

**SURVEY LAND DESCRIPTION**

Property situated in the White's Creek, Davidson County, Tennessee, being shown on Tax Map 049, as Parcel 140.00. Said property being bounded on the North by Charles H. Holloway and wife, Mary K. Holloway, and Helen B. Huff, on the South by Raymond G. Ray, Three Beans, LLC, Historic Cedarwood, LLC, Jing-Qi Mei and wife, Xuhuan Zhang, and Fontanel Properties, LLC, on the West by Fontanel Properties, LLC, and the East by Michael L. Shular, Trustee and being more particularly described as follows.

Commencing at an iron rod set on the East right-of-way of Whites Creek Pike, said iron rod being the Southwest corner of a called 141.50 acre tract of land, in the name of Fontanel Properties, LLC, recorded in Instrument No. 20020621-0075107, Register's Office, Davidson County, Tennessee (R.O.D.C.T.N.), and at the Northwest corner of "Lot 9" of the Tollgate Two Subdivision, recorded in Plat Instrument No. 20000502-0043728 (R.O.D.C.T.N.), Thence, South 77°56'52" East, a distance of 556.84 feet to an iron rod set on the North line of said "Lot 9", and at the Southeast corner of said Fontanel Properties, LLC to the Point of Beginning (P.O.B., N:700645.08, E:1724322.49);

Thence, along the West line of said Fontanel Properties, LLC tract the following calls, North 02°22'58" East, a distance of 190.87 feet; Thence, North 06°42'25" West, a distance of 210.26 feet; Thence, North 14°09'17" East, a distance of 359.72 feet; Thence, North 09°54'16" East, a distance of 338.23 feet; Thence, North 16°33'24" East, a distance of 212.60 feet to the Southwest corner of a called 14.7 acre tract of land, in the name of Charles H. Holloway and wife, Mary K. Holloway, recorded in Instrument No. 20050110-0003816 (R.O.D.C.T.N.);

Thence, along the South line of said Holloway tract the following calls, South 79°20'27" East, a distance of 120.10 feet to an iron rod; Thence, South 65°58'57" East, a distance of 202.62 feet to an iron rod found; Thence, South 66°19'27" East, a distance of 391.32 feet to a stone found; Thence, continuing with the South line of said Holloway tract, South 66°05'37" East, a distance of 1,917.72 feet to an iron rod found at the Southeast corner of a tract of land, in the name of Charles H. Holloway and wife, Mary K. Holloway, recorded in Instrument No. 20030915-0134747 (R.O.D.C.T.N.);

Thence, along the East line of said Holloway tract, North 06°54'07" East, a distance of 664.52 feet to a stone found at the Northeast corner of said Holloway tract, and on the South line of a called 24.33 acre tract of land, in the name of Helen B. Huff, recorded in Deed Book 9326, Page 618 (R.O.D.C.T.N.);

Thence, along the South line of said Huff tract the following calls, South 67°54'42" East, a distance of 979.31 feet to an iron rod found; Thence, North 10°50'13" East, a distance of 180.51 feet to an iron rod found; Thence, South 79°23'32" East, a distance of 122.68 feet to an iron rod found; Thence, leaving the South line of said Huff tract and along the West line of a called 229.555 acres tract of land, in the name of Michael L. Shular, Trustee for Whites Creek Development, recorded in Instrument No. 20060503-0051544 (R.O.D.C.T.N.); South 08°03'38" West, a distance of 2,026.03 feet to an iron rod found on the West line of said Shular tract, and at an exterior corner of a tract of land, in the name of Raymond G. Ray, recorded in Deed Book 9892, Page 148 (R.O.D.C.T.N.);

Thence, along the Northeast line of said Ray tract, North 58°19'56" West, a distance of 327.96 feet to an iron rod found at an interior corner of a called 40.126 acre tract of land, in the name of Historic Cedarwood, LLC, recorded in Instrument No. 20110503-0033782 (R.O.D.C.T.N.);

Thence, along the Northeast line of said Historic Cedarwood, LLC tract the following calls, South 79°52'39" West, a distance of 312.56 feet to an iron rod found; Thence, North 79°57'48" West, a distance of 530.48 feet to an iron rod found; Thence, North 59°10'42" West, a distance of 397.14 feet to an iron rod found at the North corner of said Historic Cedarwood, LLC tract, and at the East corner of a called 24.8 acre tract of land, in the name of Jing-Qi Mei and wife, Xuhuan Zhang, recorded in Instrument No. 20140115-0004207 (R.O.D.C.T.N.);

Thence, along the Northeast line of said Mei tract, North 59°08'13" West, a distance of 90.67 feet to an iron rod found; Thence, continuing with the Northeast line of said Mei tract, North 03°06'33" West, a distance of 593.95 feet to an iron rod found at the North corner of said Mei tract, and at the Northeast corner of a called 47.34 acre tract of land, in the name of Fontanel Properties, LLC, recorded in Instrument No. 20160816-0085516 (R.O.D.C.T.N.);

Thence, along the North line of said Fontanel Properties, LLC tract, North 82°01'56" West, a distance of 1,634.36 feet to an iron rod found; Thence, continuing with the North line of said Fontanel Properties, LLC tract, North 77°56'52" West, passing the Northeast corner of the aforementioned "Lot 9" of the Tollgate Two Subdivision at 359.21 feet in total 409.46 feet to the Point of Beginning containing 5,081,397 square feet or 116.65 acres.

