

Notes

1) 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. IT IS THE SURVEYOR'S ADVICE THAT THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES ARE IN THE EXACT LOCATION INDICATED THEREFORE, RELIANCE UPON THE TYPE, SIZE AND LOCATION OF UTILITIES SHOWN SHOULD NOT BE MADE. THE SURVEYOR ADVISED THAT A DETAILED VERIFICATION OF EXISTENCE, LOCATION AND DEPTH SHOULD ALSO BE MADE PRIOR TO ANY DECISION RELATIVE THERETO. AVAILABILITY AND COST OF SERVICE SHOULD BE CONFIRMED WITH THE APPROPRIATE UTILITY COMPANY IN TENNESSEE. IT IS THE SURVEYOR'S ADVICE THAT THE OWNER OF UNDERGROUND UTILITY DRAVE PREVENT ACT™ THAT ANYONE WHO ENGAGES IN EXCAVATION MUST NOTIFY ALL KNOWN UNDERGROUND UTILITY OWNER NO LESS THAN THREE (3) NOR MORE THAN TEN (10) WORKING DAYS PRIOR TO THE DATE OF THEIR INTENDED EXCAVATION AND ALSO TO AVOID ANY POSSIBLE HAZARD TO REGULATORY TENNESSEE ONE CALL 1-800-351-1111 OR TENNESSEE AUTHORITY (TRA) AT 811.

2) ALL DISTANCES WERE MEASURED WITH E.D.M. EQUIPMENT AND HAVE BEEN ADJUSTED FOR TEMPERATURE.

3) THE SURVEYOR'S LIABILITY FOR THIS DOCUMENT SHALL BE LIMITED TO THE ORIGINAL PURCHASER AND THOSE PERSONS LISTED ON THE SURVEYOR'S CERTIFICATE OF TITLE. IT IS NOT THE LIABILITY OF THE SURVEYOR OR ENTITIES WITHOUT AN EXPRESSED RE-CERTIFICATION BY THE SURVEYOR WHOSE SIGNATURE APPEARS UPON THIS SURVEY.

4) THE LOCATION AND/OR EXISTENCE OF UTILITY SERVICE LINES TO THE PROPERTY SURVEYED ARE UNKNOWN AND ARE NOT SHOWN.

5) PARCEL NUMBERS SHOWN AS THUS (4) REFERS TO DAVIDSON COUNTY TAX MAP 107-01

6) THIS PROPERTY IS CURRENTLY ZONED "IR" (INDUSTRIAL RESTRICTIVE, IS INTENDED FOR A WIDE RANGE OF LIGHT MANUFACTURING USES AT MODERATE INTENSITIES WITHIN ENCLOSED STRUCTURES).

7) THIS PARCEL DESCRIBED HEREON DOES NOT LIE WITHIN FLOOD HAZARD AREAS IN ACCORDANCE WITH "INSURANCE RATE MAP PANEL NUMBER 470337C0264 H", DATED: APRIL 05, 2017. FLOOD ZONE "X".

8) THIS PROPERTY CONTAINS 187 REGULAR PARKING SPACES AND 5 HANDICAP PARKING SPACES FOR A TOTAL OF 192 PARKING SPACES ON SITE.

9) THIS SURVEY WAS PREPARED FROM INFORMATION CONTAINED IN TITLE COMMITMENT NUMBER: 1717072CTN, DATED: MAY 23, 2017 AT 8:00 A.M., PREPARED BY: FIDELITY NATIONAL TITLE INSURANCE COMPANY.

10) COMMITMENT NUMBERS SHOWN AS THUS (#18) REFERS TO SCHEDULE B - SECTION II OF THE ABOVE REFERENCED TITLE COMMITMENT.

