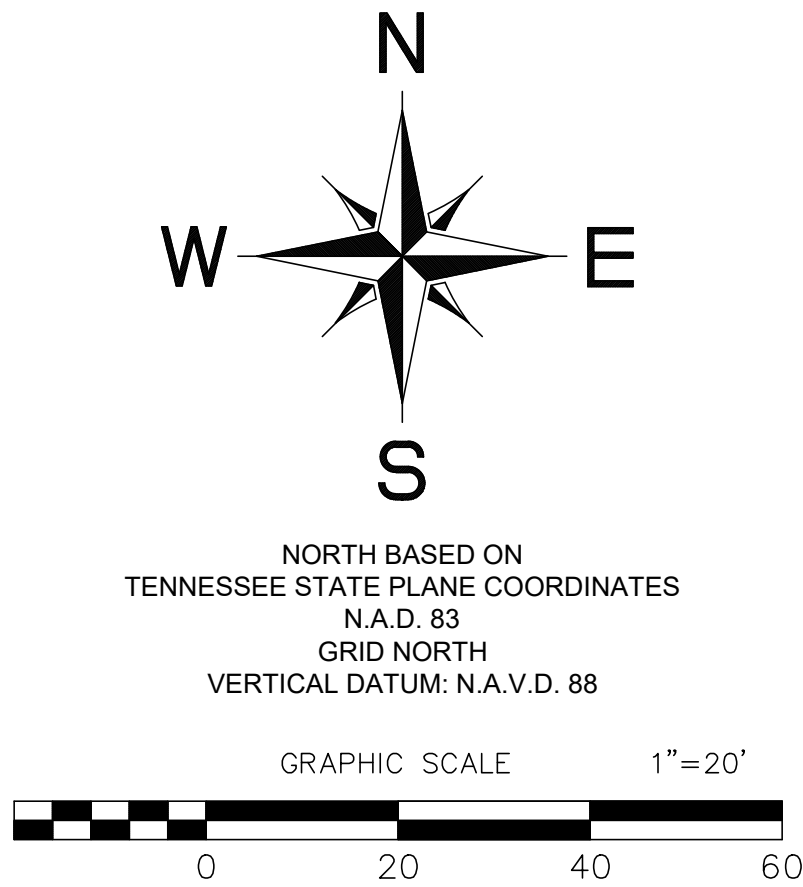
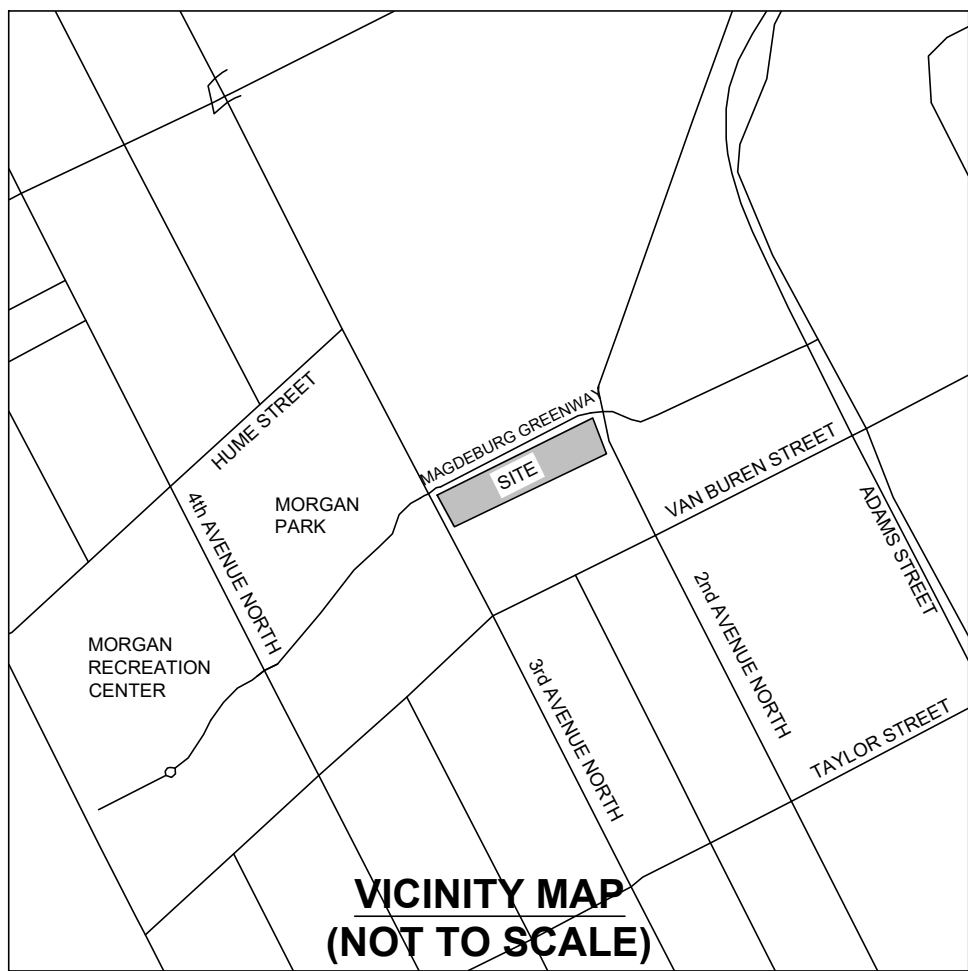
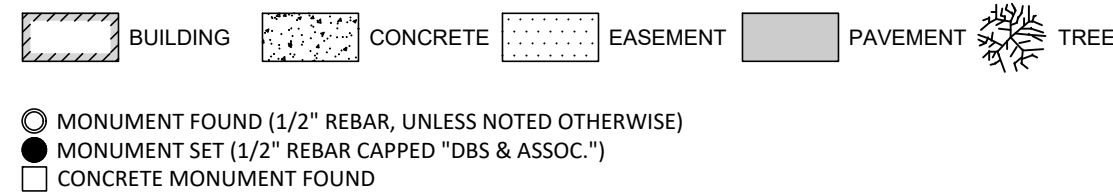


