

TITLE EXCEPTIONS

FIRST AMERICAN TITLE INSURANCE COMPANY
COMMITMENT NO. 7-01065(B)
EFFECTIVE DATE DECEMBER 24, 2018 AT 8:00 A.M.

EASEMENT FROM W. VANCE DAVIS AND MILDRED DAVIS TO COLONIAL PIPELINE COMPANY, A DELAWARE CORPORATION, DATED JANUARY 25 1963, FILED FOR RECORD FEBRUARY 21, 1963 AT 8:30 A.M., RECORDED IN BOOK 88, PAGE 309, IN THE REGISTER OF DEEDS IN BRADLEY COUNTY, TENNESSEE, AS AMENDED BY THAT CERTAIN AMENDMENT TO RIGHT OF WAY EASEMENT FROM SONLIGHT, LLC A TENNESSEE LIMITED LIABILITY COMPANY TO COLONIAL PIPELINE COMPANY, A DELAWARE CORPORATION, DATED JANUARY 13, 2003, FILED FOR RECORD FEBRUARY 5, 2003 AT 8:30 A.M., RECORDED IN BOOK 1285, PAGE 28, AFORESAID RECORDS, AS FURTHER AMENDED BY THAT CERTAIN AMENDMENT TO RIGHT OF WAY EASEMENT FROM SONLIGHT, LLC, A TENNESSEE LIMITED LIABILITY COMPANY TO COLONIAL PIPELINE COMPANY, A DELAWARE CORPORATION, DATED MAY 9 2003, FILED FOR RECORD MAY 16, 2003 AT 11:25 A.M., RECORDED IN BOOK 1321, PAGE 101, AFORESAID RECORDS, AS AFFECTED BY THAT CERTAIN PARTIAL RELEASE OF RIGHT OF WAY AND SUPPLEMENTAL AGREEMENT BY D/G/K ENTERPRISES, A PARTNERSHIP, DATED MARCH 9, 1994, FILED FOR RECORD MARCH 22, 1994 AT 11:15 A.M., RECORDED IN BOOK 218, PAGE 145, AFORESAID RECORDS, AFFECTS PROPERTY, AS SHOWN ON PLAT.

EASEMENT FROM BENTON MOTEL CORPORATION, A TENNESSEE CORPORATION TO D/G/K ENTERPRISES, A PARTNERSHIP COMPOSED OF DOUGLAS GAY AND JOHN KINDER, DATED DECEMBER 31, 1981, FILED FOR RECORD JANUARY 8, 1982 AT 11:00 A.M., RECORDED IN BOOK 266, PAGE 92, AFORESAID RECORDS, AFFECTS PROPERTY, AS SHOWN ON PLAT.

TERMS, CONDITIONS AND OBLIGATIONS AS CONTAINED IN THE CERTAIN EASEMENT FROM D/G/K ENTERPRISES, A PARTNERSHIP COMPOSED OF DOUGLAS GAY AND JOHN KINDER TO BENTON MOTEL CORP., A TENNESSEE CORPORATION, DATED DECEMBER 29, 1981, FILED FOR RECORDS JANUARY 6, 1982 AT 10:45 A.M., RECORDED IN BOOK 266, PAGE 92, AFORESAID RECORDS, AFFECTS PROPERTY, AS SHOWN ON PLAT.

RIGHT-OF-WAY FROM W. VANCE DAVIS AND MILDRED DAVIS TO CITY OF CLEVELAND, TENNESSEE, DATED (NOVEMBER 21, 1966, FILED FOR RECORD NOVEMBER 23, 1966 AT 9:50 A.M., RECORDED IN BOOK 29, PAGE 613, AFORESAID RECORDS, AFFECTS PROPERTY, BLANKET IN NATURE, TOO VAGUE TO PLOT.

ALL THOSE MATTERS AS DISCLOSED BY THE CERTAIN PLAT RECORDED IN PLAT BOOK 3, PAGE 22, AFORESAID RECORDS, AFFECTS PROPERTY, AS SHOWN ON PLAT.

