

**1 TITLE DESCRIPTION**

TRACT 1:  
BEGINNING AT AN IRON PIN WHICH IS THE NORTHEASTERN MOST POINT OF LOT 1 OF THE KLM SUBDIVISION, AS SHOWN BY PLAT OF RECORD IN PLAT BOOK 16 PAGE 31 IN THE REGISTER'S OFFICE FOR WASHINGTON COUNTY, TENNESSEE AT JONESBOROUGH, SAID IRON PIN BEING THE EASTERN MOST CORNER OF MEREDITH AND IN THE LINE OF COWAN;  
THENCE WITH THE LINE OF COWAN SOUTH 36 DEGREES 7 MINUTES 0 SECONDS EAST, A DISTANCE OF 293.99 FEET TO AN IRON PIN;  
THENCE SOUTH 32 DEGREES 52 MINUTES 0 SECONDS EAST, A DISTANCE OF 249.70 FEET TO AN IRON PIN;  
THENCE SOUTH 33 DEGREES 39 MINUTES 0 SECONDS EAST, A DISTANCE OF 28.65 FEET TO AN IRON PIN IN THE MARGIN OF KLM DRIVE;  
THENCE WITH THE MARGIN OF KLM DRIVE THE FOLLOWING FIVE COURSES AND DISTANCES: SOUTH 56 DEGREES 21 MINUTES 0 SECONDS WEST, A DISTANCE OF 62.86 FEET TO AN IRON PIN;  
THENCE WITH A CURVE TO THE RIGHT HAVING A RADIUS OF 105.50 FEET, AN ARC DISTANCE OF 15.00 FEET TO AN IRON PIN;  
THENCE SOUTH 64 DEGREES 29 MINUTES 47 SECONDS WEST, A DISTANCE OF 109.09 FEET TO AN IRON PIN;  
THENCE WITH A CURVE TO THE RIGHT HAVING A RADIUS OF 102.50 FEET, AN ARC DISTANCE OF 141.39 FEET TO AN IRON PIN;  
THENCE NORTH 36 DEGREES 28 MINUTES 0 SECONDS WEST, A DISTANCE OF 697.73 FEET TO A POINT IN THE RIGHT OF WAY FOR STATE ROUTE 354 (BOONES CREEK ROAD);  
THENCE WITH A CURVE TO THE LEFT HAVING A RADIUS OF 160.50 FEET, AN ARC DISTANCE OF 22.82 FEET TO A POINT CORNER TO MEREDITH;  
THENCE WITH THE LINE OF MEREDITH SOUTH 38 DEGREES 30 MINUTES 30 SECONDS EAST, A DISTANCE OF 254.70 FEET TO AN IRON PIN;  
THENCE NORTH 53 DEGREES 20 MINUTES 0 SECONDS EAST, A DISTANCE OF 202.60 FEET TO THE POINT OF BEGINNING AND BEING THE MAJORITY OF LOT 1 OF THE KLM SUBDIVISION AS SHOWN BY SURVEY DRAWN BY WILLIAM J. HUFFMAN, SURVEYOR, DATED FEBRUARY 11, 2002. REFERENCE IS ALSO MADE TO A MAP OR PLAT OF SAID SUBDIVISION OF RECORD IN PLAT BOOK 16 PAGE 31 IN THE REGISTER'S OFFICE FOR WASHINGTON COUNTY, TENNESSEE AT JONESBOROUGH.  
TRACT 2:  
BEING ALL OF LOT 2 OF THE KLM SUBDIVISION AS SHOWN BY PLAT RECORDED IN PLAT BOOK 16 PAGE 31 IN THE REGISTER'S OFFICE FOR WASHINGTON COUNTY, TENNESSEE AT JONESBOROUGH, TO WHICH REFERENCE IS HERE MADE FOR A MORE COMPLETE DESCRIPTION.  
BEING THE SAME PROPERTY CONVEYED TO DARRELL J. FERRIGNO, BY DEED FROM KLM PARTNERS, LLC, OF RECORD IN ROLL 299, IMAGE 2105, IN THE REGISTER'S OFFICE OF WASHINGTON COUNTY, TENNESSEE, THE SAID DARRELL J. FERRIGNO HAVING SINCE DECEASED, AS EVIDENCED BY LAST WILL AND TESTAMENT OF DARRELL JAY FERRIGNO, IN WILL BOOK 383, PAGE 191, SAID REGISTER'S OFFICE.  
THIS SURVEY AND LEGAL DESCRIPTION ARE THE SAME AS THAT SHOWN ON A TITLE REPORT PREPARED BY FIRST AMERICAN TITLE INSURANCE COMPANY, COMMITMENT NUMBER: NCS-1021476-NAS, COMMITMENT DATE 07/31/2020.

**2 TITLE INFORMATION**

THIS SURVEY AND LEGAL DESCRIPTION ARE THE SAME AS THAT SHOWN ON A TITLE REPORT PREPARED BY FIRST AMERICAN TITLE INSURANCE COMPANY, COMMITMENT NUMBER: NCS-1021476-NAS, COMMITMENT DATE 07/31/2020.

