

The land referred to herein below is situated in the County of Shelby, State of Tennessee, and described as follows:

**PARCEL I**

Lot 1 and 2, Phase 8, Part of Parcel A-2, Acreft North PD 8th Amendment, as shown on plat of record in Plat Book 275, Page 3, in the Register's Office of Shelby County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

**PARCEL II**

Assignment hereof: Parcel I as contained in Declaration of Assignments with Covenants and Restrictions Affecting Land of record in Instrument No. PH 5556 as amended in Instrument No. HH 0839, in the Register's Office of Shelby County, Tennessee.

Being the same property conveyed to POU GTP, LLC, a Tennessee limited liability company, by Warranty Deed of record in Instrument No. 1031353, in the Register's Office of Shelby County, Tennessee.

# SURVEY RELATED ITEMS CORRESPONDING TO EXCEPTIONS TO COVERAGE IN TITLE REPORT

FIRST AMERICAN TITLE INSURANCE COMPANY COMMITMENT NUMBER NCS-983947-PHX1  
DATED OCTOBER 23, 2019

10. Outline Plan Conditions of record in Plat Book 121, Page 49; Plat Book 143, Page 52; Plat Book 144, Page 56; Plat Book 150, Page 80; Plat Book 151, Page 65; Plat Book 156, Page 42; Plat Book 173, Page 52; Plat Book 176, Page 203 and Plat Book 238, Page 18, in the Register's Office of Shelby County, Tennessee. References the subject property; item has nothing to plot.
11. All matters shown on the Final Plat - Phase I, Porceti A, Arenti North P.D. Amended, of record in Plat Book 153, Page 42 and Plat Book 166, Page 64, in the Register's Office of Shelby County, Tennessee. Item is shown hereon.
12. All matters shown on plat(s) of record in Plat Book 248, Page 44; Plat Book 249, Page 27; Plat Book 273, Page 35 and Plat Book 276, Page 3, in the Register's Office of Shelby County, Tennessee. Item is shown hereon.
13. Decker Corners Sanitary Sewer Easement of record in instrument CC 0247 in the Register's Office of Shelby County, Tennessee. Item is shown hereon.
14. Declaration of Easements with Covenants and Restrictions Affecting Land of record in Instrument No. FM 5555 as amended in Instrument No. HH 0833, in the Register's Office of Shelby County, Tennessee. Item has nothing to plot.
15. Declaration of Easement Affecting Land of record in Instrument FT 9154, as recorded in Instrument FX 8892, in the Register's Office of Shelby County, Tennessee. Item is shown hereon.
16. Agreement for Mutual Easements with Covenants and Restrictions Affecting Land of record in Instrument FM 8594, as recorded in Instrument FT 6334, in the Register's Office of Shelby County, Tennessee. Item is shown hereon.
17. Declaration of Exception to Declaration of Easements with Covenants and Restrictions Affecting Land of record in Instrument FM 0805, in the Register's Office of Shelby County, Tennessee. Item has nothing to plot.
18. Easement, Restriction and Right of First Refusal Agreement of record in Instrument No. GN 0806 as amended in Instrument GN 0849, in the Register's Office of Shelby County, Tennessee. Item does not benefit the subject property.
19. Agreement for Mutual Easements with Covenants and Restrictions Affecting Land of record in Instrument No. HH 3004, in the Register's Office of Shelby County, Tennessee. Item is shown hereon.
20. Easement of record in instrument No. 06129451, in the Register's Office of Shelby County, Tennessee. Item is not located on the subject property.
21. Declaration of Easements Affecting Land of record in instrument No. 09090176, in the Register's Office of Shelby County, Tennessee. Item does not benefit the subject property.
22. Private Drive Agreement of record in instrument No. 10072021, in the Register's Office of Shelby County, Tennessee. Item is shown hereon.
23. Notice of Completion of record in instrument No. 17111324, in the Register's Office of Shelby County, Tennessee. Item has nothing to plot.

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). FLOOD ELEVATION FROM CERTAIN MAPS MAY BE NEEDED TO DETERMINE OR VERIFY THE LOCATION OF FLOOD AREAS. THE PROPERTY OWNER SHALL CONSULT WITH THE COUNTY ENGINEER REGARDING ANY PROPOSED CHANGES TO THE FLOOD INSURANCE RATE PROGRAM. IT IS DETERMINED THAT THE SUBJECT PROPERTY RESIDES IN "ZONE X".

\*7/15/2016/66 DATED 02/09/13 AND IS NOT IN A SPECIAL FLOOD HAZARD AREA AS DETERMINED BY THE FLOOD INSURANCE RATE PROGRAM WAS CONDUCTED ON 11/01/19 BY TELEPHONE OR EMAIL. (rate@mcgov.com)

ZONING INFORMATION NOT PROVIDED.

