

NOTES CORRESPONDING TO SCHEDULE B

- AS PER COMMITMENT NO. 261351-1, DATED August 11, 2025.
9. Subject to Restrictive Covenants of record in Deed Book 290, Page 206, as amended in Deed Book 303, Page 335, and as amended and restated in Deed Book 350, Page 717, and further amended in Record Book 1451, Page 3388 in the Register's Office for Rutherford County, Tennessee, but omitting any covenant, condition or restriction, if any, based on race, color, religion, sex, handicap, familial status, or national origin unless and only to the extent that the covenant, condition or restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap, but does not discriminate against handicapped persons.
BLANKET IN NATURE; NOTABLE RESTRICTIVE COVENANTS LISTED BELOW:
"INSIDE EACH LOT LINE OF EVERY LOT IN THE SUBDIVISION, A FIVE (5) FOOT WIDE EASEMENT IS RESERVED FOR CONSTRUCTION AND MAINTENANCE OF UTILITIES AND DRAINAGE." BK 290 PG 212
"COMMERCIAL SITES ADJACENT TO THE HIGHWAY CANNOT EXCEED TWENTY-FIVE (25) FEET OR ONE (1) STORY IN HEIGHT. ALL SITES MUST MAINTAIN A MINIMUM TEN (10) FOOT GREEN SPACE ADJACENT TO ALL PROPERTY LINES." BK 290 PG 213
NO SIGNS SHALL BE LOCATED CLOSER THAN TEN (10) FEET FROM PROPERTY LINES..." BK 290 PG 219
"NO SIGNS SHALL EXCEED HIGHER THAN THIRTY (30) FEET." BK 290 PG 222
"ANY DETACHED ACCESSORY BUILDING SHALL NOT EXCEED ONE (1) STORY IN HEIGHT. IT SHALL BE ON THE REAR QUARTER OF THE LOT AND NOT LESS THAN TEN (10) FEET FROM ANY SIDE OR REAR LOT LINE AND IN NO CASE CLOSER THAN THE MAIN BUILDING IS TO THE STREET" BK 350 PG 720
10. All existing assessments and all other matters as shown on plot of record in Plat Book 7, Page 187, Register's Office for Rutherford County, Tennessee. SHOWN HEREON

STANDARD LEGEND

Legend table with symbols for MONUMENT FOUND, POWERPOLE, SAN SEWER LINE, etc.

LEGAL DESCRIPTION

LAND in Rutherford County, Tennessee, described as follows, to-wit:
BEGINNING at a steel pin in the east line of River Rock Boulevard northward 602.97 feet along said east line from Lampe's northeast corner; thence northward 185.0 feet along said east line on a 9.8786 degree curve to the left and a deflection of 82 degrees 22 minutes 45 seconds to a steel pin; thence N 79 degrees 59 minutes E, 396.1 feet to a concrete marker in the southwest line of Interstate 24; thence S 45 degrees 58 minutes E, 226.4 feet along said southwest line to a steel pin; thence 79 degrees 59 minutes W, 547.6 feet to the point of beginning, being an area of 1.91 acres more or less, according to survey of W. Henry Huddleston, III, Civil Engineer, dated December 7, 1979.
NOTE: Said tract a/k/a Lot No. 3 on the plan of Section II, The Company Stores, of record in Plat Book 7, Page 187, Register's Office for Rutherford County, Tennessee.
BEING the same property conveyed to R. Lee Roberts, Jr. by Warranty Deed from Novella Duke Administration of The Estate of Horace A. Duke, dated 1/6/1998 and recorded 1/7/1998 in Deed Book 613, Page 874, Register's Office for Rutherford County, Tennessee.

