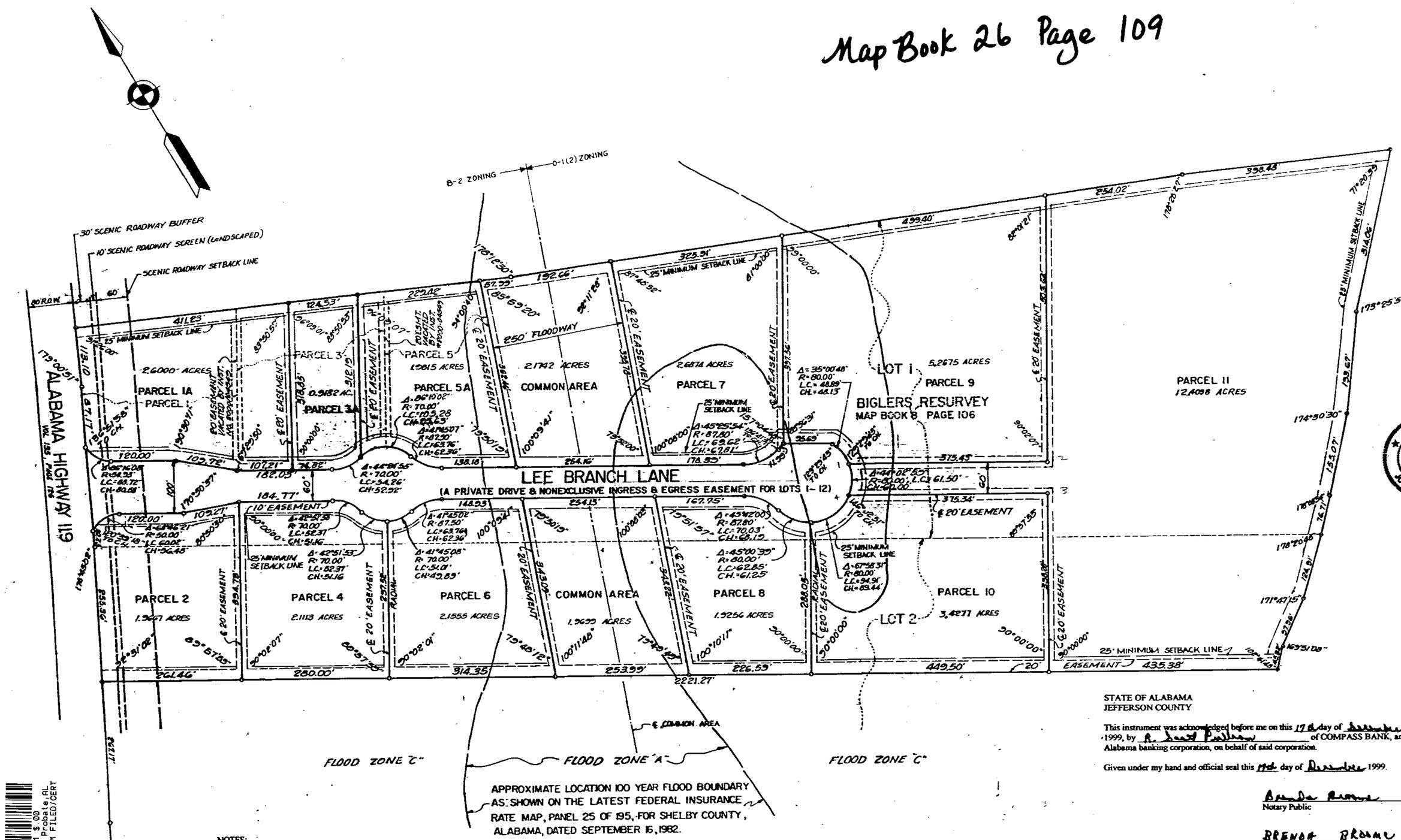
Map Book 26 Page 109



NOTES:

1. EASEMENTS SHOWN ON THIS MAP ARE FOR PUBLIC UTILITIES. SANITARY SEWERS, STORM SEWERS, STORM DITCHES, AND MAY BE USED FOR SUCH PURPOSES TO SERVE PROPERTY WITHIN AND WITHOUT THIS SUBDIVISION.
2. LEE BRANCH LANE SHALL SERVE AS INGRESS AND EGRESS OF VARYING WIDTH FOR PURPOSES OF INGRESS/EGRESS TO ALABAMA HIGHWAY 119 FROM PARCELS 1 THROUGH 11.
3. SUBDIVISION IS FOR OFFICE USE.
4. CONTRACTOR AND/OR DEVELOPER ARE RESPONSIBLE FOR PROVIDING BUILDING SITES FREE OF DRAINAGE PROBLEMS.
5. SHELBY COUNTY IS NOT RESPONSIBLE FOR THE MAINTENANCE OF ANY DRAINAGE EASEMENTS SHOWN ON THIS PLAT.
6. NO FURTHER SUBDIVISION OF ANY PARCEL SHOWN HEREON SHALL BE ALLOWED WITHOUT THE PRIOR APPROVAL OF THE SHELBY COUNTY PLANNING COMMISSION.
7. THE SUBDIVISION SHOWN HEREON INCLUDING LOTS AND STREETS, LIES IN AN AREA WHERE NATURAL LIME SINKS MAY OCCUR. SHELBY COUNTY, THE SHELBY COUNTY ENGINEER, THE SHELBY COUNTY PLANNING COMMISSION AND THE INDIVIDUAL MEMBERS THEREOF, AND ALL OTHER AGENTS, SERVANTS, OR EMPLOYEES OF SHELBY COUNTY, ALABAMA, MAKE NO REPRESENTATIONS WHATSOEVER THAT THE SUBDIVISION LOTS AND STREETS ARE SAFE OR SUITABLE FOR RESIDENTIAL CONSTRUCTION, OR FOR ANY OTHER PURPOSES WHATSOEVER. THIS SUBDIVISION IS UNDERLAIN BY LIMESTONE AND THUS MAY BE SUSCEPTIBLE TO LIME SINK ACTIVITY EVEN THOUGH THERE IS NO VISIBLE EVIDENCE OF SINK HOLES ON THIS PROPERTY.
8. PARCELS 1 AND 2 SHALL NOT HAVE DIRECT ACCESS TO ALABAMA HIGHWAY #119.
9. SHELBY COUNTY IS NOT NOW, NOR WILL BE IN THE FUTURE, RESPONSIBLE FOR THE MAINTENANCE OF PRIVATE ROADS OR EASEMENTS SHOWN ON THIS PLAT.
10. ANY DEVELOPMENT WITHIN THE 100 YEAR FLOOD PLAIN MUST COMPLY WITH THE FLOOD DAMAGE PREVENTION ORDINANCE OF SHELBY COUNTY.
11. AIG BAKER LEE BRANCH, L.L.C. SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF THE AREAS DESIGNATED HEREON AS "COMMON AREAS" AND "LEE BRANCH LANE." AIG BAKER LEE BRANCH, L.L.C. RESERVES THE RIGHT TO TRANSFER AND ASSIGN SUCH OBLIGATIONS IN WHOLE OR IN PART TO AN AS YET TO BE FORMED OWNERS' ASSOCIATION AT SUCH TIME AS ANY ONE OR MORE OF THE LOTS CREATED PURSUANT TO THIS PLAT ARE CONVEYED TO A THIRD PARTY PURCHASER BY AIG BAKER LEE BRANCH, L.L.C.

AMENDED MAP OF
LEE BRANCH CORPORATE CENTER

BEING A RESURVEY OF PARCELS 1, 3 & 5 LEE BRANCH CORPORATE CENTER, AS RECORDED IN MAP BOOK 26, PAGE 33 IN THE OFFICE OF THE JUDGE OF PROBATE, BEING A RESURVEY OF LOT 1 AND PART OF LOT 2, BIGLER'S RESURVEY, AS RECORDED IN MAP BOOK 8, PAGE 106 IN THE OFFICE OF THE JUDGE OF PROBATE SITUATED IN THE SOUTHEAST QUARTER OF SECTION 29 AND IN THE SOUTHWEST QUARTER OF SECTION 28, TOWNSHIP 18 SOUTH, RANGE 1 WEST, SHELBY COUNTY, ALABAMA. AMENDED TO REDUCE THE SIZE OF PARCEL 3 AND ENLARGE PARCELS 1 AND 5.

