



LEGAL DESCRIPTION

Beginning at a point on the South line of White Road (88.9' Right-of-Way) sold point being the Northwest Corner of Collierville Marketplace Phase 3, as recorded in Plat Book 179, Page 48. Thence; along the West line of said property, South 00°20'57" East, a distance of 1015.11 feet to a point, said point being the Northwest corner of the property as described in Instrument Number X9-7983. Thence; along the North line of said property, North 89°45'39" West, a distance of 912.58 feet to a point on the East line of Poplar View Parkway (80' Right-of-Way). Thence; along the East line of said Poplar View Parkway, North 00°19'46" West, a distance of 110.40 feet to a point of curvature to the right having a radius of 610.00 feet, an arc length of 228.90 feet, and a delta angle of 21°30'00" to a point. Thence; North 21°01'4" East, a distance of 185.00 feet to a point of curvature to the left having a radius of 500.00 feet, an arc length of 331.61 feet, and a delta angle of 37°39'59" to a point. Thence; North 16°49'45" West, a distance of 235.00 feet to a point of curvature to the right having a radius of 25.00 feet, an arc length of 39.27 feet, and a delta angle of 90°00'00" to a point on the South line of said White Road. Thence; along the South line of said White Road, North 73°10'16" East, a distance of 55.00 feet, an arc length of 178.85 feet, and a delta angle of 27°41'44" to a point. Thence; South 73°08'02" East, a distance of 402.00 feet to a point of curvature to the left having a radius of 800.84 feet, an arc length of 133.89 feet, and a delta angle of 10°44'12" to a point, said point being the Point of Beginning of said Parcel containing 897,000 square feet or 20,000 acres more or less of land.

GENERAL NOTES:

- 1- SUBJECT PROPERTY IS LOCATED IN ZONE "X" PER FIRM MAP PANEL NO. 471970295 E. ZONE "X" IS AN AREA DETERMINED TO BE OUTSIDE 100 AND 500 YEAR FLOOD PLAIN PER FIRM MAP-S.
- 2- THERE ARE NO VISIBLE ENCROACHMENTS ON THIS PROPERTY.

SCHEDULE B: EXCEPTIONS

- 1) PLAT BOOK 151, PG. 72 - RIGHT OF WAYS - SHOWN ON SURVEY
- 2) PLAT BOOK 148, PG. 55 - AS-BUILT SURVEY ALL EASIS SHOWN ON SURVEY (EXCEPT B2 0473 - NOT LEGIBLE)
- 3) INSTRUMENT NO. B2-0473 - NOT ABLE TO DETERMINE ACTUAL AS-BUILT EASEMENT CENTERLINE SURVEY EASEMENT AS SHOWN PER SECTION, NOT LOCATED ON SURVEY
- 4) RIGHT OF WAY EASEMENT GRANTED TO SOUTH CENTRAL BELL TELEPHONE - INSTRUMENT NO. 21 8018 - SHOWN ON SURVEY
- 5) UTILITY EASEMENT GRANTED TO MCGRAW - INSTRUMENT NO. EL-6640 - UNABLE TO SHOW ON SURVEY. INSTRUMENT NOT LEGIBLE. DOES ENCUMBER THE SUBJECT PROPERTY PER SKETCH.

COLLIERVILLE MARKETPLACE PHASE 3, PB 179, PG 48

NUMBER/DISTANCE	DIRECTION
L1	55.00 N 23°10'16" E
L2	110.40 N 00°19'46" W

LEGEND:

- WM - WATER METER
- LP - LIGHT POLE
- PP - POWER POLE
- HC - HANDICAP PARKING
- P.O.B. - POINT OF BEGINNING
- R.O.W. - RIGHT-OF-WAY
- EM - ELECTRIC METER
- SMH - SEWER MANHOLE
- INLET - DRAIN INLET
- DHM - DRAIN MANHOLE
- GM - GAS METER
- CV - GAS VALVE
- WM - WATER METER
- BL - BOLLARD
- AG - ANCHOR GUY
- TP - TELEPHONE PEDESTAL
- EHM - ELECTRICAL MANHOLE
- CB - CABLE BOX
- OCM - OLD CHISEL MARK
- IP - IRON PIN
- OE - OVERHEAD ELECTRIC
- FH - FIRE HYDRANT
- SGR - BELL/SOUTH TELEPHONE PAD
- ETB - ELECTRICAL TRANSFORMER BOX

