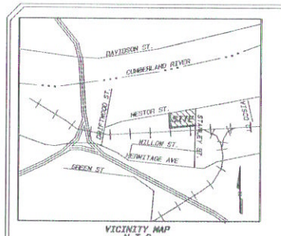


VICINITY MAP
N.T.S.

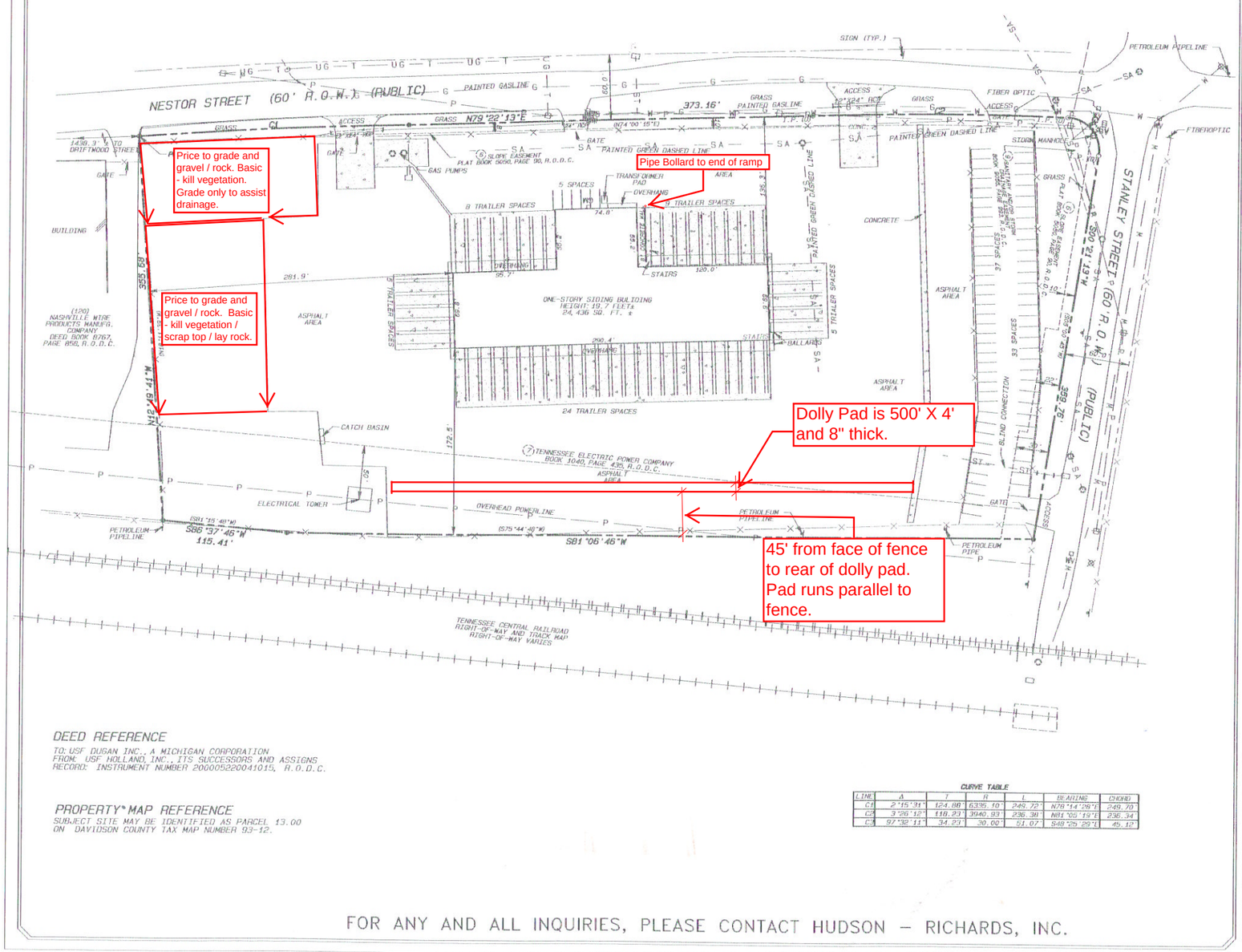
UTILITY NOTE

THIS SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES, ABOVE GRADE AND UNDERGROUND UTILITIES SHOWN WERE TAKEN FROM VISIBLE APPURTENANCES AT THE SITE, PUBLIC RECORDS AND/OR MAPS PREPARED BY OTHERS. THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED. THEREFORE, RELIANCE UPON THE TYPE, SIZE AND LOCATION OF UTILITIES SHOWN SHOULD BE DONE SO WITH THIS CIRCUMSTANCE CONSIDERED. DETAILED VERIFICATION OF EXISTENCE, LOCATION AND DEPTH SHOULD ALSO BE MADE PRIOR TO ANY DECISION RELATIVE THERETO IS MADE. AVAILABILITY AND COST OF SERVICE SHOULD BE CONFIRMED WITH THE APPROPRIATE UTILITY COMPANY. IN TENNESSEE IT IS A REQUIREMENT, PUR "THE UNDERGROUND UTILITY DAMAGE PREVENTION ACT", THAT ANYONE WHO ENGAGES IN EXCAVATION MUST NOTIFY ALL KNOWN UNDERGROUND UTILITY OWNERS, NO LESS THAN (3) THREE OR MORE THAN (10) WORKING DAYS PRIOR TO THE DATE OF THEIR INTENT TO EXCAVATE AND ALSO TO AVOID ANY POSSIBLE HAZARD OR CONFLICT, TENNESSEE ONE CALL 1-615-355-1987 OR 1-800-351-1111.

GRID N

SCALE : 1" = 50'

0' 25' 50' 100'



CURVE TABLE

LINE	Δ	T	R	L	BEARING	CHORD
