

SURVEY LAND DESCRIPTION

Property situated in the White's Creek, Davidson County, Tennessee, being shown on Tax Map 040, as Parcel 093.00. Said property being bounded on the North by Knight Drive, on the South by Fontanel Properties, LLC, on the West by Whites Creek Pike, and the East by Justin Lane, and wife Megan Lane, and also Lynn Johnson and wife, Judith H. Johnson and being more particularly described as follows:

Beginning at an iron rod found on the East right-of-way of Whites Creek Pike, said Point of Beginning (P.O.B., N:702507.01, E:1723677.10) being the Northwest corner of a called 5.48 acre tract of land, in the name Fontanel Properties, LLC, recorded in Instrument No. 20160816-0085500, Register's Office, Davidson County, Tennessee (R.O.D.C.TN.);

Thence, continuing with the right-of-way of Whites Creek Pike, North 05°16'50" West, a distance of 241.56 feet to an iron rod found; Thence, continuing with the right-of-way of Whites Creek Pike, with a curve to the right, having a radius of 9,032.02 feet, an arc length of 581.16 feet, and a chord bearing and distance of North 03°26'14" West, 581.06 feet, to an iron rod found; Thence, continuing with the right-of-way of Whites Creek Pike, North 01°35'50" West, a distance of 499.69 feet to an iron rod found on the East right-of-way of Whites Creek Pike, and on the South right-of-way of Knight Drive;

Thence, continuing with the right-of-way of Knight Drive, South 81°49'32" East, a distance of 212.93 feet to an iron rod found; Thence, continuing with the right-of-way of Knight Drive, with a curve to the right, having a radius of 470.08 feet, an arc length of 365.29 feet, and a chord bearing and distance of South 59°08'56" East, 356.17 feet to an iron rod found; Thence, continuing with the right-of-way of Knight Drive, South 36°06'52" West, a distance of 212.91 feet to an iron rod found;

Thence, continuing with the right-of-way of Knight Drive, South 53°06'52" West, a distance of 15.00 feet to an iron rod found; Thence, continuing with the right-of-way of Knight Drive, South 36°53'05" East, a distance of 117.93 feet to an iron rod found;

Thence, continuing with the right-of-way of Knight Drive, with a curve to the left, having a radius of 500.02, an arc length of 170.69 feet, and a chord bearing and distance of South 46°29'57" East, 169.87 feet to an iron rod found;

Thence, continuing with the right-of-way of Knight Drive, with a curve to the left, having a radius of 422.25 feet, an arc length of 231.46 feet, and a chord bearing and distance of South 67°02'41" East, 228.57 feet to an iron rod found on the South right-of-way of Knight Drive, and at the Northwest corner of a called 1.23 acre tract of land, in the name of Lynn Johnson and wife, Judith H. Johnson, recorded in Instrument No. 20110920-0072904 (R.O.D.C.TN.);

Thence, leaving said Knight Drive and continuing with the Johnson line, South 24°27'37" East, a distance of 189.75 feet to an iron rod found at the Southwest corner of said Johnson tract, and the Northwest corner of a called 24.9 acre tract of land, in the name of Justin Lane and wife, Megan Lane, recorded in Instrument No. 20110920-0072904 (R.O.D.C.TN.);

Thence, continuing with the Lane line, South 17°52'10" West, a distance of 508.00 feet to an iron rod found; Thence, continuing with the Lane line, South 05°09'10" West, a distance of 218.55 feet to an iron rod found at the Southwest corner of said Lane tract, at the Northwest 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.TN.), and at the Northeast corner of a called 5.48 acre tract of land, in the name of Fontanel Properties, LLC, recorded in Instrument No. 20160816-0085500 (R.O.D.C.TN.);

Thence, continuing with the Fontanel Properties line, North 48°49'51" West, a distance of 136.05 feet to an iron rod found; Thence, continuing with the Fontanel Properties line, North 78°25'05" West, a distance of 782.35 feet, to the Point of Beginning (P.O.B.) containing 25.80 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 I - 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 persons(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 collection pursuant to the provisions of Tennessee Code Annotated sections 67-5-603, 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.*
- 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, easements pertained are plotted.*
- 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 not affect the property, is a survey matter, is not 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.*

