

SURVEY LAND DESCRIPTION

Property situated in the White's Creek, Davidson County, Tennessee, being shown on Tax Map 049, as Parcel 200.01 and as Parcel 319.00. Said property being bounded on the North by Fontanel Properties, LLC, on the South by Tollgate Two Subdivision of record, on the West by Whites Creek Pike, and the East by Dale C. Morris, and also Charles H. Holloway and wife, Mary K. Holloway 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:702215.69, E:1723703.89) being the Southwest corner of a 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.T.N.).

Thence, leaving the right-of-way of Whites Creek Pike and along the South line of said Fontanel Properties, LLC line, South 78°27'29" East, a distance of 837.63 feet to the West line 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, continuing with the West line of said Holloway tract, South 05°48'30" West, a distance of 118.48 feet to the Southwest corner of said Holloway tract, at the Northwest corner of a called 116.65 acres tract of land, in the name of Dale C. Morris, recorded in Instrument No. 20160218-0015590 (R.O.D.C.T.N.);

Thence, along the West line of said Morris tract, South 16°33'24" West, a distance of 212.60 feet; Thence, continuing with the West line of said Morris tract, South 09°54'16" West, a distance of 338.23 feet; Thence, continuing with the West line of said Morris tract, South 14°09'17" West, a distance of 359.72 feet; Thence, continuing with the West line of said Morris tract, South 06°42'25" East, a distance of 210.26 feet; Thence, continuing with the West line of said Morris tract, South 02°22'58" West, a distance of 190.87 feet to an iron rod found at the Southwest corner of said Morris tract and on the North line of Lot 9 of the Tollgate Two Subdivision, recorded in Plat Instrument No. 20000502-0043728 (R.O.D.C.T.N.);

Thence, along the North line of Lot 9 of the Tollgate Two Subdivision, North 77°57'52" West, a distance of 556.84 feet to an iron rod set at the Northwest corner of said Lot 9 of the Tollgate Two Subdivision, and on the East right-of-way of Whites Creek Pike;

Thence, along the East right-of-way of Whites Creek Pike, North 02°37'18" West, a distance of 1,106.31 feet to an iron rod set on the East right-of-way of Whites Creek Pike;

Thence, continuing with the East right-of-way of Whites Creek Pike, with a curve to the left, having a radius of 9,153.88 feet, an arc length of 350.15 feet, and a chord bearing and distance of North 03°49'57", West, 350.13 feet, to the Point of Beginning containing 936,695 square feet or 21.50 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), 049-00-0-163.00 (Tract 3), 049-00-0-093.00 (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.

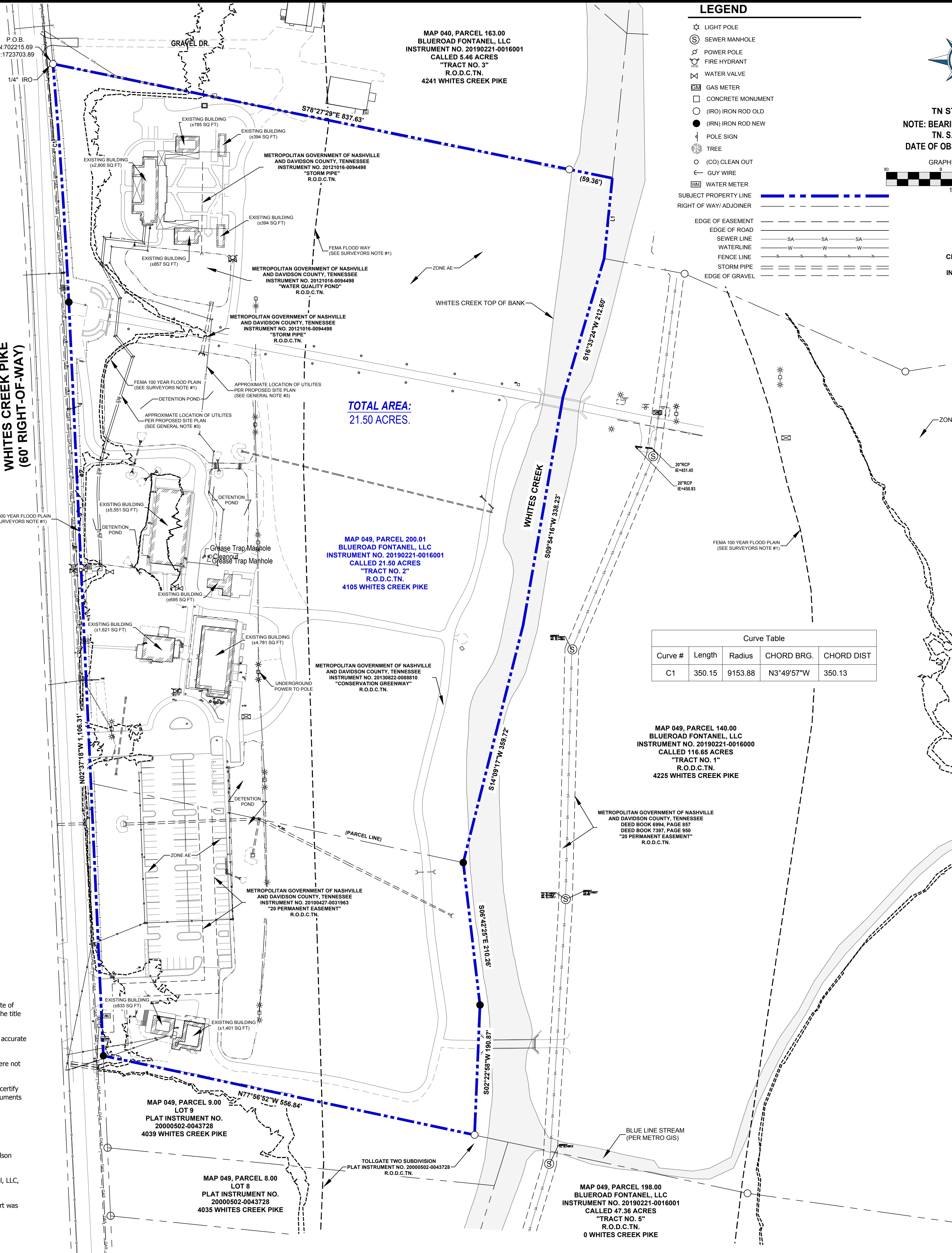
Subject to "roll-back taxes" for the statutory period if the land is converted to a use other than those stipulated in the provisions of Tennessee Code Annotated sections 67-5-1001 et. seq. (Tracts 1, 2, 4 and 5)

