

TR I-0.597 ACRES
 TR II-6.84 ACRES
 TOTAL AREA
 TR II-7.44 ACRES

NOT INCLUDED
 OUTPARCEL NO. 1
 TWIN PARTNERSHIP
 (ADVANCE AUTO)
 TAX MAP 200 "G" PARCEL 030
 D.B. 170 PG. 67

NOT INCLUDED
 OUTPARCEL NO. 2
 THOMAS G. JOHNSON JR.
 (ARDYS)
 TAX MAP 200 "G" PARCEL 029
 D.B. 291 PG. 319

SAMUEL TRASLEY
 TAX MAP 200 "G" PARCEL 028
 D.B. 293 PG. 74

403 PROPERTIES
 TAX MAP 200 "G" PARCEL 027
 D.B. 306 PG. 684

DEBRA HENSLEY
 TAX MAP 200 "G" PARCEL 032
 D.B. 345 PG. 114

- NOTES:
- CORNERS MARKED AS SHOWN.
 - DEED REFERENCE D.B. 377 PAGE 343 & D.B. 370 PAGE 686.
 - CLT TAX MAP NO. 20-D GROUP D PARCEL 031 & 036.
 - REFERENCE FLOOR SIZING & LUNCH SURVEY BEARING PROJECT NO. 1384 AND 1384-AH.
 - THIS PROPERTY IS ZONED D-3 (HIGHWAY COMMERCIAL) MINIMUM SETBACKS (S) AS FOLLOWS:
 FRONT: 10
 REAR: 25
 SIDE: 10 (1-STORY)
 - 28 FT. ACCESS AND EGRESS EASEMENT AND PARKING EASEMENT ON TRACT I SOUTH FROM SURVEY AND DESCRIPTION BY SHAW MOUNTAIN LAND SURVEYING INC. 9/15/2004 (NOT RECORDED).

LEGAL DESCRIPTION SITUATED IN District No. 2 of Loudon County, Tennessee, within the limits of Lenoir City, Tennessee, and being more particularly described as follows:

TO LOCATE THE FRONT OF BEGINNING, commence at an iron pin located at the intersection of the Eastern right-of-way line of State Highway 95 and the Southern right-of-way line of Hill Road; thence with said Eastern right-of-way line South 10 deg. 36 min. 24 sec. East, 182.25 feet to an existing iron pin (5/8" rebar) marking the POINT OF BEGINNING; thence with said Southern right-of-way line of Hill Road, the following four calls:
 South 04 deg. 06 min. 19 sec. East, 85.18 feet to an iron pin (1/2" rebar); thence South 03 deg. 45 min. 35 sec. East, 39.07 feet to an iron pin; thence South 09 deg. 40 min. 29 sec. East, 28.03 feet to an iron pin; thence South 10 deg. 11 min. 44 sec. East, 419.11 feet to an iron pin in the northern right-of-way of Hill Road; thence with said right-of-way South 53 deg. 53 min. 21 sec. West, 537.70 feet to an iron pin (1" rebar); said pin also being the southeastern corner of 403 Properties (Deed Book 306 Page 584 as recorded in the Loudon County Register's Office); thence with said Properties North 36 deg. 12 min. 53 sec. West, 149.01 feet to an iron pin, said pin being the northeastern corner of said Properties and the southeast corner of Samuel Trasley (Deed Book 293 Page 74 as recorded in the Loudon County Register's Office); thence with Trasley the following three calls:
 North 15 deg. 39 min. 59 sec. West, 120.07 feet to an iron pin; thence North 4 deg. 23 min. 19 sec. West, 18.56 feet to an iron pin; thence South 70 deg. 52 min. 30 sec. West, 117.32 feet to an existing iron pin (5/8" rebar); said pin being the southeastern corner of Thomas G. Johnson Jr. (Ardis) (Deed Book 291 Page 319 as recorded in the Loudon County Register's Office); thence with Johnson Jr. the following two calls:
 North 14 deg. 30 min. 00 sec. West, 237.71 feet to an existing iron pin (5/8" rebar); thence South 75 deg. 30 min. 00 sec. West, 148.84 feet to an existing iron pin (5/8" rebar).

in the Eastern right-of-way of State Highway 95, thence with said right-of-way line North 10 deg. 30 min. 24 sec. West, 60.15 feet to the iron pin marking the point of BEGINNING, as shown by a survey of Lynch Surveys LLC, and containing 6.84 acres. TOGETHER WITH NON-EXCLUSIVE EASEMENTS established under "Declarations of Easements, Covenants and Restrictions", dated as of October 26, 1997, and filed in Trust Book 230, Page 428, in the Office of the Loudon County Register of Deeds.