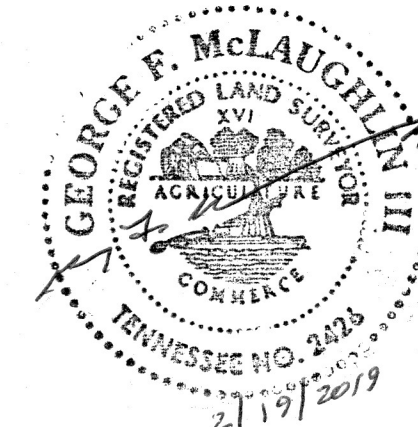
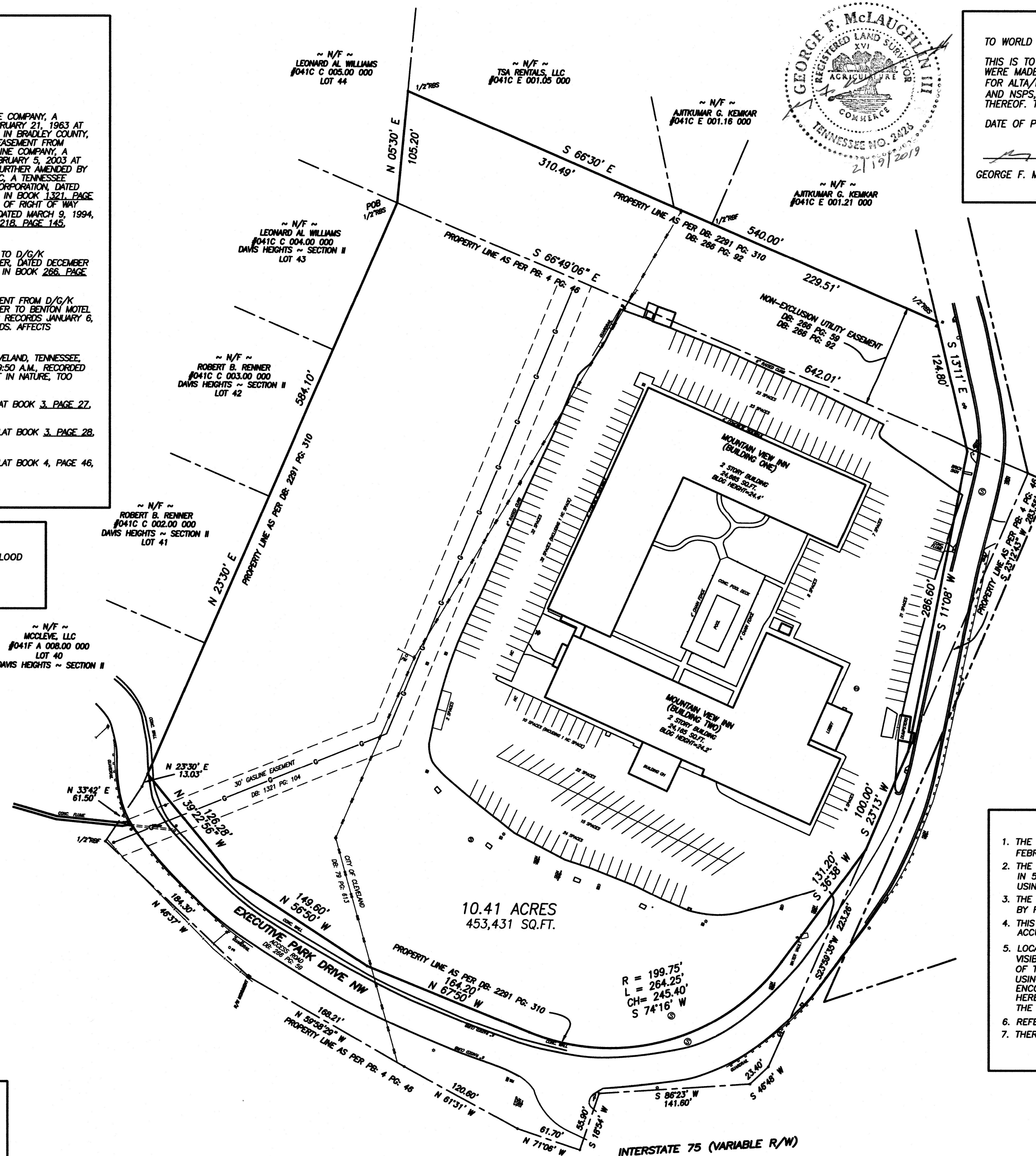
ALL THOSE MATTERS AS DISCLOSED BY THAT CERTAIN PLAT RECORDED IN PLAT BOOK 3, PAGE 28, AFORESAID RECORDS, AFFECTS PROPERTY, AS SHOWN ON PLAT.

ALL THOSE MATTERS AS DISCLOSED BY THAT CERTAIN PLAT RECORDED IN PLAT BOOK 4, PAGE 46, AFORESAID RECORDS, AFFECTS PROPERTY, AS SHOWN ON PLAT.