**5 FLOOD INFORMATION**

BY SCALING AND GRAPHIC PLOTTING ONLY, THE SUBJECT PROPERTY LIES WITHIN ZONES "X", "X500", "AE" & "AE FLOODWAY" OF THE FLOOD INSURANCE RATE MAP FOR WASHINGTON COUNTY, TENNESSEE, COMMUNITY-PANEL OR MAP NUMBER 07179C 0088D, BEARING AN EFFECTIVE DATE OF 09/29/2006. NO FIELD SURVEY WAS PERFORMED TO DETERMINE THIS ZONE AND AN ELEVATION CERTIFICATE MAY BE NEEDED TO VERIFY THIS DETERMINATION OR APPLY FOR A VARIANCE FROM THE FEDERAL EMERGENCY MANAGEMENT AGENCY. RELEVANT ZONES ARE DEFINED ON SAID MAP AS FOLLOWS:  
ZONE "X" = AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN.  
ZONE "X500" = AREA OF MODERATE FLOOD HAZARD, USUALLY THE AREA BETWEEN THE LIMITS OF THE 100-YEAR AND 500-YEAR FLOODS. ARE ALSO USED TO DESIGNATE BASE FLOODPLAINS OF LESSER HAZARDS, SUCH AS AREAS PROTECTED BY LEVEES FROM 100-YEAR FLOOD, OR SHALLOW FLOODING AREAS WITH AVERAGE DEPTHS OF LESS THAN ONE FOOT OR DRAINAGE AREAS LESS THAN 1 SQUARE MILE.  
ZONE "AE" = THE BASE FLOODPLAIN WHERE BASE FLOOD ELEVATIONS ARE PROVIDED. AE ZONES ARE NOW USED ON NEW FORMAT FIRMS INSTEAD OF A1-A30 ZONES.  
ZONE "AE (FLOODWAY)" = THE FLOODWAY IS THE CHANNEL OF A STREAM PLUS ANY ADJACENT FLOODPLAIN AREAS THAT MUST BE KEPT FREE OF ENCROACHMENT SO THAT THE 1% ANNUAL CHANCE FLOOD CAN BE CARRIED WITHOUT SUBSTANTIAL INCREASES IN FLOOD HEIGHTS.

**3 SCHEDULE "B" ITEMS**

**NOTES CORRESPONDING TO SCHEDULE "B" SECTION TWO EXCEPTIONS:**

- 1 (A) TAXES OR ASSESSMENTS THAT ARE NOT SHOWN AS EXISTING LIENS BY THE RECORDS OF ANY TAXING AUTHORITY THAT LEVIES TAXES OR ASSESSMENTS ON REAL PROPERTY OR BY THE PUBLIC RECORDS; (B) PROCEEDINGS BY A PUBLIC AGENCY THAT MAY RESULT IN TAXES OR ASSESSMENTS, OR NOTICES OF SUCH PROCEEDINGS, WHETHER OR NOT SHOWN BY THE RECORDS OF SUCH AGENCY OR BY THE PUBLIC RECORDS. **(NON-SURVEY RELATED ITEM)**
- 2 ANY FACTS, RIGHTS, INTEREST OR CLAIMS THAT ARE NOT SHOWN BY THE PUBLIC RECORDS BUT THAT COULD BE ASCERTAINED BY AN INSPECTION OF THE LAND OR THAT MAY BE ASSERTED BY PERSONS IN POSSESSION OF THE LAND. **(NON-SURVEY RELATED ITEM)**
- 3 EASEMENTS, LIENS OR ENCUMBRANCES OR CLAIMS THEREOF, NOT SHOWN BY THE PUBLIC RECORD. **(NON-SURVEY RELATED ITEM)**
- 4 ANY ENCROACHMENT, ENCUMBRANCES, VIOLATIONS, VARIATIONS, OR ADVERSE CIRCUMSTANCE AFFECTING THE TITLE THAT WOULD BE DISCLOSED BY AN ACCURATE AND COMPLETE LAND SURVEY OF THE LAND AND NOT SHOWN BY THE PUBLIC RECORDS.
- 5 ANY CLAIM TO OIL, GAS, MINERALS, AND ALL RIGHTS INCIDENT THERETO, PREVIOUSLY CONVEYED, TRANSFERRED, LEASED OR RESERVED. **(NON-SURVEY RELATED ITEM)**
- 6 ANY DEFECT, LIEN, ENCUMBRANCE, ADVERSE CLAIM, OR OTHER MATTER THAT APPEARS FOR THE FIRST TIME IN THE PUBLIC RECORDS OR IS CREATED, ATTACHED, OR IS DISCLOSED BETWEEN THE COMMITMENT DATE AND THE DATE ON WHICH ALL OF THE SCHEDULE B, PART I REQUIREMENTS ARE MET. **(NON-SURVEY RELATED ITEM)**
- 7 ANY LIEN OR RIGHT TO A LIEN FOR SERVICES, LABOR, MATERIAL OR EQUIPMENT, UNLESS SUCH LIEN IS SHOWN BY THE PUBLIC RECORDS AT DATE OF POLICY AND NOT OTHERWISE EXCEPTED FROM COVERAGE HEREIN. **(NON-SURVEY RELATED ITEM)**
- 8 NO INSURANCE IS AFFORDED AS TO THE ACREAGE OR SQUARE FOOTAGE CONTAINED IN THE LAND. **(NON-SURVEY RELATED ITEM)**
- 9 TAXES AND ASSESSMENTS FOR THE YEAR 2020 AND SUBSEQUENT YEARS, NOT YET DUE AND PAYABLE. TAX IDENTIFICATION NO. 21-79-00; 2019 WASHINGTON COUNTY TAXES ARE PAID IN THE AMOUNT OF \$17,973.14. TAX IDENTIFICATION NO. 21-79-00; 2019 JOHNSON CITY CITY TAXES ARE PAID IN THE AMOUNT OF \$14,285.00. TAX IDENTIFICATION NO. 21-79-01; 2019 WASHINGTON COUNTY TAXES ARE PAID IN THE AMOUNT OF \$8,509.70. TAX IDENTIFICATION NO. 21-79-01; 2019 JOHNSON CITY CITY TAXES ARE PAID IN THE AMOUNT OF \$6,768.00. **(NON-SURVEY RELATED ITEM)**
- 10 ALL MATTERS SHOWN ON PLAT(S) OF RECORD IN **PLAT BOOK 16, PAGE 31**, IN THE REGISTER'S OFFICE OF WASHINGTON COUNTY, TENNESSEE. **(15' WIDE R.O.W. EASEMENT, AFFECTS, PLOTTED AS SHOWN) (15' WIDE DRAINAGE EASEMENT, AFFECTS, PLOTTED AS SHOWN) (15' WIDE SANITARY EASEMENT, AFFECTS, PLOTTED AS SHOWN) (7.5' WIDE UTILITY & DRAINAGE EASEMENT ALONG ALL PROPERTY LINES, AFFECTS, PLOTTED AS SHOWN)**
- 11 TERMS AND PROVISIONS OF LEASE, BY AND BETWEEN DARRELL J. FERRIGNO D/B/A BOONES CREEK CORPORATE PARK AND STATE OF TENNESSEE, OF RECORD IN **ROLL 928, IMAGE 200**, IN THE REGISTER'S OFFICE OF WASHINGTON COUNTY, TENNESSEE. **(NON-SURVEY RELATED ITEM)**
- 12 MATTERS CONTAINED IN DEED OF RECORD IN **ROLL 249, IMAGE 1075**, IN THE REGISTER'S OFFICE OF WASHINGTON COUNTY, TENNESSEE. **(PERMANENT DRAINAGE EASEMENT, AFFECT NOT DETERMINED, EASEMENT DESCRIPTION INDETERMINATE) (SLOPE EASEMENT, AFFECT NOT DETERMINED, EASEMENT DESCRIPTION INDETERMINATE) (CONSTRUCTION EASEMENT, AFFECT NOT DETERMINED, EASEMENT DESCRIPTION INDETERMINATE) (AFFECT NOT DETERMINED, UNDERLYING HIGHWAY MAPS REQUESTED)**
- 13 MATTERS CONTAINED IN DEED OF RECORD IN **ROLL 82, IMAGE 2239**, IN THE REGISTER'S OFFICE OF WASHINGTON COUNTY, TENNESSEE. **(DESCRIBES SUBJECT PROPERTY DEPICTED HEREON)**
- 14 TERMS AND PROVISIONS OF RIGHT OF WAY EASEMENT, BY AND BETWEEN N.D. KIRKPATRICK AND CITY OF JOHNSON CITY, TENNESSEE, ITS SUCCESSORS AND ASSIGNS, OF RECORD IN MISC. **BOOK 18, PAGE 605**, IN THE REGISTER'S OFFICE OF WASHINGTON COUNTY, TENNESSEE. **(AFFECT NOT DETERMINED, EASEMENT DESCRIPTION BASED ON PROPERTY OWNERSHIP THAT NO LONGER EXISTS)**
- 15 TERMS AND PROVISIONS OF RIGHT OF WAY EASEMENT, BY AND BETWEEN N.D. KIRKPATRICK AND CITY OF JOHNSON CITY, TENNESSEE (JOHNSON CITY POWER BOARD), ITS SUCCESSORS AND ASSIGNS, OF RECORD IN MISC. **BOOK 19, PAGE 160**, IN THE REGISTER'S OFFICE OF WASHINGTON COUNTY, TENNESSEE. **(AFFECT NOT DETERMINED, EASEMENT DESCRIPTION BASED ON PROPERTY OWNERSHIP THAT NO LONGER EXISTS)**
- 16 EASEMENT FOR THE FLOW OF THE WATERS OF ANY CREEKS, BRANCHES, OR STREAMS, AND THE RIGHTS OF THE PUBLIC THEREIN. **(BOONES CREEK, SHOWN HEREON)**
- 17 RIGHTS OF UPPER AND LOWER RIPARIAN OWNERS TO THE FLOW OF THE WATERS OF ANY CREEKS, BRANCHES, OR STREAMS, FREE FROM DIMINUTION OR POLLUTION. **(BOONES CREEK, SHOWN HEREON)**
- 18 CHANGES IN THE BOUNDARY OF THE LAND RESULTING FROM EROSION OR ACCRETION CAUSED BY THE FLOW OF ANY CREEKS, BRANCHES, OR STREAMS. **(BOONES CREEK, SHOWN HEREON)**
- 19 THAT PORTION OF THE LAND EMBRACED WITHIN THE BOUNDS OF ANY PUBLIC ROAD OR THOROUGHFARE. **(BOONES CREEK ROAD AND KLM DRIVE ARE SHOWN HEREON)**
- 20 RIGHTS OF PARTIES IN POSSESSION NOT SHOWN BY THE PUBLIC RECORDS. **(NON-SURVEY RELATED ITEM)**

