR THE COMMUNITY IN WHICH SAID PREMISES IS SITUATED;

*SEE NOTE

6. THE PROPERTY HAS DIRECT PHYSICAL ACCESS TO ODUM ROAD, A PUBLIC STREET OR HIGHWAY;

7. THE NUMBER OF STRIPED PARKING SPACES LOCATED ON THE SUBJECT PROPERTY IS 77, AND TO THE EXTENT POSSIBLE, ARE GRAPHICALLY SHOWN HEREON; AND

8. ALL SET BACK, AS SHOWN ON SUBDIVISION PLAT / MAP BOOK 214, PAGE 73, JEFFERSON COUNTY, ALABAMA.

ROBERT REYNOLDS
AL. REG. NO. 25657



TITLE EXCEPTIONS: STEWART TITLE GUARANTY COMPANY COMMITMENT NO. 31590 EFFECTIVE DATE JANUARY 23, 2007

- ITEM 7. PROPERTY RESTRICTIONS AGREEMENT AS RECORDED IN INSTRUMENT 200115/0749, FIRST AMENDMENT TO PROPERTY RESTRICTIONS AGREEMENT, AS RECORDED IN INSTRUMENT 200305/5934, SECOND AMENDMENT RECORDED IN 200308/3543 - CAN NOT PLOT
- ITEM 8. 12 FOOT COMMUNICATIONS SYSTEMS AND RIGHT-OF-WAY EASEMENT AGREEMENT, AS RECORDED INSTRUMENT 200212/7027 WITH SUBORDINATION OF MORTGAGE TO RIGHT-OF-WAY AND EASEMENT, AS RECORDED IN INSTRUMENT 200212/7034 - CAN NOT PLOT
- ITEM 9. DECLARATION OF RESTRICTIVE COVENANTS, AS RECORDED IN INSTRUMENT 200404/2338 - CAN NOT PLOT
- ITEM 10. DECLARATION OF RESTRICTIVE COVENANTS, AS RECORDED IN INSTRUMENT 20015/0750, FIRST AMENDMENT TO DECLARATION OF RESTRICTIVE COVENANTS, AS RECORDED IN INSTRUMENT 200305/5936 - CAN NOT PLOT
- ITEM 11. TITLE TO ALL MINERALS WITHIN AND UNDERLYING THE PREMISES, TOGETHER WITH ALL MINING RIGHTS AND OTHER RIGHTS, PRIVILEGES, AND IMMUNITIES RELATING THERETO AS RECORDED IN VOLUME 327, PAGE 59 - CAN NOT PLOT
- ITEM 12. A 15 FOOT STORM DRAINAGE EASEMENT, AS SHOWN BY RECORD MAP - SHOWN ON SURVEY
- ITEM 13. A 50 FOOT STORM DRAINAGE EASEMENT, AS SHOWN BY RECORD MAP - SHOWN ON SURVEY
- ITEM 14. A 20 FOOT SANITARY SEWER EASEMENT, AS RECORDED IN INSTRUMENT 200411/0079 AND 2009411/0078 - SHOWN ON SURVEY
- ITEM 15. A 35 FOOT BUILDING LINE, AS SHOWN BY RECORD MAP - SHOWN ON SURVEY
- ITEM 16. A 100 FOOT ALABAMA POWER COMPANY EASEMENT GOING THROUGH SUBJECT PROPERTY, AS RECORDED IN VOLUME 1553, PAGE 145 - NOT PART OF THIS SITE
- ITEM 17. RESTRICTIONS, LIMITATIONS AND CONDITIONS, RESERVATIONS, AND EXCEPTIONS AND EASEMENTS, AS SHOWN BY RECORDED MAP 213, PAGE 48, AS TO 35 FOOT SET BACKS AND MAP 210, PAGE 71 AS TO STRUCTURE CODE COMPLIANCE
- ITEM 18. SIGN LICENSE AGREEMENT BY AND BETWEEN GARDENDALE EXCHANGE, LLC., AND FIRE MOUNTAIN RESTAURANTS, INC., AS RECORDED IN INSTRUMENT 200404/2342 REFERENCED TO LOT 3 AS SHOWN ON MAP BOOK 210, PAGE 71 REGARDS PYLON SIGN SHOWN ON SURVEY AND REFERENCED AS EXHIBIT "A" IN SAID INSTRUMENT
- ITEM 19. MEMORANDUM OF LEASE AGREEMENT BY AND BETWEEN GARDENDALE EXCHANGE, LLC. AND AMSOUTH BANK, AS RECORDED IN INSTRUMENT 200510/8271 LEGAL PROPERTY DESCRIPTION AS SHOWN ON EXHIBIT "A" THEROF IS NOT PART OF LOT 3-A. TERMS AND CONDITIONS MAY EFFECT PROPOSED LOT 3-A1

REYNOLDS SURVEYING CO., INC.
1572 Montgomery Highway, Suite 108
Birmingham, Alabama 35216
(205) 823-7900 Fax: (205) 979-7635

ALTA/ACSM OF LOT 3-A2
CENTURY REALTY FUNDS, INC.

DRAWN BY: JDW	SCALE: 1" = 50'	SHEET #:
CONTACT: R. REYNOLDS	BOOK #: 700 Pg. 64 & 65	01
DATE: 02/05/07	FILE #: Gardendale Exchange.dwg	