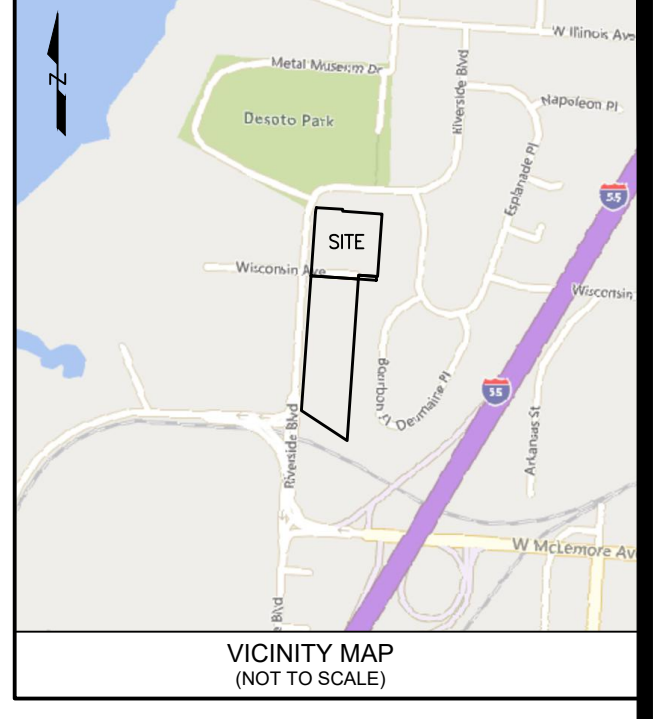


CURVE TABLE			
CURVE No.	RADIUS	LENGTH	CHORD
C1	107.50'	26.21'	N10°58'56"E - 26.14'

GROSS AREA:	
TRACT 1 - 1010 RIVERSIDE BOULEVARD	2.641 ACRES
TRACT 2 - 351 WISCONSIN AVENUE	
PARCEL 1	4.247 ACRES
PARCEL 2	0.042 ACRES
<b>TOTAL AREA:</b>	<b>6.930 ACRES</b>

**FLOOD ZONE:**  
 ZONE "X" (UNSHADED)  
 (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN) FEMA FIRM MAP NUMBER: 4701770405F  
 MAP EFFECTIVE: 09/28/2007



LINE TABLE		
LINE	BEARING	LENGTH
L1	N04°02'44"E	40.00'
L2	S03°56'14"W	10.00'
L3	S04°00'03"W	20.04'
L4	S04°00'03"W	20.00'
L5	N04°00'03"E	20.00'
L6	S86°02'16"E	92.15'
L7	S03°52'14"W	19.96'
L8	N86°03'46"W	92.20'

BASIS OF BEARINGS: TENNESSEE COORDINATE SYSTEM (4100 TN) OF 1983, AS DETERMINED BY GPS OBSERVATION. ALL DISTANCES AND COORDINATES ARE GRID VALUES.

**FIRST AMERICAN TITLE INSURANCE COMPANY**  
**COMMITMENT NUMBER: NCS-1138301HOU1 - SCHEDULE B - PART I**  
 TRACT 1 - 1010 RIVERSIDE BOULEVARD

BEING TAX MAP PARCEL # 012-024-00012 REFERRED TO BELOW AS "COMMITMENT PARCEL" EFFECTIVE DATE: 07/12/2022 SCHEDULE B ITEMS 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, AND 15 ARE NOT MATTERS OF SURVEY.

**FIRST AMERICAN TITLE INSURANCE COMPANY**  
**COMMITMENT NUMBER: NCS-1138301HOU1 - SCHEDULE B - PART II**  
 TRACT 1 - 1010 RIVERSIDE BOULEVARD