**SCHEDULE B - SECTION 2**

- 1. Any defect, lien, encumbrance, adverse claim, or other matter that appears for the first time in the Public Records or is created, attaches, or is disclosed between the Commitment Date and the date on which all of the Schedule B, Part 1 - Requirements are met. \*Response: Does affect the property, is not a survey matter, is not plotted.\*
- 2. INTENTIONALLY DELETED.
- 3. Rights and claims of parties in possession. \*Response: Does affect the property, is not a survey matter, is not plotted.\*
- 4. Mechanics', Contractors', or Materialmen's liens and lien claims, if any, where no notice thereof appears on record. \*Response: Does affect the property, is not a survey matter, is not plotted.\*
- 5. Any facts, rights, interests or claims which are not shown by the public record, but which could be ascertained by an inspection of the land or by making inquiry of person(s) in possession thereof. \*Response: Does affect the property, is not a survey matter, is not plotted.\*
- 6. Liens, encumbrances, or claim thereof, which are not shown by the public record. \*Response: Does affect the property, is not a survey matter, is not plotted.\*
- 7. General or special taxes and assessments required to be paid in the year 2019 and subsequent years for Map-Par. 049-00-0-140.00 (Tract 1), 049-00-0-319.00 and 049-00-0-200.01 (Tract 2), 040-00-0-163.00 (Tract 3), 040-00-0-093.00 (Tract 4), and 049-00-0-198.00 (Tract 5), a lien, but not yet due or payable.
  - Davidson County taxes for 2018, Map-Par. 049-00-0-140.00, \$52,103.29, UNPAID, a lien now due and payable, but not yet delinquent until March 1, 2019.
  - Davidson County taxes for 2018, Map-Par. 049-00-0-319.00, \$8,797.09, UNPAID, a lien now due and payable, but not yet delinquent until March 1, 2019.
  - Davidson County taxes for 2018, Map-Par. 049-00-0-200.01, \$50,048.39, UNPAID, a lien now due and payable, but not yet delinquent until March 1, 2019.
  - Davidson County taxes for 2018, Map-Par. 049-00-0-163.00, \$6,723.58, UNPAID, a lien now due and payable, but not yet delinquent until March 1, 2019.
  - Davidson County taxes for 2018, Map-Par. 049-00-0-093.00, \$312.23, UNPAID, a lien now due and payable, but not yet delinquent until March 1, 2019.
  - Davidson County taxes for 2018, Map-Par. 049-00-0-198.00, \$429.17, UNPAID, a lien now due and payable, but not yet delinquent until March 1, 2019.
- 8. Subject to "roll-back taxes" for the statutory period if the land is converted to a use other than those stipulated in the provisions of Tennessee Code Annotated sections 67-5-1001 et. seq. (Tracts 1, 2, 4 and 5)
- 9. If improvements are completed after January 1 of any year the law requires supplemental assessments for the year in which improvements are completed, as defined by Statute. The company assumes no liability for taxes assessed by correction pursuant to the provisions of Tennessee Code Annotated sections 67-5-003, et seq. \*Response: Does affect the property, is not a survey matter, is not plotted.\*
- 10. INTENTIONALLY DELETED.
- 11. Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage of record in Book 6994, page 857 and in Book 7397, Page 950 (Tract 1), in Book 5141, page 763, in Book 7614, page 51, and in Book 8259, page 192 (Tract 4), in Book 6919, page 111, and as Instrument No. 20031030-0159875 (Tract 5), said Register's Office. \*Response: Does affect the property, is a survey matter, easements that pertain are plotted as shown.\*
- 12. Easements for the flow of the water of White's Creek and the rights of the public therein. \*Response: Does affect the property, is a survey matter, Whites Creek plotted as shown.\*
- 13. Rights of upper and lower riparian owners to the flow of the water of Whites Creek, free from diminution or pollution. \*Response: Does affect the property, is a survey matter, Whites Creek plotted as shown.\*
- 14. Changes in the boundary of the subject property resulting from erosion or accretion caused by the flow of Whites Creek. \*Response: Does affect the property, is a survey matter, Whites Creek plotted as shown.\*
- 15. Declaration of Restrictions and Covenants for Stormwater Facilities and Systems of record as Instrument Nos. 20121016-009498, 20161031-0114712, and 20171113-0115969, said Register's Office. \*Response: Does affect the property, is a survey matter, plotted as shown.\*
- 16. INTENTIONALLY DELETED.
- 17. Sanitary Sewer Easement of record as Instrument No. 20100427-0031963, said Register's Office. (Tract 2). \*Response: Does not affect the property, is a survey matter, is not plotted.\*
- 18. Easement for Conservation Greenway of record as Instrument No. 20130822-0088810, said Register's Office. (Tracts 1 and 2). \*Response: Does affect the property, is a survey matter, plotted as shown.\*
- 19. INTENTIONALLY DELETED.
- 20. No insurance is afforded as to the acreage or square footage contained in the insured. \*Response: Does affect the property, is not a survey matter, is not plotted.\*
- 21. All matters shown on the plat of survey by Bennie O. Wheeler, Tenn. RLS No. 1546, with Energy Land & Infrastructure, dated March 23, 2018 and designated as ELI File No. 18-11-6004. \*Response: Does affect the property, is a survey matter, is plotted.\*

