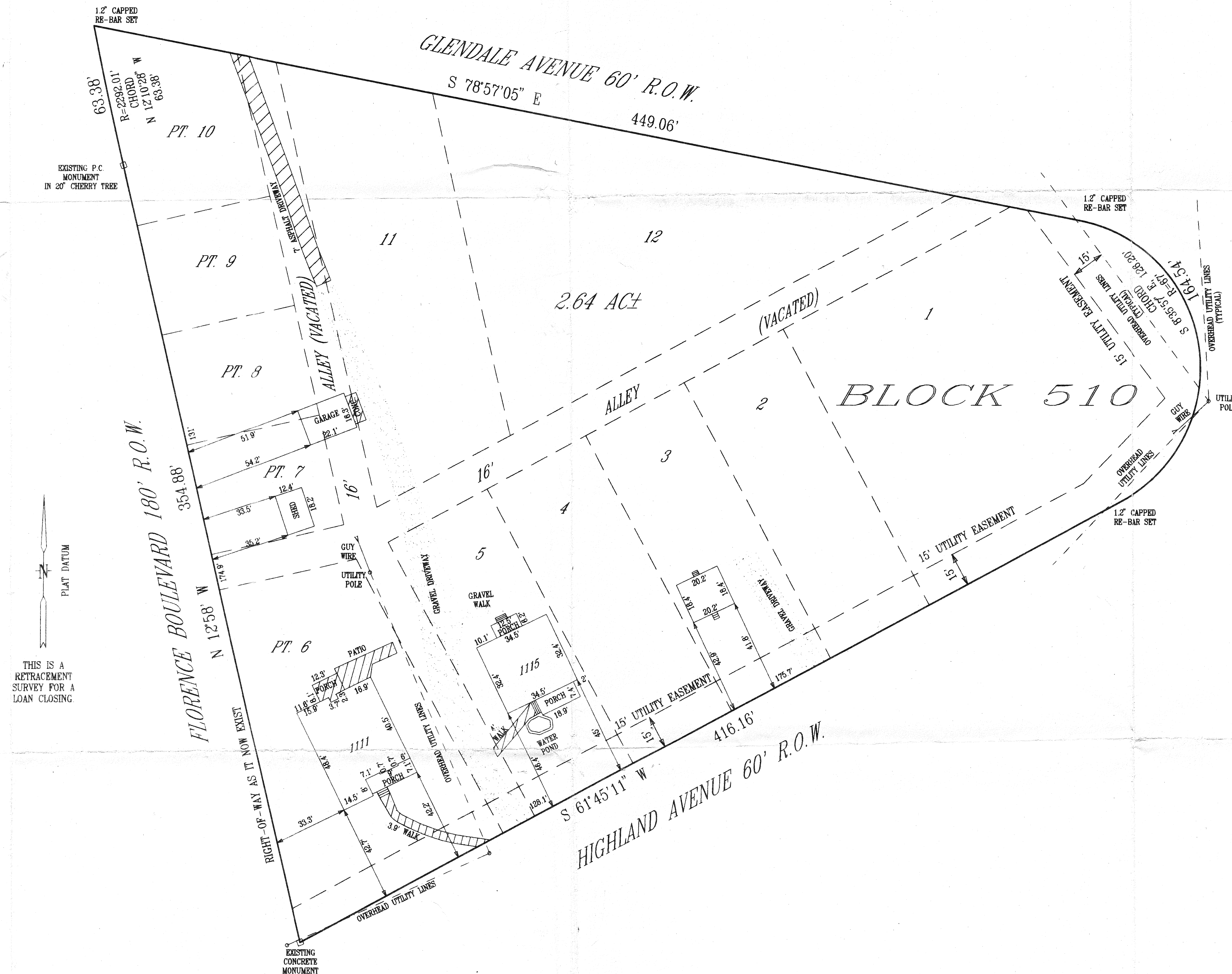


EXHIBIT "A"

