LEGEND

IR(O) EXISTING IRON ROD NO CAP
IR(N) 5/8" IRON ROD NEW WITH CAP "TENNESSEE MIZE RLS 891"
PPE POWER POLE EXISTING
LIGHT POLE
T-E-C TELEPHONE, ELECTRIC, & CABLE
UGE UNDERGROUND ELECTRIC
UGT UNDERGROUND TELEPHONE
WATER LINE
GAS LINE
SANITARY SEWER LINE
STORM SEWER LINE
WV WATER VALVE
FH FIRE HYDRANT
CB CATCH BASIN
CI CURB INLET
RCP REINFORCED CONCRETE PIPE
CMP CORRUGATED METAL PIPE
FENCE
MH MAN HOLE
PIV POST INDICATOR VALVE
FDC FIRE DEPARTMENT CONNECTION
BUILDING HEIGHT
EVERGREEN LANDSCAPE BUFFER

LOT INFORMATION TABLE
CITY BLOCK 57

LOTS 21-23
HTA-MOUNTAIN EMPIRE, LLC
D.B. 2703C PG. 857
TAX PARCEL: 046I/P/046H/022.00

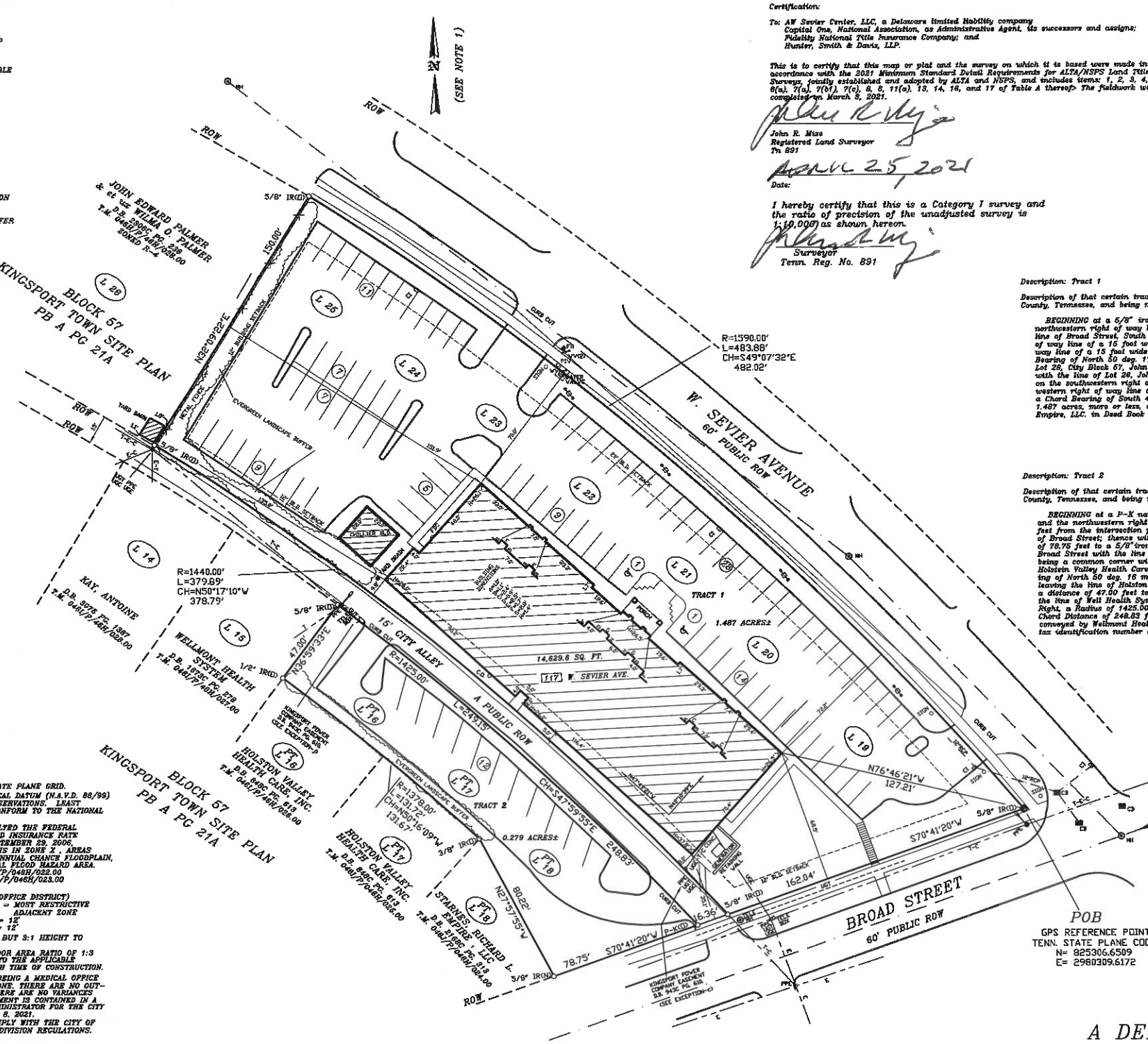
PART OF LOT 18
HTA-MOUNTAIN EMPIRE, LLC
D.B. 2703C PG. 857
TAX PARCEL: 046I/P/046H/023.00