**6 CEMETERY**

THERE WAS NO VISIBLE EVIDENCE OF CEMETERIES OR BURIAL GROUNDS OBSERVED AT THE TIME THIS SURVEY WAS PERFORMED.

**8 ZONING INFORMATION**

ZONING IN PROGRESS.

**4 SURVEYOR CERTIFICATION**

*TO: 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, 6(A), 6(B), 7(A), 7(B)(1), 7(C), 8, 9, 13, 14, 16, 20 AND 21(A) (GRAPHICALLY DEPICT IN RELATION TO THE SUBJECT TRACT OR PROPERTY ANY OFFSITE EASEMENTS OR SERVITUDES BENEFITING THE SURVEYED PROPERTY AND DISCLOSED IN RECORD DOCUMENTS PROVIDED TO THE SURVEYOR AS PART OF THE SCHEDULE "A", OF TABLE A THEREOF. THE FIELDWORK WAS COMPLETED ON 08/18/2020.  
DATE OF PLAT OR MAP: "\*/"/\*\*\*\*

**PRELIMINARY, THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE AND IS FOR EXAMINATION / REVIEW ONLY**

J. WESLEY ABERCROMBIE  
TENNESSEE REGISTERED LAND SURVEYOR  
LICENSE NO. 2725

THIS SURVEY WAS DONE IN COMPLIANCE WITH CURRENT TENNESSEE STANDARDS OF PRACTICE FOR LAND SURVEYING AS A CATEGORY 1 SURVEY, WITH A RATIO OF PRECISION OF THE UNADJUSTED SURVEY OF 1:48,193.

