GENERAL NOTES

1. ALL DISTANCES WERE MEASURED WITH E.D.M. EQUIPMENT AND HAVE BEEN ADJUSTED FOR TEMPERATURE.
2. PARCEL NUMBERS SHOWN THUS REFER TO COUNTY TAX MAP 118-16, PAR 75.
3. UTILITIES HAVE BEEN PLOTTED FROM SURFACE FEATURES FOUND AT THE TIME OF SURVEY AND AVAILABLE MAPS AND RECORDS. THERE MAY BE OTHER UTILITIES, THE EXISTENCE OF WHICH ARE NOT KNOWN TO THE UNDERSIGNED. SIZE AND LOCATION OF ALL UNDERGROUND UTILITIES MUST BE VERIFIED BY THE APPROPRIATE UTILITY COMPANY PRIOR TO ANY CONSTRUCTION.
4. THIS PROPERTY IS NOT AFFECTED BY THE 100 YEAR FLOOD PLAIN AS PER N.F.I.P. MAP # 47037C0332 F, DATED APRIL 20, 2001.
5. THIS SURVEY PREPARED FROM OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY TITLE COMMITMENT APPLICATION NUMBER 113083, DATED 11/09/11 AT 8:00 A.M.
6. THIS PROPERTY IS CURRENTLY ZONED IR, INDUSTRIAL, RESTRICTIVE
7. BUILDING SETBACKS ARE TO BE DETERMINED BY METRO ZONING REGULATIONS.
8. DEED REFERENCE FOR THE PROPERTY SURVEYED IS D.B. 3834, PG. 255, AS OF RECORD IN REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.
   OWNER OF RECORD BEING ROBERT P. MAYNARD
9. PLAT REFERENCE FOR THE PROPERTY SURVEYED IS PLAN OF SIDCO SECTION THREE, AS OF RECORD BOOK 2663, PAGE 41, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

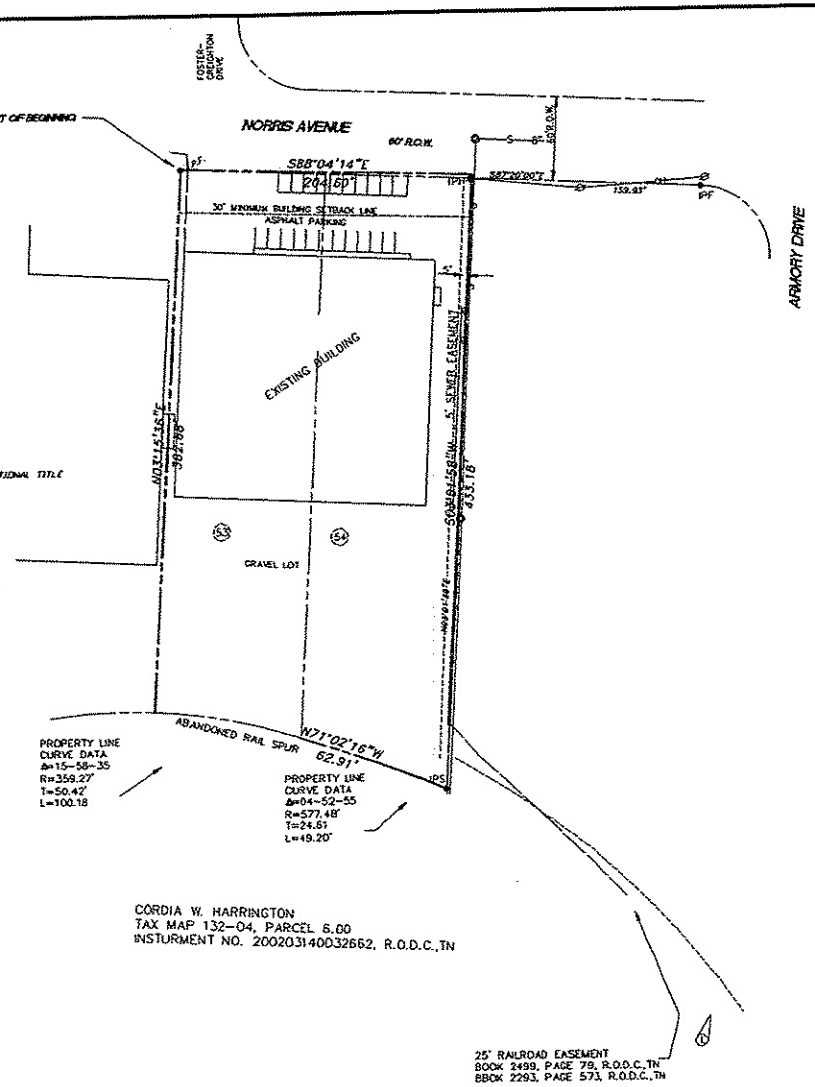
SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY TO MAYNARD-SELECT PROPERTIES, LP., OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY:
THAT THIS IS A CATEGORY 2 SURVEY AND THE SURVEY WAS PERFORMED IN ACCORDANCE WITH THE CURRENT STANDARDS OF PRACTICE AND UNDER THE AUTHORITY OF TCA 62-18-126 FOR SURVEYORS IN TENNESSEE AND THE UNADJUSTED CLOSURE IS AT LEAST 1/10,000