PART OF LOT 17
HTA-MOUNTAIN EMPIRE, LLC
D.B. 2703C PG. 857
TAX PARCEL: 046I/P/046H/025.00

PART OF LOT 16
HTA-MOUNTAIN EMPIRE, LLC
D.B. 2703C PG. 857
TAX PARCEL: 046I/P/046H/026.00

LOT 24
HTA-MOUNTAIN EMPIRE, LLC
D.B. 2703C PG. 857
TAX PARCEL: 046H/P/046H/017.00

LOT 25
HTA-MOUNTAIN EMPIRE, LLC
D.B. 2703C PG. 857
TAX PARCEL: 046H/P/046H/016.00



Certification:

To: AW Sevier Center, LLC, a Delaware limited liability company
Capital One, National Association, as Administrative Agent, its successors and assigns;
Fidelity National Title Insurance Company; and
Hunter, Smith & Davis, LLP.

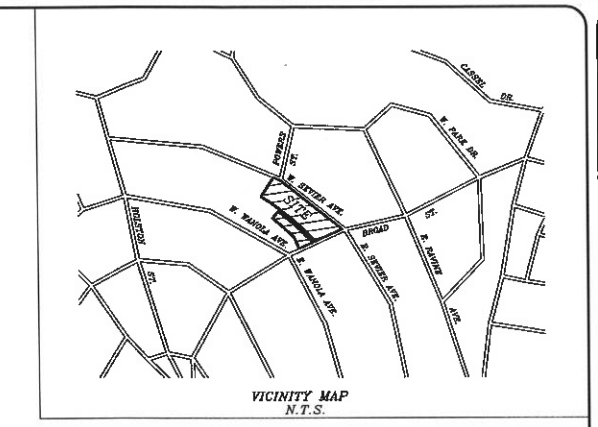
This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2021 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes items: 1, 2, 3, 4, 8(a), 7(a), 7(b1), 7(c), 8, 9, 11(a), 13, 14, 16, and 17 of Table A thereof. The fieldwork was completed on March 3, 2021.

John R. Mize
Registered Land Surveyor
Tn 891

April 25, 2021
Date:

I hereby certify that this is a Category I survey and the ratio of precision of the unadjusted survey is 1:10,000 as shown hereon.

Surveyor
Tenn. Reg. No. 891



VICINITY MAP
N.T.S.

Description: Tract 1

Description of that certain tract or parcel of land situated in the Eleventh (11th) Civil District, the City of Kingsport, Sullivan County, Tennessee, and being more particularly bounded and described as follows, to-wit:

BEGINNING at a 5/8" iron rod being the point of intersection of the southwestern right of way line of W. Sevier Avenue and the northwestern right of way line of Broad Street; thence leaving the right of way line of W. Sevier Avenue with the right of way line of Broad Street, South 70 deg. 41 min. 20 sec. West, a distance of 162.04 feet to a 5/8" iron rod old being the northeastern right of way line of a 16 foot wide city alley; thence leaving the right of way line of Broad Street with the northeastern right of way line of a 15 foot wide city alley with a curve to the left, a Radius of 1440.00 feet, an Arc Length of 379.89 feet, a Chord Bearing of North 50 deg. 17 min. 10 sec. West, and a Chord Distance of 378.79 feet to a 5/8" iron rod old being a common corner with Lot 28, City Block 57, John Edward Palmer, et us; thence leaving the northeastern right of way line of a 15 foot wide city alley with the line of Lot 26, John Edward Palmer, et us North 32 deg. 09 min. 22 sec. East, a distance of 150.00 feet to a 5/8" iron rod old on the southwestern right of way line of W. Sevier Avenue; thence leaving the line of Lot 26, John Edward Palmer, et us with the southwestern right of way line of W. Sevier Avenue with a curve to the Right, a Radius of 1590.00 feet, an Arc Length of 483.88 feet, a Chord Bearing of South 49 deg. 07 min. 32 sec. East, and a Chord Distance of 482.02 feet to the point of BEGINNING, containing 1.487 acres, more or less, and being the same property conveyed by Wellmont Health System to G&E Healthcare REIT Mountain Empire, LLC. in Deed Book 2703C, at Page 857, having a tax identification number of 046I/P/046H/022.00, as shown.

Description: Tract 2

Description of that certain tract or parcel of land situated in the Eleventh (11th) Civil District, the City of Kingsport, Sullivan County, Tennessee, and being more particularly bounded and described as follows, to-wit:

BEGINNING at a P-K nail old being the point of intersection of the southwestern right of way line of a 15 foot wide city alley and the northwestern right of way line of Broad Street, being located South 70 deg. 41 min. 20 sec. West, a distance of 176.40 feet from the intersection point of the southwestern right of way line of W. Sevier Avenue and the northwestern right of way line of Broad Street; thence with the northwestern right of way line of Broad Street, South 70 deg. 41 min. 20 sec. West, a distance of 78.75 feet to a 5/8" iron rod old, a common corner with Richard L. Starnes; thence leaving the northwestern right of way line of Broad Street with the line of Richard L. Sterns, North 27 deg. 57 min. 55 sec. West, a distance of 80.22 feet to a 3/8" iron rod old being a common corner with Holstein Valley Health Care, Inc.; thence leaving the line of Richard L. Sterns with the line of Holstein Valley Health Care, Inc. with a curve to the Left, a Radius of 137.00 feet, an Arc Length of 131.72 feet, a Chord Bearing of North 50 deg. 16 min. 09 sec. West, a distance of 131.67 feet to a 1/2" iron rod on the line of Wellmont Health System; thence leaving the line of Holston Valley Health Care, Inc. with the line of Wellmont Health System, North 38 deg. 59 min. 35 sec. East a distance of 47.00 feet to a 5/8" iron rod old on the southwestern right of way line of a 15 foot wide city alley; thence leaving the the line of Well Health System with the southwestern right of way line of a 15 foot wide city alley, with a curve to the Right, a Radius of 1425.00 feet, an Arc Length of 249.15 feet, a Chord Bearing of South 47 deg. 59 min. 55 sec. East, and a Chord Distance of 248.83 feet to the point of BEGINNING, containing 0.279 acres, more or less, and being the same property conveyed by Wellmont Health System to G&E Healthcare REIT Mountain Empire, LLC. in Deed Book 2703C, at Page 857, having a tax identification number of 046I/P/046H/022.00, as shown.

