

**RELEASE OF MEMORANDUM OF  
SITE DEVELOPMENT AGREEMENT**

THIS RELEASE OF MEMORANDUM OF SITE DEVELOPMENT AGREEMENT (this “**Agreement**”) is made effective as of the 26<sup>th</sup> day of August, 2013, by and between TARGET CORPORATION, a Minnesota corporation (“**Target**”), and HIGHWAY 11/31 LLC, a Delaware limited liability company (“**Developer**”).

**RECITALS**

A. Target and HIGHWAY 31 ALABASTER TWO, LLC, an Alabama limited liability company, and HIGHWAY 31 ALABASTER, LLC, an Alabama limited liability company (collectively, “Original Developer”) entered into that certain Site Development Agreement dated as of January 13, 2006 (the “SDA”), as memorialized of record by that certain Memorandum of Site Development Agreement dated as of January 13, 2006, recorded as Instrument No. 20060113000022860 in the office of the Shelby County Judge of Probate, Shelby County, Alabama (the “**Memorandum**”), which provided for certain improvements to be completed on the real property described on Exhibit A and Exhibit B attached hereto and made a part hereof (the “**Property**”).

B. Original Developer conveyed the Property to Developer by Special Limited Warranty Deed recorded as Instrument No. 2007121800669430 on December 18, 2007.

C. The improvements under the SDA have been completed and Developer and Target desire to release the Memorandum from the Property, as set forth herein.

**NOW THEREFORE**, for good and valuable consideration, the parties hereto agree as follows:

Effective as of the date of this Agreement, the parties hereby agree that the obligations of each party under the SDA have been completed and the Memorandum is hereby released from the Property.



**SIGNATURE PAGE TO  
RELEASE OF MEMORANDUM OF  
SITE DEVELOPMENT AGREEMENT**

IN WITNESS WHEREOF, the parties hereto have caused these presents to be executed as of the day and year first above written.

**"TARGET"**

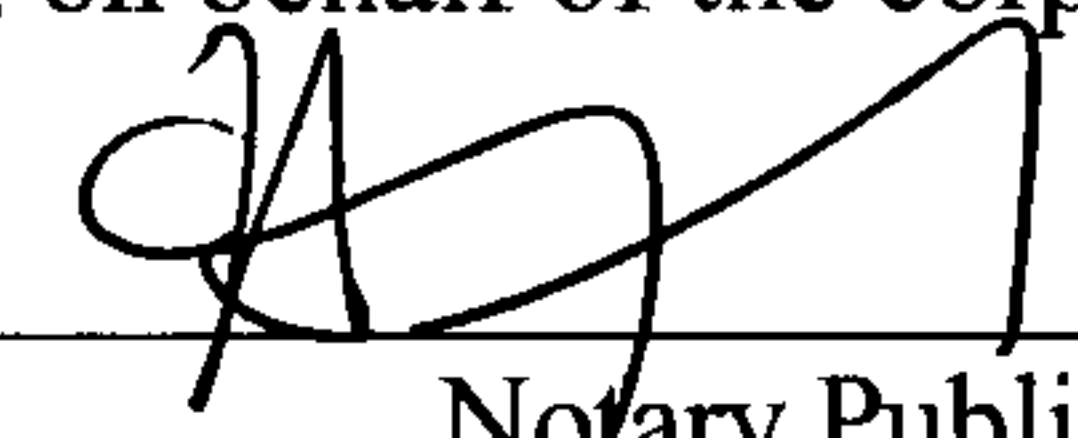
TARGET CORPORATION

By: 

