SCHEDULE B - II EXCEPTIONS

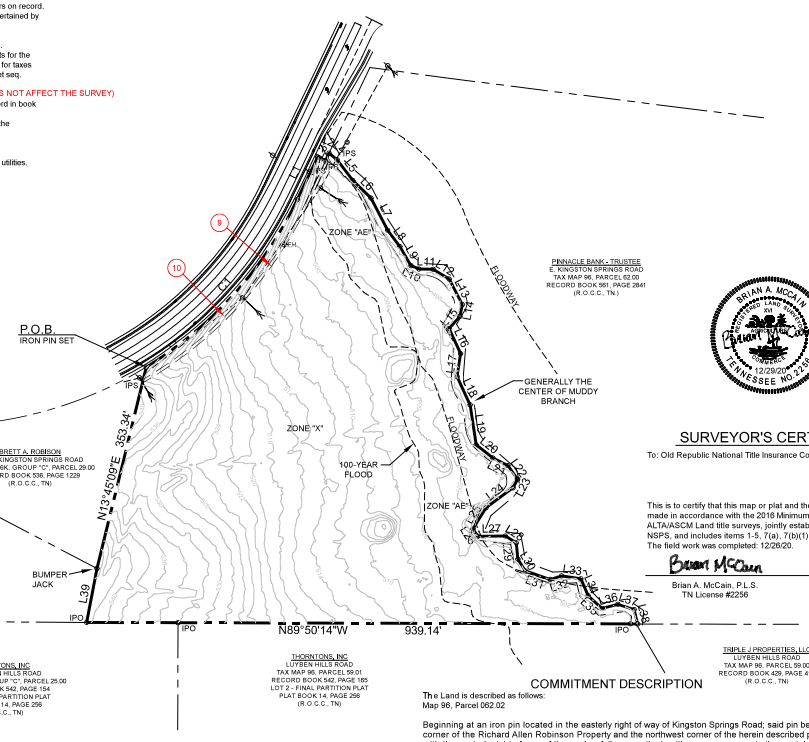
1. Any defect, lien, encumbrance, adverse claim, or other matter that appears for the first time in the Public Records or is created, attaches, or is disclosed between the Commitment Date and the date on which all of the Schedule B, Part I - Requirements are met. (NONE FOUND)
2. Any discrepancies, conflicts, easements, boundary line disputes, any shortages in area, encroachments or protrusions, or overlapping of improvements which would be disclosed by an inspection and accurate survey of the premises.(NONE FOUND)
3. Rights and claims of parties in possession.(NONE FOUND)
4. Mechanics', Contractors' or Materialmen's liens and lien claims, if any, where no notice thereof appears on record.
5. Any facts, rights, interests or claims which are not shown by the public record, but which could be ascertained by an inspection of the land or by making inquiry of person(s) in possession thereof. (NONE FOUND)
6. Liens, encumbrances, or claims thereof, which are not shown by the public record. (NONE FOUND)
7. General or special taxes and assessments required to be paid in the year 2021 and subsequent years. If improvements are completed after January 1 of any year the law requires supplemental assessments for the year in which improvements are completed, as defined by Statute. The Company assumes no liability for taxes assessed by correction pursuant to the provisions of Tennessee Code Annotated sections 67-5-603, et seq. (DOES NOT AFFECT THE SURVEY)
8. No insurance is afforded as to the acreage or square footage contained in the insured property. (DOES NOT AFFECT THE SURVEY)
9. Agreement for Dedication of Sewer utility Easement to Town of Kingston Springs (Sewer Map) of record in book 248, page 75, in the Register's Office for Cheatham County, Tennessee. (SHOWN HEREON)
10. Utility easement in favor of second South Cheatham Utility district of record in Book 529, page 315 in the Register's Office for Cheatham County, Tennessee. (SHOWN HEREON)
11. Right of Way of East Kingston Springs Road aka Highway 249. (SHOWN HEREON)
12. Subject to the flow of any creeks, stream, or branches across subject property. (SHOWN HEREON)
13. Any and all zoning regulations, building restrictions, setback lines, if any, and all easements for public utilities. (CONTACT THE TOWN OF KINGSTON SPRINGS)

