

**Synovus Financial Corporation
Problem Asset Memo**

72434956-10

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

Report Date: 5/10/2011 Primary Relationship Name: Gateway Centre, LLC

Officer Name: Paul Davis Officer No. 697

Special Assets Officer: Pat O'Donnell 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. 12.06 Acres remain for sale.

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

Past Due

Loan #	Original Date	Risk Rating	Credit Type	Borrower Name and Loan Number	Commitment (\$M)	Substanced (\$M)	Maturity Date	90 Days	180 Days	365 Days	Acctg. Days	Days in Del.	Days in Del.	Days in Del.	Days in Del.	Days in Del.	Days in Del.
72434956-10	2/22/2008	7	CREM	Gateway Centre, LLC	1180	1180	7/5/2011	0	5	0	0	Y	Int	Monitor			
Totals:					\$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:

Note Number	Description	Market Value	Appraised Book Value	Appraised by
72434956-10	Property & Improvements located in Saraland, Alabama, Near Intersection of 158 & I-65	1301.6	1627	Gaylord C Lyon & Co. / 8/3/2010
Totals:		\$1,302	\$1,627	

Guarantors:

Note Number	Name (Also note any limitations on guarantor)	Date of Transfer Statement	Assets (\$M)	Liabilities (\$M)	Net Worth (\$M)	Appraised by
	William Helms	8/10/10 PFS	5263	3815	253	-87 (08)
	Randy Roark	8/16/10 PFS	5230	3815	335	-92 (08)

Objectives and Service Plan:

Trend: <u>Declining</u>	Collateral Coverage: <u>Adequate</u>
Primary Objective: <u>Monitor and Collect</u>	Resolution Date: _____
Likelihood of Further Migration: <u>0%</u>	Timing of Migration: <u>None</u>

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.

Month/Year	Status
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. Special Asset Transfer 4-18-11. Borrower meeting with prospects (Tractor Supply, Zaxby's and others??) this week.
3-15-11	
4-15-11	Owners are negotiating with several interested parties including a Pathologist Group that wants to invest in a Brewster's Ice Cream business, a local Farmer's Insurance agent, an upper-scale Mexican Restaurant, and Tractor Supply. Warm hand-off to Pat O'Donnell was conducted on 3-22-11.
5-10-11	Loan was renewed for additional 90 days. Pat O'Donnell was encouraged to use the equity in this property to cross with Montgomery and Birmingham affiliate debt.