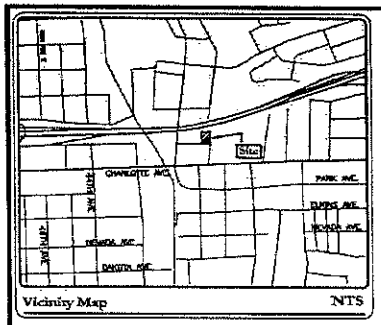
Exhibit 1




TAX MAP REFERENCE
BEING PARCEL 403 ON TAX MAP 92.09

DEED REFERENCES
TO: RICHARD D. RAGAN & NANCY RAGAN
RECORD: INSTRUMENT NO. 20060609-0059146, R.O.D.C., TENNESSEE

PLAT REFERENCE
PORTION OF 39TH AVENUE AS SHOWN ON PLAN OF TARIFF REFORM ADDITION
RECORD: PLAT BOOK 151, PAGE 32, R.O.D.C., TENNESSEE

TAX MAP REFERENCE
BEING PARCEL 281 ON TAX MAP 81.12

DEED REFERENCE
TO: RICHARD D. RAGAN
RECORD: INSTRUMENT NO. 20060301-0049867, R.O.D.C., TENNESSEE

PLAT REFERENCE
PORTION OF LOT 17 ON PLAN OF TARIFF REFORM ADDITION
RECORD: PLAT BOOK 151, PAGE 32, R.O.D.C., TENNESSEE

PARCEL 281 AREA = 0.26 ACRES
= 11,263.09 S.F.

PARCEL 403 AREA = 0.08 ACRES
= 3426.12 S.F.

GENERAL NOTES
1. THIS SURVEY CONFORMS TO THE GUIDELINES SET FORTH IN THE STANDARDS OF PRACTICE CHAPTER 0820-3-.05 FOR A CATEGORY 1 SURVEY HAVING A RATIO OF PRECISION EXCEEDING 1:10,000 AS SHOWN HEREON.
2. DISTANCES SHOWN WERE MEASURED BY ELECTRONIC MEASURING EQUIPMENT AND HAVE BEEN ADJUSTED FOR TEMPERATURE.
3. FENCING &/IMPROVEMENTS EXIST ALONG AND NEAR THE NORTHERN AND EASTERN BOUNDARY LINES AS SHOWN HEREON. UNWRITTEN RIGHTS MAY EXIST.
4. THE SUBJECT PROPERTY IS CURRENTLY ZONED IN (INDUSTRIAL RESTRICTIVE) IN THE OV-UZO (URBAN ZONING OVERLAY) PER THE METROPOLITAN PLANNING DEPARTMENT-ONLINE MAPPING: PARCEL REPORT.
5. THE PROPERTY SHOWN IS NOT INCLUDED IN AREAS DESIGNATED AS "SPECIAL FLOOD HAZARD" ON THE MOST CURRENT FLOOD INSURANCE MAP AVAILABLE TO THIS OFFICE BEING PANEL NO. 47037C0214 F, EFFECTIVE DATE: APRIL 20, 2001.
6. UTILITIES SHOWN ARE FROM FIELD LOCATED VISIBLE APPURTENANCES, MAPS OBTAINED FROM CONSULTATION WITH VARIOUS UTILITY COMPANIES, OR OTHER DRAWINGS. THIS SURVEYOR MAKES NO GUARANTEE THAT 1) THE UNDERGROUND UTILITIES, EITHER CURRENTLY IN SERVICE OR ABANDONED, COMPRISE ALL OF SUCH UTILITIES IN THE SUBJECT AREA AND THAT 2) THEY ARE IN THE EXACT INDICATED LOCATION AS SHOWN. SURVEYOR DID NOT PHYSICALLY LOCATE UNDERGROUND UTILITIES.
7. THE ADDRESS OF THE SUBJECT PROPERTY IS 3900 ALABAMA AVE. NASHVILLE, TN. 37209.
8. BEARINGS SHOWN ARE RELATIVE TO TENNESSEE STATE PLANE COORDINATES NAD83.
9. CONTOURS ARE SHOWN ON A 2 FOOT INTERVAL DERIVED FROM GROUND SHOTS.
10. ELEVATIONS SHOWN ARE RELATIVE TO NAVD 1988.
11. HATCHED AREA REPRESENTS THE ABANDONED AREA OF 39TH AVENUE AS ADOPTED BY METRO COUNCIL ORDINANCE NO. 085-939. EASEMENTS WITHIN THIS AREA HAVE BEEN RETAINED.

