STATEMENT OF ENCROACHMENTS

1. Chainlink fence as shown on the face of the survey at rear of property. 2. Power box as shown on the survey.

VICINITY MAP NOT TO SCALE

NOTES CORRESPONDING TO SCHEDULE "B'

Chicago Title Insurance Company, commitment # 1356K-15, effective date 23 Jan, 2015 @ 08:00am

Items 1, 2, 4, 6-9, 12 are NOT a survey matters - Not Shown on Survey.

- Any encroachment, encumbrance, violation, variation, or adverse 3. circumstance affecting the title that would be disclosed by an accurate and complete survey of the land. Affects the property, shown on the survey
- 5. Easements, or claims of easements, not shown by public records. Does not affect the property. No evidence of unknown easements or claims to such.
- 10. Hold Harmless Agreements executed by Await T. Salimi to the City of Montgomery, relating to the placement of improvements within a flood prone area, recorded in Real Property Book 2179, page 448, and Real Property Book 2314, page 340 in the Probate Office of Montgomery County, Alabama. Said Hold Harmless Agreement being further referenced and included on the record map. Affects the property, shown on Survey
- 11. Subject to Indemnification and Hold Harmless Agreement by and between the Water Works and Sanitary Sewer Board of the City of Montgomery and AAA Hospitality Group, Inc., recorded in Real Property Book 2447, page 672, in the Probate Office of Montgomery County, Alabama.
- 13. Easement for Water and Wastewater Mains from AAA Hospitality Group, Inc. to the City of Montgomery recorded in Real Property Book 2447, page 669 in the Probate Office of Montgomery County, Alabama. (Note: The legal description therein appears to be inaccurately described) Affects the property, shown on Survey.
- 14. Buildings lines, easements, restrictions as set out on the recorded map of AAA Hospitality Group, Inc., Plat No. 1 recorded in Map Book 49, page 2 and being amended and corrected by Map Book 49, page 186, in the Probate Office of Montgomery County, Alabama. Affects the property, shown on Survey
- 15. Easement with Marcus Cable recorded in Real Property Book 2954, page 935 in the Probate Office of Montgomery County, Alabama. Affects the property. Blanket in nature, not shown in exact location on Survey.

GENERAL NOTES

1. This is an ALTA/ACSM Land Title Survey, made on the ground under the supervision of an Alabama Registered Land Surveyor. Date of original field survey is April 2, 2015. 2. The following field surveying instruments were used to complete this survey. Leica TCRP 1203, Robotic Total

Station, Wireless & Reflectorless and a Lieca Rover RTK GPS.

3. Bearings are based on Alabama East State Plane Coordinates by GPS observation. 4. No underground encroachments or building foundations were measured or located as a part of this survey, unless otherwise shown. Trees and shrubs are not located, unless otherwise shown. 5. This survey was conducted for the purpose of an ALTA/ACSM Land Title Survey only, and is not intended to

delineate the regulatory jurisdiction of any federal, state, regional or local agency, board, commission or other similar entity. 6. No Evidence of recent earth moving work or building additions within recent months were observed at time of

survey. 7. No changes in street right of way lines either completed or proposed and available from the controlling jurisdiction; nor any evidence of recent street or sidewalk construction or repairs.

8. Subject property located at 4273 Troy Highway has direct access to Express Drive, 60' public maintained right of way. Maintained by City of Montgomery ,and US Highway 231, maintained by the Alabama Department of Transportation. 9. No visible above ground evidence of any cemeteries of burial grounds were observed at time of survey.

10. Legal description forms a mathematically closed figure with no gaps, gores or overlaps. 11. No observed evidence of site use as a solid waste dump, sump or sanitary landfill was found at time of survey. 12. No observed evidence of wetlands was found at time of survey.

