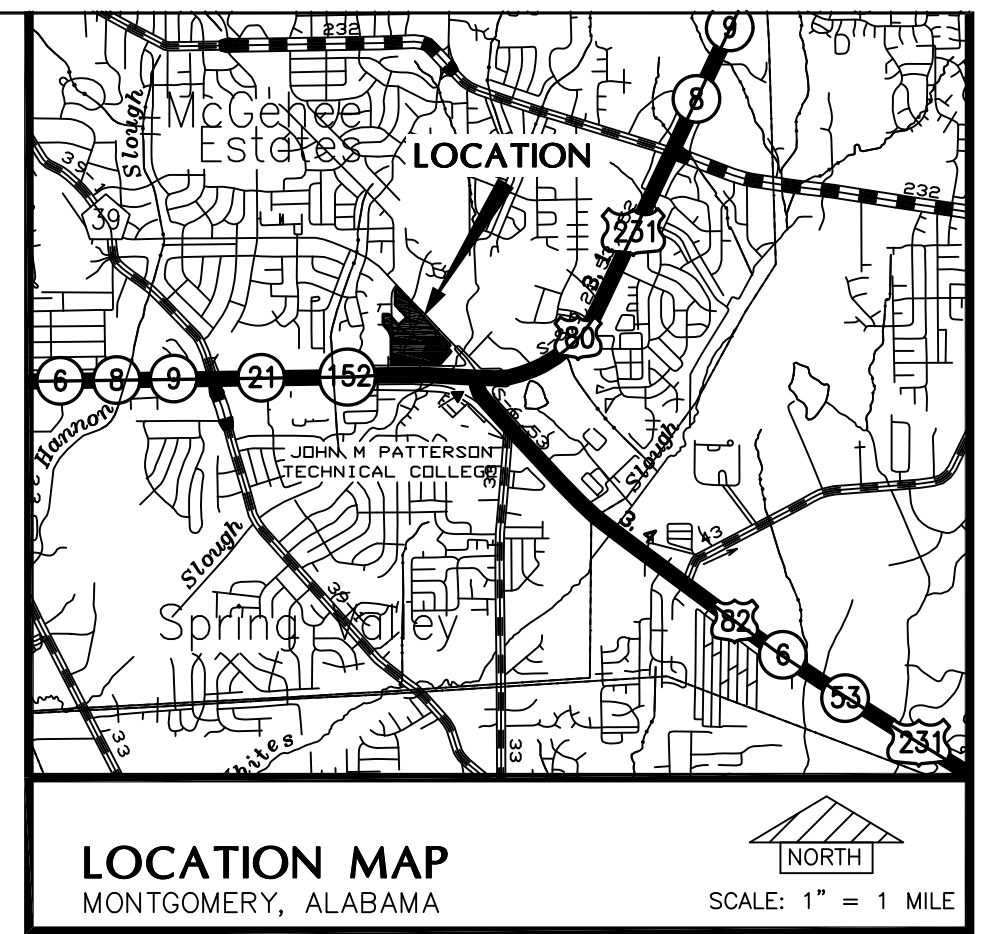
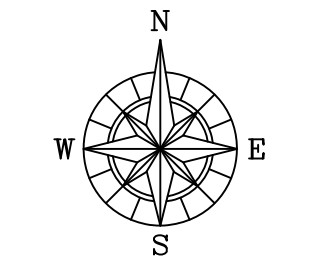


**PRELIMINARY ALTA/ACSM LAND TITLE SURVEY
FOR 3 PARCELS (2, 3, & 4)
BEING A PART OF LOT "C"
MONTGOMERY MALL, PLAT NO. 2
AS RECORDED IN PLAT BOOK 34, PAGE 221,
MONTGOMERY, ALABAMA**



LOCATION MAP
MONTGOMERY, ALABAMA
SCALE: 1" = 1 MILE

* BEARINGS ROTATED TO MATCH SURVEY BY GEORGE GOODWYN, REG. NO. 5826 DATED: 11-08-1976



SCALE: 1" = 100'

