

ALTA/NSPS LAND TITLE & TOPOGRAPHIC SURVEY

NOTES

1. SURVEYOR'S LIABILITY FOR THE DOCUMENT SHALL BE LIMITED TO THE ORIGINAL PURCHASER AND DOES NOT EXTEND TO ANY UNNAMED PERSON OR ENTITIES WITHOUT AN EXPRESSED RE-CERTIFICATION BY WHOSE SIGNATURE APPEARS UPON THE SURVEY.
2. PARCEL NUMBERS SHOWN AS THUS (00) REFER TO TAX MAP 71-14 & 71-15, DAVIDSON COUNTY, TENNESSEE.
3. ALL DISTANCES WERE MEASURED WITH E.D.M. EQUIPMENT AND HAVE BEEN ADJUSTED FOR TEMPERATURE.
4. THE TENNESSEE STATE PLANE COORDINATE SYSTEM IS THE BASIS FOR THIS SURVEY, AND WAS ESTABLISHED USING RTK-GPS POSITIONAL DATA THAT WAS ACQUIRED ON THE DATE OF 10/07/2022 UTILIZING TRIMBLE R8S OR R10 DUAL FREQUENCY RECEIVERS. THE GRID COORDINATES OF THE SURVEY CONTROL POINT SHOWN HEREON WERE DERIVED USING A VRS NETWORK OF MULTIPLE TDOT CORS STATIONS REFERENCED TO THE NORTH AMERICAN DATUM OF 1983, NAD 83 (2011) (EPOCH 2010) GEOID 12B. THE POSITIONAL ACCURACY OF THE GPS VECTORS DOES NOT EXCEED: $H=0.2/V=0.2$. THE COMBINED GRID FACTOR OF 0.99994796 WAS CALCULATED AT SURVEY CONTROL POINT #1 AS SHOWN HEREON.
5. THE PROPERTY DOES NOT LIE WITHIN THE 100 YEAR FLOOD PLAIN AND IS DETERMINED TO BE IN ZONE "X" AS SHOWN ON FEDERAL EMERGENCY MANAGEMENT AGENCY FIRM NUMBER 47037C0234H, DATED APRIL 5TH, 2017.
6. PRIOR TO ANY CONSTRUCTION, EXCAVATION OR ANY DISTURBANCE OF THE EXISTING GROUND ELEVATION, THE OWNER AND / OR CONTRACTOR SHOULD ASSUME RESPONSIBILITY OF CONTACTING THE LOCAL UTILITY AUTHORITIES FOR EXACT LOCATION OF UNDERGROUND GAS LINES, TELEPHONE LINES, ELECTRIC CABLES, WATER LINES, ETC. TO AVOID ANY HAZARD OR CONFLICT. IN TENNESSEE, IT IS A REQUIREMENT, PER "THE UNDERGROUND UTILITY DAMAGE PREVENTION ACT", THAT ANYONE WHO ENGAGES IN EXCAVATION MUST NOTIFY ALL KNOWN UNDERGROUND UTILITY OWNERS, NO LESS THAN THREE (3) NOR MORE THAN (10) WORKING DAYS PRIOR TO THE DATE OF THEIR EXCAVATION TO AVOID ANY POSSIBLE HAZARD OR CONFLICT. DIAL 811 FOR A ONE CALL CENTER.
7. UTILITIES SHOWN WERE TAKEN FROM FIELD LOCATIONS THAT WERE APPARENT AND COPIED FROM APPROPRIATE GOVERNING AGENCIES MAPS AND ARE APPROXIMATE AT BEST. THERE MAY BE UTILITIES, THE EXISTENCE OF WHICH IS UNKNOWN TO THE SURVEYOR.
8. TOPOGRAPHIC INFORMATION WAS DERIVED BY RANDOM SHOTS PER FIELD SURVEY; CONTOUR INTERVAL IS 1'. DATUM BASED ON NAVD 88.
9. ALL DEED & PLAT REFERENCES ARE MADE TO THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE (RODC).