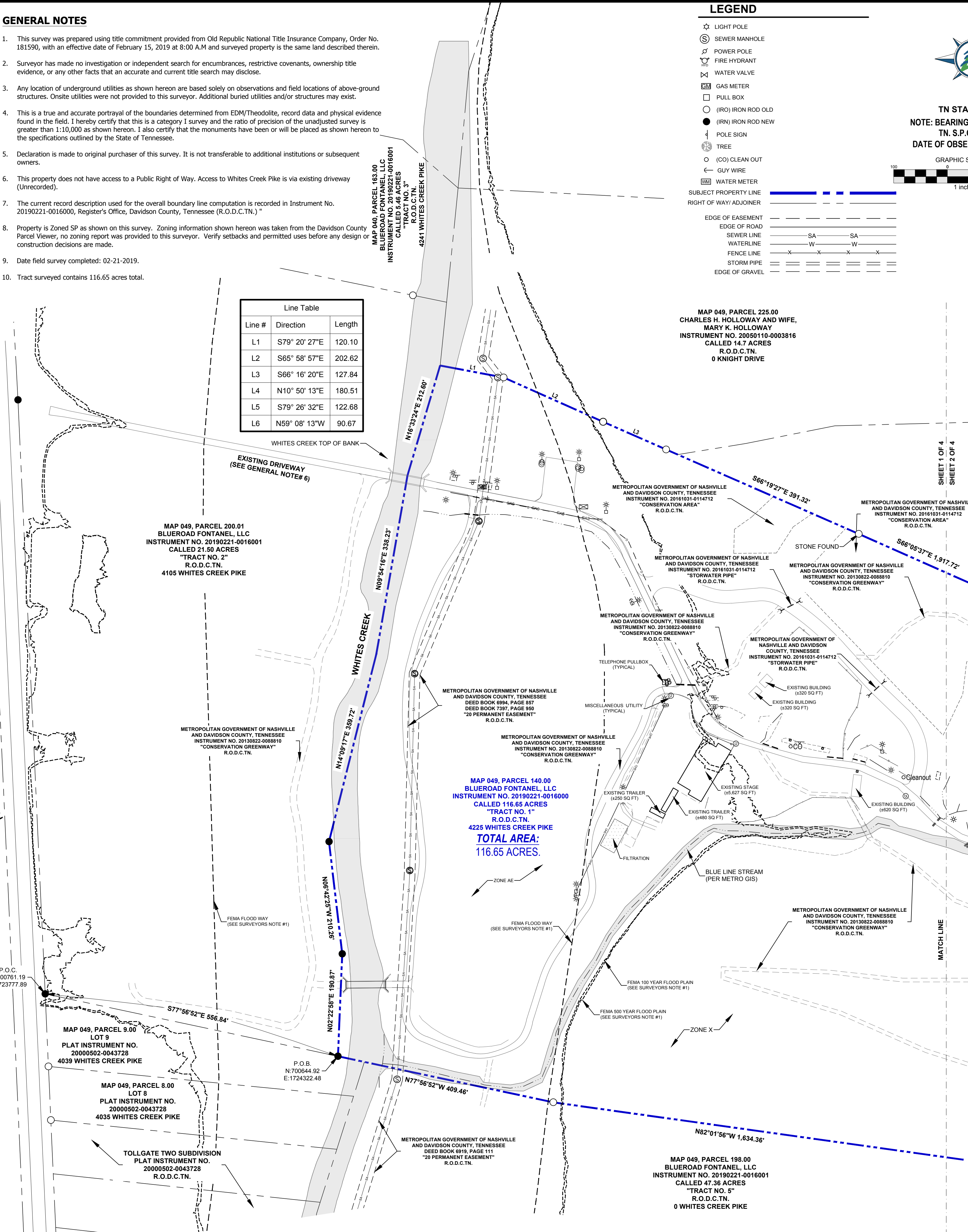
**GENERAL NOTES**

- 1. This survey was prepared using title commitment provided from Old Republic National Title Insurance Company, Order No. 181590, with an effective date of February 15, 2019 at 8:00 A.M and surveyed property is the same land described therein.
- 2. Surveyor has made no investigation or independent search for encumbrances, restrictive covenants, ownership title evidence, or any other facts that an accurate and current title search may disclose.
- 3. Any location of underground utilities as shown hereon are based solely on observations and field locations of above-ground structures. Onsite utilities were not provided to this surveyor. Additional buried utilities and/or structures may exist.
- 4. This is a true and accurate portrayal of the boundaries determined from EDM/Theodolite, record data and physical evidence found in the field. I hereby certify that this is a category I survey and the ratio of precision of the unadjusted survey is greater than 1:10,000 as shown hereon. I also certify that the monuments have been or will be placed as shown hereon to the specifications outlined by the State of Tennessee.
- 5. Declaration is made to original purchaser of this survey. It is not transferable to additional institutions or subsequent owners.
- 6. This property does not have access to a Public Right of Way. Access to Whites Creek Pike is via existing driveway (Unrecorded).
- 7. The current record description used for the overall boundary line computation is recorded in Instrument No. 20190221-0016000, Register's Office, Davidson County, Tennessee (R.O.D.C.T.N.)
- 8. Property is Zoned SP as shown on this survey. Zoning information shown hereon was taken from the Davidson County Parcel Viewer, no zoning report was provided to this surveyor. Verify setbacks and permitted uses before any design or construction decisions are made.
- 9. Date field survey completed: 02-21-2019.
- 10. Tract surveyed contains 116.65 acres total.

Line Table

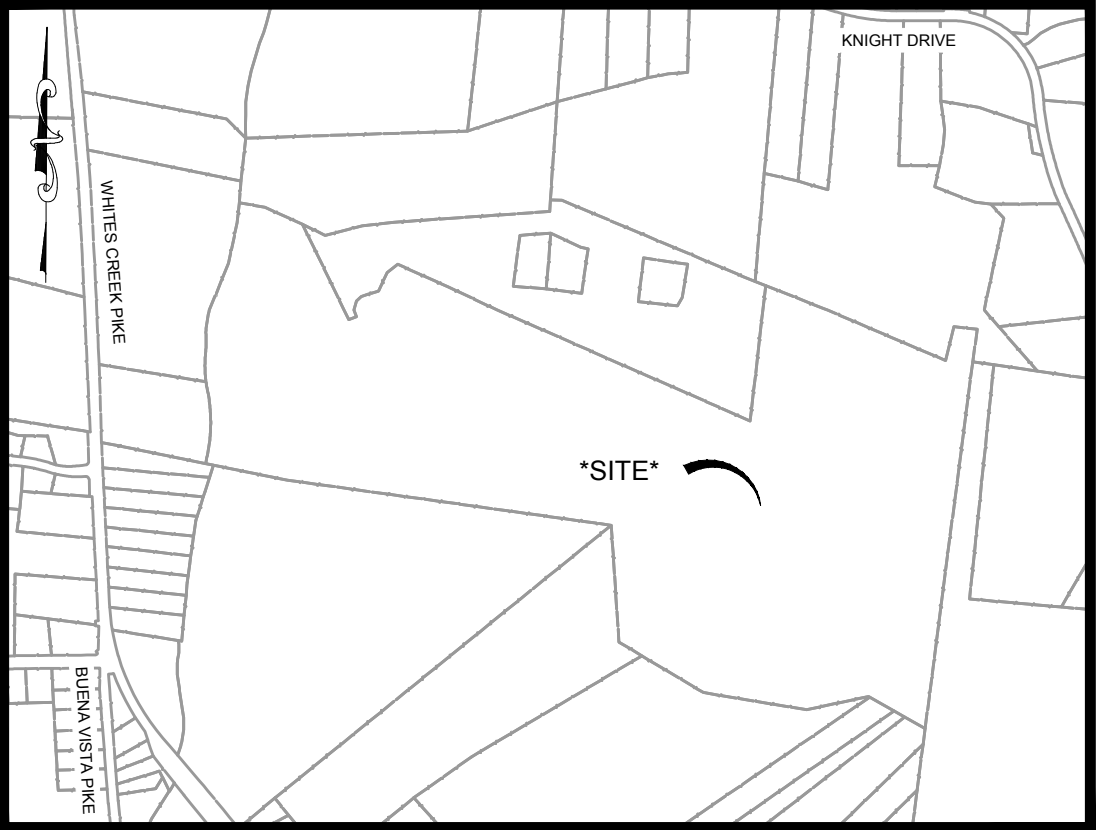
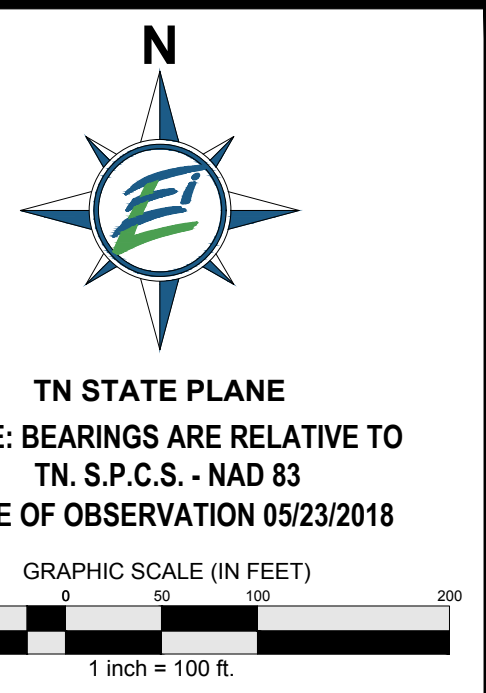
Line #	Direction	Length
L1	S79° 20' 27"E	120.10
L2	S65° 58' 57"E	202.62
L3	S66° 16' 20"E	127.84
L4	N10° 50' 13"E	180.51
L5	S79° 26' 32"E	122.68
L6	N59° 08' 13"W	90.67

