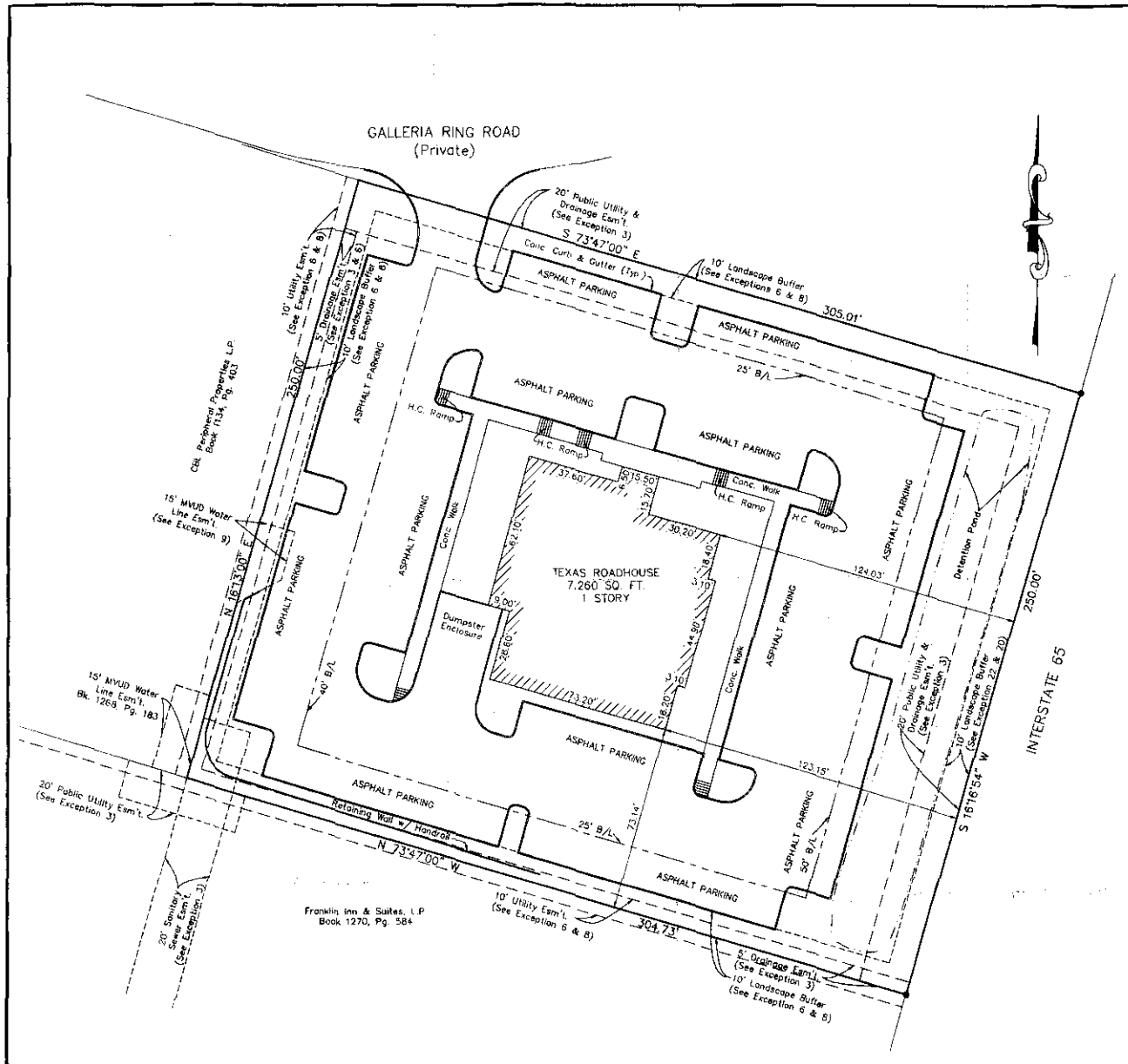


ALTA CERTIFICATION

To: Dal Assets, L.L.C., Shoppe Family Franklin, L.L.C., L.M. Nicolas Family Franklin, L.L.C., Nicolas Family Franklin, L.L.C., Kaiser Family Franklin, L.L.C., Burridge Family Franklin, L.L.C. and First Federal Savings Bank (Proforma Commitment No.:

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, ACSM and NSPS in 1999, and includes items 1, 2, 3, 4, 6, 7a, & 9, 10, 11a, 13, 16, & 18 of Table A thereof. Pursuant to the Accuracy Standards as adopted by ALTA, NSPS, and ACSM and in effect on the date of this certification, undersigned further certified that the survey measurements were made in accordance with the "Minimum Angle, Distance and Closure Requirements for Survey Measurements Which Control Land Boundaries for ALTA/ACSM Land Title Surveys."

