

NOTES CORRESPONDING TO SCHEDULE B-2

- 11 All of the terms and provisions set forth and contained in that certain Lease as evidenced by Memorandum of Lease dated February 5, 2004...
12 All of the terms and provisions set forth and contained in that certain Lease as evidenced by Memorandum of Lease dated February 20, 2006...
13 Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Gershenson Properties 1 and Home Properties, Inc...
14 Declaration of Easements, Covenants, and Restrictions and Right of First Refusal of record in Book 2004, Page 0622...
15 Easements with Covenants and Restrictions Affecting Land of record in Instrument No. 200404270098946...
16 Reciprocal Shopping Center Easement Agreement of record in Book 1988, Page 0001...
17 Sanitary Sewer Easement Agreement of record in Instrument No. 200605150095325...

MISCELLANEOUS NOTES

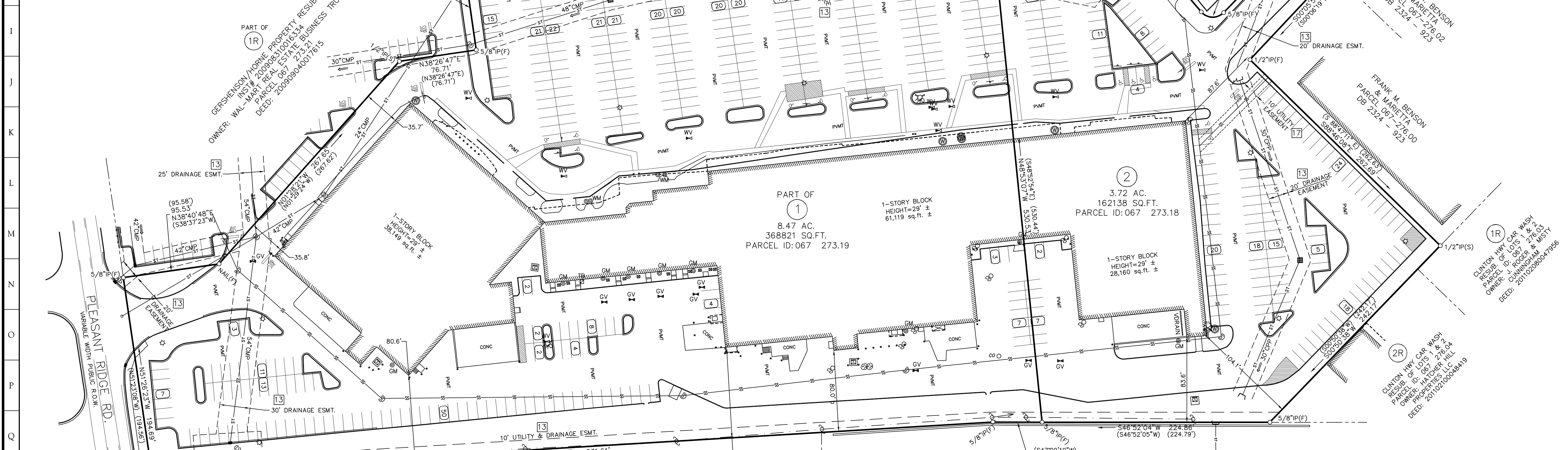
- 1. AT THE TIME OF THIS SURVEY NO OBSERVABLE EVIDENCE OF EARTH MOVING WORK, BUILDING CONSTRUCTION OR BUILDING ADDITIONS WITHIN THE RECENT MONTHS WAS FOUND.
2. AT THE TIME OF THIS SURVEY THERE WERE NO CHANGES IN STREET RIGHT-OF-WAY LINES EITHER COMPLETED OR PROPOSED OR AVAILABLE FROM THE CONTROLLING JURISDICTION OR OBSERVABLE EVIDENCE OF EITHER STREET OR SIDEWALK CONSTRUCTION.
3. AT THE TIME OF THIS SURVEY THERE WAS NO OBSERVABLE EVIDENCE OF SITE USE AS A SOLID WASTE DUMP, SUMP OR SANITARY LAND FILL.
4. THIS SURVEY WAS MADE WITH REFERENCES MADE TO TITLE COMMITMENT OF FIDELITY NATIONAL TITLE INSURANCE COMPANY COMMITMENT NO. 1901246CTN WITH AN EFFECTIVE DATE OCTOBER 15, 2019 AT 8:00 AM.
5. PROPERTY IS SUBJECT TO UTILITY AND DRAINAGE EASEMENTS OF 5 FEET IN WIDTH ALONG BOTH SIDES OF ALL INTERIOR LOT LINES, AND 10 FEET IN WIDTH INSIDE ALL EXTERIOR LOT LINES, INCLUDING ROAD RIGHT-OF-WAY LINES, EXCEPT AS MODIFIED BY VARIANCE APPROVED BY M.P.C. ON 11-14-2002...