ALTA/NSPS LAND TITLE SURVEY

OF THE MPAG, LLC PROPERTY
METRO PARCEL IDENTIFICATION # 08205017300
3rd AVENUE NORTH, NASHVILLE, TN 37208
INSTRUMENT # 20190715-0069062
PORTION OF LOT # 14 & 66
MCGAVOCK CITY PARK LOTS
AS RECORDED IN PLAT BOOK 57, PAGE 101
REGISTER'S OFFICE OF DAVIDSON COUNTY, TN
19TH COUNCIL DISTRICT OF DAVIDSON COUNTY, TN
TRACT I = 1,376.6 SQ.FT/0.032 AC. +/-
TRACT II = 11,427.5 SQ.FT/0.26 AC. +/-
TOTAL AREA = 12,804.10 SQ. FT. OR 0.29 ACRES, ±
ZONE: IR DATE PREPARED: 6/23/2020



SITE LEGEND	
---	ADJOINING BOUNDARY LINE
---	BOUNDARY LINE
ST	STORM MANHOLE
P	PIPE
SA	SANITARY SEWER LINE
G	UNDERGROUND GAS LINE
---	UNDERGROUND TELEPHONE
W	WATER LINE
AC	AIR CONDITIONING UNIT
B	BENCHMARK
BOV	BLOW OFF VALVE
CB	CATCH BASIN
CO	CLEAN OUT
DI	DROP INLET
EM	ELECTRIC METER
ET	ELECTRIC TRANSFORMER
FH	FIRE HYDRANT
G	GAS METER
IW	INJECTION WELL
M	MAILBOX
MAN	MANHOLE
PIV	POST INDICATOR VALVE
PB	PULL BOX
SSM	SANITARY SEWER MANHOLE
SV	SEWER VALVE
SM	SPOT ELEVATION
TM	TELEPHONE PEDESTAL
UP	UTILITY POLE
ULW	UTILITY POLE W/ LIGHT
UPLW	UTILITY POLE W/ 2 LIGHTS
WM	WATER MANHOLE
WT	WATER METER
WV	WATER VALVE



