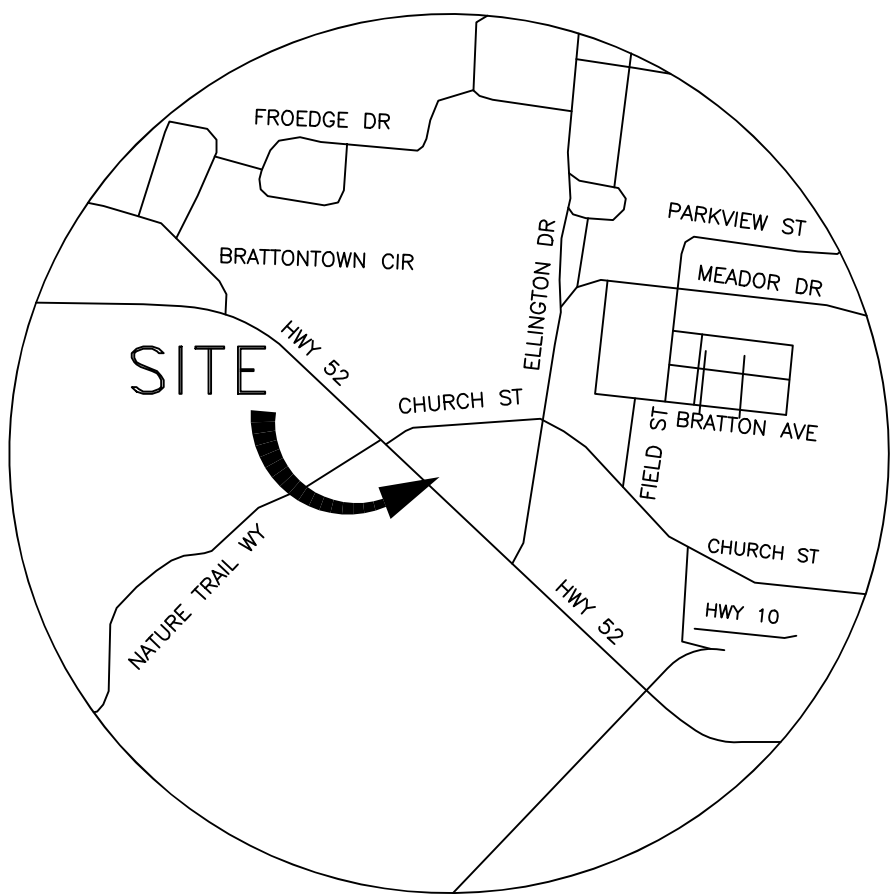
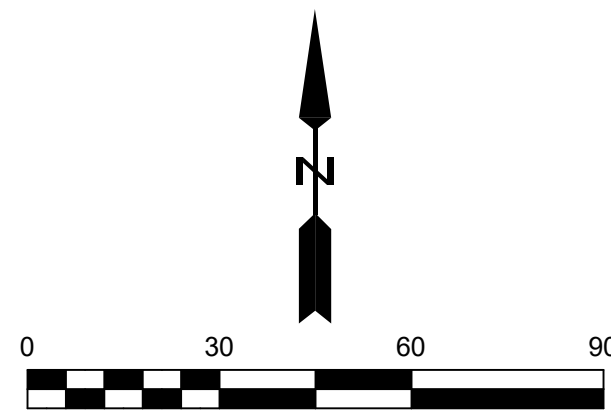




LOCATION MAP  
NOT TO SCALE

## LEGAL DESCRIPTION

BEGINNING AT A  $\frac{1}{2}$ " REBAR FOUND IN THE LINE OF EXAMPLE HIGHWAY 001 ALSO BEING A CORNER TO EXAMPLE PROPERTIES LLC DESCRIBED IN RECORD BOOK 01 PAGE 100 THENCE WITH THE LINE OF THE HIGHWAY N  $47^{\circ}47'51''$  W A DISTANCE OF 109.97' TO AN  $\frac{1}{2}$ " REBAR SET ALSO BEING A CORNER TO THE EXAMPLE PROPERTY DESCRIBED IN RECORD BOOK 100 PAGE 100; THENCE WITH EXAMPLE PROPERTY N  $42^{\circ}12'48''$  E A DISTANCE OF 304.19' TO A  $\frac{1}{2}$ " REBAR SET ALSO BEING A CORNER TO THE EXAMPLE PERSON PROPERTY DESCRIBED IN RECORD BOOK 100 PAGE 100; THENCE WITH EXAMPLE PERSON S  $70^{\circ}02'04''$  E A DISTANCE OF 118.84' TO A  $\frac{1}{2}$ " REBAR SET ALSO BEING A CORNER TO EXAMPLE PROPERTIES LLC DESCRIBED IN RECORD BOOK 100 PAGE 100; THENCE WITH EXAMPLE PROPERTIES S  $42^{\circ}12'57''$  W A DISTANCE OF 349.16' TO A  $\frac{1}{2}$ " REBAR FOUND; WHICH IS THE POINT OF BEGINNING, HAVING AN AREA 35,928 SQ. FEET OR 0.82 ACRES MORE OR LESS.



