

TOTAL AREA =
8,602 ACRES OR
374,710 SQ. FT.

NOTE: TOTAL AREA IS DEPICTED LESS R.O.W. TO BE ACQUIRED BY T.D.O.T. AT A FUTURE DATE. AREA OF ENTIRE OUTSIDE PERIMETER BY SURVEY IS 8,712 ACRES.

ZONING DENSITY REQUIREMENTS
5000 SQ. FT. FIRST 2 UNITS, 370 SQ. FT. EACH
ADDITIONAL UNIT
304 UNITS REQUIRES 2.71 ACRES. AREA
PROVIDED = 8,712 ACRES

ZONING PARKING REQUIREMENTS
ONE AND ONE-HALF (1-1/2) SPACES PER
DWELLING UNIT FOR THE FIRST TWENTY (20)
UNITS, PLUS ONE (1) SPACE FOR EACH
DWELLING UNIT EXCEEDING TWENTY (20) UNITS.
DWELLING (MULTIPLE FAMILY - TWO (2) OR
MORE BEDROOMS) TWO (2) SPACES PER
DWELLING UNIT FOR THE FIRST TWENTY (20)
UNITS, PLUS ONE AND ONE-HALF (1-1/2)
SPACES FOR EACH DWELLING.

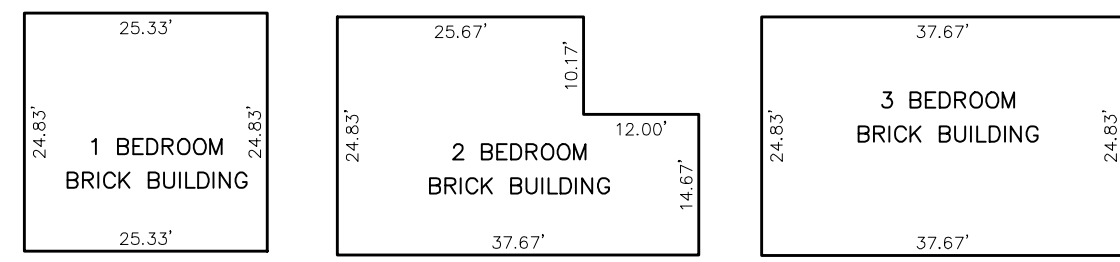
100 IFR = 110 PARKING SPACES NEEDED
80 2BR AND 20 3BR = 160 PARKING SPACES
NEEDED, FOR A TOTAL OF 270 PARKING SPACES
REQUIRED. 213 PROVIDED. SEE CITY OF
KNOXVILLE BOARD OF ZONING APPEALS PAVEMENT
OF REQUIRED PARKING FROM 270 SPACES TO
213 SPACES, DATED OCTOBER 21, 2004, ITEM
NO. 10-D-04-VK (APPLICANT 320 PARTNERS,
L.P. 512 HALL OF FAME DRIVE).

