

NOTES:

- IRON RODS WITH CAPS SET AT ALL CORNERS NOT RECOVERED UNLESS OTHER MONUMENTATION IS NOTED ON DRAWING.
- UTILITIES THAT ARE VISIBLE (ABOVE GRADE AND OVERHEAD) AND RELATED EQUIPMENT AND APPURTENANCES (POLE, WIRES, VALVES, MANHOLES, ETC.) ARE SHOWN BY FIELD LOCATION TO THE LEVEL OF DETAIL AND ANNOTATION REQUESTED BY THE CLIENT. **UNDERGROUND UTILITIES ARE NOT VISIBLE.** THEREFORE THEY ARE SHOWN BASED ON AVAILABLE AS-BUILT AND INVENTORY MAPS (IF ANY) FROM THE UTILITY OWNER AND FIELD LOCATION OF UTILITY TRACER MARKINGS AND PAINT (IF ANY) BY OTHERS. THE LOCATION AND INVENTORY IS THE RESULT OF NORMAL DUE DILIGENCE. HOWEVER, THE SURVEYOR MAKES **NO WARRANTY OR GUARANTEE** THAT ADDITIONAL UTILITIES, ACTIVE OR ABANDONED DO NOT EXIST AND WITHOUT VERIFICATION VIA EXCAVATION, THIS MAP'S REPRESENTATION OF THE UTILITIES MAY DIFFER FROM ACTUAL LOCATION.
- TAX MAP 74, PARCEL 101.00
- DEED REFERENCE: INST. NO. 20050315-0072341
- CITY BLOCK NO. 31027 - THE PROPERTY FALLS WITHIN THE LIMITS OF THE CITY OF KNOXVILLE. THE SURROUNDING PROPERTIES ARE WITHIN KNOX COUNTY.
- GRID COORDINATES SHOWN ARE STATE PLANE WITH A SCALE FACTOR APPLIED OF 1.00047622. GEODETIC AND GRID COORDINATES ARE RELATIVE TO NAD83 (2011) DATUM AND WERE ESTABLISHED FROM CITY OF KNOXVILLE CONTROL MONUMENTS NO. 910 AND 911.

N85°04'43"E - 60.29'
(N83°27'E - 60.09')

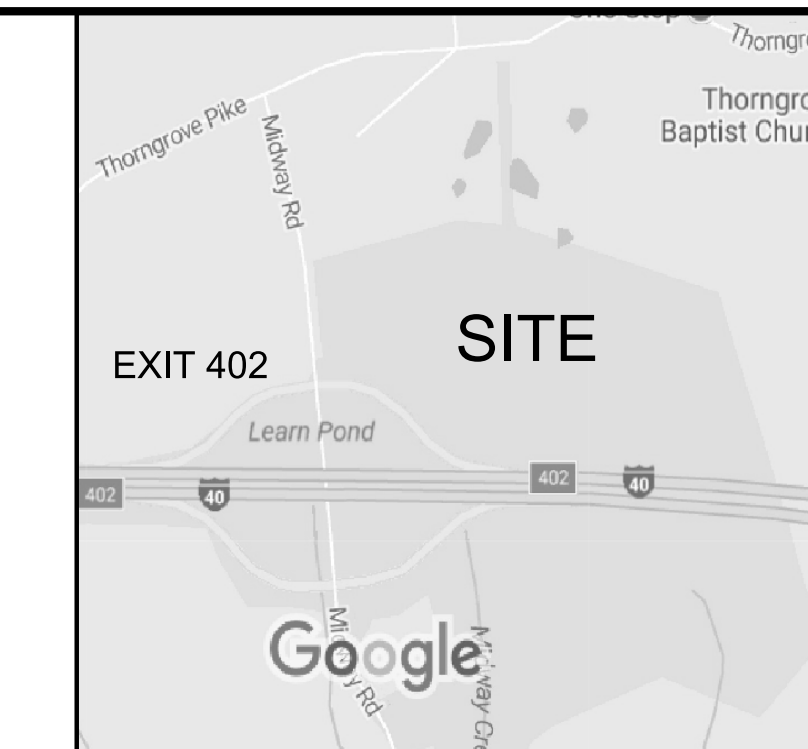
- GRANT OF TRANSMISSION LINE EASEMENT OF RECORD IN D.B. 638, PAGE 535 IS NOT PLOTTED AND DOES NOT CROSS THE SUBJECT PROPERTY.
- GRANT OF TRANSMISSION LINE EASEMENT OF RECORD IN D.B. 1055, PAGE 72 IS NOT PLOTTED AND DOES NOT CROSS THE SUBJECT PROPERTY.
- GRANT OF TRANSMISSION LINE EASEMENT OF RECORD IN D.B. 643, PAGE 185 IS NOT PLOTTED AND DOES NOT CROSS THE SUBJECT PROPERTY.
- GRANT OF TRANSMISSION LINE EASEMENT OF RECORD IN D.B. 1486, PAGE 709 IS NOT PLOTTED AND DOES NOT CROSS THE SUBJECT PROPERTY.
- EASEMENTS GRANTED BY JUDGEMENT OF RECORD IN D.B. 1490, PAGE 4 IS A PORTION OF THE RIGHT-OF-WAY ACQUIRED FOR INTERSTATE 40 AND CREATES THE SOUTHERLY BOUNDARY OF THE PROPERTY.
- UTILITY EASEMENT OF RECORD IN INSTRUMENT NO. 20140318-0053429 IS PLOTTED AND CROSSES THE SUBJECT PROPERTY.
- MEMORANDUM OF LEASE OF RECORD IN TRUST BOOK 3159, PAGE 1171 HAS NO PLOTTABLE DESCRIPTION. THERE ARE 3 BILLBOARDS SIGNS ALONG I-40 WHICH MAY BE CONNECTED WITH THIS LEASE.
- EASEMENTS GRANTED TO STATE OF TENNESSEE OF RECORD IN D.B. 1404, PAGE 334 IS A PORTION OF THE RIGHT-OF-WAY ACQUIRED FOR INTERSTATE 40 AND CREATES THE SOUTHERLY BOUNDARY OF THE PROPERTY.
- EASEMENT TO TENNESSEE PUBLIC SERVICE COMPANY OF RECORD IN D.B. 504, PAGE 40 HAS NO PLOTTABLE DESCRIPTION IT MAY OR MAY NOT CROSS THE SUBJECT PROPERTY.