**11 SURVEYOR'S NOTES**

1. THIS SURVEY IS BASED ON INFORMATION SHOWN ON A TITLE REPORT PREPARED BY FIRST AMERICAN TITLE INSURANCE COMPANY, COMMITMENT NUMBER: NCS-1021476-NAS, COMMITMENT DATE 07/31/2020, AND ALL SCHEDULE B EXCEPTIONS IN SAID TITLE REPORT HAVE BEEN ADDRESSED. THE SURVEYOR DID NOT ABSTRACT THIS PROPERTY AND HAS RELIED ON SAID TITLE REPORT FOR ALL MATTERS OF RECORD.
2. SUBJECT TRACT HAS DIRECT DRIVEWAY ACCESS TO KLM DRIVE, A PUBLIC RIGHT-OF-WAY.
3. THERE IS NO OBSERVABLE EVIDENCE OF EARTH MOVING WORK, OR BUILDING CONSTRUCTION.
4. NO OBSERVABLE EVIDENCE OF ANY CHANGES IN STREET RIGHT-OF-WAYS OR RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIR.
5. ALL STATEMENTS WITHIN THE CERTIFICATION, AND OTHER REFERENCES LOCATED ELSEWHERE HEREON, RELATED TO UTILITIES, IMPROVEMENTS, STRUCTURES, BUILDINGS, PARTY WALLS, PARKING, EASEMENTS, SERVITUDES, FOUNDATIONS AND ENCROACHMENTS ARE BASED SOLELY ON ABOVE GROUND, VISIBLE EVIDENCE, UNLESS ANOTHER SOURCE OF INFORMATION IS SPECIFICALLY REFERENCED HEREON.
6. ALL IRON PINS SET ARE 1/2" REBAR WITH AN ORANGE PLASTIC CAP MARKED "FIRST AMERICAN". PROPERTY CORNERS THAT WERE SUBMERGED IN WATER WERE NOT SET AT THE TIME THE FIELDWORK WAS COMPLETED.
7. THIS SURVEY DOES NOT PROVIDE A DETERMINATION OR OPINION CONCERNING THE LOCATION OR EXISTENCE OF WETLANDS, FAULTLINES, TOXIC OR HAZARDOUS WASTE AREAS, SUBSIDENCE, SUBSURFACE AND ENVIRONMENTAL CONDITIONS OR GEOLOGICAL ISSUES. NO STATEMENT IS MADE CONCERNING THE SUITABILITY OF THE SUBJECT TRACT FOR ANY INTENDED USE, PURPOSE OR DEVELOPMENT.
8. THE POINT OF HEIGHT MEASUREMENT IS IDENTIFIED ON THE SURVEY AND WAS TAKEN FROM THE NEAREST ADJACENT GRADE AT SAID POINT. THIS POINT REPRESENTS THE HEIGHT OF THE STRUCTURE AS OBSERVED FROM GROUND LEVEL.
9. THE DIMENSIONS AND AREA OF THE BUILDING(S) SHOWN ARE BASED ON THE BUILDING'S EXTERIOR FOOTPRINT AT GROUND LEVEL.
10. THE SURVEYOR DID NOT OBSERVE ANY EQUIPMENT OR ACTION ASSOCIATED WITH THE PROCESS OF DRILLING FOR OIL, GAS, OR ANY OTHER HYDROCARBONS ON THIS SURVEY.
11. NO UNDERGROUND UTILITIES HAVE BEEN LOCATED AND/OR SHOWN ON THIS SURVEY. ONLY VISIBLE AND APPARENT ABOVE GROUND UTILITY APPURTENANCES ARE SHOWN.
12. ALL RECIPROCAL EASEMENT AGREEMENTS ("REAs") THAT HAVE BEEN REPORTED BY THE TITLE REPORT PROVIDED HAVE BEEN DENOTED ON THE SURVEY AND ARE SHOWN HEREON. THE LIMITS OF ANY OFFSITE APPURTENANT EASEMENTS THAT HAVE BEEN REPORTED BY THE TITLE REPORT PROVIDED HAVE BEEN DENOTED ON THE SURVEY AND ARE SHOWN HEREON.
13. UNLESS SHOWN OTHERWISE THE SURVEYED BOUNDARY SHOWN HEREON IS CONTIGUOUS WITH THE ADJOINING PROPERTIES AND/OR RIGHTS OF WAY WITHOUT ANY GAPS, GORES OR OVERLAPS.
14. UNLESS SHOWN OTHERWISE, NO VISIBLE EVIDENCE OF SUBSTANTIAL AREAS OF REFUSE WERE OBSERVED AT THE TIME THE FIELDWORK WAS PERFORMED.

**KEY TO ALTA-SURVEY**

- 1 TITLE DESCRIPTION
- 2 TITLE INFORMATION
- 3 SCHEDULE "B" ITEMS
- 4 SURVEYOR CERTIFICATION
- 5 FLOOD INFORMATION
- 6 CEMETERY
- 7 POSSIBLE ENCROACHMENTS
- 8 ZONING INFORMATION
- 9 LEGEND
- 10 BASIS OF BEARING
- 11 SURVEYOR'S NOTES
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- 15 BUILDING HEIGHT
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- 18 CLIENT INFORMATION BOX
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- 20 PROJECT ADDRESS

**18 ALTA/NSPS Land Title Survey**

This survey was made in accordance with the 2016 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys. (Effective February 23, 2016)

This Work Coordinated By:



Toll Free: 888.457.7878

Drawn By: DMP	Date: --
Surveyor Ref. No.: 20-07-0419	Revision: --
Approved By: JWA	Date: --
Field Date: 08-18-2020	Revision: --
Scale: 1" = 40'	Date: --
	Revision: --

Prepared For:

NCS No.: Client Ref. No.: Asset No:

**20 PROJECT ADDRESS**

105 KML DRIVE  
JOHNSON CITY, TENNESSEE 37615

Project Name:  
KLM DR-JOHNSON CITY, TN  
CDS Project Number:  
20-07-0419

The surveying company, Commercial Due Diligence Services certifies to the accuracy and sufficiency of the survey provided hereon.



