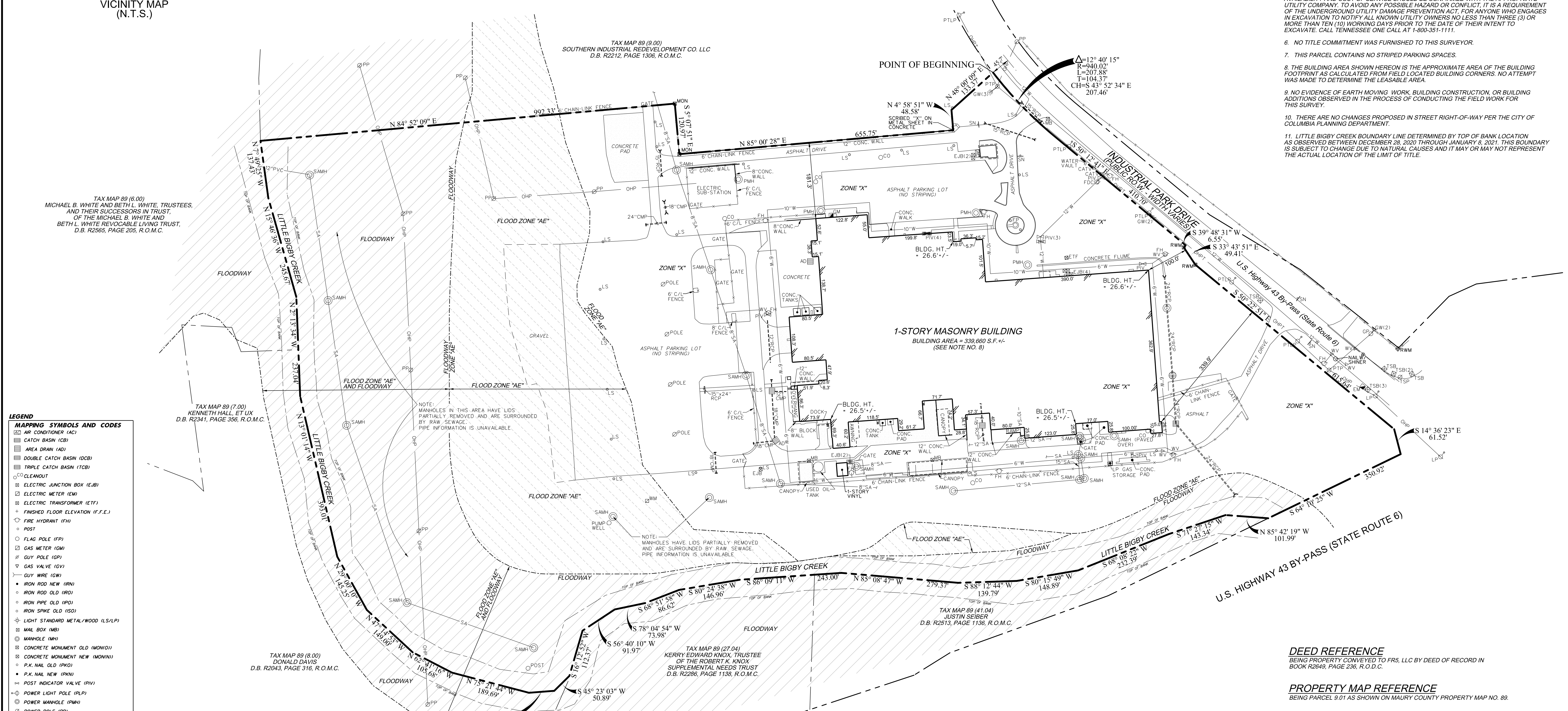


- NOTES**
- THIS SURVEY MEETS THE REQUIREMENTS OF AN URBAN LAND SURVEY (CATEGORY 1) WITH A RATIO OF PRECISION OF THE UNADJUSTED SURVEY GREATER THAN 1:10,000 AS PER STANDARDS OF PRACTICE ADOPTED BY THE BOARD OF EXAMINERS FOR LAND SURVEYORS, STATE OF TENNESSEE.
 - BEARINGS SHOWN ARE BASED ON THE TENNESSEE COORDINATE SYSTEM OF 1983 (NAD-1983).
 - PROPERTY IS ZONED "C2" GENERAL COMMERCIAL. INFORMATION OBTAINED FROM MAURY COUNTY, TENNESSEE ZONING MAPS. NO ZONING LETTER, OR ZONING REPORT WAS PROVIDED TO THIS SURVEYOR.
 - BASED UPON A GRAPHIC SCALE A PORTION OF THIS PROPERTY IS LOCATED IN A FLOOD HAZARD AREA ACCORDING TO FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP COMMUNITY NO. 475423, PANEL NO. 0165 E, DATED APRIL 6, 2007. NO ELEVATIONS OR CONTOURS WERE OBTAINED AS A PART OF THIS SURVEY.
 - ABOVE GRADE AND UNDERGROUND UTILITIES SHOWN WERE TAKEN FROM FIELD LOCATED VISIBLE APPURTENANCES, ATLAS MAPS AS MAY BE AVAILABLE FROM MUNICIPALITIES OR UTILITY COMPANIES, AND OTHER DRAWINGS. THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED ALTHOUGH HE DOES STATE THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION CONSULTED. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES. AVAILABILITY AND COST OF SERVICE SHOULD BE CONFIRMED WITH THE APPROPRIATE UTILITY COMPANY. TO AVOID ANY POSSIBLE HAZARD OR CONFLICT, IT IS A REQUIREMENT OF THE UNDERGROUND UTILITY DAMAGE PREVENTION ACT, FOR ANYONE WHO ENGAGES IN EXCAVATION TO NOTIFY ALL KNOWN UTILITY OWNERS NO LESS THAN THREE (3) OR MORE THAN TEN (10) WORKING DAYS PRIOR TO THE DATE OF THEIR INTENT TO EXCAVATE. CALL TENNESSEE ONE CALL AT 1-800-351-1111.
 - NO TITLE COMMITMENT WAS FURNISHED TO THIS SURVEYOR.
 - THIS PARCEL CONTAINS NO STRIPED PARKING SPACES.
 - THE BUILDING AREA SHOWN HEREON IS THE APPROXIMATE AREA OF THE BUILDING FOOTPRINT AS CALCULATED FROM FIELD LOCATED BUILDING CORNERS. NO ATTEMPT WAS MADE TO DETERMINE THE LEASABLE AREA.
 - NO EVIDENCE OF EARTH MOVING WORK, BUILDING CONSTRUCTION, OR BUILDING ADDITIONS OBSERVED IN THE PROCESS OF CONDUCTING THE FIELD WORK FOR THIS SURVEY.
 - THERE ARE NO CHANGES PROPOSED IN STREET RIGHT-OF-WAY PER THE CITY OF COLUMBIA PLANNING DEPARTMENT.
 - LITTLE BIGBY CREEK BOUNDARY LINE DETERMINED BY TOP OF BANK LOCATION AS OBSERVED BETWEEN DECEMBER 2020 THROUGH JANUARY 6, 2021. THIS BOUNDARY IS SUBJECT TO CHANGE DUE TO NATURAL CAUSES AND IT MAY OR MAY NOT REPRESENT THE ACTUAL LOCATION OF THE LIMIT OF TITLE.