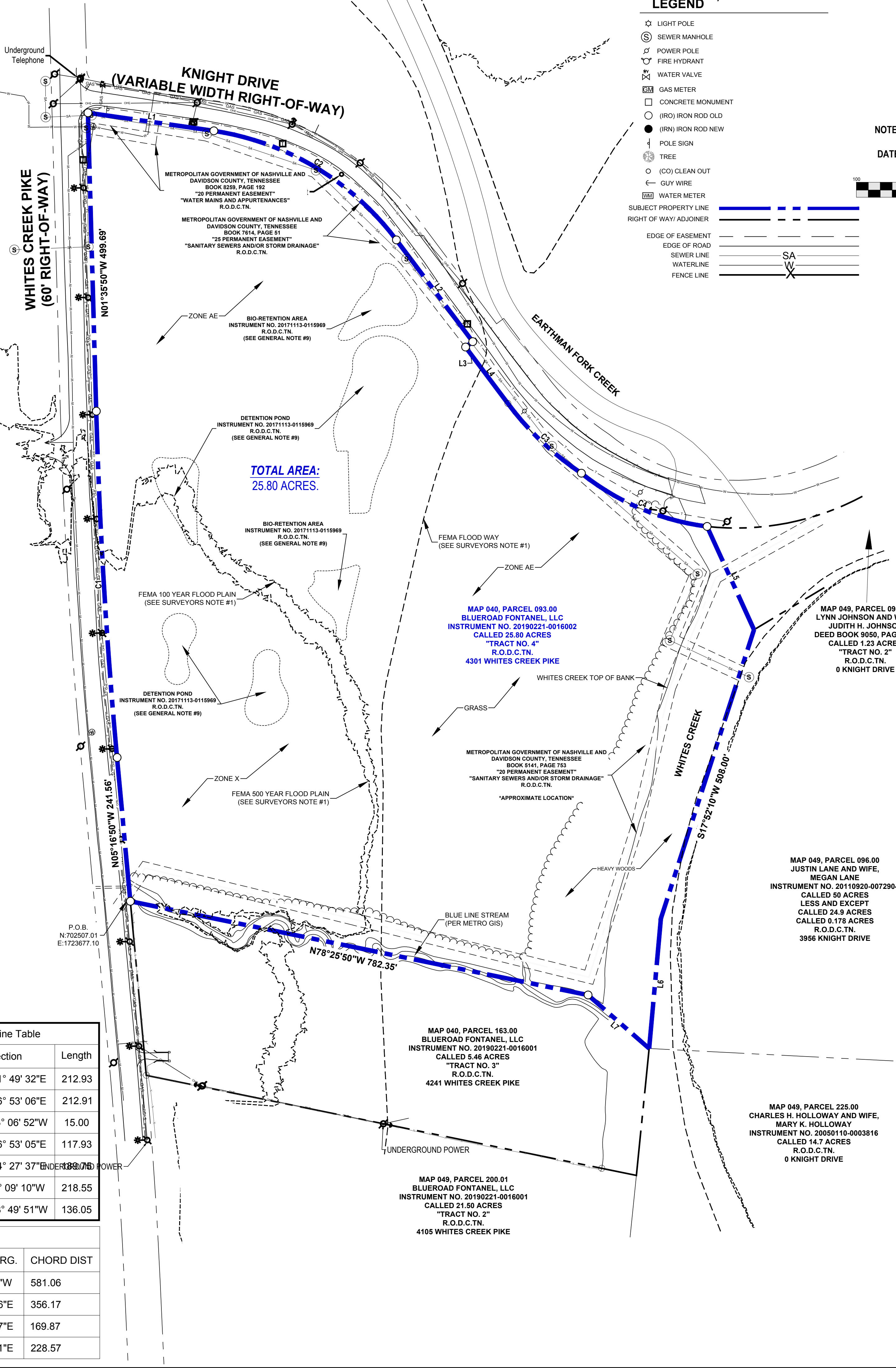
Utility Disclaimer

Energy, Land and Infrastructure, LLC (ELI, LLC) has not physically located the underground utilities. Above grade and underground utilities shown were taken from visible apertures 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.



