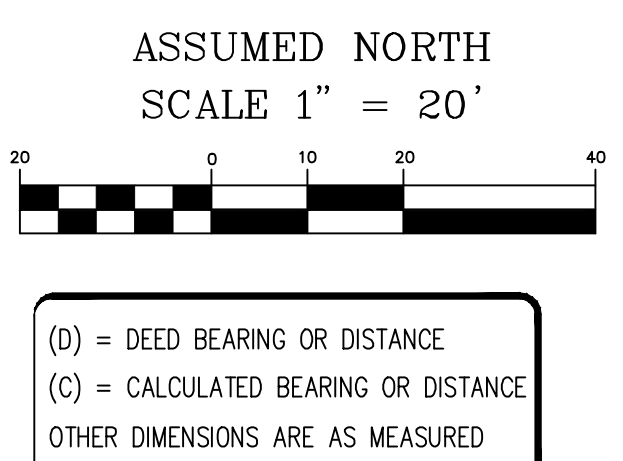
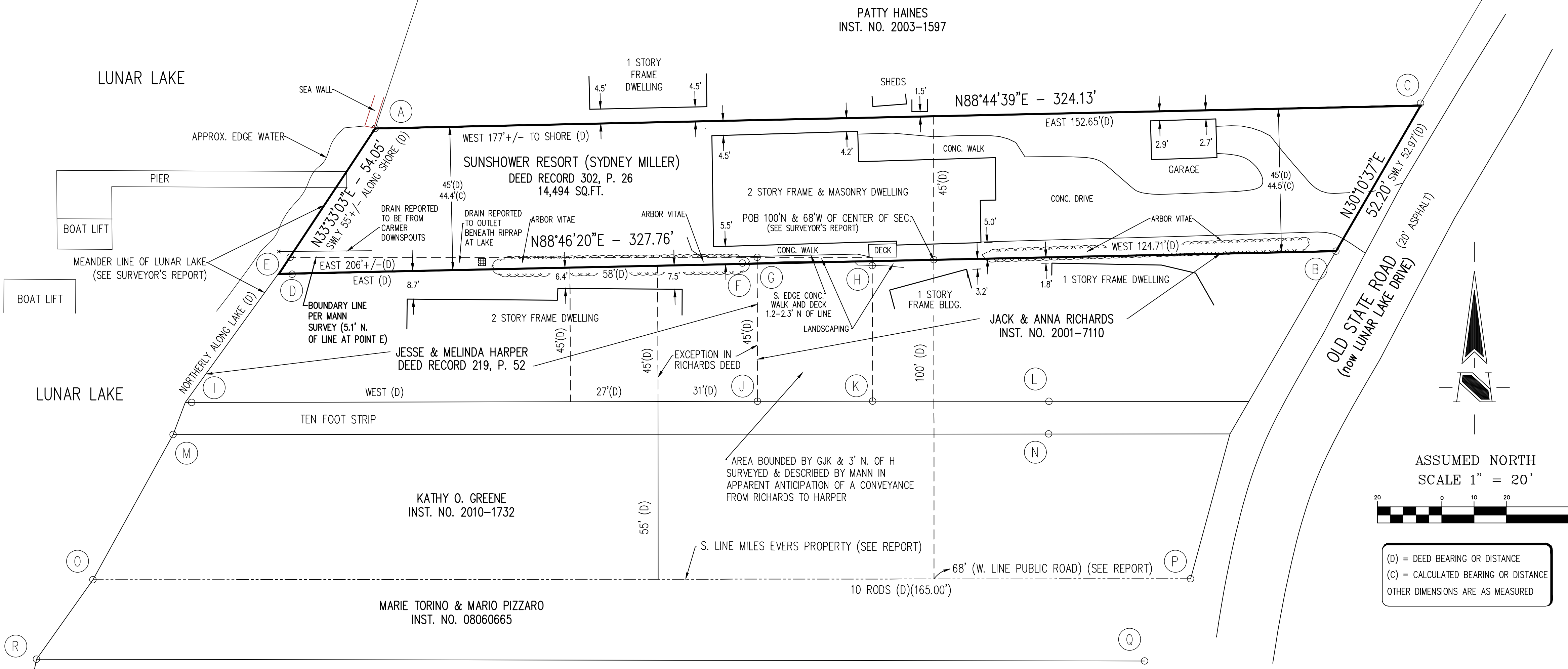


Land Description (verbatim per Deed Record 302, Page 26)

A part of the Former Miles Evers property in Lincoln County, Tennessee being more particularly described as follows:

Commencing at a point 100 feet north and 68 feet west of the intersection of the south line of said Evers property with the westerly line of a public road; thence north 45 feet; thence east 152.65 feet to a point on the westerly line of a public road; thence southwesterly along said westerly line 52.97 feet to a point due east of the point of beginning; thence west 124.71 feet to the point of beginning.