WHITES CREEK PIKE (60' RIGHT-OF-WAY)



**LEGEND**

- LIGHT POLE
- SEWER MANHOLE
- POWER POLE
- FIRE HYDRANT
- WATER VALVE
- GAS METER
- PULL BOX
- (IRO) IRON ROD OLD
- (IRN) IRON ROD NEW
- POLE SIGN
- TREE
- (CO) CLEAN OUT
- CLUY WIRE
- WATER METER
- SUBJECT PROPERTY LINE
- RIGHT OF WAY ADJOINER
- EDGE OF EASEMENT
- EDGE OF ROAD
- SEWER LINE
- WATERLINE
- FENCE LINE
- STORM PIPE
- EDGE OF GRAVEL



MAP 049, PARCEL 225.00 CHARLES H. HOLLOWAY AND WIFE, MARY K. HOLLOWAY INSTRUMENT NO. 20050110-0003816 CALLED 14.7 ACRES R.O.D.C.T.N. 0 KNIGHT DRIVE

MAP 049, PARCEL 200.01 BLUEROAD FONTANEL, LLC INSTRUMENT NO. 20190221-0016001 CALLED 21.56 ACRES "TRACT NO. 2" R.O.D.C.T.N. 4105 WHITES CREEK PIKE

MAP 049, PARCEL 140.00 BLUEROAD FONTANEL, LLC INSTRUMENT NO. 20190221-0016000 CALLED 116.65 ACRES "TRACT NO. 1" R.O.D.C.T.N. 4225 WHITES CREEK PIKE TOTAL AREA: 116.65 ACRES.

MAP 049, PARCEL 198.00 BLUEROAD FONTANEL, LLC INSTRUMENT NO. 20190221-0016001 CALLED 47.36 ACRES "TRACT NO. 5" R.O.D.C.T.N. 0 WHITES CREEK PIKE

Utility Disclaimer
Energy, Land and Infrastructure, LLC (ELI, LLC) has not physically located the underground utilities. Above grade and underground utilities shown were taken from visible appearances at the site, public records and/or maps prepared by others. ELI, LLC makes no guarantee that the underground utilities shown comprise all such utilities in the area, either in service or abandoned. ELI, LLC further does not warrant that the underground utilities are in the exact location indicated. Therefore, reliance upon the type, size and location of utilities shown should be done so with this circumstance considered. Detailed verification of existence, location and depth should also be made prior to any decision relative thereto is made. Availability and cost of service should be confirmed with the appropriate utility company. In Tennessee, it is a requirement, per "The Underground Utility Damage Prevention Act", that anyone who engages in excavation must notify all known underground utility owner, no less than three (3) nor more than ten (10) working days prior to the date of their intent to excavate and also to avoid any possible hazard or conflict. Tennessee One Call 811.

MAP REFERENCE
Being Parcel 140.00, as Shown on Davidson County Property Map 49

DEED REFERENCE
Property Owned by Blueroad Fontanel, LLC, recorded in Instrument No. 20190221-0016000, Register's Office, Davidson County, Tennessee (R.O.D.C.T.N.)

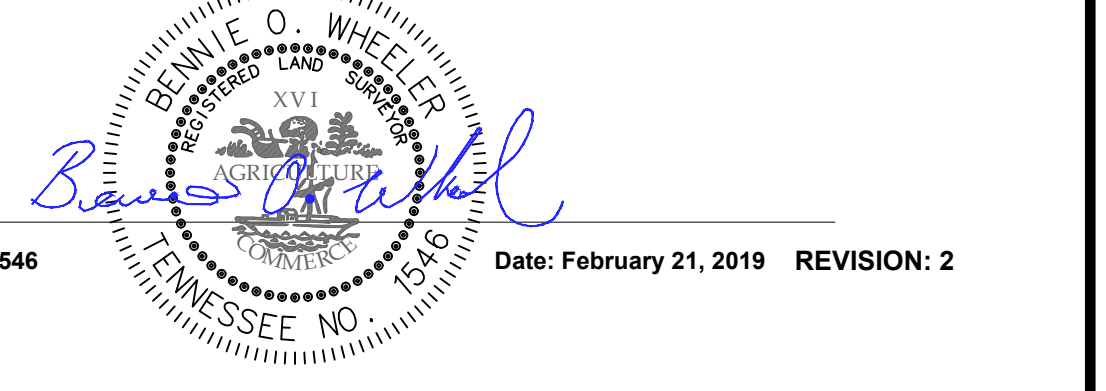
SURVEYOR'S NOTES
1. Based upon a graphic scale a portion of the property is Located in an Area Designated as Zone "AE" (Areas Determined to be Inside the 100-Year Floodplain) on the most recent Federal Emergency Management Agency (F.E.M.A.) Flood Insurance Rate Map Community No. 47037, Panel No. 0114 H, Dated April 05, 2017.
2. Utilities Shown Hereon Were Taken From Visible Structures in the Field and Recorded Maps. Verification of Existence, Size, Location and Depth Should be Confirmed With the Appropriate Utility Sources.
3. Bearings Shown Hereon Based on Geodetic North Using Global Navigation Satellite Systems (GNSS) Dual Frequency Receiver Topcon HyperSR and Tennessee Department of Transportation (TDOT) Continuously Operated Reference Station (CORS) Network. Date of observation 05/23/2018.
4. Property is Located at 4225 Whites Creek Pike, Whites Creek, Tennessee.
5. No Encroachments visible to this surveyor at the time of the survey.

