



20040617000330030 Pg 1/7 41.00  
Shelby Cnty Judge of Probate, AL  
06/17/2004 13:51:00 FILED/CERTIFIED

## UCC FINANCING STATEMENT

FOLLOW INSTRUCTIONS (front and back) CAREFULLY

A. NAME & PHONE OF CONTACT AT FILER [optional]
B. SEND ACKNOWLEDGMENT TO: (Name and Address)
Kroll, McNamara, Evans & Delehanty, LLP 29 South Main Street West Hartford, CT 06107 Attn: Edward J. McNamara, Esq.

THE ABOVE SPACE IS FOR FILING OFFICE USE ONLY

1. DEBTOR'S EXACT FULL LEGAL NAME - insert only one debtor name (1a or 1b) - do not abbreviate or combine names

1a. ORGANIZATION'S NAME P&N Calera, LLC				
OR	1b. INDIVIDUAL'S LAST NAME	FIRST NAME	MIDDLE NAME	SUFFIX
1c. MAILING ADDRESS 3250 Independence Drive, Suite 101		CITY Birmingham	STATE AL	POSTAL CODE 35209
1d. TAX ID #: SSN OR EIN [REDACTED]		1e. TYPE OF ORGANIZATION LLC	1f. JURISDICTION OF ORGANIZATION Alabama	1g. ORGANIZATIONAL ID #, if any none <input checked="" type="checkbox"/> NONE

2. ADDITIONAL DEBTOR'S EXACT FULL LEGAL NAME - insert only one debtor name (2a or 2b) - do not abbreviate or combine names

2a. ORGANIZATION'S NAME				
OR	2b. INDIVIDUAL'S LAST NAME	FIRST NAME	MIDDLE NAME	SUFFIX
2c. MAILING ADDRESS		CITY	STATE	POSTAL CODE
2d. TAX ID #: SSN OR EIN		2e. TYPE OF ORGANIZATION	2f. JURISDICTION OF ORGANIZATION	2g. ORGANIZATIONAL ID #, if any
[REDACTED]				<input type="checkbox"/> NONE

3. SECURED PARTY'S NAME (or NAME of TOTAL ASSIGNEE of ASSIGNOR S/P) - insert only one secured party name (3a or 3b)

3a. ORGANIZATION'S NAME Archon Financial, L.P.				
OR	3b. INDIVIDUAL'S LAST NAME	FIRST NAME	MIDDLE NAME	SUFFIX
3c. MAILING ADDRESS 600 East Las Colinas Blvd., Suite 450		CITY Irving	STATE TX	POSTAL CODE 75039

4. This FINANCING STATEMENT covers the following collateral:

All of the collateral more particularly described on Schedule A attached hereto and made a part hereof, relating to real property known as Calera Crossing Shopping Center and located at 209 Supercenter Drive, Calera, Alabama as more particularly described on Exhibit A attached hereto and made a part hereof.

5. ALTERNATIVE DESIGNATION (if applicable)	LESSEE/LESSOR	CONSIGNEE/CONSIGNOR	BAILEE/BAILOR	SELLER/BUYER	AG. LIEN	NON-UCC FILING
6. <input checked="" type="checkbox"/> This FINANCING STATEMENT is to be filed (for record) (or recorded) in the REAL ESTATE RECORDS. Attach Addendum	7. Check to REQUEST SEARCH REPORT(S) on Debtor(s) (ADDITIONAL FEE) (optional)		All Debtors		Debtor 1	Debtor 2
8. OPTIONAL FILER REFERENCE DATA						

Probate Office of Shelby County, Alabama

UCC FINANCING STATEMENT ADDENDUM

FOLLOW INSTRUCTIONS (front and back) CAREFULLY

9. NAME OF FIRST DEBTOR (1a or 1b) ON RELATED FINANCING STATEMENT		
9a. ORGANIZATION'S NAME P&N Calera, LLC		
OR	9b. INDIVIDUAL'S LAST NAME	FIRST NAME MIDDLE NAME,SUFFIX

