

SALE: SEPTEMBER 10, 2010  
FRIDAY, 12:00 NOON

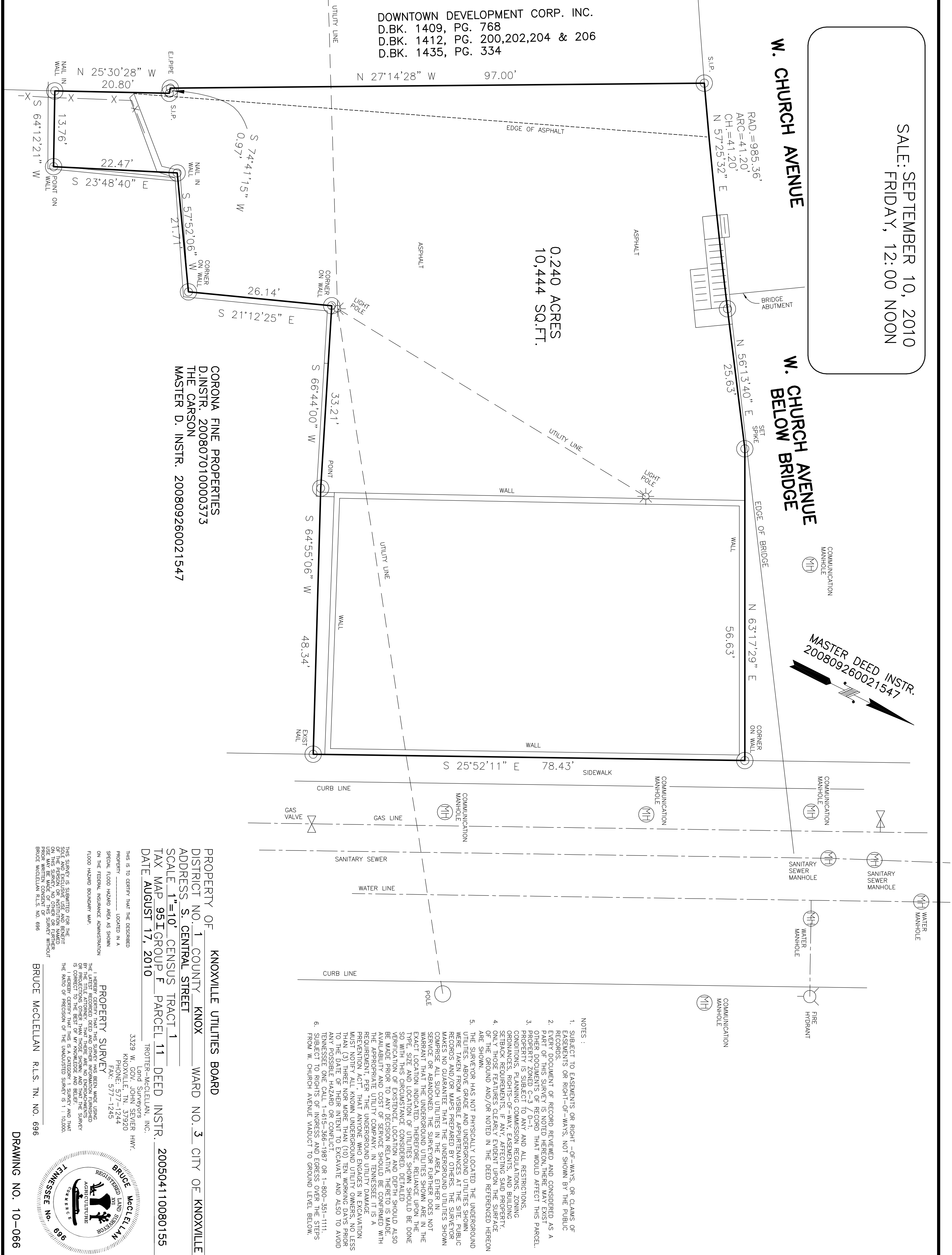
W. CHURCH AVENUE

W. CHURCH AVENUE  
BELOW BRIDGE

MASTER DEED INSTR.  
200809260021547

DOWNTOWN DEVELOPMENT CORP. INC.  
D.BK. 1409, PG. 768  
D.BK. 1412, PG. 200,202,204 & 206  
D.BK. 1435, PG. 334

0.240 ACRES  
10,444 SQ.FT.



CORONA FINE PROPERTIES  
D.INSTR. 200807010000373  
THE CARSON  
MASTER D. INSTR. 200809260021547

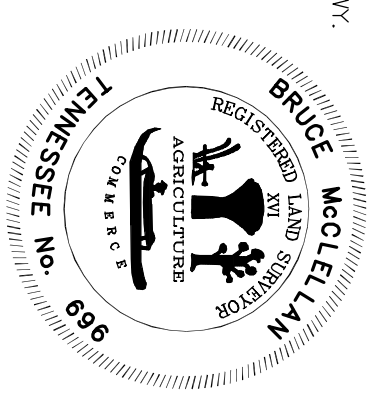
PROPERTY OF KNOXVILLE UTILITIES BOARD  
DISTRICT NO. 1 COUNTY KNOX WARD NO. 3 CITY OF KNOXVILLE  
ADDRESS S. CENTRAL STREET  
SCALE 1"=10' CENSUS TRACT 1  
TAX MAP 95I GROUP F PARCEL 11 DEED INSTR. 200504110080155  
DATE AUGUST 17, 2010

THIS IS TO CERTIFY THAT THE DESCRIBED PROPERTY IS LOCATED IN A SPECIAL FLOOD HAZARD AREA AS SHOWN ON THE FEDERAL INSURANCE ADMINISTRATION FLOOD HAZARD BOUNDARY MAP.

PROPERTY SURVEY I HEREBY CERTIFY THAT THIS SURVEY HAS BEEN MADE USING THE LATEST RECORDED DEED AND OTHER INFORMATION FURNISHED BY THE TITLE ATTORNEY THAT THERE ARE NO ENCUMBRANCES OR INTERESTS AFFECTING THE SURVEY EXCEPT TO THE BEST OF MY KNOWLEDGE AND BELIEF. I HEREBY CERTIFY THAT THIS IS A CATEGORY 1 SURVEY AND THAT THE RATIO OF PRECISION OF THE UNADJUSTED SURVEY IS 1 : 10,000.

- NOTES :
1. SUBJECT TO EASEMENTS OR RIGHT-OF-WAYS, OR CLAIMS OF EASEMENTS OR RIGHT-OF-WAYS, NOT SHOWN BY THE PUBLIC RECORDS.
  2. EVERY DOCUMENT OF RECORD REVIEWED AND CONSIDERED AS A PART OF THIS SURVEY IS NOTED HEREON, THERE MAY EXIST OTHER DOCUMENTS OF RECORD THAT WOULD AFFECT THIS PARCEL.