PROPERTY DESCRIPTION:
FILE NO. NCS-852699-CH2

SITUATE IN THE 8th Civil District of Knox County, Tennessee, and being more particularly described as follows:

BEGINNING at a concrete monument at the point where the Northern edge of the right-of-way (ROW) of U.S. Interstate Hwy. #40 (I-40) is intersected by the Eastern edge of the ROW of Midway Road; thence from this point of intersection leaving the ROW of I-40 and with the Eastern edge of the ROW of Midway Road N 9 deg. 49 min. W 175 feet to an iron pin and North 9 deg. 49 min. W 343.70 feet to an iron pin, a corner to Ronald Brody (WD 151/472); thence leaving the edge of said ROW and with the line of Brody N 75 deg. 09 min. E 196.60 feet to an iron pin and N 77 deg. 31 min. E 253.24 feet to an iron pin, a corner to Frank T. Roberts (WD 1542/241); thence leaving the line of Roberts and with the line of Roberts N 70 deg. 31 min. E 520 feet to an iron pin, a corner to Derieux Cote thence leaving the line of Roberts and with the line of Cotes S 80 deg. 59 min. E 217.13 feet to an iron pin and N 04 deg. 05 min. W 1046.64 feet to an iron pin in the Southern edge of the ROW of Thorngrove Pike, a corner to James C. Bowers (W.D. 1542/241); thence leaving the line of Cote and the corner with Bowers and with the Southern edge of the ROW of Thorngrove Pike N 83 deg. 27 min. E 60.05 feet to an iron pin also a corner to Derieux Cote; thence leaving the edge of said ROW and with the line of Cote S 04 deg. 05 min. E 1063.20 feet to an iron pin and S 80 deg. 59 min. E 1531.70 feet to an iron pin in the line of J.P. Smith (WD 1214/105); thence leaving the line of Cote and with the line of Smith onto the line of J.P. Govento (WD 1713/798) S 16 deg. 20 min. E 1113.24 feet to a concrete monument in the Northern edge of the ROW of I-40; thence leaving the line of Govento and with the Northern edge of the ROW of I-40 N 88 deg. 45 min. W 553.57 feet to a concrete monument, N 88 deg. 29 min. W 305.80 feet to a concrete monument, S 79 deg. 58 min. W 205.45 feet to a concrete monument, S 89 deg. 24 min. W 200.79 feet to a concrete monument, S 88 deg. 21 min. W 401.02 feet to a concrete monument, N 82 deg. 13 min. W 354.61 feet to a concrete monument, N 50 deg. 59 min. W 366.55 feet to a concrete monument, N 51 deg. 21 min. W 272.41 feet to a concrete monument, N 84 deg. 29 min. W 191.96 feet to a concrete monument, N 84 deg. 15 min. W 121.22 feet to a concrete monument and N 45 deg. 59 min. W 161.84 feet to the concrete monument at the Beginning. Containing 72.04 acres, according to a survey of Robbert H. Waddell, RLS #1479, Rt. 23, Old Maryville Pike, Knoxville, TN 37920.