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**19 SURVEY DRAWING**

**10 BASIS OF BEARINGS**

CURVE TABLE			
CURVE	RADIUS	ARC LENGTH	CHORD LENGTH
(M)C1	105.50	15.00	14.99
(R)C1	105.50	15.00	14.99
(R)C2	102.50	141.39	130.45
(R)C3	160.50	22.89	22.80
(R)C4	157.50	217.27	200.44

LINE TABLE			
LINE	BEARING	CHORD LENGTH	CHORD BEARING
(M)1	S 36°38'45" E	28.66'	S 79°25'13" W
(R)1	S 36°38'45" E	28.66'	S 79°25'13" W
(R)2	S 36°38'45" E	28.66'	S 79°25'13" W
(R)3	S 36°38'45" E	28.66'	S 79°25'13" W
(R)4	S 36°38'45" E	28.66'	S 79°25'13" W
(R)5	S 36°38'45" E	28.66'	S 79°25'13" W
(R)6	S 36°38'45" E	28.66'	S 79°25'13" W

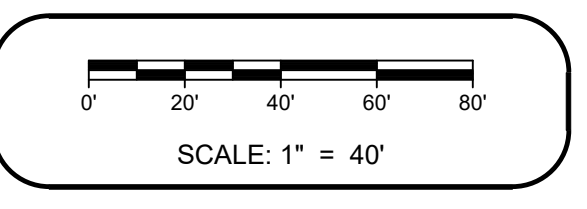
M = MEASURED  
R1 = RECORDED PLAT, BOOK 16, PG. 31, R.O.W.C.T.  
R2 = RECORDED DEED, ROLL 299, IMAGE 2105-2107, R.O.W.C.T.

GRID NORTH, STATE PLANE COORDINATE SYSTEM NAD 83, TENNESSEE ZONE.

**9 LEGEND**

- ⊕ = GAS VALVE
- ⊖ = CLEAN OUT
- ⊗ = SANITARY SEWER MANHOLE
- ⊕ = WATER VALVE
- ⊖ = GRATE INLET
- ⊗ = UTILITY POLE
- ⊕ = SIGN
- ⊖ = FIRE HYDRANT
- ⊗ = MAILBOX
- ⊕ = GUY WIRE
- ⊖ = HANDICAPPED PARKING
- ⊗ = KEYPAD
- ⊕ = AIR CONDITIONER
- ⊖ = GAS METER
- ⊗ = BOLLARD
- ⊕ = ELECTRIC TRANSFORMER
- ⊖ = PULLBOX
- ⊗ = TELV = TELEPHONE VAULT
- ⊕ = GR = GRAVEL AREA
- ⊖ = TE = TRASH ENCLOSURE
- ⊗ = x BHL = BUILDING HEIGHT LOCATION TAKEN HERE
- ⊕ = LS = LANDSCAPING
- ⊖ = PS = POINT OF BEGINNING
- ⊗ = PS = PARKING SPACE
- ⊕ = HC = HANDICAP PARKING SPACE
- ⊖ = E.O.P. = EDGE OF PAVEMENT
- ⊗ = R.O.W.C.T. = REGISTER'S OFFICE OF WASHINGTON COUNTY, TENNESSEE
- ⊕ = M = MEASURED
- ⊖ = R1 = RECORDED PLAT, BOOK 16, PG. 31, R.O.W.C.T.
- ⊗ = R2 = RECORDED DEED, ROLL 299, IMAGE 2105-2107, R.O.W.C.T.
- ⊕ = IRF = IRON ROD FOUND
- ⊖ = IRS = IRON ROD SET
- ⊗ = CONCRETE
- ⊕ = NO PARKING AREA
- ⊖ = BOUNDARY LAYER
- ⊗ = ADJOINER PROPERTY
- ⊕ = EASEMENT LAYER
- ⊖ = OVERHEAD UTILITY LINE
- ⊗ = BUILDING OVERHANG LAYER
- ⊕ = WATER'S EDGE
- ⊖ = WOOD FENCE
- ⊗ = CHAIN LINK FENCE
- ⊕ = METAL RAIL
- ⊖ = IRON FENCE CENTERED ON TOP OF 1.3' WIDE CONCRETE RETAINING WALL
- ⊗ = VINYL FENCE
- ⊕ = APPROXIMATE LOCATION OF FLOOD TRANSITION LINE
- ⊖ = POSSIBLE ENCROACHMENT
- ⊗ = SCHEDULE B ITEM
- ⊕ = REBAR FOUND
- ⊖ = PK NAIL FOUND

**17 NORTH ARROW / SCALE**



**12 PARKING INFORMATION**

- 105 KLM DRIVE  
144 STANDARD PARKING SPACES  
6 HANDICAP PARKING SPACES
- 110 KLM DRIVE  
94 STANDARD PARKING SPACES  
4 HANDICAP PARKING SPACES
- COMBINED TOTAL PARKING  
238 TOTAL STANDARD PARKING SPACES  
10 TOTAL HANDICAP PARKING SPACES  
248 TOTAL PARKING SPACES

**13 LAND AREA**

- 105 KLM DRIVE 174,772 SQUARE FEET  
4.012 ACRES
- 110 KLM DRIVE 119,964 SQUARE FEET  
2.754 ACRES
- TOTAL COMBINED 294,736 SQUARE FEET  
6.766 ACRES