SURVEYOR'S CERTIFICATION
Prepared for/Certified to: Blueroad Fontanel, LLC, a Delaware Limited Liability Company, T2 Fontanel TN 1, LLC, a Delaware limited liability company, and Old Republic National Title Insurance Company
This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2016 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS. The fieldwork was completed on February 21, 2019.

I Certify That This Plat and the Survey on Which it is Based Were Made on the Ground Under My Direct Supervision in Accordance with the 2011 Minimum Standards of Practice For Land Surveyors Pursuant to Tennessee Code Annotated Section 62-18-105(d) and 62-18-106(c) Chapter 0820-03-.05 Established by the Tennessee Board of Examiners of Land Surveyors Effective March 17, 2011. The Field Work was Completed on February 21, 2019.
I Further Certify That This Survey is True and Correct to the Best of My Knowledge and Belief.

Date of Plat/ Map 02/21/2019
Bennie O. Wheeler, TN R.L.S. # 1546

REVISIONS:
1. 03/04/2019 - Revised Title Commitment; New Ownership
2. 03/19/2019 - Revised per attorney's comments



By: [Signature]
TN R.L.S. No.: 1546 Date: February 21, 2019 REVISION: 2

ALTA/NSPS LAND TITLE SURVEY OF BLUEROAD FONTANEL, LLC MAP 049, PARCEL 140.00 SHEET 1 OF 4

ENERGY LAND & INFRASTRUCTURE
1420 DONELSON PIKE, SUITE A12 • NASHVILLE, TN 37217
OFFICE 615-383-6300 • WWW.ELI-LLC.COM
ENGINEERS • SURVEYORS • INFRASTRUCTURE • ENVIRONMENTAL



**SURVEY LAND DESCRIPTION**

Property situated in the White's Creek, Davidson County, Tennessee, being shown on Tax Map 049, as Parcel 140.00. Said property being bounded on the North by Charles H. Holloway and wife, Mary K. Holloway and Helen B. Huff, on the South by Raymond G. Ray, Three Beans, LLC, Historic Cedarwood, LLC, Jing-Qi Mei and wife, Xuhan Zhang, and Fontanel Properties, LLC, on the West by Fontanel Properties, LLC, and the East by Michael L. Shular, Trustee and being more particularly described as follows.

Commencing at an iron rod set on the East right-of-way of Whites Creek Pike, said iron rod being the Southwest corner of a called 141.50 acre tract of land, in the name of Fontanel Properties, LLC, recorded in Instrument No. 20020621-0075107, Register's Office, Davidson County, Tennessee (R.O.D.C.T.N.), and at the Northwest corner of "Lot 9" of the Tollgate Two Subdivision, recorded in Plat Instrument No. 20000502-0043728 (R.O.D.C.T.N.), Thence, South 77°56'52" East, a distance of 556.84 feet to an iron rod set on the North line of said "Lot 9", and at the Southeast corner of said Fontanel Properties, LLC to the Point of Beginning (P.O.B., N:700645.08, E:1742322.49);

Thence, along the West line of said Fontanel Properties, LLC tract the following calls, North 02°22'58" East, a distance of 190.87 feet; Thence, North 06°42'25" West, a distance of 210.26 feet; Thence, North 14°09'17" East, a distance of 359.72 feet; Thence, North 09°54'16" East, a distance of 338.23 feet; Thence, North 16°33'24" East, a distance of 212.60 feet to the Southwest corner of a called 14.7 acre tract of land, in the name of Charles H. Holloway and wife, Mary K. Holloway, recorded in Instrument No. 20050110-0003816 (R.O.D.C.T.N.);

Thence, along the South line of said Holloway tract the following calls, South 79°20'27" East, a distance of 120.10 feet to an iron rod; Thence, South 65°58'57" East, a distance of 202.62 feet to an iron rod found; Thence, South 66°16'20" East, a distance of 127.84 feet to an iron rod found; Thence, South 66°19'27" East, a distance of 391.32 feet to a stone found; Thence, continuing with the South line of said Holloway tract, South 66°05'37" East, a distance of 1,917.72 feet to an iron rod found at the Southeast corner of a tract of land, in the name of Charles H. Holloway and wife, Mary K. Holloway, recorded in Instrument No. 20030915-0134747 (R.O.D.C.T.N.);

Thence, along the East line of said Holloway tract, North 06°54'07" East, a distance of 664.52 feet to a stone found at the Northeast corner of said Holloway tract, and on the South line of a called 24.33 acre tract of land, in the name of Helen B. Huff, recorded in Deed Book 9326, Page 618 (R.O.D.C.T.N.);

Thence, along the South line of said Huff tract the following calls, South 67°54'42" East, a distance of 979.31 feet to an iron rod found; Thence, North 10°50'13" East, a distance of 180.51 feet to an iron rod found; Thence, South 79°23'32" East, a distance of 122.68 feet to an iron rod found; Thence, leaving the South line of said Huff tract and along the West line of a called 229.555 acres tract of land, in the name of Michael L. Shular, Trustee for Whites Creek Development, recorded in Instrument No. 20060503-0051544 (R.O.D.C.T.N.); South 08°03'38" West, a distance of 2,026.03 feet to an iron rod found on the West line of said Shular tract, and at an exterior corner of a tract of land, in the name of Raymond G. Ray, recorded in Deed Book 9892, Page 148 (R.O.D.C.T.N.);

Thence, along the Northeast line of said Ray tract, North 58°19'56" West, a distance of 327.96 feet to an iron rod found at an interior corner of a called 40.126 acre tract of land, in the name of Historic Cedarwood, LLC, recorded in Instrument No. 20110503-0033782 (R.O.D.C.T.N.);

Thence, along the Northeast line of said Historic Cedarwood, LLC tract the following calls, South 79°52'39" West, a distance of 312.56 feet to an iron rod found; Thence, North 79°57'48" West, a distance of 530.48 feet to an iron rod found; Thence, North 59°10'42" West, a distance of 397.14 feet to an iron rod found at the North corner of said Historic Cedarwood, LLC tract, and at the East corner of a called 24.8 acre tract of land, in the name of Jing-Qi Mei and wife, Xuhan Zhang, recorded in Instrument No. 20140115-0004207 (R.O.D.C.T.N.);

Thence, along the Northeast line of said Mei tract, North 59°08'13" West, a distance of 90.67 feet to an iron rod found;

Thence, continuing with the Northeast line of said Mei tract, North 03°06'33" West, a distance of 593.95 feet to an iron rod found at the North corner of said Mei tract, and at the Northeast corner of a called 47.34 acre tract of land, in the name of Fontanel Properties, LLC, recorded in Instrument No. 20160816-0085516 (R.O.D.C.T.N.);

Thence, along the North line of said Fontanel Properties, LLC tract, North 82°01'56" West, a distance of 1,634.36 feet to an iron rod found;

Thence, continuing with the North line of said Fontanel Properties, LLC tract, North 77°56'52" West, passing the Northeast corner of the aforementioned "Lot 9" of the Tollgate Two Subdivision at 359.21 feet in total 409.46 feet to the Point of Beginning containing 5,081,397 square feet or 116.65 acres.