Line #	Direction	Length
L1	S81° 49' 32"E	212.93
L2	S36° 53' 06"E	212.91
L3	S53° 06' 52"W	15.00
L4	S36° 53' 05"E	117.93
L5	S24° 27' 37"W	15.00
L6	S5° 09' 10"W	218.55
L7	N48° 49' 51"W	136.05

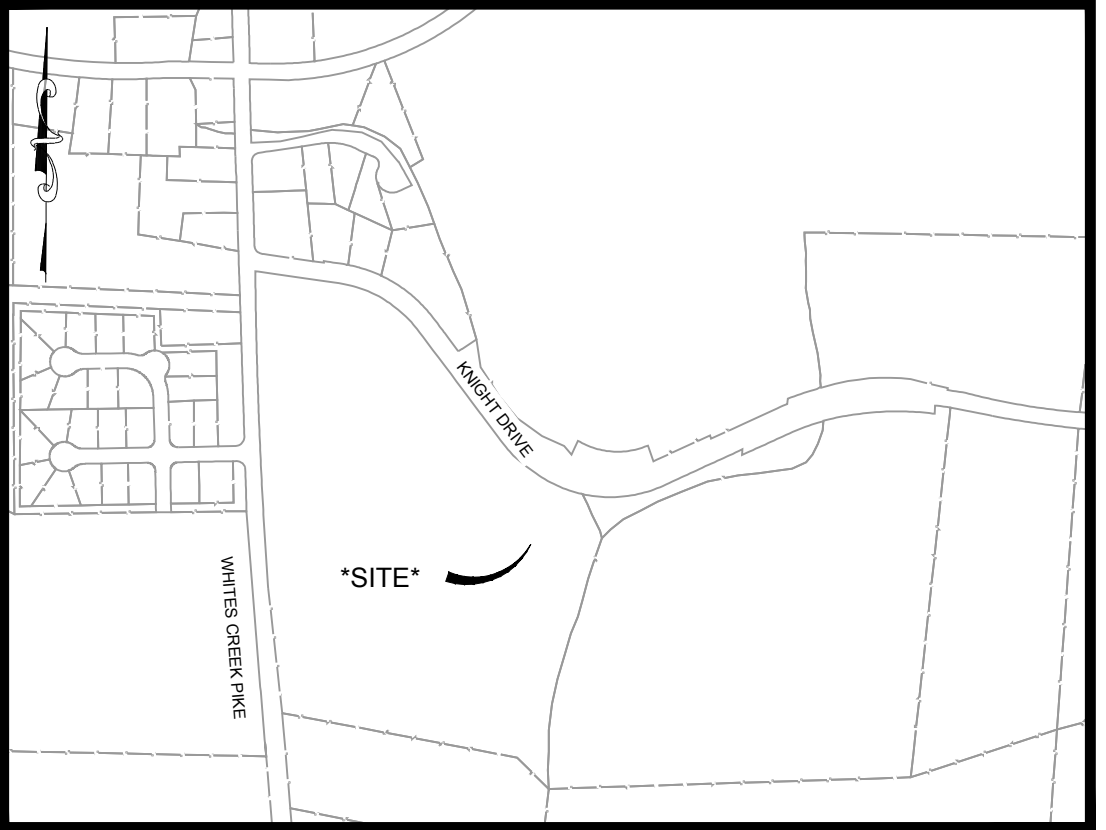
Curve #	Length	Radius	CHORD BRG.	CHORD DIST
C1	581.16	9032.02	N3°26'14"W	581.06
C2	365.29	470.08	S59°08'56"E	356.17
C3	170.69	500.02	S46°29'57"E	169.87
C4	231.46	422.25	S67°02'41"E	228.57



LEGEND

- LIGHT POLE
- SEWER MANHOLE
- POWER POLE
- FIRE HYDRANT
- WATER VALVE
- GAS METER
- CONCRETE MONUMENT
- (IR) 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

Legend (continued)
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.



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 have access to a Public Right of Way (Whites Creek Pike) as shown hereon.
- 7. The current record description used for the overall boundary line computation is recorded in Instrument No. 20190221-0016002, Register's Office, Davidson County, Tennessee (R.O.D.C.TN.).
- 8. Property is Zoned RS15 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. Locations for Detention Ponds and Bio-Retention Ponds based graphical per Instrument No. 20171113-0115969. Locations are undeveloped as of 02/21/2019.
- 10. Date field survey completed: 02/21/2019.
- 11. Tract surveyed contains 25.80 acres total.

MAP REFERENCE

Being Parcel 093.00 as Shown on Davidson County Property Map 40

DEED REFERENCE

Property Owned by Blueroad Fontanel, LLC, recorded in Instrument No. 20190221-0016002, Register's Office, Davidson County, Tennessee (R.O.D.C.TN.)

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 4301 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: *Bennie O. Wheeler*
TN R.L.S. No.: 1546
Date: February 21, 2019

ALTA/NSPS LAND TITLE SURVEY OF BLUEROAD FONTANEL, LLC MAP 040, PARCEL 093.00

WHITES CREEK, DAVIDSON COUNTY, TENNESSEE