C1	2°15'31"	124.88'	6335.10'	249.72'	N78°14'26"E	249.70'
C2	3°26'12"	116.23'	3940.93'	236.30'	N81°05'19"E	236.34'
C3	97°32'11"	34.21'	30.00'	51.07'	S48°25'25"E	45.12'

DEED REFERENCE

TO: USF DUGAN INC., A MICHIGAN CORPORATION
FROM: USF HOLLAND, INC., ITS SUCCESSORS AND ASSIGNS
RECORD: INSTRUMENT NUMBER 20000522-0041015, R.O.D.C.

PROPERTY MAP REFERENCE

SUBJECT SITE MAY BE IDENTIFIED AS PARCEL 13.00 ON DAVIDSON COUNTY TAX MAP NUMBER 93-12.

FOR ANY AND ALL INQUIRIES, PLEASE CONTACT HUDSON – RICHARDS, INC.

SURVEY RELATED ITEMS CORRESPONDING TO SCHEDULE B:

6. ALL MATTERS SHOWN ON PLAT RECORDED IN BOOK 5050, PAGE 90, R.O.D.C. (SHOWN HEREON)
7. EASEMENT (S) TO TENNESSEE ELECTRIC POWER COMPANY, AS SET FORTH IN INSTRUMENT RECORDED IN BOOK 1040, PAGE 435, R.O.D.C.
8. EASEMENT (S) TO NASHVILLE GAS COMPANY, AS SET FORTH IN INSTRUMENT RECORDED IN BOOK 2860, PAGE 475, R.O.D.C. (AFFECTS SUBJECT PROPERTY, UNABLE TO LOCATE)
9. EASEMENT TO METROPOLITAN GOVERNMENT OF NASHVILLE AND DAVIDSON COUNTY, TENNESSEE, AS SET FORTH IN INSTRUMENT RECORDED IN BOOK 10255, PAGE 1693, R.O.D.C. (AFFECTS SUBJECT PROPERTY, SHOWN HEREON)
10. DEED OF CONVEYANCE AS OF RECORD IN BOOK 8654, PAGE 69, R.O.D.C. (AFFECTS SUBJECT PROPERTY, NOT PLOTTABLE)