ZONING HEIGHT RESTRICTS
NO HEIGHT RESTRICTIONS IN R-3 ZONE

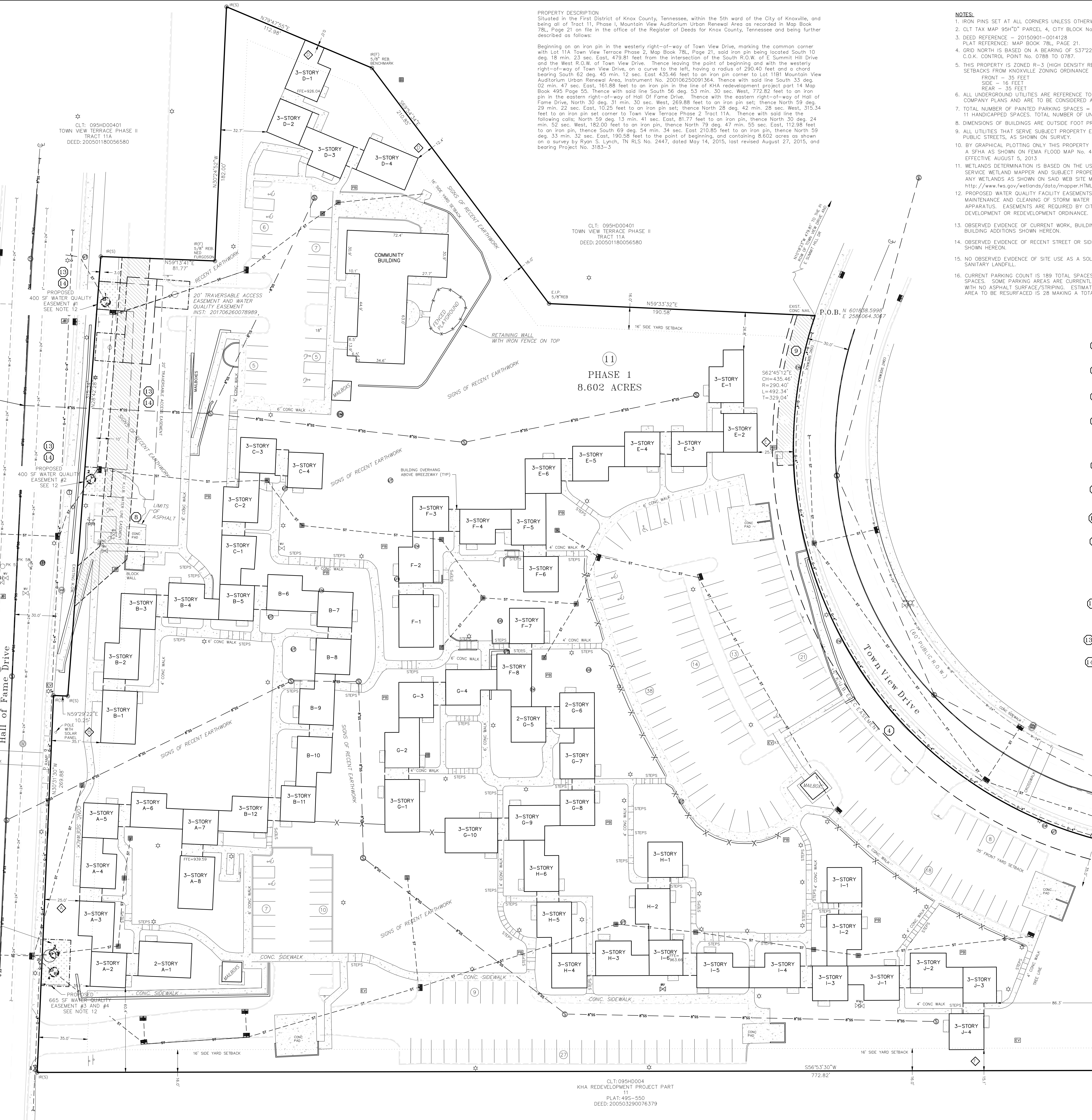
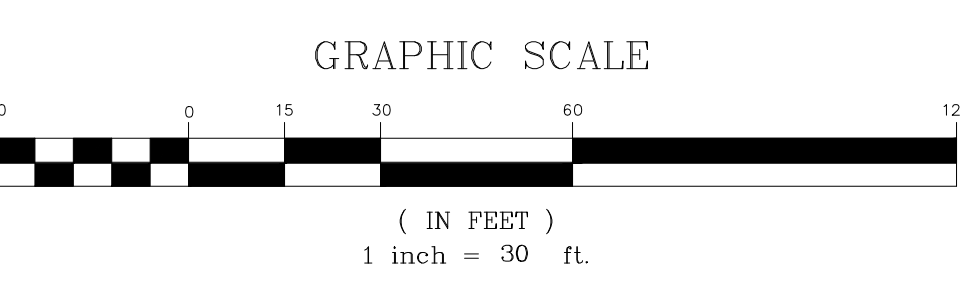
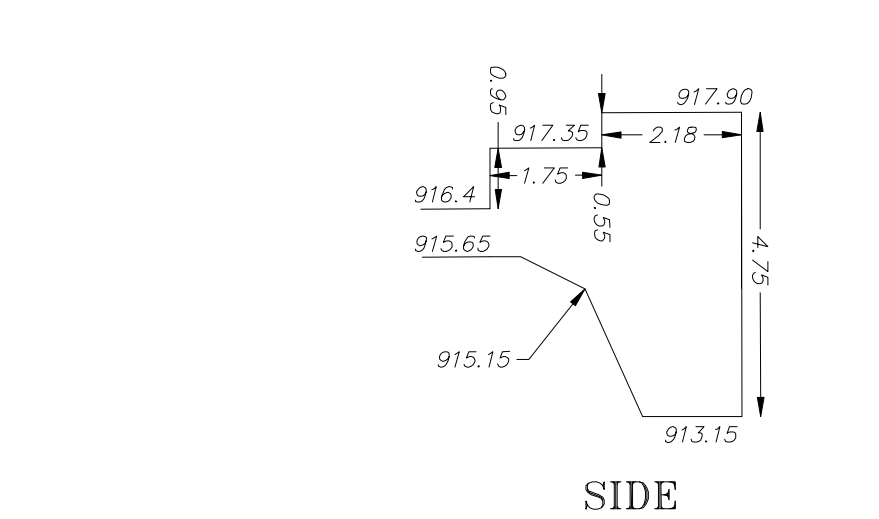
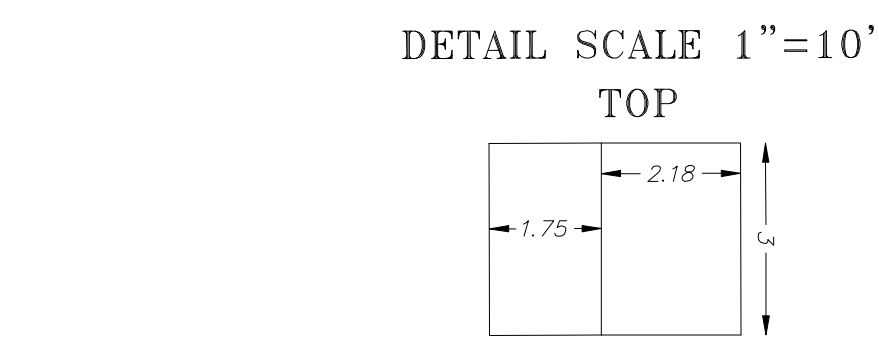
SYMBOL LEGEND	
⊙ IRON PIN (SIZE&TYPE)	⊙ SANITARY CLEAN OUT
⊙ SANITARY MANHOLE	⊙ ELECTRIC MANHOLE
⊙ POWER BOX	⊙ LIGHT POLE
⊙ ELECTRIC VAULT	⊙ JUNCTION BOX
⊙ CATCH BASIN	⊙ AREA DRAIN
⊙ SIGN (TYP.)	⊙ FIRE HYDRANT
⊙ WATER METER	⊙ WATER VALVE
⊙ WATER MANHOLE	⊙ GAS METER
⊙ GAS VALVE	⊙ TELE MANHOLE
⊙ TELE RISER	⊙ PK NAIL (K.U.B.)
LINE LEGEND	
--- GAS LINE	--- GAS LINE
--- WA	--- WATER LINE
--- S	--- SEWER LINE
--- 10" COMP	--- STORM SEWER LINE
--- E	--- ELECTRIC LINE

