

SURVEYORS CERTIFICATE

Client: R. L. R. Investments, LLC
General Electric Capital Business Asset Funding Corporation
Lawyers Title Insurance Corporation
Re: File 00-10-01 Drawing # Title: RL Trucking 2 Project

The undersigned Registered Land Surveyor (the "Surveyor") hereby certifies that:

- 1. This survey was prepared from an actual survey of the real Property shown hereon (the Property) and was conducted by the Surveyor or under the Surveyor's supervision;
- 2. Monuments have been duly located and actually exist at all major corners of the boundaries of the Property;
- 3. The survey and the legal description of the Property, including the point of beginning and all calls, is true, correct, and accurate, is identical to the legal description contained in Lawyers Title Insurance Company's commitment for title insurance No. 00-1613 dated November 3, 2000 (the "Commitment");
- 4. All recorded easements or other instruments or exceptions noted in the Commitment ("Exceptions") and capable of being located have been correctly located hereon and are indicated by official recording information (book and page), and those Exceptions which cannot be located or do not affect the Property are noted hereon either as "blanket" Exceptions that affect the entire Property or as not affecting the Property;
- 5. Lines indicating all setback restrictions of record or disclosed by applicable building or zoning codes are drawn hereon;
- 6. If a street address has been assigned for the Property, it is noted on this Survey;
- 7. A vicinity map is contained on this Survey and such vicinity map shows the Property in reference to nearby public rights-of-way and major street intersections. This Survey shows the names and widths of all rights-of-way bounding the Property and indicates (a) whether such rights-of-way are public or private; (b) by use of an arrow drawn to the Property boundary line that there are no gaps between the Property boundaries and the borders of such rights-of-way; (c) existing curb cut access points to any such rights-of-way which are public; and (d) that the Property has access to and from a public roadway as shown on the Survey. This Survey shows the distance to and location of the nearest intersecting public street or road (if access is by easement or private right of way);
- 8. Based upon a review of Federal Flood Insurance Rate Maps (or the state or local equivalent if no federal map exists), the Surveyor has determined by scaled map location and graphic plotting only that the Property is located in Zone X, which is not located in a 100 year or a 500 year Flood Plain or in an identified "flood prone area" as defined by the U.S. Department of Housing and Urban Development, pursuant to the Flood Disaster Insurance Rate Map Panel # 01073C 0188 E (Jefferson County, Alabama and incorporated areas), dated January 20, 2000, which such map panel covers the area in which the Property is situated;
- 9. This Survey is in compliance with the Minimum Technical Standards for the Practice of Land Surveying in the State of Alabama to the best of my knowledge, information, and belief;
- 10. This is to certify that this map or plat and the survey on which it is based were made in accordance with "Minimum Standard Detail Requirements for ALTA/ACSM Land Title Surveys," jointly established and adopted by ALTA, ACSM, and NSPS in 1999 and includes Items 1, 2, 3, 4, 6, 7 (b)(1), 7(c), 8, 9, 10, and 11 (a) (location of utilities per visible above ground and on site observation) of Table A thereof. Pursuant to the Accuracy Standards as adopted by ALTA, NSPS, and ACSM and in effect on the date of this certification. The undersigned further certifies that the Positional Uncertainties resulting from the survey measurements made on the survey do not exceed the allowable Positional Tolerance.

October 22, 2000
Steven H. Gilbert
Registered Land Surveyor No. 17507

5160 Scenic View Drive
Birmingham, Alabama 35210
Phone: (205) 956-7125
Fax: (205) 956-7146

THIS SURVEY IS INVALID WITHOUT AN ORIGINAL SIGNATURE AND A RAISED, EMBOSSED SEAL.

LEGAL DESCRIPTION:

PARCEL 1
Lot 1 according to the Amended Map of Valley East - MBD 1290, as recorded in Map Book 169, Page 42 in the office of the Judge of Probate of Jefferson County, Alabama.
PARCEL 2
Lot 2 according to the Amended Map of Valley East - MBD 1290, as recorded in Map Book 169, Page 42 in the office of the Judge of Probate of Jefferson County, Alabama.

DEED EXCEPTIONS (from Schedule B, Section 2 of the Commitment):

- Item 11. Volume 2903, Page 975, and Volume 5779, Pages 483-528 are blanket easements to Alabama Power Company that do not affect the property.
- Item 12. Volume 1522, Page 727 is an easement for the Barton Branch Sanitary Sewer. It does not affect the property but is adjacent and is shown on the survey.
- Items 13 and 14 refer to the right of way for L & N Railroad recorded in Map Book 99, Page 36. It does affect the property and is shown on the survey.
- Item 15. The 20' sanitary sewer is the same as that in item 20 below. The 25' easement for L & N Railroad is the same as in items 13 & 14 above. The subdivision plat shows an easement along the rear line of the property for sanitary sewers, storm sewers, or public utilities 122.31' wide, and is shown on the survey. The 35' wide easement must refer to an easement 70' wide that is centered on the common line between Lots 1 & 2 as shown on the recorded map.
- Items 16-18 are not survey related.
- Item 19. Volume 4466, Page 778 does not affect the property.
- Item 20. Volume 1610, Page 831 dedicates an easement to Jefferson County for the Echo Valley Sanitary Sewer and is shown on the survey.

Other deeds that were provided to the surveyor:

- Volume 5214, Page 342 dedicates a right of way for the Tarrant - Pinson Highway and does not affect the property.
- Volume 1687, Page 738 is an easement to the Industrial Development Board of the City of Birmingham that does not affect the property.
- Volume 1941, Page 110 is a sewer easement to Jefferson County and does not affect the property.
- Volume 897, Pages 48-50 involve right of way dedications to Jefferson County that do not affect the property.