Property Description

Being a tract of land lying in Nashville, Davidson County, Tennessee, and being more particularly described as follows:

Beginning at an existing iron rod at the intersection of the northerly right-of-way line of Interstate 40 and the westerly right-of-way line of Dabbs Avenue, width varies;

Thence leaving the westerly right-of-way line of Dabbs Avenue with the northerly right-of-way line of Interstate 40, South 67 deg 42 min 36 sec West, 72.65 feet to an iron rod set;

Thence South 78 deg 42 min 33 sec West, 345.79 feet to an iron rod set;

Thence North 11 deg 07 min 53 sec West, 20.00 feet to an iron rod set;

Thence South 78 deg 55 min 18 sec West, 874.25 feet to an existing iron rod, at a corner common with Lot 1 of the Resubdivision of Lot 25, Revision Section 36 & Revision Section 19, Metropolitan Industrial Park, as of record in Instrument Number: 20010409-0034499, at the Register's Office for Davidson County, Tennessee, also being the property of Donald Keith Hall, as of record in Instrument Number: 20030304-0028409, at the Register's Office for Davidson County, Tennessee;

Thence leaving the northerly right-of-way line of Interstate 40, with the easterly property line of said Lot 1, North 17 deg 03 min 41 sec West, 143.13 feet to an existing pk nail;

Thence with the southerly property line of said Lot 1, North 81 deg 54 min 12 sec East, 164.69 feet to an existing iron rod, at a corner common with Lot 1 of the Metropolitan Industrial Park, Section One, as of record in Plat Book 3842, Page 91, at the Register's Office for Davidson County, Tennessee, also being the property of Richard Investors, Inc., as of record in Instrument Number: 20050919-0112160, at the Register's Office for Davidson County, Tennessee;

Thence with the southerly property line of said Lot 1, North 82 deg 07 min 14 sec East, 698.48 feet to an iron rod set;

Thence with the easterly property line of said Lot 1, North 82 deg 07 min 18 sec East, 275.39 feet to an existing iron rod;

Thence with the southerly property line of said Lot 1, North 80 deg 58 min 18 sec East, 170.48 feet to an existing iron rod in the westerly right-of-way line of Dabbs Avenue;

Thence with the westerly right-of-way line of Dabbs Avenue, South 44 deg 00 min 47 sec East, 436.55 feet to the POINT OF BEGINNING. Containing 221,866 square feet or 5.093 acres more or less.

Being the same property conveyed to 1809 Dabbs Avenue, LLC, as of record in Instrument Number: 20121220-0117634, at the Register's Office for Davidson County, Tennessee.

LOT 1
RESUBDIVISION OF LOT 25
REVISION SECTION 36 &
REVISION SECTION 19
METROPOLITAN INDUSTRIAL PARK
INST. #20010409-0034499
R.O.D.C., TN

(16)
DONALD KEITH HALL
INST. #20030304-0028409
R.O.D.C., TN

Schedule B - Section II

Item # Description

9 This property is subject to Lease, as of record in Deed Book 4375, Page 882, at the Register's Office for Davidson County, Tennessee.

10 This property is subject to Lease, as of record in Deed Book 4375, Page 150; Deed Book 4375, Page 152 and Deed Book 4375, Page 156, at the Register's Office for Davidson County, Tennessee.

11 This property is subject to Lease, as of record in Deed Book 6876, Page 430 and Deed Book 6876, Page 432, at the Register's Office for Davidson County, Tennessee.

12 This property is subject to a Renewal Lease, as of record in Deed Book 8368, Page 415, at the Register's Office for Davidson County, Tennessee.

13 This property is subject to a Memorandum of Lease, as of record in Deed Book 9739, Page 230, at the Register's Office for Davidson County, Tennessee.

14 This property is subject to a Grant of Easement, as of record in Instrument Number: 20060612-0069415, at the Register's Office for Davidson County, Tennessee. Said Easement is located along the easterly property portion of subject property.

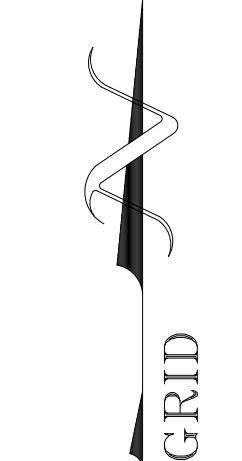
15 This property is subject to a Utility Easement, as of record in Instrument Number: 20060615-0071471, at the Register's Office for Davidson County, Tennessee.

16 This property is subject to a Property Modifications, as of record in Instrument Number: 20081112-0112005, at the Register's Office for Davidson County, Tennessee.

17 This property is subject to an Inspection and Maintenance Agreement for Private Stormwater Management, as of record in Instrument Number: 20081124-0114777, at the Register's Office for Davidson County, Tennessee.