| LEGEND   |                               |
|----------|-------------------------------|
| L.P.N. ○ | 1/2" REBAR SET                |
| L.P.O. ▲ | 1/2" REBAR FOUND              |
| ---      | SEWER LINE                    |
| ⊗        | SANITARY SEWER MANHOLE        |
| ----     | EXISTING 8" WATERLINE         |
| M.B.S.L. | MINIMUM BUILDING SETBACK LINE |
| ⊗        | TELEPHONE/FIBER OPTIC BOX     |
| ---      | UNDERGROUND TEL/FIBER LINE    |
| [ELEC]   | ELECTRIC BOX                  |
| ---      | UNDERGROUND ELECTRIC LINE     |

### NOTES CORRESPONDING TO TABLE A

ITEM 1: THERE IS A 1/2"x18" REBAR DRIVEN CAPPED "DOSS RLS 3333" AS SHOWN ON THIS PLAT.

ITEM 2: PER TENNESSEE PROPERTY VIEWER THERE IS NO ADDRESS LISTED, BUT THE PROPERTY IS LOCATED ON EXAMPLE HIGHWAY 001.

ITEM 3: THE PROPERTY DOES NOT LIE IN A FLOOD HAZARD ZONE AS SHOWN ON FEMA MAP 47111C0120C EFFECTIVE DATE 10/19/2010.

ITEM 4: THE GROSS LAND AREA OF THE PROPERTY IS 35,926 SQ. FEET OR 0.82 ACRES MORE OR LESS AS NOTED ON THIS PLAT.

ITEM 5: VERTICAL RELIEF IS SHOWN ON THIS PLAT, AND WAS CREATED BY CONDUCTING A GROUND SURVEY. THE CONTOUR INTERVAL IS 1FT, AND THE DATUM IS NAVD88

ITEM 6: PROPERTY IS ZONED C-2 IN THE CITY OF EXAMPLE. PARKING REQUIREMENTS: ONE (1) SPACE PER ONE-HUNDRED (100) SQUARE FEET, PLUS ONE (1) SPACE PER EMPLOYEE BASED ON THE LARGEST WORK SHIFT.

SETBACKS: FRONT-30' SIDE-15' REAR-20" AS SHOWN ON THIS PLAT. ZONING INFORMATION BASED ON THE ZONING CODE FOR THE CITY OF LAFAYETTE ADOPTED 02/02/2016.

ITEM 7: PROPERTY DOES NOT HAVE ANY BUILDINGS AT TIME OF SURVEY

ITEM 8: NO SUBSTANTIAL FEATURES WERE OBSERVED DURING THE COMPLETION OF THIS SURVEY.

ITEM 10: THERE ARE NO PARTY WALLS OBSERVED AT THE TIME OF THIS SURVEY

ITEM 11: ALL UNDERGROUND UTILITIES LOCATED ON THIS PLAT ARE APPROXIMATE, AND BASED ON VISUAL EVIDENCE OR MARKINGS BY UTILITY COMPANIES. THESE MARKINGS SHOULD BE VERIFIED PRIOR TO CONSTRUCTION.

ITEM 13: THE CURRENT ADJOINING OWNERS ARE LISTED ON THIS PLAT, AND ARE BASED ON THE MOST RECENT TAX RECORDS FOR EXAMPLE COUNTY, TN.

ITEM 14: IT IS APPROXIMATELY 550' TO THE INTERSECTION OF EXAMPLE HIGHWAY 001 AND EXAMPLE STREET.

ITEM 16: IT IS EVIDENT THAT RECENT EARTH MOVING WORK HAS OCCURRED ON ALMOST THE ENTIRETY OF THE SUBJECT PROPERTY.