ALTA/NSPS LAND TITLE SURVEY

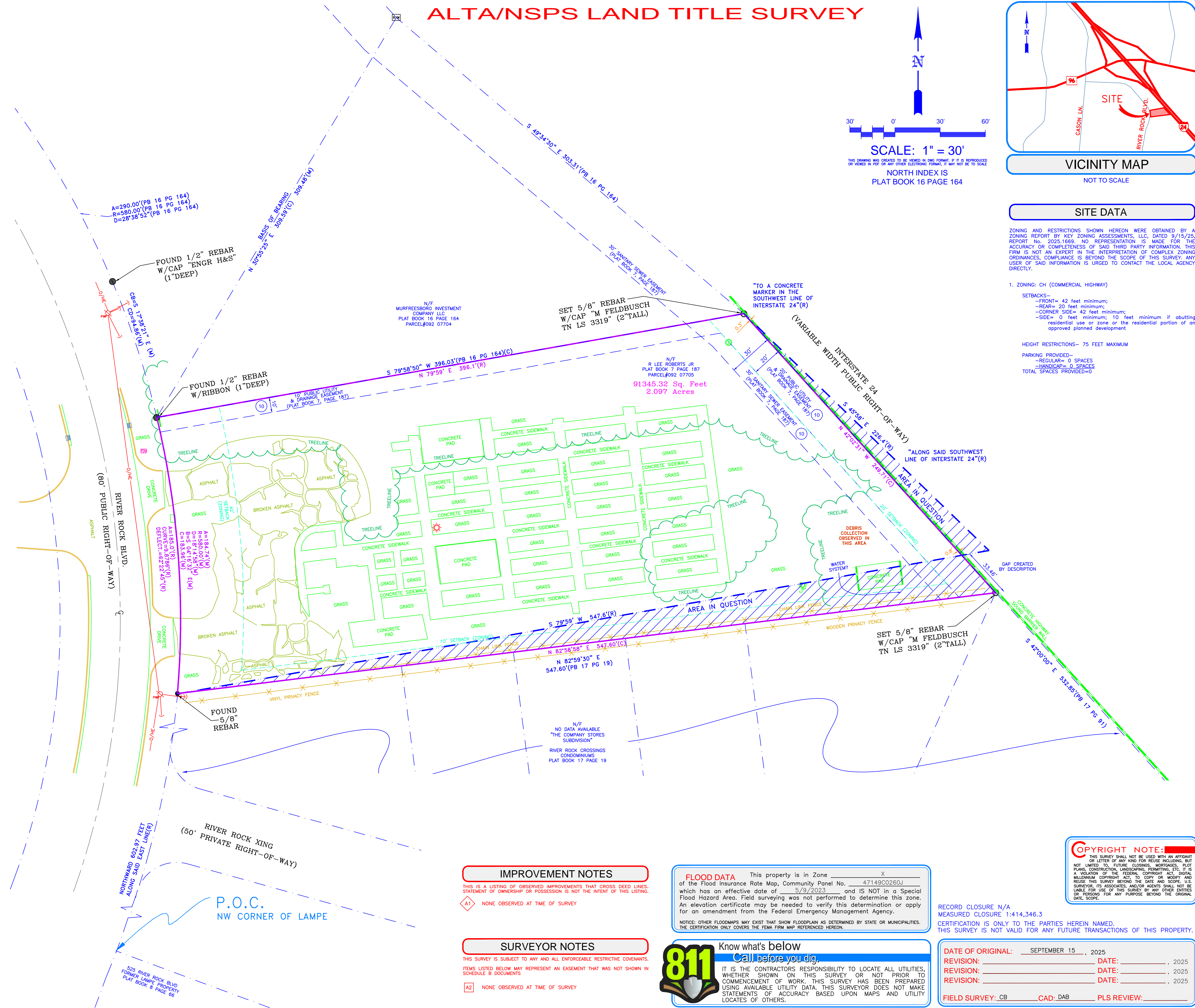
SURVEYOR'S CERTIFICATION
TO: ALLUVION PARTNERS; FIDELITY NATIONAL TITLE INSURANCE COMPANY; THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 4, 7a, 7b(1), 8, 9, & 13 OF TABLE A THEREOF. THE FIELDWORK WAS COMPLETED ON SEPTEMBER 10th, 2025.
THIS SURVEY WAS COMPLETED IN COMPLIANCE WITH THE CURRENT TENNESSEE MINIMUM STANDARDS OF PRACTICE, CATEGORY 1, URBAN SURVEY, ERROR OF CLOSURE 1:414,346.3 UTILIZING RTK, GPS CARLSON BRX-7 DUAL FREQUENCY RECEIVERS, GPS PRECISION 1:10,000.

U.S. SURVEYOR logo and contact information: 4929 Riverwind Pointe Drive, Evansville, Indiana 47715, 1-800-TO-SURVEY

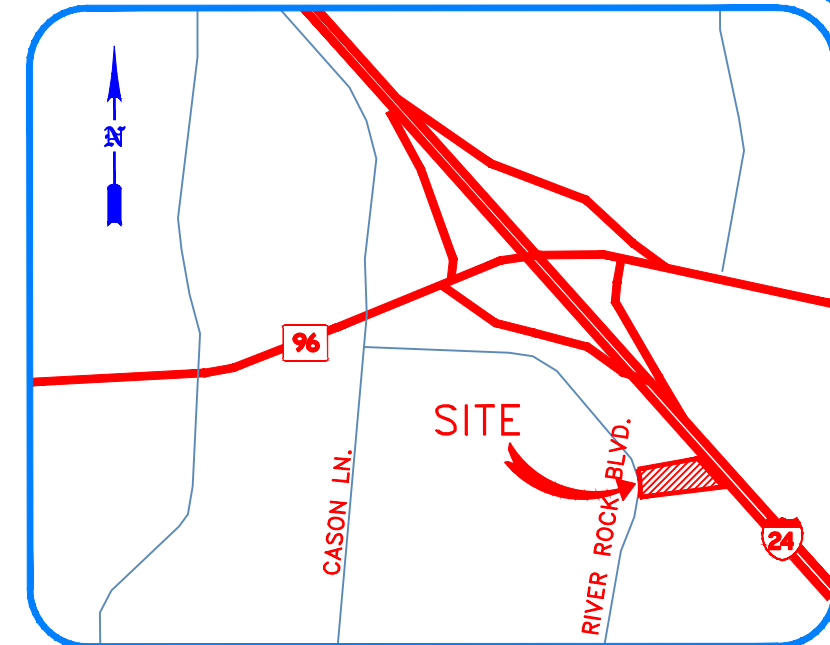
PREPARED FOR: ALLUVION PARTNERS; PROJECT LOCATION: RUTHERFORD COUNTY, STATE OF TENNESSEE; PROJECT ADDRESS: 475 RIVER ROCK RD., MURFREESBORO, TN 37128; PROJECT TYPE: ALTA/NSPS LAND TITLE SURVEY

NOT VALID WITHOUT ORIGINAL SIGNATURE; COPYRIGHT 2025 U.S. SURVEYOR; MICHAEL J. FELDBUSCH, R.L.S., TENNESSEE REGISTRATION NO. 3319, DATE OF CERTIFICATION 09/15/2025; SHEET 1 OF 1; JOB NUMBER: SS57295.DWG

