LEGEND

Symbol	Description
ST	STORM SEWER LINE
SA	SANITARY SEWER LINE
OH	OVERHEAD UTILITIES
W	WATER LINE
UGP	UNDERGROUND POWER
UGT	UNDERGROUND TELEPHONE
X	FENCE LINE
G	UNDERGROUND GAS LINE
	CATCH BASIN
	STORM MANHOLE
CMP	CORRUGATED METAL PIPE
RCP	REINFORCED CONCRETE PIPE
PVC	POLYVINYL CHLORIDE PIPE
HDPE	HIGH DENSITY POLYETHYLENE PIPE
	ANCHOR WIRE
	POWER POLE
	LIGHT POLE
	LANDSCAPE LIGHT
	POWER EQUIPMENT
WV	WATER VALVE
	FIRE HYDRANT
	WATER METER
	GAS METER
GV	GAS VALVE
	SANITARY MANHOLE
C.O.	SANITARY CLEAN OUT
	SIGN
	EXISTING SHRUB
	EXISTING TREE

UTILITY PROVIDERS

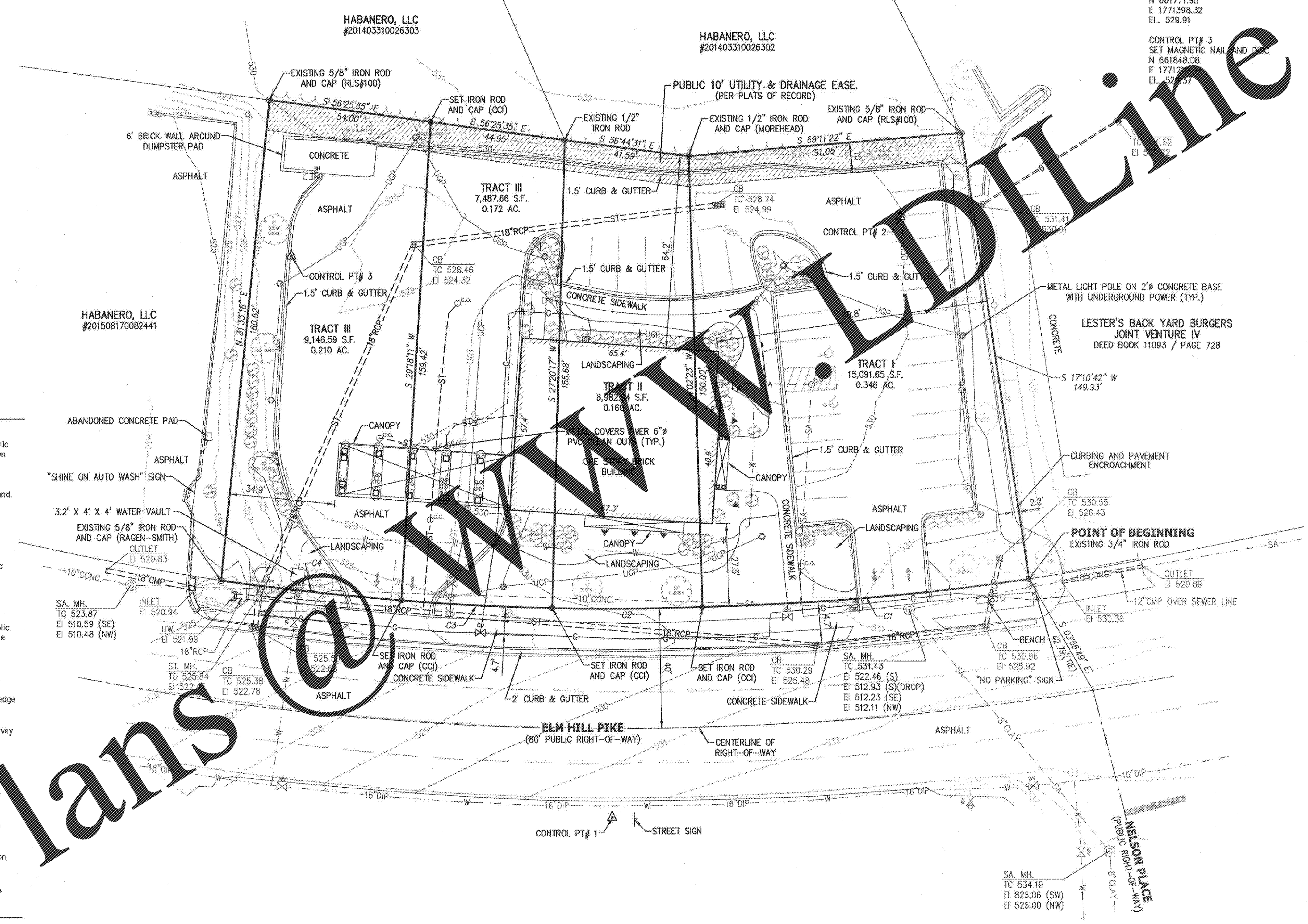
ELECTRIC
NASHVILLE ELECTRIC SERVICE
1214 CHURCH STREET
NASHVILLE, TN 37230
PHONE: (615) 736-6900