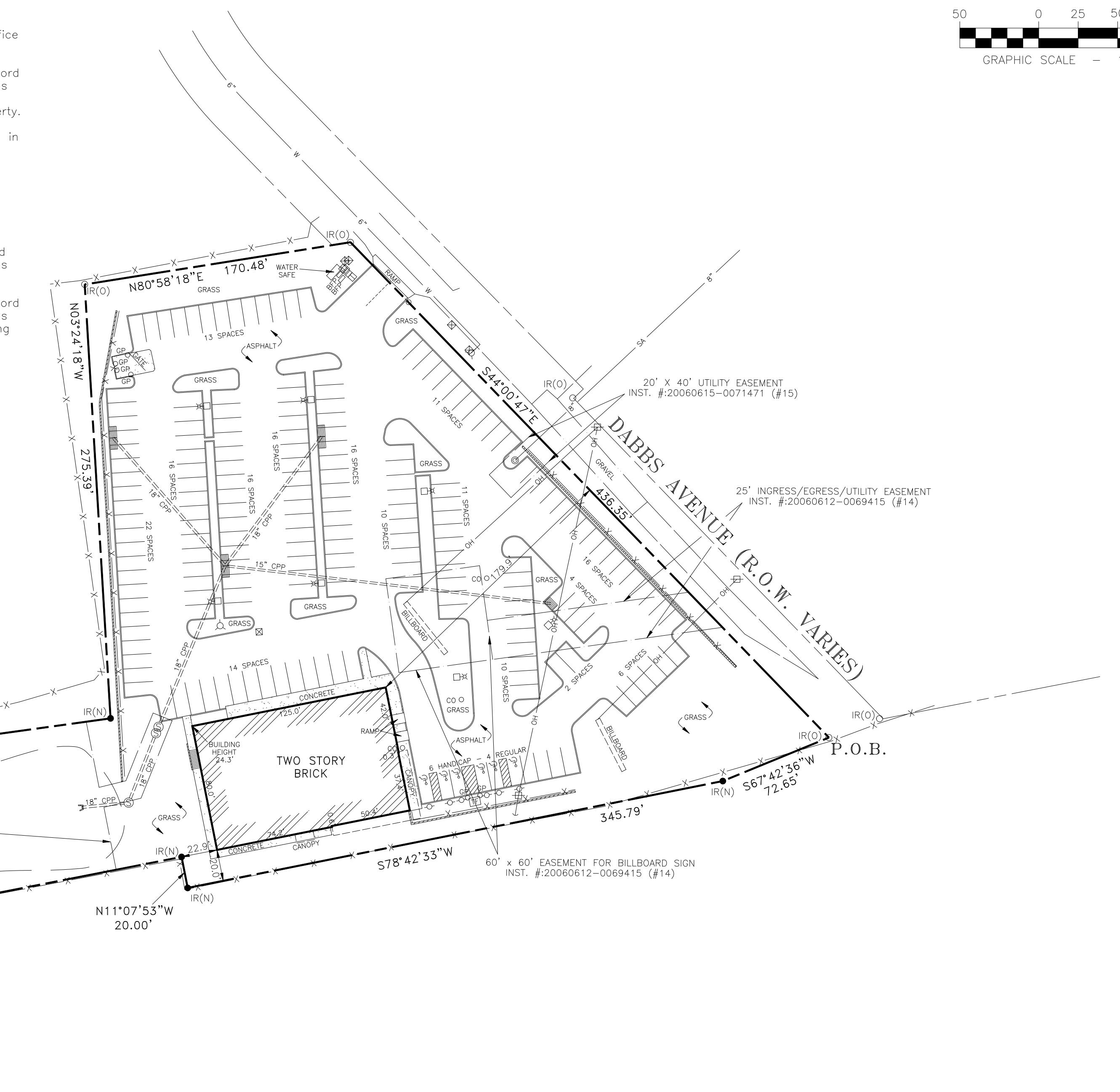
18 This property is subject to a Drainage Easement, as of record in Instrument Number: 20081124-0114819, at the Register's Office for Davidson County, Tennessee. Said easement being located in the center of subject property.