ALTA = AMERICAN LAND TITLE ASSOCIATION
CMP = CORRUGATED METAL PIPE
GIS = GEOGRAPHICAL INFORMATION SYSTEM
IE = INVERT ELEVATION
MBSL = MINIMUM BUILDING SETBACK LINE
N.A.D. = NORTH AMERICAN DATUM
N.A.V.D. = NORTH AMERICAN VERTICAL DATUM
NSPS = NATIONAL SOCIETY OF PROFESSIONAL SURVEYORS
PUDE = PUBLIC UTILITY & DRAINAGE EASEMENT
RCP = REINFORCED CONCRETE PIPE
RODCT = REGISTER'S OFFICE OF DAVIDSON COUNTY TENNESSEE
SA = SANITARY SEWER
TC = TOP OF CASTING

SURVEYOR'S NOTES

FIELD WORK COMPLETED ON 6/9/2020.

A TITLE COMMITMENT SEARCH WAS FURNISHED AT TIME OF SURVEY. THEREFORE THIS SURVEY IS SUBJECT TO AN ACCURATE CURRENT TITLE COMMITMENT SEARCH.

THIS TRACT DOES LAY WITHIN A SPECIAL FLOOD HAZARD AREA OF THE FEDERAL EMERGENCY MANAGEMENT AGENCY ACCORDING TO THE FLOOD INSURANCE RATE MAP (47037C0241H) OF THE CITY OF NASHVILLE, DAVIDSON COUNTY, TENNESSEE, DATED 4-5-2017, UNLESS OTHERWISE NOTED ON SURVEY AREA LIES WITHIN SHADED "ZONE X" AREAS OF 0.2% ANNUAL CHANCE FLOOD AREAS OF 1% ANNUAL CHANCE FLOOD WITH AVERAGE DEPTHS OF 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE, AND AREAS PROTECTED BY LEVEES FROM 1% ANNUAL CHANCE FLOOD.

BEARINGS AND DISTANCES TAKE PRECEDENCE OVER SCALE

SETBACKS ARE AS PER ZONING. PROPERTY IS ZONED AS "IR". SURVEY DOES NOT ADDRESS CONTEXTUAL SETBACKS.

PROPERTY IS SUBJECT TO COVENANTS, EASEMENTS, RIGHTS OF WAY AND RESTRICTIONS OF RECORD AND NOT OF RECORD.

THE SURVEYOR'S LIABILITY FOR THIS DOCUMENT SHALL BE LIMITED TO THE ORIGINAL PURCHASER, AND DOES NOT EXTEND TO ANY UNNAMED PERSONS OR ENTITIES WITHOUT AN EXPRESS RE-CERTIFICATION BY THE SURVEYOR WHOSE NAME APPEARS HEREON.

THIS SURVEY DOES NOT ADDRESS THE EXISTENCE OR NON-EXISTENCE OF WETLANDS AREAS.

DISCLAIMER

THIS SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITY ABOVE GRADE AND UNDERGROUND UTILITIES SHOWN WERE TAKEN FROM VISIBLE APPURTENANCES AT THE SITE, PUBLIC RECORDS AND/OR MAPS PREPARED BY OTHERS. 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 WHO ENGAGES IN EXCAVATION MUST NOTIFY ALL KNOWN UNDERGROUND UTILITY OWNERS. NO LESS THAN (3) THREE OR NO MORE THAN (10) TEN 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.

ALTA/NSPS LAND TITLE SURVEY 2016 Certification
File No.: 34327-06-2018
Effective Date: June 2, 2020 at 8:00 AM

To: First American Title Insurance Company, MPAG, LLC its successors or assigns.

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, 4, 8 & 13 of the Table of Map Prof. The field work was completed on 6-9-2020.



