

VICINITY MAP (NOT TO SCALE)

Notes on Schedule B - Section II
 The property depicted by this survey and described here is the same property subject to First American Title Insurance Company Commitment Number 7409-51076, with a commitment date of May 1, 2017. The following survey-related exceptions appear in Schedule B - Section II, with the surveyor's comments underlined:

2. Any facts, rights, interests, or claims that are not shown by the Public Records but that could be ascertained by an inspection of the Land or that may be asserted by persons in possession of the Land. None apparent except as may be shown on this survey.
3. Easements, liens or encumbrances, or claims thereof, not shown by the Public Records. None apparent except as may be shown on this survey.
4. Any encroachment, encumbrance, violation, variation, or adverse circumstance affecting the Title that would be disclosed by an accurate and complete land survey of the Land and not shown by the Public Records. None apparent except as shown and/or described on this survey.
5. Any mineral or mineral rights leased, granted or retained by current or prior owners. No apparent mineral extraction activities.
7. Any lien or right to lien for services, labor or material imposed by law and not shown by the public records. No apparent construction activities on the subject property.
8. No insurance is afforded as to the acreage or square footage contained in the insured property. Amount of acreage shown on this survey is certified to ALTA/ACSM standards and standards promulgated by the Tennessee Board of Examiners for Land Surveyors.
10. Rights of upper and lower riparian owners in and to the waters of any creek or stream which bounds or traverses the land. No apparent creeks or streams bounding or traversing the subject property.
11. Rights of parties in possession not shown by the public record. No possession by parties other than the owner, lessor, and/or the operator of the restaurant are apparent.
12. Matters as would be disclosed by a current and accurate survey and inspection of the subject premises. As shown on this survey.
13. Covenants, Conditions, Restrictions, Easements, Setback Lines and any Amendments thereto as recorded on the plat of subdivision recorded in Plat Book 35, Page 391, on December 28, 1981. The plat references conditions of record in book 2116, Page 186, which conditions provide for a 10' wide drainage and utility easement straddling the property lines, unless zoning provides for no setback requirements. These easements are plotted herein.
14. Terms and provisions of that certain unrecorded lease as evidenced by Memorandum of Lease from T. C. Faires to Clear Channel Outdoor, a Delaware corporation, of record in Book 7322, Page 569, in the Register's Office of Hamilton County, Tennessee. Tenant's interest in lease assigned to MCC Outdoor, LLC d/b/a Fairway Outdoor Advertising, a Georgia limited liability company, in instrument recorded in Book 7899, Page 959. The Lease and Assignment affect the subject property; however the Lease does not describe the particular location of the property being leased.
15. Terms and provisions of that certain unrecorded lease as evidenced by Memorandum of Lease from Cordoba Property Group III, LLC, to FMO Real Estate, LLC, of record in Book 10722, Page 244, in the Register's Office of Hamilton County, Tennessee. Not plottable.
16. Power line easement as created in instrument in Book 2801, Page 285, in the Register's Office of Hamilton County, Tennessee. The overhead utility line of this easement is shown on this survey.
17. Easement for cut and fill slope purposes in favor of State of Tennessee recorded in Book 1580, Page 291, in the Register's Office of Hamilton County, Tennessee. The slope easement along Ringgold Road affects the subject property; the width varies from 2' to 5' but is indeterminate and is therefore not plottable.
18. Overhead utility line as shown, described or noted on plat of T. C. Faires Subdivision, recorded in Plat Book 35, Page 391, in the Register's Office of Hamilton County, Tennessee. This is the same utility line referenced in Exception 16 above.
19. Terms, conditions and provisions of Boundary Line Agreement between Cordoba Property Group III, LLC, a Georgia limited liability company, and Rawter Realty Limited Partnership, a Tennessee limited partnership, recorded in Book 10279, Page 706. The property lines shown on the survey reflect the boundary line agreement.

Statement of Encroachments
 Visible encroachments were found at the time of the survey and are shown hereon. There are minor encroachments of pavement and fencing along the easterly, northerly, and westerly boundaries of the subject parcel as shown hereon.

Statement of Relative Positional Precision
 This survey meets or exceeds the ALTA/ACSM requirement that the maximum allowable Relative Positional Precision is 0.07 feet plus 50 parts per million.

Property Information
 Deed Reference(s): Deed Book 10279, Page 678
 Deed Book 10279, Page 706 (Boundary Line Agreement)
 Plat Reference(s): Plat Book 35, Page 391
 Address (Building): 6105 Ringgold Road, Chattanooga, TN 37412
 Tax I.D.: Tax Map 169-L Group F Parcel 43
 Current Zoning: "C-2" - General Commercial
 Total Area: 0.920 acres.