11/22/11

PHILLIP E. HOLMES, JR. RLS # 1708

PHILLIP E. HOLMES JR. REGISTERED LAND SURVEYOR NO. 1708 TENNESSEE



SURVEYOR'S DESCRIPTION

BEING A TRACT OF LAND LOCATED ON THE SOUTHERLY SIDE OF NORRIS AVENUE AND WESTERLY OF ARMORY DRIVE IN THE 16TH COUNCILMANIC DISTRICT OF METROPOLITAN NASHVILLE AND DAVIDSON COUNTY TENNESSEE, AND ALSO BEING KNOWN AS LOTS 53 AND 54 OF THE PLAN OF SIDCO, SECTION THREE OF RECORD IN PLAT BOOK 2663, PAGE 41 R.O.D.C., TN., AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
BEGINNING AT THE NORTHEASTERLY CORNER OF LOT 53:

1) THENCE SOUTH 88 DEG 04' 14 EAST 204.60 FEET TO AN IRON PIN;
2) THENCE SOUTH 03 DEG 01 MIN 39 SEC EAST 433.18 FEET TO AN IRON PIN;
3) THENCE WITH A CURVE TO THE LEFT HAVING A RADIUS OF 577.43 FEET AND A LENGTH OF 49.20 FEET TO AN IRON PIN;
4) THENCE NORTH 71 DEG 02 MIN 16 SEC WEST 62.91 FEET TO AN IRON PIN;
5) THENCE WITH A CURVE TO THE LEFT HAVING A RADIUS OF 359.27 FEET AND A LENGTH OF 100.18 TO AN IRON PIN;
6) THENCE NORTH 03 DEG 15 MIN 36 SEC EAST 382.68 FEET TO THE POINT OF BEGINNING CONTAINING 82,575.79 SQUARE FEET OR1.895 ACRES

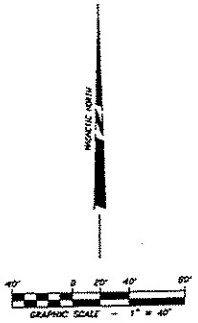
SURVEYORS COMMENTS

30' MINIMUM BUILDING SETBACK
PLAT BOOK 2663, PAGE 41 R.O.D.C.,TN.

INSTRUMENT IN BOOK 2152, PAGE 348 R.O.D.C.,TN DOES AFFECT PROPERTY. IT IS THE ORIGINAL DEED FORM US GOVERNMENT TO TRUSTEE AND ESTABLISHES UTILITIES EASEMENT
INSTRUMENT IN BOOK 2797, PAGE 619, R.O.D.C.,TN, TRANSFERS A PORTION OF THE PROPERTY CONVEYED IN BOOK 2152, PAGE 348, R.O.D.C.,TN TO THE DEVELOPERS OF THE SUBJECT PROPERTY ALONG WITH EASEMENTS. INSTRUMENT IN BOOK 3434, PAGE 174 R.O.D.C.,TN TRANSFERS UTILITIES AND EASEMENTS TO THE CITY OF NASHVILLE.
INSTRUMENT IN BOOK 2793, PAGE 402, R.O.D.C.,TN DOES NOT AFFECT SUBJECT PROPERTY. INSTRUMENT IN BOOK 2844, PAGE 631 R.O.D.C.,TN TRANSFERS WATER SYSTEMS FREM ORIGINAL PROPERTY ACQUISITION, BOOK 2152, PAGE 347 R.O.D.C., TN TO THE CITY OF NASHVILLE
DOES AFFECT PROPERTY BY ESTABLISHMENT OF 25' WIDE RAILROAD EASEMENT AS SHOWN ON SURVEY

LEGEND

WATER VALVE	
WATER METER	
FIRE HYDRANT	
IRON PIN FOUND	I.P.F.
ELECTRIC BOX	
SANITARY MANHOLE	
UTILITY POLE	
PROPERTY LINE	
EDGE OF PAVEMENT	
EDGE OF LONG	
SETBACK LINE	
WATER LINE	W
SEWER LINE	SA
GAS LINE	G
OVERHEAD LINE	OH
FENCE LINE	X
EXCEPTION LOCATION ARROW	L



VOLUNTEER LAND SURVEYING SERVICES
P.O. BOX 848, TERRACE, TENNESSEE 37388
PHONE (615) 504-3348

ALTA "A" RULE

617 NORRIS AVENUE

NASHVILLE 16TH COUNCILMANIC DISTRICT, DAVIDSON COUNTY, TENNESSEE

DATE OF SURVEY: 11/22/11
REVISION

FILE NUMBER 11022

DRAWN BY: PEHJ