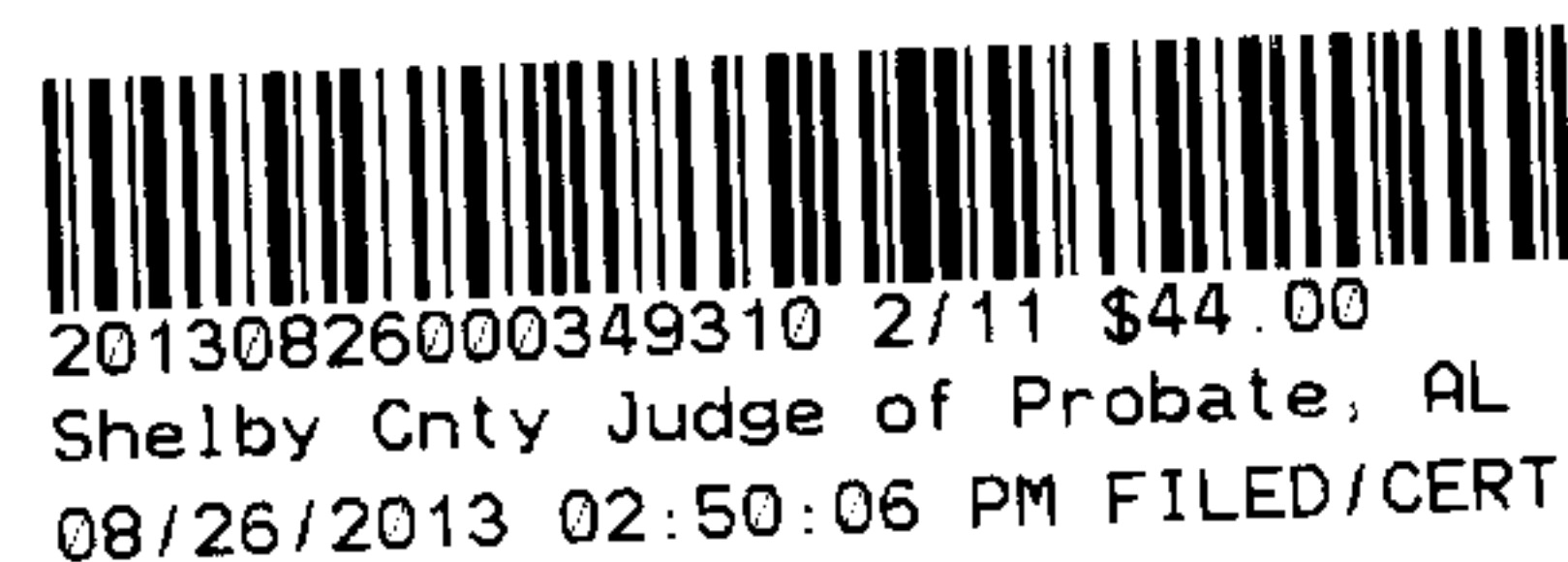
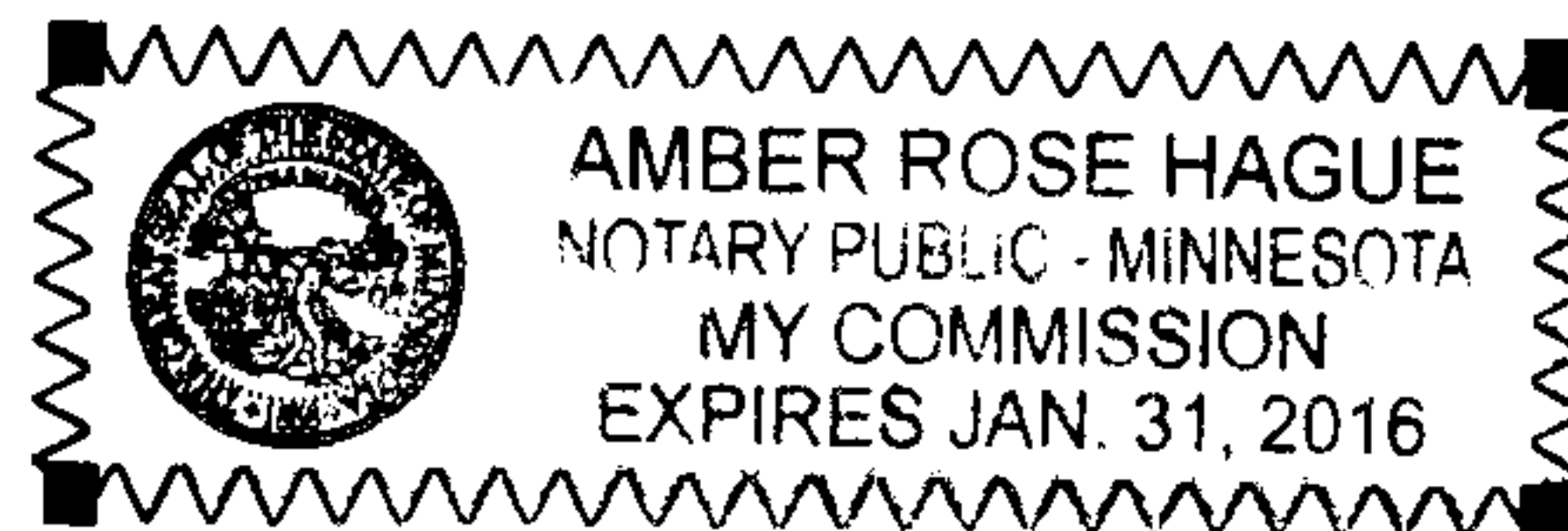
Its: **David Marquis**  
Senior Director Real Estate  
Target Corporation

STATE OF MINNESOTA                    )  
  ) ss.  
COUNTY OF HENNEPIN                )

The foregoing instrument was acknowledged before me this 22nd day of August, 2013, by David Marquis the Senior Director Real Estate of TARGET CORPORATION, a Minnesota corporation, on behalf of the corporation.

  
Notary Public

My commission expires: January 31, 2016






**SIGNATURE PAGE TO  
RELEASE OF MEMORANDUM OF  
SITE DEVELOPMENT AGREEMENT**

IN WITNESS WHEREOF, the parties hereto have caused these presents to be executed as of the day and year first above written.