ALSO, beginning 100 feet north and 68 feet west of the intersection of the south line of said Evers property with the westerly line of a public road; thence north 45 feet; thence west 177 feet, more or less, to a point on the shore of Lunar Lake; thence southwesterly along the shore of said Lunar Lake 55 feet, more or less, to a point due west of the point of beginning; thence east 206 feet, more or less, to the point of beginning.



[Surveyors Report continued from previous column] The primary source of the boundary dispute is related to the direction of the aforementioned south line of the former Miles Evers property as it runs west of the West line of Old U.S. 59. Based on numerous survey markers found on, near and to the north of, the Sunshower property (up to and including Diamond and the south line of Cardon) these properties have been surveyed and occupied based on the Evers line running at an angle that is approximately 1 degree 10 minutes south of west as compared to the direction of that line used to survey the Greene properties and properties to the south of Greene.

Based on the aforementioned 2004 Darius Rucker survey of the now Richards property, the common line between the now Sunshower and Richards properties appears to have been surveyed and occupied at that same +/- 1 degree 10 minute angle. The aforementioned 1997 Ray Charles survey of the now Greene property clearly shows this same difference and also shows the common line between the now Sunshower and Harper properties as being along this same angling line.

The difference amounts to a polygonal shaped area of conflict between Harper and Sunshower. At Lunar Lake, this area of conflict represents approximately 6.2 feet of frontage. At Harper's northeast corner, the width of the conflict is 2.0 feet.

It is the opinion of the undersigned that the consistency of - and long-standing occupancy in conformance with - those surveys represents the best evidence of the original locations of the lines and corners of the Richards, Sunshower and Haines properties (and those further north).

It is extremely well-documented in all boundary surveying text books and in common law that the lines and corners of an original survey on the ground are essentially inviolate and will control over the description in a conveyance since that description was presumed to have been based on the original survey. Thus if a surveyor retracing a boundary is convinced that the lines and corners occupied to represent the best evidence of the original survey, those lines and corners must be held. Such a solution is informed by the widely cited and well-known treatise entitled "The Judicial Functions of Surveyors" by Michigan Supreme Court Chief Justice Thomas Cooley in January 1881.

There are a number of excerpts from what is now widely referred to as "Cooley's Dictum" that address this issue, but the most relevant is: It is often the case where one or more corners are found to be extinct, all parties concerned have acquiesced in lines which were traced by the guidance of some other corner or landmark, which may or may not have been trustworthy, but to bring these lines into discredit when the people concerned do not question them not only breeds trouble in the neighborhood, but it must often subject the lawyer himself to annoyance and perhaps discredit, since in a legal controversy the law as well as common sense must declare that a supposed boundary long acquiesced in is better evidence of where the real line should be than any survey made after the original monuments have disappeared.

The corners and lines of this survey of the Sunshower property were retraced and are shown herein consistent with that approximate 1 degree 10 minute angle and consistent with survey monuments found at the northwest and southeast corners of Sunshower (indicated hereon as A and B). Those two monuments were found as described in (a) the aforementioned Robert Palmer survey of the now Haines property, (b) the Darius Rucker survey of the now Richards property, and (3) the Ray Charles survey of the now Greene property. The lengths of the lines of what is now the Sunshower property as reported on the Robert Palmer and Ray Charles surveys, in all cases, agree with the lengths of those same lines as reported on the Darius Rucker survey within 1 inch.

Specifically, the northeast and southwest corners of the Sunshower property were retraced this survey using the distance-distance intersection method from monuments A and B and using the lengths of the respective boundary lines as reported on the Darius Rucker survey.

The dimensions of the aforementioned Keith Moon survey of the now Sunshower property differ from the Darius Rucker, Robert Palmer and Ray Charles surveys by about 0.25 feet on the north line, 0.8 feet on the east line, 0.7 feet on the south line, and 0.3 feet on the west line. The consistency of the Rucker, Palmer and Charles surveys gives the undersigned more confidence in the latter surveys than in the former.

Contrary to the methodology described above for retracing the lines of the Sunshower property this survey, the lines of the Harper property were retraced by Peyton Mann on his survey consistent with the surveys and survey monuments for the properties to the south of Sunshower (not including the Darius Rucker survey of the now Richards property which, as mentioned above, is consistent with the surveys and occupation of Sunshower and properties to the north).