BARGE DESIGN SOLUTIONS
 615 Third Avenue South, Suite 700, Nashville, Tennessee 37210
 PHONE: (615) 254-1001 FAX: (615) 256-6574

PRELIMINARY

FREELAND CHEVROLET
 ALTAINSPS LAND TITLE SURVEY
 981 INDUSTRIAL PARK ROAD
 9TH CIVIL DISTRICT
 COLUMBIA, MAURY COUNTY, TENNESSEE 39401



- LEGEND**
- MAPPING SYMBOLS AND CODES**
- AC AIR CONDITIONER (AC)
 - CB CATCH BASIN (CB)
 - DCB DOUBLE CATCH BASIN (DCB)
 - TCB TRIPLE CATCH BASIN (TCB)
 - CL CLEANOUT
 - EBJ ELECTRIC JUNCTION BOX (EJB)
 - EM ELECTRIC METER (EM)
 - ETF ELECTRIC TRANSFORMER (ETF)
 - FFE FINISHED FLOOR ELEVATION (F.F.E.)
 - FIH FIRE HYDRANT (FIH)
 - P POST
 - FP FLAG POLE (FP)
 - GM GAS METER (GM)
 - GP GUY POLE (GP)
 - GV GAS VALVE (GV)
 - GW GUY WIRE (GW)
 - IRN IRON ROD NEW (IRN)
 - IRO IRON ROD OLD (IRO)
 - IPD IRON PIPE OLD (IPD)
 - ISO IRON SPIKE OLD (ISO)
 - LSM LIGHT STANDARD METAL/WOOD (LS/LP)
 - MBX MAIL BOX (MBX)
 - MNH MANHOLE (MNH)
 - MNOH CONCRETE MONUMENT OLD (MNOH)
 - MNH CONCRETE MONUMENT NEW (MNH)
 - NAL P.K. NAIL OLD (NAL)
 - NPAL P.K. NAIL NEW (NPAL)
 - PVI POST INDICATOR VALVE (PVI)
 - PLP POWER LIGHT POLE (PLP)
 - PMH POWER MANHOLE (PMH)
 - PP POWER POLE (PP)
 - PTLP POWER TELEPHONE LIGHT POLE (PTLP)
 - PTP POWER TELEPHONE POLE (PTP)
 - RHW RIGHT-OF-WAY MONUMENT (RHW)
 - SPV SPRINKLER HEAD/VALVE (SPH,SPV)
 - SMH SANITARY SEWER MANHOLE (SMH)
 - SDN SDN (SDN)
 - STMH STEAM MANHOLE (STMH)
 - SWMH STORMWATER MANHOLE (SWMH)
 - TAJ TELEPHONE JUNCTION BOX (TAJ)
 - TLP TELEPHONE LIGHT POLE (TLP)
 - TP TELEPHONE POLE (TP)
 - TRV TREE EVERGREEN
 - WV WATER METER (WV)
 - WV VALVE (WV)
- LINE STYLES**
- CONCRETE AREA
 - EDGE OF WOODS LINE
 - EASEMENT LINE
 - FENCE LINE
 - GAS LINE
 - OVERHEAD POWER LINE
 - OVERHEAD TELEPHONE LINE
 - OVERHEAD POWER AND TELEPHONE LINE
 - PROPERTY LINE
 - SANITARY SEWER LINE
 - STORM LINE (PVC, CMP, PVC, CPVC, HDPE)
 - UNDERGROUND POWER LINE
 - UNDERGROUND TELEPHONE LINE
 - WATER LINE
 - QUADRANT
 - EDGE OF WATER

RECORD DESCRIPTION
 Being a tract of land located in the 9th Civil District of Maury County, Tennessee and bounded on the North by Columbia Specialties, Inc., 62.37 acres; East by Industrial Park Road; West by Little Bigby Creek; South by U.S. Highway 43 By-Pass (State Route 6) and Little Bigby Creek; and particularly described as follows:

Beginning at a concrete monument in the West margin of Industrial Park Road and being the Southeast corner of Columbia Specialties, Inc., 62.37 acres and also being the Northeast corner of the herein described tract; thence with the West margin of Industrial Park Road with a curve to the left with a central angle of 79 deg. 24 min., R = 940.02 feet, T = 780.42 feet, a length on curve of 204.00 feet, Chord = South 48 deg. 19 min. East 203.60 feet to an iron pin; thence with same South 54 deg. 32 min. East 362.86 feet to an iron pin; thence with same South 35 deg. 28 min. West 64.42 feet to a concrete monument; thence with same South 38 deg. 03 min. 10 sec. East 49.87 feet to a concrete monument; thence with same South 54 deg. 42 min. 10 sec. East 617.91 feet to a concrete monument; thence with U.S. Highway 43 By-Pass (State Route 6) South 02 deg. 11 min. 20 sec. West 61.07 feet to a concrete monument; thence with same South 61 deg. 10 min. 50 sec. West 351.47 feet to a point in the center of Little Bigby Creek; thence with the center of Little Bigby Creek with the following bearings and distances to points: South 80 deg. 42 min. West 127.79 feet, North 89 deg. 33 min. 20 sec. West 83.81 feet, South 54 deg. 32 min. 20 sec. West 66.22 feet, South 43 deg. 31 min. 50 sec. West 162.86 feet, South 70 deg. 52 min. 20 sec. West 71.89 feet, South 87 deg. 02 min. 10 sec. West 231.03 feet, South 86 deg. 24 min. 10 sec. West 459.82 feet, South 72 deg. 25 min. 40 sec. West 450.51 feet, South 20 deg. 32 min. 10 sec. West 162.49 feet, South 57 deg. 07 deg. 32 min. 50 sec. West 116.08 feet, North 19 deg. 11 min. 40 sec. West 166.82 feet, North 08 deg. 03 min. 30 sec. West 236.63 feet, North 20 deg. 04 min. 40 sec. West 175.30 feet, North 37 deg. 13 min. 10 sec. West 86.47 feet, North 11 deg. 56 min. 10 sec. West 162.82 feet, thence with Columbia Specialties, Inc. and fence line North 80 deg. 32 min. 50 sec. East passing a concrete monument at 113.36 feet. In all 1014.82 feet to a concrete monument; thence with same South 09 deg. 27 min. 10 sec. East 120.57 feet to a concrete monument; thence with same North 80 deg. 32 min. 50 sec. East 636.04 feet to a concrete monument; thence with same North 09 deg. 16 min. 10 sec. West 48.58 feet to a concrete monument; thence with same North 43 deg. 40 min. 50 sec. East 133.36 feet to the point of beginning containing 58.49 acres by survey of James O. Webb, Tennessee Registered Land Surveyor No. 596, Maury County, Columbia, Tennessee, dated October 1, 1997.

SURVEYOR'S DESCRIPTION
 Tax Map 89 Parcel 9.01 Being land in the 9th Civil District of Maury County, Tennessee, located on the west side of Industrial Park Road, along the east side of Little Bigby Creek and on the north side of U.S. Highway 43 By-Pass (State Route 6), being more particularly described as follows:

BEGINNING at a new one-half inch iron rod on the west right of way line of Industrial Park Road, said iron rod being 45.7 feet more or less, from the center of pavement, same being the southeast corner of Southern Industrial Redevelopment Co. LLC, of record in Deed Book R2212, page 1306, R.O.M.C.;

THENCE, leaving Southern Industrial Redevelopment Co. LLC, with the westerly right of way of Industrial Park Road the following calls:

With a curve to the left, having a central angle of 12° 40' 15", a radius of 940.02 feet, a tangent of feet, and a chord of S 43° 52' 34" E, 207.46 feet for an arc length of 207.88 feet.

S 50° 12' 41" E, 410.70 feet to a new iron rod,
 S 39° 48' 31" W, 6.55 feet to an old concrete monument,
 S 33° 43' 51" E, 49.41 feet to an old concrete monument,
 S 50° 22' 51" E, 615.64 feet to a new iron rod on the northerly right of way line of U.S. Highway 43 By-Pass (State Route 6);

THENCE, with the northerly right of way line of U.S. Highway 43 By-Pass (State Route 6) the following calls:

S 14° 36' 23" E, 61.52 feet,
 S 64° 10' 25" W, 350.92 feet to the center of Little Bigby Creek;

THENCE, leaving the northerly right of way line of U.S. Highway 43 By-Pass (State Route 6) with the center of Little Bigby Creek the following calls:

N 85° 42' 19" W, 101.99 feet,
 S 71° 27' 15" W, 143.34 feet,
 N 84° 52' 09" E, 992.33 feet to a concrete monument,
 S 68° 08' 22" W, 232.39 feet to
 S 80° 15' 49" W, 148.89 feet.