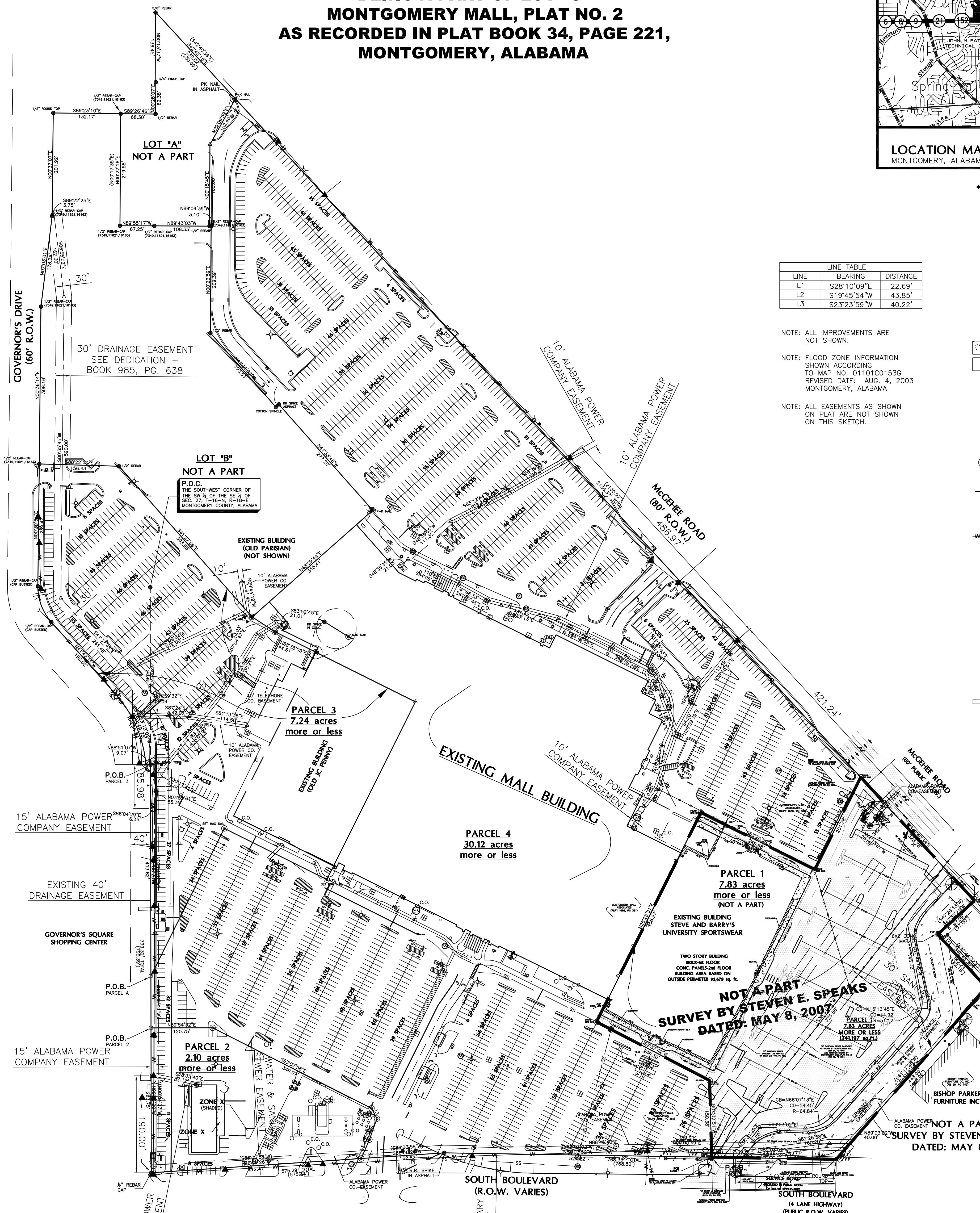
LINE	BEARING	DISTANCE
L1	S28°10'09"E	22.69'
L2	S19°45'54"W	43.85'
L3	S23°23'59"W	40.22'

NOTE: ALL IMPROVEMENTS ARE NOT SHOWN.

NOTE: FLOOD ZONE INFORMATION SHOWN ACCORDING TO MAP NO. 01101C0153G REVISED DATE: AUG. 4, 2003 MONTGOMERY, ALABAMA

NOTE: ALL EASEMENTS AS SHOWN ON PLAT ARE NOT SHOWN ON THIS SKETCH.

