

LEGEND

- PROPERTY LINES
- LOT LINES
- CL ACCESS EASEMENT
- EASEMENT LIMITS
- ADJOINING PROPERTY LINES
- BUILDING LINES
- TRAFFIC LINES
- CONCRETE CURB LINES (E)
- BUILDING LINES
- OVERHEAD ELECTRIC LINES (E)
- OVERHEAD TELEPHONE LINES (E)
- OVERHEAD CABLE TV LINES (C)
- OVERHEAD COMMUNICATION LINES (E)
- OVERHEAD OIL LINES (E)
- WOODEN PRIVACY FENCE
- IRON PIG, FENCE
- CHAIN LINK FENCE
- ZNYL FENCE LINE

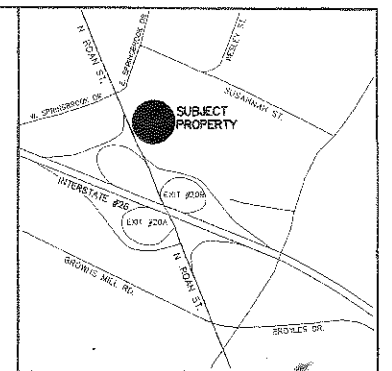
- IRON ROD NEW (1/4" #10)
- IRON ROD OLD
- CALCULATED POINT
- RAILROAD SPIKE (V)
- MAGNETIC NAIL IN ASPHALT
- T.D.O.T. - FLOOR MARKING
- OVERHEAD UTILITY POLE (E)
- OVERHEAD OIL POLE (E)
- LIGHT POLE (E)
- CATCH BASIN/SEWER DRAIN
- SANITARY MANHOLE (E)
- DRAINAGE MANHOLE (C)
- MANHOLE (E)
- FIRE HYDRANT (E)
- WATER METER (E)
- TRAFFIC FLOW DIRECTION
- HANDICAP PARKING

TRI-HOTELS, INC.
DETECTION BASIN PROPERTY
ROLL #858 - IMAGE #2775
PLAT BOOK #15 - PG #112
SURVEY: SONS PERSE (9-1-1948)

EASEMENT:
LOT #1 (S & S HOSPITALITY, LLC) AND LOT #3 (BRIJMOHAN BAKSHI) HAVE A NON-EXCLUSIVE, PERMANENT EASEMENT FOR USE OF THE DETENTION AREA LOCATED ON THE TRI-HOTELS, INC. PROPERTY (CONTAINING 1.08 ACRES, MORE OR LESS), AS DESCRIBED IN ROLL #742 - IMAGE #1097 AND ROLL #881 - IMAGE #1097. EASEMENT RIGHTS WILL BE INCLUDED IN THE PROPOSED CONVEYANCE TO KAHN HOSPITALITY, LLC.

EASEMENT:
TRI-HOTELS, INC. HAS A PERMANENT, NON-EXCLUSIVE EASEMENT FOR INGRESS & EGRESS PURPOSES, CROSSING THE KAHN HOSPITALITY, LLC CONVEYANCE PROPERTY. EASEMENT EXTENDS FROM N. ROAN STREET TO THE 1.55 ACRE TRACT OVER CURRENT OR FUTURE DRIVES.

TCCS, LLC
ROLL #173 - IMAGE #1372 (TRACT #2)