ZONING INFORMATION

Table with columns: REQUIRED, EXISTING, DIFFERENCE. Rows include FRONT SETBACK, SIDE SETBACK, REAR SETBACK, MAXIMUM HEIGHT, MAXIMUM LOT COVERAGE, PARKING SPACES.

STATEMENT OF ENCROACHMENTS

MONUMENT SIGN APPURTENANCE TO THE SUBJECT PROPERTY ENCLOSED 0.2 FEET AND 1.1 FEET ONTO PARCEL ID: 067 276.02 AS SHOWN HEREON.



FLOOD NOTE

THIS IS TO CERTIFY THAT I HAVE EXAMINED THE FEDERAL INSURANCE ADMINISTRATION FLOOD HAZARD MAP AND FOUND THE DESCRIBED TO NOT BE LOCATED IN A SPECIAL FLOOD HAZARD AREA.

UTILITY NOTES

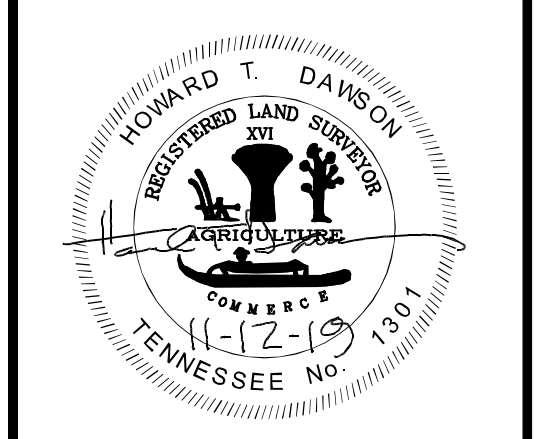
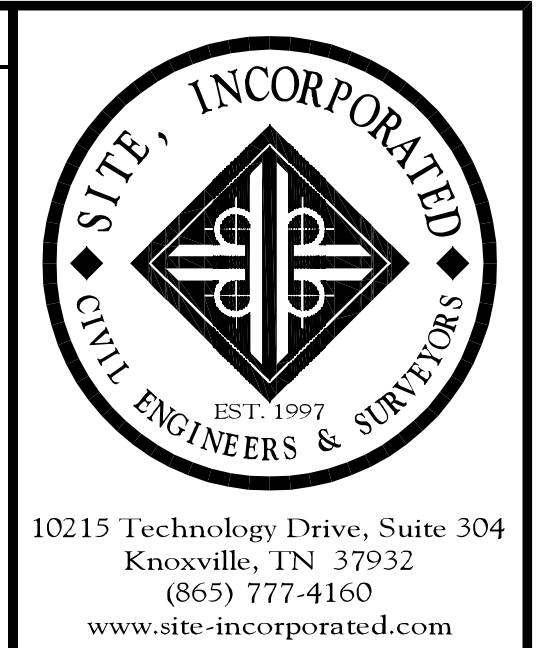
1. AT THE TIME OF THE SURVEY THE FOLLOWING UTILITIES WERE PRESENT AVAILABLE TO THE SUBJECT PROPERTY: SANITARY SEWER, WATER, GAS, ELECTRICITY, TELEPHONE AND CABLE TELEVISION.

LEGEND OF SYMBOLS

- WM O WATER MANHOLE
WM M WATER METER
WV V WATER VALVE
FIRE HYDRANT
WATER LINE
SANITARY MANHOLE
SEWER LINE
GM G GAS VALVE
GV G GAS VALVE
ELECTRIC TRANSFORMER
UTILITY POLE
LIGHT POLE
GUY WIRE
OVERHEAD UTILITY LINES
TB TELEPHONE BOX
SDM STORM DRAIN MANHOLE
CB CATCH BASIN
SD STORM DRAIN PIPE
BUILDING
IP(F) IRON PIN - OLD (FOUND)
IP(S) IRON PIN - NEW (SET)
PROPERTY LINE
RECORD BEARING AND DISTANCE
SURVEYED BEARING AND DISTANCE

UTILITY NOTES

THE UNDERGROUND UTILITIES SHOWN, IF ANY, HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION AND EXISTING DRAWINGS. THE SURVEYOR MAKES NO GUARANTEES THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA...



