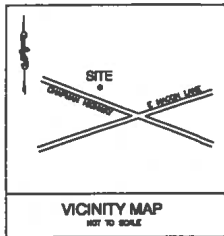


LEGEND OF SYMBOLS & ABBREVIATIONS

HANDICAP SYMBOL	HC	IRON ROD, OLD	ROD
LEFT POLE	LP	IRON ROD, NEW	ROD
POWER POLE	PP	PIE MAIL, OLD	PIE
UAP POST	UAP	IRON PIPE, OLD	PIPE
CHECKED ELEC/GR TELEPHONE	CHT	STEEL SCREEN MANHOLE	SMH
PROPERTY LINE	---	STORM SEWER MANHOLE	SSMH
PHONE	---	TELEPHONE MANHOLE	TMH
RAILROAD TRACK	---	ELECTRIC METER	EM
AREA BUILT	[A]	BIG METER	BM
CURB BUILT	[C]	SMALL METER	SM
CLEARCUT	[O]	WATER VALVE	OV
SHOW/PLAN PREVIOUS	[P]	BIG VALVE	BV
HMC	[HMC]	POST INDICATOR VALVE	PV
RIGHT OF WAY	R.O.W.	PIPE HIGHWAY	PH
		BRIDGE TYP	BT
		ELECTRIC TRANSFORMER	ET



ZONING INFORMATION

ZONING INFORMATION PROVIDED BY BOCK & CLARK PER ZONING REPORT NO. 7201000463 DATED APRIL 30, 2016.

CURRENT ZONING IS C-2, GENERAL COMMERCIAL.

ITEM	REQUIRED
MINIMUM FRONT SETBACK	30 FEET
MINIMUM SIDE SETBACK	10 FEET
MINIMUM REAR SETBACK	10 FEET
MINIMUM BLDG. HEIGHT	48 FEET
MINIMUM LOT AREA	7,500 SQ. FT.
MINIMUM LOT FRONTAGE	80 FEET
MINIMUM LOT DEPTH	NO REQUIREMENT NOTED
MINIMUM LOT COVERAGE	NO REQUIREMENT NOTED
MINIMUM FLOOR AREA RATIO	NO REQUIREMENT NOTED
PARKING	1 SPACE/A SEAS PLUS 1 SPACE/MAXIMUM NUMBER OF POSSIBLE EMPLOYEES

MISCELLANEOUS NOTES

PROPERTY IS PARCEL 045-082-008.
32 REGULAR STIPED PARKING SPACES AND NO HANDICAP PARKING SPACES LOCATED ON THE SUBJECT PROPERTY.
THERE IS NO OBSERVABLE EVIDENCE OF ANY CEMETERIES OR BURIAL GROUNDS ON THIS SITE.
THERE IS NO OBSERVABLE EVIDENCE OF EARTH MOVING WORK, BUILDING CONSTRUCTION, OR BUILDING ADDITIONS WITHIN RECENT MONTHS.
THERE ARE NO CHANGES IN STREET RIGHT-OF-WAY LINES, EITHER COMPLETED OR PROPOSED AND AVAILABLE FROM THE CONTROLLING JURISDICTION, NO EVIDENCE OF RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIRS OBSERVED IN THE PROCESS OF CONDUCTING THE FIELDWORK.
PROPERTY ADJACENT CHAPMAN HIGHWAY BY DRIVEWAY.
NO MARKERS OBSERVED OF A FIELD DELINEATION OF WETLANDS CONDUCTED BY A QUALIFIED SPECIALIST.

FLOOD NOTE

By explicit stating only this property is in Zone(s) of the FEMA Flood Insurance Rate Map Number 1702000463, and is not in a Special Flood Hazard Area. As shown on the FEMA website (www.fema.gov), no time limited this community does currently participate in the program. No field surveying was performed to determine this time and no additional verification may be needed to verify this determination or apply for a return from the Federal Emergency Management Agency.

