#### **SCHEDULE B EXCEPTIONS**

- 1. 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 1—Requirements are met. (No documentation provided.)
- 2. The dower, curtesy, homestead, community property, or other statutory marital rights, if any, of the spouse of any individual insured. (No documentation provided.)
- 3. Rights or claims of parties in possession not shown by the public records. (No documentation provided.)
- Easements, or claims of easements, not shown by the public records. (No documentation provided.)
- 5. Any discrepancies, conflicts, encroachments, servitudes, shortages in area and boundaries or other facts which a correct survey would show. (As shown where applicable.)
- 6. 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.)
- 7. Taxes and/or assessments levied or assessed against the subject property pursuant to the provisions of TCA 67-5-601, et seq., which have not been assessed and are not payable, as of the date of this Policy. (Not a survey matter.)
- 8. Taxes for the year 2019, which are alien, but not yet due or payable, and all taxes for subsequent years.

  (Not a survey matter.)
- Matters depicted or disclosed by map recorded in Plat Book 99—L, page 22 (Map Cabinet J, Slide 189—C), in the Knox County Register's Office. (As shown on survey.)

#### LEGAL DESCRIPTION PER TITLE WORK

SITUATED in District No. Four (4) of Knox County, Tennessee, and within the 6th Ward of the City of Knoxville, Tennessee, and being more particularly described as follows:

BEGINNING at a point where the north right-of-way line of Vine Avenue intersects the west right—of—way line of Gay Street; thence from said BEGINNING point and with the west right-of-way line of Gay Street, South 26 deg. 52 min. East, 158.49 feet to a point; thence with the arc of a curve to the right with a radius of 20.00 feet, a distance of 30.77 feet and a chord bearing and distance of South 17 deg. 13 min. West, 27.82 feet to a point in the north right-of-way line of Summit Hill Drive; thence with the north right-of-way line of Summit Hill Drive, South 61 deg. 17 min. West, 128.97 feet to a point in the east right-of-way line of a 10 foot alley; thence with the east right—of—way line of said alley, North 26 deg. 23 min. West, 182.44 feet to a point in the south right-of-way line of Vine Avenue; thence with the south right-of-way line of Vine Avenue, North 63 deg. 02 min. East, 146.72 feet to the point of BEGINNING.

BEING the same property conveyed to Knoxville's Community Development Corporation by Quitclaim deed from the City of Knoxville, dated April 18, 1988, and recorded in Deed Book 1944, page 441, in the Knox County Register's Office.

#### **LEGEND**

===st===	STORM SEWER LINE
-·-·-SA-·	SANITARY SEWER LINE
OH	OVERHEAD UTILITIES
—··—w—··—	WATER LINE
UGP	UNDERGROUND POWER
XX	FENCE LINE
G	UNDERGROUND GAS LINE
	CATCH BASIN
0	STORM MANHOLE
CMP	CORRUGATED METAL PIPE
RCP	REINFORCED CONCRETE PIPE
PVC	POLYVINYL CHLORIDE PIPE
$\rightarrow$	POWER POLE
X	LIGHT POLE
P	POWER MANHOLE
	TELEPHONE MANHOLE
wv 	WATER VALVE
<b>~</b>	FIRE HYDRANT
<u>(C)</u>	SANITARY MANHOLE
O <sup>c.o.</sup>	SANITARY CLEAN OUT
<del>- o -</del>	SIGN
РМ	PARKING METER
	EXISTING SHRUB
€}	EXISTING TREE