SURVEYORS DESCRIPTION

LAND SITUATED IN THE 15TH COUNCILMANIC DISTRICT OF NASHVILLE, DAVIDSON COUNTY, TENNESSEE AND BOUNDED ON THE NORTH BY NESTOR STREET, EAST BY STANLEY STREET, SOUTH BY TENNESSEE CENTRAL RAILROAD AND WEST BY NASHVILLE WIRE PRODUCTS MANUFACTURING COMPANY AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
BEGINNING AT AN IRON PIN (SET) IN THE SOUTHERLY MARGIN OF NESTOR STREET (60' R.O.W.) AND THE NORTHEASTERLY CORNER OF NASHVILLE WIRE PRODUCTS MANUFACTURING COMPANY OF RECORD IN DEED BOOK 6767, PAGE 858, R.O.D.C. AND BEING THE NORTHWESTERLY CORNER OF THE HEREIN DESCRIBED TRACT;
THENCE, WITH THE SOUTHERLY MARGIN OF NESTOR STREET (60' R.O.W.) FOR THE NEXT THREE (3) COURSES AND DISTANCES:
THENCE, ALONG A CURVE TO THE RIGHT HAVING A HAVING A RADIUS OF 6335.10 FEET AND A CENTRAL ANGLE OF 2°15'31" AN ARC LENGTH OF 249.72 FEET AND BEING SUBTENDED BY A CHORD WHICH BEARS NORTH 78°14'26" EAST, A DISTANCE OF 249.70 FEET TO AN IRON PIN (SET);
THENCE, NORTH 79°22'19" EAST, A DISTANCE OF 373.16 FEET TO AN EXISTING IRON PIN;
THENCE, ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 3940.93 FEET AND A CENTRAL ANGLE OF 3°26'12" AN ARC LENGTH OF 236.30 FEET AND BEING SUBTENDED BY A CHORD WHICH BEARS NORTH 81°05'19" EAST, A DISTANCE OF 236.34 FEET TO AN EXISTING IRON PIN;
THENCE, WITH THE WESTERLY MARGIN OF STANLEY STREET (60' R.O.W.) FOR THE NEXT TWO (2) COURSES AND DISTANCES:
THENCE, ALONG A CURVE TO THE RIGHT A RADIUS OF 30.00 FEET AND A CENTRAL ANGLE OF 97°32'11" AN ARC LENGTH OF 51.07 AND BEING SUBTENDED BY A CHORD WHICH BEARS SOUTH 48°25'25" EAST, A DISTANCE OF 45.12 FEET TO AN EXISTING IRON PIN;
THENCE, SOUTH 00°21'13" WEST, A DISTANCE OF 359.76 FEET TO AN IRON PIN (SET) IN THE NORTHERLY MARGIN OF TENNESSEE CENTRAL RAILROAD;
THENCE, WITH SAID NORTHERLY MARGIN FOR THE NEXT TWO (2) COURSES AND DISTANCES:
THENCE, SOUTH 81°06'46" WEST, A DISTANCE OF 690.40 FEET TO AN IRON PIN (SET);
THENCE, SOUTH 86°37'45" WEST, A DISTANCE OF 115.41 FEET TO AN IRON PIN (SET);
THENCE, ALONG OR NEAR THE EASTERLY LINE OF NASHVILLE WIRE PRODUCTS MANUFACTURING COMPANY OF RECORD IN DEED BOOK 6767, PAGE 858, R.O.D.C. NORTH 12°49'41" WEST, A DISTANCE OF 355.58 FEET TO THE POINT OF BEGINNING.
CONTAINING 324,245 SQUARE FEET OR 7.44 ACRES MORE OR LESS.

LAND DESCRIPTION BASE ON A SURVEY BY CRAWFORD LAND SURVEYORS, P.C. DATED MAY 25, 2007

BEING THE SAME PROPERTY CONVEYED TO USF DUGAN, INC. IN INSTRUMENT NO. 20000522-0051015, R.O.D.C.