*Survey performed by Allen & Hoshall

Registered Engineer

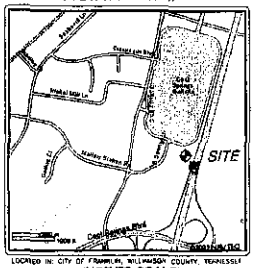
CURRENT ZONING INFORMATION

Zoning classification: Zone I-C (Interstate Commercial)

Building setbacks:
Front: 50 feet per B. Lines, Ex. side.
Side: 25 feet per B. Lines, Ex. side.
Rear: 25 feet per B. Lines, Ex. side.
Height: 35 feet plus one (1) story per subject 25 feet in height per ord. 1998-79, sec.
*Floor cabinet whose other per PB 21, Pg 36.

Please contact the City of Franklin Zoning Ordinance (Article IV, Section Supplemental Rules) and verify setbacks and/or building height restrictions may differ from the minimum setbacks and restrictions. Refer to Ordinance for full detail.

VICINITY MAP



LOCATED IN: CITY OF FRANKLIN, WILLIAMSON COUNTY, TENNESSEE

(NOT TO SCALE)

SCHEDULE A DESCRIPTION OF PROPERTY

Lot 2 in Williamson County, Tennessee, being 3.0750 ac. as shown on the unofficial Galleria Commercial Complex Subdivision, Kenneth Baker, Revised Division of Lot 9 of record in Plat Book 21, page(s) 38, Register's Office for Williamson County, Tennessee, or of the plan reference in county records for a more complete and accurate legal description.

SURVEYOR'S DESCRIPTION OF PROPERTY

Description of Property

Being all of lot 92 of the Galleria Commercial Complex in Franklin, as recorded in the Book 21, Page 38 of the Williamson County Register's Office, City of Franklin, State of Tennessee, and being more particularly described by metes and bounds as follows:

Beginning at a point lying in the western edge of way line of Interstate 65 and the northeast corner of Lot 1 (Section 1) of the Galleria Commercial Complex in Franklin, as recorded in Plat Book 21, Page 38 of the Williamson County Register's Office, City of Franklin, State of Tennessee, thence with the western edge of way line of Interstate 65 S 16°16'54" W, 250.00' to a point, thence with the northeast corner of Lot 93 of the Galleria Commercial Complex Subdivision as recorded in Plat Book 21, Page 38 of the Register's Office, thence with the northern line of said Lot 93 N 73°47'00" W, 304.73' to a point, thence with the eastern line of Lot 91, Section 1B, Regular 17 acreage 20 parking lots a distance of 304.73' to a point, thence with the eastern line of Lot 1 (Section 1) of the Galleria Commercial Complex in Franklin, as recorded in Book 21, Page 38, thence with the eastern line of Lot 1 (Section 1) of the Galleria Commercial Complex a distance of 250.00' to a point, thence with the northern line of said Lot 1 (Section 1) N 73°47'00" E, 305.01' to the point of beginning.

Said tract contains 3.0750 acres, more or less.

FLOOD HAZARD CERTIFICATION

This is to certify that the property described above is not within the limits of a mapped flood hazard area. The subject property is zone Zone X (area determined to be outside the 500 year floodplain) according to Flood Insurance Rate Map (FIRM) Number 1 Community Number 1 Date of Map 1/6/1982 Date of Flood Insurance Study 1/6/1982 Date of Revision N/A Flood Insurance Study Number N/A Revision N/A Panel Number 1 Suffix N/A Panel Date 1/6/1982 Map Number 1 Suffix N/A Panel Date 1/6/1982 Map Number 1 Suffix N/A Panel Date 1/6/1982 Map