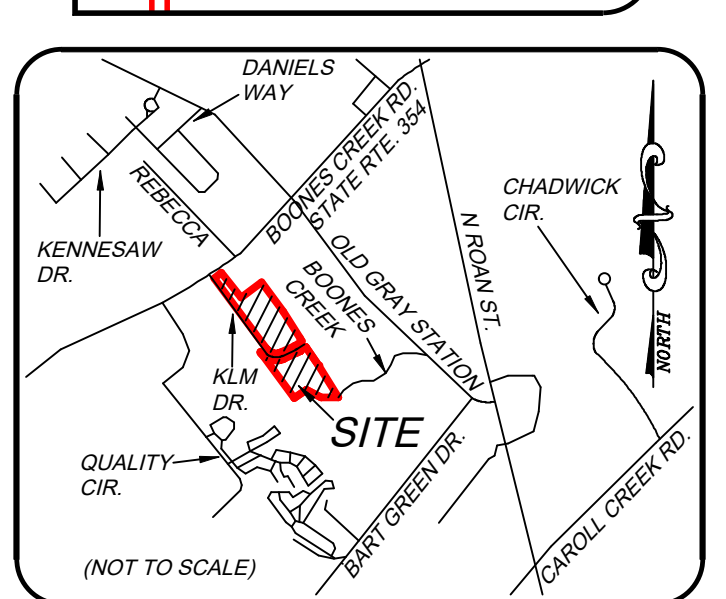
**14 BUILDING AREA**

- 105 KLM DRIVE 31,314 SQUARE FEET
- 110 KLM DRIVE 16,191 SQUARE FEET  
(SEE SURVEYOR'S NOTE 9 IN BOX 11)

**15 BUILDING HEIGHT**

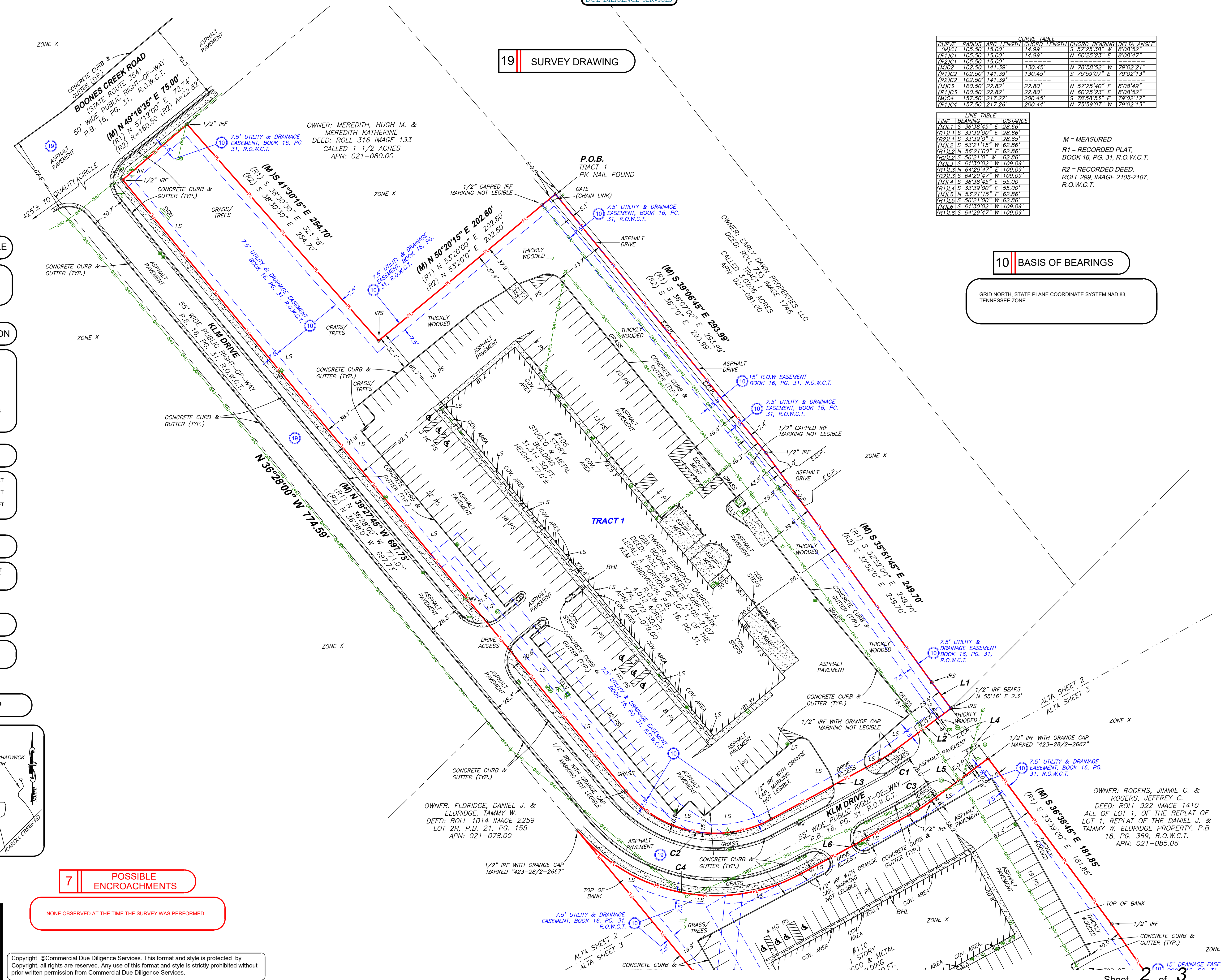
- 105 KLM DRIVE 27.0 FEET ±
- 110 KLM DRIVE 24.2 FEET ±  
(SEE SURVEYOR'S NOTE 8 IN BOX 11)

**16 VICINITY MAP**



**7 POSSIBLE ENCROACHMENTS**

NONE OBSERVED AT THE TIME THE SURVEY WAS PERFORMED.



