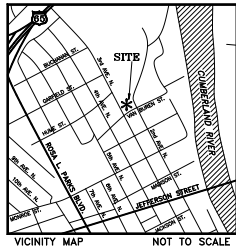


## NOTES

- 1) THIS SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES ABOVE GRADE AND UNDERGROUND UTILITIES SHOWN WERE TAKEN FROM VISIBLE APPEARANCES 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 UNDERSTANDING. COPIES OF THE VERIFICATION OF EXISTENCE, LOCATION AND DEPTH SHOULD ALSO BE MADE PRIOR TO ANY DESIGN RELATIVE THEREOF. IT IS A REQUIREMENT, PER THE UNDERGROUND UTILITY DAMAGE PREVENT ACT, THAT ANYONE WHO ENGAGES IN EXCAVATION MUST NOTIFY ALL KNOWN UNDERGROUND UTILITY OWNER, NO LESS THAN THREE (3) NOR MORE THAN TEN (10) WORKING DAYS PRIOR TO THE DATE OF THEIR INTENT TO EXCAVATE AND ALSO TO ANY POSSIBLE HAZARD OR COMPLET. TENNESSEE ONE CALL 1-800-361-1111 OR TENNESSEE REGULATORY AUTHORITY (TRA) AT 811.
- 2) ALL DIMENSIONS WERE MEASURED WITH E.D.M. EQUIPMENT AND HAVE BEEN ADJUSTED FOR TEMPERATURE.
- 3) THE SURVEYOR'S LIABILITY FOR THIS DOCUMENT SHALL BE LIMITED TO THE ORIGINAL PURCHASER AND THOSE PERSONS LISTED IN THE SURVEYOR'S CERTIFICATE AND DOES NOT EXTEND TO ANY UNNAMED PERSON OR ENTITIES WITHOUT AN EXPRESSED AG-CONFIRMATION BY THE SURVEYOR WHOSE SIGNATURE APPEARS UPON THIS SURVEY.
- 4) THE LOCATION AND/OR EXISTENCE OF UTILITY SERVICE LINES TO THE PROPERTY SURVEYED ARE UNKNOWN AND ARE NOT SHOWN.
- 5) THIS PARCEL DESCRIBED HEREON DOES NOT LIE WITHIN FLOOD HAZARD AREAS IN ACCORDANCE WITH "INSURANCE RATE MAP PANEL NUMBER 470570219 F DATED APRIL 20, 2001, FLOOD ZONE "X".
- 6) THIS PROPERTY IS CURRENTLY ZONED "R" (INDUSTRIAL, RESTRICTIVE) WITH "70'-100' (URBAN ZONING OVERLAYS).
- 7) THERE ARE 15 STRIPPED PARKING SPACES ON SITE.
- 8) LOT NUMBERS SHOWN AS THIS (3) REFERS TO MCGOVICK CITY PARK LOTS, AS OF RECORD IN PLAT BOOK 57, PAGE 101, AT THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE. NO EASEMENTS SHOWN AFFECTING SUBJECT PROPERTY.
- 9) THIS SURVEY WAS PREPARED FROM INFORMATION CONTAINED IN TITLE COMMITMENT NUMBER: 151373272N DATED: JUNE 08, 2015 AT 8:00 AM, PREPARED BY FIDELITY NATIONAL TITLE INSURANCE COMPANY.
- 10) COMMITMENT NUMBERS SHOWN AS THIS (410) REFERS TO SCHEDULE B SECTION 3 OF THE ABOVE REFERENCED TITLE COMMITMENT.



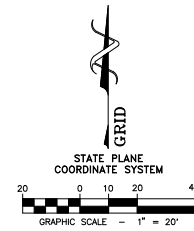
## LEGEND

WATER VALVE	—
WATER METER	—
FIRE HYDRANT	—
GAS METER	—
GAS VALVE	—
IRON ROD NEW	—
IRON ROD OLD	—
PK NAIL NEW	—
POST INDICATOR VALVE	—
GUARD POST	—
SURF POST	—
CATCH BASIN	—
MANHOLE	—
UTILITY POLE	—
LIGHT POLE	—
PROPERTY LINE	—
EDGE OF PAVEMENT	—
EASEMENT LINE	—
EDGE OF GRAVEL	—
EDGE OF CONC.	—
LOT LINE	—
WALL	—
CURB	—
FENCE	—
OVERHEAD	—
WATER LINE	—
SEWER LINE	—
GAS LINE	—

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2011 Minimum Standard Detail Requirements for ALTA/ACSM Land Title Surveys, jointly established and adopted by ALTA and NSPS, and include items 1,2,3,4,6(a),7(a),8,9,10(a),11(a) & 13 of Table A thereof. The field work was completed on May 20, 2015.