SITE DATA

PROPERTY LOCATED ON DAVIDSON COUNTY TAX MAP:
 MAP 71-14, PARCELS 273 - 278
 MAP 71-15, PARCELS 96 - 100

CITY: NASHVILLE
 COUNTY: DAVIDSON
 STATE: TENNESSEE
 COUNCIL DISTRICT: 5TH

SITE ADDRESS: 1312 DICKERSON PIKE
 NASHVILLE, TN 37207

OWNER: URBAN GATE PROPERTIES, LLC & ETAL
 P.O. BOX 431
 FREMONT, MI 49412
 I.N. 20200828-0097926

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	2898.00'	252.01'	251.93'	S13°34'02"W	4°58'56"

◆ SITE BM: TAGBOLT 6504-6 ON FIRE HYDRANT ON SOUTH SIDE OF LUCILE STREET NEAR NORTHEAST CORNER OF PARCEL 373
 ELEV: 507.65

◆ PROJECT BM: NAVD 88 (GPS DERIVED)

LEGEND

- PARCEL NO. (xx)
- LOT NO. (00)
- IRON ROD (OLD) (IRO)
- IRON ROD (SET) (IRO)
- IRON PIPE (OLD) (IPI)
- PROPERTY LINE (---)
- FENCE LINE (---X---
- CONTOUR LINE (---500---
- OVERHEAD POWER LINE (---OH---
- SANITARY SEWER LINE (---8" S AN---
- STORM SEWER LINE (---15" S T---
- WATER LINE (---8" W---
- GAS LINE (---2" G---
- GUARD RAIL (---O---
- ELECTRIC RISER (ER)
- ELECTRIC METER (E)
- GUY POLE (G)
- UTILITY POLE (U)
- GUY WIRE (G)
- UTILITY POLE W/ LIGHT (UL)
- SANITARY SEWER MANHOLE (SM)
- STORM SEWER MANHOLE (ST)
- CURB INLET (CI)
- CATCH BASIN (CB)
- CLEANOUT (CO)
- FIRE HYDRANT (FH)
- WATER METER (WM)
- WATER VALVE (WV)
- GAS VALVE (GV)
- SIGN POST (SP)
- CONCRETE (C)

SURVEYOR'S CERTIFICATE

To RH Acquisitions, LLC, a Missouri limited liability company, Urban Gate Properties, LLC, a Tennessee limited liability company, VanBoxel Investments, LLC, a Michigan limited liability company, Ridgehouse Companies, 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 2016 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes Items 1,2,3,4,5,8,11(a),13 & 14 of Table A thereof. The field work was completed on October 14, 2022.