Scale: 1" = 60'

SURVEYORS CERTIFICATE

I hereby certify to: Bridger Commercial Funding, its successors and/or assigns, Orchards of Collierville, L.L.C., a California limited liability company, & Lawyers The Insurance Corporation:

"We hereby certify to Bridger Commercial Funding, its successors and/or assigns, Orchards of Collierville, L.L.C., a California limited liability company, & Lawyers The Insurance Corporation: (a) that the survey represented herein is an accurate survey of all the real property legally described herein; (b) that the within survey properly and accurately indicated and locates all improvements on the real property as of the date of the survey; (c) that the within survey was prepared under the direct supervision and control of the undersigned from an actual survey made of the real property lines or zoning restriction lines of effect as of the date of the survey; (e) that the within survey properly designates and locates all visible or recorded encumbrances as of the date of the survey; (f) ingress and egress to the subject property is provided by Poplar View Parkway and White Road upon which the property abuts, the same being a paved and dedicated right-of-way maintained by the Town of Collierville; (g) the property is not located in an area designated as a special flood hazardous area by the U.S. Department of Housing and Urban Development and lies in Zone "X" of minimum flooding; (h) the subject property does not service any adjoining property for drainage, ingress, egress or any other purpose (i) that the land, as described on the survey, does not constitute an illegal subdivision of land under local, county or city ordinances; (j) that the location of the improvements on the subject property does not constitute a violation of any zoning or set-back requirements; and (k) that the within survey was prepared in accordance with the existing code of practice for land surveys adopted by the American Congress on Surveying and Mapping, and any applicable Tennessee professional surveyor's associations and land title associations, and complies with all applicable Tennessee laws.

The subject premises lies in Zone "X", a Non Flood Area as scolded from the National Flood Insurance Program Flood Boundary and Floodway Map Community Panel Number 471570295E revised December 2, 1994.

This is to certify that this map or plot and the survey on which it is based were made (i) in accordance with the "Minimum Standard Detail Requirements for ALTA/ACSM Land Title Surveys," jointly established and adopted by ALTA, ACSM and NSPS in 1999, includes items 1-4 and 6, 7 (A&B), 8, 9, 10, 11, 13-16 of Table A thereof and (ii) pursuant to the Accuracy Standards (as adopted by ALTA, NSPS, and ACSM) and in effect on the date of this certification, undersigned further certifies that the survey measurements were made in accordance with the "Minimum Angle, Distance, and Closure Requirements for Survey Measurements which Control Land Boundaries for ALTA/ACSM Land Title Surveys." Date MAY 28, 2004 Name of Surveyor M.R. Ghassemi

ALTA/ACSM LAND TITLE SURVEY OF

GHASSEMI & ASSOCIATES
ENGINEERS * PLANNERS * SURVEYORS
2904 HICKORY HILL ROAD
MEMPHIS, TENNESSEE 38115
(901) - 452 7100

REVISIONS:

I HEREBY CERTIFY THAT THIS IS A CATEGORY "1" SURVEY AND THE RATE OF PRECISION OF THE SURVEY SHALL BE SHOWN HEREON.
1:22,000

M.R. GHASSEMI P.E., R.L.S.
TECH. CERT. # 1534

DATE _____

JOB NUMBER 045673A
SHEET NUMBER 1 OF 1

SCALE 1" = 60'
SURVEY DATE 05/14/2004, Revised 6/04/04

IN THE REGISTERS OFFICE LOCATED IN MEMPHIS, SHELBY COUNTY TENNESSEE