NOTES:
1) BEARINGS ARE BASED ON TENNESSEE STATE PLANE GRID.
2) HORIZONTAL DATUM (N.A.D.83) AND VERTICAL DATUM (N.A.V.D. 88/99) ESTABLISHED FOR PROJECT BY G.P.S. OBSERVATIONS. LEAST SQUARES ADJUSTMENT PERFORMED TO CONFORM TO THE NATIONAL SPATIAL REFERENCE SYSTEM.
3) THIS IS TO CERTIFY THAT I HAVE CONSULTED THE FEDERAL EMERGENCY MANAGEMENT AGENCY'S FLOOD INSURANCE RATE MAP 47163C0045D, EFFECTIVE DATE SEPTEMBER 29, 2006, AND FOUND THAT THE ABOVE PROPERTY IS IN ZONE X , AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN, THEREFORE IS NOT LOCATED IN A SPECIAL FLOOD HAZARD AREA.
4) TAX MAP & PARCEL : TRACT 1 T.M. 046I/P/046H/022.00
TRACT 2 :T.M. 046I/P/046H/023.00
5) REFERENCE DEED: DB 2703C PG 857
6) PROPERTY ZONED: P-1 (PROFESSIONAL OFFICE DISTRICT)
7) BUILDING SETBACKS LIMITS: FRONT YARD = MOST RESTRICTIVE ADJACENT ZONE
REAR YARD = 15'
SIDE YARD = 12'
PERMITTED BUILDING HEIGHT: NO LIMIT, BUT 3:1 HEIGHT TO SIDE AND REAR YARD RATIO.
MAXIMUM LOT COVERAGE IS 35% AND FLOOR AREA RATIO OF 1:3
ALL BUILDING SETBACKS SHALL CONFORM TO THE APPLICABLE ZONING REQUIREMENTS IN EFFECT AT SUCH TIME OF CONSTRUCTION.
"THE SUBJECT USE OF THE PROPERTY BEING A MEDICAL OFFICE IS A SPECIAL EXCEPTION IN THE P-1 ZONE. THERE ARE NO OUT-STANDING ZONING VIOLATIONS ON FILE. THERE ARE NO VARIANCES ISSUED FOR THE PROPERTY." THIS STATEMENT IS CONTAINED IN A LETTER BY KEN WEEMS, AICP, ZONING ADMINISTRATOR FOR THE CITY OF KINGSPORT, TENNESSEE, DATED MARCH 8, 2021.
8) PROPERTY AND DEVELOPMENT SHALL COMPLY WITH THE CITY OF KINGSPORT ZONING ORDINANCE AND SUBDIVISION REGULATIONS.
9) 117 W. SEVIER AVE. = 911 ADDRESS.
10) FIELD BOOK: 160 & 183.
11) THERE IS NO OBSERVABLE EVIDENCE OF EARTH MOVING WORK, BUILDING CONSTRUCTION OR BUILDING ADDITIONS WITHIN RECENT MONTHS.
12) THERE ARE NO PLANS BY THE CITY OF KINGSPORT TO CHANGE THE STREET RIGHT OF WAY LINES EITHER COMPLETED OR PROPOSED. THERE HAS BEEN NO RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIRS WITHIN RECENT MONTHS.
13) ACAD FILE NAME: A21-6718-WELL-SEV\A21-6718SEVER.DWG.
14) ALL UTILITIES ARE UNDERGROUND AND BEING SERVED BY OVERHEAD ELECTRIC, TELEPHONE AND CABLE LOCATED AT THE NORTHWESTERN R.O.W. OF BROAD STREET AND IN THE ALLEY AS SHOWN.
15) AREA OF PROPERTY EQUALS 76,447.8 SQ. FT. (1.755 ACRES±).
16) AREA OF BUILDING EQUALS 14,629.6 SQ. FT.
17) PARKING COUNT: REQUIRED: MEDICAL , DENTAL PRACTITONER'S OFFICE: THREE SPACES PER PRACTITIONER PLUS ONE SPACE FOR EACH EMPLOYEE.
PARKING COUNT: EXISTING
102 REGULAR SPACES
2 HANDICAP SPACES
104 TOTAL SPACES
18) HEIGHT SHOWN IS FROM THE GROUND TO THE TOP OF THE PARAPET.
19) THERE IS NO OBSERVABLE EVIDENCE THAT THIS SITE HAS BEEN USED AS A SOLID WASTE DUMP, SUMP, OR SANITARY LANDFILL. HOWEVER, THE DETECTION OF SUCH MATERIAL IS BEYOND THE EXPERTISE OF THIS SURVEYOR.
20) NONE OF THE IR(O)'S HAS A SURVEYORS ID CAP
21) THE SUBJECT PROPERTY HAS DIRECT ACCESS TO W. SEVIER AVENUE, BROAD STREET, AND THE 15' CITY ALLEY, EACH A PUBLIC RIGHT OF WAY, WITHOUT GAPS, GORES, OR OVERLAPS.
22) THE RECORD DESCRIPTION FOR THE ABOVE PROPERTY FORMS A MATHEMATICALLY CLOSED FIGURE.
23) THERE IS NO OBSERVABLE EVIDENCE THAT THIS SITE HAS BEEN USED AS A CEMETERY, ISOLATED GRAVE SITE, OR BURIAL GROUNDS.
24) THE BUILDING ENCROACHES INTO THE 12' REAR BUILDING SETBACK ALONG THE ALLEY BY 7.0 FEET. HOWEVER, THERE HAS BEEN ISSUED A LETTER FROM KEN WEEMS, AICP, ZONING ADMINISTRATOR FOR THE CITY OF KINGSPORT, TENNESSEE, DATED MARCH 8, 2021, STATING THAT THERE ARE NO OUTSTANDING ZONING VIOLATIONS ON FILE.
25) THIS PROPERTY WAS DEVELOPED CIRCA 1993 AND THERE HAS BEEN NO ADDITIONAL PARKING AREAS CONSTRUCTED THEREFORE, NO 10 FOOT LANDSCAPED BUFFER HAS BEEN REQUIRED. SEE ZONING REPORT PAGE 5: "APPLICABLE TO ALL NEW PARKING" NO REQUIREMENT FOR A 10 FOOT LANDSCAPE BUFFER HAS BEEN FOUND FOR THIS PROPERTY. "IN REGARD TO THE LANDSCAPE BUFFER, IT IS SOMETHING TYPICALLY REQUIRED THESE DAYS FOR COMMERCIAL PARKING IN A RESIDENTIAL ZONE. HOWEVER, I HAVE NOT FOUND ANY SITE PLAN APPROVAL OR VARIANCE MEASURE THAT REQUIRES THE LANDSCAPE BUFFER FOR THIS PARTICULAR LOCATION AS IT SITS TODAY." AS STATED IN AN EMAIL DATED APRIL 23, 2021, AT 11:33 AM SENT BY KEN WEEMS, AICP, ZONING ADMINISTRATOR FOR THE CITY OF KINGSPORT, TENNESSEE. A LANDSCAPE BUFFER HAS BEEN PROVIDED IN THREE LOCATIONS AS SHOWN ON MAP.