FLOOD NOTE

THIS PROPERTY DOES NOT LIE WITHIN AN AREA HAVING SPECIAL FLOOD HAZARDS AS PER FEMA FIRM MAP # 47011 C 0109 E DATED FEBRUARY 2, 2007 PROPERTY LIES WITHIN A FLOOD HAZARD AREA DESIGNATED ZONE X.

ALTA/NSPS LAND TITLE SURVEY FOR:
WORLD DEBT ACQUISITIONS, LLC
FIRST AMERICAN TITLE INSURANCE COMPANY
2355 EXECUTIVE PARK DRIVE NW
4TH CIVIL DISTRICT
BRADLEY COUNTY, TENNESSEE ~ CITY OF CLEVELAND



SURVEYORS' CERTIFICATION

TO WORLD DEBT ACQUISITIONS, LLC & FIRST AMERICAN TITLE INSURANCE COMPANY

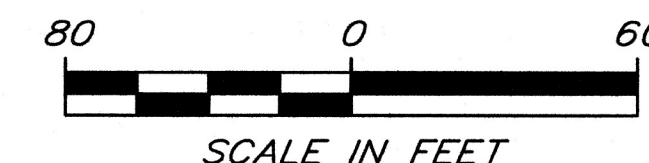
THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2016 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1-4, 7(B), 8, 9, 11, 13, 14, 16, 17 & 8 19 OF TABLE A THEREOF. THE FIELDWORK WAS COMPLETED ON FEBRUARY 2, 2019.

DATE OF PLAT OR MAP: 2-19-19

GEORGE F. MCLAUGHLIN, III TENNESSEE PROFESSIONAL LAND SURVEYOR # 2426

LEGEND

- UTILITY POLE WITH OVERHEAD LINES AND GUY
- BURIED ELECTRIC
- TREE LINE
- SANITARY SEWER MANHOLE
- TELEPHONE BOX
- STORM DRAIN PIPE WITH HEADWALL
- DOUBLE-WING CATCH BASIN
- SINGLE-WING CATCH BASIN
- JUNCTION BOX
- DROP INLET
- FENCE
- LIGHT POLE
- ELECTRICAL TRANSFORMER BOX
- FIRE HYDRANT
- WATER VALVE
- GAS VALVE
- WATER METER
- GAS METER
- WELL
- MONITORING WELL
- LIQUIDIFIED PROPANE GAS
- INVERT
- ELEVATION
- CONCRETE
- REBAR PIN FOUND
- OPEN TOP PIPE FOUND
- CRIMP TOP PIPE FOUND
- R/W MONUMENT FOUND
- REBAR PIN SET
- TRAFFIC POLE
- POWER POLE



SURVEYOR'S NOTES

- THE FIELD DATA ON WHICH THIS PLAT IS BASED WAS COMPLETED ON FEBRUARY 2, 2019.
- THE FIELD DATA ON WHICH THIS PLAT IS BASED HAS A CLOSURE OF ONE FOOT IN 57,139 FEET AND AN ANGULAR ERROR OF 1" PER ANGLE, AND WAS ADJUSTED USING LEAST SQUARES.
- THE LINEAR AND ANGULAR MEASUREMENTS SHOWN ON THIS PLAT WERE OBTAINED BY FIELD SURVEY USING A GEOMAX 90 ELECTRONIC TOTAL STATION.
- THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 480,750 FEET.
- LOCATION AND ARRANGEMENT OF UNDERGROUND UTILITIES ARE PROVIDED BY VISIBLE ACCESSIBLE FIELD EVIDENCE. THERE IS NO CERTAINTY OF THE ACCURACY OF THIS INFORMATION AND IT SHALL BE CONSIDERED IN THAT LIGHT BY THOSE USING THIS SURVEY. UTILITIES AND STRUCTURES NOT SHOWN MAY BE ENCOUNTERED. THE OWNER, HIS CONSULTANTS, AND HIS CONTRACTORS SHALL HEREBY DISTINCTLY UNDERSTAND THAT THIS SURVEYOR IS NOT RESPONSIBLE FOR THE SUFFICIENCY OF THE UNDERGROUND UTILITY INFORMATION PROVIDED HEREON.
- REFERENCE PLAT PLAT BOOK 4 PAGE 46 AND DEED BOOK 2291 PAGE 310.
- THERE IS NO EVIDENCE OF THE SITE BEING USED AS A SOLID WASTE DUMP.

Survey No.:	
Ordered By.:	
Description:	
Date Prepared:	
Scale:	1"=80'