W. LOGAN MCCRAW, TN RLS # 2887
DBS & ASSOCIATES ENGINEERING

7-6-2020

SCHEDULE B - Section II
File No.: 34327-06-2018

SCHEDULE B - Section II
Exceptions

The Policy will not insure against loss or damage resulting from the terms and provisions of any lease or easement identified in Schedule A, and will include the following Exceptions unless cleared to the satisfaction of the Company:

- 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 known to the surveyor to the best of my knowledge, belief and professional opinion.**
- Rights of parties in possession in possession not shown by the public records. **Not a survey matter to the best of my knowledge, belief and professional opinion.**
- 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. **All shown hereon to the best of my knowledge, belief and professional opinion at time of survey.**

- Easements or claims of easements, not shown by the Public Record. **None other known to the surveyor to the best of my knowledge, belief and professional opinion at time of survey.**
- Any lien or right to a lien for services, labor, or material heretofore or hereafter furnished, imposed by law and not shown by the public records. **Not a survey matter to the best of my knowledge, belief and professional opinion.**
- Taxes or special assessments which are not shown as existing liens by the public records. **Not a survey matter to the best of my knowledge, belief and professional opinion.**
- If improvements are completed after January 1 of any year, and the law, pursuant to TCA 67-5-509 and TCA 67-5-603, requires supplemental assessment for the year in which improvements are completed, the Company assumes no liability for taxes assessed by correction or supplemental assessment. **Not a survey matter to the best of my knowledge, belief and professional opinion.**
- State and County taxes for the year 2020, a lien, but not yet due and payable. Map and Parcel No. 082 05 0 173 00. **Not a survey matter to the best of my knowledge, belief and professional opinion.**
- State and County taxes for the year 2019, in the amount of \$1,995.22, PAID. Map and Parcel No. 082 05 0 173 00. **Not a survey matter to the best of my knowledge, belief and professional opinion.**
- Easements to the Metropolitan Government of Nashville and Davidson County for the sanitary sewers and/or storm drainage of record in Book 11112, Page 889, Register's Office for Davidson County, Tennessee. **Easement description does not affect the property as shown on survey to the best of my knowledge, belief and professional opinion, but an easement depiction in Book 11112, Page 892 does show an easement affecting herein property and is shown on drawing with a note.**
- Sewer easement reserved in Deed of record in Book 168, Page 317, Register's Office for Davidson County, Tennessee. **Affects property but is unplotable to the best of my knowledge, belief and professional opinion.**

Table 17.12.020C MIXED-USE AND NONRESIDENTIAL DISTRICTS						
ZONING DISTRICT	MIN. LOT AREA	MAX. FAR	MAX. ISR	MIN REAR SETBACK	MIN. SIDE SETBACK	MAX. HEIGHT AT SETBACK LINE
IR	NONE	0.6000	0.9000	20	NONE REQ.	45

- All matters appearing on the Plan of record as Plat Book 57, Page 101, Register's Office for Davidson County, Tennessee. **As shown on survey to the best of my knowledge, belief and professional opinion.**
- Easements to the Metropolitan Government of Nashville and Davidson County for the sanitary sewers and/or storm drainage of record in Book 11112, Page 889, Register's Office for Davidson County, Tennessee. **Easement description does not affect the property as shown on survey to the best of my knowledge, belief and professional opinion, but an easement depiction in Book 11112, Page 892 does show an easement affecting herein property and is shown on drawing with a note.**
- Sewer easement reserved in Deed of record in Book 168, Page 317, Register's Office for Davidson County, Tennessee. **Affects property but is unplotable to the best of my knowledge, belief and professional opinion.**

EXHIBIT A
COMMITMENT NUMBER : 34327-06-2018

TRACT NO. I
BEING located in the 19th Councilmanic District of Davidson County, Tennessee, being located northeasterly of the 3RD Avenue North and Van Buren Street intersection and being a portion of Lots 14 and 66 of McGavock City Park Lots recorded as Plat Book 57, Page 101, in the Register's Office of Davidson County, Tennessee and being more particularly described as follows:

All bearings based on Tennessee State Plane (NAD 83)

Any corner set by this surveyor is 3/4 inch diameter, 18 inch long rebar with cap labeled "GAM 2403" unless otherwise noted and referred to as new iron pin in the following:

Commencing at an existing bent iron pin found in the easterly 50 foot right-of-way for Third Avenue North, said point being the common corner to Lot 13 and Lot 14 of the aforementioned McGavock City Park and being North 27 degrees 03 minutes 45 seconds West, 150.44 feet of the intersection of the northerly 50 foot right-of-way for Van Buren Street;

Thence with the easterly 50 foot right-of-way for Third Avenue North, North 27 degrees 03 minutes 45 seconds West, a distance of 40.40 feet to a new iron pin in the northerly 40 foot right-of-way for the Louisville and Nashville Railroad Company as recorded in Deed Book 175, Page 137 and Plat in Plat Book 161, Page 34, R.O.D.C., TN. (Railroad Tracks no longer in existence) to the point of beginning;

Beginning, with the easterly 50 foot right-of-way for Third Avenue North and the herein described remaining portion of Lot 14 and Lot 66 of the McGavock City Park, North 27 degrees 03 minutes 45 seconds West, 9.60 feet to a new iron pin and being the common corner to Lot 14 and Lot 15. Lot 15 being the Metro Government Water and Sewer property of record in Deed Book 39, Page 558, R.O.D.C., TN.;

Thence with the common line between Lot 14 and Lot 15, passing a 10 foot wide Alley (#505) closed per Metro Public Works (no record on file) and continuing with the common line between Lot 65 and Lot 66 of the McGavock City Park, North 62 degrees 46 minutes 04 seconds East, 285.41 feet to a new pin in the westerly 50 foot right-of-way for Second Avenue North;

Thence continuing with the westerly 50 foot right-of-way for Second Avenue North and the easterly property line of Lot 66 and the McGavock City Park, South 27 degrees 06 minutes 01 seconds East, 4.34 feet to a new iron pin in the northerly 40 foot right-of-way for the aforementioned Louisville and Nashville Railroad Company and the 50 foot right-of-way for Second Avenue North;

Thence with the northerly 40 foot right-of-way for the Louisville and Nashville Railroad Company and the herein described remaining portion of Lot 14 and Lot 66 of the McGavock City Park and passing a 10 foot wide Alley (#505) closed per Metro Public Works (no record on file), South 62 degrees 46 minutes 04 seconds West, 206.58 feet to a new iron pin in the northerly 40 foot right-of-way for the aforementioned Louisville and Nashville Railroad Company;

Thence continuing with the northerly 40 foot right-of-way for the Louisville and Nashville Railroad Company with a curve to the left, having a delta angle of 07 degrees 37 minutes 54 seconds, a radius of 593.70 feet, an arc length of 79.02 feet, a chord bearing of South 58 degrees 57 minutes 07 seconds West and a chord distance of 79.02 feet to the point of beginning and containing 1,376.60 square feet or 0.032 acres more or less according to a survey dated May 29th 2015.

TRACT NO. II
As surveyed description
Remaining portion of Lot 14 and Lot 66 McGavock City Park.

BEING located in the 19th Councilmanic District of Davidson County, Tennessee, being located northeasterly of the 3rd Avenue North and Van Buren Street intersection and being a portion of Lots 14 and 66 of the McGavock City Park Lots recorded in Plat Book 57, Page 101, in the Register's Office of Davidson County, Tennessee, and being more particularly described as follows:

All bearings based on Tennessee State Plane (NAD 83)

Any corner set by this surveyor is 3/4 inch diameter, 18 inch long rebar with cap labeled "GAM 2403" unless otherwise noted and referred to as new iron pin in the following:

BEGINNING at an existing bent iron pin found in the easterly 50 foot right-of-way for Third Avenue North, said point being the common corner to Lot 13 and Lot 14 of the aforementioned McGavock City Park and being North 27 degrees 03 minutes 45 seconds West, a distance of 150.44 feet of the intersection of the northerly 50 foot right-of-way for Van Buren Street, the point of beginning.