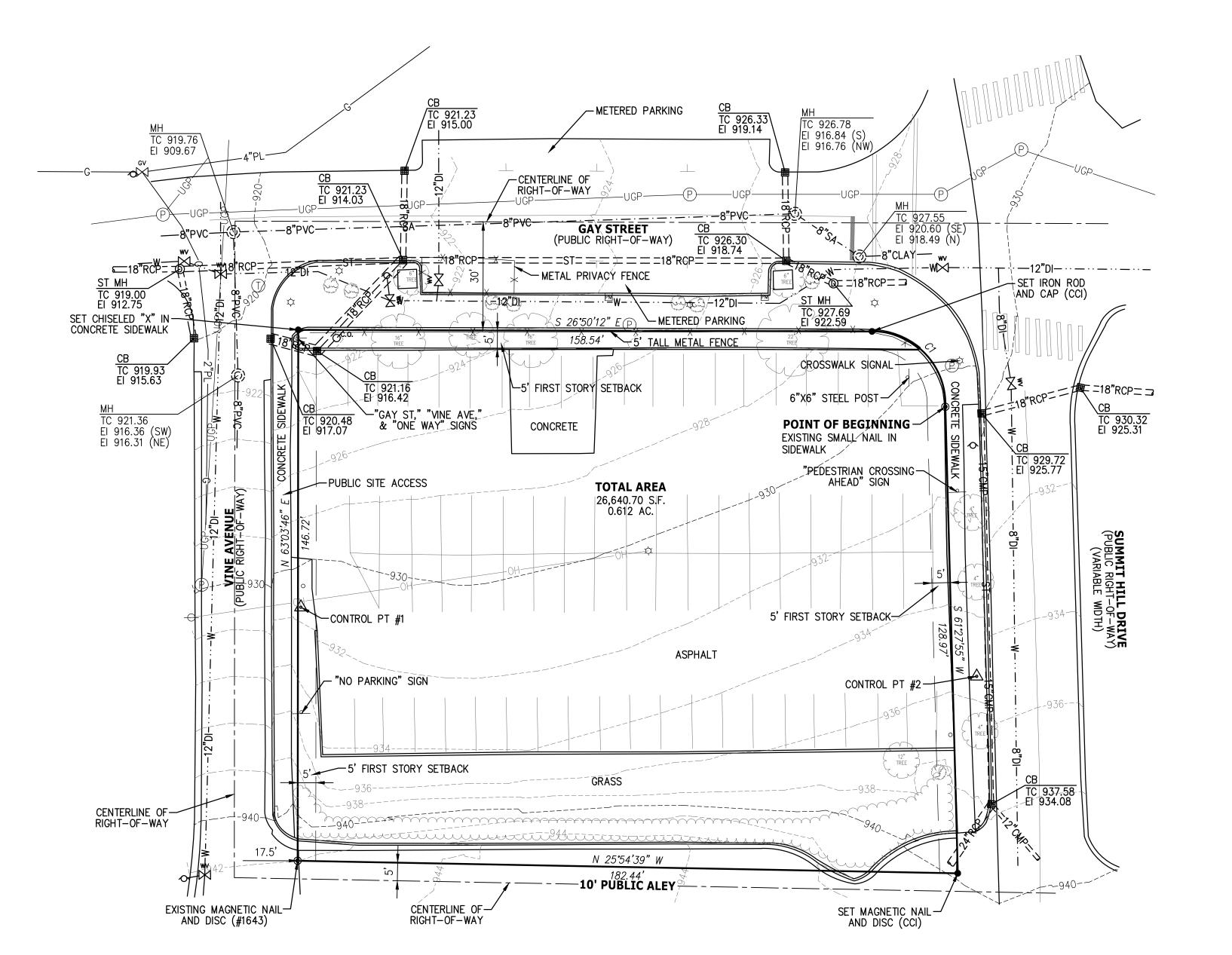
CERTIFICATE OF CLASS AND ACCURACY
OF SURVEY

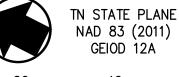
I hereby certify that this is a category 1 survey and the ratio of precision of the unadjusted survey is not less than 1:15,000 as shown thereon.

Tenn. Reg. No. 1332



	CURVE TABLE						
	CURVE	DELTA ANGLE	RADIUS	TANGENT	LENGTH	CHORD	
(	C1	93°05'55"	20.00'	21.11'	32.50'	S 18°46'59" W 29.04'	





O 20 40

SCALE: 1" = 20'