Sheet 1 of 2 - ALT/NSPS Land Title Survey
Northwest Crossing
Clinton Highway and Pleasant Ridge Road
Dist. 6 of Knox County, TN -- Ward 40, City of Knoxville
Current Owner: DFG-Knoxville LLC

Table with columns: NO., DATE, COMMENTS. Includes 'ORIGINAL ISSUE: 11/12/2019', 'SITE PROJECT #:', 'FILE: 190081', and 'A1.0'.

NOTE: DATA COLLECTION AND DRAFTING SERVICES PROVIDED BY SMYK MOUNTAIN LAND SURVEYING CO., INC. SMLS DWG. NO. 190081

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**RECORD – TITLE COMMITMENT LEGAL DESCRIPTION**

Part of Lot 1 Situated, lying, and being in the 6th Civil District of Knox County, Tennessee, within the corporate limits of the City of Knoxville, Tennessee, being Parcel 273.19 as shown on CTL Map 67, in the Knox County Property Assessor's Office, and being more particularly bounded and described as follows to wit:

Beginning at an iron rod found in the Northern right-of-way of Pleasant Ridge Road, said iron rod being located South 52 degrees 12 minutes 46 seconds East a distance of 1,510.00 feet from the centerline intersection of Pleasant Ridge road and Old Callahan Road, thence with the Northern right of way of Pleasant Ridge Road North 51 degrees 23 minutes 08 seconds West, a distance of 194.56 feet to an iron rod found on Lot 1R, Gershenson/Home Property Resubdivision; thence leaving the Northern right of way Pleasant Ridge Road and with Lot 1R, Gershenson/Home Property Resubdivision the following five calls: 1) North 38 degrees 37 minutes 23 seconds East a distance of 95.58 feet to an iron rod found; 2) North 01 degrees 29 minutes 24 seconds West, a distance of 267.62 feet to an iron rod found; 3) North 38 degrees 26 minutes 47 seconds East, a distance of 76.71 feet to an iron rod found; 4) North 51 degrees 33 minutes 13 seconds West, a distance of 84.38 feet to an iron rod found; 5) North 38 degrees 26 minutes 47 seconds East, a distance of 523.11 feet to an iron rod found on the line of Lot 2; thence leaving the line of Lot 1R, Gershenson/Home Property Resubdivision and with the line of Lot 2, South 48 degrees 52 minutes 54 seconds East, a distance of 530.44 feet to an iron rod found on the line of All Eleven, LLC; thence leaving the line of Lot 2 and with the line of All Eleven, LLC the following two calls: 1) South 47 degrees 09 minutes 10 seconds West, a distance of 48.59 feet to an iron rod found; 2) South 43 degrees 25 minutes 05 seconds West, a distance of 831.54 feet to the point of beginning. Containing 368,738 square feet or 8.47 acres, according to the survey by Daniel P. Humphreys, R.L.S. Number 2060, of Site Inc., 10215 Technology Drive, Suite 504, Knoxville TN 37932, dated September 5, 2014, said survey bearing file number "1260 ato 2014". All bearings are referenced thereon to Grid North of the City of Knoxville's Control System.

and Lot 2 Situated, lying, and being in the 6th Civil District of Knox County, Tennessee, within the corporate limits of the City of Knoxville, Tennessee, being Parcel 273.18 as shown on CTL Map 67, in the Knox County Property Assessor's Office, and being more particularly bounded and described as follows to wit:

Beginning at an iron rod found in the Southern right-of-way of U.S. Highway 25, said iron rod being located South 85 degrees 37 minutes 00 seconds East, a distance of 1280.40 feet from the centerline intersection of U.S. Highway 25 and Old Callahan Road; thence with the Southern right of way South 88 degrees 55 minutes 23 seconds East, a distance of 63.12 feet to an iron rod found, a common corner with Benson; thence leaving said right of way and with the line of Benson the following two calls: 1) South 00 degrees 06 minutes 19 seconds West, a distance of 190.35 feet to an iron rod found; 2) South 88 degrees 47 minutes 11 seconds East, a distance of 262.63 feet to an iron rod found, a common corner with Boyle; thence leaving the line of Benson and with the line of Boyle South 00 degrees 50 minutes 38 seconds West, a distance of 242.17 feet to an iron rod found, a common corner with All Eleven, LLC; thence leaving the line of Boyle and with the line of All Eleven, LLC South 46 degrees 52 minutes 05 seconds West, a distance of 224.79 feet to an iron rod found, a common corner with Part of Lot 1; thence leaving the line of All Eleven, LLC and with Part of Lot 1 North 48 degrees 52 minutes 54 seconds West, a distance of 530.44 feet to an iron rod found, a common corner with Lot 1R, Gershenson/Home Property Resubdivision; thence leaving the line of Part of Lot 1 and with the Lot 1R, Gershenson/Home Property Resubdivision North 48 degrees 52 minutes 54 seconds West, a distance of 141.87 feet to an iron rod found, a common corner with McDonald's; thence leaving the Lot 1R, Gershenson/Home Property Resubdivision and with McDonald's South 83 degrees 31 minutes 25 seconds East, a distance of 180.53 feet to an iron rod found, a common corner with Presley; thence leaving the line of McDonald's and with the line of Presley the following four calls: 1) South 83 degrees 31 minutes 25 seconds East, a distance of 180.53 feet to an iron rod found; 2) with a non tangent curve to the left, having a radius of 15.00 feet, an arc distance of 24.93 feet, a chord bearing of North 48 degrees 42 minutes 06 seconds East, and a chord distance of 22.16 feet to an iron rod found; 3) North 00 degrees 53 minutes 18 seconds East, a distance of 43.89 feet to an iron rod found; 4) North 05 degrees 34 minutes 15 seconds West, a distance of 132.01 feet to the point of beginning. Containing 162,098 square feet or 3.72 acres, according to the survey by Daniel P. Humphreys, R.L.S. Number 2060, of Site Inc., 2033 Gastaic Lane, Suite 101, Knoxville TN 37932, dated December 19, 2003, said survey bearing file number "1260 brdy". All bearings are referenced thereon to Grid North of the City of Knoxville's Control System.