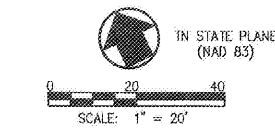
WATER
METRO WATER SERVICE
1616 3RD AVE. NORTH
NASHVILLE, TN 37208
PHONE: (615) 862-4598
CRYSTAL GRIMES

SEWER
METRO WATER SERVICE
1616 3RD AVE. NORTH
NASHVILLE, TN 37208
PHONE: (615) 862-4598
CRYSTAL GRIMES

GAS
PIEDMONT NATURAL GAS
83 CENTURY BLVD.
NASHVILLE, TN 37214
(615) 456-5694
CRAIG OWEN

PHONE
AT & T
231 6TH AVE
NASHVILLE, TN 37243
JOHN VAUGHN:
(615) 893-9018
JANE ANNE BROWN:
(615) 214-7314



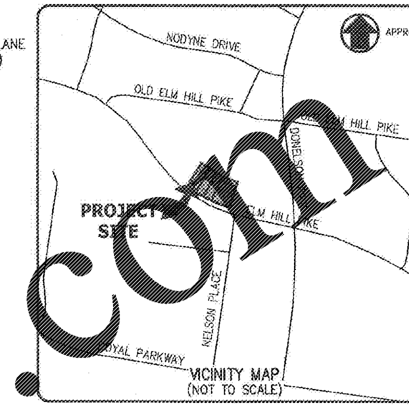


CONTROL POINT DATA

CONTROL PT# 1
SET LARGE SPIKE
N 661633.64
E 1771225.09
EL. 531.59

CONTROL PT# 2
SET MAGNETIC NAIL AND DISC
N 661771.95
E 1771398.32
EL. 529.91

CONTROL PT# 3
SET MAGNETIC NAIL AND DISC
N 661848.08
E 1771215.57
EL. 528.37



VICINITY MAP
(NOT TO SCALE)

NOTES:

1. OWNERSHIP AND REFERENCE
   PARISH COMMERCIAL PARK
   FIRST TENNESSEE BANK NATIONAL ASSOCIATION
   1755 LYNNFILE STREET, BUILDING D
   MEMPHIS, TN 38119-7243
   PARCEL ID 096-13-0-173.00
   DEED REFERENCE: INSTRUMENT NO. 200311180168388
   PLAT REFERENCE: LOT 2 PARRISH COMMERCIAL PARK SECTION 3, PLAT BOOK 4595, PAGE 184
   PARCEL ID 096-13-0-194.00
   DEED REFERENCE: INSTRUMENT NO. 200311180168388
   PLAT REFERENCE: LOT 2 RESUBDIVISION OF LOT 1 OF PARRISH COMMERCIAL PARK SECTION 6 PLAT BOOK 5190, PAGE 572
   PARCEL ID 096-13-0-202.00
   DEED REFERENCE: INSTRUMENT NO. 200311180168388
   PLAT REFERENCE: LOT 1 PARRISH COMMERCIAL PARK SECTION 13, PLAT BOOK 5800, PAGE 374
   PARCEL ID 096-13-0-204.00
   DEED REFERENCE: INSTRUMENT NO. 200311180168388
   PLAT REFERENCE: LOT 1 PARRISH COMMERCIAL PARK SECTION 14, PLAT BOOK 5800, PAGE 374
2. TOTAL AREA: 38,708.83 S.F. / 0.889 AC.
3. DATE OF FIELD SURVEY: JULY 10, 2018
4. SUBJECT PROPERTY LIES OUTSIDE THE 100 YEAR FLOODWAY WITHIN ZONE X PER FIRM MAPPING OF DAVIDSON COUNTY, TN. COMMUNITY PANEL NO: 47037C0268H DATED 4/05/2017.
5. ABOVE GROUND AND UNDERGROUND UTILITIES AS SHOWN WERE LOCATED FROM VISIBLE FIELD EVIDENCE, UTILITY MARKINGS AND/OR DRAWINGS BY OTHERS. VERIFICATION AS TO EXISTENCE, LOCATION, SIZE, MATERIAL AND DEPTH SHOULD BE PURSUED PRIOR TO ANY DECISIONS BEING MADE RELATIVE TO UTILITIES. TO AVOID CONFLICTS AND/OR HAZARDS, NOTIFY TENNESSEE ONE CALL AT 811 PRIOR TO ANY EXCAVATION OR GRADING ACTIVITIES.
6. ZONING CLASSIFICATION: COMMERCIAL SERVICE DISTRICT
   SETBACKS : FRONT = 15', SIDE = 0', REAR = 20'
   BUILDING HEIGHT AT SETBACK LINE = 30'
7. THERE ARE 29 PARKING SPACES ON THE SUBJECT PROPERTY INCLUDING 2 HANDICAPPED PARKING SPACES.
8. FIRST AMERICAN TITLE COMPANY COMMITMENT FOR TITLE INSURANCE PROVIDED TO CANNON & CANNON, INC. BY CLIENT. REFERENCE TITLE COMMITMENT #NCS-903594-NAS WITH AN EFFECTIVE DATE OF MAY 4, 2018 AT 8:00AM. THIS SURVEY IS THE SAME PROPERTY AS DESCRIBED IN THE TITLE COMMITMENT PROVIDED TO CANNON & CANNON, INC.
9. NO VISIBLE EVIDENCE OF THE SUBJECT TRACT BEING USED AS A SOLID WASTE DUMP, SUMP OR SANITARY LANDFILL.
10. NO BUILDING CONSTRUCTION OR BUILDING ADDITIONS.
11. NO WETLAND AREAS DELINEATED ON THE SUBJECT PROPERTY.

SCHEDULE B EXCEPTIONS

1. (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 proceedings, whether or not shown by the records of such agency or by the Public Records. (Not a survey matter)
2. 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. (No documentation provided)
3. Easements, liens or encumbrances, or claims thereof, not shown by the Public Records. (No documentation provided)
4. 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. (As shown on survey)
5. Any mineral or mineral rights leased, granted or retained by current or prior owners. (Not a survey matter)
6. Defects, liens, encumbrances, adverse claims or other matters, if any, created, first appearing the public records or attaching subsequent to the effective date hereof, but prior to the date of recording of the interest of the insured. (No documentation provided)
7. Any lien or right to lien for services, labor or material imposed by law and not shown by the public records. (Not a survey matter)
8. No insurance is afforded as to the acreage or square footage contained in the insured property. (Acreage as shown on survey)
9. Taxes and assessments for the year 2018 and subsequent years, not yet due and payable. (Not a survey matter)
10. All matters shown on plat of record in Plat Book 4595, page 184, in the Register's Office of Davidson County, Tennessee. (As shown on survey)
11. All matters shown on plat of record in Plat Book 5190, page 572, in the Register's Office of Davidson County, Tennessee. (As shown on survey)
12. All matters shown on plat of record in Plat Book 5800, page 261, in the Register's Office of Davidson County, Tennessee. (As shown on survey)
13. All matters shown on plat of record in Plat Book 5800, page 374 , in the Register's Office of Davidson County, Tennessee. (As show on survey)
14. Rights of parties in possession not shown by the public record. (No documentation provided)