- LEGEND**
- CONCRETE
 - FLOOD ZONE
 - FOUND IRON PIN
 - SET IRON PIN (5/8" REBAR CAPPED) W/ # CA-00017-LS
 - MAG NAIL SET UNLESS OTHERWISE NOTED
 - FOUND NAIL
 - FOUND CONCRETE MARKER
 - CALCULATED POINT
 - PLAT DIMENSIONS
 - FENCE CORNER
 - FENCE
 - FOUND CONCRETE MARKER
 - POWER POLE / LINE / GUY
 - SERVICE POLE
 - WATER FAUCET
 - WATER METER
 - VALVE
 - TELEPHONE BOX
 - CABLE BOX
 - SIGN
 - LIGHT POLE
 - TREE
 - CLEANOUT
 - STORM PIPE
 - FIRE HYDRANT
 - INLET
 - SANITARY SEWER MANHOLE
 - STORM MANHOLE
 - ELECTRICAL MANHOLE
 - DEED
 - PLAT
 - STEEL POLE
 - FUEL TANK CAP
 - MONITORING WELL
 - LIGHTS



SET-BACK REQUIREMENTS FOR PUMP ISLANDS AT SERVICE STATION SHALL BE AT LEAST 20 FT. FROM ALL PROPERTY LINES, AND NO PART OF ANY SIGN OR CANOPY SHALL BE CLOSER TO THE STREET PROPERTY LINES THAN 10 FT.

THIS INFORMATION IS BASED ON A B-3 ZONING IN ACCORDANCE WITH THE ZONING ORDINANCE OF THE CITY OF MONTGOMERY, ALABAMA (AUGUST 12, 1985).

NOTE: A 30' FRONT BUILDING LINE EXISTS ALONG SOUTH BOULEVARD, McGEHEE ROAD AND GOVERNOR'S DRIVE.

BUILDING CORNER TO BUILDING LINE:

- (A) 151.1'+
- (B) 188.3'+
- (C) 132.2'+
- (D) 148'+

ALL ABOVE DISTANCES SHOULD BE CONSIDERED APPROXIMATE BECAUSE EXTERIOR BUILDING LINES ARE DERIVED FROM AERIAL PHOTOGRAPHY.

617,807 TOTAL S.F. OF 1ST FLOOR OF MONTGOMERY MALL. SQUARE FOOTAGE OBTAINED BY DIGITIZING BUILDING FROM INFORMATION OBTAINED FROM AERIAL PHOTOGRAPHY.

STEVE & BARRY'S SPORTSWEAR (FORMERLY GAYFERS):
2ND FLOOR 86,400 S.F. (INCL. ESCALATOR AREA)
ESCALATOR 577.6 S.F.
5 FIRE EXITS 112.5 S.F. EACH

VACANT BUILDING (FORMERLY J.C. PENNEY):
2ND FLOOR 74,880 S.F. (INCL. ESCALATOR AREA)
ESCALATOR 494.0 S.F.
3RD FLOOR 6,582.4 S.F.

STATE OF ALABAMA
MONTGOMERY COUNTY

PARCEL 2

Commence at an iron pin located at the Southwest Corner of the SW 1/4 of the SE 1/4 of Section 27, T-16-N, R-18-E, Montgomery County, Alabama; thence S 00°04'07" E 347.48' to an iron pin; thence S 00°06'20" E 515.58' to an iron pin and the POINT OF BEGINNING for the herein described parcel of land; thence N 89°54'32" E 120.74' to a mag nail; thence S 63°07'56" E 349.07' to a mag nail; thence S 28°10'09" E 22.69' to a mag nail; thence S 19°45'54" W 43.85' to a mag nail; thence S 23°23'59" W 40.22' to a mag nail located on the North Right-of-Way (R.O.W. varies) of South Boulevard; thence along said Right-of-Way S 85°06'26" W 412.47' to an iron pin; thence leaving said Right-of-Way N 00°08'20" W 283.75' to the point of beginning. Containing 2.10 acres, more or less, and lying in and being a part of the NW 1/4 of the NE 1/4 of Section 34, T-16-N, R-18-E, Montgomery County, Alabama.