RECORD DESCRIPTION

A TRACT OF LAND LOCATED IN THE FIRST CIVIL DISTRICT OF DAVIDSON COUNTY, TENNESSEE, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
BEGINNING AT THE NORTHWEST CORNER OF THE HEREIN DESCRIBED TRACT AT A NEW IRON PIN IN THE SOUTHERLY MARGIN OF NESTOR STREET, SAID STREET HAVING A RIGHT-OF-WAY OF 60', AND BEING 893.5' WEST OF THE WESTERLY MARGIN OF STANLEY STREET, AND PROCEEDING AS FOLLOWS:
1. WITH THE SOUTHERLY MARGIN OF NESTOR STREET IN AN EASTERLY DIRECTION AROUND A CURVE TO THE RIGHT, SAID CURVE HAVING A RADIUS OF 6335.10', A DISTANCE OF 249.72' TO A P.K. NAIL; THENCE,
2. CONTINUING WITH THE SOUTHERLY MARGIN OF NESTOR STREET, NORTH 79 DEGREES 00' 15" EAST, A DISTANCE OF 373.16' TO A NEW IRON PIN; THENCE,
3. CONTINUING WITH THE SOUTHERLY MARGIN OF NESTOR STREET IN AN EASTERLY DIRECTION AROUND A CURVE TO THE RIGHT, SAID CURVE HAVING A RADIUS OF 3940.93', A DISTANCE OF 236.38' TO A RAILROAD SPIKE AT THE NORTHWEST RETURN OF NESTOR STREET AND STANLEY STREET; THENCE,
4. WITH A CURVE TO THE RIGHT IN A SOUTHERLY DIRECTION, SAID CURVE HAVING A RADIUS OF 30.0', A DISTANCE OF 51.07' TO A NEW IRON PIN AT THE SOUTHWEST RETURN OF NESTOR STREET AND STANLEY STREET; THENCE,
5. WITH THE WESTERLY MARGIN OF STANLEY STREET, SAID STREET HAVING A RIGHT-OF-WAY OF 60', SOUTH 5 DEGREES 00' 45" EAST A DISTANCE OF 359.76' TO A NEW IRON PIN; THENCE,
6. LEAVING THE WESTERLY MARGIN OF STANLEY STREET, SOUTH 75 DEGREES 44' 48" WEST, A DISTANCE OF 690.40' TO A P.K. NAIL, SAID NAIL BEING 100' NORTH OF THE CENTERLINE OF THE NASHVILLE AND EASTERN RAILROAD; THENCE,
7. WITH THE NORTH RIGHT-OF-WAY OF THE NASHVILLE AND EASTERN RAILROAD, SOUTH 81 DEGREES 15' 48" WEST A DISTANCE OF 115.41' TO A NEW IRON PIN AT THE SOUTHEAST CORNER OF THE L.D. HOLLINS, JR. PROPERTY; THENCE,
8. WITH THE EAST LINE OF HOLLINS, NORTH 13 DEGREES 11' 39" WEST A DISTANCE OF 355.60' TO THE POINT OF BEGINNING, CONTAINING 7.45 ACRES, MORE OR LESS, AND BEING IN ACCORDANCE WITH THE BOUNDARY OF PARTIAL TOPOGRAPHIC SURVEY BY TURNER ENGINEERING COMPANY DATED 12/29/89 AND BEING JOB 19-75, M.O.6405.

TWO DEED IN THE ABOVE DESCRIPTION ARE A GAS LINE EASEMENT 20' IN WIDTH RUNNING ACROSS THE EASTERLY SIDE OF THE PROPERTY AS RECORDED IN BOOK 2860, PAGE 475, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.
A 17A LINE ON THE SOUTHERN PART OF THIS TRACT AS RECORDED IN BOOK 1040, PAGE 435, R.O.D.C.; AND A LETTER OF AGREEMENT (NOT RECORDED) FOR A POWER LINE ACROSS THE NORTHEAST CORNER OF THIS TRACT.

BEING THE SAME PROPERTY CONVEYED TO USF DUGAN, INC. IN INSTRUMENT NO. 20000522-0051015, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

THE PROPERTY HEREON DESCRIBED IS THE SAME AS THE PERTINENT PROPERTY AS DESCRIBED BY LAWYERS TITLE INSURANCE CORPORATION, COMMITMENT NO. NA0453505ND, EFFECTIVE DATE DECEMBER 6, 2007.

SITE RESTRICTIONS:

Zone: IR (INDUSTRIAL RESTRICTIVE)
Setback Restrictions:
Front 35 FEET
Side NONE REQUIRED
Rear 20 FEET
Height 60 FEET
Parking Requirements: 1 SPACE PER 1000 SQUARE FEET

All Site Restrictions were obtained per The City of NASHVILLE
SOURCE: http://www.nashville.gov/mpc/property/
Contact Name: DORIS MCGEE Title: ADMINISTRATIVE ASSISTANT
Contact Number:615-862-6522

FLOOD NOTE

By graphic plotting only, this property appears to be in Zone AZ of the Flood Insurance Rate Map, Community Panel Number 4703720217 F., which bears an effective date of APRIL 20,2001 and is in a Special Flood Hazard Area. By research or phone call to the National Flood Insurance Program (800.638.6620) we have learned that this community does currently participate in the program. No field surveying was performed to determine this zone and an elevation certificate may be needed to verify this determination.