  3. PROPERTY IS SUBJECT TO ANY AND ALL RESTRICTIONS, CONDITIONS, PLANNING COMMISSION REGULATIONS, ZONING ORDINANCES, RIGHTS-OF-WAY EASEMENTS, AND BUILDING SETBACK REQUIREMENTS, IF ANY, AFFECTING SAID PROPERTY.
  4. ONLY THOSE FEATURES CLEARLY EVIDENT UPON THE SURFACE OF THE GROUND AND/OR NOTED IN THE DEED REFERENCED HEREON ARE SHOWN.
  5. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES, ABOVE GRADE AND UNDERGROUND UTILITIES SHOWN WERE TAKEN FROM VISIBLE APPURTENANCES AT THE SITE. PUBLIC RECORDS AND/OR MAPS PREPARED BY OTHERS. THE SURVEYOR MAKES NO GUARANTEE 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. THEREFORE, RELIANCE UPON THE TYPE, SIZE AND LOCATION OF UTILITIES SHOWN SHOULD BE DONE SO WITH THIS CIRCUMSTANCE CONSIDERED. DETAILED VERIFICATION OF EXISTENCE, LOCATION AND DEPTH SHOULD ALSO BE MADE PRIOR TO ANY DECISION RELATIVE TO IS MADE. THE AVAILABILITY AND COST OF SERVICE SHOULD BE CONFIRMED WITH THE APPROPRIATE UTILITY COMPANY. IN TENNESSEE IT IS A REQUIREMENT PER THAT ANYONE WHO ENGAGES IN EXCAVATION MUST NOTIFY ALL KNOWN UNDERGROUND UTILITY OWNERS. NO LESS THAN 3) THREE WORKING DAYS PRIOR TO THE DATE OF EXCAVATION AND ALSO TO AVOID ANY POSSIBLE HAZARD OR DISRUPTION TO THE UTILITY.
  6. SUBJECT TO RIGHTS OF INTERESTS AND EGRESS OVER THE STEPS FROM W. CHURCH AVENUE VIADUCT TO GROUND LEVEL BELOW.

3329 W. GOV. JOHN SEWIER HWY.  
KNOXVILLE, TN. 37920  
PHONE: 577-1244  
FAX: 577-1245



BRUCE MCCLELLAN R.L.S. TN. NO. 696  
DRAWING NO. 10-066