PARCEL 3

Commence at an iron pin located at the Southwest Corner of the SW 1/4 of the SE 1/4 of Section 27, T-16-N, R-18-E, Montgomery County, Alabama; thence S 00°04'07" E 347.48' to an iron pin and POINT OF BEGINNING for the herein described parcel of land; thence N 88°51'07" W 9.07' to a point located on the East Right-of-Way (60') of Governor's Drive; thence along said Right-of-Way the following four (4) courses: (1) Chord Bearing N 23°12'02" W, Chord Distance 149.75', Radius 236.84'; (2) N 41°42'15" W 190.02'; (3) Chord Bearing N 20°35'26" W, Chord Distance 74.89', Radius 104.04'; (4) N 00°39'54" E 239.47' to an iron pin; thence leaving said Right-of-Way S 89°22'00" E 156.43' to an iron pin; thence S 41°27'09" E 393.95' to a nail in wall; thence S 57°04'47" E 53.03' to a mag nail; thence S 63°22'54" E 88.62' to a rail road spike in concrete; thence S 58°06'41" E 1.11' to a mag nail; thence S 63°32'17" E 217.97' to a point; thence S 26°30'09" W 388.94' to a mag nail; thence N 63°29'10" W 224.29' to a mag nail; thence S 26°10'09" W 222.69' to a mag nail; thence N 00°06'50" W 413.82' to the point of beginning. Containing 7.24 acres, more or less, and lying in and being a part of the SE 1/4 of the SW 1/4 of the SE 1/4 of Section 27, and the NE 1/4 of the NW 1/4 of Section 34 all in T-16-N, R-18-E, Montgomery County, Alabama.

PARCEL 4

Commence at an iron pin located at the Southwest Corner of the SW 1/4 of the SE 1/4 of Section 27, T-16-N, R-18-E, Montgomery County, Alabama; thence S 00°04'07" E 347.48' to an iron pin; thence S 00°06'20" E 413.82' to an iron pin and the POINT OF BEGINNING for the herein described parcel of land; thence N 26°29'08" E 322.87' to a mag nail; thence S 63°29'10" E 224.29' to a mag nail; thence N 26°30'09" E 388.94' to a point; thence N 63°32'17" W 217.97' to a mag nail; thence N 58°06'41" W 1.11' to a railroad spike in concrete; thence N 63°22'54" W 88.62' to a mag nail; thence N 57°04'47" W 53.03' to a PK nail in wall; thence N 48°29'44" E 315.41' to a PK nail; thence N 41°33'46" W 277.20' to a railroad spike in asphalt; thence S 48°23'11" W 7.83' to a cotton spindle; thence N 41°31'07" W 193.53' to an iron pin; thence N 00°23'59" E 209.39' to an iron pin; thence N 89°09'39" W 3.10' to an iron pin; thence N 00°15'45" E 160.00' to a point; thence N 29°09'59" E 102.40' to a PK nail located on the South Right-of-Way (80') of McGehee Road; thence along said Right-of-Way S 42°40'36" E 1807.59' to a mag nail; thence leaving said Right-of-Way S 26°26'34" W 201.78' to a mag nail; thence N 63°29'10" W 249.68' to a mag nail; thence S 26°28'31" W 458.27' to a mag nail; thence S 62°37'42" E 249.30' to a mag nail; thence S 01°32'51" E 150.38' to a mag nail located on the North Right-of-Way (R.O.W. varies) of South Boulevard; thence along said Right-of-Way the following two (2) courses: (1) N 89°03'52" W 524.22'; (2) S 86°06'26" W 162.82' to a mag nail; thence leaving said Right-of-Way N 23°23'59" E 40.22' to a mag nail; thence N 19°45'54" E 43.85' to a mag nail; thence N 28°10'09" W 222.69' to a mag nail; thence N 63°07'56" W 349.07' to a mag nail; thence S 89°54'32" W 120.75' to an iron pin; thence N 00°06'20" W 101.75' to the point of beginning. Containing 30.12 acres, more or less, and lying in and being a part of the NE 1/4 of Section 34, and the SE 1/4 of Section 27, all in T-16-N, R-18-E, Montgomery County, Alabama.

**NOT A PART
SURVEY BY STEVEN E. SPEAKS
DATED: MAY 8, 2007**

**NOT A PART
SURVEY BY STEVEN E. SPEAKS
DATED: MAY 8, 2007**

DATE: 7-9-09

LARRY E. SPEAKS & ASSOCIATES
CONSULTING ENGINEERS & LAND SURVEYORS
535 HERRON STREET
MONTGOMERY, AL 36104
TEL-334/262-1091

THIS SURVEY IS NOT VALID WITHOUT AN EMBOSSED SEAL AFFIXED HERON OF THE REGISTERED LAND SURVEYOR WHO SIGNED THE SURVEY.

ACAD: 12761-OVERALL.dwg