

**LEGEND**

HANDICAP SYMBOL		IRON ROD, OLD	IR(O)
LIGHT POLE		IRON ROD, NEW	IR(N)
POWER POLE		PK NAIL, OLD	PK(O)
OVERHEAD ELEC./ TEL.		PK NAIL, NEW	PK(N)
PROPERTY LINE		SANITARY SEWER MANHOLE	SMH
FENCE		STORM DRAIN MANHOLE	DMH
HVAC		ELECTRIC METER	EM
AREA INLET		GAS METER	GM
CURB INLET		WATER METER	WM
CLEANOUT		WATER VALVE	WV
BACKFLOW PREVENTOR		GAS VALVE	GV
		SEWER BOX	SB
		FIRE HYDRANT	FH
		POST INDICATOR VALVE	PIV
		ELECTRIC BOX	EB

**MISCELLANEOUS NOTES**

- (N1) THE BASIS OF BEARINGS OF THIS SURVEY IS BASED ON RECORD DOCUMENT
- (N2) THE TABLE BELOW DESCRIBES THE TYPE AND NUMBER OF PARKING STALLS ENTIRELY WITHIN PROPERTY BOUNDARY. STALLS THAT ARE PARTIALLY WITHIN BOUNDARY ARE LISTED UNDER THE HEADING "PARTIAL". PARTIAL STALLS ARE NOT COUNTED IN THE TOTAL.
 

PARKING SPACES	
TYPE	NUMBER
REGULAR	202 (STRIPED)
HANDICAP	9 (STRIPED)
- (N3) THERE EXIST 202 REGULAR PARKING SPACES AND 9 HANDICAPPED PARKING SPACES ON THE SUBJECT PROPERTY..
- (N4) DURING OUR FIELD SITE VISIT, THERE WAS NOT OBSERVABLE EVIDENCE OF EARTH MOVING WORK, BUILDING CONSTRUCTION OR BUILDING ADDITIONS WITHIN RECENT MONTHS.
- (N5) THERE WAS NOT ANY CHANGES IN STREET RIGHT-OF-WAY LINES EITHER COMPLETED OR PROPOSED, AND AVAILABLE FROM CONTROLLING JURISDICTION OR EVIDENCE OF RECENT STREET OR SIDEWALK CONSTRUCTION REPAIRS.
- (N6) DURING OUR FIELD SITE VISIT, THERE WAS NOT OBSERVABLE EVIDENCE OF SITE USE AS A SOLID WASTE DUMP, SUMP, OR SANITARY LANDFILL.
- (N7) THERE IS NO OBSERVABLE EVIDENCE OF ANY CEMETERIES OR BURIAL GROUNDS ON THIS SITE.
- (N8) PROPERTY IS MAP 0570-A, PARCEL 039.00.
- (N9) PROPERTY HAS ACCESS TO AND FROM N ELLINGTON PARKWAY AND VERONA ROAD, BOTH DULY DEDICATED AND ACCEPTED PUBLIC STREETS OR HIGHWAYS.
- (N10) THE DISTANCE TO THE NEAREST INTERSECTING STREET (PROPERTY IS AT THE INTERSECTION OF MURFREESBORO ROAD AND STONES RIVER ROAD.)
- (N11) I HAVE NOT RECEIVED ANY DOCUMENTATION ON ANY WETLANDS BEING LOCATED ON THE SUBJECT PROPERTY.
- (N12) THE SURVEY MAP CORRECTLY REPRESENTS THE FACTS AT THE TIME OF THE SURVEY.
- (N13) THERE ARE NO DISCREPANCIES BETWEEN THE BOUNDARY LINES OF THE PROPERTY AS SHOWN ON THIS SURVEY MAP AND AS DESCRIBED IN THE LEGAL DESCRIPTION PRESENTED IN THE TITLE COMMITMENT.
- (N14) THE BOUNDARY LINES OF THE PROPERTY ARE CONTIGUOUS WITH THE BOUNDARY LINES OF ALL ADJOINING STREETS, HIGHWAYS, RIGHTS OF WAY AND EASEMENTS, PUBLIC OR PRIVATE, AS DESCRIBED IN THEIR MOST RECENT RESPECTIVE LEGAL DESCRIPTIONS OF RECORD.

