

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, EITHER IN SERVICE OR ABANDONED. 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 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, PER "THE UNDERGROUND UTILITY DAMAGE 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 INTENT TO EXCAVATE AND ALSO TO AVOID ANY POSSIBLE HAZARD OR CONFLICT, TENNESSEE ONE CALL, 1-800-351-1111 OR TENNESSEE REGULATORY 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 IN THE SURVEYOR'S CERTIFICATE AND DOES NOT EXTEND TO ANY UNNAMED PERSON 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 47037C0264 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 03 deg 24 min 18 sec West, 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.

Schedule B - Section II

- Item # Description
- 9 This property is subject to Lease, as of record in Deed Book 3835, 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: 20081124-0114619, 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. ±)

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

(4)  
1809 DABBS AVENUE, LLC  
INST. #:20121220-0117634  
R.O.D.C., TN

LOT 1  
METROPOLITAN INDUSTRIAL PARK  
SECTION ONE  
PLAT BOOK 3842, PAGE 91  
R.O.D.C., TN

(3)  
RICHARDS INVESTORS, INC.  
INST. #:20050919-0112160  
R.O.D.C., TN

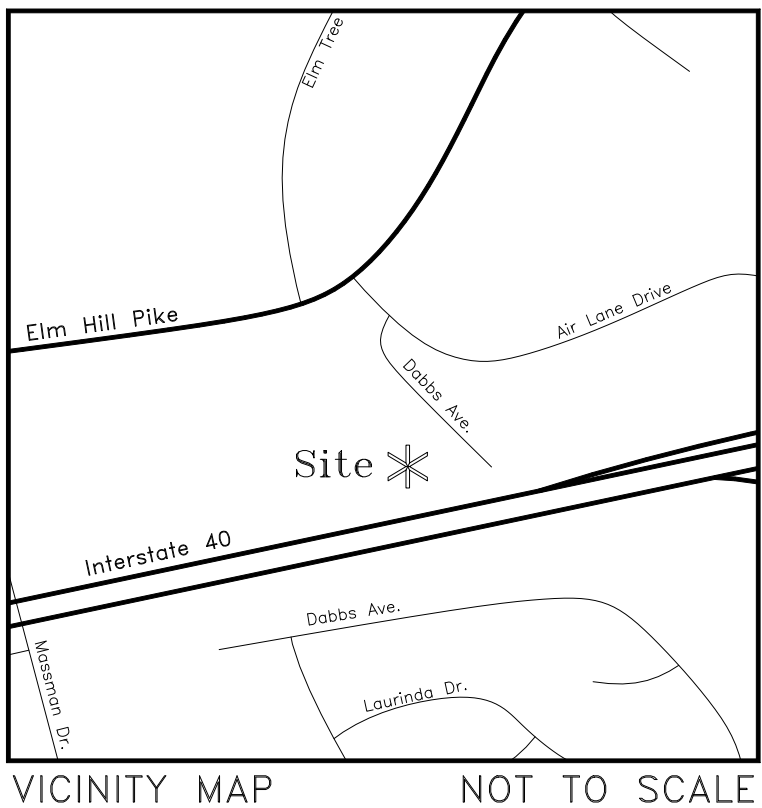
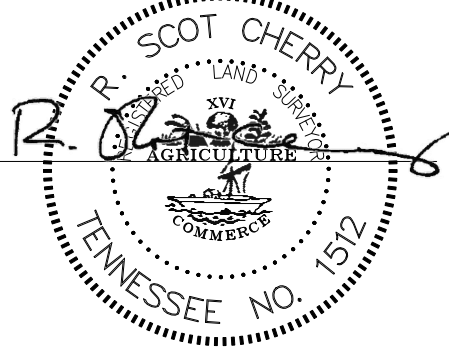
Legend

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	---

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(a),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