Date of Plat or Map: October 17, 2022

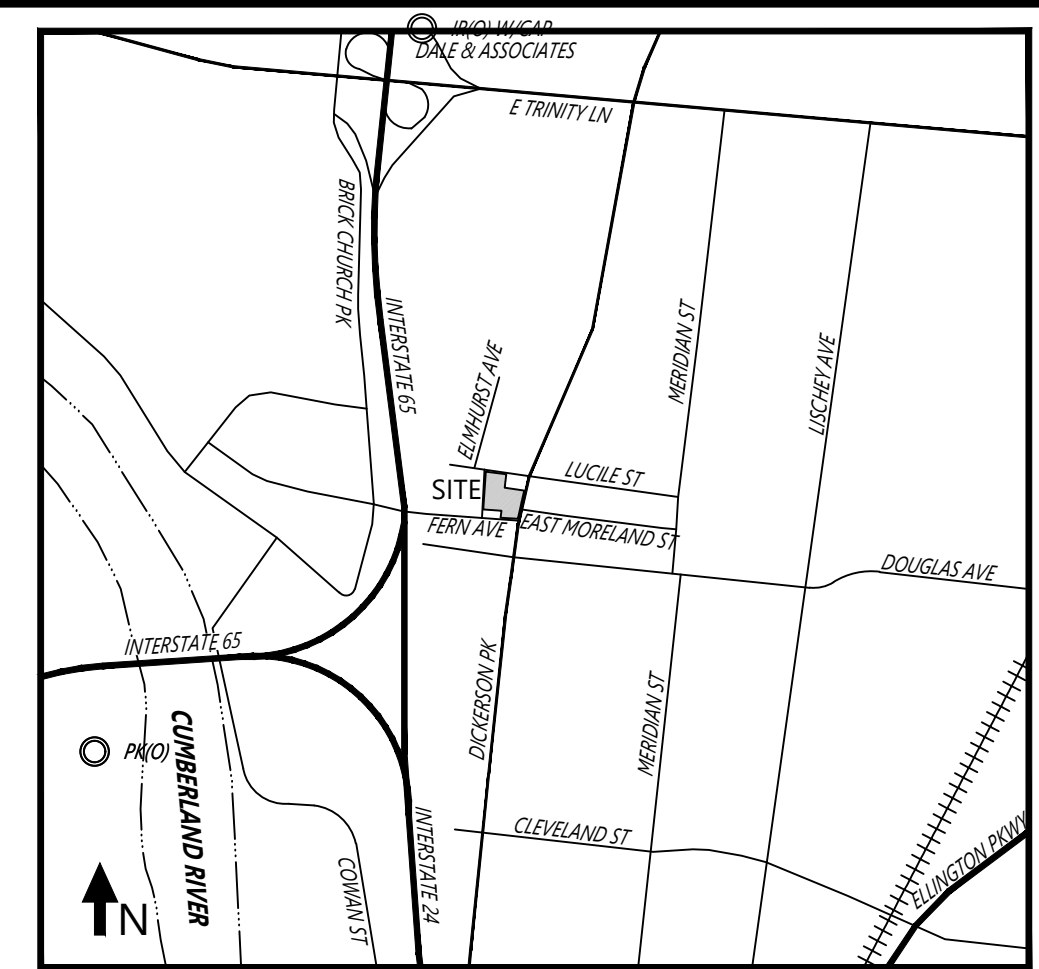
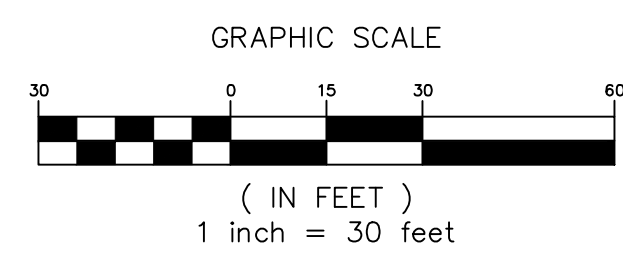
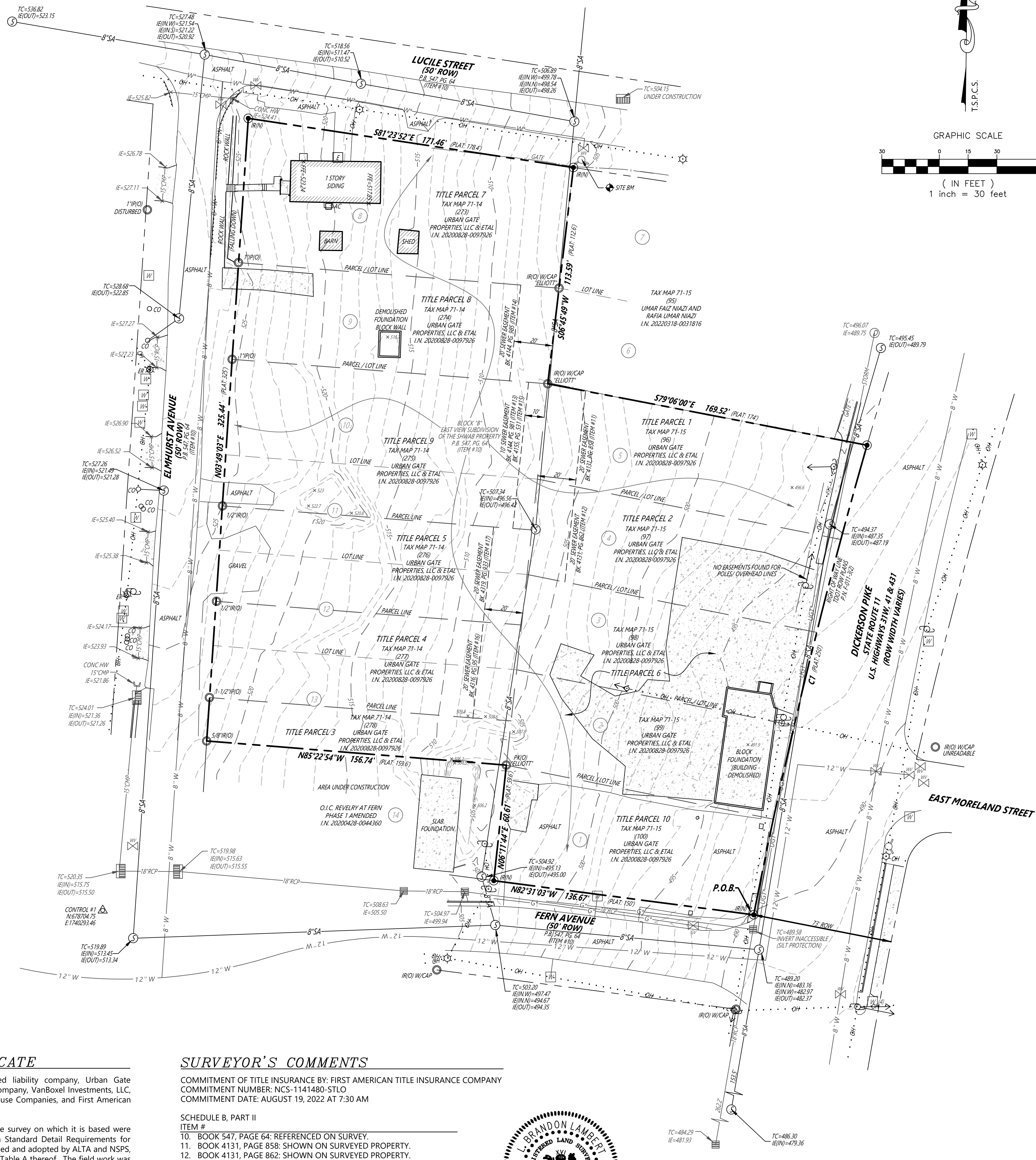
By: *L. Brandon Lambert* Date: 10/17/22
 L. Brandon Lambert, Tennessee Registered Land Surveyor No. 2828