TABLE OF ENCROACHMENTS

⊙ BUILDING A-1, A-2, A-3, & A-4 ENCLOSED INTO 35' FRONT BUILDING SETBACK
⊙ BUILDING B-1, B-2, & B-3 ENCLOSED INTO 35' FRONT BUILDING SETBACK
⊙ THIS LETTER IS INTENTIONALLY OMITTED.
⊙ BUILDING D-1, & D-4 ENCLOSED INTO 16' SIDE BUILDING SETBACK
⊙ BUILDING E-2 ENCLOSED INTO 35' FRONT BUILDING SETBACK
⊙ BUILDING J-4 ENCLOSED INTO 16 FOOT SIDE BUILDING SETBACK

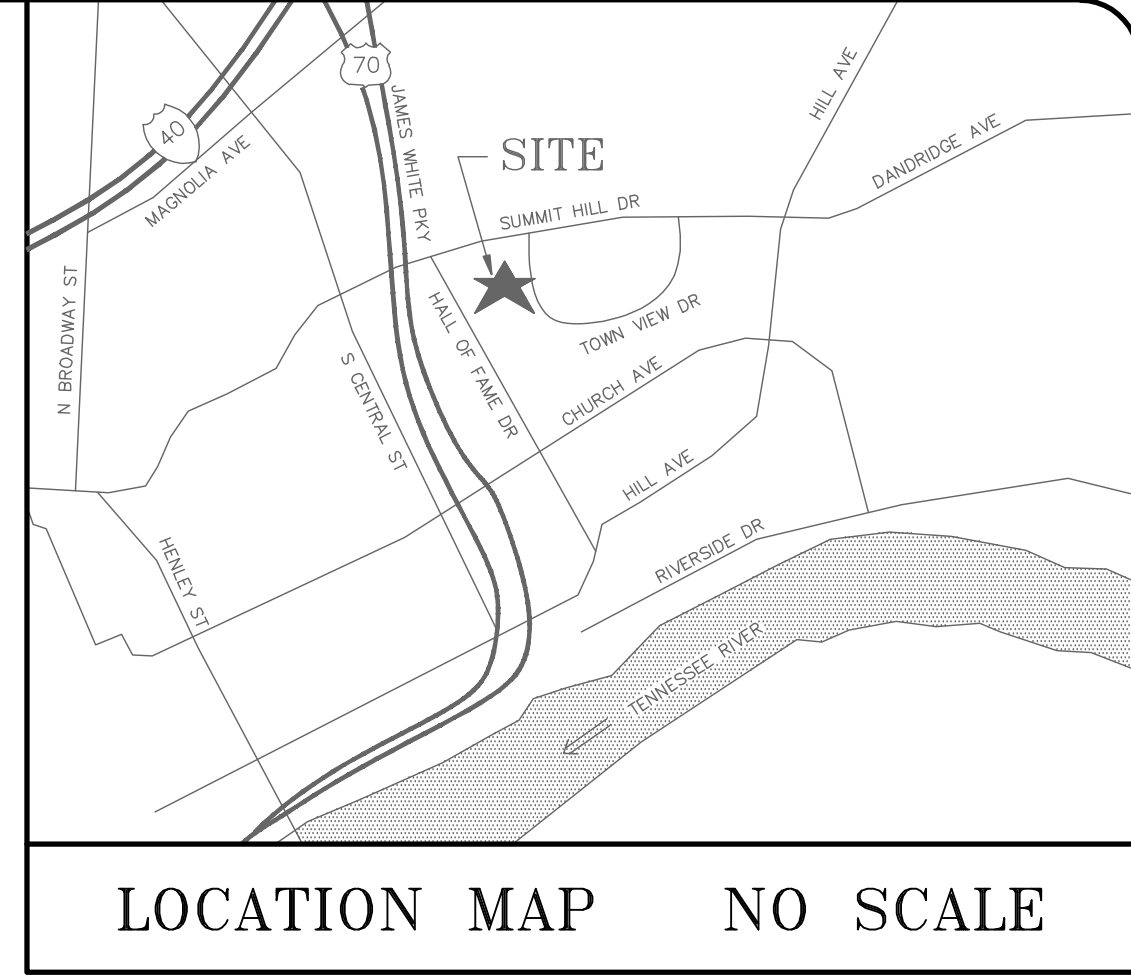


TYPICAL BUILDING DETAILS
SCALE: 1"=20'



PROPERTY DESCRIPTION
Situated in the First District of Knox County, Tennessee, within the 5th ward of the City of Knoxville, and being all of Tract 11, Phase I, Mountain View Auditorium Urban Renewal Area as recorded in Map Book 78L, Page 21 on file in the office of the Register of Deeds for Knox County, Tennessee and being further described as follows:
Beginning on an iron pin in the westerly right-of-way of Town View Drive, marking the common corner with Lot 11A Town View Terrace Phase 2, Map Book 78L, Page 21, said iron pin being located South 10 deg. 18 min. 23 sec. East, 478.81 feet from the intersection of the South R.O.W. of E. Summit Hill Drive and the West R.O.W. of Town View Drive. Thence leaving the point of beginning and with the westerly right-of-way of Town View Drive, on a curve to the left, having a radius of 290.40 feet and a chord bearing South 62 deg. 45 min. 12 sec. East, 435.46 feet to an iron pin corner to Lot 11B1 Mountain View Auditorium Urban Renewal Area, Instrument No. 200106250091364. Thence with said line South 33 deg. 02 min. 47 sec. East, 161.88 feet to an iron pin in the line of KHA redevelopment project part 14 Map Book 495 Page 55. Thence with said line South 56 deg. 53 min. 30 sec. West, 772.82 feet to an iron pin in the eastern right-of-way of Hall of Fame Drive. Thence with the eastern right-of-way of Hall of Fame Drive, North 30 deg. 31 min. 30 sec. West, 269.88 feet to an iron pin set, thence North 59 deg. 29 min. 22 sec. East, 102.55 feet to an iron pin set, thence North 28 deg. 42 min. 28 sec. West, 315.54 feet to an iron pin set corner to Town View Terrace Phase 2, Tract 11A. Thence with said line the following calls: North 59 deg. 13 min. 41 sec. East, 81.77 feet to an iron pin, thence North 30 deg. 24 min. 52 sec. West, 152.00 feet to an iron pin, thence North 79 deg. 47 min. 53 sec. East, 112.88 feet to an iron pin, thence South 69 deg. 54 min. 34 sec. East, 210.85 feet to an iron pin, thence North 59 deg. 33 min. 32 sec. East, 190.58 feet to the point of beginning, and containing 8,602 acres as shown on a survey by Ryan S. Lynch, TN RLS No. 2447, dated May 14, 2015, last revised August 27, 2015, and bearing Project No. 3183-3