**"DEVELOPER"**

HIGHWAY 11/31 LLC

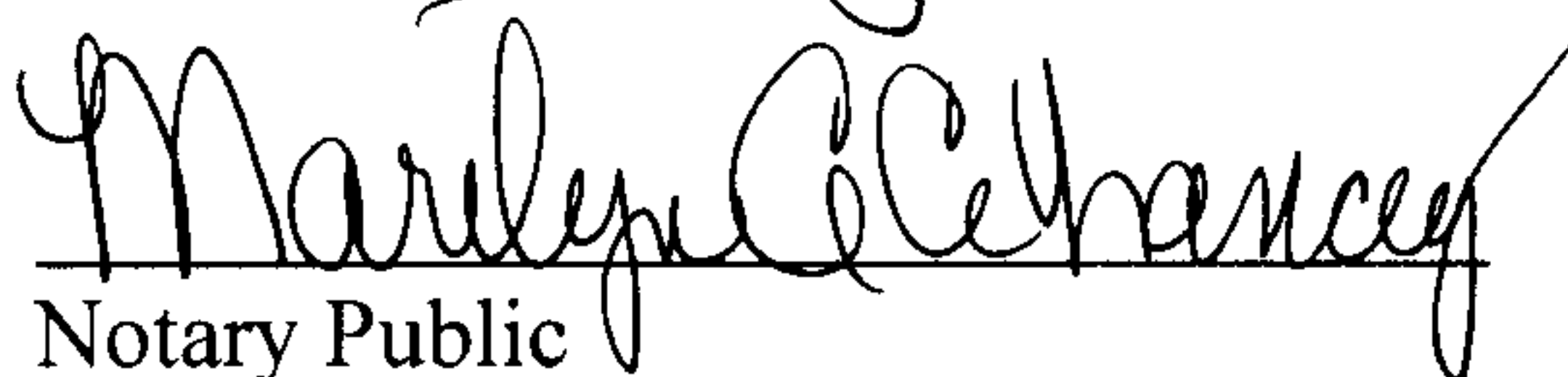
By:   
William A. Leitner III  
Its: Manager

STATE OF ALABAMA )

COUNTY OF HOUSTON )

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that William A. Leinter III whose name as Manager of **Highway 11/31, LLC**, a Delaware limited liability company, is signed to the foregoing instrument and who is known to me, acknowledged before me on this day that, being informed of the contents of said instrument, he/she, in his/her capacity as such Manager and with full authority, executed the same voluntarily for and as the act of said limited liability company, on the day the same bears date.

Given under my hand and seal this the 22<sup>nd</sup> day of August, 2013.

  
Notary Public

[NOTARIAL SEAL]

My Commission Expires: \_\_\_\_\_

**MARILYN C. CHANCEY**  
Notary Public, State of Alabama  
Alabama State at Large  
My Commission Expires  
January 18, 2016



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## EXHIBIT A

### LEGAL DESCRIPTION OF DEVELOPER TRACTS

#### VENTURE OVERALL:

A PARCEL OF LAND SITUATED IN PART OF THE EAST HALF OF THE NORTHWEST QUARTER AND PART OF THE SOUTH HALF OF THE NORTHEAST QUARTER OF SECTION 12, TOWNSHIP 21 SOUTH, RANGE 3 WEST, SHELBY COUNTY, ALABAMA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE SOUTHWEST CORNER OF THE NORTHWEST ONE-QUARTER OF THE NORTHEAST ONE-QUARTER OF SAID SECTION AND RUN SOUTH 87 DEGREES 31 MINUTES 35 SECONDS EAST ALONG THE SOUTH LINE FOR A DISTANCE OF 916.78 FEET TO A POINT ON THE SOUTHERNMOST RIGHT OF WAY LINE OF U.S. HIGHWAY 31 (RIGHT OF WAY VARIES); THENCE RUN SOUTH 20 DEGREES 02 MINUTES 14 SECONDS EAST ALONG SAID RIGHT OF WAY FOR A DISTANCE OF 211.90 FEET TO THE POINT OF COMMENCEMENT OF A SPIRAL CURVE TO THE LEFT; THENCE RUN SOUTH 19 DEGREES 23 MINUTES 39 SECONDS EAST FOR A CHORD DISTANCE OF 306.92 FEET TO THE POINT OF COMMENCEMENT OF CURVE TO THE LEFT, SAID CURVE HAVING A RADIUS OF 2401.83 FEET, A CENTRAL ANGLE OF 04 DEGREES 34 MINUTES 11 SECONDS, A CHORD BEARING OF 24 DEGREES 09 MINUTES 33 SECONDS EAST FOR A CHORD DISTANCE OF 191.51 FEET; THENCE RUN ALONG ARC OF SAID CURVE AND ALONG SAID RIGHT OF WAY IN A SOUTHEASTERLY DIRECTION FOR A DISTANCE OF 191.57 FEET; THENCE RUN SOUTH 68 DEGREES 29 MINUTES 48 SECONDS WEST ALONG SAID RIGHT OF WAY FOR A DISTANCE OF 9.96 FEET TO THE POINT OF COMMENCEMENT OF A CURVE TO THE LEFT, SAID CURVE HAVING A RADIUS OF 2411.83 FEET, A CENTRAL ANGLE OF 10 DEGREES 42 MINUTES 14 SECONDS, A CHORD BEARING OF SOUTH 30 DEGREES 13 MINUTES 11 SECONDS EAST FOR A CHORD DISTANCE OF 449.92 FEET; THENCE RUN ALONG ARC OF SAID CURVE AND ALONG SAID RIGHT OF WAY IN A SOUTHEASTERLY DIRECTION FOR A DISTANCE OF 450.57 FEET; THENCE LEAVING SAID RIGHT OF WAY, RUN SOUTH 14 DEGREES 14 MINUTES 05 SECONDS WEST FOR A DISTANCE OF 196.57 FEET; THENCE RUN SOUTH 41 DEGREES 36 MINUTES 27 SECONDS WEST FOR A DISTANCE OF 23.06 FEET; THENCE RUN SOUTH 02 DEGREES 27 MINUTES 46 SECONDS EAST FOR A DISTANCE OF 36.91 FEET TO THE SOUTHEAST CORNER OF THE SOUTHWEST ONE-QUARTER OF THE NORTHEAST ONE-QUARTER OF SAID SECTION; THENCE RUN NORTH 87 DEGREES 51 MINUTES 24 SECONDS WEST ALONG THE SOUTH LINE FOR A DISTANCE OF 716.00 FEET; THENCE LEAVING SAID SOUTH LINE, RUN NORTH 22 DEGREES 00 MINUTES 08 SECONDS WEST FOR A DISTANCE OF 295.00 FEET; THENCE RUN NORTH 89 DEGREES 10 MINUTES 01 SECONDS WEST