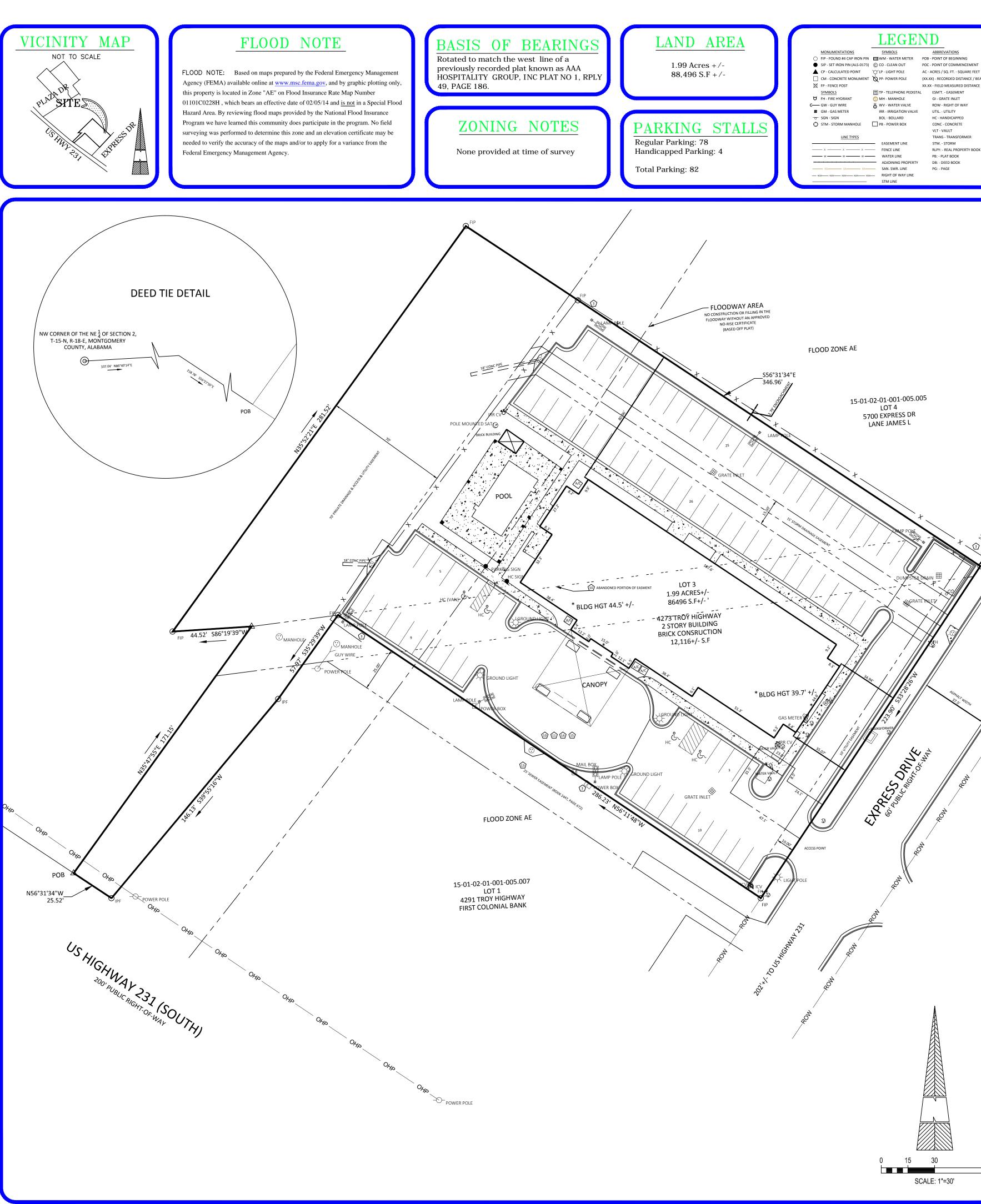
13. Owner information: CSMC 2006-C4 Montgomery Lodging, LLC, an Alabama Limited Liability Company. Plat Book 49, Page 186, Tax ID: 15-01-02-01-001-005.000 14. Reproductions of this survey/map are not valid unless sealed with the surveyors seal of James D. Monk .

PROPERTY PICTURES



ENCROACHMENT PICTURES





ABBREVIATION POB - POINT OF BEGINNING AC - ACRES / SQ. FT. - SQUARE FEET (XX.XX) - RECORDED DISTANCE / BEARING XX.XX - FIELD MEASURED DISTANCE / BEARING GI - GRATE INLET ROW - RIGHT OF WAY UTIL. - UTILITY HC - HANDICAPPED CONC - CONCRETE VLT - VAULT TRANS - TRANSFORMER STM. - STORM RLPY: - REAL PROPERTY BOOK PB: - PLAT BOOK DB: - DEED BOOK PG: - PAGE

LEGAL DESCRIPTION

Legal Descriptin as provided and as surveyed

Lot 3, according to the Map of AAA Hospitality Group, Inc., Plat #1, as said Map appears of record in Map Book 49 at Page 2, and rerecorded in Map Book 49 at Page 186, in the Office of the Judge of Probate of Montgomery County, Alabama.