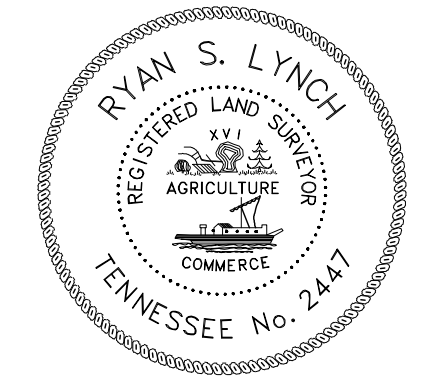
- NOTES:
- IRON PINS SET AT ALL CORNERS UNLESS OTHERWISE NOTED.
 - CLT TAX MAP 95H"D" PARCEL 4, CITY BLOCK NO. 05106.
 - DEED REFERENCE - 20150901-004128
 - PLAT REFERENCE: MAP BOOK 78L, PAGE 21
 - GRID NORTH IS BASED ON A BEARING OF 53°22'44" FROM C.O.K. CONTROL POINT NO. 0788 TO 0787.
 - THIS PROPERTY IS ZONED R-3 (HIGH DENSITY RESIDENTIAL DIST) SETBACKS FROM KNOXVILLE ZONING ORDINANCE ARE AS FOLLOWS:
FRONT - 35 FEET
SIDE - 16 FEET
REAR - 35 FEET
 - ALL UNDERGROUND UTILITIES ARE REFERENCE TO UTILITY COMPANY PLANS AND ARE TO BE CONSIDERED APPROXIMATE.
 - TOTAL NUMBER OF PAINTED PARKING SPACES = 213 INCLUDING 11 HANDICAPPED SPACES. TOTAL NUMBER OF UNITS = 200.
 - DIMENSIONS OF BUILDINGS ARE OUTSIDE FOOT PRINTS ONLY.
 - ALL UTILITIES THAT SERVE SUBJECT PROPERTY ENTER FROM PUBLIC STREETS, AS SHOWN ON SURVEY.
 - BY GRAPHICAL PLOTTING ONLY THIS PROPERTY DOES NOT LIE WITHIN A SFHA AS SHOWN ON FEMA FLOOD MAP NO. 47093C02837 EFFECTIVE AUGUST 5, 2013
 - WETLANDS DETERMINATION IS BASED ON THE US FISH AND WILDLIFE SERVICE WETLAND MAPPER AND SUBJECT PROPERTY DOES NOT HAVE ANY WETLANDS AS SHOWN ON SAID WEB SITE MAPPER <http://www.fws.gov/wetlands/data/mapper.html>
 - PROPOSED WATER QUALITY FACILITY EASEMENTS ARE PROVIDED FOR THE MAINTENANCE AND CLEANING OF STORM WATER DISCHARGE FILTRATION APPARATUS. EASEMENTS ARE REQUIRED BY CITY OF KNOXVILLE'S LAND DEVELOPMENT OR REDEVELOPMENT ORDINANCE.
 - OBSERVED EVIDENCE OF CURRENT WORK, BUILDING, CONSTRUCTION OR BUILDING ADDITIONS SHOWN HEREON.
 - OBSERVED EVIDENCE OF RECENT STREET OR SIDEWALK OR CONSTRUCTION SHOWN HEREON.
 - OBSERVED EVIDENCE OF SITE USE AS A SOLID WASTE DUMP, SLUMP SANITARY LANDFILL.
 - CURRENT PARKING COUNT IS 189 TOTAL SPACES WITH 12 HANDICAP SPACES. SOME PARKING AREAS ARE CURRENTLY UNDER CONSTRUCTION WITH NO ASPHALT SURFACE/STRIPING. ESTIMATED PARKING FROM THE AREA TO BE RESURFACED IS 28 MAKING A TOTAL OF 217 SPACES.