SURVEYOR'S DESCRIPTION (CONT'D)

S 88° 12' 44" W, 139.79 feet,
 N 85° 08' 47" W, 279.37 feet,
 S 86° 09' 11" W, 243.00,
 S 80° 24' 38" W, 146.96 feet,
 S 68° 51' 50" W, 86.62 feet,
 S 78° 04' 54" W, 73.98 feet,
 S 56° 40' 10" W, 91.97 feet,
 S 16° 12' 52" W, 112.37 feet,
 S 45° 23' 03" W, 50.89 feet,
 S 85° 41' 00" W, 60.38 feet,
 N 75° 21' 44" W, 189.69 feet,
 N 62° 41' 16" W, 105.68 feet,
 N 47° 14' 53" W, 149.00 feet,
 N 28° 00' 10" W, 145.25 feet,
 N 13° 01' 14" W, 393.01 feet,
 N 02° 13' 34" W, 237.04 feet,
 N 15° 46' 36" W, 245.67 feet,
 N 07° 49' 25" W, 137.43 feet to the southwest corner of the aforementioned Southern Industrial Redevelopment Co. LLC;

THENCE, leaving the center of Little Bigby Creek with Southern Industrial Redevelopment Co. LLC, the following calls:

N 84° 52' 09" E, 992.33 feet to a concrete monument,
 S 05° 07' 51" E, 120.97 feet to a concrete monument,

SURVEYOR'S DESCRIPTION (CONT'D)

N 85° 00' 28" E, 655.75 feet to a scribed "X" on metal sheet in concrete,
 N 04° 58' 51" W, 48.58 feet to a new iron rod,
 N 48° 00' 09" E, 133.37 feet to the POINT OF BEGINNING.
 Containing 2,530,834 square feet or 58.10 acres, more or less.

This new description was written to reflect the bearing basis being oriented to the Tennessee State Plane Coordinate System Grid North.

DEED REFERENCE
 BEING PROPERTY CONVEYED TO FRS, LLC BY DEED OF RECORD IN BOOK R2649, PAGE 236, R.O.D.C.

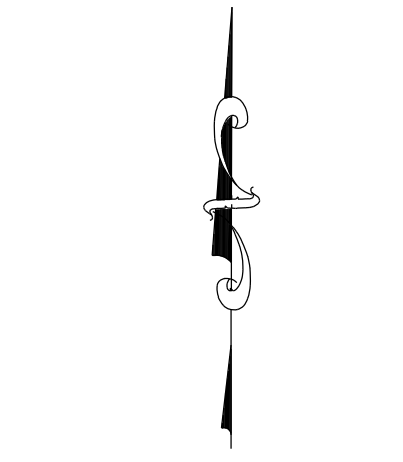
PROPERTY MAP REFERENCE
 BEING PARCEL 9.01 AS SHOWN ON MAURY COUNTY PROPERTY MAP NO. 89.

PLAT REFERENCE
 N.A.

SURVEYOR'S CERTIFICATE
 TO:

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2016 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTAINSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 4, 6(a), 6(b), 7(a), 7(b), 7(c), 8, 9, 13, 16, 17 AND 19 OF TABLE A THEREOF. THE FIELDWORK WAS COMPLETED ON JANUARY 6, 2021.

BARGE DESIGN SOLUTIONS, INC.
 DATE OF PLAT OR MAP: _____
 TITLE NO: _____
 NAME: _____
 PRINTED NAME: _____



AREA = 2,530,834 SQ. FT., OR 58.10 ACRES +/-

PREPARED FOR:
 FREELAND CHEVROLET
 ATTN: THOMAS FREELAND
 5800 CROSSINGS BLVD.
 ANTIPOCH, TN 37013

FILE NO. 3741700