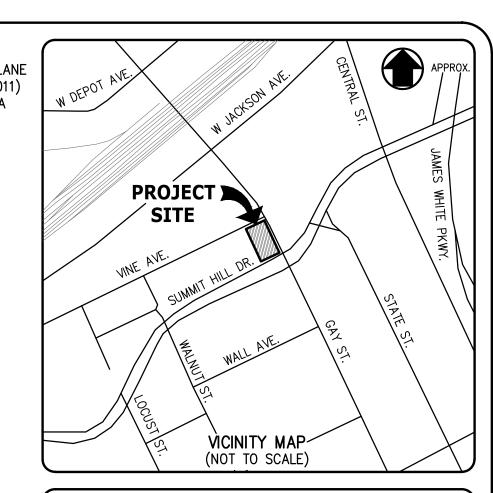
COORDINATES HAVE BEEN DATUM

#### CONTROL POINT DATA

ADJUSTED BY A FACTOR OF 1.0001

CONTROL PT# 1 SET IRON ROD AND CAP N 601525.1100 E 2584171.2390 EL. 931.41

CONTROL PT# 2 SET IRON ROD AND CAP N 601350.0630 E 2584238.9940 EL. 935.34



#### NOTES:

. OWNERSHIP AND REFERENCE

PARCELS 5.00, 6.00, 7.00, 8.00, 9.00 & 10.00 KNOXVILLE COMMUNITY DEVELOPMENT CORPORATION

O N BROADWAY KNOXVILLE, TN 37912

DEED BOOK: 1944, PAGE: 441 PLAT. CAB.: 99-L, PAGE: 22

CLT MAP 94, INSERT L, GROUP D

2. TOTAL AREA: 26,640.70 S.F. / 0.612 AC.

3. DATE OF SURVEY: April 4, 2019

I. SUBJECT PROPERTY LIES OUTSIDE THE 100 YEAR FLOODWAY PER FIRM MAPPING OF KNOX COUNTY, TENNESSEE.

COMMUNITY PANEL NO: 47093c0283g DATED 8/05/2013.

5. 5' UTILITY AND DRAINAGE EASEMENT EACH SIDE OF ALL LOT LINES, 10' INSIDE EXTERIOR BOUNDARY LINES AND ROAD RIGHTS-OF-WAY.

FROPERTY IS ZONED: CENTRAL COMMERCIAL DISTRICT (C-2):
FRONT: 5' (FIRST STORY)
SIDE: NO SPECIFIED SETBACKS

NO SPECIFIED SETBACKS

7. SUBJECT PROPERTY LIES WITHIN "D-1" DOWNTOWN DESIGN OVERLAY DISTRTICT.

3. ABOVE GROUND AND UNDERGROUND UTILITIES AS SHOWN WERE LOCATED FROM VISIBLE FIELD EVIDENCE, UTILITY MARKINGS AND/OR DRAWINGS BY OTHERS. VERIFICATION AS TO EXISTENCE, LOCATION, SIZE, MATERIAL AND DEPTH SHOULD BE PURSUED PRIOR TO ANY DECISIONS BEING MADE RELATIVE TO UTILITIES. TO AVOID CONFLICTS AND/OR HAZARDS, NOTIFY TENNESSEE ONE CALL AT 1-800-351-1111 PRIOR TO ANY EXCAVATION OR GRADING ACTIVITIES.

THERE ARE 76 PARKING SPACES ON THE SUBJECT PROPERTY.
THERE ARE NO ACCESSIBLE PARKING SPACES.

10. NO WETLAND AREAS DELINEATED ON THE SUBJECT PROPERTY.11. NO VISIBLE EVIDENCE OF THE SUBJECT TRACT BEING USED AS A SOLID WASTE DUMP, SUMP OR SANITARY LANDFILL.

2. NO BUILDING CONSTRUCTION OR BUILDING ADDITIONS.

3. OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY COMMITMENT FOR TITLE INSURANCE PROVIDED TO CANNON & CANNON, INC. BY CLIENT. REFERENCE TITLE COMMITMENT NUMBER 182162 WITH AN EFFECTIVE DATE OF APRIL 10, 2019 AT 8:00 AM. THIS SURVEY IS OF THE SAME PROPERTY AS DESCRIBED IN THE TITLE COMMITMENT PROVIDED TO CANNON & CANNON, INC.

## CANNON & CANNON INC CONSULTING ENGINEERS - FIELD SURVEYORS

TEL 865.670.8555

WWW.CANNON-CANNON.COM

8550 Kingston Pike Knoxville, TN 37919

# CLIENT: KNOXVILLE COMMUNITY DEVELOPMENT CORPORATION 901 N. BROADWAY STREET KNOXVILLE, TENNESSEE 37917

(865) 403-1100 r.

203 S GAY STREET
KNOXVILLE, TENNESSEE 37902

DISTRICT 4, WARD 06, BLOCK 06101

### ALTA LAND TITLE SURVEY



216-06

### SURVEYOR'S CERTIFICATE

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, 6a, 6b, 7a, 8, 9, 11, 13, 14, 16, 17, 18, 19 and 20 of Table A thereof. The field work was completed on April 4, 2019.