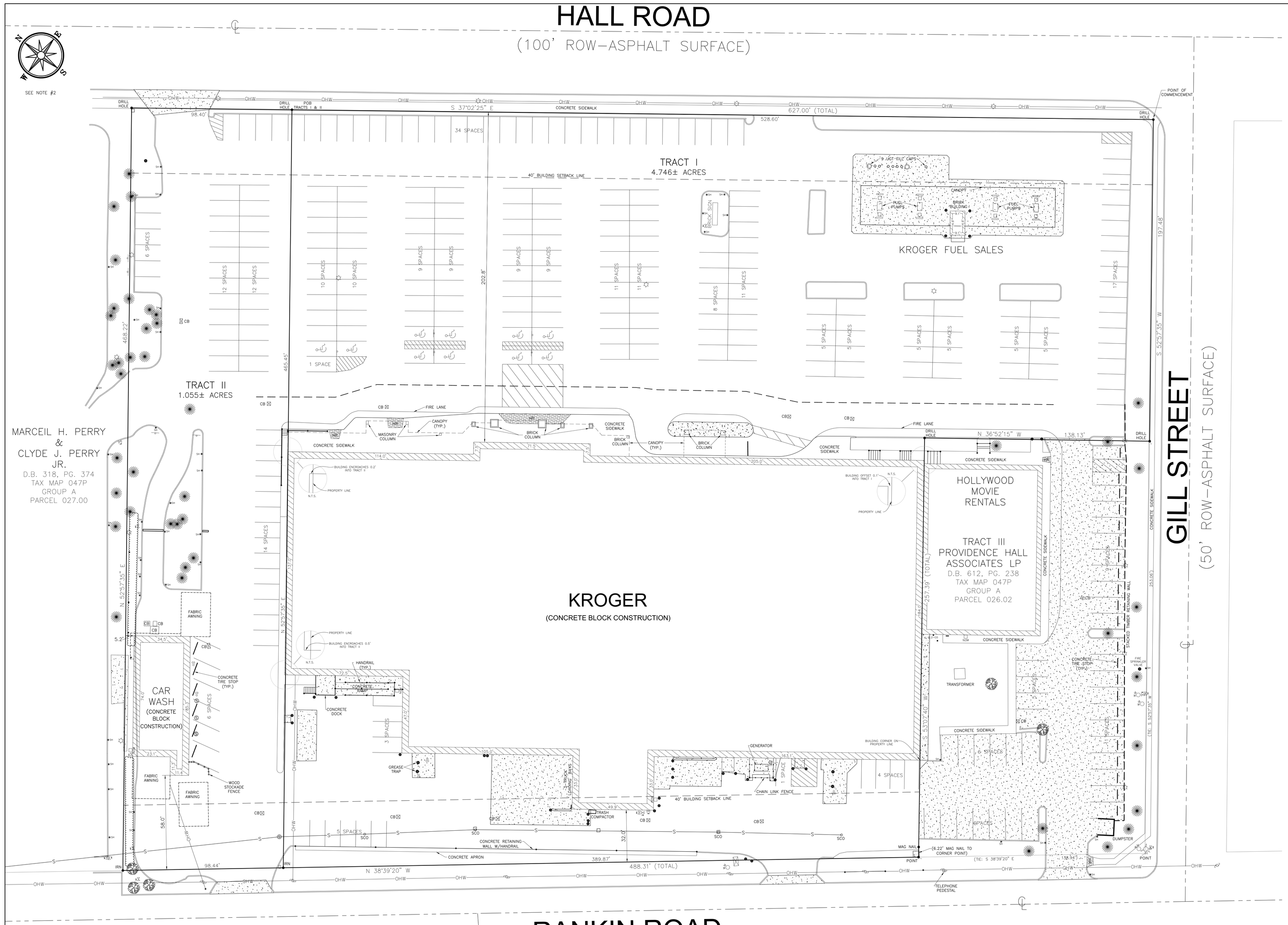

LEGAL DESCRIPTION

SITUATE, lying and being all those two certain pieces or parcels of land located in Civil District 9, of Blount County of the State of Tennessee, said parcels also designated as Tract I and Tract II on a plat entitled "THREE TRACTS OF THE PROPERTY OF REGAL INVESTMENT COMPANY", (hereinafter RIC), as recorded in the Register of Deeds Office for Blount County in Small Plat Book 5 at Page 629, all in accordance with a drawing prepared by Quantum Environmental & Engineering Services, LLC entitled "ALTA/ACSM LAND TITLE SURVEY FOR SUSAN KING TRUST ", dated February 29, 2008, said parcel being more fully described as follows:

TRACT I

COMMENCING at a set drill hole marking the point of intersection of the northwest right–of–way line of Gill Street, (a 50' right–of–way), and the southwest right–of–way line of Hall Road, (a 100' right–of–way), thence North 37°02'25" West for a distance of 528.60 feet with said southwest right–of–way line of Hall Road to a set drill hole in a concrete sidewalk along said Hall Road, said drill hole marking the easternmost corner of Tract II of aforesaid RIC, said rod also marking the northernmost corner of the property herein described, said rod being the true point and place of BEGINNING;

thence South 37°02'25" East for a distance of 528.60 feet with said southwest right–of–way line of Hall Road to a set drill hole in a concrete sidewalk, said drill hole marking the point of intersection of aforesaid northwest right–of–way line of Gill Street and aforesaid southwest right–of–way line of Hall Road, said drill hole marking the easternmost corner of the property herein described;

thence South 52°57'35" West for a distance of 197.48 feet with aforesaid northwest right–of–way line of Gill Street to a set drill hole in a concrete sidewalk along said Gill Street, said drill hole marking the easternmost corner of Tract III of aforesaid RIC, said Tract III being property now or formerly standing in the name of Providence Hall Associates Limited Portnership, (reference Deed Book 612 at Page 238);

thence departing aforesaid northwest right–of–way line of Gill Street North 36°52'15" West with the northerly line of aforesaid Tract III of aforesaid RIC for a distance of 138.13 feet to a set drill hole in a concrete curb, said drill hole marking the northernmost corner of aforesaid Tract III of aforesaid RIC;

thence South 53°07'40" West, (passing a set Mag Nail at a distance of 251.17 feet), for a total distance of 257.39 feet with, in part, along a common wall along the westerly line of aforesaid Tract III of aforesaid RIC to a point lying in the northeast right–of–way line of Rankin Road, (a 60' right–of–way), said rod marking the westernmost corner of aforesaid Tract III of aforesaid RIC, said rod also marking the southernmost corner of the property herein described;

thence North 38°39'20" West for a distance of 389.87 feet with aforesaid northeast right–of–way line of Rankin Road to a 5/8" set iron rod, said rod marking the southernmost corner of aforesaid Tract II of aforesaid RIC, said rod also marking the westernmost corner of the property herein described;

thence departing aforesaid northwest right–of–way line of Rankin Road North 52°57'35" East for a distance of 465.45 feet with the southerly line of aforesaid Tract II of aforesaid RIC to a set drill hole lying in aforesaid southwest right–of–way line of Hall Road, said drill hole being the true point and place of BEGINNING, said parcel containing 4.746 acres of land, more or less.

TRACT II

COMMENCING at a set drill hole marking the point of intersection of the northwest right–of–way line of Gill Street, (a 50' right–of–way), and the southwest right–of–way line of Hall Road, (a 100' right–of–way), thence North 37°02'25" West for a distance of 528.60 feet with said southwest right–of–way line of Hall Road to a set drill hole in a concrete sidewalk along said Hall Road, said drill hole marking the northernmost corner of Tract I of aforesaid RIC, said rod also marking the easternmost corner of the property herein described, said rod being the true point and place of BEGINNING;

thence departing aforesaid southwest right–of–way line of Hall Road South 52°57'35" West for a distance of 465.45 feet with the northerly line of aforesaid Tract I of aforesaid RIC to a 5/8" set iron rod lying in the northeast right–of–way line of Rankin Road, said rod marking the westernmost corner of aforesaid Tract I, said rod also marking the southernmost corner of the property herein described;