10. MISCELLANEOUS:
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THE ABOVE SPACE IS FOR FILING OFFICE USE ONLY

11. ADDITIONAL DEBTOR'S EXACT FULL LEGAL NAME - insert only one name (11a or 11b) - do not abbreviate or combine names				
11a. ORGANIZATION'S NAME				
OR	11b. INDIVIDUAL'S LAST NAME	FIRST NAME	MIDDLE NAME	SUFFIX
11c. MAILING ADDRESS		CITY	STATE	POSTAL CODE COUNTRY
11d. TAX ID #: SSN OR EIN	ADD'L INFO RE ORGANIZATION DEBTOR	11e. TYPE OF ORGANIZATION	11f. JURISDICTION OF ORGANIZATION	11g. ORGANIZATIONAL ID #. if anv NONE

12.	ADDITIONAL SECURED PARTY'S or ASSIGNOR S/P'S NAME - insert only one name (12a or 12b)			
12a. ORGANIZATION'S NAME				
OR	12b. INDIVIDUAL'S LAST NAME	FIRST NAME	MIDDLE NAME	SUFFIX
12c. MAILING ADDRESS		CITY	STATE	POSTAL CODE COUNTRY

13. This FINANCING STATEMENT covers	timber to be cut or	as-extracted collateral, or is filed as a	fixture filing.
14. Description of real estate: See Exhibit A attached hereto.			

15. Name and address of a RECORD OWNER of above-described real estate (if Debtor does not have a record interest):
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16. Additional collateral description:
17. Check only if applicable and check only one box. Debtor is a Trust or Trustee acting with respect to property held in trust or Decedent's Estate
18. Check only if applicable and check only one box. Debtor is a TRANSMITTING UTILITY Filed in connection with a Manufactured-Home Transaction — effective 30 years Filed in connection with a Public-Finance Transaction — effective 30 years



**Schedule A**

**DEBTOR:** P&N CALERA, LLC  
3250 Independence Drive, Suite 101  
Birmingham, Alabama 35209

**SECURED PARTY:** Archon Financial, L.P.  
600 East Las Colinas Boulevard, Suite 450  
Irving, Texas 75039

Collateral Covered By Financing Statement  
Between P&N CALERA, LLC, as Borrower and  
ARCHON FINANCIAL, L.P., as Secured Party

All right, title, interest and estate of Debtor now owned, or hereafter acquired, in and to the following property, rights, interests and estates (the Premises (defined below), the Improvements (defined below), and the property, rights, interests and estates hereinafter described are collectively referred to herein as the "**Property**"):

(a) all easements, rights-of-way, strips and gores of land, streets, ways, alleys, passages, sewer rights, water, water courses, water rights and powers, air rights and development rights, all rights to as-extracted collateral produced from or allocated to the Premises including without limitation oil, gas, minerals, coal and other substances of any kind or character, and all estates, rights, titles, interests, privileges, liberties, tenements, hereditaments and appurtenances of any nature whatsoever, in any way belonging, relating or pertaining to the real property described in Exhibit A attached hereto (the "**Premises**") and the buildings, structures, fixtures, additions, enlargements, extensions, modifications, repairs, replacements and improvements now or hereafter located thereon (the **Improvements**) and the reversion and reversions, remainder and remainders, and all land lying in the bed of any street, road, highway, alley or avenue, opened, vacated or proposed, in front of or adjoining the Premises, to the center line thereof and all the estates, rights, titles, interests, dower and rights of dower, curtesy and rights of curtesy, property, possession, claim and demand whatsoever, both at law and in equity, of Debtor of, in and to the Premises and the Improvements and every part and parcel thereof, with the appurtenances thereto;