BEING TAX MAP PARCEL # 012-024-00012 REFERRED TO BELOW AS "COMMITMENT PARCEL" EFFECTIVE DATE: 07/12/2022

- (A) TAXES OR ASSESSMENTS THAT ARE NOT SHOWN AS EXISTING LIENS BY THE RECORDS OF ANY TAXING AUTHORITY THAT LEVIES TAXES OR ASSESSMENTS ON REAL PROPERTY OR BY THE PUBLIC RECORDS; (B) PROCEEDINGS BY A PUBLIC AGENCY THAT MAY RESULT IN TAXES OR ASSESSMENTS, OR NOTICES OF SUCH AGENCY OR BY THE PUBLIC RECORDS, LEGAL IN NATURE, NOT A MATTER OF SURVEY.
- ANY FACTS, RIGHTS, INTERESTS OR CLAIMS THAT ARE NOT SHOWN BY THE PUBLIC RECORDS BUT THAT COULD BE ASCERTAINED BY AN INSPECTION OF THE LAND OR THAT MAY BE ASSERTED BY PERSONS IN POSSESSION OF THE LAND, LEGAL IN NATURE, NOT A MATTER OF SURVEY.
- EASEMENTS, LIENS OR ENCUMBRANCES OR CLAIMS THEREOF, NOT SHOWN BY THE PUBLIC RECORDS, LEGAL IN NATURE, NOT A MATTER OF SURVEY.
- ANY ENCROACHMENT, ENCUMBRANCE, VIOLATION, VARIATION, OR ADVERSE CIRCUMSTANCE AFFECTING THE TITLE THAT WOULD BE DISCLOSED BY AN ACCURATE AND COMPLETE LAND SURVEY OF THE LAND AND NOT SHOWN BY THE PUBLIC RECORDS, ALL ITEMS OBSERVED ARE SHOWN ON PLAT.
- ANY CLAIM TO OIL, GAS, MINERALS, AND ALL RIGHTS INCIDENT THERETO, PREVIOUSLY CONVEYED, TRANSFERRED, LEASED OR RESERVED, LEGAL IN NATURE, NOT A MATTER OF SURVEY.
- ANY DEFECT, LIEN, ENCUMBRANCE, ADVERSE CLAIM, OR OTHER MATTER THAT APPEARS FOR THE FIRST TIME IN THE PUBLIC RECORDS OR IS CREATED, ATTACHED, OR IS DISCLOSED BETWEEN THE COMMITMENT DATE AND THE DATE ON WHICH ALL OF THE SCHEDULE B, PART I REQUIREMENTS ARE MET, LEGAL IN NATURE, NOT A MATTER OF SURVEY.
- ANY LIEN OR RIGHT TO A LIEN FOR SERVICES, LABOR, MATERIAL OR EQUIPMENT, UNLESS SUCH LIEN IS SHOWN BY THE PUBLIC RECORDS AT DATE OF POLICY AND NOT OTHERWISE EXCEPTED FROM COVERAGE HEREIN, LEGAL IN NATURE, NOT A MATTER OF SURVEY.
- NO INSURANCE IS AFFORDED AS TO THE ACREAGE OR SQUARE FOOTAGE CONTAINED IN THE LAND, LEGAL IN NATURE, NOT A MATTER OF SURVEY.
- TAXES AND ASSESSMENTS FOR THE YEAR 2022 FOR COUNTY AND 2023 FOR CITY AND SUBSEQUENT YEARS, NOT YET DUE AND PAYABLE, LEGAL IN NATURE, NOT A MATTER OF SURVEY.
- ALL MATTER CONTAINED IN DEED OF RECORD IN BOOK 1538, PAGE 118, IN THE REGISTER'S OFFICE OF SHELBY COUNTY, TENNESSEE, DOES NOT AFFECT SUBJECT PROPERTY.
- RIGHTS OF THE RAILROAD COMPANY TO EXPAND ITS RIGHT OF WAY TO ITS FULL CHARTER WIDTH, LEGAL IN NATURE, NOT A MATTER OF SURVEY.
- LOCATION OF RAILROAD TRACKS/SPURS ON THE LAND, AND THE RIGHTS OF THE RAILROAD COMPANY SERVICING THE RAILROAD SIDING LOCATED ON THE LAND, IN AND TO THE TIES, RAILS, AND OTHER PROPERTIES CONSTITUTING SAID RAILROAD SIDING, AND ANY RIGHTS TO THE USE THEREOF, NONE OBSERVED AT TIME OF SURVEY.
- RIGHTS OF PARTIES IN POSSESSION NOT SHOWN BY THE PUBLIC RECORDS, NONE OBSERVED AT TIME OF SURVEY.
- UTILITY EASEMENTS AS SHOWN ON SUBDIVISION OF SOUTH PART OF THE RIVERVIEW AREA PROJECT NO. TENN R-15 OF RECORD IN PLAN BOOK 27, PAGE 67, EASEMENTS SHOWN IN APPROXIMATE LOCATION ON PLAT.

**FIRST AMERICAN TITLE INSURANCE COMPANY**  
**COMMITMENT NUMBER: NCS-1138297HOU1 - SCHEDULE B - PART I**  
 TRACT 2 - 351 WISCONSIN AVENUE

BEING TAX MAP PARCEL # 012-024-00009C REFERRED TO BELOW AS "COMMITMENT PARCEL" EFFECTIVE DATE: 07/12/2022 SCHEDULE B ITEMS 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, AND 14 ARE NOT MATTERS OF SURVEY.

**FIRST AMERICAN TITLE INSURANCE COMPANY**  
**COMMITMENT NUMBER: NCS-1138297HOU1 - SCHEDULE B - PART I**  
 TRACT 2 - 351 WISCONSIN AVENUE

BEING TAX MAP PARCEL # 012-024-00009C REFERRED TO BELOW AS "COMMITMENT PARCEL" EFFECTIVE DATE: 07/12/2022 SCHEDULE B ITEMS 1, AND 2 ARE NOT MATTERS OF SURVEY.

