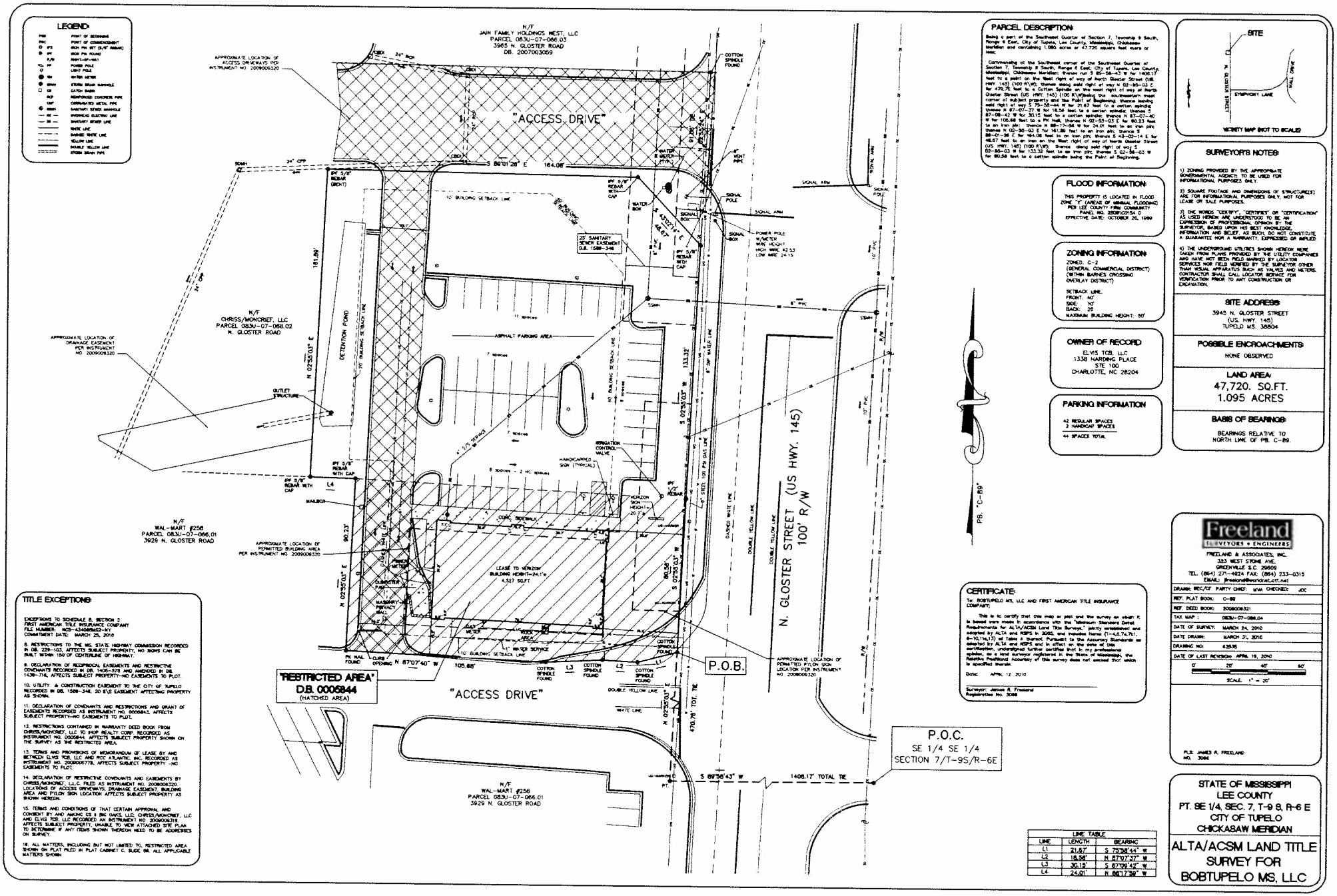

LEGEND

POB	POINT OF BEGINNING
POC	POINT OF COMMENCEMENT
IPS	IRON PIN SET (5/8" REBAR)
IPF	IRON PIN FOUND
R/W	RIGHT-OF-WAY
PP	POWER POLE
LP	LIGHT POLE
WM	WATER METER
SMH	STORM DRAIN MANHOLE
CB	CATCH BASIN
RCP	REINFORCED CONCRETE PIPE
CMP	CORRUGATED METAL PIPE
SMH	SANITARY SEWER MANHOLE
OE	OVERHEAD ELECTRIC LINE
SS	SANITARY SEWER LINE
	WHITE LINE
	BARBED WIRE LINE
	YELLOW LINE
	DOUBLE YELLOW LINE
	STORM DRAIN PIPE

PARCEL DESCRIPTION

Being a part of the Southwest Quarter of Section 7, Township 9 South, Range 6 East, City of Tupelo, Lee County, Mississippi, Chickasaw Meridian and containing 1.095 acres or 47,720 square feet more or less.