ZONING RESTRICTIONS:

This property is Zoned M-3, City of Birmingham.

Setbacks: Front 30' Sides 25' Rear 15' Height of Buildings: 45'
A minimum of 20' between buildings must be maintained.

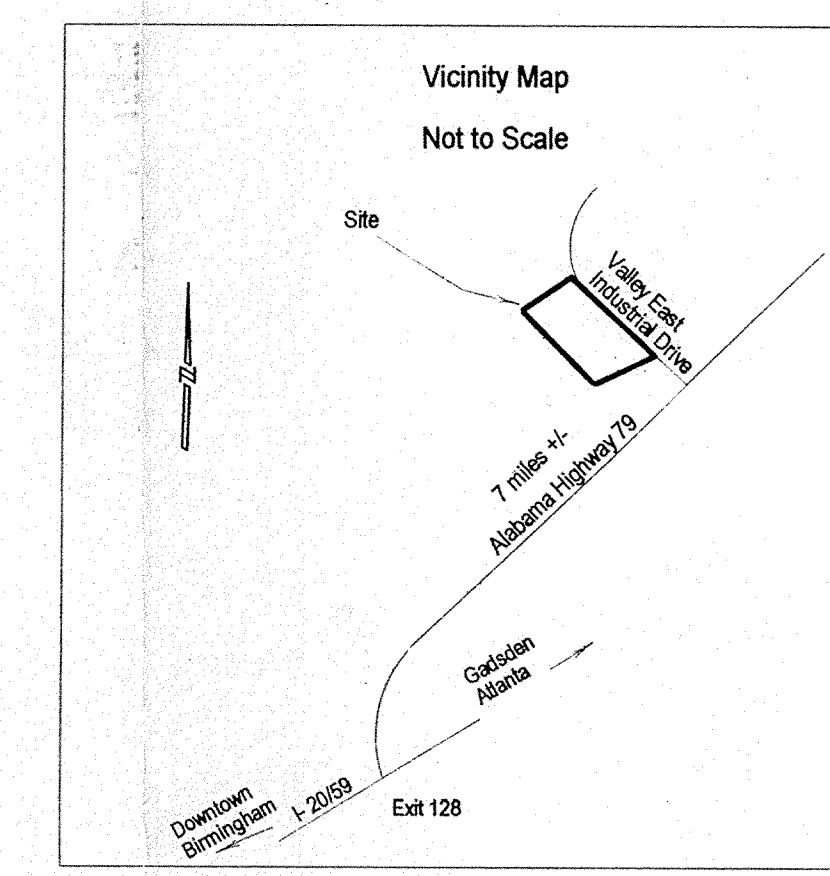
PARKING SPACES:

Handicapped: 3 Automobile: 84 Tractor - Trailer: 38

ENCROACHMENTS:

No encroachments are visible on the surface.

- Power Meter
- Gas Meter
- Utility Pole
- Concrete Utility Pole
- Water Meter
- Gas Valve
- Sanitary Manhole
- Storm Manhole
- Fire Hydrant
- Storm Inlet
- Floodlight
- Air Conditioner
- Power Transformer
- Water Valve
- Telephone Poles
- PVC Cleanout
- Overhead Utility II
- Chain Link Fence
- Railroad Track



ALTA/ACSM Land Title Survey

This work coordinated by:
International Land Services, Inc.
521 24th Avenue SW
Norman OK 73609
(405) 364-9352 www.ils-alta.com

Drawn By: SHG	Date: 11-20-2000
Surveyor Ref. No.	Revision No. 1
Approved by:	Date: 8-3-2001
Field Date: 10-26-2000	Revision No. 2
Scale: 1" = 60'	Date:
	Revision

Prepared for:

Client Ref. No.

Project Address: 3928 Valley East Industrial Drive
Project Location: Birmingham AL
Project Name: RL Trucking 3 Recertification
Job Number: 01-08-002:001

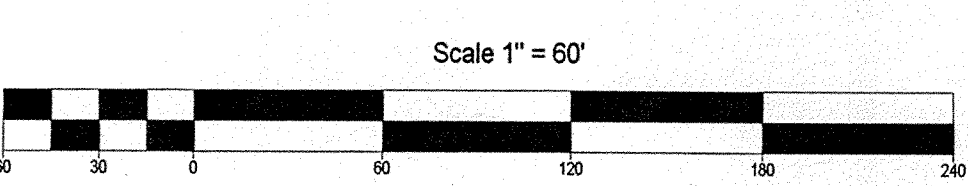
**Parcel 2
Lot 2
5.53 acres
240856 sq ft**

**Parcel 1
Lot 1
10.69 acres
465636 sq ft**

13 14 15
CL 50' Easement for L & N Railroad
M. B. 99 Page 36

12
20' R.O.W. Barton Branch
Sanitary Sewer
Vol. 1522 Page 727

15 CL 70' Easement



WARNING!
ERRORS & OMISSIONS INSURANCE PROTECTION

CALL INTERNATIONAL LAND SERVICES, INC.

This survey is covered by International Land Services, Inc.'s Errors and Omissions Insurance policy. Contacting the surveying company performing this survey will void the E & O Insurance coverage.

FOR YOUR PROTECTION, PLEASE DIRECT ALL QUESTIONS REGARDING THIS SURVEY TO:

INTERNATIONAL LAND SERVICES, INC.
Phone (405) 701-9352 Fax (405) 701-1002

SHIPPED AUG 06 2001