- EASEMENTS, LIENS OR ENCUMBRANCES OR CLAIMS THEREOF, NOT SHOWN BY THE PUBLIC RECORDS, LEGAL IN NATURE, NOT A MATTER OF SURVEY.
- ANY ENCROACHMENT, ENCUMBRANCE, VIOLATION, VARIATION, OR ADVERSE CIRCUMSTANCE AFFECTING THE TITLE THAT WOULD BE DISCLOSED BY AN ACCURATE AND COMPLETE LAND SURVEY OF THE LAND AND NOT SHOWN BY THE PUBLIC RECORDS, ALL ITEMS OBSERVED ARE SHOWN ON PLAT.
- ANY CLAIM TO OIL, GAS, MINERALS, AND ALL RIGHTS INCIDENT THERETO, PREVIOUSLY CONVEYED, TRANSFERRED, LEASED OR RESERVED, LEGAL IN NATURE, NOT A MATTER OF SURVEY.
- ANY DEFECT, LIEN, ENCUMBRANCE, ADVERSE CLAIM, OR OTHER MATTER THAT APPEARS FOR THE FIRST TIME IN THE PUBLIC RECORDS OR IS CREATED, ATTACHED, OR IS DISCLOSED BETWEEN THE COMMITMENT DATE AND THE DATE ON WHICH ALL OF THE SCHEDULE B, PART I REQUIREMENTS ARE MET, LEGAL IN NATURE, NOT A MATTER OF SURVEY.
- ANY LIEN OR RIGHT TO A LIEN FOR SERVICES, LABOR, MATERIAL OR EQUIPMENT, UNLESS SUCH LIEN IS SHOWN BY THE PUBLIC RECORDS AT DATE OF POLICY AND NOT OTHERWISE EXCEPTED FROM COVERAGE HEREIN, LEGAL IN NATURE, NOT A MATTER OF SURVEY.
- NO INSURANCE IS AFFORDED AS TO THE ACREAGE OR SQUARE FOOTAGE CONTAINED IN THE LAND, LEGAL IN NATURE, NOT A MATTER OF SURVEY.
- TAXES AND ASSESSMENTS FOR THE YEAR 2022 FOR COUNTY AND 2023 FOR CITY AND SUBSEQUENT YEARS, NOT YET DUE AND PAYABLE, LEGAL IN NATURE, NOT A MATTER OF SURVEY.
- EASEMENT FROM STANDARD OIL COMPANY OF LOUISIANA TO CITY OF MEMPHIS, OF RECORD IN BOOK 1538, PAGE 118, IN THE REGISTER'S OFFICE OF SHELBY COUNTY, TENNESSEE, SUBJECT PROPERTY RETAINS EASEMENT TO CONSTRUCT PIPES THRU RIVERSIDE BOULEVARD CONNECTING SUBJECT PROPERTY TO PROPERTY ON WEST SIDE OF RIVERSIDE BOULEVARD.
- EASEMENT FROM ESSO STANDARD OIL COMPANY TO CITY OF MEMPHIS, OF RECORD IN BOOK 4005, PAGE 508, IN THE REGISTER'S OFFICE OF SHELBY COUNTY, TENNESSEE, AFFECTS SUBJECT PROPERTY, EXACT LOCATION CANNOT BE DETERMINED FROM DOCUMENT PROVIDED.
- TERMS AND PROVISIONS OF ABSTRACT OF LEASE, BY AND BETWEEN EXXON COMPANY, USA, LESSOR AND NAEGLER OUTDOOR ADVERTISING COMPANY, LESSEE, OF RECORD IN INSTRUMENT NO. FM 2508 AS ASSIGNED IN INSTRUMENT NO. FM 3376, IN THE REGISTER'S OFFICE OF SHELBY COUNTY, TENNESSEE, BLANKET IN NATURE, CANNOT BE PLOTTED FROM DOCUMENTS PROVIDED.
- RIGHTS OF THE RAILROAD COMPANY TO EXPAND ITS RIGHT OF WAY TO ITS FULL CHARTER WIDTH, LEGAL IN NATURE, NOT A MATTER OF SURVEY.
- LOCATION OF RAILROAD TRACKS/SPURS ON THE LAND, AND THE RIGHTS OF THE RAILROAD COMPANY SERVICING THE RAILROAD SIDING LOCATED ON THE LAND, IN AND TO THE TIES, RAILS, AND OTHER PROPERTIES CONSTITUTING SAID RAILROAD SIDING, AND ANY RIGHTS TO THE USE THEREOF, NONE OBSERVED AT TIME OF SURVEY.
- RIGHTS OF PARTIES IN POSSESSION NOT SHOWN BY THE PUBLIC RECORDS, NONE OBSERVED AT TIME OF SURVEY.