SCALE: 1" = 100'

DATE: DECEMBER, 1999

100 50 0 100 200 300
SCALE IN FEET

GONZALEZ WEBB STRENGTH, INC.
ENGINEERING & SURVEYING
SUITE 407 - 117 SEMMES CIRCLE
MONTGOMERY, ALABAMA 36609
PHONE (334) 242-8485
FAX (334) 242-8492

BUSINESS RECORDS CORPORATION

STATE OF ALABAMA
SHELBY COUNTY

The undersigned, Jon P. Strength, Registered Land Surveyor, State of Alabama, and AIG Baker Lee Branch L.L.C., a Delaware Limited Liability Company, owner hereby certify that this plat or map was made pursuant to a survey made by said surveyor and that said survey and this plat or map were made at the instance of said owner; that this plat or map is a true and correct map of lands shown therein and known as Lee Branch Corporate Center showing the subdivisions into which it is proposed to divide said lands, giving the length and bearings of the boundaries of each lot and its number showing the streets, alleys, and public grounds; giving the bearings, length, width and name of each street, as well as the number of each lot and block, and showing the relation of the lands to the survey of Bigler's Resurvey as recorded in the office of the Probate Judge of Shelby County, in map book 8, page 106, and that iron pins have been installed at all lot corners and curve points as shown and designated by small open circles on said plat or map. Said owner also certifies that it is the owner of said lands and that the same are not subject to any mortgage, except a mortgage held by the following mortgagee: Compass Bank.

DATED 12-10, 19 99

GONZALEZ WEBB STRENGTH, INC.

By: Jon P. Strength, Reg. No. 21181

AIG Baker Lee Branch, L.L.C., a Delaware Limited Liability Company

By: AIG Baker Shopping Center Properties, L.L.C., its sole member

By: Alex D. Baker, President

ALABAMA REGISTERED NO. 21181 LAND SURVEYOR JON P. STRENGTH

STATE OF ALABAMA
SHELBY COUNTY

I, Jon P. Strength, a Registered Professional Land Surveyor, do hereby certify that all parts of this survey and drawing have been completed in accordance with the requirements of the minimum technical standards for the practice of Land Surveying in the State of Alabama and that this is a true and correct survey of the property shown and described hereon.

Date: 12-10-99

Jon P. Strength, Reg. No. 21181

STATE OF ALABAMA
SHELBY COUNTY

I, as Notary Public in and for said County and State hereby certify that Jon P. Strength, whose name is signed to the foregoing certificate as Surveyor, and Alex D. Baker, designated officer of AIG Baker Partnership, whose name is signed as Owner, both of whom are known to me, acknowledged before me on this date, that after having been duly informed of the contents of said certificates, they executed the same voluntarily as such individual with full authority therefor.

Given under my hand this 10th day of December 1999.

Notary Public — My Commission Expires: 11/23/02

APPROVED: County Engineer — DATE: 2/17/00

APPROVED: Planning Commission — DATE: 2/17/00

For Recording Purposes ~~APPROVED~~ Shelby county Health Officer — DATE: 2-2-00

APPROVED: Cahaba Valley Fire District Chief — DATE: 1-6-2000

STATE OF ALABAMA
JEFFERSON COUNTY

This instrument was acknowledged before me on this 17th day of December, 1999, by R. Scott Pullman of COMPASS BANK, an Alabama banking corporation, on behalf of said corporation.

Given under my hand and official seal this 17th day of December 1999.

Notary Public

Name: Printed

My Commission Expires: 5-12-2002

Compass Bank executes this plat to the extent of its interest as mortgagee, but makes no warranty or representation with respect thereto.

Compass Bank
P.O. Box 10566
Birmingham, AL 35296
ATT: Alabama Real Estate Department

By:

Its: V.P.

Inst # 2000-05113
08/18/2000-05113
08:22 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
001 MAP 26 PG 109

2000021800051131 1/1 $.00
Shelby Cnty Judge of Probate, AL
02/18/2000 08:22:52AM FILED/CERT