Commencing at the Southwest corner of the Southwest Quarter of Section 7, Township 9 South, Range 6 East, City of Tupelo, Lee County, Mississippi, Chickasaw Meridian; thence run S 89-56-43 W for 1406.17' feet to a point on the West right of way of North Gloster Street (US HWY 145) (100 R/W); thence along said right of way N 02-35-03 E for 470.76 feet to a Cotton Spindle on the west right of way of North Gloster Street (US HWY 145) (100 R/W)being the southeastern most corner of subject property and the Point of Beginning thence leaving said right of way S 75-58-44 W for 21.67 feet to a cotton spindle; thence N 87-07-27 W for 18.56 feet to a cotton spindle; thence S 87-08-42 W for 30.15 feet to a cotton spindle; thence N 87-07-40 W for 105.68 feet to a PK Nail; thence N 02-55-03 E for 90.23 feet to an iron pin; thence N 88-17-06 W for 24.01 feet to an iron pin; thence N 02-35-03 E for 141.89 feet to an iron pin; thence S 88-01-38 E for 164.08 feet to an iron pin; thence S 43-02-14 E for 48.67 feet to an iron pin the West right of way of North Gloster Street (US HWY 145) (100 R/W); thence along said right of way S 02-35-03 W for 133.32 feet to an iron pin; thence S 02-36-03 W for 90.36 feet to a cotton spindle being the Point of Beginning.

FLOOD INFORMATION

THIS PROPERTY IS LOCATED IN FLOOD ZONE "X" (AREAS OF MINIMAL FLOODING) PER LEE COUNTY FIRM COMMUNITY PANEL NO. 2608120154 D
EFFECTIVE DATE: OCTOBER 20, 1999

ZONING INFORMATION

ZONED: C-2
(GENERAL COMMERCIAL DISTRICT)
(WITHIN BARNES CROSSING OVERLAY DISTRICT)

SETBACK LINE.
FRONT: 40'
SIDE: 10'
BACK: 20
MAXIMUM BUILDING HEIGHT: 50'

OWNER OF RECORD

ELVIS TCB, LLC
1338 HARDING PLACE
STE 100
CHARLOTTE, NC 28204

PARKING INFORMATION

42 REGULAR SPACES
2 HANDICAP SPACES

44 SPACES TOTAL

SITE

VICINITY MAP (NOT TO SCALE)

SURVEYOR'S NOTES

1) ZONING PROVIDED BY THE APPROPRIATE GOVERNMENTAL AGENCY; TO BE USED FOR INFORMATIONAL PURPOSES ONLY.

2) SQUARE FOOTAGE AND DIMENSIONS OF STRUCTURE(S) ARE FOR INFORMATIONAL PURPOSES ONLY, NOT FOR LEASE OR SALE PURPOSES.

3) THE WORDS "CERTIFY", "CERTIFIES" OR "CERTIFICATION" AS USED HEREON ARE UNDERSTOOD TO BE AN EXPRESSION OF PROFESSIONAL OPINION BY THE SURVEYOR, BASED UPON HIS BEST KNOWLEDGE, INFORMATION AND BELIEF, AS SUCH, DO NOT CONSTITUTE A GUARANTEE NOR A WARRANTY, EXPRESSED OR IMPLIED.

4) THE UNDERGROUND UTILITIES SHOWN HEREON WERE TAKEN FROM PLANS PROVIDED BY THE UTILITY COMPANIES AND HAVE NOT BEEN FIELD MARKED BY LOCATOR SERVICES NOR FIELD VERIFIED BY THE SURVEYOR OTHER THAN VISUAL APPARATUS SUCH AS VALVES AND METERS. CONTRACTOR SHALL CALL LOCATOR SERVICE FOR VERIFICATION PRIOR TO ANY CONSTRUCTION OR EXCAVATION.

SITE ADDRESS

3945 N. GLOSTER STREET
(US. HWY. 145)
TUPELO MS. 38804

POSSIBLE ENCROACHMENTS

NONE OBSERVED

LAND AREA

47,720. SQ.FT.
1.095 ACRES

BASIS OF BEARINGS

BEARINGS RELATIVE TO NORTH LINE OF PB. C-89.

TITLE EXCEPTIONS

EXCEPTIONS TO SCHEDULE B, SECTION 2
FIRST AMERICAN TITLE INSURANCE COMPANY
FILE NUMBER: NCS-434089653-NY
COMMITMENT DATE: MARCH 25, 2010

8. RESTRICTIONS TO THE MS. STATE HIGHWAY COMMISSION RECORDED IN DB. 229-103, AFFECTS SUBJECT PROPERTY, NO SIGNS CAN BE BUILT WITHIN 150 OF CENTERLINE OF HIGHWAY.