**FIRST AMERICAN TITLE INSURANCE COMPANY**  
**COMMITMENT NUMBER: NCS-1138301-HOU1 - SURVEYOR LEGAL DESCRIPTION:**

ALL THAT CERTAIN PIECE OR PARCEL OF LAND SITUATE IN THE CITY OF MEMPHIS, SHELBY COUNTY, TENNESSEE BEING MORE FULLY BOUNDED AND DESCRIBED AS FOLLOWS:  
 BEGINNING AT A BRASS NAIL IN CONCRETE, FOUND AT THE NORTHWEST CORNER OF TRACT 2 AND AT THE INTERSECTION OF THE EASTERN RIGHT-OF-WAY LINE OF RIVERSIDE BOULEVARD AND THE FORMER SOUTHERN RIGHT-OF-WAY LINE OF WISCONSIN AVENUE;  
 THENCE ALONG SAID RIGHT-OF-WAY LINE OF RIVERSIDE BOULEVARD, NORTH 4°02'44" EAST, 40.00 FEET TO A 1-3/8" PIPE FOUND ON THE FORMER NORTHERN RIGHT-OF-WAY LINE OF WISCONSIN AVENUE;  
 THENCE STILL BY LINE OF RIVERSIDE BOULEVARD, NORTH 4°02'44" EAST, 284.06 FEET TO A 5/8" REBAR WITH CAP, SET;  
 THENCE STILL BY LINE OF RIVERSIDE BOULEVARD, BY A CURVE TO THE RIGHT WITH A RADIUS OF 107.50 FEET AND AN ARC LENGTH OF 26.21 FEET (CHORD - NORTH 10°58'56" EAST, 26.14 FEET) TO A 5/8" REBAR WITH CAP, SET ON LINE OF PROPERTY NOW OR FORMERLY OF THE CITY OF MEMPHIS;  
 THENCE STILL BY LINE OF THE CITY OF MEMPHIS THE FOLLOWING COURSES AND DISTANCES;  
 SOUTH 86°03'46" EAST, 134.70 FEET TO A 5/8" REBAR WITH CAP, SET;  
 SOUTH 3°56'14" WEST, 10.00 FEET TO A 5/8" REBAR WITH CAP, SET;  
 SOUTH 86°03'46" EAST, 202.10 FEET TO A 5/8" REBAR WITH CAP, SET;  
 SOUTH 4°00'03" WEST, 300.00 FEET TO A POINT, AND  
 SOUTH 4°00'03" WEST, 20.04 FEET TO A 5/8" REBAR WITH CAP, SET AT CORNER OF LAND NOW OR FORMERLY OF EUGENE S. AND SHIRLEY S. MIDDLETON;  
 THENCE BY LINE OF MIDDLETON AND NORTHERN LINE OF TRACT 2 PARCEL 2, NORTH 86°02'16" WEST, 97.45 FEET TO A POINT ON NORTH LINE OF TRACT 2;  
 THENCE STILL BY LINE OF TRACT 2 PARCEL 2, SOUTH 4°00'03" WEST, 20.00 FEET TO A 5/8" REBAR WITH CAP, SET ON THE NORTHERN LINE OF TRACT 2 PARCEL 1;  
 THENCE BY NORTH LINE OF TRACT 2 PARCEL 1, NORTH 86°03'46" WEST, 242.79 FEET TO THE POINT OF BEGINNING AND HAVING A COMPUTED AREA OF 2.641 ACRES (115,042 SQUARE FEET) OF LAND, MORE OR LESS.

**FIRST AMERICAN TITLE INSURANCE COMPANY**  
**COMMITMENT NUMBER: NCS-11382971-HOU1 - SURVEYOR LEGAL DESCRIPTION:**

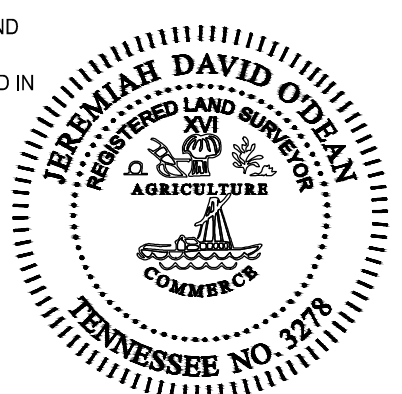
ALL THAT CERTAIN PIECE OR PARCEL OF LAND SITUATE IN THE CITY OF MEMPHIS, SHELBY COUNTY, TENNESSEE BEING MORE FULLY BOUNDED AND DESCRIBED AS FOLLOWS:

**PARCEL 1**  
 BEGINNING AT A BRASS NAIL IN CONCRETE, FOUND AT THE NORTHWEST CORNER OF TRACT 2 AND AT THE INTERSECTION OF THE EASTERN RIGHT-OF-WAY LINE OF RIVERSIDE BOULEVARD AND THE FORMER SOUTHERN RIGHT-OF-WAY LINE OF WISCONSIN AVENUE;  
 THENCE ALONG THE SOUTH LINE OF TRACT 1, SOUTH 86°03'46" EAST, 242.79 FEET TO A 5/8" REBAR WITH CAP, SET ON LINE NOW OR FORMERLY OF EUGENE S. AND SHIRLEY S. MIDDLETON;  
 THENCE ALONG LINE OF MIDDLETON AND OTHERS, SOUTH 3°56'14" WEST, 828.95 FEET TO A 5/8" REBAR WITH CAP, SET ON THE NORTHERN RIGHT-OF-WAY LINE OF THE ST. LOUIS-SAN FRANCISCO RAILWAY;  
 THENCE BY NORTHERN LINE OF RAILWAY, NORTH 56°30'03" WEST, 280.63 FEET TO A 5/8" REBAR WITH CAP, SET ON THE EASTERN RIGHT-OF-WAY LINE OF RIVERSIDE BOULEVARD;  
 THENCE ALONG SAID RIGHT-OF-WAY LINE OF RIVERSIDE BOULEVARD, NORTH 4°02'44" EAST, 690.50 FEET TO THE POINT OF BEGINNING AND HAVING A COMPUTED AREA OF 4.247 ACRES (184,994 SQUARE FEET) OF LAND, MORE OR LESS.

**PARCEL 2**  
 BEGINNING AT A 5/8" REBAR AND CAP, SET AND BEING THE NORTHEAST CORNER OF TRACT 2 PARCEL 1  
 THENCE ALONG THE SOUTH LINE OF TRACT 1, NORTH 4°00'03" EAST, 20.00 FEET TO A POINT;  
 THENCE STILL BY SOUTH LINE OF TRACT 1, SOUTH 86°02'16" EAST, 92.15 FEET TO A 5/8" REBAR WITH CAP, SET LINE NOW OR FORMERLY OF EUGENE S. AND SHIRLEY S. MIDDLETON;  
 THENCE ALONG LINE OF MIDDLETON, SOUTH 3°52'14" WEST, 19.96 FEET TO A 5/8" REBAR WITH CAP, SET;  
 THENCE STILL BY LINE OF MIDDLETON, NORTH 86°03'46" EAST, 92.20 FEET TO THE POINT OF BEGINNING AND HAVING A COMPUTED AREA OF 0.042 ACRES (1,842 SQUARE FEET) OF LAND, MORE OR LESS.

**CERTIFICATION:**  
 TO: EXXON MOBIL CORPORATION AND FIRST AMERICAN TITLE INSURANCE COMPANY;  
 THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WAS MADE IN ACCORDANCE WITH THE 2016 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, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, & 20 OF TABLE A THEREOF. THE FIELDWORK WAS COMPLETED IN AUGUST 2022 BY PERCHERON PROFESSIONAL SERVICES, LLC.  
 DATE OF PLAT OR MAP: 11/28/2022

**DRAFT**  
 JEREMIAH DAVID ODEAN,  
 REGISTERED LAND SURVEYOR  
 STATE OF TENNESSEE NO. 3278



**RECORDED DESCRIPTIONS**

1010 RIVERSIDE BOULEVARD, MEMPHIS, TN  
 THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF SHELBY, STATE OF TENNESSEE, AND DESCRIBED AS FOLLOWS:

**PARCEL I**  
 BEGINNING AT THE INTERSECTION OF THE WEST LINE OF DELAWARE STREET WITH THE NORTH LINE OF WISCONSIN AVENUE; THENCE NORTH ALONG SAID WEST LINE 290 FEET; THENCE WEST PARALLEL WITH SAID NORTH LINE 300 FEET TO THE EASTERN LINE OF A STREET KNOWN AS RIVERSIDE BOULEVARD;  
 THENCE SOUTH, PARALLEL WITH DELAWARE STREET AND ALONG THE EAST LINE OF RIVERSIDE BOULEVARD, 290 FEET TO THE NORTH LINE OF WISCONSIN AVENUE; THENCE EAST ALONG SAID NORTH LINE 300 FEET TO THE POINT OF BEGINNING;  
 BEING THE SAME PROPERTY CONVEYED TO STANDARD OIL COMPANY OF LOUISIANA, A CORPORATION OF LOUISIANA, BY DEED FROM LISSIE W. HILL, OF RECORD IN BOOK 1504, PAGE 304, IN THE REGISTER'S OFFICE OF SHELBY COUNTY, TENNESSEE.  
 LESS AND EXCEPT THAT PART CONVEYED TO THE CITY OF MEMPHIS BY DEED OF RECORD IN BOOK 1538, PAGE 118, TRACTS 1 AND 2, IN THE REGISTER'S OFFICE OF SHELBY COUNTY, TENNESSEE.