SURVEYOR'S COMMENTS

COMMITMENT OF TITLE INSURANCE BY: FIRST AMERICAN TITLE INSURANCE COMPANY
 COMMITMENT NUMBER: NCS-1141480-STLO
 COMMITMENT DATE: AUGUST 19, 2022 AT 7:30 AM

SCHEDULE B, PART II

10. BOOK 547, PAGE 64: REFERENCED ON SURVEY.
11. BOOK 4131, PAGE 858: SHOWN ON SURVEYED PROPERTY.
12. BOOK 4131, PAGE 862: SHOWN ON SURVEYED PROPERTY.
13. BOOK 4144, PAGE 981: SHOWN ON SURVEYED PROPERTY.
14. BOOK 4144, PAGE 985: SHOWN ON SURVEYED PROPERTY.
15. BOOK 4155, PAGE 531: SHOWN ON SURVEYED PROPERTY.
16. BOOK 4316, PAGE 95: SHOWN ON SURVEYED PROPERTY.
17. BOOK 4319, PAGE 933: SHOWN ON SURVEYED PROPERTY.
18. BOOK 6696, PAGE 705: A PORTION OF THE SURVEYED PROPERTY, TITLE COMMITMENT PARCEL 6, IS DESCRIBED IN DOCUMENT, NO SURVEY MATTERS.



