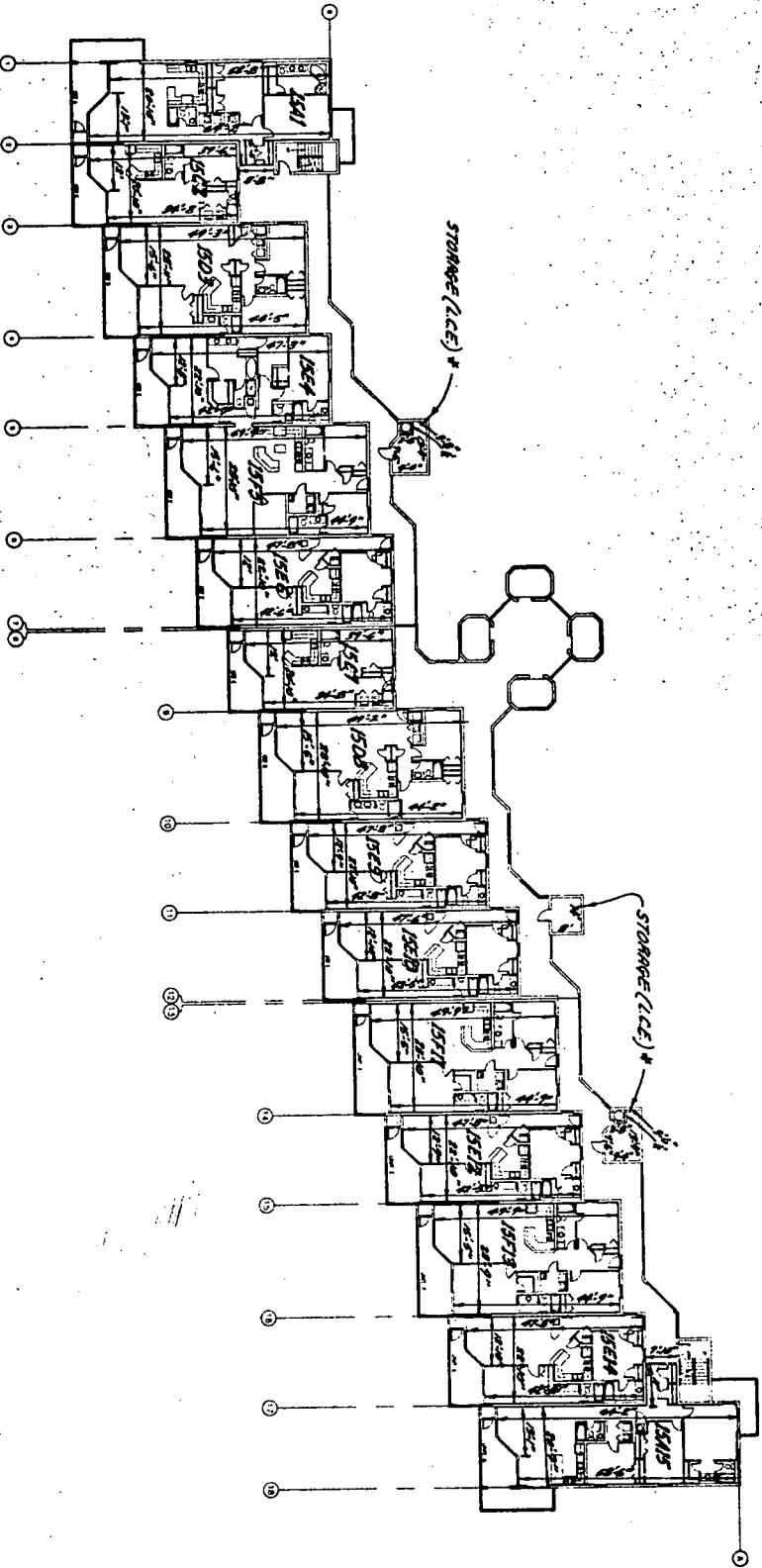


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FIFTEENTH FLOOR PLAN

I, MIKELL D. SPEAKS, A REGISTERED LAND SURVEYOR IN THE STATE OF ALABAMA, HEREBY CERTIFY THAT THE FOLLOWING DIMENSIONS FOR THE UNITS IN PHOENIX VII CONDOMINIUMS ARE TRUE AND CORRECT.

Mikell D. Speaks
 ALABAMA REGISTRATION NO. 9127
 SEPTEMBER 20, 1999

* LIMITED WARRANTY ELEMENT

MIKELL D. SPEAKS & ASSOCIATES · CONSULTING ENGINEERS, INCORPORATED
 732 OAK CIRCLE DRIVE WEST · MOBILE, ALABAMA

DATE: SEPTEMBER, 1999

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N.T.S.

PHOENIX VII
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BUSINESS RECORDS CORPORATION