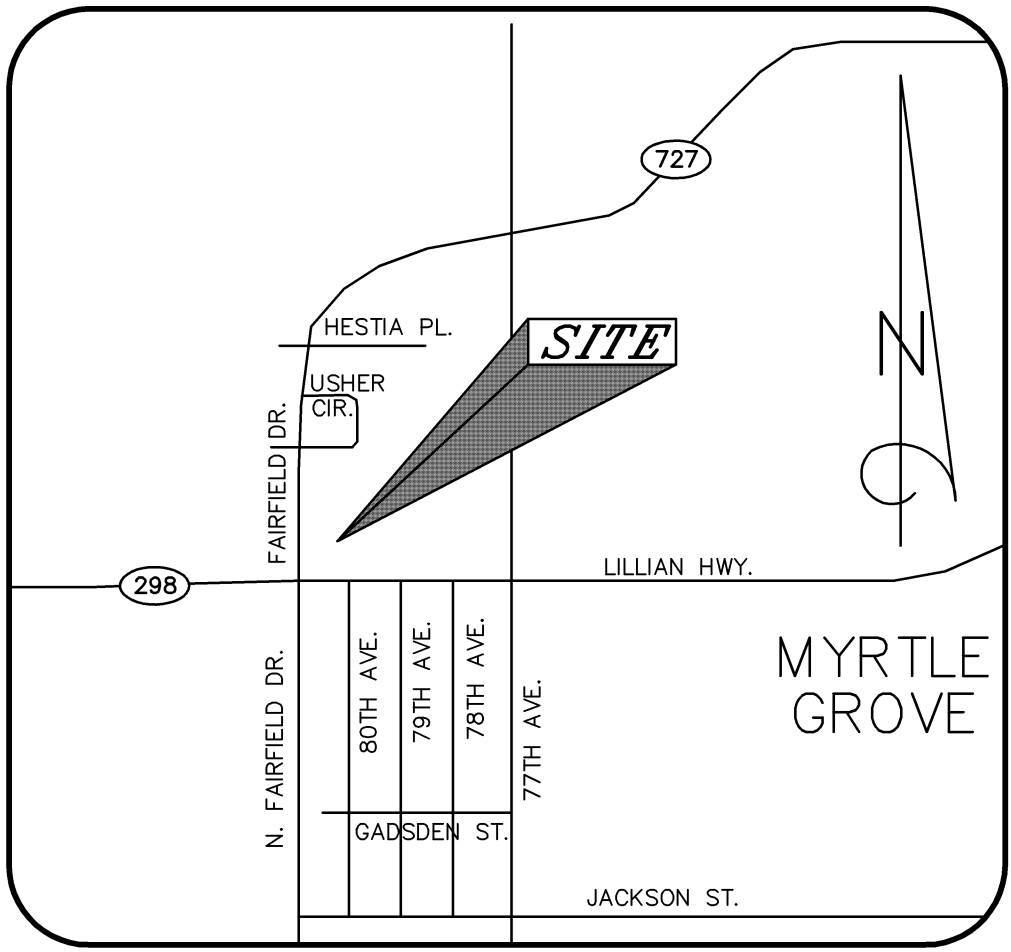


CERTIFICATION OF ZONE AREA FOR FLOOD INSURANCE

I CERTIFY THAT I HAVE CHECKED THE NATIONAL FLOOD INSURANCE RATE MAP FOR ESCAMBIA COUNTY, FLORIDA, MAP NO. 12033C-0365-F, COMMUNITY PANEL NO. 120080-0365-F, DATED FEBRUARY 23, 2000, AND DETERMINED THIS PROPERTY TO BE SITUATED IN ZONE "X" (AREA DETERMINED TO BE OUTSIDE 500-YEAR FLOOD PLAIN).