  
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FOR A DISTANCE OF 297.23 FEET TO A POINT ON THE EASTERNMOST RIGHT OF WAY LINE OF INTERSTATE 65 (RIGHT OF WAY VARIES); THENCE RUN NORTH 24 DEGREES 39 MINUTES 45 SECONDS WEST ALONG SAID RIGHT OF WAY FOR A DISTANCE OF 445.56 FEET; THENCE RUN NORTH 64 DEGREES 14 MINUTES 34 SECONDS WEST FOR A DISTANCE OF 126.44 FEET; THENCE RUN NORTH 24 DEGREES 35 MINUTES 31 SECONDS WEST ALONG SAID RIGHT OF WAY FOR A DISTANCE OF 344.56 FEET TO THE POINT OF COMMENCEMENT OF A CURVE TO THE RIGHT, SAID CURVE HAVING A RADIUS OF 3669.72 FEET, A CENTRAL ANGLE OF 10 DEGREES 59 MINUTES 37 SECONDS, A CHORD BEARING OF NORTH 19 DEGREES 07 MINUTES 40 SECONDS WEST FOR A CHORD DISTANCE OF 703.05 FEET; THENCE RUN ALONG ARC OF SAID CURVE AND ALONG SAID RIGHT OF WAY IN A NORTHWESTERLY DIRECTION FOR A DISTANCE OF 704.13 FEET; THENCE RUN NORTH 01 DEGREES 24 MINUTES 20 SECONDS EAST ALONG SAID RIGHT OF WAY FOR A DISTANCE OF 151.25 FEET; THENCE LEAVING SAID RIGHT OF WAY, RUN SOUTH 89 DEGREES 27 MINUTES 02 SECONDS EAST FOR A DISTANCE OF 473.77 FEET TO A POINT ON THE EAST LINE OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER; THENCE RUN SOUTH 00 DEGREES 28 MINUTES 59 SECONDS WEST ALONG SAID EAST LINE FOR A DISTANCE OF 548.72 FEET TO THE POINT OF BEGINNING. SAID PARCEL CONTAINS 1,682,738 SQUARE FEET OR 38.63 ACRES MORE OR LESS.

**AND**

GROUND LEASE PARCEL:

A PARCEL OF LAND SITUATED IN THE NORTHWEST ONE-QUARTER OF THE NORTHEAST ONE-QUARTER OF SECTION 12, TOWNSHIP 21 SOUTH, RANGE 3 WEST, SHELBY COUNTY, ALABAMA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE SOUTHWEST CORNER OF THE SAID NORTHWEST ONE-QUARTER OF THE NORTHWEST ONE-QUARTER AND RUN NORTH 00 DEGREES 28 MINUTES 59 SECONDS EAST ALONG THE WEST LINE FOR A DISTANCE OF 1264.19 FEET TO A POINT ON THE SOUTHWESTERNMOST RIGHT OF WAY LINE OF U.S. HIGHWAY 31 (RIGHT OF WAY VARIES); THENCE RUN SOUTH 50 DEGREES 58 MINUTES 28 SECONDS EAST ALONG SAID RIGHT OF WAY FOR A DISTANCE OF 290.23 FEET TO THE POINT OF COMMENCEMENT OF CURVE TO THE RIGHT, SAID CURVE HAVING A RADIUS OF 2192.01 FEET, A CENTRAL ANGLE OF 14 DEGREES 27 MINUTES 05 SECONDS, A CHORD BEARING OF SOUTH 40 DEGREES 48 MINUTES 44 SECONDS EAST FOR A CHORD DISTANCE OF 551.41 FEET; THENCE RUN ALONG ARC OF SAID CURVE AND ALONG SAID RIGHT OF WAY FOR A DISTANCE OF 552.88 FEET; THENCE RUN SOUTH 56 DEGREES 37 MINUTES 09 SECONDS WEST ALONG SAID RIGHT OF WAY FOR A DISTANCE OF 29.99 FEET TO THE POINT OF COMMENCEMENT OF A CURVE TO THE RIGHT, SAID CURVE HAVING A RADIUS OF 2162.01 FEET, A CENTRAL ANGLE OF 09 DEGREES 55 MINUTES 58 SECONDS, A CHORD BEARING OF