**SCHEDULE B - SECTION 2**

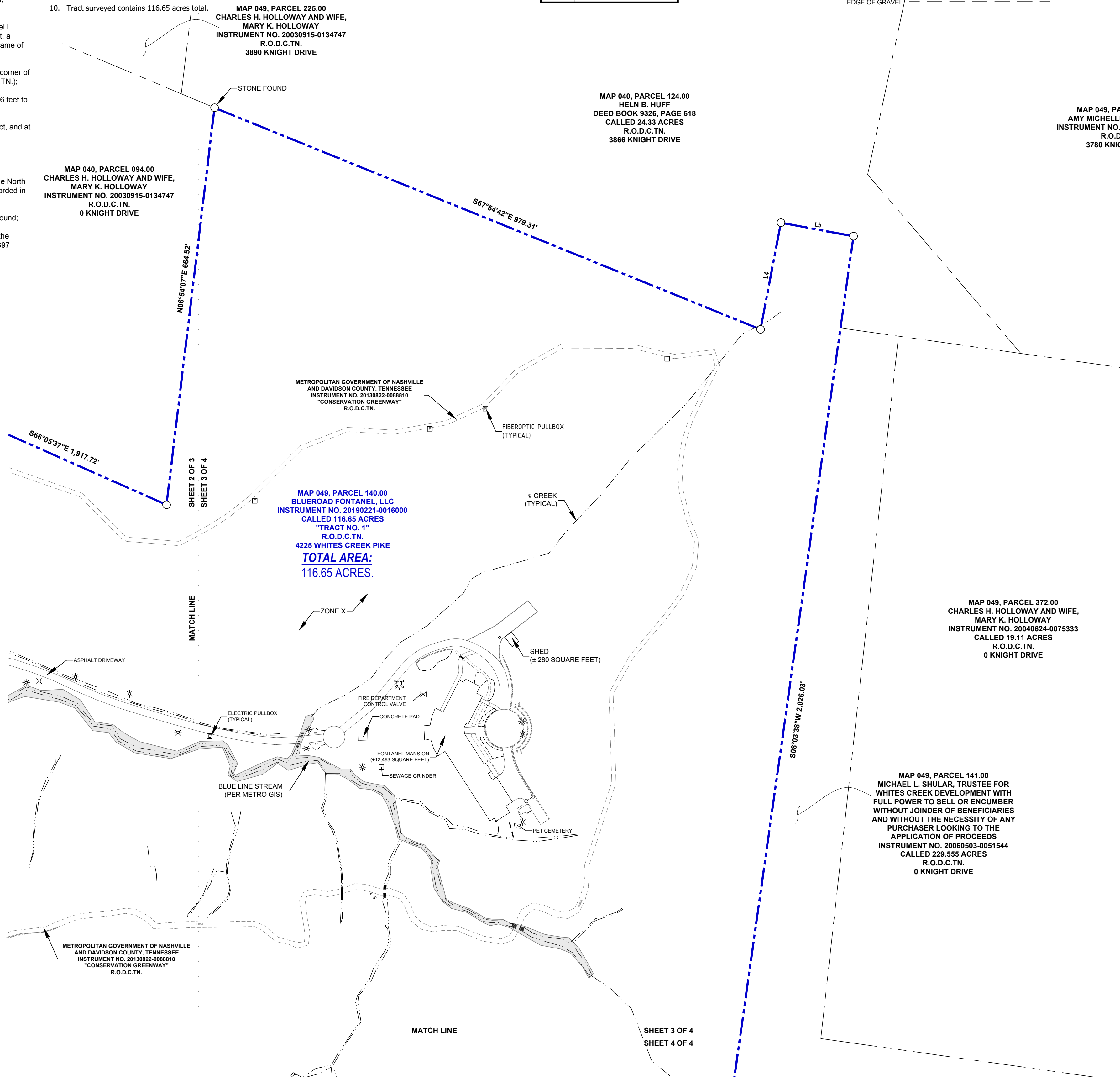
- 1. Any defect, lien, encumbrance, adverse claim, or other matter that appears for the first time in the Public Records or is created, attaches, or is disclosed between the Commitment Date and the date on which all of the Schedule B, Part 1 - Requirements are met. \*Response: Does affect the property, is not a survey matter, is not plotted.\*
- 2. INTENTIONALLY DELETED.
- 3. Rights and claims of parties in possession. \*Response: Does affect the property, is not a survey matter, is not plotted.\*
- 4. Mechanics, Contractors', or Materialmen's liens and lien claims, if any, where no notice thereof appears on record. \*Response: Does affect the property, is not a survey matter, is not plotted.\*
- 5. Any facts, rights, interests or claims which are not shown by the public record, but which could be ascertained by an inspection of the land or by making inquiry of person(s) in possession thereof. \*Response: Does affect the property, is not a survey matter, is not plotted.\*
- 6. Liens, encumbrances, or claim thereof, which are not shown by the public record. \*Response: Does affect the property, is not a survey matter, is not plotted.\*
- 7. General or special taxes and assessments required to be paid in the year 2019 and subsequent years for Map-Par 049-00-0-140.00 (Tract 1), 049-00-0-319.00 and 049-00-0-200.01 (Tract 2), 040-00-0-163.00 (Tract 3), 040-00-0-093.00 (Tract 4), and 049-00-0-198.00 (Tract 5), a lien, but not yet due or payable.
  - Davidson County taxes for 2018, Map-Par 049-00-0-140.00, \$52,103.29, UNPAID, a lien now due and payable, but not yet delinquent until March 1, 2019.
  - Davidson County taxes for 2018, Map-Par 049-00-0-319.00, \$8,797.09, UNPAID, a lien now due and payable, but not yet delinquent until March 1, 2019.
  - Davidson County taxes for 2018, Map-Par 049-00-0-200.01, \$50,048.39, UNPAID, a lien now due and payable, but not yet delinquent until March 1, 2019.
  - Davidson County taxes for 2018, Map-Par 049-00-0-163.00, \$6,723.58, UNPAID, a lien now due and payable, but not yet delinquent until March 1, 2019.
  - Davidson County taxes for 2018, Map-Par 049-00-0-093.00, \$312.23, UNPAID, a lien now due and payable, but not yet delinquent until March 1, 2019.
  - Davidson County taxes for 2018, Map-Par 049-00-0-198.00, \$429.17, UNPAID, a lien now due and payable, but not yet delinquent until March 1, 2019.
  - Subject to "roll-back taxes" for the statutory period if the land is converted to a use other than those stipulated in the provisions of Tennessee Code Annotated sections 67-5-1001 et. seq. (Tracts 1, 2, 4 and 5)
  - If improvements are completed after January 1 of any year the law requires supplemental assessments for the year in which improvements are completed, as defined by Statute. The company assumes no liability for taxes assessed by correction pursuant to the provisions of Tennessee Code Annotated sections 67-5-003, et seq. \*Response: Does affect the property, is not a survey matter, is not plotted.\*
- 8. INTENTIONALLY DELETED.
- 9. Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage of record in Book 6994, page 857 and in Book 7397, Page 950 (Tract 1), in Book 5141, page 753, in Book 7614, page 51, and in Book 8259, page 192 (Tract 4); in Book 6919, page 111, and as Instrument No. 20031030-0159875 (Tract 5), said Register's Office. \*Response: Does affect the property, is a survey matter, easements that pertain are plotted as shown.\*
- 10. Easements for the flow of the water of White's Creek and the rights of the public therein. \*Response: Does affect the property, is a survey matter, Whites Creek plotted as shown.\*
- 11. Rights of upper and lower riparian owners to the flow of the water of Whites Creek, free from diminution or pollution. \*Response: Does affect the property, is a survey matter, Whites Creek plotted as shown.\*
- 12. Changes in the boundary of the subject property resulting from erosion or accretion caused by the flow of Whites Creek. \*Response: Does affect the property, is a survey matter, Whites Creek plotted as shown.\*
- 13. Declaration of Restrictions and Covenants for Stormwater Facilities and Systems of record as Instrument Nos. 20121016-0094498, 20161031-0114712, and 20171113-0115969, said Register's Office. \*Response: Does affect the property, is a survey matter, plotted as shown.\*
- 14. INTENTIONALLY DELETED.
- 15. Sanitary Sewer Easement of record as Instrument No. 20100427-0031963, said Register's Office. (Tract 2). \*Response: Does not affect the property, is a survey matter, is not plotted.\*
- 16. Easement for Conservation Greenway of record as Instrument No. 20130822-0088810, said Register's Office. (Tracts 1 and 2). \*Response: Does affect the property, is a survey matter, plotted as shown.\*
- 17. INTENTIONALLY DELETED.
- 18. No insurance is afforded as to the acreage or square footage contained in the insured. \*Response: Does affect the property, is not a survey matter, is not plotted.\*
- 19. All matters shown on the plat of survey by Bennie O. Wheeler, Tenn. RLS No. 1546, with Energy Land & Infrastructure, dated March 23, 2018 and designated as ELI File No. 18-11-6004. \*Response: Does affect the property, is a survey matter, is plotted.\*