LOCATION MAP  
NOT TO SCALE

NOTE

REFERENCE BEARING OF NORTH 01°21'00" EAST IS PER DESCRIPTION PROVIDED AND MONUMENTATION FOUND ALONG EASTERLY RIGHT-OF-WAY LINE OF FAIRFIELD DRIVE.

AREAS

PARCEL 1 = 7.225 ACRES

PARCEL 2 = 0.269 ACRES

TOTAL SITE (PARCEL 1 AND 2 COMBINED) = 7.494 ACRES

MAIN BUILDING = 75,205 SQUARE FEET

CAZADORES MEXICAN RESTAURANT BUILDING = 2,450 SQUARE FEET

NOTE: BUILDING AREAS CALCULATED FROM OUTSIDE FOOTPRINTS AS LOCATED. PARTY WALLS (DASHED LINES) ARE APPROXIMATE.

ZONING/PARKING

PROPERTY IS ZONED C-1 (RETAIL COMMERCIAL DISTRICT) ACCORDING TO ESCAMBIA COUNTY PLANNING AND ZONING.

PARKING REQUIREMENT PER ZONING: 1 PARKING SPACE PER 500 SQUARE FEET OF FLOOR SPACE OF MAIN BUILDING = 151 REQUIRED. 1 PARKING SPACE PER 50 SQUARE FEET OF RESTAURANT SERVING AREA = 29 REQUIRED. HANDICAP PARKING REQUIREMENT IS 1 SPACE PER 25 REGULAR SPACES.

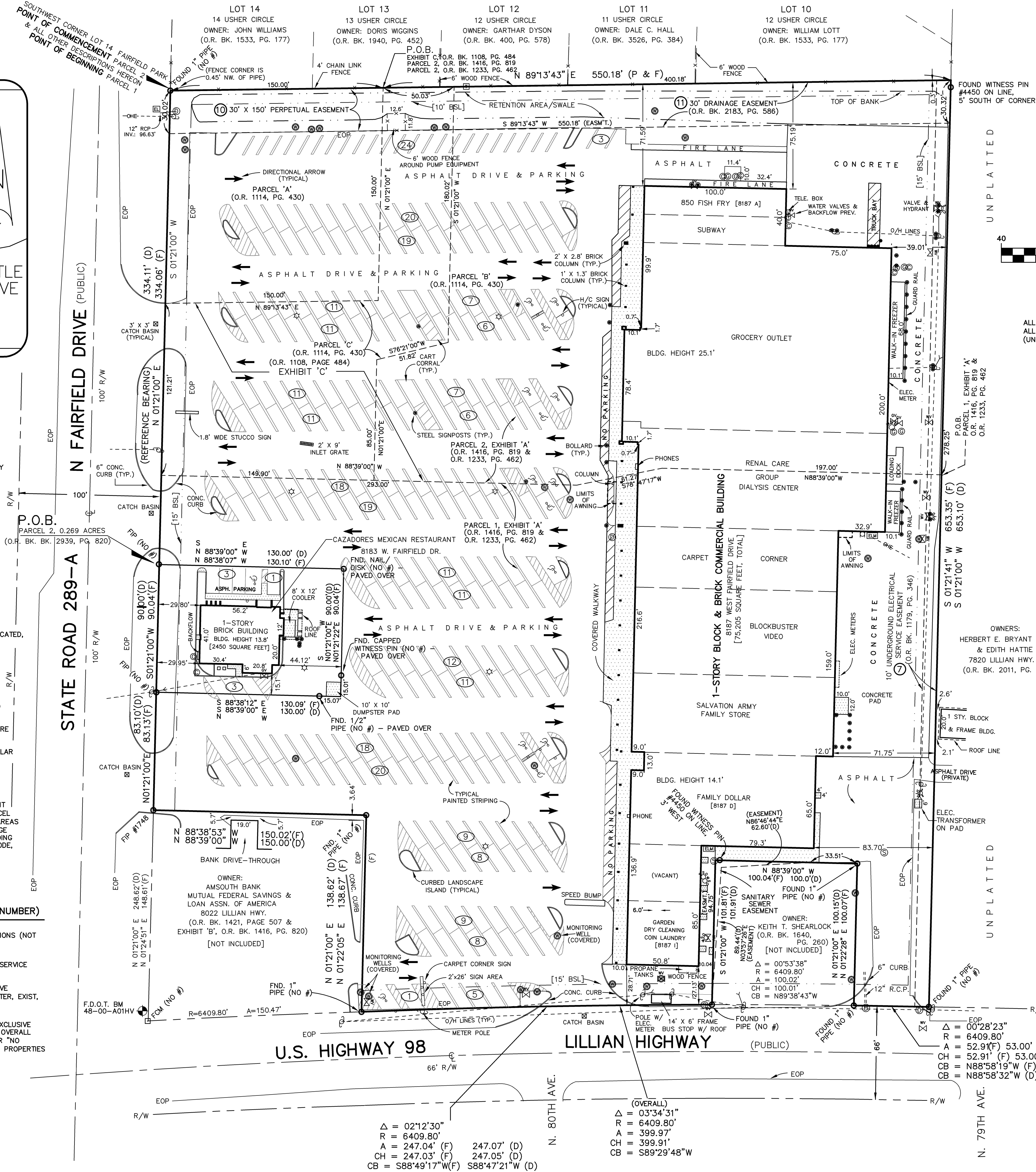
EXISTING PARKING: 303 REGULAR PARKING SPACES WITH 14 HANDICAP SPACES.

