

RECORD DESCRIPTION:

Parcel I, Parcel II and 50' buffer strip, Mid-America Trade Center, as shown on plat of record in Plat Book 64, Page 7, in the Register's Office of Shelby County, Tennessee, to which plat reference is hereby made for a more particular description of said property. Less and Except any portion of said property conveyed to City of Memphis by Warranty Deeds recorded of Instrument Nos. N2 2232 and N2 2233, said Register's Office, and being the balance of all that real estate conveyed as Instrument Nos. U9 4601, U9 4602 and U9 4603, said Register's Office.

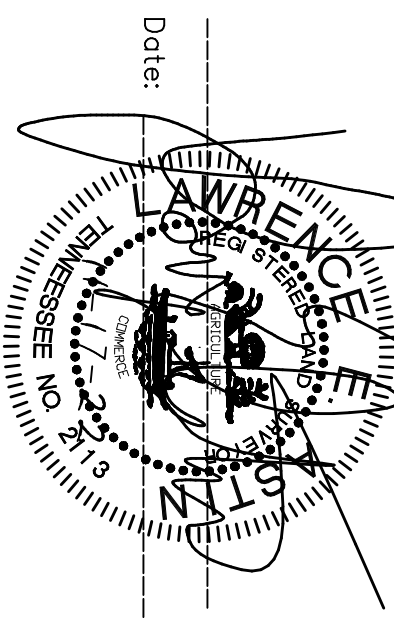
SURVEY DESCRIPTION:
Part of Parcels 1, 2 and 50 foot Buffer Strip, Mid-America Trade Center as recorded in Plat Book 64, Page 7 of the Shelby County Register's Office and being further described hereon:

Beginning at a point in the west line of Airways Boulevard (106 feet wide) a distance of 289.62 feet north of the north line of Raines Road (80 feet wide) and being the northeast corner of the Chorlie Welch property (Inst. KG 8846); thence North 87 degrees 41 minutes 10 seconds West a distance of 199.09 feet to the northeast corner of the Salom Warob property (Inst. 17079218); thence North 87 degrees 49 minutes 22 seconds West a distance of 100.15 feet; thence North 87 degrees 57 seconds West a distance of 100.25 feet to the northeast corner of the Kenneth Riggs property (Inst. LL 6067); thence North 87 degrees 55 minutes 25 seconds West a distance of 99.95 feet to the northeast corner of the Ahmed Alhumaid property (Inst. 07102750); thence North 87 degrees 03 minutes 43 seconds West a distance of 116.83 feet to a point in the east line of Lot 123, Groceland Farms Subdivision (P.B. 31, P.65); thence along said east line North 02 degrees 25 minutes 14 seconds East a distance of 332.25 feet; thence North 02 degrees 29 minutes 35 seconds East along the east line of Lots 48, 49, 50 and 123 of said Groceland Farms Subdivision a distance of 330.00 feet to the southwest corner of the Federal Express Corp. property (Inst. S6 7003); thence South 87 degrees 32 minutes 23 seconds East a distance of 617.30 feet to a point in the west line of Airways Boulevard; thence South 02 degrees 17 minutes 37 seconds West along said west line a distance of 332.15 feet; thence continuing along said west line South 02 degrees 48 minutes 08 seconds West a distance of 329.39 feet to the point of beginning.

This description is based upon and describes all of the property contained in the Chicago Title Insurance Company Commitment identified as Title Company Commitment No. 1034879/FF25253 Dated 12/05/2022

To: Chicago Title Insurance Company and Griffin Clift Everton & Maschmeyer PLLC

This is to certify that this map or plat on the survey on which it is based was made in accordance with the 2021 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS. The field work was completed on: 11/17/2022



- Notes corresponding to Schedule B
1. Easements recorded at Book 2502, Page 71, 2502, Page 95, 2502, Page 97 and Instrument G8 9816 lie within the expansion of Airways Boulevard and no longer apply to this property.
 2. Easement recorded in Book 4520, Page 441 is located as shown.
 3. Instrument N2 2232 and Instrument N2 2233 are Warranty Deeds for expansion of Airways Boulevard right of way and do not contain "plottable" easements.
 4. There is a 50 foot buffer strip recorded in Plat Book 64, Page 7 and located as shown.