Also known as:

Lot 3, of the Corrected Map of AAA Hospitality Group, Inc. Plat No. 1, as recorded in the Office of the Judge of Probate, Montgomery County, Alabama in Plat Book 49 at Page 186, being more particularly described as follows:

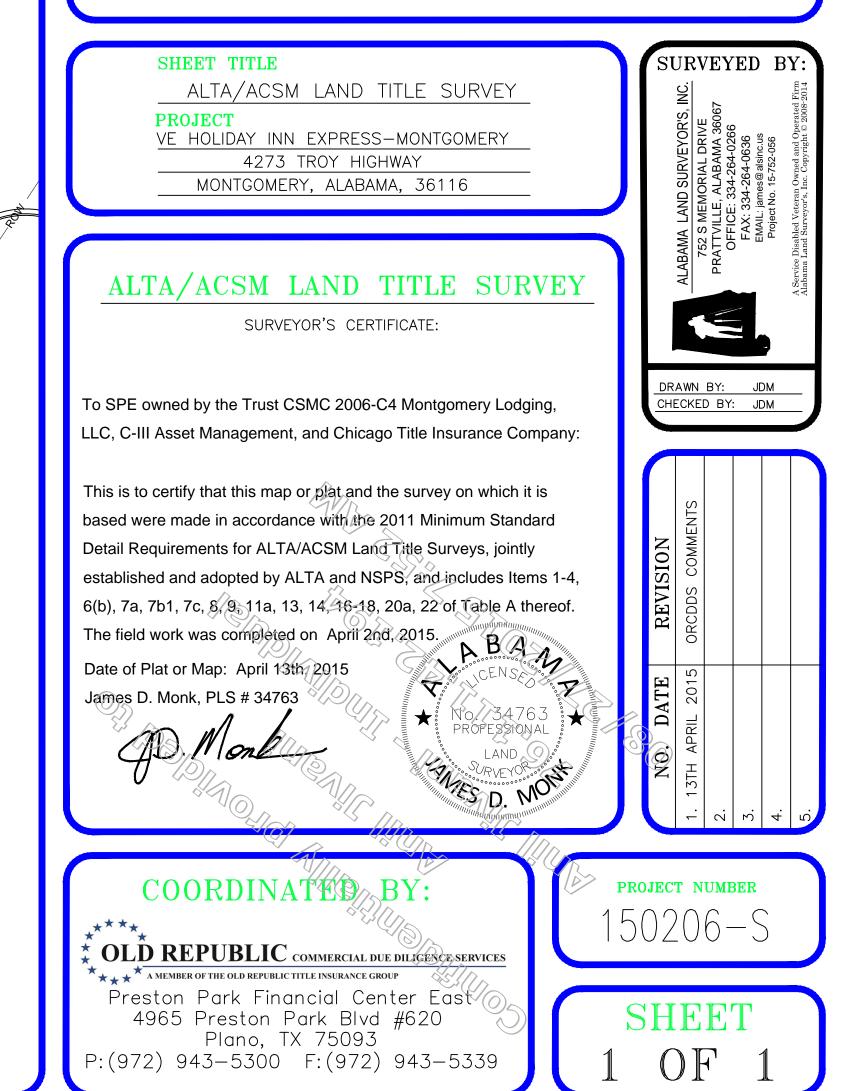
Commence at the Northwest Corner of the Northeast 1/4 of Section 2, Township 15 North, Range 18 East, Montgomery County, Alabama; thence leaving said Corner North 86°40'14" East 337.04 feet to a point lying along the Northerly Right of Way of U.S. Highway No. 231 (a.k.a. Troy Highway - 200' Right of Way); thence along said Right of Way South 56°27'50" East 218.78 feet to an iron pin, said point being the POINT OF BEGINNING for the following described parcel of land; thence leaving said Point of Beginning and said Right of Way North 35°47'55" East 171.15 feet to an iron pin; thence South 86°19'39" West 44.52 feet to an iron pin; thence North 35°52'21" East 281.52 feet to an iron pin; thence South 56°31'34" East 346.96 feet to an iron pin

lying along said Westerly Right of Way of Express Drive (60' Right of Way); thence along said Right of Way South 33°28'26" West 223.90 feet to an iron pin; thence leaving said Right of Way North

56°11'48" West 286.23 feet to an iron pin; thence South 35°29'39" West 57.97 feet to an iron pin; thence South 39°55'16" West 146.13 feet to an iron pin lying along said U.S. Highway No. 231 Right of Way; thence along said Right of Way North 56°31'34" West 25.52 feet to the Point of Beginning.

Said described parcel of land lying in the Northeast 1/4 of Section 2, Township 15 North, Range 18 East, Montgomery County, Alabama.

> The property hereon described is the same as the pertinent property as described in Chicago Title Insurance Company, Commitment No. 1356K-15, effective date 23 JAN 2015, 08:00AM.



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