LEGAL DESCRIPTION-TRACT I

SITUATED in the Second Civil District of Loudon County, Tennessee, and being in the corporate limits of the City of Lenoir City and being more particularly described as follows:

Beginning at an iron pin in the northwest corner of Lot 2 of the Subdivision of Wendy's International Inc. as recorded in plat cabinet F slide 180 in the Loudon County Register's Office, said pin also being at the southern line of 403 Properties (Deed Book 306 Page 584 as recorded in the Loudon County Register's Office); thence with the line of Wendy's International Inc. and 403 Properties North 53 deg. 53 min. 21 sec. East, 48.97 feet to an iron pin (1" rebar), said pin also being the southeast corner of 403 Properties and southeast corner of Twin Lakes Center (Deed Book 377 Page 643 as recorded in the Loudon County Register's Office); thence leaving 403 Properties and with the line of Wendy's International Inc. and Twin Lakes Center North 53 deg. 53 min. 21 sec. East, 86.19 feet to an existing iron pin in the northwest corner right-of-way of Hill Road; thence leaving Twin Lakes Center and with said right-of-way South 34 deg. 56 min. 47 sec. East, 15.81 feet to an existing pin; thence with said right-of-way and the western line of Debra Hensley (Deed Book 345 Page 114 as recorded in the Loudon County Register's Office) South 35 deg. 46 min. 23 sec. East, 178.97 feet to an existing iron pin in the northeast corner of Debra Hensley (Deed Book 328 Page 458 as recorded in the Loudon County Register's Office); thence leaving Debra Hensley and with the northern line of Debra Hensley South 80 deg. 40 min. 27 sec. West, 145.36 feet to an existing iron pin, said pin also being the southeast corner of Lot 1 of the Subdivision of Wendy's International Inc. thence leaving Wendy's International Inc. with the eastern line of said lot North 32 deg. 42 min. 48 sec. West, 177.67 feet to the point of Beginning containing 0.60 acres more or less as shown by a survey of Lynch Surveys LLC, bearing the drawing number 2759-2 as dated 12/2/2015.

Subject to a 28-foot wide driveway ingress and egress easement as shown on survey by Howard Dewee TM R.L.S. No. 1308 drawing No. 95199-ESM-R dated 11/12/2004.

Subject to a parking easement as shown on platSM-R dated 11/12/2004.

TITLE COMMITMENT, CHICAGO TITLE INSURANCE COMPANY
 NO. 1514333CTM OCTOBER 10, 2015
 SCHEDULE B - Section 8
 Exceptions:

1. Defects, liens, encumbrances, adverse claims or other matters, if any, created, filed appearing in the public records or affecting subsequent to the effective date named but prior to the date for proposed insured against for value of record fee or interest or mortgage finance covered by this Commitment.
2. Rights or claims of parties in possession not shown by the public records.
3. Any encroachment, occupation, violation, variation, or adverse circumstance affecting the title that would be detected by an accurate and complete land survey of the land.
4. Easements, or claims of easements, not shown by the public records.
5. Any lien, or right to a lien, for services, labor, or material heretofore or hereafter furnished, imposed by law and not shown by the public records.
6. Taxes or special assessments which are not shown on existing taxes by the public records.
7. If improvements are completed after January 1 of any year, and the law, pursuant to TCA 67-5-300 and TCA 67-5-803, requires supplemental assessment for the year in which improvements are completed, the company assumes no liability for taxes assessed by collector or supplemental assessment.
8. Taxes for the year 2015 or less, due and payable, but not yet delinquent.
9. Subject to all matters shown on the Plan of record in Plat Cabinet F, Slide 181, Register's Office for Loudon County, Tennessee. (Tract I)
10. Restrictions as set forth in Deed recorded in Book 0377, Page 211, Register's Office for Loudon County, Tennessee. (Tract I)
11. Declaration of Easements, Covenants and Restrictions of record in Trust Book 230, Page 428, Register's Office for Loudon County, Tennessee. (Tract I)
12. Right of Way Easement of record in Trust Book 230, Page 428, Register's Office for Loudon County, Tennessee. Deed record account over all common areas. (Tract I)
13. Terms and Provisions of Memorandum of Understanding and between Twin Lakes Center Partnership, a Tennessee general partnership, Lombard, and White Stores, Inc., a Tennessee corporation, Tenant, of record in Trust Book 222, Page 626, Register's Office for Loudon County, Tennessee. (Tract I)
14. Lease Assignment, of record in Trust Book 273, Page 386, Register's Office for Loudon County, Tennessee.
15. Rights of tenants, as tenants only, under recorded or unrecorded leases. (Tract I)
16. Acreage content of the subject property is not hereby insured. Reference to acreage is left in the description merely for convenience in identifying the tract. (Tract I)
17. Restrictions as contained in deed from Lenoir City Company of record in Deed Book 36, Page 286; Deed Book 36, Page 285; Deed Book 45, Book 80 and Deed Book 37, Page 375, Register's Office for Loudon County, Tennessee.

SURVEYOR'S CERTIFICATE

This is to certify that the land shown on this ALTA/ACSM Land Title Survey of Twin Lakes Center, Lenoir City, Tennessee, District 2, Loudon County, dated December 1, 2015, by Richard S. Lynck, Registered No. 1441, of Lynch Land Surveys, LLC (the "Survey"), using instruments filed in the field in the same county described Exhibit A, is a true and correct representation of the land shown on the plat.

Date: 12/02/15
 Signature: *Richard S. Lynck*
 Registered No. 1441

SURVEYOR'S CERTIFICATE

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Date: 12/02/15
 Signature: *Richard S. Lynck*
 Registered No. 1441

SURVEYOR'S CERTIFICATE

CHIANG CHIAO CHEN, LLC
 Chicago Title Insurance Company
 Commercial Trust Fund, in Succession with Assignee/Trustee

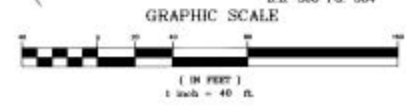
The undersigned, being a registered surveyor of the State of Tennessee, certifies that this is a true and correct copy of the survey on which this land title survey is based and was made in accordance with the 2011 Minimum Standard Detail Requirements for Land Surveys of the State of Tennessee, promulgated and adopted by the ASLS and NRS, and includes Items 1, 2, 3, 4, 6, 8, 9, 10, 11, 12, 13, 14, 15, and 20 of the "List of Items" of the said requirements, and that the survey was completed on 12/02/15.

Date: 12/02/15
 Signature: *Richard S. Lynck*
 Registered No. 1441



SYMBOL LEGEND

	GAS METER		POWER & TELE POLE
	WATER METER		DRAIN INLET
	SANITARY MANHOLE		TYE POLE
	WATER VALVE		FIRE HYDRANT
	GAS VALVE		CATCH BASIN
	LIGHT POLE		CLEAN OUT
	GUY WIRE		TYE RIDER
	SERVICE POLE		SIGN
	SANITARY SEWER LINE		STORM SEWER LINE
	POWER & TELE		TELEPHONE LINE
	CURB		



LYNCH SURVEYS LLC
 SUBDIVISIONS | AS-BUILTS | SITE DESIGN
 4405 COSTER RD. KNOXVILLE, TENN. 37912
 865-584-2630 FAX: 865-584-2801 WWW.LYNCHSURVEY.COM

REVISIONS	
DRAWN BY: K.L.W.	1 Updated 2/26/01
CHECKED BY: R.S.L.	2 Updated 12/02/15
APPROVED BY: R.S.L.	3
SCALE: 1" = 40'	4
DATE: 12/02/2015	5

FOR: TNJ PROPERTIES, LLC
 c/o C.J. Lombardo
 335 Main St
 Hackensack, NJ 07601

TWIN LAKES CENTER
 LENOIR CITY, TENNESSEE
 DISTRICT 2, LOUDON COUNTY

PROJECT NO.
 2759-2