LEGAL DESCRIPTIONS OF RECORD

Tract 1:

Land in Davidson County, Tennessee, being Lot No. 2, on the Plan of Parrish Commercial Park, Section 3, as shown on plat of record in Plat Book 4595, page 184, in the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more particular description.

Tract 2:

Land in Davidson County, Tennessee, being Lot No. 2, on the Resubdivision of Parcel 175 Lot No. 1, Parrish Commercial Park, Section 6, as shown on Plat of record in Plat Book 5190, page 572, in the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more particular description.

Tract 3:

Land in Davidson County, Tennessee, being Lot No. 1, on the Plan of Parrish Commercial Park, Section 13, as shown on plat of record in Plat Book 5800, page 261, and Being Lot No. 1, on the Plan of Parrish Commercial Park, Section 14, of record in Plat Book 5800, page 374, in the Register's Office of Davidson County, Tennessee, reference is hereby made to said Plats for a more particular description of each lot.

Being the same property conveyed to First Tennessee Bank National Association, a national banking association from The Trader's Post, Inc., a Tennessee corporation by Warranty Deed of record in Instrument No. 200311180168388, in the Register's Office for Davidson County, Tennessee.

SURVEYOR'S CERTIFICATE

To Panda Restaurant Group, Inc.; CFT NV Developments, LLC; Cherng Family Trust dated October 30, 1987, as amended; Panda Express, Inc., and their affiliated entities, successors and assigns; First American Title Insurance Company;

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 ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes Items 1, 2, 3, 4, 6a, 6b, 7a, 8, 9, 11, 13, 14, 16, 17, 18, 19 and 20 of Table A thereof. The field work was completed on July 10, 2018.

Robert G. Lusby, Jr., RLS #1332 — 9-10-2018
Date

CURVE TABLE

CURVE	DELTA ANGLE	RADIUS	TANGENT	LENGTH	CHORD
C1	6°49'48"	914.93'	54.60'	109.06'	N 69°15'30" W 109.00'
C2	3°08'00"	914.93'	25.02'	50.04'	N 84°32'19" W 50.03'
C3	3°08'30"	914.93'	25.09'	50.17'	N 61°15'10" W 50.16'
C4	3°46'22"	914.93'	30.13'	60.25'	N 57°47'44" W 60.23'

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CERTIFICATE OF CLASS AND ACCURACY OF SURVEY

I hereby certify that this is a category 1 survey and the ratio of precision of the unadjusted survey is not less than 1:15,000 as shown thereon.

Tenn. Reg. No. 1332

REVISIONS	DATE

CANNON & CANNON INC
CONSULTING ENGINEERS · FIELD SURVEYORS
TEL 865.670.8555 | 8550 Kingston Pike Knoxville, TN 37919
WWW.CANNON-CANNON.COM

CLIENT:
INGENIUM ENTERPRISES, INC.
221 ROSWELL STREET, SUITE 100
ALPHARETTA, GA 30022
(770) 437-8850

PANDA EXPRESS - MURFREESBORO, TN
2740, 2738, 2736 & 2732 ELM HILL PIKE
NASHVILLE, TENNESSEE 37214-3137
DISTRICT 15, DAVIDSON COUNTY, TN

ALTA / NSPS LAND TITLE SURVEY

ROBERT G. LUSBY, JR. — REGISTERED LAND SURVEYOR — AGRICULTURE — COMMERCE — TENNESSEE No. 1332 — 9-10-2018

CCI PROJECT NO.	01116-0007		
DRAWING DATE	SEPTEMBER 6, 2018		
PM	RGL	PC	TJ
DRAWN	JDW	FR	TJ

S1116-07

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