PROPERTY DESCRIPTION

DESCRIPTION FROM CURRENT RECORD AND PROVIDED TITLE COMMITMENT
 PARCEL 1: BEING LOT NO. 5 OF BLOCK "B" ON THE PLAN OF EASTVIEW SUBDIVISION OF THE SCHWAB PROPERTY, AS OF RECORD IN BOOK 547, PAGE 64, REGISTER'S OFFICE FOR SAID COUNTY. SAID LOT NO. 5 FRONTS 50 FEET ON THE WESTERLY SIDE OF THE DICKERSON ROAD AND RUNS BACK 130 FEET ON THE NORTHERLY LINE AND 166 FEET ON THE SOUTHERLY LINE TO A DEAD LINE, AND SHOWS 50 FEET ON SAID DEADLINE.
 PARCEL 2: BEING LOT NO. 4 OF BLOCK "B", EASTVIEW SUBDIVISION OF THE SCHWAB PROPERTY, AS OF RECORD IN BOOK 547, PAGE 64, REGISTER'S OFFICE FOR SAID COUNTY. SAID LOT NO. 4 FRONTS 50 FEET ON THE WESTERLY SIDE OF THE DICKERSON ROAD AND RUNS BACK ON THE NORTHERLY LINE 166 FEET TO A DEAD LINE AND SHOWS 50 FEET ON SAID DEADLINE.
 PARCEL 3: LAND IN DAVIDSON COUNTY, TENNESSEE, BEING THE SOUTHERLY PORTION OF LOT NO. 13 OF BLOCK "B" ON THE PLAN OF EASTVIEW SUBDIVISION OF THE SCHWAB PROPERTY, OF RECORD IN BOOK 547, PAGE 64, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE. THE SAID SOUTHERLY PORTION OF LOT NO. 13 IS LOCATED ON ELMHURST AVENUE, IS IDENTIFIED AS FIELD BOOK NO. 12DA19670, AND IS MORE FULLY DESCRIBED IN DEED OF RECORD IN BOOK 5107, PAGE 146, SAID REGISTER'S OFFICE, WHICH DESCRIPTION IS INCORPORATED HEREIN BY REFERENCE.
 PARCEL 4: BEING THE NORTH 27 FEET OF LOT NO. 13, THE SOUTH 23 FEET OF LOT NO. 12 OF BLOCK "B" ON THE PLAN OF EASTVIEW SUBDIVISION, OF RECORD IN BOOK 547, PAGE 64, REGISTER'S OFFICE FOR SAID COUNTY. SAID PARTS OF SAID LOTS ADJOIN AND FRONT 50 FOOT ON THE EASTERLY SIDE OF ELMHURST AVENUE AND RUN BACK BETWEEN PARALLEL LINES 162 FEET, MORE OR LESS, ON THE SOUTHERLY LINE AND 165 FEET, MORE OR LESS, ON THE NORTHERLY LINE TO A DEAD LINE ON WHICH THEY MEASURE 50 FEET.
 PARCEL 5: BEING THE SOUTHERLY 23 FEET OF LOT NO. 11 AND THE NORTHERLY 27 FEET OF LOT NO. 12 OF BLOCK "B" ON THE PLAN OF EAST VIEW SUBDIVISION OF THE SCHWAB PROPERTY, AS OF RECORD IN BOOK 547, PAGE 64, REGISTER'S OFFICE FOR SAID COUNTY. SAID PARTS OF LOTS NOS. 11 AND 12 FRONT TOGETHER 50 FEET ON THE EASTERLY SIDE OF ELMHURST AVENUE AND RUN BACK 163 FEET, MORE OR LESS, ON THE SOUTHERLY LINE AND 166 FEET, MORE OR LESS, ON THE NORTHERLY LINE TO A DEAD LINE, MEASURING 50 FEET THEREON.
 PARCEL 6: BEING LOT NO. 2 OF BLOCK "B" ON THE PLAN OF EAST VIEW SUBDIVISION OF THE SCHWAB PROPERTY, AS OF RECORD IN BOOK 547, PAGE 64, REGISTER'S OFFICE FOR SAID COUNTY. SAID LOT NO. 2 FRONT TOGETHER 100 FEET ON THE WESTERLY SIDE OF THE DICKERSON ROAD AND RUN BACK 162 FEET ON THE NORTHERLY LINE AND 154 FEET ON THE SOUTHERLY LINE TO A DEAD LINE, MEASURING 100 FEET THEREON.
 PARCEL 7: LOT 8, BLOCK B, EASTVIEW SUBDIVISION OF THE SCHWAB PROPERTY, AS SHOWN ON PLAT OF RECORD IN BOOK 547, PAGE 64, IN THE REGISTER'S OFFICE, DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAT REFERENCE IS HEREBY MADE FOR A MORE PARTICULAR DESCRIPTION OF SAID PROPERTY. PARCEL 8: LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 9 OF BLOCK B ON THE PLAN OF EAST VIEW SUBDIVISION OF THE SCHWAB PROPERTY OF RECORD IN BOOK 547, PAGE 64, IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION OF THE PROPERTY.
 PARCEL 9: BEING LOT NO. 10 AND THE NORTHERLY 27 FEET OF LOT NO. 11 OF BLOCK "B" ON THE PLAN OF EAST VIEW SUBDIVISION OF THE SCHWAB PROPERTY, AS OF RECORD IN BOOK 547, PAGE 64, REGISTER'S OFFICE FOR SAID COUNTY. SAID LOT NO. 10 AND PART OF LOT NO. 11 FRONT TOGETHER 77 FEET ON THE EASTERLY SIDE OF ELMHURST AVENUE AND EXTENDS BACK 166 FEET, MORE OR LESS, ON THE SOUTHERLY LINE AND 171 FEET 6 INCHES ON THE NORTHERLY LINE TO A DEAD LINE, MEASURING 77 FEET THEREON.
 PARCEL 10: LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 1 ON THE PLAN OF BLOCK "B" ON THE PLAN OF EASTVIEW SUBDIVISION OF THE SCHWAB PROPERTY, AS OF RECORD IN BOOK 547, PAGE 64, IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE. SAID LOT NO. 1 FRONTS 50 FEET ON THE WESTERLY SIDE OF DICKERSON ROAD AND RUNS BACK 154 FEET ON THE NORTHERLY SIDE AND 150 FEET ON THE SOUTHERLY LINE WITH THE NORTHERLY MARGIN OF EASTMORELAND AVENUE TO A DEADLINE MEASURING 59 FEET 6 INCHES THEREON.