I hereby certify that this is a Category 1 Survey and the survey was performed in accordance with the current standards of practice for surveyors in Tennessee and the unadjusted closure is at least 1:10,000.

**CHERRY LAND SURVEYING, INC.**  
622 WEST IRIS DRIVE  
NASHVILLE, TENNESSEE 37204  
(615)269-3972 FAX:(615)269-9345  
E-MAIL: cherryls@comcast.net



## PROPERTY DESCRIPTION

Being a tract of land lying in Nashville, Davidson County, Tennessee, also being Lots 11, 12, 13, 67, 68, 69 and part of Lots 14 and 66, of the McGovick City Park Lots, as of record in Plat Book 57, Page 101, at the Register's Office for Davidson County, Tennessee, and being more particularly described as follows:

Beginning at an existing disturbed iron rod at the intersection of the northerly right-of-way line of Van Buren Street, 50 feet in width, and the easterly right-of-way line of 3rd Avenue North, 50 feet in width;

Thence leaving the northerly right-of-way line of Van Buren Street, with the easterly right-of-way line of 3rd Avenue North, North 27 deg 03 min 45 sec West, 150.00 feet to an existing iron rod, at a corner common with the property of Werthan Industries, Inc., as of record in Deed Book 723, Page 673, at the Register's Office for Davidson County, Tennessee;

Thence leaving the easterly right-of-way line of 3rd Avenue North, with a curve to the right, along an arc length of 78.24 feet, the central angle of which is 08 deg 11 min 57 sec, the radius of which is 553.70 feet, the chord of which is North 58 deg 40 min 05 sec East, 78.17 feet to a point;

Thence North 62 deg 46 min 04 sec East, 206.49 feet to an iron rod set in the westerly right-of-way line of 2nd Avenue North, 50 feet in width;

Thence with the southerly property line of Werthan Industries, Inc., South 27 deg 06 min 01 sec East, 155.66 feet to a p nail set in the northerly right-of-way line of Van Buren Street;

Thence leaving the westerly right-of-way line of 2nd Avenue North with the northerly right-of-way line of Van Buren Street, South 62 deg 46 min 04 sec West, 285.54 feet to the POINT OF BEGINNING. Containing 44,291 square feet or 1,017 acres more or less.

Being the same property conveyed to Peggie L. Hicks, as of record in Instrument Number: 20080627-008613, at the Register's Office for Davidson County, Tennessee.

## Schedule B - Section II

- | Item # | Description   |
|--------|---|
| 9      | This property is Lots 11, 12, 13, 67, 68, 69 and part of Lots 14 and 66 of McGovick City Park Lots, as of record in Plat Book 57, Page 101, at the Register's Office for Davidson County, Tennessee. No easements shown affecting subject property.                     |
| 10     | This property is subject to a Sanitary Sewer and/or Storm Drainage Easement, as of record in Deed Book 11112, Page 889, at the Register's Office for Davidson County, Tennessee. Said easement is located along the easterly portion of subject property.               |
| 11     | This property is not subject to the right-of-way to Louisville and Nashville Railroad Company, as of record in Deed Book 175, Page 137, at the Register's Office for Davidson County, Tennessee. The right-of-way property is located to the north of subject property. |
| 12     | This property is subject to a Contract for Spur Rights, as of record in Deed Book 340, Page 579, at the Register's Office for Davidson County, Tennessee. Said easement is located along the northerly property line.   |

ALTA/ACSM LAND TITLE SURVEY  
OF  
**TAX MAP 82-05, PARCEL 126**  
INSTRUMENT #20080627-008613  
**1500 3rd AVENUE NORTH**  
NASHVILLE, DAVIDSON COUNTY, TENNESSEE  
SCALE: 1"=20' DATED: JUNE 12, 2015  
REVISED: TITLE COMMITMENT DATED: JUNE 16, 2015

Total Area: 44,291 Square Feet (1.017 Acres ±)