Legal Description

Lot 3, Block 21, Woodley Park Plat No. 19 as said map is recorded in the Office of the Judge of Probate of Montgomery County, Alabama in Plat book 23, at Page 86.

This is the same property insured by First American Title Insurance Company in Commitment No. 6767.2058 dated May 20, 2005.

Notes Corresponding to Schedule B-Part 2

Exceptions 1-7, and 10 are not recorded survey related items; therefore, no opinion is offered hereon as to their respective locations or affects on the subject parcel.

8) Matters of the Woodley Plat No. 19 as recorded in Plat Book 23, Page 86 and its Protective Covenants are shown hereon.

9) The easements granted to Alabama Power Company and Southern Bell Telephone and Telegraph Company recorded in R.P.V Book 138, Page 103 are blanket in nature and affecting the entire subject property.

Surveyor's Notes

1. The site address is unposted but reported to be 3639 Woodley Road, Montgomery, Alabama.

2. 5/8" rebars have been set at all corners except as shown hereon.

3. The data shown hereon was produced from a "ground-run" random that survey utilizing electronic measuring devices.

4. If buildings are shown hereon, their dimensions were as field measured along the first floor exterior wall lines.

5. The property line measurements shown hereon are as per the plat/deed and field measurement.

6. The bearings, if shown, are based on the plat/deed bearings.

7. Surveyor:
Barton F. Carr
AL PLS No. 16885

8. This survey meets or exceeds the Standards for the Practice of Land Surveying in the State of Alabama.

9. All field measurements matched record dimensions within the precision requirements of ACSM/ALTA Specifications.

10. The land error of closure is greater than one in fifteen thousand.

11. The use of this survey is limited to its purpose shown hereon as a boundary survey and may not be used for any purpose otherwise.

12. The Surveyor was not informed of the existence of any conditions on the properties shown hereon, except as shown.

13. This survey plat may not be recorded without the express written consent of the Surveyor or Carr & Associates Engineers, Inc.

14. TABLE A11: The Surveyor was not provided mapping of the underground utilities as per the ACSM/ALTA Standards. However, it appears that if the following utilities exist, then water, sewer, sewer, phone, and gas utilities would at serve the subject property from public right-of-ways, except as shown hereon.

15. TABLE A12: The names of the adjacent landowners were not provided to the Surveyor per the ACSM/ALTA Standards.

16. TABLE A14: There was no evidence of earth moving, building additions on the date shown hereon.

17. TABLE A15: The Surveyor shown hereon is not aware of any completed or proposed changes in street right-of-way lines.

18. TABLE A16: The Surveyor shown hereon did not observe any evidence of a site solid waste dump, sump or sanitary landfill.

Surveyor's Certificate

TO: Stone Crossing, LLC, a Delaware limited liability company; Deutsche Bank Berkshire Mortgage, Inc., its successors and/or assigns, ATIMA; First American Title Insurance Company; Levine and Partners, P.A.; Kaufman & Rainteaser, P.C.; Jameson Babb Stites & Lambord, PLLC:

The undersigned, being a registered surveyor of the State of Alabama certify to the above named parties and Fannie Mae, its successors and assigns as follows:

1. This map or plat and the survey on which it is based were made in accordance with the "Minimum Standard Detail Requirements for ALTA/ACSM Land Title Surveys," jointly established and adopted by ALTA, ACSM and NSPS in 1999, includes 1 - 16 of Table "A" thereof, except Item 5 and this survey meets the requirements for an Urban Survey as defined therein.

2. The survey was originally made on the ground on December 8, 2004 and was updated on the ground May 10, 2005 and correctly shows the area of the subject property, the location, and any other known matters situated on the subject property.

3. Except as shown on this survey, there are no visible easements or right-of-ways of which the undersigned has been advised.

4. Except as shown on this survey, there are no observable, above ground encroachments (a) by the improvements on the subject property upon adjoining properties, streets, or alleys, or (b) by the improvements on adjoining properties, streets, or alleys upon the subject property.

5. The location of each easement, right-of-way, servitude, and other matter affecting the subject property and listed in the title commitment dated May 20, 2005, issued by First American Title Insurance Company with respect to the subject property, has been shown on the survey, together with the appropriate recording references, to the extent that such matters can be located. The property shown on the survey is the described in that title commitment. The location of all known surface improvements on the subject property is in accord with minimum setback provisions and restrictions of record referenced in such title commitment.

6. The subject property has access to and from a duly dedicated and accepted public street or highway.

7. Except as shown on the survey, the subject property does not serve any adjoining property for drainage, utilities, or ingress or egress.

8. The record description of the subject property forms a mathematically closed figure.

9. Except as shown on the survey, no portion of the property shown on the survey lies within a Special Hazard Area, as described on the Flood Insurance Rate Map for the community in which the subject property is located.

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

This survey meets or exceeds the Standards for the Practice of Land Surveying in the State of Alabama.

According to my field update survey completed on the 10th day of May, 2005.

Barton F. Carr
AL PLS No. 16885

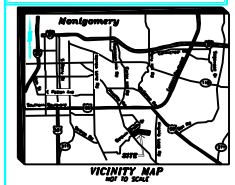
Scale 1" = 60'

60 0 120 180 240

LEGEND OF EXISTING STRUCTURES AND CONDITIONS

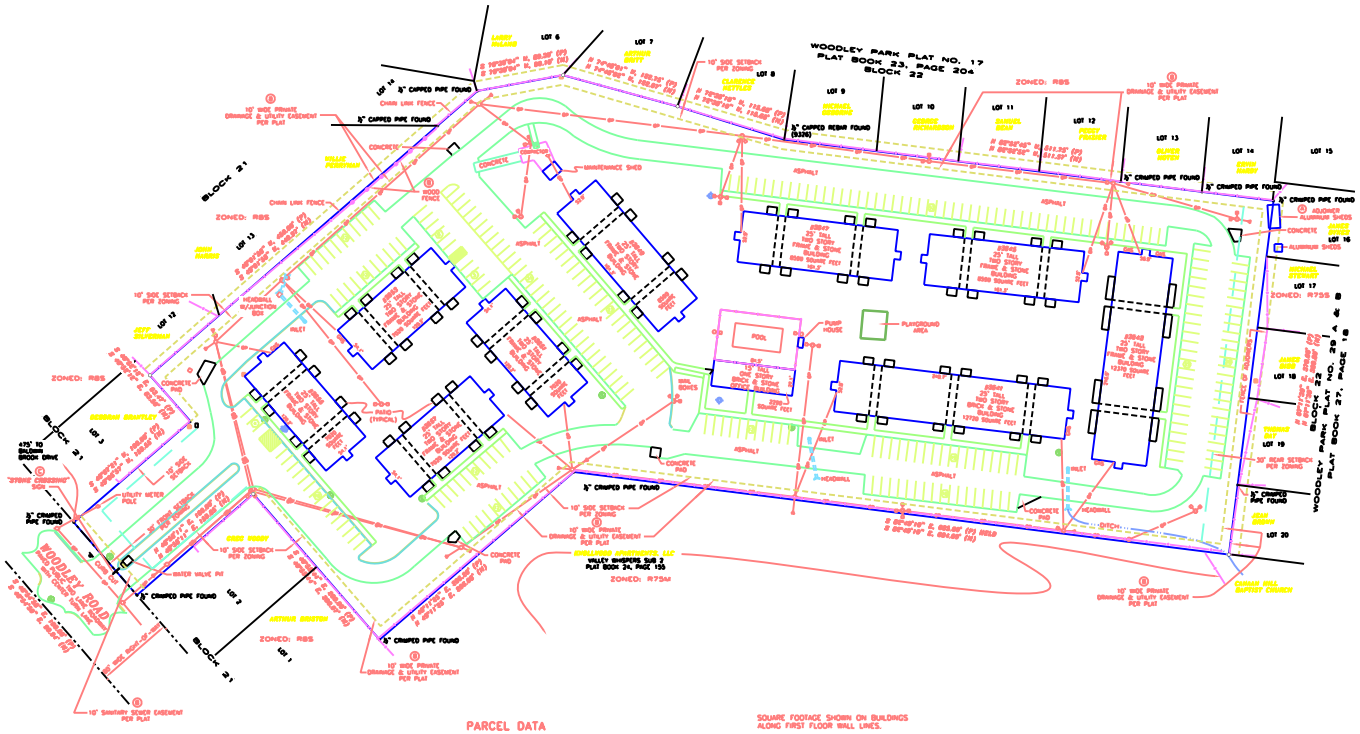
- CONCRETE MONUMENT FOUND
- IRON PIN FOUND
- IRON PIN SET
- (P) PLAT MEASUREMENT
- (D) DEED MEASUREMENT
- (M) FIELD MEASUREMENT
- UTILITY POLE
- LIGHT POLE
- GUY ANCHOR
- TRANSFORMER PAD
- WATER VALVE
- WATER METER
- FIRE HYDRANT
- SANITARY SEWER MANHOLE
- SANITARY SEWER CLEANOUT
- GAS VALVE
- GAS METER
- GAS REGULATOR
- TEMPORARY BENCH MARK
- TELEPHONE PEDESTAL
- TELEPHONE MANHOLE
- UNDERGROUND UTILITY MARKER
- STORM SEWER MANHOLE
- JUNCTION BOX
- GRATE INLET
- SINGLE GRATE INLET
- DOUBLE GRATE INLET
- CONCRETE HEADWALL
- SLOPE PAVED HEADWALL
- STREET SIGN
- +500.00 SPOT ELEVATION
- PINE TREE
- HARDWOOD TREE
- 5 NUMBER OF PARKING SPACES
- CONCRETE WALK OR PAD
- PAVED ROADWAY OR PARKING AREA
- RIGHT-OF-WAY LINE
- SECTION LINE
- PROPERTY LINE
- EASEMENT LINE
- SETBACK LINE
- 1' CONTOUR LINE
- 5' CONTOUR LINE
- UNDERGROUND PHONE LINE
- WATER LINE
- UNDERGROUND POWER LINE
- GAS LINE
- UNDERGROUND CABLE
- FIBER OPTIC
- OVERHEAD POWER LINE
- OVERHEAD UTILITY
- OVERHEAD TELEPHONE
- OVERHEAD POWER & PHONE
- SANITARY SEWER LINE
- FORCE MAIN
- CHAIN LINK FENCE
- WOOD FENCE
- BARBED WIRE FENCE
- GUARD RAIL
- STORM SEWER PIPE
- CENTER OF DITCH