Total Area: 221,866 Sq. Ft. (5.093 Ac. ±)



STATE PLANE
COORDINATE SYSTEM

50 0 25 50 100
GRAPHIC SCALE - 1" = 50'



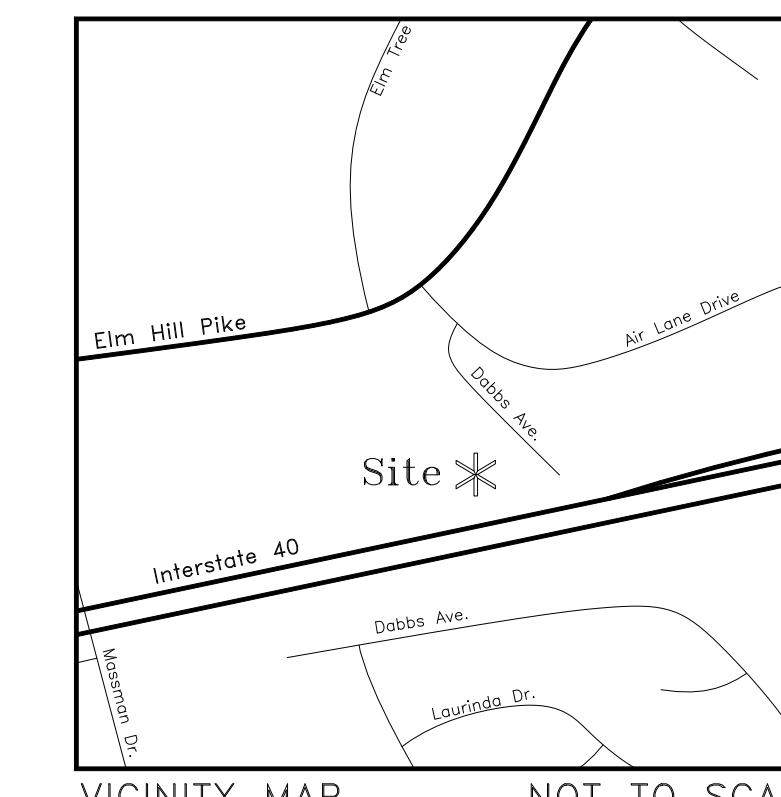
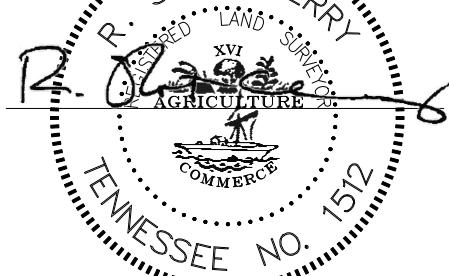
Legend

- WATER VALVE → ☒
- WATER METER → ☐
- FIRE HYDRANT → ☐
- IRON ROD NEW → ● IR(N)
- IRON ROD OLD → ○ IR(O)
- CLEAN-OUT → ○ CO
- GUARD POST → ○ GP
- TRANSFORMER → □ TF
- SIGN POST → ○
- CURB INLET → ☐
- MANHOLE → ☐
- STORM MANHOLE → ☐
- UTILITY POLE → ☐
- LIGHT POLE → ☐
- PROPERTY LINE → - - -
- EDGE OF PAVEMENT → - - -
- EASEMENT LINE → - - -
- EDGE OF GRAVEL → - - -
- EDGE OF CONC. → - - -
- WALL → - - -
- CURB → - - -
- FENCE → - - -
- OVERHEAD → - - -
- WATER LINE → - - -
- SEWER LINE → - - -
- CULVERT → - - -
- 18" R.C.P. → - - -

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 include Items 1,2,3,4,6(a),7(g),8,9,11 & 13 of Table A thereof. The field work was completed on May 15, 2017.

I hereby certify that this is a Category 1 Survey and the survey was performed in accordance with the current standards of practice for surveyors in Tennessee and the unadjusted closure is at least 1:10,000.

CHERRY LAND SURVEYING, INC.
622 WEST IRIS DRIVE
NASHVILLE, TENNESSEE 37204
(615)269-3972 FAX:(615)269-9345
E-MAIL: cherryls@comcast.net



VICINITY MAP NOT TO SCALE

ALTA/NSPS LAND TITLE SURVEY
OF
TAX MAP 107-01, PARCEL 4
INSTRUMENT #20121220-0117634
1809 DABBS AVENUE
NASHVILLE, DAVIDSON COUNTY, TENNESSEE
SCALE: 1"=50' DATED: MAY 18, 2017
REVISED: TITLE COMMITMENT DATED: MAY 30, 2017