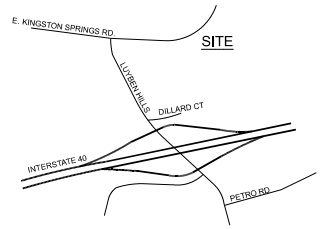
NORTH

0 100 200 300

CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	390.17'	679.00'	32°55'23"	N42°00'37"E	384.82'

LINE	BEARING	DISTANCE
L1	N25°32'56"E	79.84'
L2	S64°27'24"E	14.72'
L3	N25°32'56"E	14.42'
L4	S50°44'42"E	17.78'
L5	S37°19'53"E	44.28'
L6	S45°43'31"E	43.13'
L7	S27°24'41"E	61.35'
L8	S36°41'04"E	35.08'
L9	S30°16'41"E	37.58'
L10	S67°09'50"E	14.72'
L11	S88°32'44"E	24.49'
L12	S58°36'29"E	31.67'
L13	S27°13'36"E	48.93'
L14	S11°13'43"W	20.41'
L15	S41°29'49"W	27.96'
L16	S24°40'59"E	46.97'
L17	S8°31'01"W	39.80'
L18	S24°42'46"E	52.77'
L19	S8°37'39"E	68.91'
L20	S51°53'20"E	36.18'
L21	S62°50'54"E	28.90'
L22	S35°29'49"E	28.33'
L23	S27°42'01"W	16.65'
L24	S53°40'14"W	57.33'
L25	S31°29'25"W	42.37'
L26	S32°53'40"E	14.93'
L27	N89°26'36"E	47.13'
L28	S58°06'12"E	21.66'
L29	S5°46'51"E	27.94'
L30	S32°20'31"E	23.90'
L31	S70°58'13"E	44.49'
L32	N72°52'54"E	20.41'
L33	S81°41'45"E	33.36'
L34	S23°02'26"E	31.45'
L35	S47°35'06"E	32.10'
L36	N75°15'47"E	27.95'
L37	S71°56'43"E	29.11'
L38	S13°52'01"E	25.31'
L39	N10°50'04"E	93.62'





VICINITY MAP

N.T.S.

LEGEND

- PROPERTY LINE
- FENCE LINE
- GAS LINE
- SEWER LINE
- STORM LINE
- WATER LINE
- M.B.S.L. — MIN. BLDG. SETBACK LINE
- OHP/T — OVERHEAD POWER OR TELE.
- P.U.D.E. — PUBLIC UTILITY & DRAINAGE EASEMENT
- BH — BOREHOLE
- EM — ELECTRIC METER
- FH — FIRE HYDRANT
- GM — GAS METER
- IP/PIPS — IRON PIN NEW / SET
- MON — MONUMENT
- POST — POST
- WM — WATER METER
- WELL — WELL
- YH — YARD HYDRANT
- CATCH BASIN
- DECIDUOUS TREE
- EVERGREEN TREE
- GAS VALVE
- LIGHT POLE
- MAILBOX
- MANHOLE
- POWER POLE
- SIGN
- WATER VALVE

SURVEYOR'S CERTIFICATE

To: Old Republic National 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/ASCM Land title surveys, jointly established and adopted by ALTA and NSPS, and includes items 1-5, 7(a), 7(b)(1), 8-9, 11, 13 & 16 of Table A. The field work was completed: 12/26/20.

