

**ALTA/NSPS CERTIFICATION:**

TO:  
 • STEWART TITLE GUARANTY COMPANY  
 • THE TITLE GUARANTY AND TRUST COMPANY OF CHATTANOOGA  
 • OLD MAGNOLIA PROPERTIES, LLC

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2021 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, 7(A), 7(B), 8, 13, & 16 OF TABLE A THEREOF. THE FIELDWORK WAS COMPLETED ON AUGUST 19, 2024.

**ALTA TABLE A NOTES:**

- WITH REFERENCE TO TABLE A OF THE 2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, (TABLE A ITEMS 1, 2, 3, 4, 7(A), 7(B), 8, 13, & 16)
- ITEMS:
- MONUMENTS PLACED (OR A REFERENCE MONUMENT OR WITNESS TO THE CORNER) AT ALL MAJOR CORNERS OF THE BOUNDARY OF THE SURVEYED PROPERTY UNLESS ALREADY MARKED OR REFERENCED BY EXISTING MONUMENTS OR WITNESSES IN CLOSE PROXIMITY TO THE CORNER.
  - ADDRESS(ES) OF THE SURVEYED PROPERTY IF DISCLOSED IN DOCUMENTS PROVIDED TO OR OBTAINED BY THE SURVEYOR, OR OBSERVED WHILE CONDUCTING THE FIELDWORK.
  - THE FLOOD ZONE CLASSIFICATION (WITH PROPER ANNOTATION BASED ON FEDERAL FLOOD INSURANCE RATE MAPS OF THE STATE OR LOCAL EQUIVALENT) DEPICTED BY SCALED MAP LOCATION AND GRAPHIC PLOTTING ONLY.
  - GROSS LAND AREA (AND OTHER AREAS IF SPECIFIED BY THE CLIENT).
  - EXTERIOR DIMENSIONS OF ALL BUILDINGS AT GROUND LEVEL.
  - 7(B): SQUARE FOOTAGE OF EXTERIOR FOOTPRINT OF ALL BUILDINGS AT GROUND LEVEL.
  - SUBSTANTIAL FEATURES OBSERVED IN THE PROCESS OF CONDUCTING THIS FIELDWORK (E.G., PARKING LOTS, BILLBOARDS, SIGNS, SWIMMING POOLS, LANDSCAPED AREAS, SUBSTANTIAL AREAS OF REFUSE).
  - NAMES OF ADJOINING LAND OWNERS ACCORDING TO CURRENT TAX RECORDS.
  - EVIDENCE OF RECENT EARTH MOVING WORK, BUILDING CONSTRUCTION, OR BUILDING ADDITIONS OBSERVED IN THE PROCESS OF CONDUCTING THE FIELDWORK.

**LEGAL DESCRIPTION PER TITLE COMMITMENT:**

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF MARION, STATE OF TENNESSEE AND IS DESCRIBED AS FOLLOWS:

IN THE TOWN OF SOUTH PITTSBURGH, FIRST CIVIL DISTRICT, MARION COUNTY, TENNESSEE:

BEING LOT TWELVE (12) IN BLOCK THREE (3) OF THE TOWN OF SOUTH PITTSBURGH, TENNESSEE, AS SHOWN BY THE REGISTERED PLAN THEREOF.

BEING THE SAME PROPERTY CONVEYED TO EL TORIL, A GENERAL PARTNERSHIP HAVING ALEJANDRO LEON AND RAMIRO LEON AS ITS GENERAL PARTNERS, BY WARRANTY DEED FROM SUSAN ROGERS THOMAS, ELIZABETH ROGERS KELLY, VIRGINIA ROGERS KLIMA, JAMES MARVIN ROGERS, JR. AND ROBERT BURR ROGERS, EXECUTED NOVEMBER 17, 2016 AND RECORDED ON NOVEMBER 23, 2016 IN BOOK 485, PAGE 981, IN THE REGISTER'S OFFICE OF MARION COUNTY, TENNESSEE.

**SURVEYOR'S DESCRIPTION:**

BEING A TRACT OF LAND LYING IN MARION COUNTY, TENNESSEE, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

TO FIND THE POINT OF BEGINNING COMMENCE FROM THE INTERSECTION OF SOUTH CEDAR AVENUE AND EAST 3RD STREET APPROXIMATELY 96.8 FEET IN A NORTHEASTERLY DIRECTION TO A SET MAGNETIC NAIL LOCATED ON THE EASTERN RIGHT OF WAY OF SOUTH CEDAR AVENUE.

THENCE ALONG THE EASTERN RIGHT OF WAY OF SOUTH CEDAR N 29°39'22" E 50.01 FEET TO A SET MAGNETIC NAIL, ALSO BEING A COMMON CORNER WITH STABLER HOLDINGS, LLC, (DEED BOOK 487 PAGE 805);

THENCE LEAVING THE EASTERN RIGHT OF WAY OF SOUTH CEDAR AVENUE, AND ALONG THE COMMON LINE WITH STABLER HOLDINGS, LLC, S 63°22'40" E 140.00 FEET TO A SET MAGNETIC NAIL.