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SOUTH 28 DEGREES 40 MINUTES 35 SECONDS EAST FOR A CHORD DISTANCE OF 374.33 FEET; THENCE RUN ALONG ARC OF SAID CURVE AND ALONG SAID RIGHT OF WAY FOR A DISTANCE OF 374.80 FEET; THENCE RUN NORTH 64 DEGREES 12 MINUTES 56 SECONDS EAST ALONG SAID RIGHT OF WAY FOR A DISTANCE OF 28.61 FEET; THENCE RUN SOUTH 20 DEGREES 39 MINUTES 53 SECONDS EAST ALONG SAID RIGHT OF WAY FOR A DISTANCE OF 317.62 FEET; THENCE RUN SOUTH 20 DEGREES 02 MINUTES 14 SECONDS EAST ALONG SAID RIGHT OF WAY FOR A DISTANCE OF 78.74 FEET TO A POINT ON THE SOUTH LINE OF SAID QUARTER-QUARTER; THENCE LEAVING SAID RIGHT OF WAY, RUN NORTH TO A POINT ON THE SOUTH LINE OF SAID QUARTER-QUARTER; THENCE LEAVING SAID RIGHT OF WAY, RUN NORTH 87 DEGREES 31 MINUTES 35 SECONDS WEST ALONG SAID SOUTH LINE FOR A DISTANCE OF 916.78 FEET TO THE POINT OF BEGINNING. SAID PARCEL CONTAINS 711,462 SQUARE FEET OR 16.33 ACRES MORE OR LESS.

LESS AND EXCEPT:

TARGET OUTLOT – OUTPARCEL 4:

A PARCEL OF LAND SITUATED IN THE SOUTHWEST ONE-QUARTER OF THE NORTHEAST ONE-QUARTER OF SECTION 12, TOWNSHIP 21 SOUTH, RANGE 3 WEST, SHELBY COUNTY, ALABAMA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHEAST CORNER OF SAID SOUTHWEST ONE-QUARTER OF THE NORTHEAST ONE-QUARTER AND RUN NORTH 87 DEGREES 51 MINUTES 24 SECONDS WEST ALONG THE SOUTH LINE OF SAID QUARTER-QUARTER FOR A DISTANCE OF 716.00 FEET; THENCE LEAVING SAID SOUTH LINE, RUN NORTH 22 DEGREES 00 MINUTES 08 SECONDS WEST FOR A DISTANCE OF 379.31 FEET; THENCE RUN NORTH 69 DEGREES 47 MINUTES 27 SECONDS EAST FOR A DISTANCE OF 135.72 FEET; THENCE RUN NORTH 20 DEGREES 12 MINUTES 33 SECONDS WEST FOR A DISTANCE OF 207.90 FEET; THENCE RUN NORTH 69 DEGREES 47 MINUTES 27 SECONDS EAST FOR A DISTANCE OF 241.45 FEET; THENCE RUN NORTH 20 DEGREES 12 MINUTES 33 SECONDS WEST FOR A DISTANCE OF 20.00 FEET; THENCE RUN NORTH 69 DEGREES 47 MINUTES 27 SECONDS EAST FOR A DISTANCE OF 145.77 FEET TO A POINT ON A CURVE TO THE RIGHT, SAID CURVE HAVING A RADIUS OF 287.00 FEET, A CENTRAL ANGLE OF 07 DEGREES 01 MINUTES 01 SECONDS, A CHORD BEARING OF NORTH 26 DEGREES 56 MINUTES 38 SECONDS WEST FOR A CHORD DISTANCE OF 35.13 FEET; THENCE RUN ALONG ARC OF SAID CURVE FOR A DISTANCE OF 35.15 FEET TO THE POINT OF COMMENCEMENT OF A CURVE TO THE RIGHT, SAID CURVE HAVING A RADIUS OF 287.00 FEET, A CENTRAL ANGLE OF 03 DEGREES 11 MINUTES 45 SECONDS, A CHORD BEARING OF NORTH 21 DEGREES 49 MINUTES 28 SECONDS WEST FOR A CHORD DISTANCE OF 16.01 FEET; THENCE RUN ALONG ARC OF SAID CURVE FOR A DISTANCE OF 16.01 FEET; THENCE RUN NORTH 20 DEGREES 13 MINUTES 35