AREA
409,083.72 Sq Ft
9.39 acres



FLOOD HAZARD NOTE:
Subject property does not lie in a special flood hazard area per FEMA Flood Hazard Map Panel No. 47157 C0440 F Dated 09/28/07

GENERAL NOTES

This surveyor has not physically located the underground utilities. Above grade and underground utilities shown were taken from visible opportunities at the site, public records and or maps prepared by others. The surveyor makes no guarantee the underground utilities shown comprise all such utilities in the area, either in service or abandoned. The surveyor further does not warrant that the underground utilities shown are in the exact location indicated and therefore reliance upon the type, size and location of any utility shown is at the user's risk. The surveyor does not consider detailed verification of existence, location and depth should also be made prior to any decision relative thereto should be made. In Tennessee, it is a requirement per "The Underground Utility Damage Prevention Act TOA 65-31", that anyone who engages in excavation must notify all known underground utility owners of their intent to excavate and also to avoid any possible hazards, conflict or unnecessary expense. Tennessee One Call 1-800-351-1111.

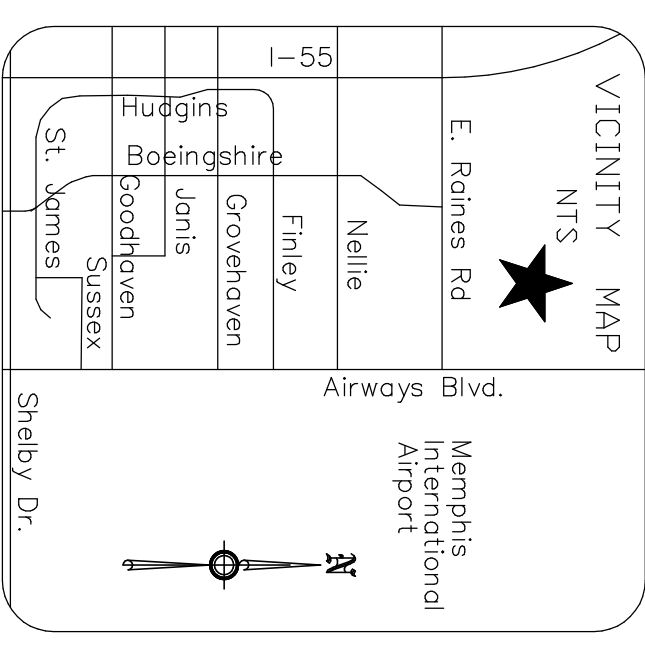
All deed book references shown hereon are recorded in the Shelby County Register's Office.

Governmental jurisdictional areas, if any, which might impact on the use of the surveyed property were not located. No liability is assumed by the undersigned for any loss or damage resulting from the exercise of any government jurisdiction effecting the surveyed property.

Campbell Surveying Company does not guarantee the title information contained hereon. This survey is subject to such state of facts that would be revealed with a complete title search.

There may be additional easements, restrictions and/or reservations not shown hereon that may be found in the public records of Shelby County, Tennessee.

A portion (or all) of the data used to perform this survey were obtained using GPS/GNSS technology and the following information applies to these measurements: a. Type of Receiver: Topcon Hyper SR (model#002399-01); Multi Freq. b. Coordinate System: Tennessee State Plane c. Zone: TN 4100 d. Datum: NAD 83 e. Geoid Model: Geoid 2012A f. Method: RTK, g. Precision: Relative Positional Accuracy of 10mm+1ppm horizontal and 15mm+1ppm vertical. No grid factor was applied.



ALTA/NSPS Land Title Survey

0 Airways Boulevard

Part of Parcels 1, 2 and 50 foot Buffer Strip, Mid-America Trade Center Plat Book 64, Page 7 Shelby County Register's Office Shelby County Tax Id 078028 00294C Memphis, Tennessee

Dwn By: LARRY ASTIN	Date:
Surveyor	Revision:
Ref No:	Date:
Approved By: CHARLES CAMPBELL	Revision:
Field Date: 11/17/2022	Date:
Scale: 1"=50'	Revision:

Prepared For:
Chicago Title Insurance Company, Griffin Clift Everton & Maschmeyer PLLC and Steve Saucier

Client Ref. No: 1034879/FF25253

CAMPBELL SURVEYING COMPANY
1023 S. VATES • SUITE 101 • MEMPHIS, TN 38119
PHONE (901) 683-9114 • FAX (901) 761-4661
WWW.CAMPBELLSURVEYING.NET