**PARCEL II**  
**TRACT I**  
 WISCONSIN AVENUE  
 BEING PART OF WISCONSIN AVENUE BETWEEN RIVERSIDE BOULEVARD AND DELAWARE STREET AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:  
 BEGINNING AT A POINT IN THE EAST LINE OF RIVERSIDE BOULEVARD, SAID POINT BEING THE INTERSECTION OF THE EAST LINE OF RIVERSIDE BOULEVARD AND THE SOUTH LINE OF WISCONSIN AVENUE;  
 THENCE NORTHWARDLY WITH THE EAST LINE OF RIVERSIDE BOULEVARD A DISTANCE OF 40 FEET TO THE NORTH LINE OF WISCONSIN AVENUE;  
 THENCE EASTWARDLY WITH THE NORTH LINE OF WISCONSIN AVENUE A DISTANCE OF 334.7 FEET TO THE CENTER LINE OF DELAWARE STREET;  
 THENCE SOUTHWARDLY WITH THE CENTER LINE OF DELAWARE STREET A DISTANCE OF 20 FEET TO THE CENTER LINE OF WISCONSIN AVENUE;  
 THENCE WESTWARDLY WITH THE CENTER LINE OF WISCONSIN AVENUE A DISTANCE OF 92.20 FEET;  
 THENCE SOUTHWARDLY AND AT A RIGHT ANGLE TO THE CENTER LINE OF WISCONSIN AVENUE A DISTANCE OF 20 FEET TO THE SOUTH LINE OF WISCONSIN AVENUE;  
 THENCE WESTWARDLY WITH THE SOUTH LINE OF WISCONSIN AVENUE A DISTANCE OF 242.32 FEET.

**TRACT II**  
 DELAWARE STREET  
 BEING A PART OF DELAWARE STREET BETWEEN WISCONSIN AVENUE AND COLORADO AVENUE AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:  
 BEGINNING AT THE INTERSECTION OF THE WEST LINE OF DELAWARE STREET AND THE NORTH LINE OF WISCONSIN AVENUE AND RUNNING THENCE NORTHWARDLY WITH THE WEST LINE OF DELAWARE STREET A DISTANCE OF 288.67 FEET TO THE SOUTH LINE OF COLORADO AVENUE;  
 THENCE EASTWARDLY WITH THE SOUTH LINE OF COLORADO AVENUE A DISTANCE OF 40 FEET TO THE CENTER LINE OF DELAWARE STREET;  
 THENCE SOUTHWARDLY WITH THE CENTER LINE OF DELAWARE STREET A DISTANCE OF 288.67 FEET TO THE NORTH LINE OF WISCONSIN AVENUE;  
 THENCE WESTWARDLY WITH THE NORTH LINE OF WISCONSIN AVENUE A DISTANCE OF 40 FEET TO THE POINT OF BEGINNING.

**TRACT III**  
 COLORADO AVENUE  
 BEING PART OF COLORADO AVENUE LYING BETWEEN RIVERSIDE BOULEVARD AND DELAWARE STREET AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:  
 BEGINNING AT THE INTERSECTION OF THE EAST LINE OF RIVERSIDE BOULEVARD AND THE SOUTH LINE OF COLORADO AVENUE;  
 THENCE NORTHWARDLY WITH THE EAST LINE OF RIVERSIDE BOULEVARD A DISTANCE OF 20 FEET TO THE CENTER LINE OF COLORADO AVENUE;  
 THENCE EASTWARDLY WITH SAID CENTER LINE, A DISTANCE OF 134.7 FEET MORE OR LESS TO THE CENTER LINE OF ARMSTRONG STREET (60 FEET WIDE);  
 THENCE SOUTHWARDLY WITH THE CENTER LINE OF ARMSTRONG STREET A DISTANCE OF 10 FEET TO THE CENTER LINE OF COLORADO AVENUE;  
 THENCE EASTWARDLY WITH SAID CENTER LINE A DISTANCE OF 200 FEET TO THE CENTER LINE OF DELAWARE STREET;  
 THENCE SOUTHWARDLY A DISTANCE OF 10 FEET TO THE SOUTH LINE OF COLORADO AVENUE;  
 THENCE WESTWARDLY WITH THE SOUTH LINE OF COLORADO AVENUE A DISTANCE OF 334.7 FEET TO THE POINT OF BEGINNING.  
 BEING THE SAME PROPERTY CONVEYED TO HUMBLE OIL & REFINING COMPANY BY DEED FROM CITY OF MEMPHIS, OF RECORD IN BOOK 5414, PAGE 286, IN THE REGISTER'S OFFICE OF SHELBY COUNTY, TENNESSEE.