AND Easements Together with non-exclusive easements set forth in Declaration of Easements, Covenants, and Restrictions and Right of First Refusal of record in Book 2004, Page 0622, being affected by Consent recorded at Instrument No. 199907290008242 and being further affected by Assignment recorded at Instrument No. 200909040017617, all recordings in the aforesaid Register of Deeds Office.

Together with non-exclusive easements set forth in Easements with Covenants and Restrictions Affecting Land recorded at Instrument No. 200404270098946, and being Amended and Restated at Instrument No. 200909040017613, both recordings in the aforesaid Register of Deeds Office. Together with non-exclusive easements set forth in Reciprocal Shopping Center Easement Agreement of record in Book 1988, Page 0001, in the aforesaid Register's Office.

Being the same property conveyed to DFG-Knoxville, LLC, a Delaware limited liability company by Special Warranty Deed of record in Instrument No. 201411050025441 Register's Office for Knox County, Tennessee.

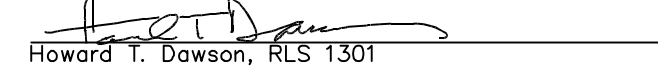
Being the same property conveyed to DFG-Knoxville, LLC, a Delaware limited liability company by Quit Claim Deed of record in Instrument No. 201411050025440 Register's Office for Knox County, Tennessee.

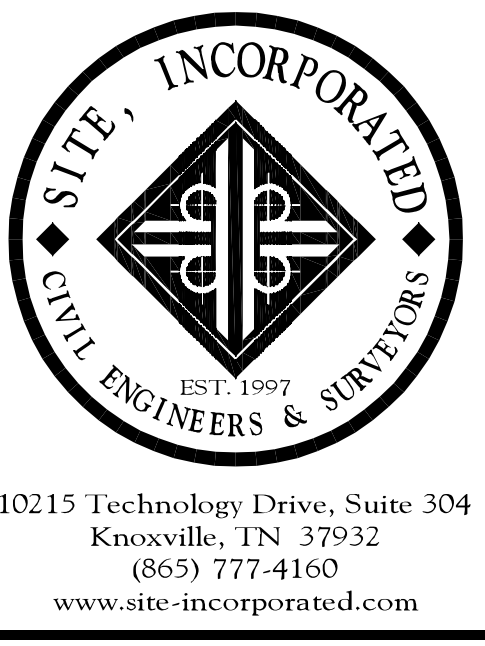
Surveyor's Certification

To Knoxville TVA Employees Credit Union, its successors and/or interests; Northwest Crossing, LLC; Fidelity National Title Insurance Company; and Island Abstract Inc.:

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, 7a, 7c, 8, 9, 13, 14, 16, 17, and 18 of Table A thereof. The fieldwork was completed on 11-8-2019.

Date of Plat or Map: 11-12-2019

  
Howard T. Dawson, RLS 1301



Sheet 2 of 2 - ALTA/NSPS Land Title Survey

# Northwest Crossing

Clinton Highway and Pleasant Ridge Road  
Dist. 6 of Knox County, TN -- Ward 40, City of Knoxville  
Current Owner: DFG-Knoxville LLC

REVISIONS	
NO.	DATE COMMENTS

ORIGINAL ISSUE: 11/12/2019  
SITE PROJECT #: ...  
FILE: 190081

# A1.1