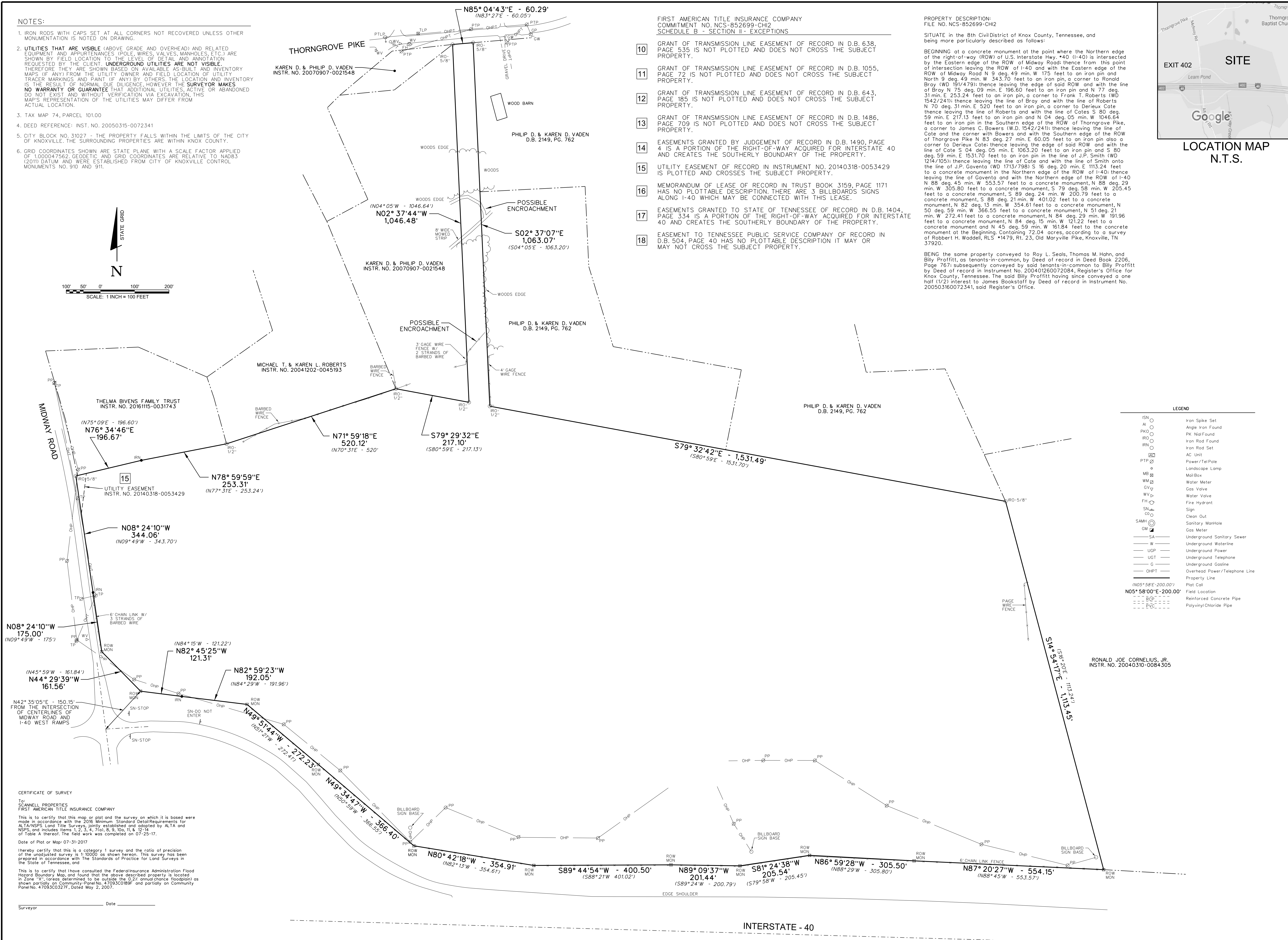
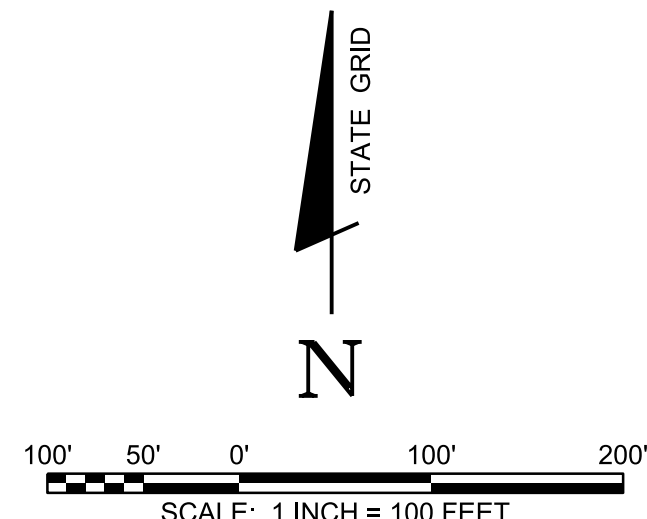
BEING the same property conveyed to Roy L. Seals, Thomas M. Hahn, and Billy Proffitt, as tenants-in-common, by Deed of record in Deed Book 2206, Page 767; subsequently conveyed by said tenants-in-common to Billy Proffitt by Deed of record in Instrument No. 200401260072084, Register's Office for Knox County, Tennessee. The said Billy Proffitt having since conveyed a one half (1/2) interest to James Bookstaff by Deed of record in Instrument No. 200503160072341, said Register's Office.