VICINITY MAP
NOT TO SCALE

GENERAL NOTES

1. THE PROPERTY BEING CONVEYED TO KAHN HOSPITALITY, LLC INCLUDES PART OF THAT PROPERTY DESCRIBED IN ROLL #742 - IMAGE #1097 AND ROLL #881 - IMAGE #1097. THIS CONVEYANCE PROPERTY INCLUDES ALL OF LOT #1 AND LOT #3 OF THE REPEAT OF LOT #1 - SHIVA PROPERTIES, L.P. RECORDED IN PLAT BOOK #15 - PG #858, AS SURVEYED BY SON PERSE (DATE: 12-10-2013). ALSO SEE PREVIOUS SURVEY OF RECORD (PLAT BK. #10 - PG. #537) (DATE: 08-08-2015) AND (PLAT BK. #10 - PG. #537) (DATE: 08-08-2015), AND (PLAT BK. #10 - PG. #537) (DATE: 08-08-2015).
2. PROPERTY SUBJECT TO LOCAL ZONING OR SUBDIVISION RESTRICTIONS WHEREVER ARE MORE RESTRICTIVE. PROPERTY IS CURRENTLY ZONED B-4. (SEE ZONING TABLE)
3. HEREBY CERTIFY THAT THIS PROPERTY DOES NOT LIE WITHIN THE GRAPHIC LOCATION OF A SPECIAL FLOOD HAZARD AREA AS SHOWN ON FEMA FIRM MAP ATTACHED (DATE: 7/23/2004)
4. THIS IS TO CERTIFY THAT THIS SURVEY IS BASED UPON DEEDS OR OTHER DOCUMENTS FURNISHED TO THIS OFFICE OR RECORD, PLATS AND/OR CHARTS LOCATED IN THE RECORDS OFFICE. THIS SURVEY DOES NOT MAKE WARRANTIES OR GUARANTEES AS TO THE CORRECTNESS OF THE LAND SHOWN HEREON, THIS BEING A LEGAL QUESTION WHICH WOULD REQUIRE A TITLE EXAMINATION.
5. NO UNDERGROUND UTILITY LOCATION WAS REQUESTED OR PROVIDED AS A PORTION OF THIS SURVEY AND NO CERTIFICATION IS MADE OR IMPLIED TO THE EXISTENCE OR NON-EXISTENCE THEREOF FROM THE BUILDING OR EXCAVATION ON THE SUBJECT PROPERTY AN ACCURATE UTILITY LOCATION LOCATION SHALL BE PERFORMED. (CALL - 811)
6. THIS SURVEY DOES NOT CERTIFY THE LOCATION OF ANY UNDERGROUND FEATURES SUCH AS UTILITIES, STRUCTURES, DRAINAGE, SIGNALES OR ANY OTHER UNDERGROUND FEATURE NOT APPARENTLY EVIDENT.
7. THIS SURVEY WAS CONDUCTED ON THE GROUND USING RADIAL SURVEY DATA COLLECTION METHODS. ALL SURVEY MEASUREMENTS SHOWN HEREON ARE WITHIN THE MANDATORY PRECISION REQUIREMENTS OF THE ALTA/NSPS SPECIFICATIONS.
8. THERE WAS NO OBSERVABLE EVIDENCE OF RECENT BUILDING CONSTRUCTION, EXCAVATION, OR AMENDMENT TO THE STRUCTURES LOCATED ON THE PROPERTY.
9. THERE WAS NO EVIDENCE OF A SOLID WASTE SITE OR LANDFILL ON THE SUBJECT PROPERTY.
10. THERE WAS NO EVIDENCE OF RECENT STREET RIGHT-OF-WAY LOCATION CHANGES.
11. LOT #1 IS CONTIGUOUS WITH AND HAS DIRECT ACCESS TO THE RIGHT-OF-WAY LINES OF NORTH ROAN STREET. LOT #1 HAS LIMITED ACCESS TO N. ROAN STREET AND HAS EASEMENT RIGHTS ACROSS LOT #1 FOR LEGAL ACCESS TO THE PUBLIC RIGHT-OF-WAY.
12. THIS PROPERTY IS SUBJECT TO ANY AND ALL EASEMENTS EITHER WRITTEN OR UNWRITTEN. (SEE SCHEDULE "B" EASEMENT EXCEPTIONS)
13. NO EVIDENCE OF WETLANDS OR WATERS OF WETLANDS WERE REQUESTED OR PROVIDED AS A PORTION OF THIS SURVEY.
14. A PORTION OF THE ASPHALT PARKING LOT, WOODEN PRIVACY FENCE AND EXISTING LIGHT AND COMMUNICATION POLES ENCLOSED UPON THE TCCS, LLC PROPERTY AS SHOWN HEREON.



HEREBY CERTIFY THAT THIS IS A CATEGORY 1 SURVEY AND THE RATIO OF PRECISION OF THE UNADJUSTED SURVEY IS NOT LESS THAN 1:20,000 AS SHOWN HEREON, AND THIS SURVEY WAS DONE IN COMPLIANCE WITH THE CURRENT TENNESSEE MANDATORY STANDARDS OF PRACTICE.

TO: OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY, MEMPHIS, TENN. AND KAHN HOSPITALITY, LLC, AND ALL OTHER PARTIES INTERESTED IN TITLE TO THE SURVEYED PREMISES.

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2016 MANDATORY STANDARD EXISTING 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), 8, 9, 11(a), 13, 14, 15, 16, 17, 18, & 19, OF TABLE A HEREON. THE FIELD WORK WAS COMPLETED ON JULY 25, 2019.

DATE OF PLAT OR MAP: JULY 23, 2019
Douglas H. Treadway
DOUGLAS H. TREADWAY
TENN. REG. NO. #1088