Brian A. McCain — 12/29/20

Brian A. McCain, P.L.S. — Date:
TN License #2256

BRIAN A. MCCAIN — REGISTERED LAND SURVEYOR — No. 2256 — 12/29/2020 — TENNESSEE

NOTES:

1. This survey meets the requirements of a "General Property Survey" as per standards of practices, 0820-3-.07 adopted by the Board of Examiners for Land Surveyors, State of Tennessee. This survey also meets the requirements of "Maps and Mapping" as per standards of practices, 0820-3-.06 adopted by the Board of Examiners for Land Surveyors, State of Tennessee.
2. Bearings are based on the Tennessee State Plane Coordinate System, NAD83 (Horizontal) and NAVB8 (Vertical).
3. Distances were measured with E.D.M. equipment and have been corrected for temperature and barometric pressure.
4. This survey was made using the latest recorded deeds/plats of record. The state of facts shown hereon are based on a professional opinion in regards to information obtained during the survey and does not constitute a warranty or guarantee, expressed or implied. Title Commitment No. 202011027 was suplied for this survey.
5. This property is located in an area designated "Zone X" and a portion in "Zone AE" as per the National Flood Insurance Rate Map No. 47021C0303 E & 47021C0304 E, Dated: December 22, 2016 and is shown hereon by FEMA GIS layer.
6. Distances were measured with E.D.M. and G.P.S. equipment. 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 Prevention Act", that anyone who engages in excavation must notify all known underground utility owners, no less than three (3), nor no 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
7. Information shown hereon was derived from random shots, cross sections and radial shots.
8. For: Babloo Chacko.
9. No visible evidence of earth moving, building construction or building additions observed at the time of survey.
10. No visible and/or obvious evidence of this site being used as a solid waste dump, or sanitary landfill.
11. This surveyor is in receipt of Title Commitment # 202011027 Dated: 11/16/20 of which the Schedule B Exceptions that affect this survey
12. Building setbacks are to be determined by The Town of Kingston Springs.
13. No structures were found to be encroaching onto this property and no structures were found to be encroaching onto other properties.
14. This surveyor has not been advised of any designated wetland areas on the property.
15. No cemeteries or burial grounds were observed on the property at the time of survey.
16. The subject property abuts and has direct, physical access to East Kingston Springs Road-State Route 249, a publicly dedicated right of way.
17. Current Zoning: C-2 Highway Services
18. Setbacks: Front = 35' Sides = 15' for open area Rear = 20'
19. Contours are shown hereon by state DEM data only.

SURVEYORS DESCRIPTION

STEVEN E. GRUVER PROPERTY
EAST KINGSTON SPRINGS ROAD
TAX MAP 56, PARCEL 62.02
RECORD BOOK 535, PAGE 1105 ~ R.O.D.C., TN.
11TH CIVIL DISTRICT
KINGSTON SPRINGS, CHEATHAM COUNTY, TENNESSEE

BEING A PARCEL OF LAND IN THE 11TH CIVIL DISTRICT OF KINGSTON SPRINGS, CHEATHAM COUNTY, TENNESSEE. BOUNDED ON THE NORTH BY THE SOUTHERLY MARGIN OF E. KINGSTON SPRINGS ROAD. BOUNDED ON THE EAST BY THE PINNACLE BANK - TRUSTEE PROPERTY AS OF RECORD IN RECORD BOOK 561, PAGE 2841-R.O.C.C.,, TN. BOUNDED ON THE SOUTH BY THE TRIPLE J. PROPERTIES, LLC PROPERTY AS OF RECORD IN RECORD BOOK 429, PAGE 416-R.O.C.C., TN. AND THE THORNTONS, INC. PROPERTY AS OF RECORD IN RECORD BOOK 542, PAGE 165-R.O.C.C., TN. AND THE THORNTONS, INC. PROPERTY AS OF RECORD IN RECORD BOOK 542, PAGE 154- R.O.C.C,TN. BOUNDED ON THE WEST BY THE PINNACLE BANK - TRUSTEE PROPERTY AS OF RECORD IN RECORD BOOK 561, PAGE 2841-R.O.C.C., TN AND THE BRETT A. ROBISON PROPERTY AS OF RECORD IN RECORD BOOK 536, PAGE 1229 - R.O.C.C., TN. AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT AN IRON PIN SET IN THE SOUTHERLY MARGIN OF EAST KINGSTON SPRINGS ROAD, SAID POINT BEING THE NORTHEAST CORNER OF THE BRETT A. ROBISON PROPERTY AS OF RECORD IN RECORD BOOK 536, PAGE 1229-R.O.C.C., TN. AND BEING THE NORTHWEST CORNER OF THE TRACT HEREIN DESCRIBED;