BWSC
BARGE WAGGONER SUMNER & CANNON, INC.
201 Commerce Street, Suite 600, Nashville, Tennessee 37203
PHONE (615) 254-1000 FAX (615) 855-8572

PRELIMINARY FOR REVIEW ONLY
DATE 07-31-17

ALTA-NSPS LAND TITLE SURVEY
834 MIDWAY ROAD
PROPERTY OF BILLY PROFFITT AND JAMES BOOKSTAFF
8TH CIVIL DISTRICT OF KNOX COUNTY, TENNESSEE - 31ST WARD OF THE CITY OF KNOXVILLE, TENNESSEE



LEGEND

ISN	Iron Spike Set	
AI	Angle Iron Found	
PKO	PK Nail Found	
IRO	Iron Rod Found	
IRN	Iron Rod Set	
AC	AC Unit	
PTP	Power/Tel Pole	
MB	Mail Box	
WM	Water Meter	
GV	Gas Valve	
WV	Water Valve	
FH	Fire Hydrant	
SN	Sign	
CO	Clean Out	
SAMH	Sanitary Manhole	
DM	Gas Meter	
SA	Underground Sanitary Sewer	
W	Underground Waterline	
UGP	Underground Power	
UGT	Underground Telephone	
G	Underground Gasline	
OHP	Overhead Power/Telephone Line	
---	Property Line	
---	Plot Call	
---	Field Location	
---	Reinforced Concrete Pipe	
---	PVC	Polyvinyl Chloride Pipe

CERTIFICATE OF SURVEY
To: SCANNELL PROPERTIES
FIRST AMERICAN TITLE INSURANCE COMPANY

This is to certify that this map or plot 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, 5, 6, 7, 8, 9, 10, 11, & 12-14 of Table A thereof. The field work was completed on 07-25-17.

Date of Plot or Map: 07-31-2017

I hereby certify that this is a category 1 survey and the ratio of precision of the adjusted survey is 1:10,000 as shown hereon. This survey has been prepared in accordance with the Standards of Practice for Land Surveys in the State of Tennessee, and

This is to certify that I have consulted the Federal Insurance Administration Flood Hazard Boundary Map, and found that the above described property is located in Zone "X" (areas determined to be outside the 100-year annual chance floodplain) as shown partially on Community Panel No. 47093C0189F and partially on Community Panel No. 47093C0277F, Dated May 2, 2007.

Surveyor _____ Date _____

PREPARED FOR:
SCANNELL PROPERTIES - ATTN. CHRISTOPHER MILLER
8801 RIVER CROSSING BOULEVARD, SUITE 300
INDIANAPOLIS, IN 46240
PHONE: 317-843-5959

PROPERTY AREA: 3,139,278 SQUARE FEET OR 72.068 ACRES

REV.	DATE	CHK.	DESCRIPTION
0	07-31-2017	TD	ISSUED FOR REVIEW

1 OF 1
FILE NO. 36223-05