SCHEDULE B-II EASEMENT EXCEPTIONS

- A. SUBJECT TO ALL MATTERS OF RECORD AS SHOWN ON PLAT OF SHIVA PROPERTIES (PLAT BK. #15 - PG. #112)
- B. SUBJECT TO ALL MATTERS OF RECORD AS SHOWN ON REPEAT OF SHIVA PROPERTIES (PLAT BK. #15 - PG. #857)
- C. SUBJECT TO ALL MATTERS OF RECORD AS SHOWN ON REPEAT OF SHIVA PROPERTIES (PLAT BK. #10 - PG. #537)
- D. CHAINAGE EASEMENT TO THE STATE OF TENNESSEE (IMAGE BK. #57 - PG. #322)
- E. EASEMENTS AND DRAINAGE EASEMENTS TO THE STATE OF TENNESSEE (IMAGE BK. #56 - PG. #322)
- F. NON-EXCLUSIVE, PERMANENT EASEMENT FOR USE OF THE DETENTION AREA LOCATED ON THE TRI-HOTELS, INC. PROPERTY (CONTAINING 1.08 ACRES, MORE OR LESS), AS DESCRIBED IN ROLL #742 - IMAGE #1097 AND ROLL #881 - IMAGE #1097. EASEMENT RIGHTS WILL BE INCLUDED IN THE PROPOSED CONVEYANCE TO KAHN HOSPITALITY, LLC.
- G. TRI-HOTELS, INC. HAS A PERMANENT, NON-EXCLUSIVE EASEMENT FOR INGRESS & EGRESS PURPOSES, CROSSING THE KAHN HOSPITALITY, LLC CONVEYANCE PROPERTY. EASEMENT EXTENDS FROM N. ROAN STREET TO THE 1.55 ACRE TRACT. EASEMENT IS BLANKET IN NATURE AND IS OVER OTHER CURRENT OR FUTURE DRIVES.
- H. THE KAHN HOSPITALITY, LLC - GRANTEE PROPERTY (LOT #1 & LOT #3) HAS A 35.0' WIDE ACCESS EASEMENT FOR INGRESS & EGRESS ACROSS THE TCCS, LLC PROPERTY AS SHOWN HEREON.
- I. LOT #1 IS SUBJECT TO TWO (2) 35.0' WIDE EASEMENTS FOR INGRESS & EGRESS FOR THE BENEFIT OF LOT #1 AS SHOWN HEREON.
- J. LOT #1 HAS RIGHTS TO 40 PARKING SPACES LINED ON LOT #3.
- K. LOT #1 HAS A 15.0' WIDE PRIVATE WATER LINE EASEMENT ACROSS LOT #3 FOR ACCESS TO THE EXISTING PUBLIC WATER LINE CONNECTION AND RELATED LINES.

T.D.O.T. DRAINAGE EASEMENT
MISC. BK. #57 - PG. #322

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MISC. BK. #57 - PG. #322

T.D.O.T. DRAINAGE EASEMENT
MISC. BK. #57 - PG. #322

CURVE TABLE

CURVE	RADIUS	LENGTH	BEARING	CHORD
C1	72.00	70.64'	S 84°08'24" E	57.84'
C2	72.00	36.55'	N 41°29'29" W	36.16'
C3	40.00	59.65'	S 66°07'15" E	54.28'
C4	40.00	63.42'	S 22°01'20" W	56.98'

ZONING INFORMATION

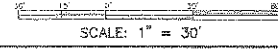
PROPERTY IS ZONED B-4 PLANNED ARTERIAL BUSINESS DISTRICT ACCORDING TO THE INFORMATION PROVIDED BY THE CITY OF JOHNSON CITY, TENNESSEE PLANNING AND ZONING DEPARTMENT, PHONE: (423) 434-6071.

THE CURRENT USE AS A HOTEL IS PERMITTED WITHIN THE CURRENT B-4 ZONING.

CURRENT PARKING REGULATIONS REQUIRE 1 PARKING SPACE FOR EACH UNIT, (118 SPACES), ONE SPACE FOR EACH 2 EMPLOYEES (23 PER SHIFT MAXIMUM) (10 SPACES) & 1 SPACE FOR EACH 200 S.F. OF GROSS FLOOR AREA (DEDUCTED TO 4.0' AND ENTERTAINMENT, (4,000 S.F. = 40 SPACES), TOTAL NUMBER OF SPACES REQUIRED = 158 SPACES).

TOTAL NUMBER OF SPACES REQUIRED = (NO REGULAR SPACES), (6 HANDICAP SPACES), TOTAL NUMBER OF SPACES AVAILABLE = (508 REGULAR SPACES), (7 HANDICAP SPACES).

THE MINIMUM YARD SET-BACK REQUIREMENTS FOR (B-4) ARE AS FOLLOWS:
(FRONT = 45 FEET), (SIDE = 10 FEET), & (REAR = 25 FEET).



"ALTA/NSPS LAND TITLE SURVEY"
KAHN HOSPITALITY, LLC - GRANTEE
ADDRESS: 2406 N. ROAN STREET - JOHNSON CITY, TN.

S & S HOSPITALITY, LLC - GRANTOR
ROLL #742 - IMAGE #1097
BRIJMOHAN BAKSHI - GRANTOR
ROLL #881 - IMAGE #1

TAX MAP #38-H GROUP "C" - PARCELS #5.00 & #6.04

TOTAL AREA = 4.9146 ACS.

CIVIL DIST: 10 TH.	SCALE: 1" = 30'
COUNTY: WASHINGTON	SHEET #1 OF 1
CITY: JOHNSON CITY	JOB #: 2019157
STATE: TENNESSEE	DATE: 7-27-2019

TREADWAY LAND SURVEYING CO.
P.O. BOX 327 - UNICUI, TN, 37692
PHONE: (423) 747-3833 P.L.S. #1668