**RECORDED DESCRIPTIONS**  
 351 WISCONSIN AVENUE MEMPHIS, TN  
 THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF SHELBY, STATE OF TENNESSEE, AND DESCRIBED AS FOLLOWS:  
**TRACT 1**  
 BEGINNING AT THE POINT WHERE THE SOUTH LINE OF WISCONSIN AVENUE INTERSECTS THE EAST LINE OF RIVERSIDE BOULEVARD;  
 THENCE EAST ALONG SAID SOUTH LINE 125 FEET; THENCE SOUTH PARALLEL WITH THE EAST LINE OF RIVERSIDE BOULEVARD, 140 FEET;  
 THENCE WEST PARALLEL WITH WISCONSIN AVENUE 125 FEET TO SAID EAST LINE;  
 THENCE NORTH ALONG SAID EAST LINE 140 FEET TO THE POINT OF BEGINNING.  
 BEING THE SAME PROPERTY CONVEYED TO STANDARD OIL COMPANY OF LOUISIANA, A CORPORATION OF LOUISIANA, BY DEED FROM MARTHA J. DAVIS AND W. M. DAVIS, HER HUSBAND, OF RECORD IN BOOK 1531, PAGE 209, IN THE REGISTER'S OFFICE OF SHELBY COUNTY, TENNESSEE.

**TRACT 2**  
 BEGINNING AT A POINT ON THE EAST LINE OF RIVERSIDE BOULEVARD 140 FEET SOUTH OF THE SOUTH LINE OF WISCONSIN AVENUE;  
 THENCE SOUTH ALONG SAID EAST LINE 550.5 FEET TO THE NORTH LINE OF THE RIGHT-OF-WAY OF THE ST. LOUIS-SAN FRANCISCO RAILWAY COMPANY;  
 THENCE IN A SOUTHEASTERLY DIRECTION ALONG SAID NORTH LINE 287.7 FEET TO A POINT;  
 THENCE NORTH, PARALLEL WITH THE EAST LINE OF RIVERSIDE BOULEVARD, 688.3 FEET TO A POINT 140 FEET SOUTH OF THE SOUTH LINE OF WISCONSIN AVENUE;  
 THENCE WEST, PARALLEL WITH WISCONSIN AVENUE, 87.13 FEET;  
 THENCE NORTH, PARALLEL WITH THE EAST LINE OF RIVERSIDE BOULEVARD, 140 FEET TO THE SOUTH LINE OF WISCONSIN AVENUE; THENCE WEST ALONG SAID SOUTH LINE 40 FEET;  
 THENCE SOUTH PARALLEL WITH THE EAST LINE OF RIVERSIDE BOULEVARD, 140 FEET; THENCE WEST, PARALLEL WITH WISCONSIN AVENUE, 125 FEET TO THE POINT OF BEGINNING.  
 BEING THE SAME PROPERTY CONVEYED TO STANDARD OIL COMPANY OF LOUISIANA, A CORPORATION OF LOUISIANA, BY DEED FROM ROBERT E. HEFFERMAN, OF RECORD IN BOOK 1532, PAGE 82, IN THE REGISTER'S OFFICE OF SHELBY COUNTY, TENNESSEE.

**TRACT 3**  
 THE EAST 87.12 FEET OF THE NORTH 140 FEET OF LOT 137 OF THE JOHN TRIGG SUBDIVISION, CONSISTING OF TWO PARCELS, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:  
**PARCEL I**  
 BEGINNING AT A POINT IN THE SOUTH LINE OF WISCONSIN AVENUE, 165 FEET EAST OF THE SOUTHEAST CORNER OF WISCONSIN AVENUE (FORMERLY DIVISION STREET), AND RIVERSIDE BOULEVARD (FORMERLY LIVERMORE AVENUE);  
 THENCE EAST ALONG THE SOUTH LINE OF WISCONSIN AVENUE, 37.12 FEET;  
 THENCE SOUTH PARALLEL WITH THE EAST LINE OF RIVERSIDE BOULEVARD, 140 FEET;  
 THENCE WEST PARALLEL WITH WISCONSIN AVENUE, 37.12 FEET;  
 THENCE NORTH PARALLEL WITH RIVERSIDE BOULEVARD, 140 FEET, TO POINT OF BEGINNING;