THENCE, WITH THE SOUTHERLY MARGIN OF EAST KINGSTON SPRINGS ROAD AND A CURVE TO THE LEFT, HAVING A CENTRAL ANGLE OF 32 DEGREES 55 MINUTES 23 SECONDS. A RADIUS OF 679.00 FEET AN ARC LENGTH OF 390.17 FEET AND A CHORD BEARING AND DISTANCE OF NORTH 42 DEGREES 00 MINUTES 37 SECONDS EAST 384.82 FEET;
THENCE, NORTH 25 DEGREES 32 MINUTES 56 SECONDS EAST 79.84 FEET ;
THENCE, SOUTH 64 DEGREES 27 MINUTES 24 SECONDS EAST 14.72 FEET ;
THENCE, NORTH 25 DEGREES 32 MINUTES 56 SECONDS EAST 14.42 FEET TO THE CENTER OF MUDDY BRANCH ;
THENCE, GENERALLY WITH THE CENTER OF MUDDY BRANCH AND A COMMON LINE WITH THE PINNACLE BANK - TRUSTEE PROPERTY AS OF RECORD IN RECORD BOOK 561, PAGE 2841-R.O.C.C., TN. SOUTH 50 DEGREES 44 MINUTES 42 SECONDS EAST 17.78 FEET;
THENCE, SOUTH 37 DEGREES 19 MINUTES 53 SECONDS EAST 44.28 FEET ;
THENCE, SOUTH 45 DEGREES 43 MINUTES 31 SECONDS EAST 43.13 FEET ;
THENCE, SOUTH 27 DEGREES 24 MINUTES 41 SECONDS EAST 61.35 FEET ;
THENCE, SOUTH 36 DEGREES 41 MINUTES 04 SECONDS EAST 35.08 FEET ;
THENCE, SOUTH 30 DEGREES 16 MINUTES 41 SECONDS EAST 37.58 FEET ;
THENCE, SOUTH 67 DEGREES 09 MINUTES 59 SECONDS EAST 14.72 FEET ;
THENCE, SOUTH 88 DEGREES 32 MINUTES 44 SECONDS EAST 24.49 FEET ;
THENCE, SOUTH 58 DEGREES 36 MINUTES 29 SECONDS EAST 31.67 FEET ;
THENCE, SOUTH 27 DEGREES 13 MINUTES 36 SECONDS EAST 48.93 FEET ;
THENCE, SOUTH 11 DEGREES 13 MINUTES 43 SECONDS WEST 20.41 FEET ;
THENCE, SOUTH 41 DEGREES 29 MINUTES 49 SECONDS WEST 27.96 FEET ;
THENCE, SOUTH 24 DEGREES 40 MINUTES 59 SECONDS EAST 46.97 FEET ;
THENCE, SOUTH 08 DEGREES 31 MINUTES 01 SECONDS WEST 39.80 FEET ;
THENCE, SOUTH 24 DEGREES 42 MINUTES 46 SECONDS EAST 52.77 FEET ;
THENCE, SOUTH 08 DEGREES 37 MINUTES 39 SECONDS EAST 68.91 FEET ;
THENCE, SOUTH 51 DEGREES 53 MINUTES 20 SECONDS EAST 36.18 FEET ;
HENCE, SOUTH 62 DEGREES 50 MINUTES 54 SECONDS EAST 28.90 FEET ;