ZONING CLASSIFICATION SPECIFIES NO MINIMUM LOT AREA OR WIDTH REQUIREMENTS. HEIGHT RESTRICTION IS 120 FEET. SETBACKS ARE FRONT AND REAR OF 15 FEET AND SIDE OF 10 FEET (PLOTTED). 15% OF PARCEL SHOULD REMAIN IMPERVIOUS (PERCENT OF PERVIOUS AND IMPERVIOUS AREAS HAVE NOT BEEN CALCULATED BY THE UNDERSIGNED). TO MY KNOWLEDGE AND BELIEF, THIS SITE IS IN COMPLIANCE WITH RESTRICTIONS AND BUILDING AND ZONING CODES PER THE ESCAMBIA COUNTY LAND DEVELOPMENT CODE, ORDINANCE 96-3, JANUARY 25, 1996.

SCHEDULE B - SECTION 2 OF TITLE POLICY (BY ITEM NUMBER)

- 5 O.R. BOOK 232, PAGE 430: (AS TO EXCEPTED PARCEL) USE RESTRICTIONS (NOT PLOTTABLE).
- 7 O.R. BOOK 1179, PAGE 346: UNDERGROUND EASEMENT FOR ELECTRIC SERVICE (PLOTTED).
- 8 O.R. BOOK 1233, PAGE 459: WARRENTY DEED, CREATES NON-EXCLUSIVE (BLANKET) EASEMENT FOR VEHICULAR AND PEDESTRIAN TRAFFIC TO ENTER, EXIST, AND GO ACROSS PARCELS 1 AND 2 AS PLOTTED.
- 10 O.R. BOOK 1416, PAGE 815: AGREEMENT, GRANTS RECIPROCAL NON-EXCLUSIVE EASEMENTS FOR INGRESS AND EGRESS BETWEEN BANK PROPERTY AND OVERALL SHOPPING CENTER PROPERTY (LESS PARCEL A). ALSO AGREEMENT FOR "NO FENCES, BARRICADES, SHRUBBERY, OR OTHER OBSTRUCTIONS" BETWEEN PROPERTIES (PLOTTED).
- 11 O.R. BOOK 2183, PAGE 586: 30' DRAINAGE EASEMENT (PLOTTED).