BASIS OF BEARINGS:
Bearing based on the following: NAD 83

PARKING AND BENCHMARK NOTE

Regular Spaces	75
Trailer Spaces	51
Total Spaces	126

LAND AREA:
Acres: 7.44 ±
Square Feet: 324,245 ±

LEGEND

(00) PARCEL NUMBER
LOT NUMBER
WV WATER VALVE
ST STORM MANHOLE
SA SAN. MANHOLE
FIRE HYDRANT
CB CATCH BASIN
SIGN
EXISTING IRON PIN
IRON PIN SET THIS SURVEY
PROPERTY LINE
FENCE LINE
GAS LINE
W WATER LINE
SA SEWER LINE
G GAS LINE
P T UTILITY LINE
UG T UNDERGROUND TELEPHONE

General Notes/ Surveyor Concerns, or Vicinity Map

NOTES:

1. THIS SURVEY MEETS OR EXCEEDS THE MINIMUM REQUIREMENTS OF A CATEGORY 1 SURVEY AS PER THE STANDARDS OF PRACTICE CHAPTER 0820-4 (OFFICIAL RULES) ADOPTED BY THE TENNESSEE BOARD OF EXAMINERS FOR LAND SURVEYORS.
2. LAWYERS TITLE INSURANCE CORPORATION COMMITMENT NUMBER NA0453505ND, DATED DECEMBER 6, 2007 WAS FURNISHED TO THIS SURVEYOR.
3. DIMENSIONS SHOWN THUS ( ) INDICATE RECORD CALLS.

PRELIMINARY

ALTA/ACSM LAND TITLE SURVEY

CERTIFICATION

With respect to this survey, the undersigned, a registered land surveyor, in the state of TENNESSEE, hereby certifies as follows to (a) Calfast NAT, LLC, Calfast Industrial Investors, LLC, LaSalle Investment Management, Inc., (b) Lawyers Title Insurance Corporation, each of whom may rely on this certification:
This is to certify that this map or plat and the survey on which it is based were made in accordance with "Minimum Standard Detail Requirements for ALTA/ACSM Land Title Surveys," jointly established and adopted by ALTA and NSPS in 2005, and includes Items 1,2,3,4,6,7a,7b,8 9,10,11a,13 and 14 of Table A thereof. Pursuant to the Accuracy Standards as adopted by ALTA and NSPS and in effect on the date of this certification, undersigned further certifies that in my professional opinion, as a land surveyor registered in the State of TENNESSEE, the Relative Positional Accuracy of this survey does not exceed that which is specified therein.

Date: _____

Name: _____
Registration No. _____
Field Work Date: _____

WARNING

THIS SURVEY WAS PREPARED FOR THE BENEFIT OF THE PARTY OR PARTIES NAMED HEREON AND IS INTENDED FOR THEIR SOLE USE. OTHER PARTIES ARE ADVISED NOT TO RELY UPON THIS WORK. USE OF THIS DRAWING BY PARTIES OTHER THAN THOSE LISTED HEREON IS UNAUTHORIZED AND CONSTITUTES A VIOLATION OF FEDERAL COPYRIGHT LAWS.

DATE	REVISION DESCRIPTION	BY:

615 NESTOR STREET
615 NESTOR STREET, NASHVILLE,TN
Project Number:
HUDSON –RICHARDS JOB# 2007-11-0016
SURVEYOR'S JOB # 07107-FNL SHT 1 OF 1

This Survey prepared for HUDSON – RICHARDS, INC. By:

CRAWFORD LAND SURVEYORS, P.C.
1029 21st. AVE. SOUTH
NASHVILLE, TN. 37212
(615) 292-2661 FAX (615) 383-9871

HUDSON RICHARDS
PRIDE INTEGRITY QUALITY SERVICE

101 BILL BRADFORD ROAD, SUITE 13
SULPHUR SPRINGS, TEXAS 75482
VOICE (903) 438-1177 FAX: (903) 438-9855

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SHEET 1 OF 1