Exhibit 1

DISTRICT BULK TABLE FOR CL MIXED-USE AND NONRESIDENTIAL DISTRICTS

| NG DISTRICT | MINIMUM LOT AREA (Sq. Ft.) | MAX. FAR | MAX. ISR | MINIMUM STREET SETBACK | MINIMUM REAR SETBACK | MINIMUM SIDE SETBACK | MAXIMUM BLDG. HEIGHT | SLOPE OF HEIGHT CONTROL PLANE (V TO H) |
|---|---|---|---|---|---|---|---|---|
| 'CL | NONE | 0.60 | 0.90 | 15 FEET | 20 FEET | NONE | 30 | 1.5 TO 1 |

ning and setback requirements shown hereon must be verified with the Metro Planning-Zoning Department before commencing design or construction.

SURVEY CONTROL POINTS (SITE BENCHMARKS)

| No. | NORTHING | EASTING | ELEVATION | DESCRIPTION |
|---|---|---|---|---|
| | 673644.26 | 1754463.61 | 327.80 | MAG NAIL |
| | 673515.53 | 1754392.42 | 328.57 | MAG NAIL |

GREENWOOD AVENUE

GRID

20 0 10 20 40

GRAPHIC SCALE - 1" = 20'

TENNESSEE STATE PLANE
NAD-83 NAVD-88

ABANDON THE PORTION ONLY OF EASEMENT Rights

## Property Description

Parcel ID: 08303028000

Being a tract of land lying in the 6th Councilmanic District of Nashville, Davidson County, Tennessee, also being Lot 12 and a portion of Lots 10 and 11 on the Plan of W.S. Ashworth's Subdivision of Lots 47, 48, 49 and 50 of the T of Brownsville, as of record in Book 161, Page 153, in the Register's Office for Davidson County, Tennessee, and being more particularly described as follows:

BEGINNING at an existing iron rod at the intersection of the easterly right-of-way line of Riverside Drive, width varies, and the southerly right-of-way line of Alley Number 1999 (unimproved), 14 feet in width;

Thence leaving the easterly right-of-way line of Riverside Drive with the southerly right-of-way line of Alley Number 1999, South 81 Degrees 34 Minutes 32 Seconds East, 205.( feet to an iron rod set in the westerly property line of the property of Emie Meadows, Jr., as of record in Deed Book 10568, Page 935, in the Register's office for Davidson County, Tennessee;

Thence leaving the southerly right-of-way line of Alley Number 1999 with the westerly property line of Emie Meado Jr., South 07 Degrees 23 Minutes 27 Seconds West, 160.00 to an iron rod set in the northerly right-of-way line of Rosebank Avenue, width varies;

Thence with the northerly right-of-way line of Rosebank Avenue, North 81 Degrees 34 Minutes 32 Seconds West, 153 feet to a PK nail set in the easterly right-of-way line of said Riverside Drive;

Thence leaving the northerly right-of-way line of Rosebank Avenue with the easterly right-of-way line of Riverside Drive, North 31 Degrees 34 Minutes 33 Seconds West, 197.8 feet to a PK nail set;

Thence along a curve to the right with an arc length of 10.97 feet, the radius of which is 280.00 feet, the central angle of which is 02 Degrees 14 Minutes 42 Seconds, the ch of which is North 30 Degrees 27 Minutes 12 Seconds West, 10.97 feet to the POINT OF BEGINNING.

Containing 35,136 Square Feet (0.81 Acres more or less).

Being the same property conveyed to Kelley Properties, LLC, as of record in Instrument Number 20070709-0081449, in t Register's Office for Davidson County, Tennessee.

ALLEY No. 1999 AS SHOWN ON THE PLAN OF W.S. ASHWORTH'S SUBDIVISION OF LOTS 47, 48, 49 AND 50 OF THE TOWN OF BROWNSVILLE BOOK 161, PAGE 153, R.O.D.C., TN ALLEY WAS NEVER IMPROVED AND IS NOT MAINTAINED BY THE METROPOLITAN GOVERNMENT OF NASHVILLE & DAVIDSON COUNTY, TN. PUBLIC RECORDS SHOW NO PUBLIC UTILITIES WITHIN THE ALLEY.

ALLEY No. 1999

POSSIBLE BUILDING ENCROACHMENT INTO ALLEY No. 1999 (HATCHED AREA)

1-STORY BLOCK BUILDING (VACANT)
(8,725 Sq. Ft. EXTERIOR FOOTPRINT)

RIVERSIDE DRIVE
(C.W. WIDTH VARIES)

Parcel ID: 08303025600
Emie Meadows, Jr.
Deed Book 10568, Page 935
R.O.D.C., TN

Parcel ID: 08303029000
Kelley Properties, LLC
Instrument No. 20070709-0081449
R.O.D.C., TN

Point of Beginning

GRAVEL DRIVEWAY

CHAIN LINK FENCE

WOOD FENCE

12" MULBERRY

HORSE & BRUSH & GRAVED

S81°34'32"E

N81°34'32"W

S07°23'27"W

N07°23'27"E

153.97'

160.00'

110.1'

101.2'

16 PARKING SPACES

8 PARKING SPACES

11 PARKING SPACES

6 PARKING SPACES

2 PARKING SPACES (2 H/C)

SEWER VALVE

APPROX. LOCATION

ASPHALT

CONCRETE

CURB & GUTTER

CROSSED CONCRETE NAILS

BACK-FLOW PREVENTER

CONTROL PNT #1
MAG NAIL

CONCRETE PAD

BUS STOP

SIGN

GRASS

HEADWALL
INV. EL.=322.1

CATCH BASIN (SQ.)
T.C. EL.=324.9
INV. EL.=321.8

CATCH BASIN (SQ.)
T.C. EL.=324.7
INV. EL.=320.5

CATCH BASIN (SQ.)
T.C. EL.=323.7
INV. EL.=319.7

SANITARY MANHOLE
T.C. EL.=324.7
INV. EL.=317.4

18" RCP

8" SA

8" W

## Legend

- IRON ROD NEW — IR(N)
- IRON ROD OLD — IR(O)
- PK NAIL NEW — PK(N)
- PK NAIL OLD — PK(O)
- R.R. SPIKE — RR(Sp)
- CONC. MONUMENT NEW — CM(N)
- CONC. MONUMENT OLD — CM(O)
- WATER VALVE — WV
- WATER METER — WM
- FIRE HYDRANT — FH
- GAS METER — GM
- GAS VALVE — GV
- CLEAN-OUT — C.O.
- GUARD POST (BOLLARD)
- SIGN POST
- CATCH BASIN
- CURB INLET
- BENCHMARK
- MANHOLE
- TELEPHONE MANHOLE
- ELECTRIC MANHOLE
- TELEPHONE BOX
- ELECTRIC BOX
- UTILITY POLE
- LIGHT POLE
- DECIDUOUS TREE
- EVERGREEN/CONIFEROUS TREE
- PROPERTY LINE
- OLD LOT LINE
- EASEMENT LINE
- EDGE OF PAVEMENT
- EDGE OF CONCRETE
- CURB
- FENCE
- OVERHEAD — OH
- UNDERGROUND TELEPHONE — UGT
- UNDERGROUND ELECTRIC — UGE
- WATER LINE — 8"W
- SEWER LINE — 8"SA
- GAS LINE — 4"G
- STORM SEWER/CULVERT — 24" CMP/RCP/DIP
- EDGE OF WOODS
- CONTOUR LINE — 650