**TITLE LEGAL DESCRIPTION**

(Deed Book 405, Page 475- 8.50 acre tract)

Legal Description for the Real Property lying and being in the 3<sup>rd</sup> Civil District of Marshall County, Tennessee bounded and described as follows:

Beginning on a metal pin on the northeast margin of North Ellington Parkway being north 46 degrees 06 minutes west 280.00 feet from the southwest corner of the James V. Drain property and the southeast corner of the property herein described, thence with said northeast margin North 46 degrees 06 minutes West 86.00 feet to a metal pin; thence leaving said margin north 43 degrees 54 minutes East 224.30 feet to a metal pin; thence north 46 degrees 06 minutes West 201.00 feet to a metal pin; thence North 43 degrees 54 minutes East 404.97 feet to a metal pin in fence in the south line of the William H. Coble Sr. property; thence with the south line South 78 degrees 48 minutes East 559.85 feet to a fence corner post at the northwest corner of the George Wood Jr. property and the northeast corner of the property herein described; thence with the west line of the said wood property South 13degrees 29 minutes West 110.99 feet to a fence corner post; thence South 13 degrees 05 minutes West 207.17 feet to a fence corner post at the southwest corner of the said Wood property; thence with south line of the said Wood Property South 67 degrees 15 minutes East 339.04 feet to a fence corner post at the southeast corner of the said Wood property on the west margin of Verona Road; thence with said west margin South 35 degrees 14 minutes West 51.01 feet to a metal pin at the northeast corner of the William H. Coble Jr. property; thence leaving said west margin of the Verona Road with the north line of the said Coble property North 67 degrees 15 minutes West 261.00 feet to a metal pin at the northwest corner of the William H. Coble property; thence North 67 degrees 15 minutes West 180.37 feet to a metal pin; thence South 43 degrees 54 minutes West 343.78 feet to a metal pin; thence North 46 degrees 06 minutes West 278.86 feet to a metal pin; thence South 43 degrees 54 minutes West 224.30 feet to the point of the beginning containing 8.50 acres.

Being the same property conveyed to Parkway Shops Center, LLC by Compass Bank in that certain Special Warranty Deed dated October 8, 2004 an filed for record October 13, 2004, in Deed Book 405, Page 475, in the Register of Deeds Office for Marshall County, Tennessee.

TOGETHER WITH:

(Deed Book 448, Page 535- 2.53 acre tract)

A certain tract or parcel lying and being in the third (3<sup>rd</sup>) Civil District of Marshall County, Tennessee, bounded and described as follows:

Beginning at a metal pin on the north margin of North Ellington Parkway, the southwest corner of the Republic Health Corp. property and the southwest corner of Ronnie Wallace property; thence leaving said north margin North 43 degrees 49 minutes East 200.00 feet to a metal pin; thence North 46 degrees 06 minutes West 20.62 feet to the true point of beginning; thence North 46 degrees 06 minutes West 29.38 feet to a metal pin; thence South 43 degrees 49 minutes West 50.00 feet to a metal pin; thence North 46 degrees 14 minutes West 123.92 feet to a metal pin; thence North 71 degrees 56 minutes West 52.09 feet to a metal pin on the bank of creek; thence North 30 degrees 12 minutes East 72.86 feet to a metal pin in fence on the bank of creek; thence North 48 degrees 30 minutes East 35.81 feet to a metal pin in fence on bank of creek; thence North 39 degrees 32 minutes East 62.69 feet to a blazed bodock in fence on the bank of creek; thence North 43 degrees 19 minutes east 67.59 feet to a metal pin in

THE ABOVE DESCRIBED PARCEL IS THE SAME LAND DESCRIBED IN STEWART TITLE GUARANTY COMPANY COMMITMENT NUMBER 80918 WITH AN EFFECTIVE DATE OF MARCH 19, 2015.