In a meeting with Mr. Mann on October 28, 2014 arranged for purposes of discussing the surveys and conflict, he reported to the undersigned that he believes (1) the aforementioned Woody Guthrie survey was consistent with the other surveys and survey monuments to the south, (2) he has faithfully retraced that survey, and (3) he believes that the conflict identified between the now Sunshower and Harper properties goes back many years. He stated that he believes, based on a statement from his client Mr. Harper, that the 5/8 inch rebar he set at the northwest corner of the Harper property is substantially in the location of the iron pipe shown as set by Woody Guthrie near the northwest corner of Harper (which is now gone).

The difference between the north line of Harper as surveyed by Mann and the south line of Sunshower as surveyed this survey was outlined earlier in this report.

OCCUPATION

Eaves on the houses are not indicated hereon, although none were observed to extend over any boundary line.

Lines of occupation along the north line of Sunshower agree with the line as retraced this survey. The surveyed line is nearly exactly parallel with and half way between the Haines and Sunshower houses.

Along the south line of Sunshower, a row of arborvitae both east of the Sunshower house and west of the Sunshower house are generally along the line retraced this survey, although the width of these tree rows, which essentially form a hedge, is wide enough that it would be difficult to assign a value to it as evidence of occupation to a specific line.

The edge of the concrete walk along the south side of the Sunshower house is approximately 1-2 feet north of the line. The same edge of walk is shown within about 0.1 to 0.2 feet of the line as retraced by Peyton Mann. Landscaping along the south side of the Sunshower residence extends several feet over the line.

Along the south line of Sunshower, monument "F" (a found rebar/iron pipe/shaft in concrete depending on the survey) is within 0.4 feet of the boundary line as retraced this survey, and 1.8 feet south of the line as retraced by Peyton Mann. This monument would seem to confirm the location of the south line of Sunshower as retraced this survey.

2. Ownership and deed information indicated hereon is as identified in Lincoln County records on September 9, 2014. The within plat and survey were prepared without benefit of current evidence of source of title for the subject tract or adjoining and are therefore subject to any statement of facts revealed by examination of such documents.

Certificate of Survey

To the best of my knowledge and belief the within plat represents a survey made under my supervision on September 9-11, 2014.

Tommy Bradley Professional Surveyor #0000 February 9, 2015

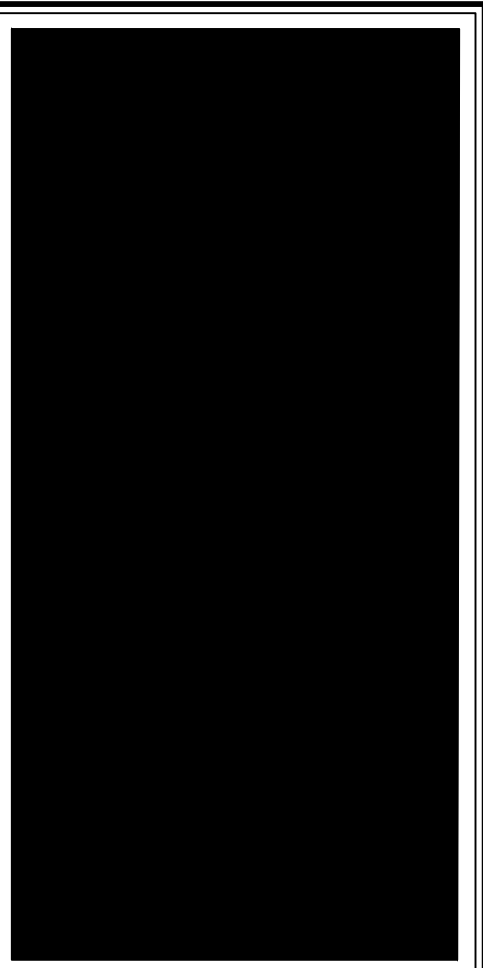
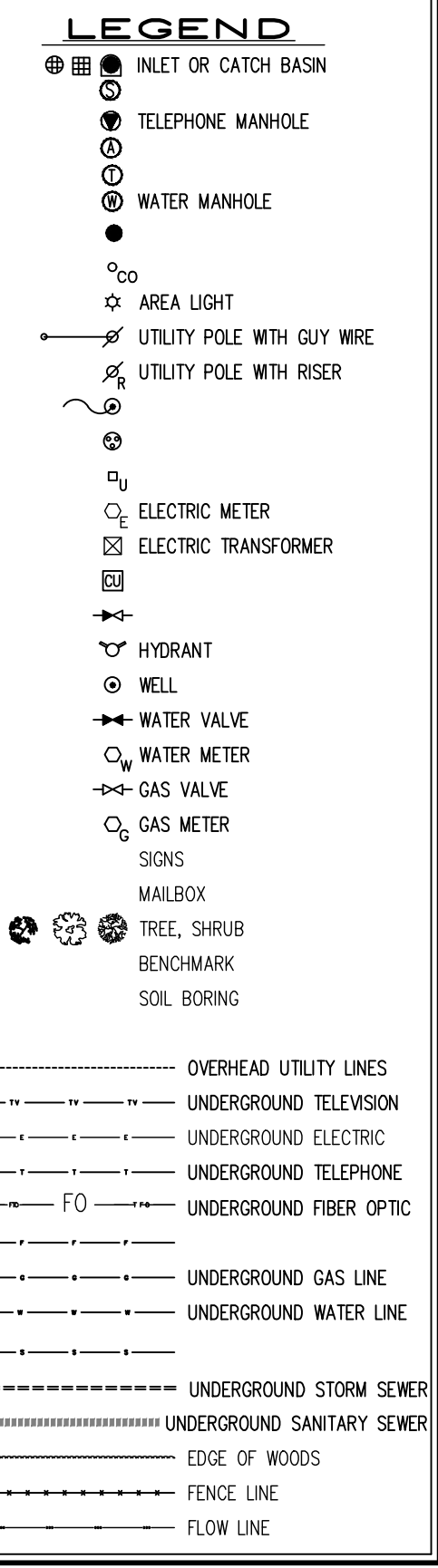