THENCE LEAVING THE LINE OF STABLER HOLDINGS, LLC, AND ALONG THE OPEN ALLEY S 28°39'20" W 50.01 FEET TO A SET MAGNETIC NAIL, ALSO BEING A COMMON CORNER WITH ROGER A. VANDERGRIFF (DEED BOOK 319 PAGE 973);

THENCE LEAVING THE OPEN ALLEY, AND ALONG THE COMMON LINE OF VANDERGRIFF N 63°20'40" W 140.00 FEET TO THE POINT OF BEGINNING HAVING AN AREA OF 0.16 ± ACRES.

**LEGEND**

- EXISTING CONDITIONS:**
- PROPERTY LINE NO PHYSICAL BOUNDS
  - ADJACENT PROPERTY LINE
  - EXISTING BUILDING
  - EXISTING CURB
  - EXISTING OVERHEAD WIRES
  - EXISTING UNDERGROUND SEWER LINE
  - EXISTING UNDERGROUND STORM LINE

**SYMBOLS:**

- EXISTING SIGN (1 POST)
- EXISTING DECIDUOUS TREE
- EXISTING MAGNETIC NAIL FOUND
- EXISTING MAGNETIC NAIL SET
- EXISTING SANITARY MANHOLE
- EXISTING CATCH BASIN
- EXISTING GUY WIRE
- EXISTING UTILITY POLE
- EXISTING AIR CONDITION COMPRESSOR
- EXISTING BOLLARD
- EXISTING HYDRANT
- EXISTING WATER VALVE
- EXISTING CLEANOUT
- EXISTING GAS METER
- EXISTING ELECTRIC METER
- EXISTING WATER METER
- EXISTING PANEL/SWITCH BOX

**SUBJECT PROPERTY:**

235 SOUTH CEDAR AVENUE  
 CITY OF SOUTH PITTSBURGH, FIRST CIVIL DISTRICT MARION COUNTY, TN 37380  
 PARCEL ID# 142J C 010.00  
 ZONING: C-3 (PER ARCGIS WEBSITE)

**DEED REFERENCE:**

SUSAN THOMAS ROGERS, ELIZABETH KELLY ROGERS, VIRGINIA KLIMA ROGERS, JAMES MARVIN ROGERS JR. AND ROBERT BURR ROGERS TO EL TORIL, A GENERAL PARTNERSHIP OF ALEJANDRO LEON AND RAMIRO LEON, DATED NOVEMBER 17, 2016 AND RECORDED IN THE MARION COUNTY REGISTER OF DEEDS ON NOVEMBER 23, 2016, BOOK 485 PAGE 981.

**PLAT REFERENCE:**

REFERENCE IS HEREBY MADE TO A MAP ENTITLED "MAP OF SOUTH PITTSBURGH, TENNESSEE" BY F.P. CLUTE CIVIL ENGINEER, DATED 1887, AND FILED IN THE MARION COUNTY REGISTER'S OFFICE.

**FLOOD ZONE NOTE:**

PARCELS ARE SHOWN TO LIE WITHIN "OTHER AREAS - ZONE X" (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN) AS SHOWN ON FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA), NATIONAL FLOOD INSURANCE PROGRAM (NFIP) FLOOD INSURANCE RATE MAP (FIRM) FOR THE CITY OF SOUTH PITTSBURGH, IDENTIFIED AS MAP NUMBER 471502015D BEARING AN EFFECTIVE DATE OF JANUARY 6, 2012.

**SURVEYOR'S CERTIFICATE:**

I HEREBY CERTIFY THAT THIS IS A CATEGORY 1 SURVEY AND THE ADJUSTED ERROR OF CLOSURE IS LESS THAN 1:10,000 AS SHOWN HEREON. SURVEY WAS DONE IN COMPLIANCE WITH THE CURRENT TENNESSEE MINIMUM STANDARDS OF PRACTICE. THIS CERTIFICATION IS NOT VALID WITHOUT A LICENSED TENNESSEE SURVEYORS SIGNED & DATED SEAL PRESENT ON THE FACE OF THE DRAWING.