**GENERAL NOTES**

- 1. This survey was prepared using title commitment provided from Old Republic National Title Insurance Company, Order No. 181590, with an effective date of February 15, 2019 at 8:00 A.M.
- 2. Surveyor has made no investigation or independent search for encumbrances, restrictive covenants, ownership title evidence, or any other facts that an accurate and current title search may disclose.
- 3. Any location of underground utilities as shown hereon are based solely on observations and field locations of above-ground structures. Onsite utilities were not provided to this surveyor. Additional buried utilities and/or structures may exist.
- 4. This is a true and accurate portrayal of the boundaries determined from EDM/Theodolite, record data and physical evidence found in the field. I hereby certify that this is a category I survey and the ratio of precision of the unadjusted survey is greater than 1:10,000 as shown hereon. I also certify that the monuments have been or will be placed as shown hereon to the specifications outlined by the State of Tennessee.
- 5. Declaration is made to original purchaser of this survey. It is not transferable to additional institutions or subsequent owners.
- 6. This property does not have access to a Public Right of Way. Access to Whites Creek Pike is via existing driveway (Unrecorded).
- 7. The current record description used for the overall boundary line computation is recorded in Instrument No. 20190221-0016000, Register's Office, Davidson County, Tennessee (R.O.D.C.T.N.) \*
- 8. Property is Zoned SP as shown on this survey. Zoning information shown hereon was taken from the Davidson County Parcel Viewer, no zoning report was provided to this surveyor. Verify setbacks and permitted uses before any design or construction decisions are made.
- 9. Date field survey completed: 02-21-2019.
- 10. Tract surveyed contains 116.65 acres total.

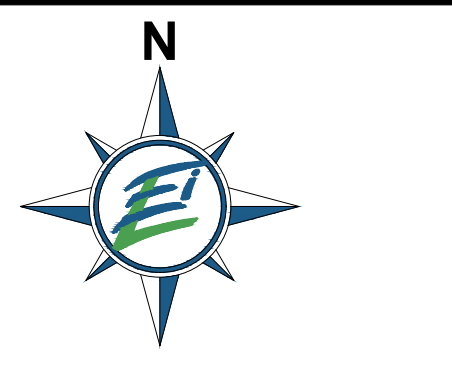
Line Table

Line #	Direction	Length
L1	S79° 20' 27"E	120.10
L2	S65° 58' 57"E	202.62
L3	S66° 16' 20"E	127.84
L4	N10° 50' 13"E	180.51
L5	S79° 26' 32"E	122.68
L6	N59° 08' 13"W	90.67