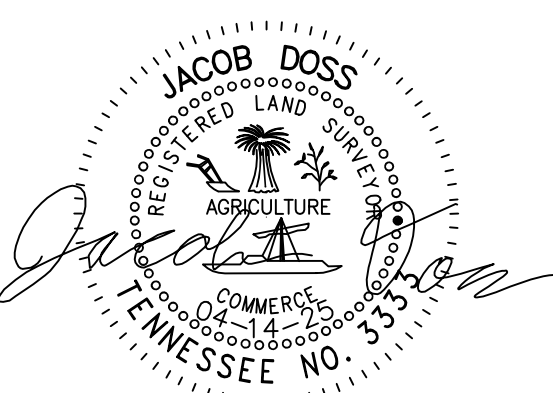
ITEM 17: THERE ARE NO PROPOSED CHANGES IN STREET RIGHT-OF-WAY LINES ACCORDING TO TDOT. THERE WAS NO EVIDENCE OF RECENT SIDEWALK CONSTRUCTION OR REPAIRS AT THE TIME OF THIS SURVEY.

CERTIFICATION:  
TO YELLOWLIGHT COFFEE INC., RUDY TITLE AND ESCROW, AND CHICAGO TITLE INSURANCE COMPANY:

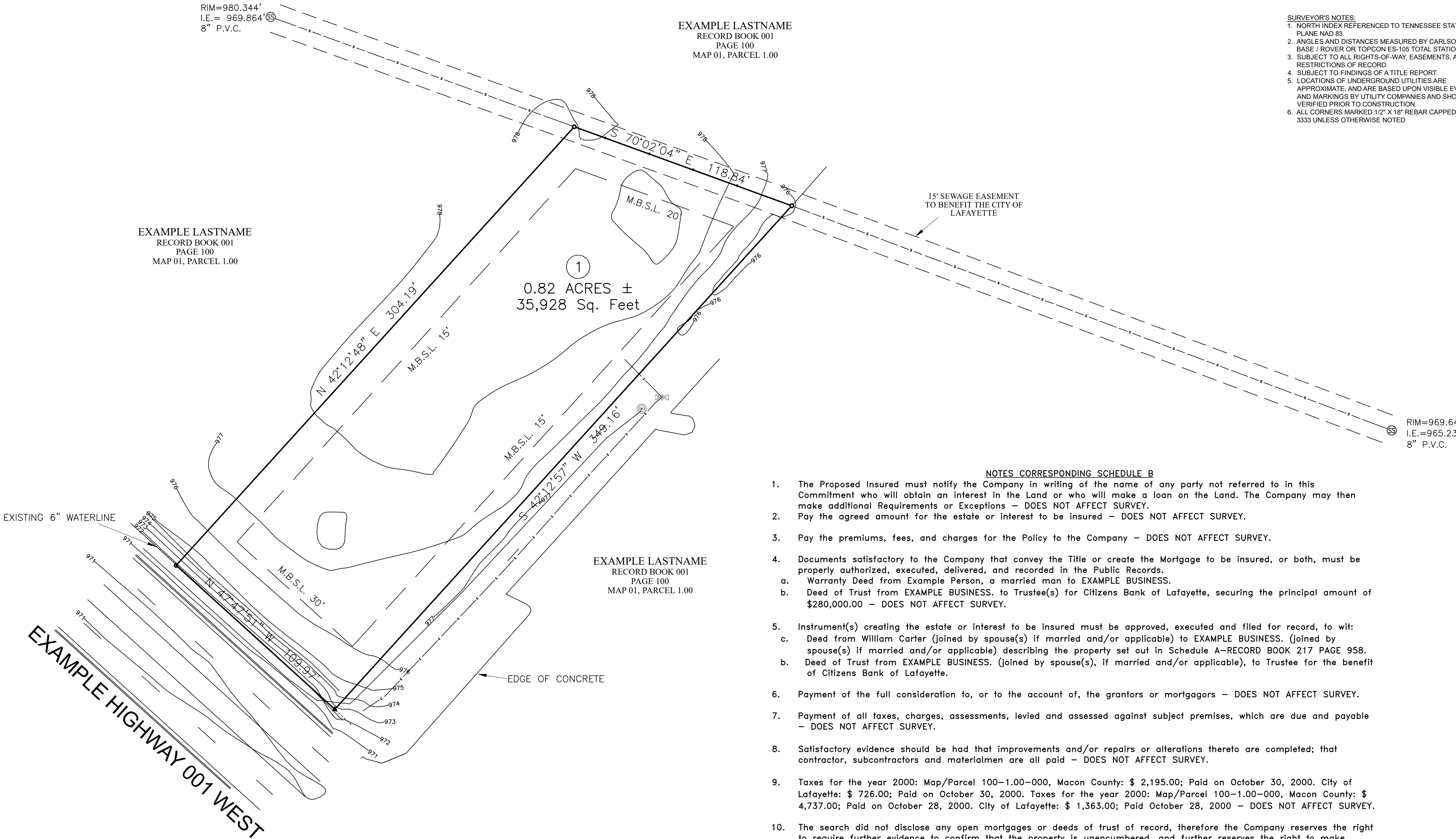
THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY THE ALTA AND NSPS, AND INCLUDES ITEMS 1-4,6,8,11,13,16-18 OF TABLE A THEREOF. THE FIELDWORK WAS COMPLETED ON 03/28/2025