**(N1)** THE BASIS OF BRANDINGS OF THIS SURVEY IS BASED ON PLAT BOOK 276, PAGE 3.

**(N2)** THE TABLE BELOW DESCRIBES THE TYPE AND NUMBER OF PARKING SPACES ENTIRELY WITHIN PROPERTY BOUNDARY. STALLS THAT ARE PARTIALLY BOUNDARY ARE LISTED UNDER THE NEAREST PARTIAL. PARTIAL STALLS ARE NOT COUNTED IN THE TOTAL.

PARKING SPACES	
TYPE	NUMBER
REGULAR	92 (STREET)
HANDICAP	2

PARTNER PROJECT NUMBER 19-262139.2

ALTA SURVEY BASED AND RELIED ON FIRST AMERICAN TITLE INSURANCE COMPANY  
COMMITMENT NUMBER NCS-983947-PHX1 CONTAINING AN EFFECTIVE DATE AND TIME OF  
OCTOBER 23, 2019 AT 8:00 A.M.

To: First American Title Insurance Company; Anson Arbor, LLC, a Texas limited liability company

This is to certify that this map or plot and the survey on which it is based were made in accordance with the 2016 Minimum Standard Detail Requirements for ALIA/NSPs Land Use Surveys, jointly established and adopted by ALIA and NSPs, and includes items 2, 3, 4, 6a, 6b, 7a, 7b1, 7c, 8, 9, 13, 14, 16, 17 and 20 of Table A thereof. This field work was completed on October 27, 2019.

Tony Reasons II  
L.S. # 1665  
Date of Survey - 11/04/19  
Latest Revised Date - 11/11/19

PROPERTY ADDRESS: 8106 Cordova Center Drive, Cordova, TN 38016

SURVEY PREPARED BY: SURVEYOR: TONY REASONS, II  
THE REASONS COMPANY REGISTRATION NUMBER 1665  
2205 GRACE POINT COURT STATE OF REGISTRATION - TN  
FRANKLIN, TN 37067 LATEST DATE OF SURVEY - 10/27/1  
615-310-4390 LATEST REVISION DATE - 11/11/19  
EMAIL: REASONSCOMPANYTH@BELL.SOUTH.NET

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OF PARTNER ENGINEERING

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Mhudi@partneresi.com  
http://www.partneresi.co

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**PARCEL I**

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**PARCEL II**

Assignment hereof: Parcel I as contained in Declaration of Assignments with Covenants and Restrictions Affecting Land of record in Instrument No. PH 5556 as amended in Instrument No. HH 0839, in the Register's Office of Shelby County, Tennessee.

Being the same property conveyed to POU GTP, LLC, a Tennessee limited liability company, by Warranty Deed of record in Instrument No. 10313 E53, in the Register's Office of Shelby County, Tennessee.

# SURVEY RELATED ITEMS CORRESPONDING TO EXCEPTIONS TO COVERAGE IN TITLE REPORT

FIRST AMERICAN TITLE INSURANCE COMPANY COMMITMENT NUMBER NCS-983947-PHX1  
DATED OCTOBER 23, 2019

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16. Agreement for Mutual Easements with Covenants and Restrictions Affecting Land of record in Instrument No. 88394, as recorded in Instrument FT 6334, in the Register's Office of Shelby County, Tennessee. Item is shown hereon.
17. Declaration of Exception to Declaration of Easements with Covenants and Restrictions Affecting Land of record in Instrument No. GN 0805, in the Register's Office of Shelby County, Tennessee. Item has nothing to plot.
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23. Notice of Completion of record in Instrument No. 17111324, in the Register's Office of Shelby County, Tennessee. Item has nothing to plot.

A FIELD SURVEY WAS NOT CONDUCTED TO DETERMINE THE FLOOD ZONE AREAS, ANY FLOOD ZONE LINES DISTINGUISHING BETWEEN FLOOD AREAS ARE GEOGRAPHICALLY FLOODED FROM CEMCA FLOOD INSURANCE RATE MAPS (FIRM). A FLOOD ELEVATION FROM CEMCA MAY BE NEEDED TO DETERMINE IF OR WHEN THE LOCATION OF FLOOD AREAS IS NEARLY IDENTICAL TO THE EXISTING FLOOD PROTECTION PROGRAM. IT IS DETERMINED THAT THE SUBJECT PROPERTY RESIDES IN "ZONE X".

\*715-6203166 DATED 02/09/13 AND IS NOT IN A SPECIAL FLOOD HAZARD AREA.  
ON 11/01/19 BY TELEPHONE OR EMAIL ([nave@removx](mailto:nave@removx))

ZONING INFORMATION NOT PROVIDED.

**(N1)** THE BASIS OF BRANDINGS OF THIS SURVEY IS BASED ON PLAT BOOK 276, PAGE 3.

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Tony Reasons II  
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FRANKLIN, TN 37067 LATEST DATE OF SURVEY - 10/27/1  
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