(b) all machinery, furniture, furnishings, equipment, computer software and hardware, fixtures (including, without limitation, all heating, air conditioning, plumbing, lighting, communications and elevator fixtures) and other property of every kind and nature, whether tangible or intangible, (including software embedded therein), whatsoever owned by Debtor, or in which Debtor has or shall have an interest, now or hereafter located upon the Premises and the Improvements, or appurtenant thereto, and usable in connection with the present or future operation and occupancy of the Premises and the Improvements and all building equipment, materials and supplies of any nature whatsoever owned by Debtor, or in which Debtor has or shall have an interest, now or hereafter located upon the Premises and the Improvements, or appurtenant thereto, or usable in connection with the present or future operation, enjoyment and occupancy of the Premises and the Improvements (hereinafter all of the foregoing items in this subparagraph (b) collectively referred to as the "**Equipment**"), including any leases of any of the Equipment, any deposits existing at any time in connection with any of the Equipment, and the proceeds of any sale or transfer of the foregoing, and the right, title and interest of Debtor in and to any of the



Equipment that may be subject to any "security interests" as defined in the Uniform Commercial Code, as in effect from time to time in the State where the Premises are located (the "**Uniform Commercial Code**"), superior in lien to the lien of that certain Mortgage, Assignment of Leases and Rents, Security Agreement and Fixture Filing executed by Debtor to Secured Party dated of even date herewith (the "**Mortgage**");

(c) all awards or payments, including interest thereon, that may heretofore and hereafter be made with respect to the Premises, Improvements or the Equipment, whether from the exercise of the right of eminent domain or condemnation (including, without limitation, any transfer made in lieu of or in anticipation of the exercise of said rights), or for a change of grade, or for any other injury to or decrease in the value of the Premises, Improvements or the Equipment;

(d) all leases and other agreements or arrangements heretofore or hereafter entered into affecting the use, enjoyment or occupancy of, or the conduct of any activity upon or in, the Premises and the Improvements, including any extensions, renewals, modifications or amendments thereof (collectively, the "**Leases**") (the tenants, lessees, licensees, occupants or other users under the Leases are collectively hereinafter referred to as "tenants") and all rents, rent equivalents, moneys payable as damages or in lieu of rent or rent equivalents, royalties (including, without limitation, all oil and gas or other mineral royalties and bonuses), income, fees, receivables, receipts, revenues, deposits (including, without limitation, security, utility and other deposits), accounts, cash, issues, profits, charges for services rendered, and other payment and consideration of whatever form or nature received by or paid to or for the account of or benefit of Debtor or its agents or employees from any and all sources arising from or attributable to the Premises and the Improvements (the "**Rents**"), together with all proceeds from the sale or other disposition of the Leases and the right to receive and apply the Rents to the payment of the Debt;

(e) all proceeds of and any unearned premiums on any insurance policies covering all or any portion of the Premises, Improvements or Equipment, including, without limitation, the right to receive and apply the proceeds of any insurance, judgments, or settlements made in lieu thereof, for damage to the Premises, Improvements or Equipment;

(f) all accounts, escrows, impounds, reserves, documents, instruments, chattel paper (whether tangible or electronic), claims, deposits and general intangibles, as the foregoing terms are defined in the Uniform Commercial Code, all promissory notes, and all franchises, trade names, trademarks, copyrights, symbols, service marks, books, records, recorded data of any kind or nature (regardless of the medium), plans, specifications, schematics, designs, drawings, permits, consents, licenses (including liquor licenses, to the extent assignable), license agreements, operating contracts, contract rights (including, without limitation, any contract with any architect or engineer or with any other provider of goods or services for or in connection with any construction, repair, or other work upon the Premises, Improvements or Equipment) and all management, franchise, service, supply and maintenance contracts and agreements, and any other agreements, permits or contracts of any nature whatsoever now or hereafter obtained or entered into by or on behalf of Debtor with respect to the operation or ownership of the Premises, Improvements or Equipment; and all approvals, actions, refunds, rebates or reductions of real estate taxes and assessments (and any other governmental impositions related to the Premises, Improvements or Equipment) resulting as a result of tax certiorari or any applications or proceeding for reduction; and all causes of action that now or hereafter relate to, are derived from or are used in connection with the Premises, Improvements or Equipment, or the use, operation, maintenance, occupancy or enjoyment thereof or the conduct of any business or activities thereon (hereinafter all of the items referred to in this subparagraph (f) collectively referred to as the "**Intangibles**");

