

STATE OF GEORGIA,
COUNTY OF MUSCOGEE.

MORTGAGE TAX AFFIDAVIT

BEFORE ME, the undersigned authority, personally appeared LORING F. PEREZ, who, upon being known to me and being by me first duly sworn, deposes on oath and states as follows:

My name is LORING F. PEREZ, and I am the Vice President-Finance of SPECTRUM REALTY, INC., a Georgia corporation ("Spectrum"). In that capacity, I am familiar with the Mortgages, Security Agreements and Assignments of Rents and Leases dated December 29, 2000, in favor of SouthTrust Bank, an Alabama banking corporation (the "Mortgages"), recorded in Book 2193, page 195, and Book 2193, page 259, in the Office of the Probate Judge of Montgomery County, Alabama; recorded in Book 4928, page 1654, and Book 4957, page 1802, in the Office of the Probate Judge of Mobile County, Alabama; recorded as Instrument No. 200101/8551 and Instrument No. 200101/8558, in the Office of the Probate Judge of Jefferson County, Alabama; and recorded as Instrument No. 2001/02853, in the Office of the Probate Judge of Shelby County, Alabama, which are secured by certain real property located in said Alabama counties as set forth on Exhibit "A" attached hereto and/or certain equipment and fixtures located on said properties in said counties.

The Mortgages were given to secure an indebtedness of \$20,000,000 evidenced by a Guaranty (the "Guaranty") from Spectrum to SouthTrust Bank ("SouthTrust"), dated December 29, 2001, given to secure the repayment of a promissory note from Spectrum Holding, Inc. to SouthTrust dated December 29, 2000, in the principal amount of \$20,000,000 (the "Note"). At the time the Mortgages were recorded, Mortgage Privilege Recording Taxes were paid pursuant to a Mortgage Tax Order issued by the Alabama Department of Revenue dated January 16, 2001.

SouthTrust has assigned the Note and Mortgages to General Electric Capital Business Asset Funding Corporation ("GE"), and the same have been consolidated, amended and restated this date to provide for, among other things, an additional advance of \$1,000,000 in new money by GE to Spectrum Holding, Inc. and the addition of certain real property and equipment and fixtures thereon located in Lee County, Alabama as said property is described on Exhibit "A".

The additional \$1,000,000 being advanced pursuant to the Amended and Restated Promissory Note from Spectrum to GE which is in the principal amount of \$21,000,000, is only secured by the real property located in the State of Alabama described on Exhibit "A" and/or certain equipment and fixtures located thereon.


Submitted herewith by SouthTrust for recording in each of the Alabama counties identified on Exhibit "A" is a duplicate original of the Amended and Restated Mortgage, Security Agreement, Assignment of Lease and Rents, and Fixture Filing (the "Amended and Restated Mortgage"), which amends and restates the Mortgages in their entirety and a UCC Financing Statement from Spectrum to GE with respect to the same.

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09/27/2001-41720
08:23 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
006 CH 26.00

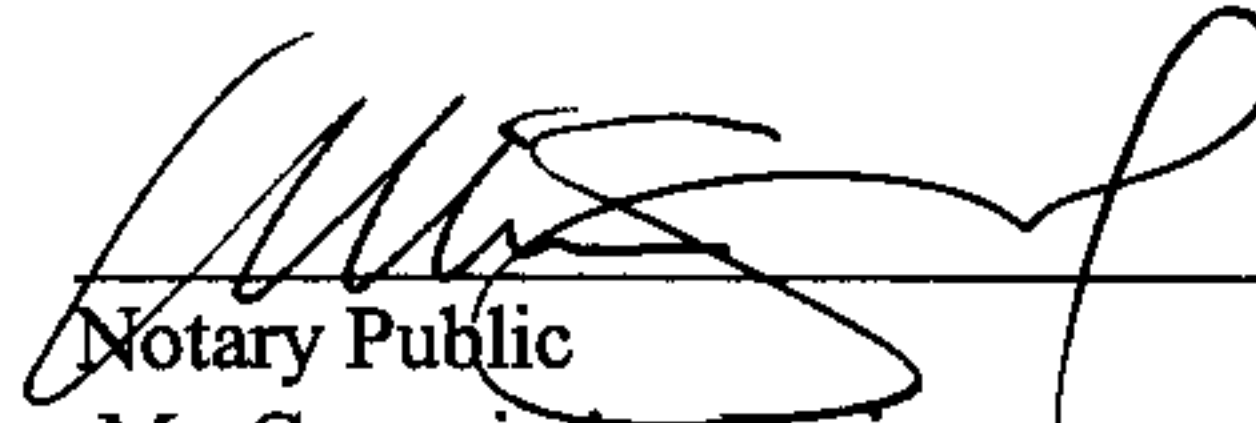
Inst # 2001-41720

This Affidavit is given on behalf of GE for the purpose of apportioning the taxes due upon recordation of the Amended and Restated Mortgage and UCC Financing Statements with respect to the new funds advanced by GE in the amount of \$1,000,000.