NOTE:
ITEMS SHOWN ON THIS LEGEND MAY OR MAY NOT BE SHOWN ON THIS DRAWING, AND MAY OR MAY NOT EXIST ON THE SITE.



VICINITY MAP
NOT TO SCALE

FLOOD NOTE: By graphic plotting only, this property is in Zone(s) X (SHADED) of the Flood Insurance Rate Map/Community Panel No. 01101C0142 H dated 8/18/2003 which bears an effective date of 8/18/2003 and is not in a Special Flood Hazard Area. This property is outside the 500-year floodplain. In the National Flood Insurance Program (NFIP) - 44CFR, the Rate Maps are community based and only participate in the program. No field surveying was performed to determine this zone and an elevation certificate may be needed to verify this determination or apply for a variance from the Federal Emergency Management Agency.



PARCEL DATA

PARCEL SIZE	9.934 ACRES 432741.38 SQUARE FEET
BUILDING	81809.05 TOTAL SQUARE FEET

SQUARE FOOTAGE SHOWN ON BUILDINGS ALONG FIRST FLOOR WALL LINES.

LIST OF ENCROACHMENTS

(A) THE ADJOINER'S SHED ENCROACHES 5.7 FEET INTO THE SUBJECT PROPERTY.

(B) THE ADJOINER'S WOOD FENCE ENCROACHES UP TO 1.5' FEET INTO THE SUBJECT PROPERTY.

(C) THE 3" x 8" SIGN ENCROACHES UP TO FOUR FEET INTO THE RIGHT-OF-WAY OF WOODLEY ROAD.

ZONING INFORMATION

Status			Source:	RBSM RESIDENTIAL	
ITEM	REQUIRED	PROVIDED	Source of Information	City of Montgomery	
Permitted Use	APARTMENTS	APARTMENTS	Address	103 N. Perry Street, 36104	
Minimum Lot Size	8400 SQ FEET	45	Person Contacted	Tommy Odom	
Minimum Frontage	85 FEET	SHOWN	Date Contacted	12 / 22 / 04	
Minimum Lot Width	85 FEET	HEREON	Phone / Fax Number	(334) 241-2123/2017	
Maximum Building Coverage	FORTY PERCENT		Email address	NONE	
Minimum Setbacks Front	30 FEET		Home and BREAKDOWN		
Side	10 FEET		End BEDROOM	84	
Rear	10 FEET		Mid BEDROOM	12	
Maximum Building Height	35 FT/2 STORY	25 FEET	Twin BEDROOM	16	
Parking Regular	1/ UNIT	285			
Handicap		0	TOTAL UNITS	152	
Total		285			

DRAWING INVALID WITHOUT SEAL

CAE

CARR & ASSOCIATES ENGINEERS, INC.
2052 OAK MOUNTAIN DRIVE
PELHAM, ALABAMA 35124
PHONE (205) 620-8100 FAX (205) 620-8105
CIVIL, STRUCTURAL & ENVIRONMENTAL ENGINEERS AND LAND SURVEYORS

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PROJECT NO. 05.0603

NO.	REVISIONS	BY	REVISED	DATE

PRODUCTION: T.O.M. REVIEW: | SURVEYOR: | DESIGN ENGINEER: | P.E.
FIELD BOOK: N/A
DRW CHKD: B.CLAR
CADD DRWG: 16F
CADD FILE: Stone Crossing Survey
REVISION DWG.
REVISION FILE:
DATE: June, 2005
SCALE: 1"=60'
PRINCIPAL

CLIENT: STONE CROSSING, LLC

PROJECT NAME: 3639 WOODLEY ROAD
CITY OF MONTGOMERY
MONTGOMERY COUNTY, ALABAMA

DRAWING TITLE: ACSM/ALTA LAND TITLE SURVEY

PROJECT NO. 05.0603

SHEET 1 OF 1

DWG. NO.: 05.0603-01