(g) all letter of credit rights (whether or not the letter of credit is evidenced by a writing) Debtor now has or hereafter acquires relating to the Premises, Improvements, Equipment, Intangibles and other properties, rights, title and interests hereinabove described;

(h) all commercial tort claims Debtor now has or hereafter acquires relating to the Premises, Improvements, Equipment, Intangibles and other properties, rights, title and interests hereinabove described;

(i) any and all monies or funds now or hereafter deposited in or with respect to any impound, escrow or similar funds established pursuant to or held under any of the Loan Documents, including but not limited to the Tax and Insurance Impound and the Replacement Escrow Fund (as such terms are defined in the Mortgage); and

(j) all accounts and proceeds (cash or non-cash), products, offspring, rents and profits from any of the foregoing, including, without limitation, those from the conversion (whether voluntary or involuntary), sale, exchange, transfer, collection, loss, damage, disposition, substitution or replacement of any of the foregoing.

**TOGETHER WITH** any and all proceeds and products of any of the foregoing and any and all other security and collateral of any nature whatsoever owned or acquired by Debtor, to the extent covered by the Uniform Commercial Code, now or hereafter given for the repayment of the Debt (as defined in the Mortgage) and the performance of Debtor's obligations under the Loan Documents (as defined in the Mortgage).



Exhibit "A"

Lot 2B, according to the Survey of Calera Crossings, as recorded in Map Book 33, page 72, in the Probate Office of Shelby County, Alabama, more particularly described as follows:

Lot 2-B Calera Crossings as recorded in Map Book 33, page 72, in the Office of the Judge of Probate of Shelby County, Alabama, also being situated in the Northwest Quarter of the Southeast Quarter of Section 4, Township 22 South, Range 2 West, St. Stephens Meridian, Shelby County, Alabama, and being more particularly described as follows:

Begin at the Northeast corner of Lot 2 Wal-Mart Supercenter #3271 Subdivision, as recorded in Map Book 27, page 117, in the Office of the Judge of Probate of Shelby County, Alabama, said point also being on the westerly right-of-way of Highway 31, (right-of-way varies); thence run North  $89^{\circ} 37' 26''$  West, along the north boundary line of said Lot 2, for a distance of 158.71 feet to the POINT OF BEGINNING; thence, leaving said north line, run South  $00^{\circ} 00' 00''$  West for a distance of 62.86 feet; thence run North  $90^{\circ} 00' 00''$  West for a distance of 70.15 feet; thence run South  $00^{\circ} 00' 00''$  West for a distance of 160.45 feet; thence run North  $90^{\circ} 00' 00''$  West for a distance of 15.97 feet; thence run South  $00^{\circ} 00' 00''$  West for a distance of 128.28 feet; thence run South  $90^{\circ} 00' 00''$  West for a distance of 120.00 feet; thence run South  $00^{\circ} 00' 00''$  East for a distance of 80.42 feet to the northerly right-of-way line of I-65 (right-of-way varies); thence run North  $61^{\circ} 02' 41''$  West, along said right-of-way, for a distance of 242.28 feet to the Point of Curvature of a non-tangent curve to the left, having a radius of 7789.44 feet, a central angle of  $01^{\circ} 50' 54''$ , a chord length of 251.27 feet and a chord bearing of North  $51^{\circ} 39' 09''$  West; thence continue along the arc of said curve, and said right-of-way, for a distance of 251.28 feet to the Point of Tangency of said curve; thence run North  $52^{\circ} 34' 36''$  West, along said right-of-way, for a distance of 89.38 feet; thence, leaving said right-of-way, run North  $00^{\circ} 00' 00''$  West for a distance of 75.51 feet to the north boundary line of said Lot 2; thence run North  $37^{\circ} 41' 38''$  East, along said north line, for a distance of 42.10 feet; thence run South  $89^{\circ} 37' 26''$  East, along said north line, for a distance of 590.28 feet to the POINT OF BEGINNING