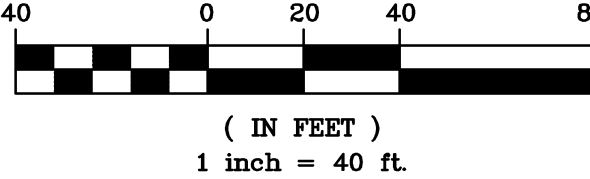
FAIRFIELD PARK SUBDIVISION (PLAT BOOK 7, PAGE 12)



LEGEND

- (F) = FIELD DATA
- (D) = DESCRIPTION DATA
- FIP = FOUND IRON PIN, 5/8" REBAR
- SIP = SET IRON PIN, 5/8" REBAR #4450
- FCM = FOUND CONCRETE MONUMENT, 4" x 4"
- EOP = EDGE-OF-PAVEMENT
- R.C.P. = REINFORCED CONCRETE PIPE
- R/W = RIGHT-OF-WAY
- CL = CENTERLINE
- P.O.B. = POINT OF BEGINNING
- ⊙ = MONITORING WELL, W/STEEL COVER FLUSH WITH GROUND OR ASPHALT
- ⊙ = GAS MANHOLE
- ⊙ = WATER VALVE
- ⊙ = FIRE HYDRANT
- ⊙ = CLEANOUT
- ⊙ = LIGHT POLE
- ⊙ = UTILITY POLE W/GUY & ANCHOR
- OHE --- = OVERHEAD LINES
- Δ = CENTRAL ANGLE
- R = RADIUS
- A = ARC LENGTH
- C = CHORD
- ⊙ = HANDICAP PARKING (HC)
- ⊙ = NUMBER OF STANDARD PARKING SPACES
- BSL = BUILDING SETBACK LINE
- ⊙ = EASEMENT
- ⊙ = GAS METER
- ⊙ = GAS VALVE
- ⊙ = WATER METER
- ⊙ = STORM DRAIN
- ⊙ = SANITARY MANHOLE
- ⊙ = BUMPER POST
- ⊙ = ELECTRIC METERS
- ⊙ = ELECTRIC BOX
- ⊙ = TELEPHONE BOX
- ⊙ = CATCH BASIN
- ⊙ = CHORD BEARING
- ⊙ = BUMP POST

GRAPHIC SCALE



O.R. = OFFICIAL RECORDS

ALL FOUND/SET PINS ARE 5/8"-DIA. REBAR;  
ALL CONCRETE MONUMENTS ARE 4" x 4" (UNLESS NOTED OTHERWISE).

SURVEYOR'S CERTIFICATION

(Attorneys' Title Insurance Fund, Inc., Title Commitment Effective Date: April 13, 2006)

This survey is made for the benefit of:  
Title Company: ATTORNEY'S TITLE INSURANCE FUND, INC.  
Lender: COLUMN FINANCIAL, INC., and its successors and assigns  
Owner (on date of field work): R.I.A. PENSACOLA LIMITED PARTNERSHIP, an Ohio limited partnership  
Buyer: MIN SHOPPING CENTER, LLC  
Title Agent: LOZIER, THAMES, & FRAZIER, P.A.

The undersigned, Jon A. Prohaska, Professional Land Surveyor No. 4450 does hereby certify to the aforesaid parties, as of the date set forth below that I have made a careful survey of a tract of land described as follows:

PARCEL 1:

THAT PORTION OF SECTION 11, TOWNSHIP 2 SOUTH, RANGE 31 WEST, ESCAMBIA COUNTY, FLORIDA DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF LOT 14, FAIRFIELD PARK, ACCORDING TO PLAT FILED IN PLAT BOOK 7, AT PAGE 12 OF THE PUBLIC RECORDS OF SAID COUNTY; THENCE NORTH 89° 13' 43" EAST ALONG SOUTH LINE OF SAID SUBDIVISION, 550.18 FEET TO THE SOUTHEAST CORNER OF SAID SUBDIVISION; THENCE SOUTH 01° 21' 00" WEST, 653.10 FEET TO A POINT IN THE NORTH RIGHT-OF-WAY LINE OF U.S. HIGHWAY 98 (66-FOOT RIGHT-OF-WAY); THENCE WESTERLY ALONG SAID NORTH RIGHT-OF-WAY LINE, BEING A CURVE TO THE LEFT, HAVING A RADIUS OF 6409.8 FEET, A CHORD BEARING OF NORTH 88° 58' 32" WEST, AND A CHORD DISTANCE OF 53.00 FEET, FOR AN ARC DISTANCE OF 53.00 FEET; THENCE NORTH 01° 21' 00" EAST, 100.15 FEET; THENCE NORTH 88° 39' 00" WEST, 100.00 FEET; THENCE NORTH 88° 39' 00" WEST, 150.00 FEET TO A POINT IN THE EAST RIGHT-OF-WAY LINE OF FAIRFIELD DRIVE (STATE ROAD 289-A, 100-FOOT RIGHT-OF-WAY); THENCE WESTERLY ALONG NORTH RIGHT-OF-WAY LINE, BEING A CURVE TO THE LEFT, HAVING A RADIUS OF 6409.8 FEET, A CHORD BEARING OF NORTH 88° 47' 21" WEST AND A CHORD DISTANCE OF 247.05 FEET FOR AN ARC DISTANCE OF 247.05 FEET; THENCE NORTH 01° 21' 00" EAST, 138.62 FEET; THENCE NORTH 88° 39' 00" WEST, 150.00 FEET TO A POINT IN THE EAST RIGHT-OF-WAY LINE OF FAIRFIELD DRIVE (STATE ROAD 289-A, 100-FOOT RIGHT-OF-WAY); THENCE NORTH 01° 21' 00" EAST ALONG SAID EAST RIGHT-OF-WAY LINE, 83.10 FEET; THENCE SOUTH 88° 39' 00" EAST, 130.00 FEET; THENCE NORTH 01° 21' 00" EAST, 90.00 FEET; THENCE NORTH 88° 39' 00" WEST, 130.00 FEET TO SAID EAST RIGHT-OF-WAY LINE; THENCE NORTH 01° 21' 00" EAST ALONG SAID EAST RIGHT-OF-WAY LINE, 334.11 FEET TO THE POINT OF BEGINNING.

PARCEL 2:

A PARCEL OF LAND IN SECTION 11, TOWNSHIP 2 SOUTH, RANGE 31 WEST, ESCAMBIA COUNTY, FLORIDA, DESCRIBED AS FOLLOWS: COMMENCE AT THE SOUTHWEST CORNER OF LOT 14, FAIRFIELD PARK, ACCORDING TO PLAT FILED IN PLAT BOOK 7, AT PAGE 12 OF THE PUBLIC RECORDS OF SAID COUNTY; THENCE GO SOUTH 01° 21' 00" WEST ALONG THE EASTERLY RIGHT-OF-WAY LINE OF FAIRFIELD DRIVE (SR 289-A, A 100 FOOT RIGHT-OF-WAY), A DISTANCE OF 334.11 FEET TO THE POINT OF BEGINNING OF THIS DESCRIPTION; THENCE GO SOUTH 88° 39' 00" EAST, A DISTANCE OF 130.00 FEET; THENCE GO SOUTH 01° 21' 00" WEST, A DISTANCE OF 90.00 FEET; THENCE GO NORTH 88° 39' 00" WEST, A DISTANCE OF 130.00 FEET TO THE EASTERLY RIGHT-OF-WAY LINE OF THE SAID FAIRFIELD DRIVE; THENCE GO NORTH 01° 21' 00" EAST ALONG SAID RIGHT-OF-WAY LINE, A DISTANCE OF 90.00 FEET TO THE POINT OF BEGINNING.