**PARCEL II**  
 BEGINNING ON THE SOUTH SIDE OF WISCONSIN AVENUE 252.12 FEET EASTWARDLY FROM THE EAST LINE OF RIVERSIDE BOULEVARD, SAID POINT OF BEGINNING BEING THE NORTHWEST CORNER OF SAID LOT 137;  
 THENCE WESTWARDLY ALONG THE SOUTH SIDE OF WISCONSIN AVENUE 50 FEET TO THE NORTHEAST CORNER OF PARCEL I TENNESSEE HEREBY CONVEYED;  
 THENCE SOUTHWARDLY PARALLEL WITH THE EAST LINE OF SAID LOT 137, 140 FEET;  
 THENCE EASTWARDLY PARALLEL WITH THE SOUTH LINE OF WISCONSIN AVENUE 50 FEET TO THE EAST LINE OF SAID LOT 137;  
 THENCE NORTHWARDLY WITH THE EAST LINE OF SAID LOT 137, 140 FEET TO THE POINT OF BEGINNING.  
 BEING THE SAME PROPERTY CONVEYED TO ESSO STANDARD OIL COMPANY, A DELAWARE CORPORATION, BY DEED FROM GEORGE L. RAY AND MAUDIE L. RAY, HIS WIFE, OF RECORD IN BOOK 3791, PAGE 224, IN THE REGISTER'S OFFICE OF SHELBY COUNTY, TENNESSEE.

**TRACT 4**  
 BEING OF THE SOUTH PART OF THE RIVERVIEW AREA, PROJECT TENN. R-15 AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:  
 BEGINNING AT A POINT IN THE SOUTH LINE OF EXISTING WEST WISCONSIN AVENUE (40 FEET WIDE) SAID POINT BEING 242.32 FEET EAST OF RIVERSIDE BOULEVARD AS MEASURED ALONG THE SOUTH LINE OF WEST WISCONSIN AVENUE FROM THE INTERSECTION OF THE SOUTH LINE OF WEST WISCONSIN AVENUE AND THE EAST LINE OF RIVERSIDE BOULEVARD (80 FEET WIDE); THENCE ON A BEARING OF NORTH 03 DEGREES 53 MINUTES 00 SECONDS EAST A DISTANCE OF 20.0 FEET TO THE CENTER LINE OF WEST WISCONSIN AVENUE;  
 THENCE WITH THE CENTER LINE OF WEST WISCONSIN AVENUE ON A BEARING OF SOUTH 88 DEGREES 53 MINUTES 45 SECONDS EAST A DISTANCE OF 92.20 FEET TO THE CENTER LINE OF EXISTING DELAWARE STREET; THENCE SOUTHWARDLY WITH THE CENTER LINE OF DELAWARE ON A BEARING OF SOUTH 04 DEGREES 02 MINUTES 15 SECONDS WEST A DISTANCE OF 20.0 FEET TO THE SOUTH LINE OF WEST WISCONSIN STREET; THENCE WESTWARDLY WITH THE SOUTH LINE OF WEST WISCONSIN STREET ON A BEARING OF NORTH 85 DEGREES 53 MINUTES 45 SECONDS WEST A DISTANCE OF 92.15 FEET TO THE POINT OF BEGINNING.  
 BEING THE SAME PROPERTY CONVEYED TO HUMBLE OIL & REFINING COMPANY BY DEED FROM MEMPHIS HOUSING AUTHORITY, OF RECORD IN BOOK 5206, PAGE 344, IN THE REGISTER'S OFFICE OF SHELBY COUNTY, TENNESSEE.  
 ALSO SEE CERTIFICATE OF MERGER OF RECORD IN INSTRUMENT NO. H5 2199, IN SAID REGISTER'S OFFICE.

**PERCHERON**  
 PROFESSIONAL SERVICES, L.L.C.  
 1904 WEST GRAND PARKWAY N. SUITE 200  
 KATY, TEXAS 77449  
 (832) 300-6400

**LEGEND**

- BOUNDARY LINES
- DEED LINES
- CHAIN LINK FENCE
- OVERHEAD POWER
- OVERHEAD TELEPHONE
- EXISTING EASEMENT
- TREE LINE

O.P.R.S.C.T.N. - OFFICIAL PUBLIC RECORDS OF SHELBY COUNTY, TENNESSEE  
 P.O.B. - POINT OF BEGINNING

- CURB INLET
- DRAIN INLET
- STORM MANHOLE
- SANITARY MANHOLE
- FIRE HYDRANT
- SPRINKLER VALVE
- WATER METER
- WATER VALVE
- WATER WELL
- GAS METER
- GAS VALVE
- ELECTRIC BOX
- GUY WIRE
- LIGHT POLE
- POWER POLE
- TELEPHONE PEDESTAL
- MONUMENT FOUND (AS NOTED)
- 5/8" REBAR SET
- CALCULATED POINT
- STREET SIGN

**PREPARED FOR**  
**EXXONMOBIL**  
 22777 SPRINGWOODS VILLAGE PARKWAY  
 SPRING, TX 77389

DRAWN BY:	REVISIONS
BKH	
DATE: 11/28/2022	
CHECKED BY: NCS	
FIELD DATE: NOVEMBER, 2022	
SCALE: 1" = 60'	
PROJECT NO: 05.101361.0000	
SHEET 1 OF 1	

**PROJECT/TRACT NO.**  
**ALTA/NSPS LAND TITLE SURVEY**  
**FOR**  
**EXXON MOBIL CORPORATION**