TABLE OF MONUMENTS (SEE SURVEYORS REPORT)

Table with 2 columns: Monument ID (A-R) and Description. Includes details about iron pipes, rebar, and other survey markers found on the property.

Surveyor's Report

1. The following observations and opinions are submitted regarding the various uncertainties in the locations of the lines and corners retraced this survey as a result of uncertainties in reference monumentation; in record descriptions and plots; in lines of occupation; and as introduced by random errors in measurement ("Relative Positional Precision"). There may be unwritten rights associated with these uncertainties. The client should assume there is an amount of uncertainty along any line equal in magnitude to the discrepancy in the location of the lines of possession on the surveyed lines.

There may be differences of deed dimensions versus measured dimensions along the boundary lines shown hereon and, likewise, there may be found survey markers near, but not precisely at, some boundary corners. In cases where the magnitude of these differences are less than the Relative Positional Precision stated below and less than the uncertainty identified for the reference monumentation (discussed below), the differences may be considered insignificant and are shown only for purposes of mathematical closure. Such differences that are greater than the Relative Positional Accuracy and the uncertainty in reference monumentation should be considered worthy of notice and are therefore further discussed below.

[Surveyors Report continued from previous column]

This survey and report are based in part upon opinions formed in accordance with a Surveyor's responsibility to conduct a survey in accordance with court precedent. Since Tennessee has no statutes addressing how to resolve boundary lines, a solution based on principles derived from common law precedent must be relied upon as the basis for a boundary resolution.

Unless otherwise noted or depicted hereon, there is no evidence of occupation along the perimeter lines of the subject tract. All survey monuments set or found this survey are flush with existing grade unless otherwise noted.

The Relative Positional Precision (due to random errors in measurement) of this survey is within the specifications for a 2016 ALTA/NSPS Land Title Survey (0.07 feet plus 50 ppm). Quantifying this to a meaningful number for this survey, there is an allowable uncertainty in measurements of about 1 inch.

This is a retracement survey of the property in title to Sunshower Resort (Deed Record 302, Page 26) at 190 Lunar Lake Drive, Blue Wing, Tennessee and was commissioned related to a boundary dispute along the Sunshower south line with their westernmost south adjoiner (the Harpers).

[Surveyors Report continued from previous column]

The west line of the Sunshower property (and its adjoiners) is Lunar Lake. Notwithstanding the fact that the various deeds refer to the line of the lake differently ("the shore of Lunar Lake" (Sunshower); "to Lunar Lake" and "along the lake" (Harper); and "to the shore of Lunar Lake" (Haines)), for purposes of this survey, the west boundary of the Sunshower property was held to be the ordinary low water mark consistent with Tennessee law.