**GENERAL NOTES:**

- THIS PROPERTY HAS DIRECT ACCESS TO SOUTH CEDAR AVENUE, A PUBLIC RIGHT OF WAY.
- HORIZONTAL CONTROL IS BASED UPON THE NORTH AMERICAN DATUM OF 1983 (NAD83 TN) AS DERIVED FROM ON SITE GNSS OBSERVATIONS DATED FEBRUARY 10, 2025. NORTH ORIENTATION & BEARINGS SHOWN ARE REFERENCED TO THIS DATUM AND THEREFORE MAY NOT MATCH RECORDED BEARINGS.
- THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION AND EXISTING DRAWINGS. THE SURVEYOR MAKES NO GUARANTEES 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 SHOWN ARE IN THE EXACT LOCATION INDICATED ALTHOUGH THE SURVEYOR DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION AVAILABLE. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES.
- FIELD SURVEY COMPLETION DATE FEBRUARY 27, 2025.

**TITLE - SCHEDULE B NOTES:**

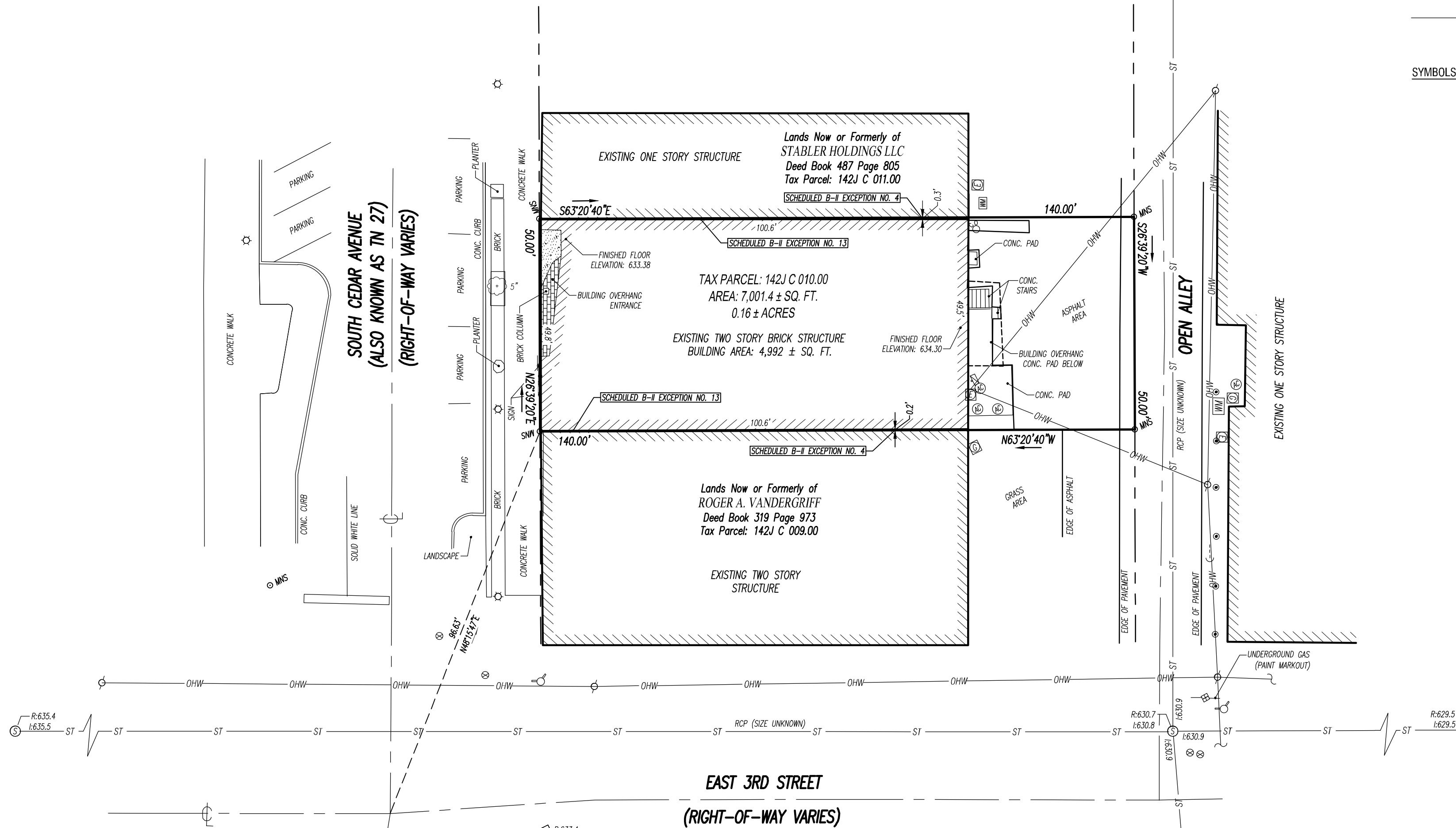
WITH RESPECT TO A TITLE REPORT, ISSUED BY STEWART TITLE GUARANTY COMPANY, EFFECTIVE DATE JANUARY 27, 2025 AT 8:00 A.M., FILE 20250200 FOR PREMISES LOCATED AT 235 SOUTH CEDAR AVENUE, SOUTH PITTSBURGH, MARION COUNTY, TN 37380 AND BEING DESIGNATED AS TAX PARCEL ID# 142J C 010.00

SCHEDULE B - PART II EXCEPTIONS OF SAID TITLE REPORT CITES THE FOLLOWING:

SPECIAL EXCEPTIONS:

RIGHTS OR CLAIMS OF PARTIES IN POSSESSION NOT RECORDED IN THE PUBLIC RECORDS.