thence North 38°39'20" West for a distance of 98.44 feet with aforesaid northeast right–of–way line of Rankin Road to a set iron rod, said rod marking the southernmost corner of property now or formerly standing in the name of Marceil H. and Clyde J. Perry Jr., (reference Deed Book 318 at Page 374), said rod also marking the westernmost corner of the property herein described;

thence departing aforesaid northeast right–of–way line of Rankin Road North 52°57'35" East for a distance of 468.22 feet with the southerly line of aforesaid property now or formerly standing in the name of Marceil H. and Clyde J. Perry Jr. to a set drill hole lying in aforesaid southwest right–of–way line of Hall Road, said drill hole set in a concrete sidewalk, said drill hole marking the easternmost corner of aforesaid property now or formerly standing in the name of Marceil H. and Clyde J. Perry Jr., said drill hole also marking the northernmost corner of the property herein described;

thence South 37°02'25" East for a distance of 98.40 feet with aforesaid southwest right–of–way line of Hall Road to a set drill hole, said drill hole being the true point and place of BEGINNING, said parcel containing 1.055 acres of land, more or less.

The foregoing description is subject to any and all rights–of–way, easements, covenants and agreements that may exist.

GENERAL NOTES

1. ALL PROPERTY CORNERS WERE SET AND ARE MARKED BY 5/8" DIAMETER REBAR PIN (IRN) TOPPED WITH A RED PLASTIC CAP STAMPED "QE2 PROPERTY COR 865–689–1395 QE2" EXCEPT AS OTHERWISE NOTED HEREON.
2. THE MERIDIAN OF TENNESSEE GRID NORTH IS THE BASIS FOR THE BEARINGS SHOWN HEREON. THE HORIZONTAL DATUM OF THE MERIDIAN IS BASED ON A PLAT ENTITLED "PLAT OF BASSEL SUBDIVISION", WHICH IS RECORDED IN A PLAT CABINET AT SLIDE 125A IN THE REGISTER OF DEEDS OFFICE FOR BLOUNT COUNTY, TENNESSEE. THE BEARING OF THE RIGHT–OF–WAY LINE FOR RANKIN ROAD SERVES AS THE REFERENCE LINE (N 38°39'20" W).
3. ALL MONUMENTS FOR BOUNDARY CONTROL, SOURCE OF MERIDIAN AND ELEVATION WERE LOCATED BY A FIELD SURVEY. THE SURVEY WAS ACCOMPLISHED UTILIZING A TOPCON GPT–3002 TOTAL STATION. THE POSITIONS ESTABLISHED BY THESE MEANS MEET OR EXCEED THE MINIMUM STANDARDS REQUIRED BY THE STATE OF TENNESSEE BOARD OF EXAMINERS FOR LAND SURVEYORS.
4. THE SOURCE OF TITLE FOR THE PROPERTY SHOWN HEREON IS DEED BOOK 652 AT PAGE 354. THE PLAT OF RECORD IS FOUND IN SMALL PLAT BOOK 5 AT PAGE 629. BOTH DOCUMENTS ARE RECORDED IN THE REGISTER OF DEEDS OFFICE FOR BLOUNT COUNTY, TENNESSEE.
5. ONLY VISIBLE SURFACE INDICATIONS OF EXISTING UTILITIES ARE SHOWN HEREON. THE SURVEYOR HAS MADE NO ATTEMPT TO LOCATE UNDERGROUND UTILITIES, UNDERGROUND FOUNDATIONS, UNDERGROUND ENCROACHMENTS OR UNDERGROUND IMPROVEMENTS. ACTUAL LOCATION OF ALL UNDERGROUND UTILITIES SHOULD BE VERIFIED THROUGH TENNESSEE ONE CALL OR THE UTILITY PROVIDER.
6. THE EXISTENCE OR NONEXISTENCE OF ANY WETLANDS WAS NOT DETERMINED DURING THE COURSE OF THIS SURVEY.
7. THIS PROPERTY IS LOCATED IN FLOOD ZONE "X" AS DEFINED BY F.E.M.A. AS DEPICTED ON FLOOD INSURANCE RATE MAP 47009C0138C, EFFECTIVE DATE SEPTEMBER 19, 2007.
8. THE TOTAL AREA OF THE PROPERTY SHOWN HEREON IS 5.801± ACRES.
9. THIS PROPERTY IS ZONED GENERAL BUSINESS "E". THE SIDE PROPERTY LINE SETBACK REQUIREMENT HAS BEEN WAIVED (CONTACT CITY OF ALCOA, TN. (865) 380–3730).
10. THE FOLLOWING DEFINES THE BUILDING SETBACK REQUIREMENTS FOR ZONE "E":
    FRONT SETBACK – 40'
    SIDE SETBACK – 10'
10. PARKING SPACES:
    TRACT I: 192 REGULAR SPACES – 10 HANDICAP SPACES
    TRACT II: 50 REGULAR SPACES
    TOTAL SPACES: 252
11. ALL SURFACES ON THE SUBJECT PROPERTY ARE ASPHALT UNLESS OTHERWISE NOTED.
12. THIS SURVEY WAS PREPARED WITHOUT BENEFIT OF A CURRENT TITLE REPORT AND IS SUBJECT TO ANY AND ALL ENCUMBRANCES THAT MAY EXIST.