**ALTA/ACSM LAND TITLE SURVEY**

FOR PARTNER PROJECT NUMBER 15-136591.2  
 ALTA SURVEY BASED AND RELIED ON STEWART TITLE GUARANTY COMPANY COMMITMENT NUMBER 80918 CONTAINING AN EFFECTIVE DATE AND TIME OF MARCH 19, 2015 AT 8:00 A.M.

**CERTIFICATION**

To: Stewart Title Guaranty Company

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2011 Minimum Standard Detail Requirements for ALTA/ACSM Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes Items 1, 2, 3, 4, 6b, 7a, 7b1, 7c, 8, 9, 11a, 13, 14, 16, 17, 18, 19 and 22 of Table A thereof. The field work was completed on April 10, 2015.

Tony Reasons II  
 L.S. # 1665  
 Date of Survey - 04/13/15  
 Latest Revised Date -

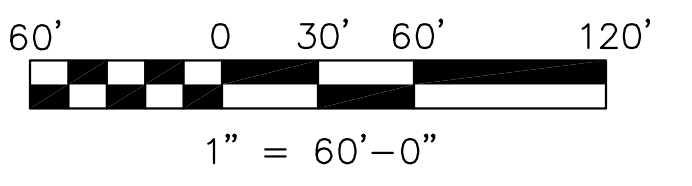
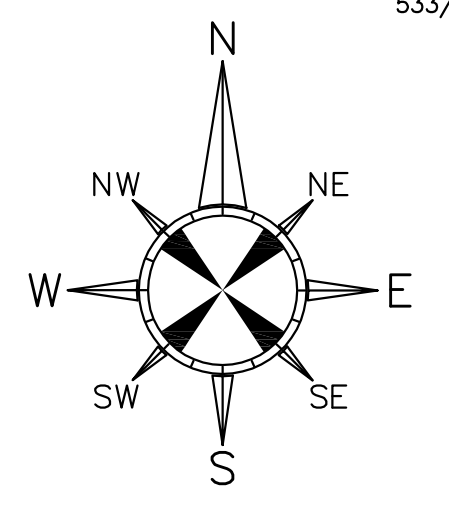
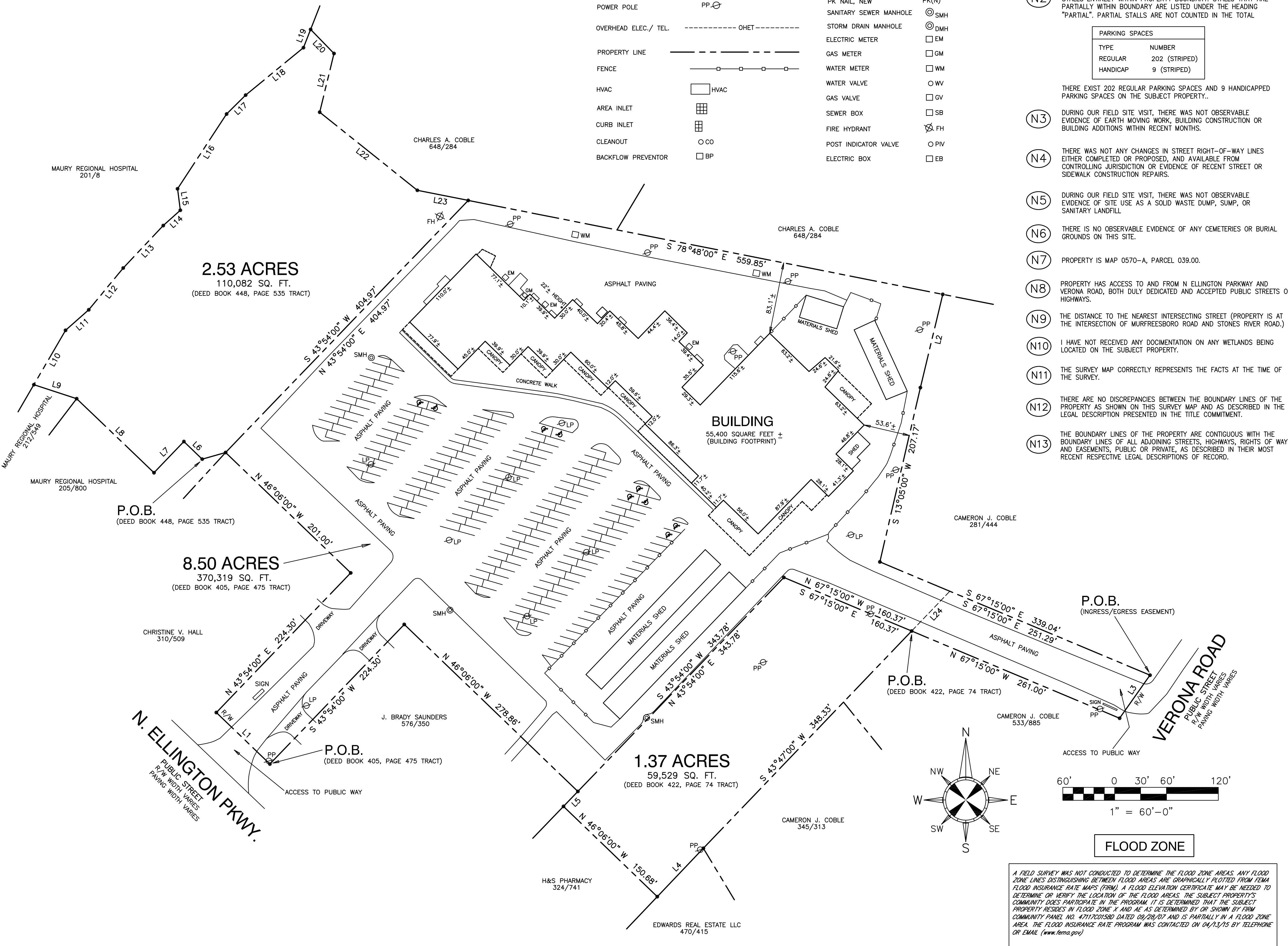
PROPERTY ADDRESS: 860 N Ellington Pkwy., Lewisburg, Tennessee 37091