**18 ALTA/NSPS Land Title Survey**

This survey was made in accordance with the 2016 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys. (Effective February 23, 2016)

This Work Coordinated By:

**CDS**  
COMMERCIAL  
DUE DILIGENCE SERVICES

3550 W. Robinson Street, Third Floor  
Norman, Oklahoma 73072  
Main Office Phone No.: 405-253-2444

Toll Free: 888.457.7878

Prepared For:

NCS No.: \_\_\_\_\_ Asset No.: \_\_\_\_\_

Client Ref. No.: \_\_\_\_\_

**20 PROJECT ADDRESS**

105 KML DRIVE  
JOHNSON CITY, TENNESSEE 37615

Project Name:  
KLM DR-JOHNSON CITY, TN

CDS Project Number:  
20-07-0419

19 SURVEY DRAWING

9 LEGEND

- = GAS VALVE
- = CLEAN OUT
- = SANITARY SEWER MANHOLE
- = WATER VALVE
- = GRATE INLET
- = UTILITY POLE
- = SIGN
- = FIRE HYDRANT
- = MAIL BOX
- = GUY WIRE
- = HANDICAPPED PARKING
- = KEYPAD
- = AIR CONDITIONER
- = GAS METER
- = BOLLARD
- = ELECTRIC TRANSFORMER
- = PULLBOX
- = TELEPHONE VAULT
- = GRAVEL AREA
- = TRASH ENCLOSURE
- = BUILDING HEIGHT LOCATION TAKEN HERE
- = LANDSCAPING
- = POINT OF BEGINNING
- = PARKING SPACE
- = HANDICAP PARKING SPACE
- = EDGE OF PAVEMENT
- = REGISTER'S OFFICE OF WASHINGTON COUNTY, TENNESSEE
- = MEASURED
- = RECORDED PLAT, BOOK 16, PG. 31, R.O.W.C.T.
- = RECORDED DEED, ROLL 289, IMAGE 2105-2107, R.O.W.C.T.
- = IRON ROD FOUND
- = IRON ROD SET
- = CONCRETE
- = NO PARKING AREA
- = BOUNDARY LAYER
- = ADJOINER PROPERTY
- = EASEMENT LAYER
- = OVERHEAD UTILITY LINE
- = BUILDING OVERHANG LAYER
- = WATER'S EDGE
- = WOOD FENCE
- = CHAIN LINK FENCE
- = METAL RAIL
- = IRON FENCE CENTERED ON TOP OF 1.3' WIDE CONCRETE RETAINING WALL
- = VINYL FENCE
- = APPROXIMATE LOCATION OF FLOOD TRANSITION LINE
- = POSSIBLE ENCROACHMENT
- = SCHEDULE B ITEM
- = REBAR FOUND
- = PK NAIL FOUND

**CURVE TABLE**

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
(M)C1	105.50	15.00	14.99	S 57°25'38" W	8°08'52"
(R1)C1	105.50	15.00	14.99	N 60°25'23" E	8°08'47"
(R2)C1	105.50	15.00	14.99	N 78°58'52" W	79°02'21"
(M)C2	102.50	141.39	130.45	S 75°59'07" E	79°02'13"
(R1)C2	102.50	141.39	130.45	N 78°58'52" W	79°02'21"
(R2)C2	102.50	141.39	130.45	S 75°59'07" E	79°02'13"
(M)C3	160.50	22.82	22.80	N 57°25'40" E	8°08'49"
(R1)C3	160.50	22.82	22.80	N 60°25'23" E	8°08'52"
(M)C4	157.50	217.27	200.45	S 78°58'53" E	79°02'17"
(R1)C4	157.50	217.27	200.44	N 75°59'07" W	79°02'13"

**LINE TABLE**

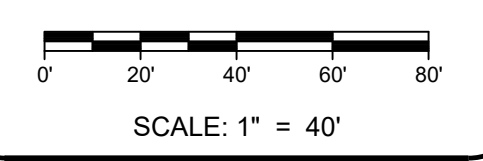
LINE	BEARING	DISTANCE
(M)L1	S 36°38'45" E	28.66
(R1)L1	S 33°39'00" E	28.66
(R2)L1	S 33°39'00" E	28.66
(M)L2	S 53°21'15" W	62.86
(R1)L2	N 56°21'00" E	62.86
(R2)L2	S 56°21'00" W	62.86
(M)L3	S 61°30'02" W	109.09
(R1)L3	N 64°29'47" E	109.09
(R2)L3	S 64°29'47" W	109.09
(M)L4	S 36°38'45" E	55.00
(R1)L4	S 36°38'45" E	55.00
(R2)L4	S 36°38'45" E	55.00
(M)L5	N 53°21'15" E	62.86
(R1)L5	S 56°21'00" W	62.86
(R2)L5	S 56°21'00" W	62.86
(M)L6	S 61°30'02" W	109.09
(R1)L6	N 64°29'47" E	109.09
(R2)L6	S 64°29'47" W	109.09

M = MEASURED  
R1 = RECORDED PLAT, BOOK 16, PG. 31, R.O.W.C.T.  
R2 = RECORDED DEED, ROLL 289, IMAGE 2105-2107, R.O.W.C.T.

10 BASIS OF BEARINGS

GRID NORTH, STATE PLANE COORDINATE SYSTEM NAD 83, TENNESSEE ZONE.

17 NORTH ARROW / SCALE



12 PARKING INFORMATION

- 105 KLM DRIVE  
144 STANDARD PARKING SPACES  
6 HANDICAP PARKING SPACES
- 110 KLM DRIVE  
94 STANDARD PARKING SPACES  
4 HANDICAP PARKING SPACES
- COMBINED TOTAL PARKING  
238 TOTAL STANDARD PARKING SPACES  
10 TOTAL HANDICAP PARKING SPACES  
248 TOTAL PARKING SPACES

13 LAND AREA

- 105 KLM DRIVE 174,772 SQUARE FEET  
4.012 ACRES
- 110 KLM DRIVE 119,854 SQUARE FEET  
2.754 ACRES
- TOTAL COMBINED 294,726 SQUARE FEET  
6.766 ACRES