TOGETHER WITH ALL RIGHT, TITLE AND INTEREST IN AND TO THOSE CERTAIN EASEMENTS CREATED PURSUANT TO AN AGREEMENT FILED FOR RECORD IN O.R. BOOK 1416, PAGE 815, PUBLIC RECORDS OF ESCAMBIA COUNTY, FLORIDA.

1. This is to certify that this map or plat and the survey on which it is based were made in accordance with all applicable laws regulating surveying on the State of Florida 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, 6, 7(a), 7(b), 7(c), 8, 9 (parking count only), 10, 11(a), 13, and 14 of Table A thereof. Pursuant to the Accuracy Standards as adopted by ALTA and NSPS and in effect on the date of this Certification, the undersigned further certifies that, in my professional opinion as a land surveyor in the State of Florida, the Relative Positional Accuracy of this survey does not exceed that which is specified therein.
2. The accompanying survey was made on the ground and correctly shows the location of all buildings, structures and other improvements situated on the subject property, there are no visible encroachments on the subject property or upon adjacent land abutting subject property except as shown herein; and there are no encroaching party walls.
3. The property DOES NOT lie within a Special Flood Hazard Area as defined by the Federal Emergency Management Agency (FEMA). The subject property is located within an area having a Zone Designation of "X" by the Federal Emergency Management Agency (FEMA), on Flood Insurance Rate Map No. 12033C-0365-F, with a date of identification of February 23, 2000, for Community No. 120080-0365-F, in Escambia County, State of Florida, which is the current Flood Insurance Rate Map for the community in which the subject property is situated. The address of the subject property is 8183 (Parcel 2) and 8187 (Parcel 1) West Fairfield Drive, Pensacola, Florida.
4. The subject property has direct access to U.S. Highway 98/Lillian Highway and State Road 289-A/N. Fairfield Drive, both public streets/highways. The widths of all adjacent rights-of-way are indicated by perpendicular arrows on the survey drawing to confirm that the subject property is tied to same.
5. The total number of striped parking spaces on the subject property is 317, including 14 designated handicap spaces.

Survey Name: JON A. PROHASKA  
Professional Land Surveyor No. 4450

Date: \_\_\_\_\_

[Seal]

Not valid without the signature and the original raised seal of a Florida licensed surveyor and mapper.

I hereby certify the survey shown hereon meets the minimum standards set forth by the Board of Land Surveyors, pursuant to Section 472.027, Florida Statutes.

Not valid unless bearing Surveyor's embossed seal.  
Registered Land Surveyor, JON A. PROHASKA  
Fl. Certificate No. 4450

Job No.: 97-141-A  
Date: 10 MAY 2006  
Fld. Vol.: 06-08/38&39  
Scale: 1" = 40'  
Disk No.: 97141A-SUR  
Designed: N/A  
Drawn: JP/BB/11MAY06  
Checked: JAP  
Sheet

MAP NO. A-1258-4

ALTA/ACSM LAND TITLE SURVEY

PREPARED FOR: MIN SHOPPING CENTER, LLC

7.494 AC. METES & BOUNDS PARCEL IN SECTION 11, TOWNSHIP 2 SOUTH, RANGE 31 WEST, ESCAMBIA COUNTY, FLORIDA

Revisions: 29 NOV. 2006 - REVISED CERTIFICATIONS  
5 DEC 2006 - REVISE SCHED. B-2 AS REQUESTED

THIS SHEET IS THE PROPERTY OF CEI & IS NOT TO BE REPRODUCED WITHOUT WRITTEN CONSENT FROM CEI.

CHOCTAW ENGINEERING, INC.  
ENGINEERING • ENVIRONMENTAL • SURVEYING  
112 TRUXTON AVENUE  
FORT WALTON BEACH, FLORIDA 32547  
PHONE: 850-862-6611  
FAX: 850-863-8059  
EMAIL: ce@choctaweng.com  
CERTIFICATE OF AUTHORIZATION No. 1532