SURVEY PREPARED BY: THE REASONS COMPANY  
 2205 GRACE POINT COURT  
 FRANKLIN, TN 37067  
 615-310-4390  
 EMAIL: REASONS COMPANY@THEBELLSSOUTH.NET

SURVEYOR: TONY REASONS II  
 REGISTRATION NUMBER 1665  
 STATE OF REGISTRATION - TN  
 FIELD DATE OF SURVEY - 04/10/15  
 LATEST REVISION DATE -



30880 HARRISON ROAD  
 WICKLIFFE, OHIO 44092  
 T 440-987-1001  
 jdavenport@partnersesi.com



**FLOOD ZONE**

A FIELD SURVEY WAS NOT CONDUCTED TO DETERMINE THE FLOOD ZONE AREAS. ANY FLOOD ZONE LINES DISTINGUISHING BETWEEN FLOOD AREAS ARE GRAPHICALLY PLOTTED FROM FEMA FLOOD INSURANCE RATE MAPS (FIRM). A FLOOD ELEVATION CERTIFICATE MAY BE NEEDED TO DETERMINE OR VERIFY THE LOCATION OF THE FLOOD AREAS. THE SUBJECT PROPERTY'S COMMUNITY DOES PARTICIPATE IN THE PROGRAM. IT IS DETERMINED THAT THE SUBJECT PROPERTY RESIDES IN FLOOD ZONE X AND AS DETERMINED BY OR SHOWN BY FIRM COMMUNITY PANEL NO. 4711201580 DATED 09/28/07 AND IS PARTIALLY IN A FLOOD ZONE AREA. THE FLOOD INSURANCE RATE PROGRAM WAS CONTACTED ON 04/13/15 BY TELEPHONE OR EMAIL (www.fema.gov)

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 PARTNER ENGINEERING &  
 ALL RIGHTS RESERVED. USE  
 OF THIS SURVEY FOR ANY  
 OTHER PROJECT WITHOUT THE  
 WRITTEN PERMISSION OF  
 PARTNER ENGINEERING.