Thence with the easterly 50 foot right-of-way for 3rd Avenue North, North 27 degrees 03 minutes 45 seconds West, a distance of 40.40 feet to a new iron pin in the northerly 40 foot right-of-way for the Louisville and Nashville Railroad Company as recorded in Deed Book 175, Page 137 and Plat in Plat Book 161, Page 34, R.O.D.C., TN. (Railroad Tracks no longer in existence);

Thence with a curve to the right, having a delta angle of 07 degrees 37 minutes 54 seconds, a radius of 593.70 feet, an arc length of 79.02 feet, a chord bearing of North 58 degrees 57 minutes 07 seconds East and a chord distance of 79.02 feet to a new iron pin;

Thence with the northerly remaining portion of Lot 14 and Lot 66 of the McGavock City Park and passing a 10 foot wide Alley (#505) closed per Metro Public Works (no record on file), North 62 degrees 46 minutes 04 seconds East, a distance of 206.58 feet to a new iron pin in the westerly margin of 2nd Avenue North;

Thence continuing with the westerly 50 foot right-of-way for 2nd Avenue North and the easterly property line of Lot 66 of the McGavock City Park, South 27 degrees 06 minutes 01 seconds East, 40.00 feet to a new pin in the 50 foot right-of-way for 2nd Avenue North;

Thence with the common line between Lot 66 and Lot 67, passing an Alley (#505) closed per Metro Public Works (no record on file) and continuing with the common line between Lot 13 and Lot 14 of the McGavock City Park, South 62 degrees 46 minutes 04 seconds West, a distance of 206.49 feet to a new iron pin;

Thence with a curve to the left, having a delta angle of 08 degrees 11 minutes 57 seconds, a radius of 553.70 feet, an arc length of 79.24 feet, a chord bearing of South 58 degrees 40 minutes 06 seconds West and a chord distance of 79.17 feet to the point of beginning and containing 11,427.60 square feet or 0.262 acres, more or less, according to a survey prepared by this surveyor dated May 29, 2015.

As surveyed description prepared by GAM Engineering, Inc., by Aubrey E. Dye Jr., Tennessee Registered Land Surveyor, License Number 2403, office located at 102 Hazel Path, Concord Building, Suite 6, Office F, Hendersonville, TN 37075, Phone number 615-348-8222;

Being the same property conveyed to MPAG, LLC by Quitclaim Deed dated April 14, 2018 from Worthan Packaging, Inc., a Tennessee Corporation of record in Instrument No. 20160429-004096, Register's Office for Davidson County, Tennessee, as corrected by Deed of Correction of record in Instrument No. 20190715-0069062, Register's Office for Davidson County, Tennessee and by Default Judgement Order filed August 1, 2021 in the Chancery Court for Davidson County, Tennessee and filed September 5, 2021 in Instrument No. 20170905-000769, Register's Office for Davidson County, Tennessee, as corrected by Default Judgement Order of record in Instrument No. 20191022-0108353, Register's Office for Davidson County, Tennessee.

NEW LAND DESCRIPTION
Of the MPAG, LLC Property
3rd Avenue North, Nashville, TN 37208 (unimproved)
Tax Parcel ID : 08205017300
19TH Council District of Davidson County, Tennessee

Being a portion of (2) two tracts of land in the 19th Council District of Davidson County Tennessee, said tracts being recorded in Instrument No. 20190715-0069062 and 20191022-0108353 in the Register of Deeds Office for Davidson County, Tennessee, said tracts also being a portion of Lot Nos. 14 & 66, McGavock City Park Lots, as shown in Plat Book 57, Page 101, recorded in the Register of Deeds Office for Davidson County, Tennessee, said property being generally west of Cumberland River, east of Rosa L. Parks Boulevard, north of Van Buren Street, south of Magdeburg Greenway, east of and adjacent to 3rd Avenue North, west of and adjacent to 2nd Avenue North, said tracts are more particularly described as follows:

TRACT I (a portion of Lot 14 & 66)
Commencing at a 3/4" rebar (old) located in the east right of way of 3rd Avenue North, (50 foot right of way), said rebar being the northwest corner of the Peggie L. Hicks Property, (Inst. No. 20080627-006613), Register's Office for Davidson County, Tennessee, said rebar also the southwest corner of Tract II, (described later in this description), said pin also having Tennessee State Plane Coordinates of Northing of 673530.64, Easting of 1735797.11;