Items From Old Republic National Insurance Corporation, Schedule B, Section II, dated August 26, 2015 8:00AM, File No. 141568

- Utility Easement conveyed by Town View Terrace Apartments I, to the City of Knoxville, by instrument dated May 15, 1973, and recorded in Deed Book 1510, page 842, in the records of the Knox County Register's Office. (BLANKET EASEMENT FOR ACCESS AND MAINTENANCE OF ELECTRIC FACILITIES)
- Utility Easement conveyed by Town View Terrace Apartments I to City of Knoxville, Tennessee, by instrument dated May 15, 1973, and recorded in Deed Book 1510, page 847, in the records of the Knox County Register's Office. (SEE MAP)
- Fifth covenant and condition only as contained in Special Warranty Deed from the Knoxville Housing Authority, Inc., to Town View Terrace Apartments, I, a Limited Partnership with sites in Knox County, Tennessee dated May 27, 1971, and recorded in Deed Book 1454, page 17, in the records of the Knox County Register's Office. (NOT ABLE TO PLOT)
- Terms and provisions of 236(e)(2) Use Agreement by and between 320 Partners, L.P., a Tennessee limited partnership, and the Secretary of Housing and Urban Development, dated as of March 29, 2005, and filed of record as instrument No. 200503290076350, as assigned and assumed by Assignments and Assumption of 236(e)(2) Use Agreement by and among 320 Partners, L.P., a Tennessee limited partnership, Hall of Fame Partners, L.P., a Tennessee limited partnership, and Secretary of Housing and Urban Development, Washington D.C., dated as of September 1, 2015, and filed of record instrument No. 201509010014131, both in the office of the Knox County Register of Deeds.(AFFECTS PROPERTY-NOT ABLE TO PLOT)
- Utility Easement between 320 Partners, L.P., a Tennessee limited partnership and Knoxville Utilities Board (KUB) dated as of March 29, 2005, and filed of record as instrument No. 200503290076356, in the office of the Knox County Register of Deeds.(SEE MAP)
- Easement - Including Generators and Fuel Supply Systems granted to BellSouth Telecommunications, Inc., filed of record May 5, 2005, as instrument No. 200505050088573, in the Knox County Register's Office. (SEE MAP)
- Grant of Easement by and between Comcast of the South and 320 Partners LP dated December 1, 2012 and recorded as instrument No. 201305170076612, in the Knox County Register's Office.(EXPIRED NO LONGER AFFECTS)
- Survey prepared by Lynch Surveys, LLC, Ryan S. Lynch, Surveyor, TNRLS No. 2447, dated May 14, 2015, last revised August 27, 2015, and bearing Project No. 3183-3, discloses the following:
a) Buildings A-3, A-4 and A-5 encroach into the 35 foot front building setback;
Buildings B-1, B-2 and B-3 encroach into the 35 foot front building setback;
Buildings D-1 and D-4 encroach into the 16 foot side building setback;
Building E-2 encroaches into the 35 foot front building setback and
Building J-4 encroaches into the 16 foot side building setback.
b) Water Quality Easements #1 and #2 inside the boundary along Hall of Fame Drive, and Water Quality Easements #3 and #4 below Building A-2.
- Use Agreement and Amendment of Existing Regulatory Agreement for Limited Dividend Mortgages for Multifamily Projects Issued or Assisted under Section 236 of the National Housing Act and Subject to the Low Income Housing Preservation and Resident Homeownership Act of 1990, entered into by the Secretary of Housing and Urban Development and Town View Terrace Apartments, I, a limited partnership, dated December 20, 1994, and filed of record in Trust Book 2950, page 239, in the office of the Knox County Register of Deeds.(AFFECTS PROPERTY-NOT ABLE TO PLOT)
- Covenants for Permanent Maintenance of Stormwater Facilities of 320 Partners, L.P., a Tennessee limited partnership, dated August 6, 2015, and filed of record as instrument No. 201508200011560, in the office of the Knox County Register of Deeds. (SEE MAP)
- Declaration of a Permanent Traversable Access and Water Quality Facilities Easements by 320 Partners, L.P., dated August 25, 2015, and filed of record as instrument No. 201508260012786, in the office of the Knox County Register of Deeds. (SEE MAP)

CLT:095H000403
MOUNTAIN VIEW AUDITORIUM
URBAN RENEWAL AREA RESUB.
PLAT:200106250091364
DEED:201206260073733



To Hall of Fame Partners, L.P., Rockport Mortgage Corporation, Red Mortgage Capital, LLC, Old Republic National Title Insurance Company, Department of Housing and Urban Development (HUD), Tennessee Valley Title Insurance Co., First Tennessee Housing Corporation, CC Community Development Holdings, Inc., and the respective successors and/or assigns of each of the foregoing:

This is to certify that this map or plot and the survey on which it is based were made in accordance with the 2016 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, 6a, 6b, 7a, 8, 9, 11, 12, 13, 16, 17, 18 and 19 of Table A thereof. The field work was completed on May 14, 2015. Last Revised field date: December 13, 2017

N 601503.5413
E 2586539.7271
Map Date December 18, 2017
By: Ryan S. Lynch
Registration Number: 2447

LYNCH SURVEYS LLC
SUBDIVISIONS AS-BUILTS SITE DESIGN
1714 LONAS DR. KNOXVILLE, TENN. 37909
865-584-2630 FAX: 865-584-2801 WWW.LYNCHSURVEY.COM

REVISIONS	
DRAWN BY: Z. GOINS / MES	1 08/27/2015 COK STORM EASEMENTS
CHECKED BY: R.S.L.	2 12/18/2017 Update Survey
APPROVED BY: R.S.L.	3
SCALE: 1" = 30'	4
DATE: 5/14/2015	5
	6

SURVEY FOR:
Hall of Fame Partners, L.P.
900 S. Gay Street, Suite 2000
Knoxville, Tennessee 37902
Phone: (865) 549-7448

ALTA/ACSM LAND TITLE SURVEY OF:
PINNACLE PARK
512 Hall of Fame Drive
Ward 5, Knoxville, Tennessee
District 1, Knox County, Tennessee

PROJECT NO.
3183-4