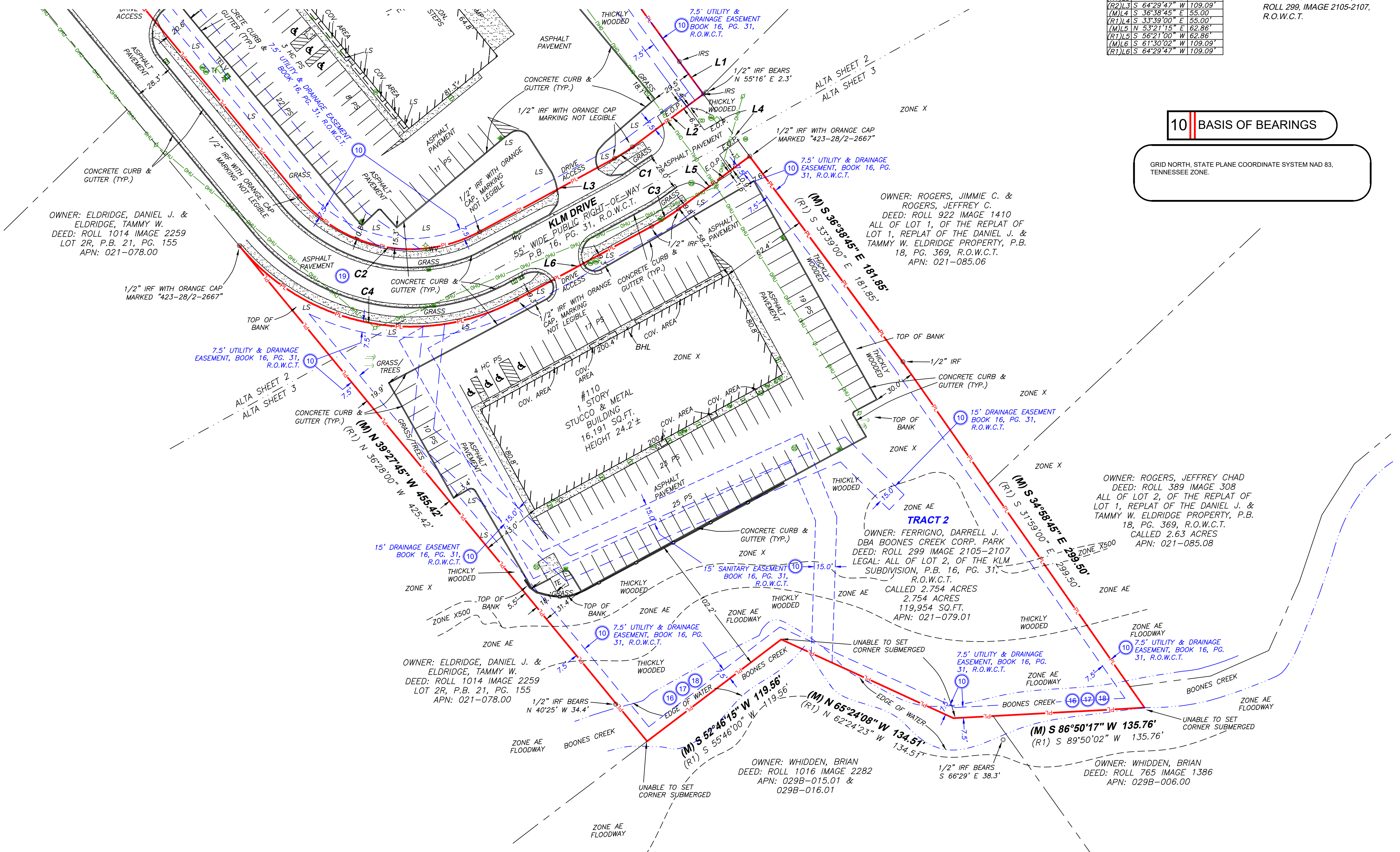
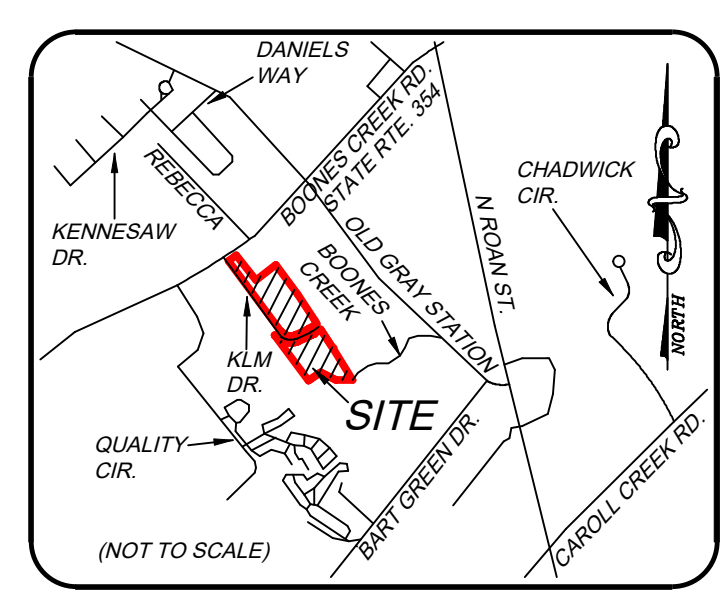
14 BUILDING AREA

- 105 KLM DRIVE 31,314 SQUARE FEET
- 110 KLM DRIVE 16,191 SQUARE FEET  
(SEE SURVEYOR'S NOTE 9 IN BOX 11)

15 BUILDING HEIGHT

- 105 KLM DRIVE 27.0 FEET ±
- 110 KLM DRIVE 24.2 FEET ±  
(SEE SURVEYOR'S NOTE 8 IN BOX 11)

16 VICINITY MAP



7 POSSIBLE ENCROACHMENTS

NONE OBSERVED AT THE TIME THE SURVEY WAS PERFORMED.

18 ALTA/NSPS Land Title Survey

This survey was made in accordance with the 2016 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys. (Effective February 23, 2016)

This Work Coordinated By:



3550 W. Robinson Street, Third Floor  
Norman, Oklahoma 73072  
Main Office Phone No.: 405-253-2444

Toll Free: 888.457.7878

Prepared For:

NCS No.:  
Client Ref. No.: Asset No.:

20 PROJECT ADDRESS

105 KML DRIVE  
JOHNSON CITY, TENNESSEE 37615

Project Name:  
KLM DR-JOHNSON CITY, TN  
CDS Project Number:  
20-07-0419