

LEGAL DESCRIPTION

**STATE OF ALABAMA
COUNTY OF CHEROKEE**

PARCEL #1: COMMENCE AT A POINT OF INTERSECTION WITH THE SOUTH R/W LINE OF AIRPORT ROAD (ALSO KNOWN AS CHEROKEE COUNTY ROAD #118) WITH THE NORTHWESTERLY R/W LINE OF COMMERCE STREET AND FROM THENCE RUN S34°23'46" W, ALONG SAID NORTHWESTERLY R/W LINE, ALSO BEING THE SOUTHEASTERLY LINE OF THE LANDS DESCRIBED IN DEED BOOK "A269", PAGE 175, PROBATE OFFICE, CHEROKEE COUNTY, ALABAMA, 350.00 FEET TO AN IRON PIN FOUND, THE POINT OF BEGINNING, THENCE FROM SAID POINT OF BEGINNING CONTINUE S34°23'46" W, ALONG SAID NORTHWESTERLY R/W LINE, 293.60 FEET TO THE NORTHEAST CORNER OF THE LANDS DESCRIBED IN DEED BOOK "A148", PAGE 217, SAID PROBATE OFFICE, THENCE RUN N75°18'27" W, ALONG THE NORTH LINE OF SAID DEED BOOK "A148", PAGE 217, 192.89 FEET TO THE NORTHWEST CORNER THEREOF, THENCE RUN S34°23'46" W, ALONG THE WESTERLY LINE OF SAID DEED BOOK "A148", PAGE 217, 118.97 FEET TO A POINT, THENCE RUN S24°24'24" W, 234.24 FEET TO A POINT ON THE NORTHEASTERLY R/W LINE OF AN UNNAMED ROAD, THENCE RUN N58°34'53" W, ALONG SAID NORTHEASTERLY R/W LINE, 99.63 FEET TO A POINT, THENCE RUN S10°47'47" W, 64.11 FEET TO A POINT IN THE SOUTHWESTERLY R/W LINE OF SAID UNNAMED ROAD, THENCE RUN S58°34'53" W, ALONG SAID SOUTHWESTERLY R/W LINE, 14.77 FEET TO A POINT, THENCE RUN S52°24'51" W, 28.63 FEET TO A POINT, THENCE RUN N60°44'45" W, 21.02 FEET TO A POINT, THENCE RUN S24°24'24" W, 44.34 FEET TO A POINT, THENCE RUN S17°38'38" W, 49.88 FEET TO A POINT, THENCE RUN S58°38'29" W, 34.89 FEET TO A POINT, THENCE RUN S31°25'07" W, 145.00 FEET TO A POINT, THENCE RUN S11°05'23" E, 79.75 FEET TO A POINT, THENCE RUN N87°54'00" E, 79.30 FEET TO A POINT, THENCE RUN S85°24'51" E, 263.10 FEET TO A POINT IN THE NORTHWESTERLY R/W LINE OF AFORESAID COMMERCE STREET, THENCE RUN ALONG SAID NORTHWESTERLY R/W LINE WITH THE FOLLOWING CHORD BEARINGS AND DISTANCES THEREOF: S52°37'37" W, 104.16 FEET TO A POINT, THENCE RUN S72°30'22" E, 172.90 FEET TO A POINT ON THE PRESENT NORTH R/W LINE OF U.S. HIGHWAY #118, THENCE RUN ALONG SAID NORTH R/W LINE WITH THE FOLLOWING CHORD BEARINGS AND DISTANCES THEREOF: S87°42'54" W, 100.40 FEET; S89°02'54" W, 150.45 FEET; N80°07'08" W, 270.00 FEET TO A CONCRETE MONUMENT FOUND, THENCE RUN N37°18'06" W, 45.10 FEET TO A CONCRETE MONUMENT FOUND ON THE EAST R/W LINE OF STATE HIGHWAY #8, SAID POINT BEING N18°08'49" E, 105.93 FEET FROM THE SOUTHWEST CORNER OF SECTION 14, T-10-S-R-9-B, THENCE RUN N03°09'44" E, ALONG SAID R/W, 688.30 FEET TO AN IRON PIN FOUND ON THE SOUTH R/W LINE OF STATE HIGHWAY #8, THENCE RUN N52°37'28" E, ALONG THE SOUTH R/W LINE OF SAID STATE HIGHWAY #8, 450.49 FEET TO AN IRON PIN FOUND AT THE SOUTHWEST CORNER OF THE LANDS DESCRIBED IN DEED BOOK "A132", PAGE 927, AFORESAID PROBATE OFFICE, THENCE FROM THE SOUTH LINE OF SAID DEED BOOK "A132", PAGE 927, 220.00 FEET TO THE SOUTHEAST CORNER THEREOF, THENCE RUN N49°12'53" E, ALONG THE EASTERLY LINE OF SAID DEED BOOK "A132", PAGE 927, 162.20 FEET TO A POINT, THENCE RUN S87°20'22" E, 56.22 FEET TO A POINT, THENCE RUN S52°28'54" E, ALONG THE SOUTHWEST LINE OF THE LANDS DESCRIBED IN DEED BOOK "A286", PAGE 50, AFORESAID PROBATE OFFICE, 164.10 FEET TO AN IRON PIN FOUND AT THE SOUTHEAST CORNER THEREOF, THENCE RUN S2°15'45" E, ALONG THE SOUTHWEST LINE OF THE LANDS DESCRIBED IN DEED BOOK "A117", PAGE 720, AFORESAID PROBATE OFFICE, 146.42 FEET TO AN IRON PIN FOUND AT THE SOUTHEAST CORNER THEREOF, THENCE RUN N29°09'19" E, ALONG THE EASTERLY LINE OF SAID DEED BOOK "A117", PAGE 720, 88.62 FEET TO AN IRON PIN FOUND AT THE SOUTHWEST CORNER OF AFORESAID DEED BOOK "A289", PAGE 175, THENCE RUN N84°30'43" E, ALONG THE SOUTH LINE OF SAID DEED BOOK "A289", PAGE 175, 283.15 FEET TO THE POINT OF BEGINNING, SAID PROPERTY BEING A PORTION OF THE SW 1/4 IN SECTION 14, TOWNSHIP 10 SOUTH, RANGE 9 EAST, CHEROKEE COUNTY, ALABAMA AND CONTAINS 14.95 ACRES, MORE OR LESS, AND BEING SUBJECT TO ANY EASEMENTS, RESERVATIONS OR RESTRICTION OF RECORD THAT MAY EXIST.

PARCEL #2: (FRED'S SUPER DOLLAR) COMMENCE AT A POINT OF INTERSECTION WITH THE SOUTH R/W LINE OF AIRPORT ROAD (ALSO KNOWN AS CHEROKEE COUNTY ROAD #118) WITH THE NORTHWESTERLY R/W LINE OF COMMERCE STREET AND FROM THENCE RUN S34°23'46" W, ALONG SAID NORTHWESTERLY R/W LINE, ALSO BEING THE SOUTHEASTERLY LINE OF THE LANDS DESCRIBED IN DEED BOOK "A286", PAGE 175, PROBATE OFFICE, CHEROKEE COUNTY, ALABAMA, 350.00 FEET TO AN IRON PIN FOUND, THENCE CONTINUE S34°23'46" W, ALONG SAID NORTHWESTERLY R/W LINE, 293.60 FEET TO THE NORTHEAST CORNER OF THE LANDS DESCRIBED IN DEED BOOK "A148", PAGE 217, SAID PROBATE OFFICE, THENCE RUN N75°18'27" W, ALONG THE NORTH LINE OF SAID DEED BOOK "A148", PAGE 217, 118.97 FEET TO A POINT, THENCE RUN S34°23'46" W, ALONG THE WESTERLY LINE OF SAID DEED BOOK "A148", PAGE 217, 192.89 FEET TO THE NORTHWEST CORNER THEREOF, THENCE RUN S34°23'46" W, ALONG THE WESTERLY LINE OF SAID DEED BOOK "A148", PAGE 217, 118.97 FEET TO A POINT IN THE SOUTHWESTERLY R/W LINE OF AN UNNAMED ROAD, THENCE RUN N58°34'53" W, ALONG SAID NORTHWESTERLY R/W LINE, 99.63 FEET TO A POINT, THENCE RUN S10°47'47" W, 64.11 FEET TO A POINT IN THE SOUTHWESTERLY R/W LINE OF SAID UNNAMED ROAD, THENCE RUN S58°34'53" W, ALONG SAID SOUTHWESTERLY R/W LINE, 14.77 FEET TO A POINT, THENCE RUN S52°24'51" W, 28.63 FEET TO A POINT, THENCE RUN N60°44'45" W, 21.02 FEET TO A POINT, THENCE RUN S24°24'24" W, 44.34 FEET TO A POINT, THENCE RUN S17°38'38" W, 49.88 FEET TO A POINT, THENCE RUN S58°38'29" W, 34.89 FEET TO A POINT, THENCE RUN S31°25'07" W, 145.00 FEET TO A POINT, THENCE RUN S11°05'23" E, 79.75 FEET TO A POINT, THENCE RUN N87°54'00" E, 79.30 FEET TO A POINT, THENCE RUN S85°24'51" E, 263.10 FEET TO A POINT IN THE NORTHWESTERLY R/W LINE OF AFORESAID COMMERCE STREET, THENCE RUN ALONG SAID NORTHWESTERLY R/W LINE WITH THE FOLLOWING CHORD BEARINGS AND DISTANCES THEREOF: S52°37'37" W, 104.16 FEET TO A POINT, THENCE RUN S72°30'22" E, 172.90 FEET TO A POINT ON THE PRESENT NORTH R/W LINE OF U.S. HIGHWAY #118, THENCE RUN ALONG SAID NORTH R/W LINE WITH THE FOLLOWING CHORD BEARINGS AND DISTANCES THEREOF: S87°42'54" W, 100.40 FEET; S89°02'54" W, 150.45 FEET; N80°07'08" W, 270.00 FEET TO A CONCRETE MONUMENT FOUND, THENCE RUN N37°18'06" W, 45.10 FEET TO A CONCRETE MONUMENT FOUND ON THE EAST R/W LINE OF STATE HIGHWAY #8, SAID POINT BEING N18°08'49" E, 105.93 FEET FROM THE SOUTHWEST CORNER OF SECTION 14, T-10-S-R-9-B, THENCE RUN N03°09'44" E, ALONG SAID R/W, 688.30 FEET TO AN IRON PIN FOUND ON THE SOUTH R/W LINE OF STATE HIGHWAY #8, THENCE RUN N52°37'28" E, ALONG THE SOUTH R/W LINE OF SAID STATE HIGHWAY #8, 450.49 FEET TO AN IRON PIN FOUND AT THE SOUTHWEST CORNER OF THE LANDS DESCRIBED IN DEED BOOK "A132", PAGE 927, AFORESAID PROBATE OFFICE, THENCE FROM THE SOUTH LINE OF SAID DEED BOOK "A132", PAGE 927, 220.00 FEET TO THE SOUTHEAST CORNER THEREOF, THENCE RUN N49°12'53" E, ALONG THE EASTERLY LINE OF SAID DEED BOOK "A132", PAGE 927, 162.20 FEET TO A POINT, THENCE RUN S87°20'22" E, 56.22 FEET TO A POINT, THENCE RUN S52°28'54" E, ALONG THE SOUTHWEST LINE OF THE LANDS DESCRIBED IN DEED BOOK "A286", PAGE 50, AFORESAID PROBATE OFFICE, 164.10 FEET TO AN IRON PIN FOUND AT THE SOUTHEAST CORNER THEREOF, THENCE RUN S2°15'45" E, ALONG THE SOUTHWEST LINE OF THE LANDS DESCRIBED IN DEED BOOK "A117", PAGE 720, AFORESAID PROBATE OFFICE, 146.42 FEET TO AN IRON PIN FOUND AT THE SOUTHEAST CORNER THEREOF, THENCE RUN N29°09'19" E, ALONG THE EASTERLY LINE OF SAID DEED BOOK "A117", PAGE 720, 88.62 FEET TO AN IRON PIN FOUND AT THE SOUTHWEST CORNER OF AFORESAID DEED BOOK "A289", PAGE 175, THENCE RUN N84°30'43" E, ALONG THE SOUTH LINE OF SAID DEED BOOK "A289", PAGE 175, 283.15 FEET TO THE POINT OF BEGINNING, SAID PROPERTY BEING A PORTION OF THE SW 1/4 IN SECTION 14, TOWNSHIP 10 SOUTH, RANGE 9 EAST, CHEROKEE COUNTY, ALABAMA AND CONTAINS 14.95 ACRES, MORE OR LESS, AND BEING SUBJECT TO ANY EASEMENTS, RESERVATIONS OR RESTRICTION OF RECORD THAT MAY EXIST.

LEGEND

- IRON PIN FOUND
- IRON PIN SET WITH CAP (STAMPED "1592183")
- X- EXISTING FENCE
- O-E- OVERHEAD UTILITY
- P.O.C. POINT OF COMMENCEMENT
- P.O.B. POINT OF BEGINNING
- (R) RECORDED (BEARING, DISTANCE, OR ANGLE)
- (M) MEASURED (BEARING, DISTANCE, OR ANGLE)
- △ TRAVERSE STATION
- CALCULATED POINT
- GAS- EXISTING GAS LINE
- S-S- EXISTING SANITARY SEWER
- R/W RIGHT OF WAY
- WATER VALVE
- WATER METER
- SANITARY SEWER MANHOLE
- DRAINAGE MANHOLE
- GRATE INLET
- CURB INLET
- FIRE HYDRANT
- LIGHT POST
- MARSH
- BENCH MARK
- TREE
- GRASS
- SIGN
- GAS VALVE
- (OUT) OUTSIDE AREA OF BUILDING (SQ. FT.)

LINE TABLE

LINE	BEARING	DISTANCE
L1	S 58°34'53" W	14.77
L2	S 52°24'51" W	28.63
L3	N 60°44'45" W	21.02
L4	N 24°24'24" W	44.34
L5	N 17°38'38" W	49.88
L6	N 58°38'29" W	34.89
L7	N 31°25'07" W	145.00
L8	N 11°05'23" E	79.75
L9	N 87°54'00" E	79.30
L10	S 85°24'51" E	263.10

LINE TABLE FOR EASEMENT #1

LINE	BEARING	DISTANCE
L17	N 78°54'37" E	25.78

LINE TABLE FOR EASEMENT #2

LINE	BEARING	DISTANCE
L8	N 72°30'22" E	31.92
L9	S 12°35'03" W	71.30
L10	S 12°30'49" W	21.91
L11	N 17°20'49" E	41.91
L12	S 85°05'32" E	12.92

LINE TABLE FOR PARCEL #2

LINE	BEARING	DISTANCE
L13	N 72°00'07" W	32.84

LINE TABLE FOR PARCEL #2

LINE	BEARING	DISTANCE
L13	N 72°00'07" W	32.84

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LINE	BEARING	DISTANCE
L13	N 72°00'07" W	32.84

LINE TABLE FOR PARCEL #2

LINE	BEARING	DISTANCE
L13	N 72°00'07" W	32.84

ALTA/ACSM LAND TITLE SURVEY

SURVEYOR'S CERTIFICATION

I HEREBY CERTIFY (OR STATE) THAT ALL PARTS OF THIS SURVEY AND DRAWING HAVE BEEN COMPLETED IN ACCORDANCE WITH THE CURRENT REQUIREMENTS OF THE STANDARDS OF PRACTICE FOR SURVEYING IN THE STATE OF ALABAMA TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF.

Eddie Perman Jr., P.E.
EDDIE PERMAN JR., P.E./S
ALABAMA LICENSE NO. 20125

OVERALL AREA OF INLINE PLAZA

TOTAL INTERIOR = 96501 SQ. FT.
TOTAL EXTERIOR = 100232 SQ. FT.

NOTE:
JACK'S, SKATING RINK & BRYANT HEATING ARE NOT INCLUDED IN AREAS.

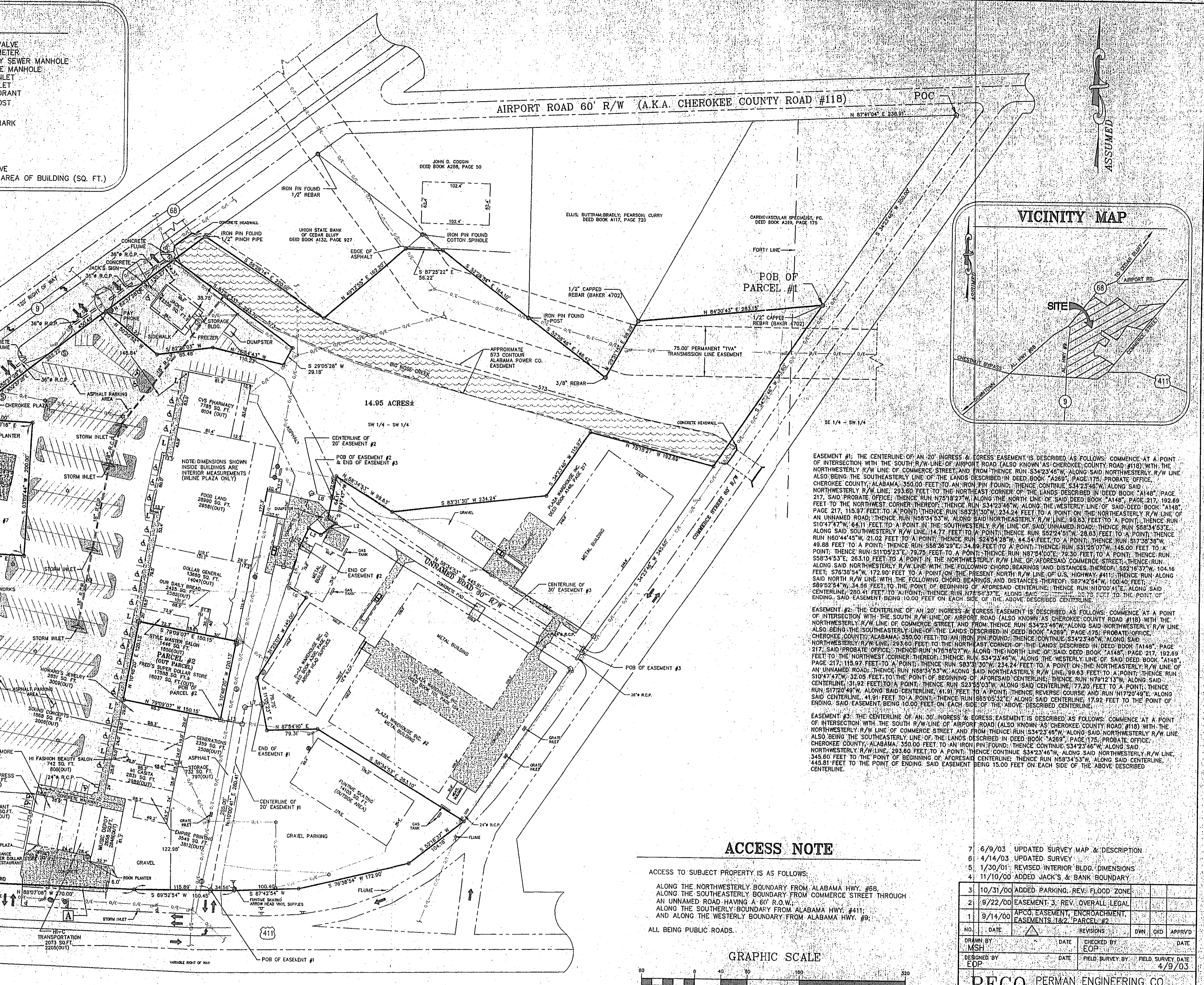
PARKING

REGULAR PARKING - 302 SPACES
HANDICAP PARKING - 37 SPACES
LOADING - 6 SPACES

STATEMENT OF ENCROACHMENTS

A SUBJECT PROPERTY'S CONCRETE PAVED PARKING LOT ENCROACHES 6.0' ONTO STATE HIGHWAY 411 RIGHT-OF-WAY.

FLOOD HAZARD: By graphic printing only, this property is in Zone(s) _____ of the Flood Insurance Rate Map/Community Panel No. _____ which bears an effective date of _____ and is in a _____ which bears an effective date of _____. The National Flood Insurance Program (NFIP) will not issue a policy for this property until the date of the NFIP's determination of the flood hazard for this property. The NFIP will not issue a policy for this property until the date of the NFIP's determination of the flood hazard for this property. The NFIP will not issue a policy for this property until the date of the NFIP's determination of the flood hazard for this property.



ZONING DATA

ZONING CLASSIFICATION: THE PROPERTY IS ZONED H.C. HIGHWAY COMMERCIAL DISTRICT.

HEIGHT: THERE ARE NO HEIGHT LIMITATIONS.

SETBACKS: ZONING CODE DOESN'T REQUIRE A MINIMUM SIDE OR REAR SETBACK BUT ARE APPROVED ON INDIVIDUAL BASIS BY THE CENTRE PLANNING COMMISSION.

BULK RESTRICTIONS: THE ZONING CODE REQUIRES FOUR (4) PARKING SPACES PER 1,000 SQ. FT. OF AREA DEVOTED TO TRADE OR SERVICE ACTIVITY FOR SHOPPING CENTERS AND ONE (1) PARKING SPACE FOR EACH FIVE (5) SEATS FOR RESTAURANTS.

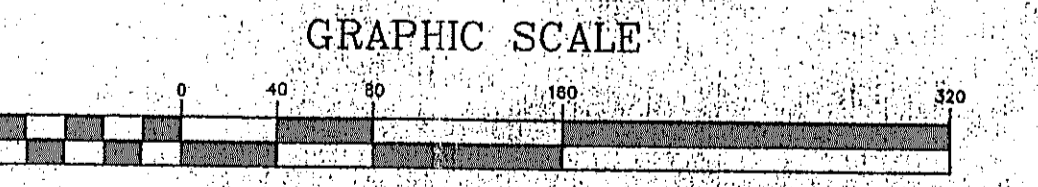
SOURCE: THE ABOVE INFORMATION WAS OBTAINED BY MEETING WITH JOAN LANEY OF THE BUILDING DEPARTMENT FOR THE CITY OF CENTRE, ALABAMA. (PHONE: 256-927-5222)

SURVEYOR'S NOTES

- This is an ALTA/ACSM LAND TITLE SURVEY made on the ground under the supervision of a Alabama Registered Land Surveyor. Date of survey is APRIL 9, 2003.
- Bearings are based on Assumed North.
- No underground utilities, underground encroachments or building foundations were measured or located as a part of this survey, unless otherwise shown. Trees and shrubs not located, unless otherwise shown.
- This survey was conducted for the purpose of a ALTA/ACSM Land Title Boundary Survey only and is not intended to delineate the regulatory jurisdiction of any federal, state, regional or local agency, board, commission or other similar entity.
- Area of buildings were calculated from inside face of walls.
- This survey is not valid unless imprinted with an embossed or original Surveyor's Seal.

ACCESS NOTE

ACCESS TO SUBJECT PROPERTY IS AS FOLLOWS:
ALONG THE NORTHWESTERLY BOUNDARY FROM ALABAMA HWY. #68,
ALONG THE SOUTHEASTERLY BOUNDARY FROM COMMERCE STREET THROUGH
AN UNNAMED ROAD HAVING A 60' R.O.W.,
ALONG THE SOUTHERLY BOUNDARY FROM ALABAMA HWY. #411,
AND ALONG THE WESTERLY BOUNDARY FROM ALABAMA HWY. #9,
ALL BEING PUBLIC ROADS.



- 6/9/03 UPDATED SURVEY MAP & DESCRIPTION
- 4/14/03 UPDATED SURVEY
- 1/30/01 REVISED INTERIOR BLDG. DIMENSIONS
- 11/10/00 ADDED JACK'S & BANK BOUNDARY

NO.	DATE	REVISIONS	DWN	CRD	APPROVD
3	10/31/00	ADDED PARKING, REV. FLOOD ZONE			
2	9/22/00	EASEMENT #3, REV. OVERALL LEGAL			
1	9/14/00	APCS EASEMENT ENCROACHMENT, EASEMENTS 1&2, PARCELS #2			

PECO PERMAN ENGINEERING CO.
Civil Engineering & Surveying
2425 Luntley Rd
Rainbow City, AL 35906
Tel: (256) 413-0453
Fax: (256) 442-0161
E-mail: PECOCYBRTYME.COM

ALTA / ACSM LAND TITLE SURVEY FOR CHEROKEE PLAZA SHOPPING CENTRE L.L.C. AND /OR ITS SUCCESSORS OR ASSIGNS.

SCALE	DRAWING NO.
1" = 80'	S000609
DATE	CONTRACT
6/9/03	S000609
DATE	REV.
6/9/03	7