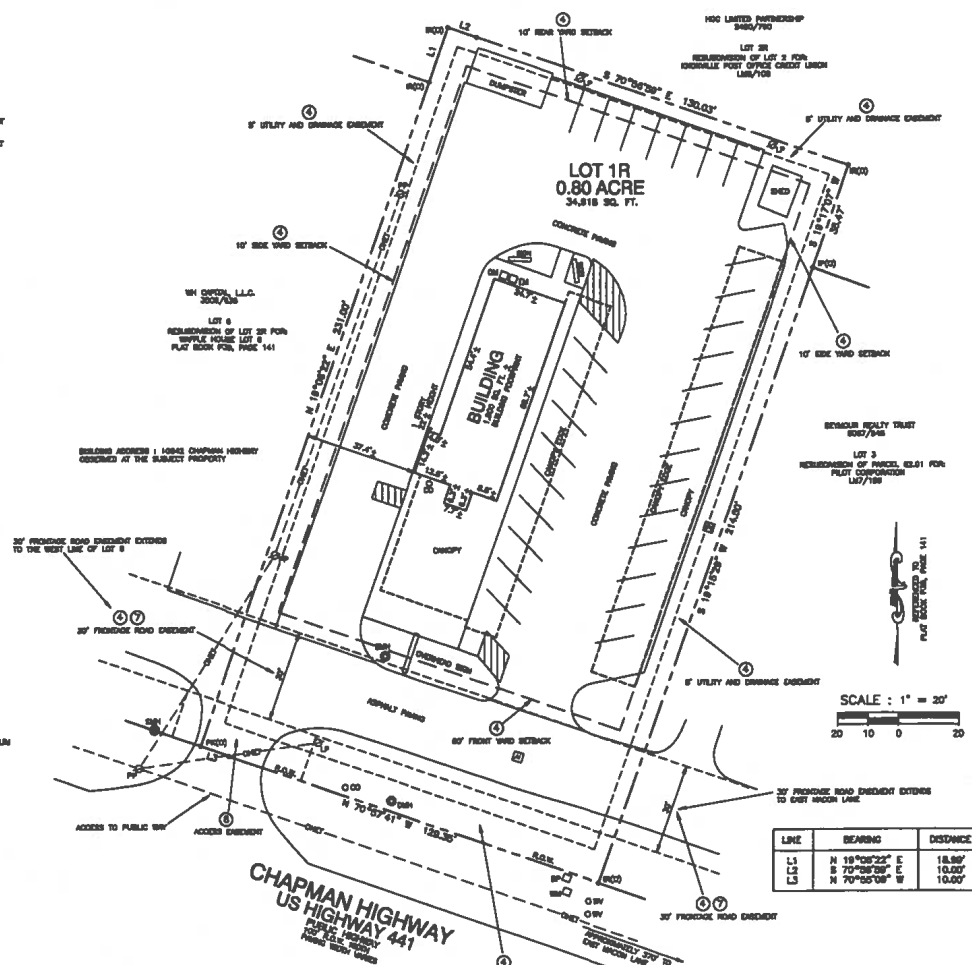
UTILITY NOTES

THE LOCATIONS OF UTILITIES SHOWN HEREON IS FROM OBSERVED EVIDENCE OF ABOVE GROUND AFFURTHANCES ONLY.

ITEMS CORRESPONDING TO SCHEDULE B-11

Shelton Title Guaranty Company commitment no. 01288-43163 dated 03/30/16.

- All matters as set forth per Plat Book P32, Page 12, Large Map Book L47, Page 188, Large Map Book L48, Page 48, Large Map Book L49, Page 100, Plat Book P38, Page 141, Register's Office for Sevier County, Tennessee. Item is shown herein.
- Restrictions and Easements set forth in Instrument of record in Book 2800, Page 863, Register's Office for Sevier County, Tennessee. Item is shown herein.
- State Easement Agreement of record in Book 2733, Page 100, Register's Office for Sevier County, Tennessee. Item is shown herein.
- Frontage Road Easement and Maintenance Agreement of record in Book 2871, Page 347, Register's Office for Sevier County, Tennessee. Item is shown herein.
- Access Easement and Maintenance Agreement of record in Book 3508, Page 641, Register's Office for Sevier County, Tennessee. Item is shown herein.



SIGNIFICANT OBSERVATIONS

NONE OBSERVED.

LEGAL

THIS USE OF THIS DOCUMENT'S PURPOSE IS STRICTLY PROHIBITED AND CONSIDERED UPON THE WRITTEN CONSENT AND PERMISSION OF BOCK & CLARK CORP.
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RECORD DESCRIPTION

Land in Sevier County, Tennessee, being Lot No. 1R, on the plan of Resubdivision of Lot 2R for Waffle House "Lot 6" of record in Plat Book P38, Page 141, Register's Office for Sevier County, Tennessee, reference to which is hereby made for a more complete description.

TOGETHER WITH and subject to the rights of others in and to the part use of the non-exclusive easement for ingress and egress over and across the "30 foot access easement" and the "joint permanent easement" leading to Chapman Highway (U.S. Highway 441) as shown and depicted on above referenced plat of survey.

ALSO TOGETHER WITH and subject to the rights of others in and to the Frontage Road Easement and Maintenance Agreement of record in Book 2871, Page 347, Register's Office for Sevier County, Tennessee and the Access Easement and Maintenance Agreement of record in Book 3508, Page 641, Register's Office for Sevier County, Tennessee.

Being the same property conveyed to Bank of Seymour, LLC, a Tennessee Limited Liability Company by Warranty Deed dated 04/17/2007 from HOC, Limited Partnership of record in Book 3508, Page 563, Register's Office for Sevier County, Tennessee.

ASSURANCE NOTE

The above record description describes the same property as described in the Shelton Title Guaranty Company commitment no. 01288-43163 dated 03/30/16.

ALTANSPS LAND TITLE SURVEY

Book - Seymour Project
SAC Project No. 251451025/Title 1
10042 Chapman Highway (US Highway 441), Seymour, TN 37885

Based upon Title Commitment no. 01288-43163 of Shelton Title Guaranty Company bearing an effective date of March 30, 2016

Surveyor's Certification

The Shelton Title Guaranty Company, 20 Charlotte LLC Southern Bell Holdings, LLC, Federalmen Business LLP and Bock & Clark Corporation.

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/ACSM Land Title Surveys, jointly established and adopted by ALTA and ACSM, and includes Items 1, 2, 3, 4, 6a, 6b, 7a, 7b, 7c, 8, 9, 13, 14, 15, 17, 18 and 20 of Table A thereof. The field work was completed on April 20, 2016.

John F.



Tony Reason II
Registration No. 1685
in the State of Tennessee
Date of Survey: 04/27/16
Date of Last Renewal: 06/05/18
National Project No. 251451025-001

Survey Performed By:
Tony Reason II
The Reason Company
2203 Greenfield Court
Franklin, TN 37067
Phone: 615-795-2071
Fax: 615-588-7278
Email: reasoncompany@att.net

SHEET 1 OF 1



National Coordinators
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