Together with a non-exclusive easement rights under that Access Easement, between Wal-Mart Real Estate Business Trust and P & N Calera, LLC, dated January 30, 2001, and recorded February 9, 2001, as Instrument 2001/04817, in the Probate Office of Shelby County, Alabama, being more particularly described as follows:

A parcel of land for ingress and egress situated in the Southwest Quarter of the Northeast Quarter of Section 4, Township 22 South, Range 2 West, St. Stephens Meridian, Shelby County, Alabama, and being more particularly described as follows:

Commence at an axle found at the Southwest corner of the Southwest Quarter of the Northeast Quarter of Section 4, Township 22 South, Range 2 West, St. Stephens Meridian, Shelby County, Alabama; thence N  $02^{\circ} 06' 24''$  W



along the West line of said quarter, for a distance of 512.99; thence leaving said quarter line, run S 89°47'07" E for a distance of 1036.65 feet to the Westerly right of way of Highway 31 (right of way width 100 feet); said point also being the Northeast corner of Lot 3, according to Wal-Mart Supercenter #3271 Subdivision, as recorded in Map Book 27, page 117, in the Probate Office of Shelby County, Alabama; thence run S 10°16'53" E, along the West boundary line of said Lot 3, for a distance of 284.08 feet to the Southeast corner of said Lot 3; said point also being the point of beginning; thence leaving said Lot 3, continue S 10°16'53" E for a distance of 102.17 feet to the Northeast corner of Lot 4 of said Wal-Mart Supercenter #3271 Subdivision; thence N 65°30'48" W along the North line of said Lot 4, for a distance of 18.21 feet; thence run S 79°43'07" W along the North line of said Lot 4, for a distance of 40.28; thence run N 10°16'53" W along the North line of said Lot 4, for a distance of 5.00 feet; thence run S 79°43'07" W along the North line of said Lot 4, for a distance of 120.73 feet to the point of curvature of a curve to the left, having a radius of 43.50 feet, a central angle of 79°20'33", a chord length of 55.54 feet and a chord bearing of S 40°02'05" W; thence continue along the arc of said curve for a distance of 60.24 feet to the point of tangency of said curve; thence run S 00°22'34" W along the West boundary line of Lot 4, Lot 5 and Lot 6, for a distance of 576.95 feet to the Southwest corner of Lot 6; said point also being on the North boundary line of Lot 2 of said Wal-Mart Supercenter #3271 Subdivision, thence run N 89°37'26" W along the North boundary line of said Lot 2, for a distance of 696.60 feet; thence run S 37°41'38" W along the North boundary line of said Lot 2, for a distance of 42.10 feet; thence run N 89°37'26" W along the North boundary line of said Lot 2, for a distance of 99.54 feet to the Northerly right of way line of I-65 (right of way width varies); thence run N 52°34'36" W along said right of way, for a distance of 38.56 feet to the Southwest corner of Lot 1 of said Wal-Mart Supercenter #3271 Subdivision; thence run N 02°06'24" W along the West boundary line of said Lot 1, for a distance of 41.81 feet; thence leaving said West line, run S 89°37'26" E for a distance of 99.94 feet; thence run N 37°41'38" E for a distance of 42.10 feet; thence run S 89°37'26" E for a distance of 693.78 feet; thence run N 00°22'34" E for a distance of 619.79 feet; thence run N 79°43'07" E along the South boundary line of said Lot 3, for a distance of 213.93 feet; thence run N 52°46'38" E along the South boundary line of said Lot 3, for a distance of 21.59 feet to the point of beginning.