Loring F. Perez
Vice President-Finance of Spectrum Realty, Inc.

SWORN TO and subscribed before me this 22nd day of March, 2001.



Notary Public
My Commission Expires: _____
(NOTARY SEAL)

WILLIAM C. POUND
NOTARY PUBLIC—OFFICIAL SEAL—
MUSCOGEE COUNTY, GA
My Commission Expires June 29, 2001

EXHIBIT A

Total of New Indebtedness :	\$ 1,000,000
Mortgage Privilege Tax Due - \$1,000,000 divided by 100 times .15 =	1,500
Total Value of Properties -	20,335,000

MONTGOMERY COUNTY (18.19%)

<u>LOCATION</u>	<u>VALUE</u>
1. Spectrum #110 7891 Vaughn Road Montgomery, AL	\$ 1,400,000
2. Spectrum #111 1452 Ann St. Montgomery, AL	500,000
3. Spectrum #112 5771 Atlanta Highway Montgomery, AL	700,000
4. Spectrum #113 961 South Boulevard Montgomery, AL	900,000
5. Spectrum #114 2909 East South Boulevard Montgomery, AL	<u>200,000</u>
TOTAL VALUE OF MONTGOMERY COUNTY PROPERTIES -	\$3,700,000

JEFFERSON COUNTY (13.74%)

<u>LOCATION</u>	<u>VALUE</u>
6. Spectrum #104 1250 Columbiana Road Birmingham, AL	\$ 1,345,000
7. Spectrum #105 1955 Forestdale Boulevard Forestdale, AL	200,000
8. Spectrum #106	150,000

430 Fieldstown Road
Gardendale, AL

9. Spectrum #108 3421 Lorna Road Hoover, AL	<u>1,100,000</u>
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TOTAL VALUE OF JEFFERSON COUNTY PROPERTIES -	\$ 2,795,000
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SHELBY COUNTY (23.55%)

<u>LOCATION</u>	<u>VALUE</u>
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10. Spectrum #102 2157 Valleydale Road Hoover, AL	\$ 1,375,000
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11. Spectrum #103 615 Cahaba Valley Road Pelham, AL	750,000
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12. Spectrum #107 4734 US Highway 280 Birmingham, AL	1,200,000
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13. Spectrum #109 5375 Highway 280 East Birmingham, AL	<u>1,465,000</u>
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TOTAL VALUE OF SHELBY COUNTY PROPERTIES -	\$4,790,000
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MOBILE COUNTY (39.34%)

<u>LOCATION</u>	<u>VALUE</u>
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14. Spectrum #115 2810 Government Boulevard Mobile, AL	\$ 1,400,000
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15. Spectrum #116 7790 Moffett Road Mobile, AL	900,000
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16. Spectrum #117	350,000
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4659 Airport Boulevard
Mobile, AL

17. Spectrum #118 5377 Highway 90 Mobile, AL	1,400,000
18. Spectrum #119 5601 Moffett Road Mobile, AL	1,400,000
19. Spectrum #120 1201 Industrial Parkway Saraland, AL	750,000
20. Spectrum #121 3251 Dauphin St. Mobile, AL	1,300,000
21. Spectrum #122 7785 Cottage Hill Road Mobile, AL	<u>500,000</u>

TOTAL VALUE OF MOBILE COUNTY PROPERTIES - \$ 8,000,000

LEE COUNTY (5.18%)

LOCATION

VALUE

22. Spectrum #22
1200 Columbus Parkway.
Opelika, AL

\$ 1,050,000

County	Tax	County Allocation
Montgomery County-	\$272.85	\$181,900
Jefferson County-	\$206.10	\$137,400
Shelby County-	\$353.25	\$ 235,500
Mobile County-	\$590.10	\$ 393,400
Lee County -	\$ 77.70	\$ 51,800
	\$1,500.00	\$1,000,000

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