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 67-5-603, 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 not affect the property, is a survey matter, is not 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 that pertain are 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 affect the property, is a survey matter, is 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.*

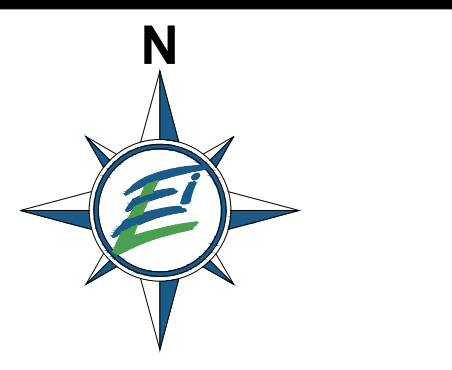
GENERAL NOTES

- 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. The surveyed land is the same land described in this title commitment. The Tract 2 record legal description, shown in the title commitment, includes the surveyed land and land to the east, known as Map 049, Parcel 140.00 (being Tract 1 in the title commitment).
- 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 1 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. 20190221-0016001, Register's Office, Davidson County, Tennessee (R.O.D.C.T.N.)
- 8. The Record Description of the property includes the land surveyed herein, along with the land surveyed in ELI File No. 18-11-6004 for Blueroad Fontanel, LLC, Map 049, Parcel 140.00.
- 9. 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.
- 10. Date field survey completed: 02-21-2019.
- 11. Tract surveyed contains 21.50 acres total.



LEGEND

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



NOTE: BEARINGS ARE RELATIVE TO TN S.P.C.S. - NAD 83 DATE OF OBSERVATION 05/23/2018 GRAPHIC SCALE (IN FEET) 1 inch = 80 ft.



VICINITY MAP N.T.S. 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

TOTAL AREA: 21.50 ACRES.

Curve Table

Curve #	Length	Radius	CHORD BRG.	CHORD DIST
C1	350.15	9153.88	N3°49'57"W	350.13

Line Table

Line #	Direction	Length
L1	S5° 48' 30"W	118.48

MAP REFERENCE

Being Parcel 200.01 as Shown on Davidson County Property Map 49

DEED REFERENCE

Property Owned by Blueroad Fontanel, LLC, recorded in Instrument No. 20190221-0016001, 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 4125 Whites Creek Pike and 4105 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 of Bennie O. Wheeler] TN R.L.S. No.: 1546 Date: February 21, 2019 REVISION: 2

ALTA/NSPS LAND TITLE SURVEY OF BLUEROAD FONTANEL, LLC MAP 049, PARCEL 200.01 MAP 049, PARCEL 319.00

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

From: C:\Users\BOWHEE\OneDrive\Documents\Projects\18-11-6004_FONTANEL_PROPERTIES\210117\ACRES_REVISED.dwg Plotted: Wednesday, March 20, 2019 - 02:44:48 P.M.