THENCE, SOUTH 35 DEGREES 29 MINUTES 49 SECONDS EAST 28.33 FEET ;
THENCE, SOUTH 27 DEGREES 42 MINUTES 01 SECONDS WEST 16.65 FEET ;
THENCE, SOUTH 53 DEGREES 40 MINUTES 14 SECONDS WEST 57.33 FEET ;
THENCE, SOUTH 31 DEGREES 29 MINUTES 25 SECONDS WEST 42.37 FEET ;
THENCE, SOUTH 32 DEGREES 53 MINUTES 40 SECONDS EAST 14.93 FEET ;
THENCE, NORTH 89 DEGREES 26 MINUTES 36 SECONDS EAST 47.13 FEET ;
THENCE, SOUTH 58 DEGREES 06 MINUTES 12 SECONDS EAST 21.66 FEET ;
THENCE, SOUTH 05 DEGREES 46 MINUTES 51 SECONDS EAST 27.94 FEET ;
THENCE, SOUTH 32 DEGREES 20 MINUTES 31 SECONDS EAST 23.90 FEET ;
THENCE, SOUTH 70 DEGREES 58 MINUTES 13 SECONDS EAST 44.49 FEET ;
THENCE, NORTH 72 DEGREES 52 MINUTES 54 SECONDS EAST 20.41 FEET ;
THENCE, SOUTH 81 DEGREES 41 MINUTES 45 SECONDS EAST 33.36 FEET ;
THENCE, SOUTH 23 DEGREES 02 MINUTES 26 SECONDS EAST 31.45 FEET ;
THENCE, SOUTH 47 DEGREES 35 MINUTES 06 SECONDS EAST 32.10 FEET ;
THENCE, NORTH 75 DEGREES 15 MINUTES 47 SECONDS EAST 27.95 FEET ;
THENCE, SOUTH 71 DEGREES 56 MINUTES 43 SECONDS EAST 29.11 FEET ;
THENCE, SOUTH 13 DEGREES 52 MINUTES 01 SECONDS EAST 25.31 FEET ;
THENCE, LEAVING THE CENTER OF MUDDY BRANCH, A COMMON LINE WITH THE TRIPLE J. PROPERTIES, LLC PROPERTY AS OF RECORD IN RECORD BOOK 429, PAGE 416-R.O.C.C., TN. AND THE THORNTONS, INC. PROPERTY AS OF RECORD IN RECORD BOOK 542, PAGE 165 AND THE THORNTONS, INC. PROPERTY AS OF RECORD IN DEED BOOK 542, PAGE 154-R.O.C.C., TN. NORTH 89 DEGREES 50 MINUTES 14 SECONDS WEST 939.14 FEET TO AN EXISTING IRON PIN;
THENCE, A COMMON LINE WITH THE PINNACLE BANK - TRUSTEE PROPERTY AS OF RECORD IN RECORD BOOK 561, PAGE 2841-R.O.C.C., TN. NORTH 10 DEGREES 50 MINUTES 04 SECONDS EAST 93.62 FEET TO A BUMPER JACK;
THENCE, A COMMON LINE WITH THE BRETT A. ROBISON PROPERTY AS OF RECORD IN RECORD BOOK 536, PAGE 1229-R.O.C.C. ,TN. NORTH 13 DEGREES 45 MINUTES 09 SECONDS EAST 353.34 FEET TO THE POINT OF BEGINNING