KING REALTY & AUCTION
SURVEY LOTS 1-12 & ALLEYS, IN BLOCK 510, CITY OF FLORENCE, ALABAMA



Lauderdale County,
Alabama

I, Charles M. Thorp, a Licensed Professional Land Surveyor in said County and State do hereby certify that shown hereon, to the best of my knowledge and with the information furnished, is a true and correct map or plat of all of Lots 1 through 5 and Lots 11 and 12 and part of Lots 6 through 10 and all alleys in Block 510, in the city of Florence, Alabama, as the same appears of record in Plat Book 1, Page 114, in the Office of the Judge of Probate of Lauderdale County, Alabama, being more fully described as follows: Begin at a concrete monument at the intersection of the North margin of Highland Avenue and the East margin of Florence Boulevard, said point being the Southwest corner of Lot 6, Block 510 as it exist after the widening of Florence Boulevard; run thence North 12 Degrees 58 Minutes West along the Easterly margin of Florence Boulevard, as it now exist, for 354.88 Feet to an existing P.C. monument of a curve to the right, having a fixed radius of 2292.01 Feet; run thence Northwardly along said margin and curve for 63.38 Feet (Chord Bearing North 12 Degrees 10 Minutes 28 Seconds West, 63.38 Feet) to a capped re-bar set on the Southerly margin of Glendale Avenue, said point being the Northwest corner of said Lot 10 as it exist after the widening of Florence Boulevard; run thence South 78 Degrees 57 Minutes 05 Seconds East along said Southerly margin for 449.06 Feet to a capped re-bar set at the P.C. of a curve to the right, having a fixed radius of 67 Feet; run thence Southerly along said margin and curve for 164.54 Feet (Chord Bearing South 08 Degrees 35 Minutes 57 Seconds East, 126.20 Feet) to a capped re-bar set at the P.T. of said curve and being on the Northerly margin of Highland Avenue; run thence South 61 Degrees 45 Minutes 11 Seconds West along said Northerly margin for 416.16 Feet to the point of beginning, containing 2.64 Acres more or less and being subject to a 15 Foot Wide utility easement evenly off the Southeasterly and Westerly sides of said tract as shown on attached plat and any other utility easements of record.

There are no encroachments by buildings from adjoining lots, the building constructed hereon is entirely within the bounds of same, there are no rights-of-way, easements or joint driveways, over or across said land visible on the surface, or shown on the recorded plat (where applicable), except as shown; there are no electric or telephone wires (excluding wires which serve the premises only), or structures or supports thereof including poles, anchors and guy wires, on or over said premises, except as shown.

I certify that I have examined the current FIA Official Flood Hazard Map, Community No. 010140, Panel No. 0007 C, and found the referenced lot is not shown in an area having special flood hazards.

I hereby certify that this survey and drawing have been completed in accordance with the requirements of the Minimum Technical Standards for the Practice of Land Surveying in the State of Alabama.

The correct address is 1111 & 1115 Highland Avenue, Florence, Alabama, 35630.

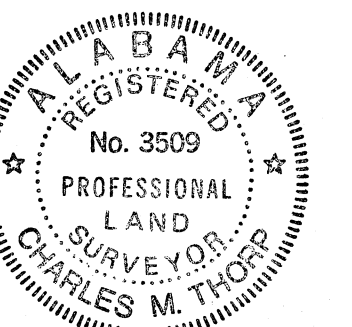
According to my survey this the 14th Day of December, 1998.

REVISED MARCH 1, 1999

KING REALTY & AUCTION
SURVEY LOT 1-12 & ALLEYS
IN BLOCK 510
CITY OF FLORENCE, ALABAMA

THORP SURVEYING & MAPPING CO.
801 E. AVALON AVENUE, SUITE 201 A
P.O. BOX 3761 MUSCLE SHOALS, AL 35662
1-256-383-3720

DATE: DECEMBER 14, 1998 DRAWN BY: CMT/JR
SCALE: 1"=30' CHECKED BY: CMT
PROJECT NO: 012-98-005 SHEET 1 OF 1



Charles M. Thorp
CHARLES M. THORP, P.L.S.
ALABAMA REG. NO. 3509