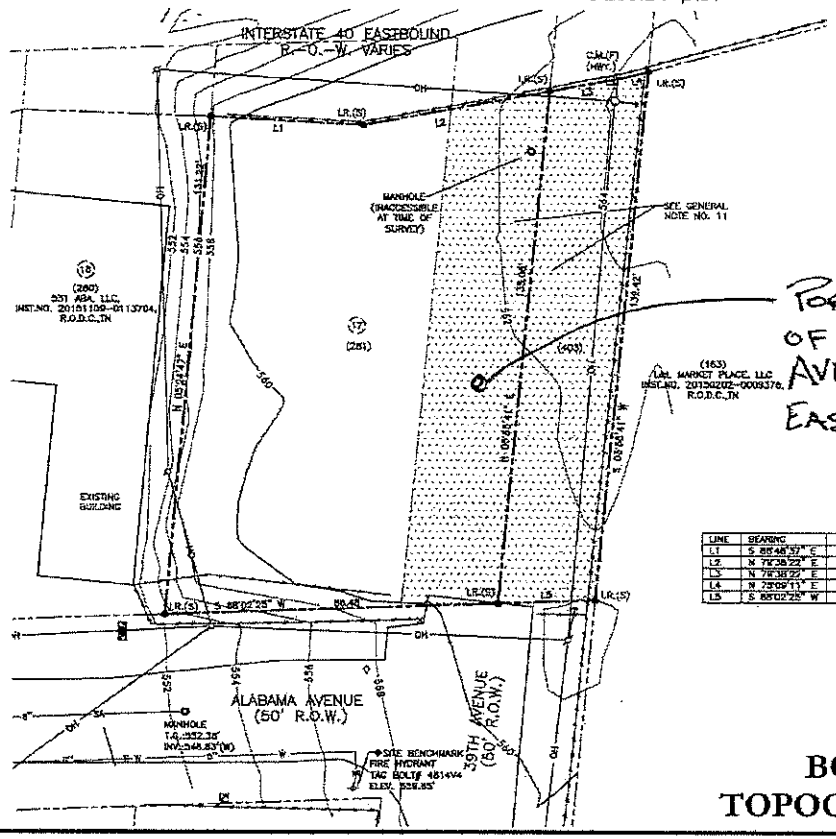
SURVEYOR'S CERTIFICATE
I HEREBY CERTIFY THAT THIS SURVEY WAS MADE ON THE GROUND UNDER MY SUPERVISION USING THE LATEST RECORDED DEEDS AVAILABLE; THAT IT REPRESENTS EXISTING CONDITIONS AS OF THE DATE OF THIS SURVEY; AND THAT IT WAS DONE IN COMPLIANCE WITH CURRENT TENNESSEE MINIMUM STANDARDS OF PRACTICE FOR AN URBAN CATEGORY 1 SURVEY.

CHRISTOPHER LYLE GOETZ TN RLS #2680 DATE

39th Ave North Closed
Council Bill 085-939.

PORTION (HALF) OF 39TH AVE. PREV. ABANDONED BUT EASEMENTS WERE RETAINED.

20 0 20 40 60
Scale 1" = 20'




| LINE | BEARING | DISTANCE |
|---|---|---|
| L1 | S 88°48'37" E | 38.59' |
| L2 | N 76°38'22" E | 49.27' |
| L3 | N 76°38'22" E | 19.84' |
| L4 | N 78°09'11" E | 6.38' |
| L5 | S 88°02'25" W | 25.24' |

LEGEND

| | |
|---|---|
| C.M.(F) | CONCRETE MONUMENT (FOUND) |
| I.P.(F) | IRON PIPE (FOUND) |
| I.R.(F) | IRON ROD (FOUND) |
| I.R.(S) | IRON ROD (SET) |
| E.M. | ELECTRIC METER |
| P.P. | POWER POLE |
| M.H. | SANITARY MANHOLE |
| W.M. | WATER METER |
| W.V. | WATER VALVE |
| F.H. | FIRE HYDRANT |
| G.V. | GAS VALVE |
| LOT NUMBER | (#) |
| PARCEL NUMBER | (##) |
| PROPERTY LINE | |
| FENCE LINE | |
| OVERHEAD UTILITIES | OH |
| SANITARY LINE | SA |
| PLAT BEARING/DISTANCE | ( ) |
| CONCRETE | |
| TREE | |

# BOUNDARY & TOPOGRAPHIC SURVEY

3900 ALABAMA AVE
BEING PARCEL 281 ON TAX MAP 81.12
AND PARCEL 403 ON TAX MAP 92.09
NASHVILLE, DAVIDSON COUNTY, TENNESSEE

REVISIONS:

DATE: August 30, 2016

Dale & Associates
Consulting Civil Engineering
Land Planning & Zoning
Landscape Architecture
Surveying
329 Harding Place
Nashville, Tennessee 37211
(615) 297-5166

PROJECT #6131
SHEET NUMBER:
1
1 OF 1