Thence leaving said Hicks property and with the east right of way of said 3rd Avenue North, North 27°04'58" West, 40.40 feet to a 3/4" rebar (old), said rebar being the POINT OF BEGINNING FOR THIS DESCRIPTION, said rebar also being the southwest corner of herein Tract I described and having Tennessee State Plane Coordinates of Northing 673566.76, Easting 1735778.84;

Thence continuing with said 3rd Avenue North and along same said bearing, North 27°04'58" West, 9.60 feet to a 3/4" rebar (old), said rebar being the northwest corner of said Tract I, said rebar also being the southwest corner of the Metro Government Water & Sewer Property, (Deed Book 39, Page 558), said pin being 1.9 feet southwest from another 3/4" rebar (old);

Thence leaving said 3rd Avenue North, North 62°44'51" East, 4.34 feet to a 3/4" rebar (old), said rebar being the southeast corner of said herein Tract I described;

Thence leaving said 2nd Avenue North, South 62°44'51" West, 206.58 feet to a 3/4" rebar (old);

Thence on a curve to the left having a radius of 593.70, a delta of 07°37'54", an arc length of 79.08 feet, a chord bearing of South 58°55'54" West, for a chord distance of 79.02 feet to the point of beginning containing 1,376.6 Square Feet or 0.032 Acres more or less. Subject to any conveyances, restrictions, covenants, easements and right of ways both of and not of record.

TRACT II (a portion of Lot 14 & 66)
BEGINNING at a 3/4" rebar (old) located in the east right of way of 3rd Avenue North, (50 foot right of way), said rebar being the northwest corner of the Peggie L. Hicks Property, (Inst. No. 20080627-006613), Register's Office for Davidson County, Tennessee, said rebar also being the southwest corner of herein Tract II, said rebar also having Tennessee State Plane Coordinates of Northing of 673530.64, Easting 1735797.11;

Thence leaving said Hicks property and with the east right of way of said 3rd Avenue North, North 27°04'58" West, 40.40 feet to a 3/4" rebar (old), said rebar being the southwest corner of previously described Tract I, said rebar also being the northwest corner of herein Tract II described and having Tennessee State Plane Coordinates of Northing 673566.76, Easting 1735778.84;

Thence leaving 3rd Avenue North and on a common line with said Tract I and on a curve to the right having a radius of 593.70, a delta of 07°37'54", an arc length of 79.08 feet, a chord bearing of North 58°55'54" East, for a chord distance of 79.02 feet to a 3/4" rebar (old);

Thence North 62°44'51" East, 206.58 feet to a 3/4" rebar (old) in the west right of way of 2nd Avenue North, (50 foot right of way), said rebar being the southeast corner of said Tract I, said rebar also being the Northeast corner of said herein Tract II;

Thence leaving said Tract I and with said 2nd Avenue North, South 27°07'14" East, 40.00 feet to a 3/4" rebar (old), said rebar being the northeast corner of said Peggie Hicks Property, said rebar also being the southeast corner of herein Tract II described;

Thence leaving said 2nd Avenue North and with the common line of said Hicks Property, South 62°44'51" West, 206.49 feet to a 3/4" rebar (old);

Thence continuing with said common line of said Hicks Property and on a curve to the left having a radius of 553.70, a delta of 08°11'58", an arc length of 79.24 feet, a chord bearing of South 58°38'53" West, for a chord distance of 79.17 feet to the point of beginning and containing 11,427.5 Square Feet or 0.26 Acres more or less. Subject to any conveyances, restrictions, covenants, easements and right of ways both of and not of record.

2200 Rosa L. Parks Blvd.
Nashville, TN 37228
P: (615) 244-2040
F: (931) 647-7135
visit us online: www.dbsengr.com
DBS & Associates Engineering A TTL COMPANY
Engineers • Surveyors • Planners

ALTA/NSPS LAND TITLE SURVEY

OF THE MPAG, LLC PROPERTY
METRO PARCEL IDENTIFICATION # 08205017300
NASHVILLE, TN 37208
DATE: 6/23/2020

REVISIONS

FIELD CREW: TSP
DRAWN BY: NTH
CHECKED BY: WLM

SHEET
1 OF 1