- 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.
- RIGHTS OR CLAIMS OF PARTIES IN POSSESSION NOT RECORDED IN THE PUBLIC RECORDS.
- EASEMENTS, OR CLAIMS OF EASEMENTS, NOT RECORDED IN THE PUBLIC RECORDS.
- ANY DISCREPANCY, CONFLICTS OR SHORTCOMINGS IN AREA OR BOUNDARY LINES, OR ANY ENCROACHMENTS OR PROTRUSIONS, OR ANY OVERLAPPING OF THE IMPROVEMENTS OR OTHER MATTERS WHICH WOULD BE DISCLOSED BY AN ACCURATE SURVEY OR INSPECTION OF THE PREMISES, (LOCATION SHOWN)
- ANY LIEN, OR RIGHT TO A LIEN, FOR SERVICES, LABOR, OR MATERIAL HERETO OR HEREAFTER FURNISHED, IMPOSED BY LAW AND NOT SHOWN BY THE PUBLIC RECORDS.
- RIGHTS OF DOWER, HOMESTEAD OR OTHER MARITAL RIGHTS OF THE SPOUSE, IF ANY, OF ANY INDIVIDUAL INSURED.
- MINERALS OF WHATSOEVER KIND, SUBSURFACE AND SURFACE SUBSTANCES, INCLUDING BUT NOT LIMITED TO COAL, LIGNITE, OIL, GAS, URANIUM, CLAY, ROCK, SAND AND GRAVEL, IN, ON, UNDER AND THAT MAY BE PRODUCED FROM THE LAND, TOGETHER WITH ALL RIGHTS, PRIVILEGES, AND IMMUNITIES RELATING THERETO, WHETHER OR NOT APPEARING IN THE PUBLIC RECORDS OR LISTED IN SCHEDULE B. THE COMPANY MAKES NO REPRESENTATION AS TO THE PRESENT OWNERSHIP OF ANY SUCH INTERESTS. THERE MAY BE LEASES, GRANTS, EXCEPTIONS OR RESERVATIONS OF INTERESTS THAT ARE NOT LISTED.
- RESTRICTIONS UPON THE USE OF THE PREMISES NOT APPEARING IN THE CHAIN OF TITLE TO THE LAND.
- ALL TAXES OR SPECIAL ASSESSMENTS FOR 2025 AND SUBSEQUENT YEARS, WHICH ARE A LIEN NOT YET PAYABLE.
- THE RIGHTS OR CLAIMS OF TENANTS IN POSSESSION UNDER ANY OUTSTANDING, ORAL OR WRITTEN, LEASE OR RENTAL AGREEMENTS.
- ANY GOVERNMENTAL ZONING AND SUBDIVISION ORDINANCES IN EFFECT THEREON.
- ANY OUTSTANDING LEASES AFFECTING SAID PROPERTY.
- RIGHTS OF OTHERS IN AND TO THE USE OF PARTY WALLS (LOCATION SHOWN)
- ALL NOTES, STIPULATIONS, RESTRICTIONS, EASEMENTS, CONDITIONS, AND REGULATIONS AS SHOWN, DESCRIBED OR NOTED ON PLAT OF SOUTH PITTSBURGH RECORDED IN BOOK "P", PAGE 19, IN THE REGISTER'S OFFICE OF MARION COUNTY, TENNESSEE, (BLANKET IN NATURE)



1  
SV1  
ALTA SURVEY MAP - DETAIL  
SCALE: 1" = 20'

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**CLIENT:**

**SOUTHERN SPEAR PROPERTIES, LLC**

55 WORKMAN ROAD  
 CHATTANOOGA, TENNESSEE 37410

**PROJECT/SITE:**

**235 SOUTH CEDAR AVENUE**  
 TOWN OF SOUTH PITTSBURGH,  
 FIRST CIVIL DISTRICT,  
 MARION COUNTY, TENNESSEE 37380

NO.	DATE:	DESCRIPTION:
Revisions		

PROJECT NUMBER: 2251117.01

DRAWN BY: JCV

REVIEWED BY: JTM

ISSUED FOR: ISSUED FOR

DATE: 02/27/2025

DRAWING NAME:

**ALTA/NSPS LAND TITLE SURVEY PREPARED FOR SOUTHERN SPEAR PROPERTIES, LLC**

DRAWING NUMBER:

**SV1**