  
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SECONDS WEST FOR A DISTANCE OF 136.04 FEET TO THE POINT OF BEGINNING; THENCE RUN ALONG LAST DESCRIBED COURSE FOR A DISTANCE OF 301.00 FEET TO THE POINT OF COMMENCEMENT OF A CURVE TO THE LEFT, SAID CURVE HAVING A RADIUS OF 20.00 FEET, A CENTRAL ANGLE OF 89 DEGREES 58 MINUTES 58 SECONDS, A CHORD BEARING OF SOUTH 65 DEGREES 13 MINUTES 04 SECONDS EAST FOR A CHORD DISTANCE OF 28.28 FEET; THENCE RUN ALONG ARC OF SAID CURVE FOR A DISTANCE OF 31.41 FEET; THENCE RUN NORTH 69 DEGREES 47 MINUTES 27 SECONDS EAST FOR A DISTANCE OF 202.12 FEET TO A POINT ON THE WESTERNMOST RIGHT OF WAY LINE OF U.S. HIGHWAY 31 (RIGHT OF WAY VARIES); THENCE RUN SOUTH 20 DEGREES 02 MINUTES 14 SECONDS EAST FOR A DISTANCE OF 197.87 FEET TO THE POINT OF COMMENCEMENT OF A SPIRAL CURVE; THENCE RUN SOUTH 18 DEGREES 10 MINUTES 10 SECONDS EAST FOR A CHORD DISTANCE OF 53.16 FEET; THENCE LEAVING SAID RIGHT OF WAY, RUN SOUTH 69 DEGREES 47 MINUTES 27 SECONDS WEST FOR A DISTANCE OF 189.54 FEET TO THE POINT OF COMMENCEMENT OF A CURVE TO THE LEFT, SAID CURVE HAVING A RADIUS OF 30.00 FEET, A CENTRAL ANGLE OF 90 DEGREES 01 MINUTES 02 SECONDS, A CHORD BEARING OF SOUTH 24 DEGREES 46 MINUTES 56 SECONDS WEST FOR A CHORD DISTANCE OF 42.43 FEET; THENCE RUN ALONG ARC OF SAID CURVE FOR A DISTANCE OF 47.13 FEET TO THE POINT OF BEGINNING. SAID PARCEL CONTAINS 55,879 SQUARE FEET OR 1.28 ACRES MORE OR LESS.

AND

MAIN TARGET TRACT (INCLUDING SUBLEASE PARCEL):


A PARCEL OF LAND SITUATED IN PART OF THE SOUTHWEST ONE-QUARTER OF THE NORTHEAST ONE-QUARTER, SOUTHEAST ONE-QUARTER OF THE NORTHWEST ONE-QUARTER AND THE NORTHWEST ONE-QUARTER OF THE NORTHEAST ONE-QUARTER OF SECTION 12, TOWNSHIP 21 SOUTH, RANGE 3 WEST, SHELBY COUNTY, ALABAMA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHEAST CORNER OF SAID SOUTHWEST ONE-QUARTER OF THE NORTHEAST ONE-QUARTER AND RUN NORTH 87 DEGREES 51 MINUTES 24 SECONDS WEST ALONG THE SOUTH LINE OF SAID QUARTER-QUARTER FOR A DISTANCE OF 716.00 FEET; THENCE LEAVING SAID SOUTH LINE, RUN NORTH 22 DEGREES 00 MINUTES 08 SECONDS WEST FOR A DISTANCE OF 295.00 FEET; THENCE RUN NORTH 89 DEGREES 10 MINUTES 01 SECONDS WEST FOR A DISTANCE OF 297.23 FEET TO A POINT ON THE EASTERNMOST RIGHT OF WAY LINE OF INTERSTATE 65 (RIGHT OF WAY VARIES); THENCE RUN NORTH 24 DEGREES 39 MINUTES 45 SECONDS WEST ALONG SAID RIGHT OF WAY FOR A DISTANCE OF 303.47 FEET TO THE POINT OF BEGINNING; THENCE RUN ALONG LAST DESCRIBED COURSE AND ALONG SAID RIGHT OF WAY FOR A DISTANCE OF 142.09 FEET; THENCE RUN NORTH 64 DEGREES 14 MINUTES 34 SECONDS WEST ALONG SAID RIGHT OF WAY FOR A

  
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DISTANCE OF 126.44 FEET; THENCE RUN NORTH 24 DEGREES 35 MINUTES 31 SECONDS WEST ALONG SAID RIGHT OF WAY FOR A DISTANCE OF 344.56 FEET; THENCE LEAVING SAID RIGHT OF WAY, RUN NORTH 38 DEGREES 23 MINUTES 35 SECONDS EAST FOR A DISTANCE OF 214.72 FEET TO THE POINT OF COMMENCEMENT OF A CURVE TO THE LEFT, SAID CURVE HAVING A RADIUS OF 330.92 FEET, A CENTRAL ANGLE OF 38 DEGREES 45 MINUTES 12 SECONDS, A CHORD BEARING OF SOUTH 89 DEGREES 41 MINUTES 18 SECONDS EAST FOR A CHORD DISTANCE OF 219.59 FEET; THENCE RUN ALONG ARC OF SAID CURVE FOR A DISTANCE OF 223.83 FEET; THENCE RUN NORTH 69 DEGREES 47 MINUTES 27 SECONDS EAST FOR A DISTANCE OF 491.83 FEET; THENCE RUN SOUTH 20 DEGREES 12 MINUTES 33 SECONDS EAST FOR A DISTANCE OF 20.00 FEET; THENCE RUN NORTH 69 DEGREES 47 MINUTES 27 SECONDS EAST FOR A DISTANCE OF 11.01 FEET; THENCE RUN SOUTH 20 DEGREES 13 MINUTES 35 SECONDS EAST FOR A DISTANCE OF 112.17 FEET; THENCE RUN NORTH 69 DEGREES 46 MINUTES 25 SECONDS EAST FOR A DISTANCE OF 50.00 FEET; THENCE RUN SOUTH 20 DEGREES 13 MINUTES 35 SECONDS EAST FOR A DISTANCE OF 443.01 FEET; THENCE RUN SOUTH 69 DEGREES 47 MINUTES 27 SECONDS WEST FOR A DISTANCE OF 343.11 FEET; THENCE RUN SOUTH 58 DEGREES 46 MINUTES 41 SECONDS WEST FOR A DISTANCE OF 30.56 FEET; THENCE RUN SOUTH 69 DEGREES 47 MINUTES 27 SECONDS WEST FOR A DISTANCE OF 273.86 FEET; THENCE RUN SOUTH 20 DEGREES 12 MINUTES 33 SECONDS EAST FOR A DISTANCE OF 30.00 FEET; THENCE RUN SOUTH 69 DEGREES 47 MINUTES 27 SECONDS WEST FOR A DISTANCE OF 169.72 FEET TO THE POINT OF BEGINNING. SAID PARCEL CONTAINS 528,285 SQUARE FEET OR 12.13 ACRES MORE OR LESS.