DESCRIPTION FROM PERFORMED SURVEY

Being a tract of land lying in the 5th District of Davidson County, Nashville, Tennessee, and being Lots 8, 9, 10, 11, 12 and 13 and portions of Lots 1, 2, 3, 4 and 5 of Block B of East View Subdivision of the Schwab Property, as recorded in Plat Book 547, Page 64, Register's Office of Davidson County, Tennessee (RODC). Said tract being bounded on the south by the northern right of way (ROW) of Fern Avenue and by Lot 14 of said East View Subdivision, said Lot 14 being O.I.C. Revelly at Fern, Phase 1 Amended, as recorded in Instrument Number 20200428-0044360, RODC, bounded on the west by the eastern ROW of Elmhurst Avenue, bounded on the north by the southern ROW of Lucile Street, and bounded on the east by Lots 7 and 6 of said East View Subdivision, said Lots 7 and 6 being Umar Faiz Niazi and Rafia Umar Niazi as recorded in Instrument Number 20220318-0031816, RODC, and by the western ROW of Dickerson Pike (State Route 11, United States Highways 31W, 41 and 431). Said tract being more particularly described as follows:

POINT OF BEGINNING being a point lying on the northwest ROW intersection of said Fern Avenue and said Dickerson Pike; thence with said northern ROW of Fern Avenue North 82°31'03" West 136.67 feet to a point; thence leaving said ROW of Fern Avenue and with the common line of said O.I.C. Revelly at Fern with the following: North 06°11'44" East 60.61 feet to a found p.k. nail with "ELLIOTT" washer; thence North 85°22'54" West 156.74 feet to a found 5/8" iron rod lying on said eastern ROW of Elmhurst Avenue; thence with said ROW of Elmhurst Avenue North 03°49'03" East 325.44 feet to a point lying on said southern ROW of Lucile Street; thence with said ROW of Lucile Street South 81°23'52" East 171.46 feet to a point; thence leaving said ROW of Lucile Street and with the common line of said Niazi with the following: South 06°45'49" West 113.59 feet to a found iron rod with "ELLIOTT" cap; thence South 79°06'00" East 169.52 feet to a point lying on said western ROW of Dickerson Pike; thence with said ROW of Dickerson Pike with a curve to the left having an arc length of 252.01 feet, a central angle of 04°58'56", a radius of 2,898.00 feet, and having a chord bearing and distance of South 13°34'02" West 251.93 feet to the point of beginning.

Tract contains 90,937 square feet or 2.09 acres.
 Bearings based on Tennessee State Plane Coordinate System.



CHASTAIN SKILLMAN
 215 CENTERVIEW DRIVE
 SUITE #113
 BRENTWOOD, TN 37027
 (615) 846-1402
 C.A. NO. 282

DESCRIPTION	DATE	NUMBER

RIDGEHOUSE COMPANIES
 1312 DICKERSON PIKE
 TAX MAP 71-14, PARCELS 273 - 278
 TAX MAP 71-15, PARCELS 96 - 100
 NASHVILLE, DAVIDSON COUNTY, TENNESSEE

FIELD BY: H. ALBAN
 DATE OF SURVEY: 10/17/22

PROJECT NUMBER: 1035602
 SHEET NUMBER: