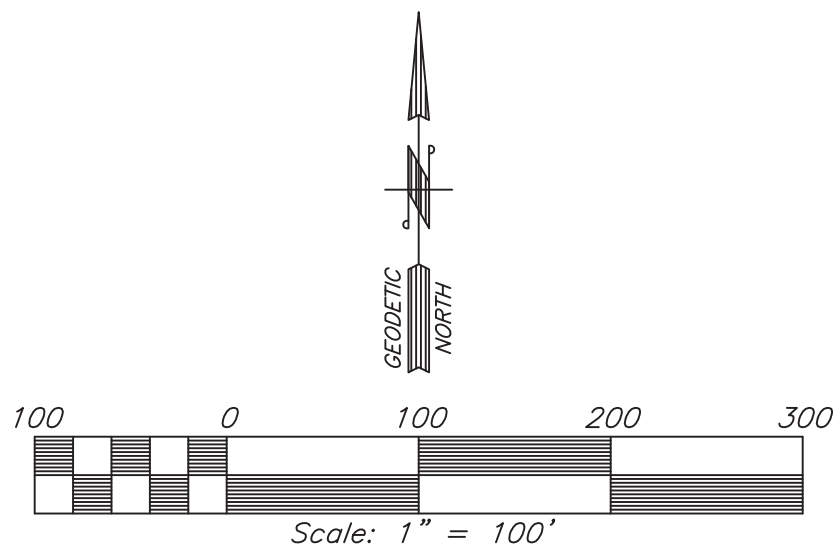
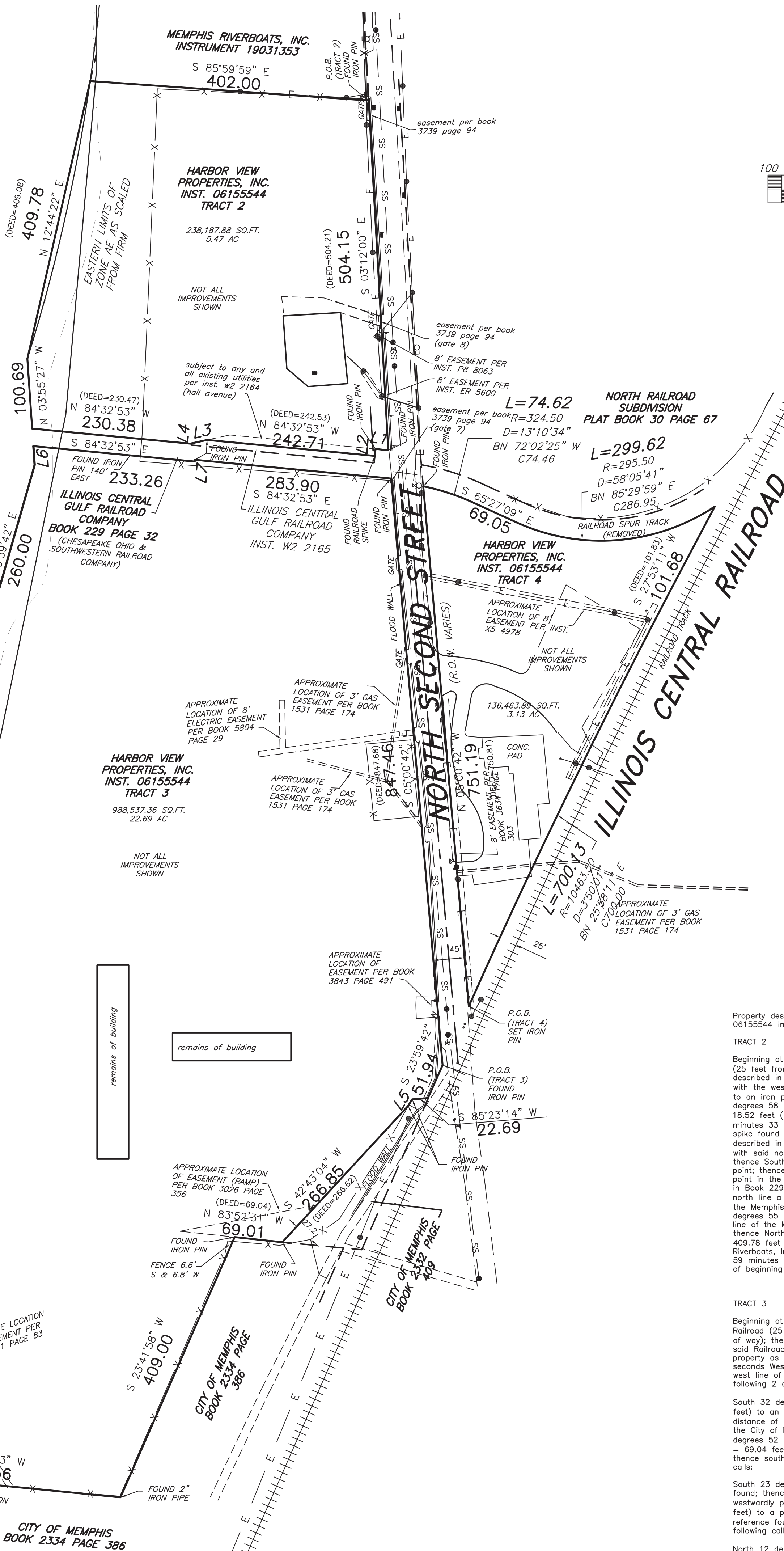


MEMPHIS HARBOR COMMISSION  
BOOK 1422 PAGE 392



#### NOTES

1. BEARINGS SHOWN ARE RELATIVE TO EACH OTHER ONLY.
2. ONLY VISIBLE AND APPARENT UTILITIES SHOWN.
3. UNDERGROUND UTILITIES NOT SHOWN, BEFORE COMMENCEMENT OF ANY CONSTRUCTION CALL TENNESSEE 1 CALL @ 1-800-351-1111 AND THE UTILITY COMPANIES MAINTAINING UTILITY SERVICES ACROSS SUBJECT PROPERTY.
4. EVERY DOCUMENT OF RECORD REVIEWED AND CONSIDERED AS A PART OF THIS SURVEY IS NOTED HEREON. ONLY THE DOCUMENTS NOTED HEREON WERE SUPPLIED TO THE SURVEYOR. THERE MAY EXIST OTHER DOCUMENTS OF RECORD THAT WOULD AFFECT THIS PARCEL.
5. SUBSURFACE AND ENVIRONMENTAL CONDITIONS WERE NOT EXAMINED OR CONSIDERED AS A PART TO THIS SURVEY. NO STATEMENT IS MADE CONCERNING THE EXISTENCE OF UNDERGROUND OR OVERHEAD CONTAINERS OR FACILITIES THAT MAY AFFECT THE USE OR DEVELOPMENT OF THIS TRACT.
6. ACCORDING TO THE FEDERAL EMERGENCY MANAGERMENTS AGENCY'S FLOOD INSURANCE RATE MAP (FIRM), THIS PROPERTY LIES IN ZONE X AND ZONE AE AS IDENTIFIED IN COMMUNITY PANEL NUMBER 470177 0270F. MAP REVISED SEPTEMBER 28, 2007.
7. IF YOU HAVE RECEIVED THIS DRAWING IN DIGITAL FORMAT PLEASE BE AWARE THAT A HARD COPY OF THE PLAT BEARING AN ORIGINAL SEAL AND SIGNATURE RENDERED IN RED WILL RULE IN THE EVENT OF A CONFLICT BETWEEN THE PRESENTED DATA.
8. THE UNAUTHORIZED DISTRIBUTION OF THIS PLAT OF SURVEY MAY CONSTITUTE A COPYRIGHT INFRINGEMENT.
9. THERE WERE NO OBSERVED EVIDENCE OF ANY CEMETERIES, GRAVESITES OR BURIAL GROUNDS ON SUBJECT PROPERTY.
10. THERE IS NO OBSERVABLE EVIDENCE OF EARTH MOVING WORK, BUILDING CONSTRUCTION OR BUILDING ADDITIONS.
11. WE ARE UNAWARE OF ANY PROPOSED CHANGES IN STREET RIGHT OF WAY LINES. THERE WAS NO OBSERVED EVIDENCE OF RECENT SIDEWALK CONSTRUCTION OR REPAIRS.
12. THERE WAS NO OBSERVED EVIDENCE OF SUBSTANTIAL AREAS OF REFUSE.

Property description of part of the Harbor View Properties, Inc. as described in instrument 06155544 in Memphis, Shelby County, Tennessee

#### TRACT 2

Beginning at an iron pin found at the intersection of the west line of North Second Street (25 feet from centerline) with the south line of the Memphis Riverboats, Inc. property as described in instrument 19031353; thence South 03 degrees 12 minutes 00 seconds East with the west line of North Second Street a distance of 504.15 feet (deed = 504.21 feet) to an iron pin found in the north line of Hall Avenue (not open); thence North 83 degrees 58 minutes 16 seconds West with the north line of Hall Avenue a distance of 18.52 feet (deed = 18.43 feet) to an iron pin found; thence South 04 degrees 05 minutes 33 seconds West a distance of 10.11 feet (deed = 10.00 feet) to a railroad spike found in the north line of the Illinois Central Gulf Railroad Company property as described in instrument W2 2165; thence North 84 degrees 32 minutes 53 seconds West with said north line a distance of 242.71 feet (deed = 242.53 feet) to an iron pin found; thence South 77 degrees 39 minutes 40 seconds West a distance of 23.02 feet to a point; thence South 05 degrees 27 minutes 07 seconds West a distance of 0.63 feet to a point in the north line of the Illinois Central Gulf Railroad Company property as described in Book 229 Page 32; thence North 84 degrees 32 minutes 53 seconds West with said north line a distance of 230.38 feet (deed = 230.47 feet) to a point in the east line of the Memphis Harbor Commission property (no deed referenced found); thence North 03 degrees 55 minutes 27 seconds West a distance of 100.69 feet to a point in the east line of the Memphis Harbor Commission property as described in Book 1422 Page 392; thence North 12 degrees 44 minutes 22 seconds East with said east line a distance of 409.78 feet (deed = 409.08 feet) to a point in the south line of the said Memphis Riverboats, Inc. property as described in instrument 19031353; thence South 85 degrees 59 minutes 59 seconds East with said south line a distance of 402.00 feet to the point of beginning and containing 236,187.88 square feet or 5.47 acres more or less.

#### TRACT 3

Beginning at an iron pin found at the intersection of the northwest line of Illinois Central Railroad (25 feet from centerline) with the west line of North Second Street (45 foot right of way); thence South 23 degrees 59 minutes 42 seconds West with the northwest line of said Railroad a distance of 51.94 feet to a point in the north line of the City of Memphis property as described in Book 2332 Page 409; thence South 85 degrees 23 minutes 14 seconds West with said north line a distance of 22.69 feet to an iron pin found in the west line of said City of Memphis property; thence southwarily with said west line the following 2 calls:

South 32 degrees 04 minutes 54 seconds West a distance of 11.24 feet (deed = 11.35 feet) to an iron pin found; thence South 42 degrees 43 minutes 04 seconds West a distance of 266.85 feet (deed = 266.62 feet) to an iron pin found in the north line of the City of Memphis property as described in Book 2334 Page 385; thence North 83 degrees 52 minutes 31 seconds West with said north line a distance of 69.01 feet (deed = 69.04 feet) to an iron pin found in the west line of said City of Memphis property; thence southwarily and westwarily with the said City of Memphis property the following 2 calls:

South 23 degrees 41 minutes 58 seconds West a distance of 409.00 feet to an iron pin found; thence North 84 degrees 22 minutes 53 seconds West with said north line and the westwarily projection of said north line a distance of 398.56 feet (found iron pin at 230 feet) to a point in the east line of the Memphis Harbor Commission property (no deed reference found); thence northwarily with the Memphis Harbor Commission property the following calls:

North 12 degrees 16 minutes 25 seconds West a distance of 139.90 feet (deed = 140.26 feet) to a point on a curve; thence with a curve to the right having a radius of 1364.49 feet, a distance of 260.49 feet, (chord = North 06 degrees 51 minutes 57 seconds West, 260.09 feet, delta = 10 degrees 56 minutes 17 seconds) to a point; thence North 00 degrees 00 minutes 16 seconds West a distance of 100.00 feet to a point; thence North 17 degrees 29 minutes 42 seconds East a distance of 300.00 feet to a point; thence North 22 degrees 29 minutes 42 seconds East a distance of 450.00 feet to a point; thence North 15 degrees 59 minutes 42 seconds East a distance of 260.00 feet to a point; thence North 03 degrees 55 minutes 27 seconds West a distance of 27.17 feet (deed = 27.95 feet) to a point in the south line of Illinois Central Gulf Railroad property as described in Book 229 Page 32; thence South 84 degrees 32 minutes 53 seconds East with said south line a distance of 233.26 feet to a point; thence North 05 degrees 27 minutes 07 seconds East a distance of 2.50 feet to an iron pin found in the south line of said Railroad; thence South 84 degrees 32 minutes 53 seconds East with said south line a distance of 283.90 feet (deed = 284.00 feet) to an iron pin found in the west line of North Second Street; thence South 05 degrees 00 minutes 42 seconds East with the west line of North Second Street a distance of 847.46 feet (deed 847.68 feet) to the point of beginning and containing 988,537.36 square feet or 22.69 acres more or less.

#### TRACT 4

Beginning at an iron pin set at the intersection of the east line of North Second Street (45 foot right of way) with the northwest line of Illinois Central Railroad (25 feet from centerline); thence North 05 degrees 00 minutes 42 seconds West with the east line of North Second Street a distance of 751.19 feet (deed = 750.81 feet) to an iron pin found on a curve in the south line of the Illinois Central Railroad Spur Track (30 foot right of way); thence eastwarily with the south line of said spur track the following calls:

Southwesterly with a curve to the right having a radius of 324.50 feet, a distance of 74.62 feet, (chord = South 72 degrees 02 minutes 26 seconds East, 74.46 feet, delta = 13 degrees 10 minutes 33 seconds) to a point; thence South 65 degrees 27 minutes 09 seconds East a distance of 69.05 feet to a point of curvature; thence northwesterly with a curve to the left having a radius of 295.50 feet, a distance of 299.62 feet, (chord = North 85 degrees 30 minutes 00 seconds East, 286.95 feet, delta = 58 degrees 05 minutes 43 seconds) to a point in the northwest line of the Illinois Central Railroad (25 feet from centerline); thence South 27 degrees 53 minutes 11 seconds West with said northwest line a distance of 101.68 feet (deed = 101.83 feet) to a point of curvature; thence southwestwarily with a curve to the left having a radius of 10463.50 feet, a distance of 700.13 feet, (chord = South 25 degrees 58 minutes 11 seconds West, 700.00 feet, delta = 03 degrees 50 minutes 01 seconds) to the point of beginning and containing 136,463.89 square feet or 3.13 acres more or less.

LINE	BEARING	DISTANCE	DEED
L1	N 83°58'16" W	18.52	18.43
L2	S 04°05'33" W	10.11	10.00
L3	S 77°39'40" W	23.02	
L4	S 05°27'07" W	0.63	
L5	S 32°04'54" W	11.24	11.35
L6	N 03°55'27" W	27.17	27.95
L7	N 05°27'07" E	2.50	

#### LEGEND

- ELECTRIC METER
- GAS METER
- GAS VALVE
- ANCHOR GUY
- POWER POLE
- FENCE
- BORE HOLES
- LIGHT POLE
- PAD MOUNTED TRANSFORMER
- SEWER CLEANOUT
- WATER METER
- WATER VALVE
- SIGN
- IRRIGATION
- CONTROL VALVE
- CABLE TV RISER
- SIGNAL POLE
- SEWER MANHOLE
- DRAIN MANHOLE
- FIRE HYDRANT
- 6-72 DRAIN INLET
- TELEPHONE PEDESTAL
- MAILBOX
- DRAIN INLET
- TELEPHONE MANHOLE
- FIRE POST
- INDICATOR VALVE
- GROUND LIGHT
- WATER PUMP
- BOLLARD
- HANDICAP PARKING
- HEATING VENTILATION AND AIR CONDITIONING

#### TITLE COMMITMENT

AS DATE OF SURVEY, NO COMMITMENT HAS BEEN PROVIDED

Book 229 Page 32 is a deed to railroad company, area is shown.

Easements recorded in Book 3739 Page 94 that are on the subject property are as shown.

Easement recorded in instrument E4 5600 is as shown.

Easement recorded in instrument P8 8063 is as shown.

Lease agreement recorded in instrument N3 6898 is not a survey matter. (may have expired).

Easements recorded in Book 1531 Page 174 are as shown.

Easement recorded in Book 2389 Page 111 is not on the subject property.

Easement recorded in Book 3026 Page 356 is as shown.

Easement recorded in Book 3739 Page 91 and corrected in Book 3843 Page 491 is as shown.

Easement recorded in Book 3941 Page 77 is not on the subject property.

Easement recorded in Book 3941 Page 83 is as shown.

Easement recorded in Book 5804 Page 29 is as shown.

Easement recorded in instrument X5 4978 is as shown.

Easement recorded in Book 3634 Page 303 is as shown.

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH 2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 4, 5, 7A, 8, 11A, 13, 16, 17, 18 & 19 OF TABLE A THEREOF. THE FIELDWORK WAS COMPLETED ON JULY 30, 2024.

Harris & Associates Land Surveyors, LLC

By

JOE S. WISEMAN  
SURVEYOR  
TENNESSEE LICENSE #1932

jwiseman@harrisassociateslandsurveyors.com  
project # 24105



**ALTA/NSPS LAND TITLE SURVEY  
OF THE HARBOR VIEW NEWCO  
PROP CO, LLC PROPERTY AS  
DESCRIBED IN INSTRUMENT  
24031747 (TRACT 2, 3 & 4) IN  
MEMPHIS, SHELBY COUNTY,  
TENNESSEE**

**HARRIS & ASSOCIATES LAND SURVEYORS, LLC**

554 Greentree Cove, Suite 102B · Collierville, Tennessee 38017 · (901)362-2345

DATE : JULY 2, 2024

SCALE : 1" = 30'

DRAWN BY : JLH/JSW

ORDERED BY : SAVANAH  
KIMLEY HORN