LEGEND

- BOUNDARY LINE
- RIGHT–OF–WAY LINE
- OHW — OVERHEAD UTILITY WIRE
- S — SANITARY SEWER
- CONCRETE CURB
- POB – POINT OF BEGINNING
- CB – CATCH BASIN
- SCO – SANITARY CLEANOUT
- SH – SPRINKLER HEAD
- UGT – UNDERGROUND TANK
- NGM – NATURAL GAS METER
- CONCRETE SURFACE
- UTILITY LIGHT
- SANITARY SEWER
- POWER POLE
- WATER VALVE
- WATER SHUTOFF VALVE
- FIRE HYDRANT
- LANDSCAPING BUSH
- LANDSCAPING TREE
- SIGN
- 6" BOLLARD

GRAPHIC SCALE

20 0 10 20 40 80

(IN FEET)
1" = 20

CERTIFICATION OF ACCURACY OF SURVEY

I HEREBY CERTIFY TO THE BEST OF MY KNOWLEDGE AND BELIEF THAT THE PROPERTY SHOWN AND DESCRIBED HEREON REPRESENTS A TRUE AND CORRECT SURVEY AND I FURTHER CERTIFY THAT THIS IS A CATEGORY I SURVEY AND THE RATIO OF PRECISION OF THE UNADJUSTED SURVEY IS IN EXCESS OF 1:10,000 IN ACCORDANCE WITH THE STANDARDS OF PRACTICE AS DEFINED BY THE T.C.A. CHAPTER 0820–3.

DATE _____ JOHN M. PAYNE, TENNESSEE R.L.S. NO. 845

Quantum Environmental & Engineering Services, LLC
126 Dante Road
Knoxville, TN 37918
PHONE (865) 689–1395, FAX (865) 689–6844

PROJECT NO:500563	DRAWN BY: JMP			
FILE: 500563–S–5–01.DWG	DESIGNED BY: JMP			
DATE: 02–29–08	CHECKED BY: ABK			
SCALE: 1"=20'	CADQA: JMP			
REV. NO: 0	FIELD–INSP: JMP	0	02–29–08	ORIGINAL DRAWING RELEASE
		NO.	DATE	DESCRIPTION OF REVISION

ALTA/ACSM LAND TITLE SURVEY
FOR
SUSAN KING TRUST
603 REGAL TOWERS
MARYVILLE, TENNESSEE 37804

TAX MAP 047P
GROUP A
PARCEL 026.01

JOHN M. PAYNE, REGISTERED LAND SURVEYOR, DEPARTMENT OF AGRICULTURE, DIVISION OF FORESTRY, DEPARTMENT OF COMMERCE, TENNESSEE NO. 845

PROPERTY ADDRESS:
244 SOUTH HALL RD
ALCOA, TN 37701

CIVIL DISTRICT 9
BLOUNT COUNTY, TENNESSEE

S-5-01

SHEET 1 OF 1