COMMITMENT DESCRIPTION

The Land is described as follows:
Map 96, Parcel 062.02

Beginning at an iron pin located in the easterly right of way of Kingston Springs Road; said pin being the northeast corner of the Richard Allen Robinson Property and the northwest corner of the herein described property; thence with the easterly right of way of the road as follows: northerly with a curve clockwise to the west, having a radius of 679.00 feet a distance of 390.16 feet (LC = North 42 deg. 01' 21" East, 384.82') to an iron pin; North 25 deg. 33' 40" East a distance of 79.84 feet to an iron pin; South 64 deg. 26' 40" East a distance of 14.72 feet to an iron pin; North 25 deg. 33' 40" East a distance of 14.42 feet to a point located in the center of Muddy Branch; thence with the center of Muddy Branch, as follows:

South 50 deg. 43' 58" East a distance of 17.78 feet to a point;
South 37 deg. 19' 09" East a distance of 44.28 feet to a point;
South 45 deg. 42' 47" East a distance of 43.13 feet to a point;
South 27 deg. 23' 57" East a distance of 61.35 feet to a point;
South 36 deg. 40' 20" East a distance of 35.08 feet to a point;
South 30 deg. 15' 57" East a distance of 37.58 feet to a point;
South 67 deg. 09' 15" East a distance of 14.72 feet to a point;
South 88 deg. 32' 00" East a distance of 24.49 feet to a point;
South 58 deg. 35' 45" East a distance of 31.57 feet to a point;
South 27 deg. 12' 52" East a distance of 48.93 feet to a point;
South 11 deg. 14' 27" West a distance of 20.41 feet to a point;
South 41 deg. 30' 33" West a distance of 27.96 feet to a point;
South 24 deg. 40' 15" East a distance of 46.97 feet to a point;
South 08 deg. 31' 45" West a distance of 39.80 feet to a point;
South 24 deg. 42' 02" East a distance of 52.77 feet to a point;
South 08 deg. 36' 55" East a distance of 68.91 feet to a point;
South 51 deg. 52' 36" East a distance of 36.18 feet to a point;
South 62 deg. 50' 10" East a distance of 28.90 feet to a point;
South 35 deg. 29' 05" East a distance of 28.33 feet to a point;
South 27 deg. 42' 45" West a distance of 16.65 feet to a point;
South 53 deg. 40' 58" West a distance of 57.37 feet to a point;
South 31 deg. 30' 09" West a distance of 42.37 feet to a point;
South 32 deg. 52' 56" East a distance of 14.93 feet to a point;
North 89 deg. 27' 20" East a distance of 47.13 feet to a point;
South 58 deg. 05' 28" East a distance of 21.86 feet to a point;
South 05 deg. 46' 07" East a distance of 27.94 feet to a point;
South 32 deg. 19' 47" East a distance of 23.90 feet to a point;
South 70 deg. 57' 29" East a distance of 44.49 feet to a point;
North 72 deg. 53' 38" East a distance of 20.41 feet to a point;
South 81 deg. 41' 01" East a distance of 33.36 feet to a point;
South 23 deg. 01' 42" East a distance of 31.45 feet to a point;
South 47 deg. 34' 22" East a distance of 32.10 feet to a point;
North 75 deg. 16' 31" East a distance of 27.95 feet to a point;
South 71 deg. 55' 59" East a distance of 29.11 feet to a point;
South 13 deg. 51' 17" East a distance of 25.31 feet to an iron post located in the northerly line of the Joyce Wiley and Wilson Matlock Property (Deed Book 243, Page 844); thence with Wiley's and Matlock's line North 89 deg. 51' 07" W, a distance of 939.04 feet to a 36" dead oak tree located at corner of the M.R. Dillard Property; thence with Dillard's line North 10 deg. 40' 23" East a distance of 93.50 feet to an old iron pin (bumper jack) located at the southeast corner of the Richard Allen Robison property; thence with the Robison's line North 13 deg. 46' 50" E, a distance of 353.92 feet to the point of beginning, containing 9.03 acres more or less according to a survey performed by Ronny G. Brown Surveying RLS No. 763, Franklin, Tennessee, dated August 10, 2001.

IF YOU DIG TENNESSEE...
CALL US FIRST!
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1-615-366-1987
TENNESSEE ONE CALL
IT'S THE LAW

SURVEYOR'S CONTACT

BRIAN MCCAIN, P.L.S. TN#2256
PRESIDENT
SOUTHERN PRECISION LAND SURVEYING, INC.
P.O. BOX 220
PEGRAM, TN 37143-0220
(615) 952-3600
brian@southernprecision.net

SOUTHERN PRECISION
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(615) 952-3600
"WE'LL PUT YOU ON THE MAP"

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AREA:

392,969 sq.ft. or 9.02 AC ±

PRELIMINARY

ALTA / NSPS LAND TITLE SURVEY
STEVEN E. GRUVER PROPERTY
EAST KINGSTON SPRINGS ROAD
TAX MAP 96, PARCEL 62.02
RECORD BOOK 535, PAGE 1105 - R.O.C.C., TN.
11TH CIVIL DISTRICT
KINGSTON SPRINGS, CHEATHAM COUNTY, TENNESSEE
SCALE: 1" = 100' DATE: 12/29/20

DRAWN BY: BAM PROJECT NO. 20-1774