9. DECLARATION OF RECIPROCAL EASEMENTS AND RESTRICTIVE COVENANTS RECORDED IN DB. 1405-578 AND AMENDED IN DB. 1438-714, AFFECTS SUBJECT PROPERTY-NO EASEMENTS TO PLOT.

10. UTILITY & CONSTRUCTION EASEMENT TO THE CITY OF TUPELO RECORDED IN DB. 1589-348, 20 E\S EASEMENT AFFECTING PROPERTY AS SHOWN.

11. DECLARATION OF COVENANTS AND RESTRICTIONS AND GRANT OF EASEMENTS RECORDED AS INSTRUMENT NO. 0005843, AFFECTS SUBJECT PROPERTY-NO EASEMENTS TO PLOT.

12. RESTRICTIONS CONTAINED IN WARRANTY DEED BOOK FROM CHRSS/MONCRIEF, LLC TO IHOP REALTY CORP. RECORDED AS INSTRUMENT NO. 0005844, AFFECTS SUBJECT PROPERTY SHOWN ON THE SURVEY AS THE RESTRICTED AREA.

13. TERMS AND PROVISIONS OF MEMORANDUM OF LEASE BY AND BETWEEN ELVIS TCB, LLC AND RCC ATLANTIC, INC. RECORDED AS INSTRUMENT NO. 2008006778. AFFECTS SUBJECT PROPERTY -NO EASEMENTS TO PLOT.

14. DECLARATION OF RESTRICTIVE COVENANTS AND EASEMENTS BY CHRSS/MONCRIEF, LLC FILED AS INSTRUMENT NO. 2008004320. LOCATIONS OF ACCESS DRIVEWAYS, DRAINAGE EASEMENT, BUILDING AREA AND PYLON SIGN LOCATION AFFECTS SUBJECT PROPERTY AS SHOWN HEREON.

15. TERMS AND CONDITIONS OF THAT CERTAIN APPROVAL AND CONSENT BY AND AMONG ES II BIG OAKS, LLC, CHRSS/MONCRIEF, LLC AND ELVIS TCB, LLC RECORDED AN INSTRUMENT NO 2008004318. AFFECTS SUBJECT PROPERTY. UNABLE TO VIEW ATTACHED SITE PLAN TO DETERMINE IF ANY ITEMS SHOWN THEREON NEED TO BE ADDRESSED ON SURVEY.

16. ALL MATTERS, INCLUDING BUT NOT LIMITED TO, RESTRICTED AREA SHOWN ON PLAT FILED IN PLAT CABINET C, SLIDE 89. ALL APPLICABLE MATTERS SHOWN

CERTIFICATE

To: BOBTUPELO MS, LLC AND 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 "Minimum Standard Detail Requirements for ALTA/ACSM Land Title Surveys," jointly established and adopted by ALTA and NSPS in 2005, and includes items (1-4,6,7a,7c), 8-10,11a,13) 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 to my professional opinion, as a land surveyor registered in the State of Mississippi, the Relative Positional Accuracy of this survey does not exceed that which is specified therein.

Date: APRIL 12 2010

Surveyor: James R. Freeland
Registration No. 3084

LINE TABLE		
LINE	LENGTH	BEARING
L1	21.67'	S 75°58'44" W
L2	18.56'	N 87°07'27" W
L3	30.15'	S 87°08'42" W
L4	24.01'	N 88°17'06" W

Freeland
SURVEYORS • ENGINEERS
FREELAND & ASSOCIATES, INC.
323 WEST STONE AVE.
GREENVILLE S.C. 29609
TEL. (864) 271-4824 FAX: (864) 233-0315
EMAIL: jfreeland@mindspring.net

DRAWN: REC/CF	PARTY CHIEF: MW CHECKED: JCC
REF. PLAT BOOK:	C-89
REF. DEED BOOK:	2008006321
TAX MAP:	083J-07-066.04
DATE OF SURVEY:	MARCH 24, 2010
DATE DRAWN:	MARCH 31, 2010
DRAWING NO:	63535
DATE OF LAST REVISION:	APRIL 19, 2010

0' 20' 40' 80'
SCALE: 1" = 20'

PLS: JAMES R. FREELAND
NO. 3084

STATE OF MISSISSIPPI
LEE COUNTY
PT. SE 1/4, SEC. 7, T-9 S, R-6 E
CITY OF TUPELO
CHICKASAW MERIDIAN

ALTA/ACSM LAND TITLE SURVEY FOR BOBTUPELO MS, LLC

SHEET 1 OF 1