FIDELITY NATIONAL TITLE INSURANCE COMPANY
COMMITMENT NUMBER: 82768 SEVIER CENTER
DATED: APRIL 14, 2021
SCHEDULE B - SECTION II

EXCEPTION-6 AN ELECTRIC POWER LINE EASEMENT IN FAVOR OF KINGSPORT POWER COMPANY, DATED JUNE 1, 1993, OF RECORD IN DEED BOOK 945C, PAGE 610 IS LOCATED ON THE INSURED PROPERTY AS SHOWN ON MAP.

EXCEPTION-4 AN ELECTRIC POWER LINE EASEMENT IN FAVOR OF KINGSPORT POWER COMPANY, DATED JUNE 1, 1993, OF RECORD IN DEED BOOK 945C, PAGE 610 IS LOCATED ON THE INSURED PROPERTY AS SHOWN ON MAP.

JOHN R. MIZE
REGISTERED LAND SURVEYOR
AGRICULTURE
CONSERVATION
4/25/2021
TENNESSEE NO. 891

ALTA/NSPS LAND TITLE SURVEY
FOR
HTA-MOUNTAIN EMPIRE, LLC
A DELAWARE LIMITED LIABILITY COMPANY

FIDELITY NATIONAL TITLE
INSURANCE COMPANY

1.766 ACRES±
CITY OF KINGSPORT
SULLIVAN COUNTY, TENNESSEE
JOHN R. MIZE R.L.S. TN 891
JOB NUMBER: 21-6718
DATE: MARCH 3, 2021
SCALE: 1" = 30'

30 15 0 30 60
SCALE IN FEET

REVISIONS:
1) 04/22/2021 JRM EDITS AND REVISIONS.
2) 04/24/2021 JRM EDITS AND ADDITIONAL NOTES
3) 04/26/2021 JRM EDIT OF NOTE 25

SEVIER CENTER
TITLE NO. 82768 SEVIER CENTER
KINGSPORT, TENNESSEE

MIZE & ASSOCIATES SURVEYORS
P.O. Box 465
Blountville, Tennessee 37617
423-384-4562