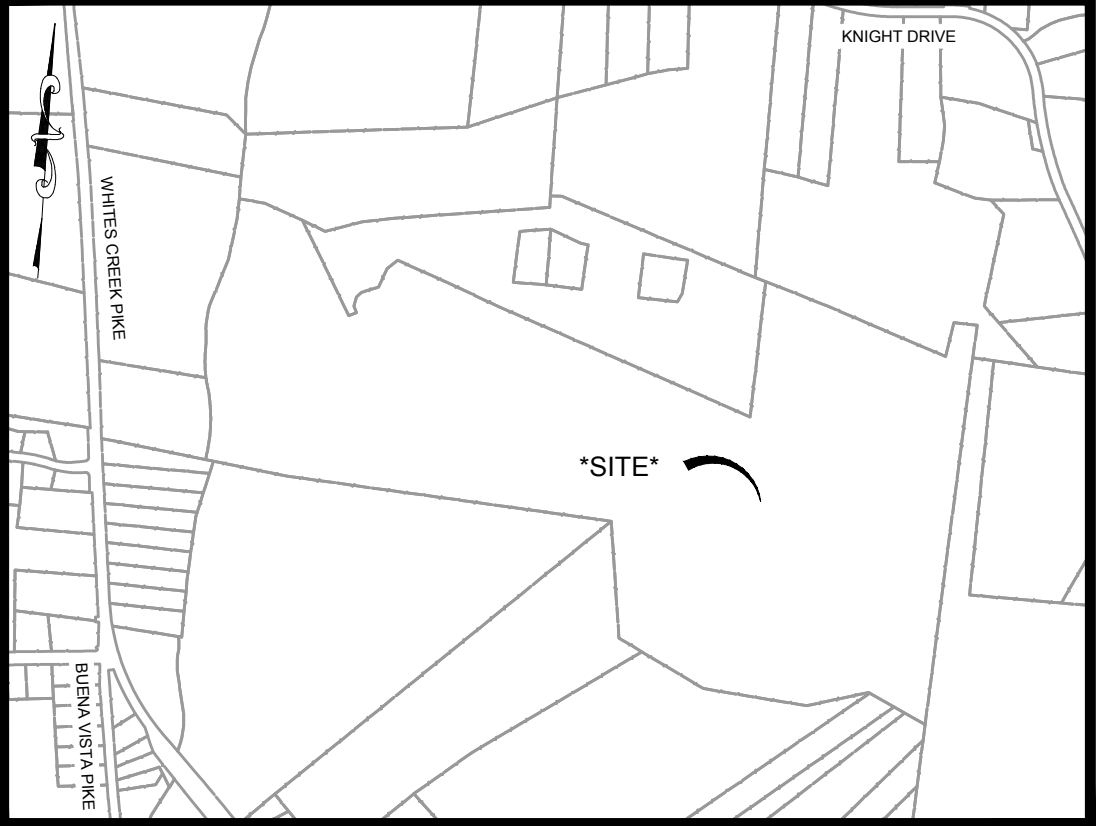


**LEGEND**

- LIGHT POLE
- SEWER MANHOLE
- POWER POLE
- FIRE HYDRANT
- WATER VALVE
- GAS METER
- PULL BOX
- (IRO) IRON ROD OLD
- (IRN) IRON ROD NEW
- POLE SIGN
- TREE
- (CO) CLEAN OUT
- GUY WIRE
- WATER METER
- SUBJECT PROPERTY LINE
- RIGHT OF WAY ADJOINER
- EDGE OF EASEMENT
- EDGE OF ROAD
- SEWER LINE
- WATERLINE
- FENCE LINE
- STORM PIPE
- EDGE OF GRAVEL



**TN STATE PLANE**  
NOTE: BEARINGS ARE RELATIVE TO  
TN. S.P.C.S. - NAD 83  
DATE OF OBSERVATION 05/23/2018  
GRAPHIC SCALE (IN FEET)  
1 inch = 100 ft.



**MAP REFERENCE**

Being Parcel 140.00, as Shown on Davidson County Property Map 49

**DEED REFERENCE**

Property Owned by Blueroad Fontanel, LLC, recorded in Instrument No. 20190221-0016000, Register's Office, Davidson County, Tennessee (R.O.D.C.T.N.)

**SURVEYOR'S NOTES**

- 1. Based upon a graphic scale a portion of the property is Located in an Area Designated as Zone "AE" (Areas Determined to be Inside the 100-Year Floodplain) on the most recent Federal Emergency Management Agency (F.E.M.A.) Flood Insurance Rate Map Community No. 47037, Panel No. 0114 H, Dated April 05, 2017.
- 2. Utilities Shown Hereon Were Taken From Visible Structures in the Field and Recorded Maps. Verification of Existence, Size, Location and Depth Should be Confirmed With the Appropriate Utility Sources.
- 3. Bearings Shown Hereon Based on Geodetic North Using Global Navigation Satellite Systems (GNSS) Dual Frequency Receiver Topcon HyperSR and Tennessee Department of Transportation (TDOT) Continuously Operated Reference Station (CORS) Network. Date of observation 05/23/2018.
- 4. Property is Located at 4225 Whites Creek Pike, Whites Creek, Tennessee.
- 5. No Encroachments visible to this surveyor at the time of the survey.

**SURVEYOR'S CERTIFICATION**


Prepared for/Certified to: Blueroad Fontanel, LLC, a Delaware Limited Liability Company, T2 Fontanel TN 1, LLC, a Delaware limited liability company, and Old Republic National Title Insurance Company  
This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2016 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS. The fieldwork was completed on February 21, 2019.


I Certify That This Plat and the Survey on Which it is Based Were Made on the Ground Under My Direct Supervision in Accordance with the 2011 Minimum Standards of Practice For Land Surveyors Pursuant to Tennessee Code Annotated Section 62-18-105(d) and 62-18-106(c) Chapter 0820-03-.05 Established by the Tennessee Board of Examiners of Land Surveyors Effective March 17, 2011. The Field Work was Completed on February 21, 2019.

I Further Certify That This Survey is True and Correct to the Best of My Knowledge and Belief.

Date of Plat/ Map 02/21/2019  
Bennie O. Wheeler, TN R.L.S. # 1546

**REVISIONS:**  
1. 03/04/2019 - Revised Title Commitment; New Ownership  
2. 03/19/2019 - Revised per attorney's comments

By:   
TN R.L.S. No.: 1546      Date: February 21, 2019      REVISION: 2

**ALTA/NSPS LAND TITLE SURVEY**  
OF  
**BLUEROAD FONTANEL, LLC**  
**MAP 049, PARCEL 140.00**  
**SHEET 3 OF 4**  
WHITES CREEK, DAVIDSON COUNTY, TENNESSEE  
 **ENERGY LAND & INFRASTRUCTURE**  
1420 DONELSON PIKE, SUITE A12 • NASHVILLE, TN 37217  
OFFICE 615-383-6300 • WWW.ELI-LLC.COM  
ENGINEERS • SURVEYORS • INFRASTRUCTURE • ENVIRONMENTAL  
ELI File No. 18-11-6004 Fontanel ALTA Survey

From: C:\msd\2019\05\10\COPIES\Frontal\Frontal\Map 049, Parcel 140.00\18-11-6004\_FONTANEL\_PROPERTIES\_116.65\_ACS\_REV1.dwg  
Printed: Wednesday, March 20, 2020 9:42:29 am  
File name:

