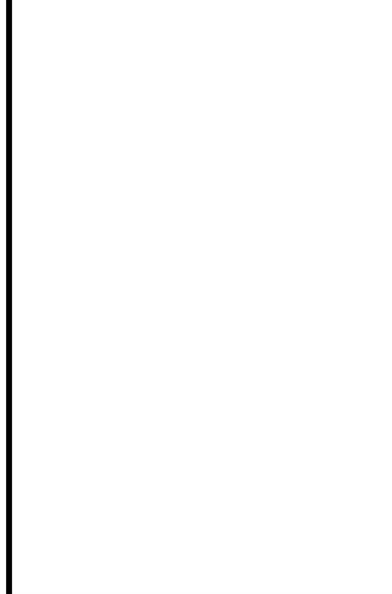


TITLE COMMITMENT INFORMATION
 THE PROPERTY HEREON DESCRIBED IS THE SAME AS THE PERTINENT PROPERTY AS DESCRIBED IN FIRST AMERICAN TITLE INSURANCE COMPANY, COMMITMENT FILE NO. NCS-1107716-MCH, WITH AN EFFECTIVE DATE OF JANUARY 24, 2022 AT 7:30 A.M..

LEGAL DESCRIPTION
 ISSUING OFFICE FILE NUMBER: 203 DOWNS BOULEVARD
 THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF WILLIAMSON, STATE OF TENNESSEE, AND DESCRIBED AS FOLLOWS:
 LAND IN WILLIAMSON COUNTY, TENNESSEE, BEING LOT NO. 1 ON THE PLAN OF TURNBOW SUBDIVISION OF RECORD IN PLAT BOOK 26, PAGE 1, REGISTER'S OFFICE FOR SAID COUNTY, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE AND ACCURATE LEGAL DESCRIPTION.
 BEING THE SAME PROPERTY CONVEYED TO RYER, LLC, A TENNESSEE LIMITED LIABILITY COMPANY, BY DEED FROM FTW PROPERTIES, A JOINT VENTURE, OF RECORD IN BOOK 5788, PAGE 602, IN THE REGISTER'S OFFICE OF WILLIAMSON COUNTY, TENNESSEE.

NOTES CORRESPONDING TO SCHEDULE B

10. ALL MATTERS SHOWN ON PLAT(S) OF RECORD IN PLAT BOOK 26, PAGE 1, IN THE REGISTER'S OFFICE OF WILLIAMSON COUNTY, TENNESSEE, (AFFECTS, PLOTTED AS SHOWN)
11. TERMS AND PROVISIONS OF RIGHT OF WAY OR EASEMENT, BY AND BETWEEN KELLY D. PHILLIPS AND WIFE, JAMES ELLA PHILLIPS AND THE TENNESSEE ELECTRIC POWER COMPANY, A CORPORATION, ITS SUCCESSORS AND ASSIGNS, OF RECORD IN BOOK 61, PAGE 110, IN THE REGISTER'S OFFICE OF WILLIAMSON COUNTY, TENNESSEE, (AFFECTS, CONTAINS NO PLOTTABLE EASEMENT ITEMS)
12. MATTERS CONTAINED IN DEED OF RECORD IN BOOK 192, PAGE 131, IN THE REGISTER'S OFFICE OF WILLIAMSON COUNTY, TENNESSEE, (DOES NOT AFFECT, DESCRIPTION LIES SOUTH OF SUBJECT PROPERTY)
13. TERMS AND PROVISIONS OF LEASE AGREEMENT, BY AND BETWEEN DONALD W. WOOD, SAM L. PRATT, SR.; SAM L. PRATT, JR., AND JIMMY TURNBOW AND HARPEH MATERIALS, INC., A TENNESSEE CORPORATION, OF RECORD IN RECORD BOOK 717, PAGE 595, IN THE REGISTER'S OFFICE OF WILLIAMSON COUNTY, TENNESSEE, (AFFECTS, BLANKET IN NATURE)



LAND AREA
 170,669+ SQUARE FEET
 3.918+ ACRES

PARKING
 REGULAR= 86
 HANDICAP= 2
 TOTAL= 88

FLOOD INFORMATION
 FLOOD NOTE: BASED ON MAPS PREPARED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) AVAILABLE ONLINE AT WWW.MSC.FEMA.GOV. AND BY GRAPHIC PLOTTING ONLY, THIS PROPERTY IS LOCATED IN ZONE X UNSHADDED ON FLOOD INSURANCE RATE MAP NUMBER 47187C0192C, WHICH BEARS AN EFFECTIVE DATE OF 12/22/2016 AND IS NOT IN A SPECIAL FLOOD HAZARD AREA. BY REVIEWING FLOOD MAPS PROVIDED BY THE NATIONAL FLOOD INSURANCE PROGRAM WE HAVE LEARNED THIS COMMUNITY DOES PARTICIPATE IN THE PROGRAM.

BEARING BASIS
 THE BASIS OF BEARING FOR THIS SURVEY IS GRID NORTH PER TENNESSEE STATE PLANE COORDINATE SYSTEM, SINGLE ZONE, NAD83-2011, AS MEASURED ALONG THE SOUTH LINE OF THE SUBJECT PROPERTY WHICH BEARS S82°23'28"E PER GPS COORDINATE OBSERVATIONS.
 LATITUDE: 35°54'26.299"
 LONGITUDE: -86°02'38.250"
 CONVERGENCE ANGLE: -0°30'48.964"

GENERAL NOTES

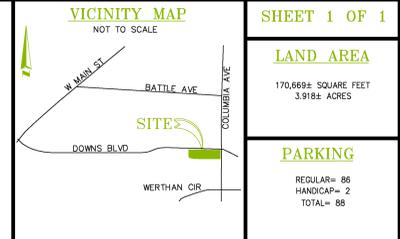
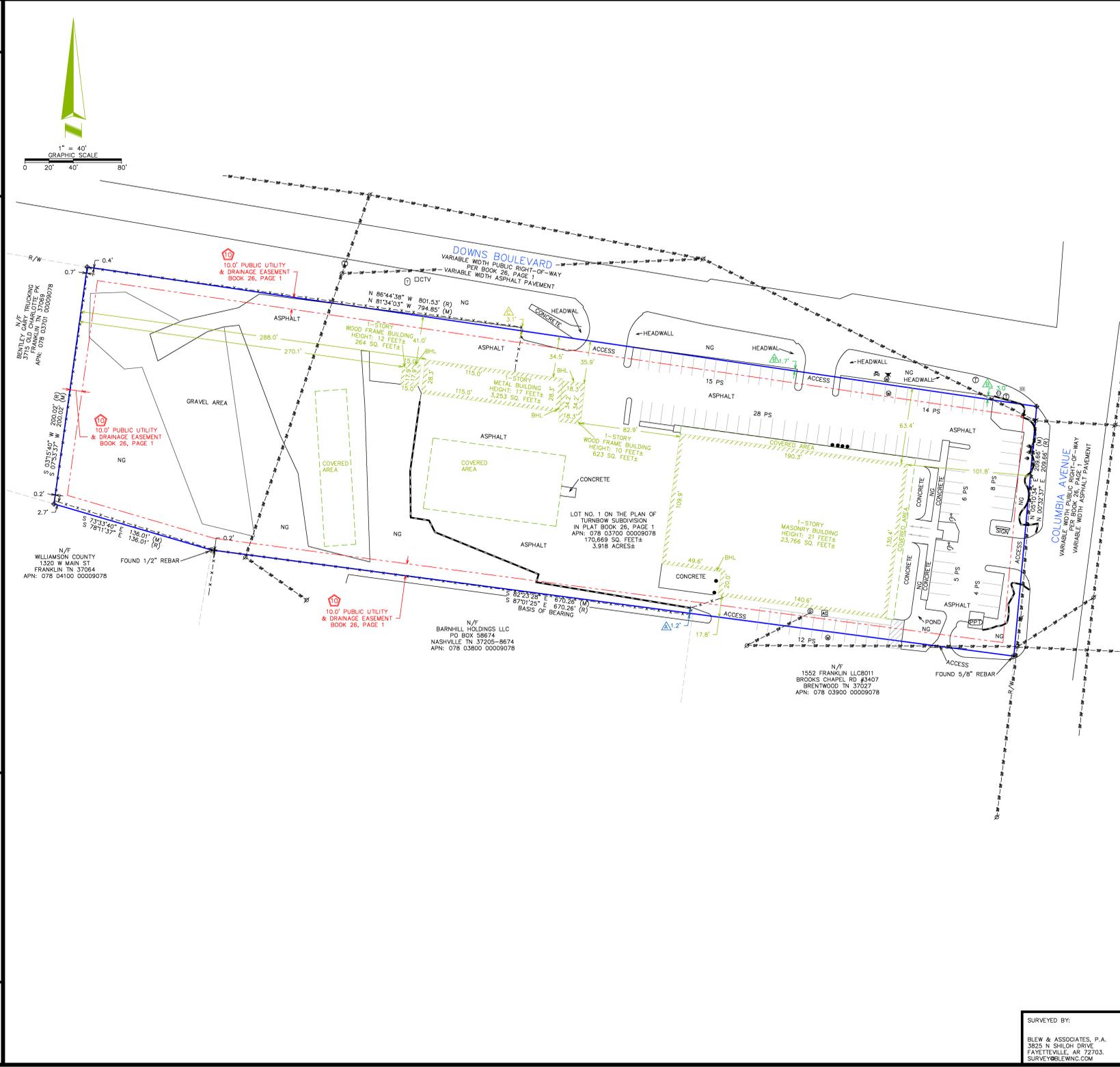
1. NO UNDERGROUND UTILITIES ARE SHOWN ON THIS SURVEY, ONLY ABOVE GROUND VISIBLE EVIDENCE OF UTILITIES ARE SHOWN.
2. ALL STATEMENTS WITHIN THE CERTIFICATION, AND OTHER REFERENCES LOCATED ELSEWHERE HEREON, RELATED TO: UTILITIES, IMPROVEMENTS, STRUCTURES, BUILDINGS, PARTY WALLS, PARKING, EASEMENTS, SERVITUDES, AND ENCROACHMENTS ARE BASED SOLELY ON ABOVE GROUND, VISIBLE EVIDENCE, UNLESS ANOTHER SOURCE OF INFORMATION IS SPECIFICALLY REFERENCED HEREON.
3. THIS SURVEY MEETS OR EXCEEDS THE SURVEY STANDARDS/STANDARDS OF CARE AS SET FORTH IN SECTION 3 OF THE 2021 ALTA/NSPS SURVEY REQUIREMENTS.
4. THE SUBJECT PROPERTY HAS DIRECT PHYSICAL ACCESS TO DOWNS BOULEVARD AND COLUMBIA AVENUE, BOTH BEING DEDICATED PUBLIC STREETS OR HIGHWAYS.
5. THERE WAS NO VISIBLE EVIDENCE OF CONCRETES ON SUBJECT PROPERTY.
6. THERE WAS NO OBSERVABLE EVIDENCE OF EARTH MOVING WORK, BUILDING CONSTRUCTION OR BUILDING ADDITIONS WITHIN RECENT MONTHS.
7. THE PARCELS CONTAINED IN THE LEGAL DESCRIPTION ARE CONTIGUOUS WITHOUT ANY GAPS, GORES OR OVERLAPS.
8. BUILDING AREAS SHOWN HEREON ARE FOR THE FOOTPRINT OF THE BUILDING ONLY.
9. THERE WERE NO APPARENT CHANGES IN STREET RIGHT-OF-WAY LINES EITHER COMPLETED OR PROPOSED, AND AVAILABLE FROM THE CONTROLLING JURISDICTION, NO OBSERVABLE EVIDENCE OF RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIRS.
10. NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL SEAL OF A LICENSED SURVEYOR AND MAPPER, ADDITIONS AND DELETIONS TO SURVEY MAPS, SKETCHES OR REPORTS BY OTHER THAN THE SIGNING PARTY OR PARTIES IS PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY OR PARTIES.
11. THE NEAREST INTERSECTING STREET IS THE INTERSECTION OF DOWNS BOULEVARD AND COLUMBIA AVENUE, WHICH ADJUTS THE NE CORNER OF THE SUBJECT PROPERTY.
12. THE DISTANCES SHOWN HEREON ARE GRID, COMBINED SCALE FACTOR (GRID TO GROUND) = 0.9999248104.

LEGEND

□ SQ.FT. SQUARE FEET	○ PROANE TANK
▨ NO PARKING AREA	○ GAS METER
♿ HANDICAP PARKING SPACE	○ FIRE HYDRANT
PS PARKING SPACE(S)	○ WATER VALVE
NG NATURAL GROUND	○ TELEPHONE MANHOLE
BHL BUILDING HEIGHT LOCATION	○ TELEPHONE UTILITY MARKER
(R) RECORD DIMENSION	○ TELEPHONE PEDISTAL
(M) MEASURED/CALCULATED DIMENSION	○ FIBER OPTIC VAULT
N/F NOW OR FORMERLY	○ DRAINAGE INLET
R/W RIGHT-OF-WAY	○ AIR CONDITIONER
○ FOUND MONUMENT AS NOTED	○ UTILITY POLE
○ COMPUTED/MEASURED POINT	○ GUY ANCHOR
○ OVERHEAD UTILITY LINE	○ SIGN
○ CHAINLINK FENCE	○ BOLLARD
○ UNDERGROUND GAS LINE	
○ BOUNDARY LINE	
○ WALL	
○ EASEMENT LINE	
○ RIGHT-OF-WAY LINE	
○ HANDRAIL	

SIGNIFICANT OBSERVATIONS

- ▲ FENCE APPEARS TO EXTEND OVER BOUNDARY BY AS MUCH AS 1.2'
- ▲ PARKING AND CURB APPEARS TO EXTEND OVER BOUNDARY BY AS MUCH AS 3.0'
- ▲ FENCE APPEARS TO EXTEND OVER BOUNDARY BY AS MUCH AS 3.1'



SHEET 1 OF 1

LAND AREA
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 3.918+ ACRES

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ALTA/NSPS LAND TITLE SURVEY
 AEI JOB # 458572
 DOWNS AVENUE
 203 DOWNS AVENUE
 WILLIAMSON COUNTY FRANKLIN, TENNESSEE 37067

COORDINATED BY:
 AEI CONSULTANTS
 2500 CAMINO DIABLO
 WALNUT CREEK, CA, 94597
 TELEPHONE: 925.746.6000
 EMAIL: SURVEYS@AEICONSULTANTS.COM

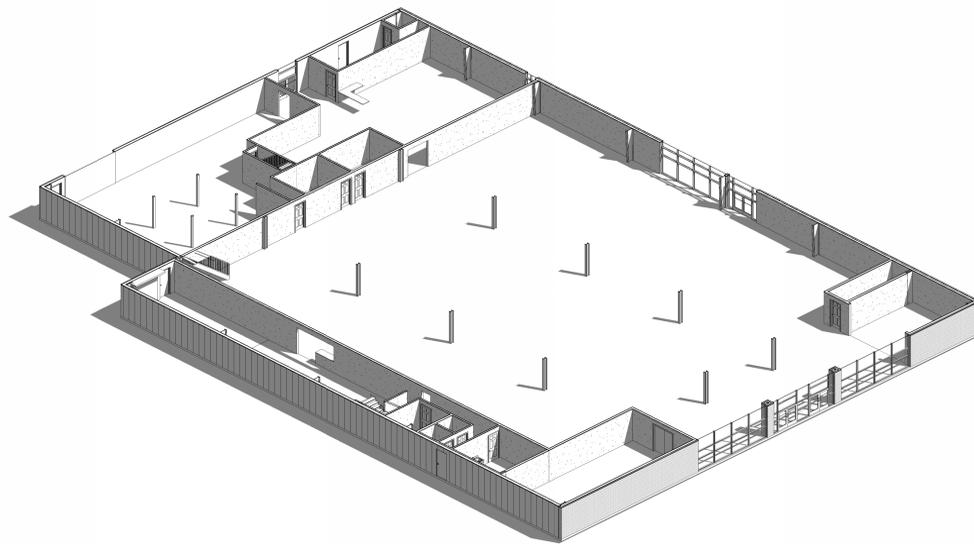
SURVEYOR'S CERTIFICATE
 TO: FIRST AMERICAN TITLE INSURANCE COMPANY:
 THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 2, 3, 4, 7(a), 7(b)(1), 7(c), 8, 9, 13, 15, AND 17 OF TABLE A THEREOF. THE FIELDWORK WAS COMPLETED ON 03/24/2022. DATE OF PLAT OR MAP: 04/01/2022.

PRELIMINARY

I, BRYAN A. SHIRLEY, A REGISTERED LAND SURVEYOR IN THE STATE OF TENNESSEE, HEREBY CERTIFY THAT THIS IS A TRUE AND ACCURATE SURVEY TO THE BEST OF MY KNOWLEDGE AND THAT IT EXCEEDS THE MINIMUM REQUIREMENTS FOR A CATEGORY 1 SURVEY AND THAT THE UNADJUSTED RATIO OF PRECISION EXCEEDS 1:10,000 AS SHOWN HEREON.
 BRYAN A. SHIRLEY
 REGISTERED LAND SURVEYOR NO.: 2085
 STATE OF TENNESSEE

DATE	REVISION HISTORY	BY	SURVEYOR JOB NUMBER:
			22-2334
			SCALE:
			1" = 40'
			DRAWN BY:
			SS
			APPROVED BY:
			TP

SURVEYED BY:
 BLEW & ASSOCIATES, P.A.
 3825 N SHILOH DRIVE
 FAYETTEVILLE, AR 72703
 SURVEY@BLEWINC.COM



2 1st Floor Plan Axonometric



1 Architectural Floor Plan - 1st Floor
1/8" = 1'-0"

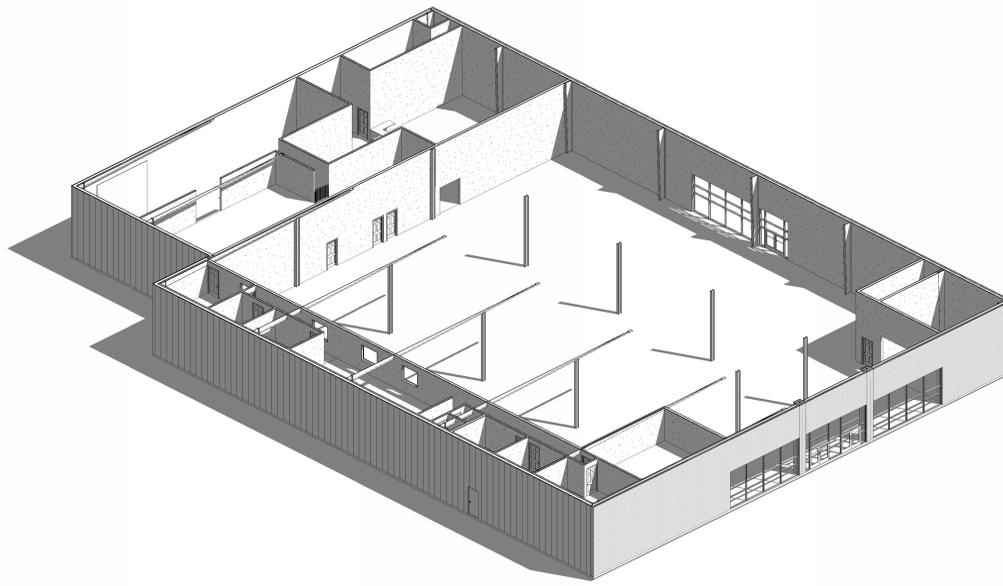
FLOOR PLAN NOTES:

1st Floor Building Area	
Gross	24,004 sf
Net	23,428 sf
2nd Floor Building Area	
Gross	4,405 sf
Net	3,984 sf
Total Building Area	
Gross	28,410 sf
Net	27,422 sf

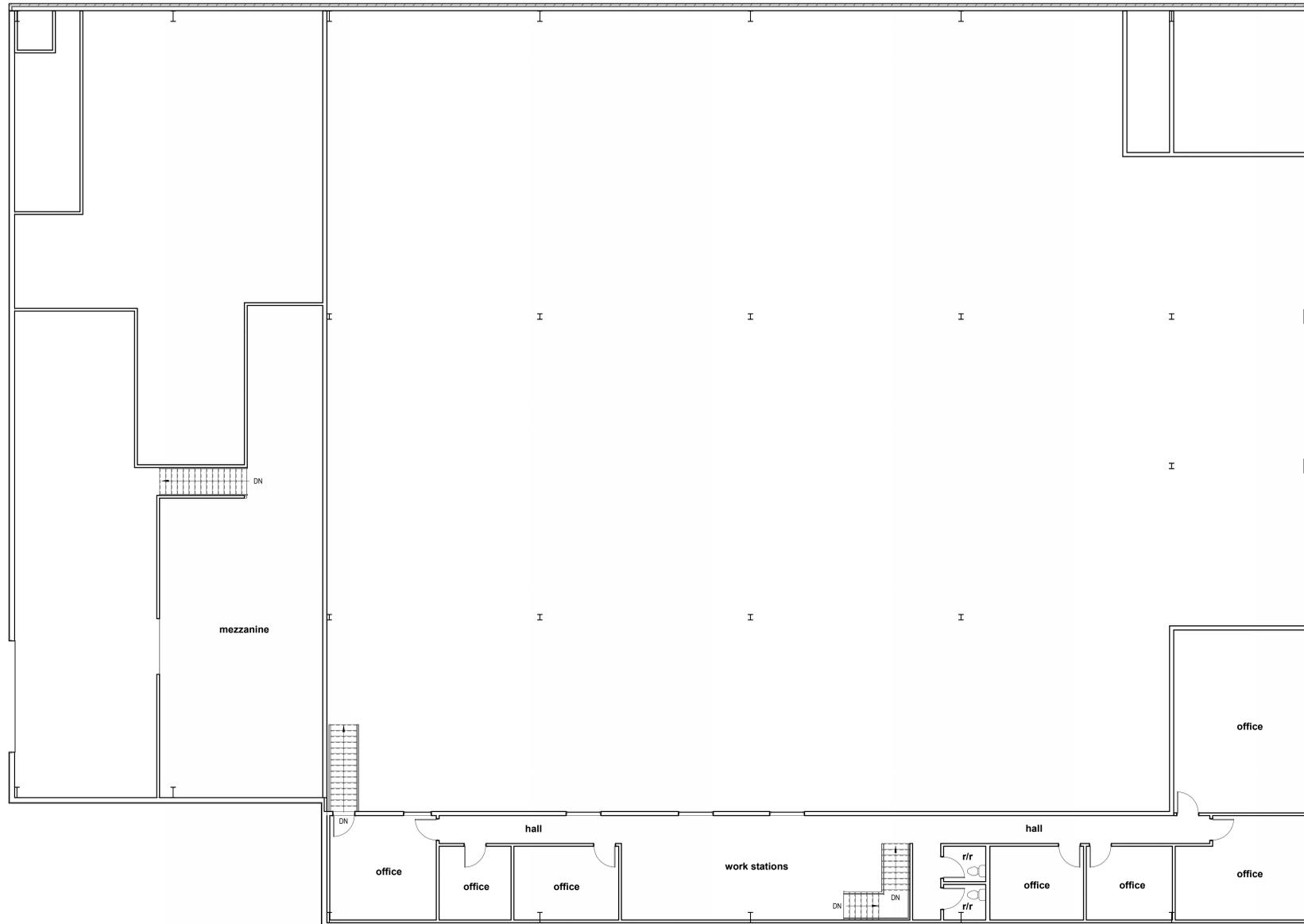
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Scales as stated hereon are valid on the original drawings only.
These plans were prepared in this office under our personal supervision, and to the best of our knowledge comply with state and local codes.

PHASE REVISION	DATE
EXISTING CONDITIONS	03.13.2020
SCHEMATIC DESIGN	
CONSTRUCTION DOCUMENTS	

EXISTING CONDITIONS
203 DOWNS BOULEVARD
FRANKLIN, TENNESSEE 37067



② 2nd Floor Plan Axonometric



① Architectural Floor Plan - 2nd Floor
1/8" = 1'-0"

FLOOR PLAN NOTES:

1st Floor Building Area	
Gross	24,004 sf
Net	23,428 sf
2nd Floor Building Area	
Gross	4,406 sf
Net	3,984 sf
Total Building Area	
Gross	28,410 sf
Net	27,422 sf



FUSION ARCHITECTURE, PC
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W: FUSIONARCHITECTURE.COM

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PHASE REVISION	DATE
EXISTING CONDITIONS	03.13.2020
SCHEMATIC DESIGN	
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EXISTING CONDITIONS
203 DOWNS BOULEVARD
FRANKLIN, TENNESSEE 37067

PROJECT NUMBER
06-065-26
SHEET TITLE
Architectural Floor Plan - 2nd Floor
SHEET NUMBER

A2.11