

misc. Agree (W)

72434956-10

**Synovus Financial Corporation  
Problem Asset Memo**

**Bank Name:** CB&T SE AL **Borrower(s):** Gateway Centre, LLC

**Report Date:** 2/9/2011 **Primary Relationship Name:** Gateway Centre, LLC

**Officer Name:** Ashley Johnson **Officer No.:** 622

**Special Assets Officer:** **Tax ID(s):** 26-1969961

**Closing Attorney:** Shelf Documents (If loan documents are bank-prepared, please state)

**Type of Business:** Commercial Real Estate Development

**Nature of Problem:** (State problem clearly and concisely in your own words.)

Gateway - Gateway Centre, LLC is owned by William R. Helms (50% owner) & Randy Roark (50% owner). This LLC was formed for the sole purpose of developing a strip retail center in Saraland, AL on a 14.31 acre tract of land. Due to the downturn in the economy this has become stalled project. Mr. Helms and Mr. Roark have now decided to subdivide the remaining land and sell. Two of the outparcels have sold to Regions Bank and Hancock Bank. They currently have interest from TCBY and Verizon and they are in negotiations with Tractor Supply to buy one parcel for \$700M. 12.05 Acres remain for sale.

**Loan Exposure:** List all loans with borrower, related entities, guarantors, etc.

Past Due

Loan #	Origination Date	Term	Collateral	Borrower	Commitment	Balance	Interest	Days Past Due	30 Days	60 Days	90 Days	Y	Int	Monitor
72434956-10	2/22/2008	7	CREM	Gateway Centre, LLC	1180	1180	12/31/2010	0	2	0	0	Y	Int	Monitor
							4-5-2011							
<b>Totals:</b>					\$1,180	\$1,180								

\*Credit Type: RLOC - Revolving LOC; CTP - Construction to Perm; PLOC - Personal LOC; HELOC - Home Equity LOC; BLOC - Builders LOC; FREM - Family; CREM - Commercial

\*\* Risk Ratings: 6 - Watchlist; 7 - Substandard; 8 - Doubtful; 9 - Loss

**Collateral:**

Loan #	Property Description	Value	Market Value	Notes
72434956-10	Property & Improvements located in Saraland, Alabama, Near Intersection of 158 & I-65	1301.6	1627	Gaylord C Lyon & Co. / 8/3/2010
<b>Totals:</b>		\$1,302	\$1,627	

**Guarantors:**

Guarantor	Relationship	Value	Market Value	Notes
William Helms	6/10/10 PFS	5263	3815	253 -87 (08)
Randy Roark	6/16/10 PFS	5230	3815	335 -92 (08)

**Objectives and Service Plan:**

**Trend:** Declining **Collateral Coverage:** Adequate

**Primary Objective:** Monitor and Collect **Resolution Date:**

**Likelihood of Further Migration:** 100% **Timing of Migration:** 30 Days

**Action Plan to Achieve Primary Objective:** List the steps you will use to reach your stated primary objective.

In order to upgrade the loan, Mr. Helms and Mr. Roark will need a clearly defined plan to sell the newly divided lots and will need to improve their current cash flow globally. Loan is being renewed until 12/31/2010 in order for borrower to pay off loan or move to another financial institution.

**Current Status of Account:** Include action accomplished since the last Credit Review meeting and actions anticipated before the next meeting.

Date	Action
11/09/2010	A couple of weeks ago, the Tractor Supply Developer had the company Representative in town to make a decision about the location. They are currently waiting on negotiations with the tenant over rent that will allow them to make a certain offer on the land. We should receive final decisions on this soon.
12/09/2010	Borrower will be coming to meet with bank next week to discuss updates on the current negotiations with Tractor Supply plus new vendor opportunities. Borrower believes there is good interest that may produce positive results soon.
2-9-11	Loan was renewed on 1-25-11 and interest was paid current. The new maturity date is 4-5-11. Anticipate loan will be transferred to BAM by 3-31-11.