ALTA/NSPS LAND TITLE SURVEY



North arrow and scale: SCALE: 1" = 30'. NORTH INDEX IS PLAT BOOK 16 PAGE 164



VICINITY MAP NOT TO SCALE

SITE DATA

ZONING AND RESTRICTIONS SHOWN HEREON WERE OBTAINED BY A ZONING REPORT BY KEY ZONING ASSESSMENTS, LLC, DATED 9/15/25, REPORT NO. 2025.1669. NO REPRESENTATION IS MADE FOR THE ACCURACY OR COMPLETENESS OF SAID THIRD PARTY INFORMATION. THIS FIRM IS NOT AN EXPERT IN THE INTERPRETATION OF COMPLEX ZONING ORDINANCES. COMPLIANCE IS BEYOND THE SCOPE OF THIS SURVEY. ANY USER OF SAID INFORMATION IS URGED TO CONTACT THE LOCAL AGENCY DIRECTLY.
1. ZONING: CH (COMMERCIAL HIGHWAY)
SETBACKS:
-FRONT= 42 feet minimum;
-REAR= 20 feet minimum;
-CORNER SIDE= 42 feet minimum;
-SIDE= 0 feet minimum; 10' feet minimum if abutting residential use or zone of the residential portion of an approved planned development
HEIGHT RESTRICTIONS= 75 FEET MAXIMUM
PARKING PROVIDED=
-REGULAR= 0 SPACES
-HANDICAP= 0 SPACES
TOTAL SPACES PROVIDED=0

IMPROVEMENT NOTES

THIS IS A LISTING OF OBSERVED IMPROVEMENTS THAT CROSS DEED LINES. STATEMENT OF OWNERSHIP OR POSSESSION IS NOT THE INTENT OF THIS LISTING.
[A1] NONE OBSERVED AT TIME OF SURVEY

SURVEYOR NOTES

THIS SURVEY IS SUBJECT TO ANY AND ALL ENFORCEABLE RESTRICTIVE COVENANTS. ITEMS LISTED BELOW MAY REPRESENT AN EASEMENT THAT WAS NOT SHOWN IN SCHEDULE B DOCUMENTS
[A2] NONE OBSERVED AT TIME OF SURVEY

FLOOD DATA: This property is in Zone X of the Flood Insurance Rate Map, Community Panel No. 47149C0260J which has an effective date of 5/9/2023 and IS NOT in a Special Flood Hazard Area. Field surveying was not performed to determine this zone. An elevation certificate may be needed to verify this determination or apply for an amendment from the Federal Emergency Management Agency.

811 Know what's below. Call before you dig. IT IS THE CONTRACTORS RESPONSIBILITY TO LOCATE ALL UTILITIES, WHETHER SHOWN ON THIS SURVEY OR NOT PRIOR TO COMMENCEMENT OF WORK. THIS SURVEY HAS BEEN PREPARED USING AVAILABLE UTILITY DATA. THIS SURVEYOR DOES NOT MAKE STATEMENTS OF ACCURACY BASED UPON MAPS AND UTILITY LOCATES OF OTHERS.

COPYRIGHT NOTE: THIS SURVEY SHALL NOT BE USED WITH AN AFFIDAVIT OR LETTER OF ANY KIND FOR RECORDS INCLUDING, BUT NOT LIMITED TO, FUTURE EASING, MORTGAGES, PLOT PLANS, CONSTRUCTION, LANDSCAPING, REMEDIATION, ETC. IT IS A VIOLATION OF THE FEDERAL COPYRIGHT ACT, DIGITAL MILLENNIUM COPYRIGHT ACT, TO COPY OR MODIFY AND REUSE THIS SURVEY BEYOND THE DATE AND SCOPE. U.S. SURVEYOR, ITS ASSOCIATES AND/OR AGENTS SHALL NOT BE LIABLE FOR USE OF THIS SURVEY BY ANY OTHER ENTITIES OR PERSONS FOR ANY PURPOSE BEYOND THE ORIGINAL DATE, SCOPE.

RECORD CLOSURE N/A MEASURED CLOSURE 1:414,346.3 CERTIFICATION IS ONLY TO THE PARTIES HEREIN NAMED. THIS SURVEY IS NOT VALID FOR ANY FUTURE TRANSACTIONS OF THIS PROPERTY.

Table with columns: DATE OF ORIGINAL, REVISION, FIELD SURVEY, CAD, PLS REVIEW. Includes dates for original and revisions.