  
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## **EXHIBIT B**

### **LEGAL DESCRIPTION OF TARGET TRACTS**

#### **TARGET OUTLOT- OUTPARCEL 4**

A PARCEL OF LAND SITUATED IN THE SOUTHWEST ONE-QUARTER OF THE NORTHEAST ONE-QUARTER OF SECTION 12, TOWNSHIP 21 SOUTH, RANGE 3 WEST, SHELBY COUNTY, ALABAMA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHEAST CORNER OF SAID SOUTHWEST ONE-QUARTER OF THE NORTHEAST ONE-QUARTER AND RUN NORTH 87 DEGREES 51 MINUTES 24 SECONDS WEST ALONG THE SOUTH LINE OF SAID QUARTER-QUARTER FOR A DISTANCE OF 716.00 FEET; THENCE LEAVING SAID SOUTH LINE, RUN NORTH 22 DEGREES 00 MINUTES 08 SECONDS WEST FOR A DISTANCE OF 379.31 FEET; THENCE RUN NORTH 69 DEGREES 47 MINUTES 27 SECONDS EAST FOR A DISTANCE OF 135.72 FEET; THENCE RUN NORTH 20 DEGREES 12 MINUTES 33 SECONDS WEST FOR A DISTANCE OF 207.90 FEET; THENCE RUN NORTH 69 DEGREES 47 MINUTES 27 SECONDS EAST FOR A DISTANCE OF 241.45 FEET; THENCE RUN NORTH 20 DEGREES 12 MINUTES 33 SECONDS WEST FOR A DISTANCE OF 20.00 FEET; THENCE RUN NORTH 69 DEGREES 47 MINUTES 27 SECONDS EAST FOR A DISTANCE OF 145.77 FEET TO A POINT ON A CURVE TO THE RIGHT, SAID CURVE HAVING A RADIUS OF 287.00 FEET, A CENTRAL ANGLE OF 07 DEGREES 01 MINUTES 01 SECONDS, A CHORD BEARING OF NORTH 26 DEGREES 56 MINUTES 38 SECONDS WEST FOR A CHORD DISTANCE OF 35.13 FEET; THENCE RUN ALONG ARC OF SAID CURVE FOR A DISTANCE OF 35.15 FEET TO THE POINT OF COMMENCEMENT OF A CURVE TO THE RIGHT, SAID CURVE HAVING A RADIUS OF 287.00 FEET, A CENTRAL ANGLE OF 03 DEGREES 11 MINUTES 45 SECONDS, A CHORD BEARING OF NORTH 21 DEGREES 49 MINUTES 28 SECONDS WEST FOR A CHORD DISTANCE OF 16.01 FEET; THENCE RUN ALONG ARC OF SAID CURVE FOR A DISTANCE OF 16.01 FEET; THENCE RUN NORTH 20 DEGREES 13 MINUTES 35 SECONDS WEST FOR A DISTANCE OF 136.04 FEET TO THE POINT OF BEGINNING; THENCE RUN ALONG LAST DESCRIBED COURSE FOR A DISTANCE OF 301.00 FEET TO THE POINT OF COMMENCEMENT OF A CURVE TO THE LEFT, SAID CURVE HAVING A RADIUS OF 20.00 FEET, A CENTRAL ANGLE OF 89 DEGREES 58 MINUTES 58 SECONDS, A CHORD BEARING OF SOUTH 65 DEGREES 13 MINUTES 04 SECONDS EAST FOR A CHORD DISTANCE OF 28.28 FEET; THENCE RUN ALONG ARC OF SAID CURVE FOR A DISTANCE OF 31.41 FEET; THENCE RUN NORTH 69 DEGREES 47 MINUTES 27 SECONDS EAST FOR A DISTANCE OF 202.12 FEET TO A POINT ON THE WESTERNMOST RIGHT OF WAY LINE OF U.S. HIGHWAY 31 (RIGHT OF WAY VARIES); THENCE RUN SOUTH 20 DEGREES 02 MINUTES 14 SECONDS EAST FOR A DISTANCE OF 197.87 FEET TO THE POINT OF COMMENCEMENT OF A SPIRAL CURVE; THENCE RUN SOUTH 18



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DEGREES 10 MINUTES 10 SECONDS EAST FOR A CHORD DISTANCE OF 53.16 FEET; THENCE LEAVING SAID RIGHT OF WAY, RUN SOUTH 69 DEGREES 47 MINUTES 27 SECONDS WEST FOR A DISTANCE OF 189.54 FEET TO THE POINT OF COMMENCEMENT OF A CURVE TO THE LEFT, SAID CURVE HAVING A RADIUS OF 30.00 FEET, A CENTRAL ANGLE OF 90 DEGREES 01 MINUTES 02 SECONDS, A CHORD BEARING OF SOUTH 24 DEGREES 46 MINUTES 56 SECONDS WEST FOR A CHORD DISTANCE OF 42.43 FEET; THENCE RUN ALONG ARC OF SAID CURVE FOR A DISTANCE OF 47.13 FEET TO THE POINT OF BEGINNING. SAID PARCEL CONTAINS 55,879 SQUARE FEET OR 1.28 ACRES MORE OR LESS.

AND

MAIN TARGET TRACT (INCLUDING SUBLEASE PARCEL)


A PARCEL OF LAND SITUATED IN PART OF THE SOUTHWEST ONE-QUARTER OF THE NORTHEAST ONE-QUARTER, SOUTHEAST ONE-QUARTER OF THE NORTHWEST ONE-QUARTER AND THE NORTHWEST ONE-QUARTER OF THE NORTHEAST ONE-QUARTER OF SECTION 12, TOWNSHIP 21 SOUTH, RANGE 3 WEST, SHELBY COUNTY, ALABAMA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHEAST CORNER OF SAID SOUTHWEST ONE-QUARTER OF THE NORTHEAST ONE-QUARTER AND RUN NORTH 87 DEGREES 51 MINUTES 24 SECONDS WEST ALONG THE SOUTH LINE OF SAID QUARTER-QUARTER FOR A DISTANCE OF 716.00 FEET; THENCE LEAVING SAID SOUTH LINE, RUN NORTH 22 DEGREES 00 MINUTES 08 SECONDS WEST FOR A DISTANCE OF 295.00 FEET; THENCE RUN NORTH 89 DEGREES 10 MINUTES 01 SECONDS WEST FOR A DISTANCE OF 297.23 FEET TO A POINT ON THE EASTERNMOST RIGHT OF WAY LINE OF INTERSTATE 65 (RIGHT OF WAY VARIES); THENCE RUN NORTH 24 DEGREES 39 MINUTES 45 SECONDS WEST ALONG SAID RIGHT OF WAY FOR A DISTANCE OF 303.47 FEET TO THE POINT OF BEGINNING; THENCE RUN ALONG LAST DESCRIBED COURSE AND ALONG SAID RIGHT OF WAY FOR A DISTANCE OF 142.09 FEET; THENCE RUN NORTH 64 DEGREES 14 MINUTES 34 SECONDS WEST ALONG SAID RIGHT OF WAY FOR A DISTANCE OF 126.44 FEET; THENCE RUN NORTH 24 DEGREES 35 MINUTES 31 SECONDS WEST ALONG SAID RIGHT OF WAY FOR A DISTANCE OF 344.56 FEET; THENCE LEAVING SAID RIGHT OF WAY, RUN NORTH 38 DEGREES 23 MINUTES 35 SECONDS EAST FOR A DISTANCE OF 214.72 FEET TO THE POINT OF COMMENCEMENT OF A CURVE TO THE LEFT, SAID CURVE HAVING A RADIUS OF 330.92 FEET, A CENTRAL ANGLE OF 38 DEGREES 45 MINUTES 12 SECONDS, A CHORD BEARING OF SOUTH 89 DEGREES 41 MINUTES 18 SECONDS EAST FOR A CHORD DISTANCE OF 219.59 FEET; THENCE RUN ALONG ARC OF SAID CURVE FOR A DISTANCE OF 223.83 FEET; THENCE RUN NORTH 69 DEGREES 47 MINUTES 27 SECONDS EAST FOR A DISTANCE OF 491.83 FEET; THENCE RUN SOUTH 20 DEGREES 12 MINUTES 33 SECONDS EAST FOR A DISTANCE OF 20.00

  
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FEET; THENCE RUN NORTH 69 DEGREES 47 MINUTES 27 SECONDS EAST FOR A DISTANCE OF 11.01 FEET; THENCE RUN SOUTH 20 DEGREES 13 MINUTES 35 SECONDS EAST FOR A DISTANCE OF 112.17 FEET; THENCE RUN NORTH 69 DEGREES 46 MINUTES 25 SECONDS EAST FOR A DISTANCE OF 50.00 FEET; THENCE RUN SOUTH 20 DEGREES 13 MINUTES 35 SECONDS EAST FOR A DISTANCE OF 443.01 FEET; THENCE RUN SOUTH 69 DEGREES 47 MINUTES 27 SECONDS WEST FOR A DISTANCE OF 343.11 FEET; THENCE RUN SOUTH 58 DEGREES 46 MINUTES 41 SECONDS WEST FOR A DISTANCE OF 30.56 FEET; THENCE RUN SOUTH 69 DEGREES 47 MINUTES 27 SECONDS WEST FOR A DISTANCE OF 273.86 FEET; THENCE RUN SOUTH 20 DEGREES 12 MINUTES 33 SECONDS EAST FOR A DISTANCE OF 30.00 FEET; THENCE RUN SOUTH 69 DEGREES 47 MINUTES 27 SECONDS WEST FOR A DISTANCE OF 169.72 FEET TO THE POINT OF BEGINNING. SAID PARCEL CONTAINS 528,285 SQUARE FEET OR 12.13 ACRES MORE OR LESS.

  
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