DATE OF PLAT OR MAP: 01/01/2000

*Jacob Doss*  
SURVEYOR'S SIGNATURE



ALTA/NSPS LAND TITLE SURVEY FOR:  
**EXAMPLE BUSINESS**  
1ST CIVIL DISTRICT EXAMPLE COUNTY, TENNESSEE  
DEED REFERENCE - RECORD BOOK 100 PAGE 100  
TAX MAP 01 PARCEL 1.00  
SCALE 1"=30' 01 / 01 / 2000



### NOTES CORRESPONDING SCHEDULE B

- The Proposed Insured must notify the Company in writing of the name of any party not referred to in this Commitment who will obtain an interest in the Land or who will make a loan on the Land. The Company may then make additional Requirements or Exceptions – DOES NOT AFFECT SURVEY.
- Pay the agreed amount for the estate or interest to be insured – DOES NOT AFFECT SURVEY.
- Pay the premiums, fees, and charges for the Policy to the Company – DOES NOT AFFECT SURVEY.
- Documents satisfactory to the Company that convey the Title or create the Mortgage to be insured, or both, must be properly authorized, executed, delivered, and recorded in the Public Records.
  - Warranty Deed from Example Person, a married man to EXAMPLE BUSINESS.
  - Deed of Trust from EXAMPLE BUSINESS. to Trustee(s) for Citizens Bank of Lafayette, securing the principal amount of \$280,000.00 – DOES NOT AFFECT SURVEY.
- Instrument(s) creating the estate or interest to be insured must be approved, executed and filed for record, to wit:
  - Deed from William Carter (joined by spouse(s) if married and/or applicable) to EXAMPLE BUSINESS. (joined by spouse(s) if married and/or applicable) describing the property set out in Schedule A-RECORD BOOK 217 PAGE 958.
  - Deed of Trust from EXAMPLE BUSINESS. (joined by spouse(s), if married and/or applicable), to Trustee for the benefit of Citizens Bank of Lafayette.
- Payment of the full consideration to, or to the account of, the grantors or mortgagors – DOES NOT AFFECT SURVEY.
- Payment of all taxes, charges, assessments, levied and assessed against subject premises, which are due and payable – DOES NOT AFFECT SURVEY.
- Satisfactory evidence should be had that improvements and/or repairs or alterations thereto are completed; that contractor, subcontractors and materialmen are all paid – DOES NOT AFFECT SURVEY.
- Taxes for the year 2000: Map/Parcel 100-1.00-000, Macon County: \$ 2,195.00; Paid on October 30, 2000. City of Lafayette: \$ 726.00; Paid on October 30, 2000. Taxes for the year 2000: Map/Parcel 100-1.00-000, Macon County: \$ 4,737.00; Paid on October 28, 2000. City of Lafayette: \$ 1,363.00; Paid October 28, 2000 – DOES NOT AFFECT SURVEY.
- The search did not disclose any open mortgages or deeds of trust of record, therefore the Company reserves the right to require further evidence to confirm that the property is unencumbered, and further reserves the right to make additional requirements or add additional items or exceptions upon receipt of the requested evidence – DOES NOT AFFECT SURVEY.
- We must be furnished with a copy of the proper resolutions of Example Business, authorizing the proposed purchase – DOES NOT AFFECT SURVEY
- We must be furnished with a copy of Certificate of Existence issued by the office of the Secretary of State of the state of incorporation of Yellowlight Coffee, Inc.-DOES NOT EFFECT SURVEY
- We will require a Notice of Completion be filed of record ten (10) days prior to close.-DOES NOT EFFECT SURVEY