Flood Information
 By graphics plotting only, this property is in Zone "X" as shown on FEMA FIRM map 4706SC0477G dated February 3, 2016. Based on this information, the property is not located in a special flood hazard area. Exact designations can only be determined through the process of obtaining a FEMA Elevation Certificate.

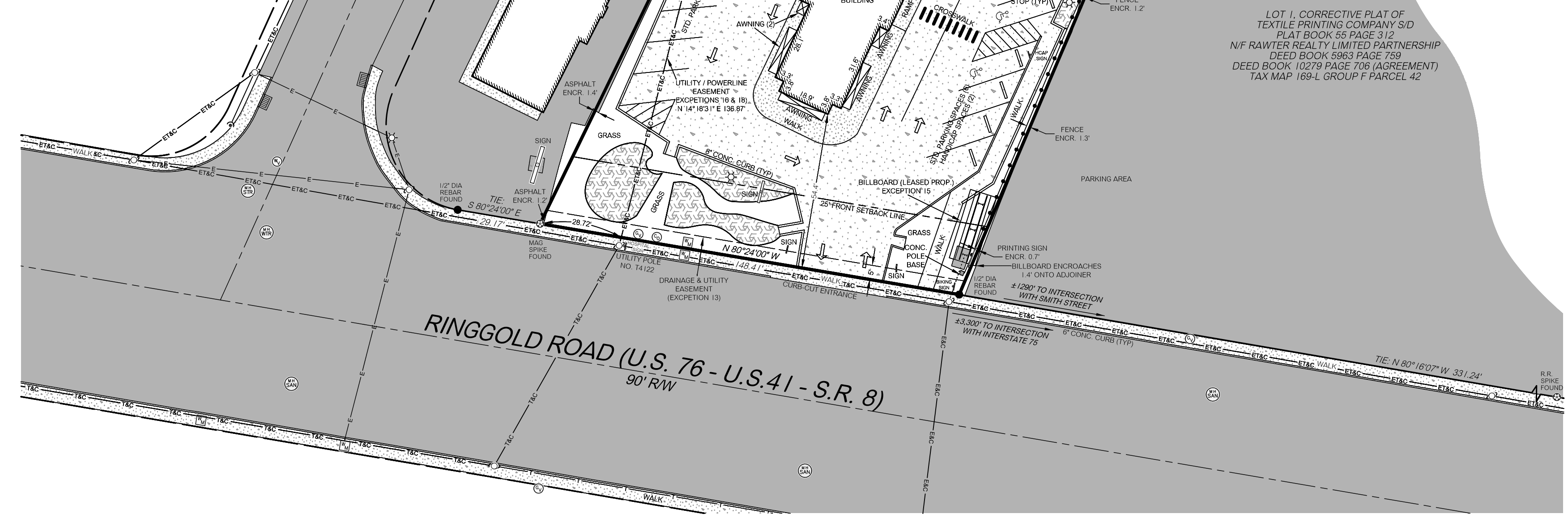
General Notes
 1. This plat is the result of a resurvey of an existing parcel or parcels and no new lots or property lines have been created hereby.
 2. Deed references for adjoining parcels were obtained from the tax assessor's records and are subject to the accuracy thereof.
 3. No representation or certification is made as to the location or existence of any utility structures or easements other than those shown.
 4. Except as may be expressly indicated on this plat, location of environmental, geologic, and underground features and conditions, natural and otherwise, is beyond the scope of this survey.
 5. Title to the property surveyed may include rights in land which underlies adjoining public rights-of-way, and this survey is subject to any exact determination by relevant government agencies of the limits of the public use.
 6. No representation or certification is made as to whether this property is in compliance with any applicable covenants, conditions, restrictions, regulations, ordinances or building setbacks unless expressly stated hereon or required under the ALTA/ACSM Minimum Standard Detail Requirements.
 7. Unless otherwise indicated, all new monuments are 1/2" rebar, 18" in length, with a plastic cap stamped "LANDTECH SURVEYING".
 8. The setback lines, if any, shown hereon were taken from the referenced deed or plat; local zoning ordinance setbacks may control, especially if more restrictive than that shown on such deed or plat.

Legal Description "As Provided" and "As Surveyed"
 That part of Lot Two (2), T. C. Faires Subdivision, as shown by plat of record in Plat Book 35 Page 391, in the Register's Office of Hamilton County, Tennessee, described as follows:
 SITUATED in the Second Civil District of Hamilton County, Tennessee:
 BEGINNING at a mag spike found on the northerly margin of the right-of-way of Ringgold Road, common corner to Lots 1 and 2 of the T. C. Faires Subdivision, (said mag spike bearing S 80°24'00"E 29.17' from an iron rod found at the intersection of the northerly margin of Spring Creek Road and the easterly margin of the right-of-way of Ringgold Road); then leaving the northerly margin of Ringgold Road and with the line of Lot 1 of the T. C. Faires Subdivision N 25°55'40" E 301.48' (passing through an iron rod found at 138.89' and utility pole #14234 at 142.14') to a 1-1/2" diameter steel pipe found in the line of Lot 1 of the Corrective Plat of Textile Printing Company Subdivision (P.B. 55, Pg. 312); thence with said Lot 1 of the Corrective Plat of Textile Printing Company Subdivision the following two courses: S 76°55'00"E 130.50' to an iron rod found; S 22°55'00"W 289.17' to an iron rod found on the northerly margin of the right-of-way of Ringgold Road (said iron rod found bearing N 80°16'07"W 331.24' from a railroad spike found on the northerly margin of the right-of-way of Ringgold Road), thence with the northerly margin of the right-of-way of Ringgold Road N 80°24'00"W 148.41' to the BEGINNING, containing 0.920 acres, more or less.

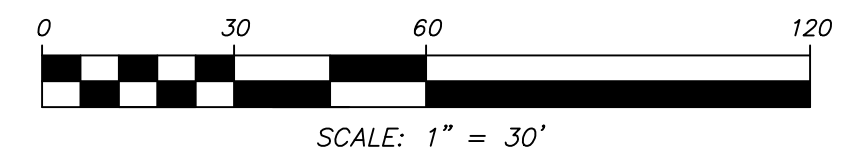
AND BEING the same property described in deed of record in Book 10279, Page 678, in the Register's Office of Hamilton County, Tennessee.

LEGEND

● IRON ROD (OLD)	— BOUNDARY LINE (SUBJECT PROPERTY)
○ IRON PIPE (OLD)	— BOUNDARY LINE (SURVEYED)
⊙ SPIKE	— BOUNDARY LINE (NOT SURVEYED)
⊙ BOLLARD	- - - BUILDING SETBACK
♿ HANDICAP SYMBOL	- - - EASEMENT MARGIN
⊙ PYLON SIGN	- - - CENTERLINE
⊙ POST SIGN	— CHAIN LINK FENCE
⊙ UTILITY POLE	— E ELECTRIC (O/H)
⊙ SEWER CLEANOUT	— ET&C ELEC. TEL. & CATV (O/H)
⊙ CURB INLET	— UTILITY LINE (O/H)
⊙ METER (ELEC.)	— E&C ELEC. & CATV (O/H)
⊙ ELEC. TRAN. (GROUND)	— T&C TEL. & CATV (O/H)
⊙ METER (GAS)	— T TELEPHONE (O/H)
⊙ VALVE (GAS)	— D DRAINAGE BASIN
⊙ GREASE TRAP	▨ BUILDING FOOTPRINT
⊙ MANHOLE (SANITARY)	▨ OVERHANG/CANOPY
⊙ MANHOLE (STORM)	▨ ASPHALT SURFACE
⊙ MANHOLE (WATER)	▨ CONCRETE SURFACE
⊙ METER (WATER)	▨ LANDSCAPED AREA
⊙ VALVE (WATER)	— G GUY WIRE
	⊙ LIGHT POLE



ALTA/ACSM Land Title Survey Certification
 To: KLT, LLC and First American Title Insurance Company:
 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 NSPS, and includes Items 1, 2, 3, 4, 7(a), 8, 9, and 13 of Table A hereof. The field work was completed on May 11, 2017.
 Michael A. Lewis
 Michael A. Lewis, Tenn. Reg. No. 1679
 Date of Plat or Map: 5/17/17
 Tennessee Certification
 I hereby certify that this survey was done in compliance with current Tennessee Minimum Standards of Practice and is a Category I survey with a linear error of closure not exceeding one foot per 10,000 feet of perimeter. For lots of one acre or less, each corner has a positional accuracy of 0.07' or better.
 Michael A. Lewis
 Michael A. Lewis, Tenn. Reg. No. 1679



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ALTA/ACSM LAND TITLE SURVEY
LOT 2, T. C. FAIRES SUBDIVISION
 PREPARED FOR
KLT, LLC
 CITY OF EAST RIDGE, 2nd CIVIL DISTRICT
 HAMILTON COUNTY, TENNESSEE
 DATE OF SURVEY: MAY 11, 2017

RECORD NORTH
 PLAT OF T. C. FAIRES SUBDIVISION
 PLAT BOOK 35 PAGE 391