The west boundary of Sunshower (and the adjoining properties) is formed by the irregularly-shaped ordinary low water mark. Where boundaries are so formed, it is routine that surveyors survey and describe the related boundaries using "meander lines." The courses described along the lake or the shore of the lake in the Sunshower deed and its adjoiners are meander lines. A meander line is a line or a series of straight lines that generally run along or close to the irregular boundary (normally a water boundary). A meander line is not the actual boundary; in this case, the actual boundary is the ordinary high water mark. But the meander line provides approximate geometry for that otherwise irregular and mathematically indescribable contour, and also allows for a reasonably accurate calculation of acreage.

For purposes of this report, we will refer to the northwest and southwest corners of the Sunshower property as being at the respective meander corners. It should be understood, however, that the true corners are where the north line of Sunshower and the south line of Sunshower extend west to meet the ordinary low water mark.

The east line of the Sunshower property and of its adjoiners is the west line of the Old State Road (now Lunar Lake Drive). This line was retraced this survey based purely on the long-standing monuments found along its apparent west line and associated deed distances. There is likely no better evidence of its west line to be found than the monuments documented in the various surveys performed over the years and the previous surveyors appear to have all taken this same approach.

A number of surveys performed by a number of different surveyors were found recorded in the Office of the Register of Deeds of Lincoln County. Copies of other surveys were provided by the client. These surveys include:

- Survey of the Woodson property (now in title to Harper) by Woody Guthrie (1 page; dated 04/26/1967)
Survey of the property now in title to Sunshower by Keith Moon (2 pages; dated 1986)
Survey of the property now in title to Haines by Darius Rucker (3 pages; dated 01/13/1998) (recorded 05/05/1998)
Survey of the property now in title to Diamond (2 properties N. of Haines) by Leon Russell (2 pages; dated 06/20/1993) (recorded 11/01/1993)
Survey of the property now in title to Richards by Darius Rucker (3 pages; dated 05/11/2004) (recorded 07/06/2004)

[Surveyors Report continued from previous column]

- Survey of the property now in title to Greene by Ray Charles (2 pages; dated 11/06/1997)
Mortgage Location Survey of the property now in title to Greene by Darius Rucker (1 page; dated 10/31/2006)
Mortgage Location Survey of the property now in title to Greene by Jim Brickman (1 page; apparently dated 02/23/2007) (recorded 06/14/2007)
Survey of the property now in title to Scheffler (lies S. of Torino/Pizzaro) by Jim Brickman (2 pages; dated 04/25/2007) (recorded 06/14/2007)
Survey of the property now in title to Harper by Peyton Mann (3 pages; dated 03/01/2010) (recorded 10/03/2013)
Survey of the property now in title to Harper by Peyton Mann (4 pages; dated 01/20/2013) (recorded 10/03/2013)

The legal description of the surveyed property commences at the intersection of the west line of a "public road" with the south line of the former Miles Evers property. The legal descriptions of the Richards and Harper properties to the south commence at the intersection of the Miles Evers south line with the west line of the "Old State Road" (Old U.S. 59 - now Lunar Lake Drive). The legal description of the Haines property to the north begins on the west line of "U.S. Highway number 59" at a prescribed distance (145 feet) north of the south line of the Miles Evers property.

The distance north of the Miles Evers south line in the Sunshower deed is consistent with the distances cited in the Harper, Richards and Haines deeds.

The various surveys cited above refer to the monument at the intersection of the west line of the Old State Road with the south line of Miles Evers as:

- 5/8 inch IRF [presumably an iron rebar (or rod) found] with TMS I.D. Cap found 0.1 feet south (Peyton Mann, 2010 and 2013)
iron stake (Woody Guthrie, 1967)
6 inch by 8 inch flat stone with #5 rebar stake 0.5 feet north and 0.5 feet west (Jim Brickman, 2007)
1/2 inch pipe found down 0.4 feet (Darius Rucker, 2004)
1/2 inch pipe found (Ray Charles, 1997)
3/4 inch pipe (Darius Rucker, 2006)
3/4 inch diameter pipe stake found (Jim Brickman, 2007)
1/2 inch IRF [presumably an iron rebar (or rod) found] 0.4 feet down (Peyton Mann, 2010 and 2013)

A 1/2 inch iron pipe (Point "P") was found and held this survey as the intersection of the west line of the Old State Road with the east-west quarter line.

BOUNDARY SURVEY RETRACEMENT 190 LUNAR LAKE DRIVE BLUE WING, TENNESSEE SUNSHOWER RESORT 190 LUNAR LAKE DRIVE, BLUE WING, TENNESSEE

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