PLAT DATE: 6 DEC 2008, PAGE 97

ZONING COMPLIANCE REPORT BY COMMERCIAL DUE DILIGENCE SERVICES, DATED JULY 21, 2014, JOB #14-07-15661

1 BUILDING SET-BACK REQUIREMENTS
A FRONT: 25 FEET / 40 FEET (EXCEEDS 35 FEET IN BUILDING HEIGHT)
B SIDE: 25 FEET WHERE SIDE YARD ADJOINS A RESIDENTIAL ZONE *
C REAR: 25 FEET WHERE SIDE YARD ADJOINS A RESIDENTIAL ZONE *
COMMENTS: * OTHER THAN AS PROVIDED ABOVE, NO OTHER FRONT, REAR OR SIDE YARDS ARE REQUIRED, BUT WHERE BUILDINGS ARE SEPARATED, THE DISTANCE BETWEEN THEM SHALL BE AT LEAST TEN (10) FEET.

2 HEIGHT
A MAXIMUM BUILDING HEIGHT OR STORIES: 35 FEET *
B EXISTING BUILDING HEIGHT OR STORIES: 50.7 FEET (SEE COMMENTS)
COMMENTS: *NO BUILDING SHALL EXCEED 35 FEET IN HEIGHT EXCEPT THAT A BUILDING MAY EXCEED 35 FEET IN HEIGHT PROVIDED EITHER THAT FOR EVERY FOOT OF ADDITIONAL HEIGHT OVER 35 FEET THE BUILDING SHALL BE SET BACK ONE (1) ADDITIONAL FOOT FROM ALL PROPERTY LINES; OR THAT IF ANY POINT ON THE EXTERIOR SURFACE OF THE BUILDING IS ABOVE 25 FEET IN HEIGHT, THE VERTICAL PROJECTION OF SUCH POINT UPON THE GROUND SHALL NOT BE NEARER TO ANY PROPERTY LINE THAT A HORIZONTAL DISTANCE EQUAL TO THE HEIGHT OF SUCH POINT ABOVE THE GROUND.

3 PARKING – LEGAL NON-CONFORMING
A PARKING SPACE FORMULA: 1 AUTO PARKING SPACE FOR EVERY TWO WORKERS ON THE COMBINED TWO LARGEST SUCCESSIVE SHIFTS (INDUSTRIAL)
B EXISTING EMPLOYEES: 35 EMPLOYEES
C PARKING SPACES REQUIRED: 17 REQUIRES SPACES
D EXISTING PARKING SPACES: 6 TOTAL SPACES

NOTES:

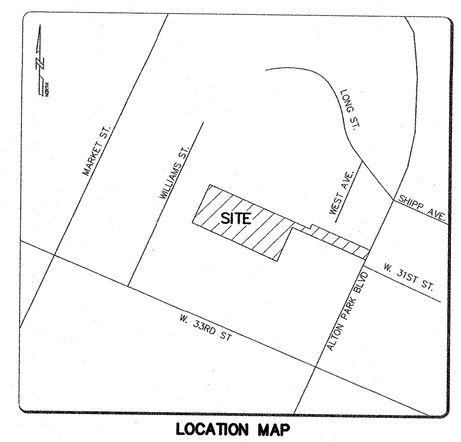
1. ALL UTILITIES SHOWN ARE FROM ABOVE GROUND STRUCTURES ONLY. NO EXCAVATION WAS DONE. PLEASE CONTACT LOCAL UTILITY COMPANIES FOR MORE ACCURATE DATA.
2. PRESENT ZONING M-1 MANUFACTURING ZONE, INFORMATION PROVIDED TO SURVEYOR.
3. FIRST AMERICAN TITLE INSURANCE COMPANY, FILE No.: NCS-676761-CHI2; DATE: JUNE 20, 2014.
4. TOTAL PARKING: REGULAR 6
5. BASED ON GRAPHIC DETERMINATION THIS PROPERTY IS LOCATED IN ZONE "AE" AND IS NOT IN A FEMA/FIRM SPECIAL FLOOD HAZARD AREA PER COMMUNITY PANEL No.470072-0339-F, DATED NOVEMBER 7, 2002.
6. NO OBSERVED EVIDENCE OF CURRENT EARTH MOVING WORK, BUILDING CONSTRUCTION OR BUILDING ADDITIONS.
7. NO KNOWN PROPOSED CHANGES IN STREET RIGHT OF WAY LINES, NO INFORMATION IS AVAILABLE FROM THE CONTROLLING JURISDICTION. NO OBSERVED EVIDENCE OF RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIRS.
8. NO OBSERVED EVIDENCE OF SITE USE AS A SOLID WASTE DUMP, SUMP OR SANITARY LANDFILL.
9. NO INFORMATION PROVIDED TO SURVEYOR ON LOCATION OF WETLANDS AREA AS DELINEATED BY APPROPRIATE AUTHORITIES.
10. ALL CORNERS 5/8" REBAR WITH CAP UNLESS NOTED OTHERWISE.
11. NO VISIBLE EVIDENCE OF CEMETERIES.
12. ACCESS OFF ALTON PARK BLVD.

LIST OF ENCROACHMENT

A. BUILDING ENCROACHES INTO EPB EASEMENT.
B. ADJACENT BUILDING ENCROACHES ONTO SUBJECT PROPERTY BY 0.04 FEET BY 41.5 FEET.
C. FENCE ENCROACHES ON NORTH PROPERTY LINE BY 0.52 FEET AT ONE POINT AND BY 0.25 FEET BY 555.68 FEET.
D. FENCE ENCROACHES ON SOUTH PROPERTY LINE BY 0.78 FEET AT ONE POINT AND BY 0.21 FEET BY 634.6 FEET.

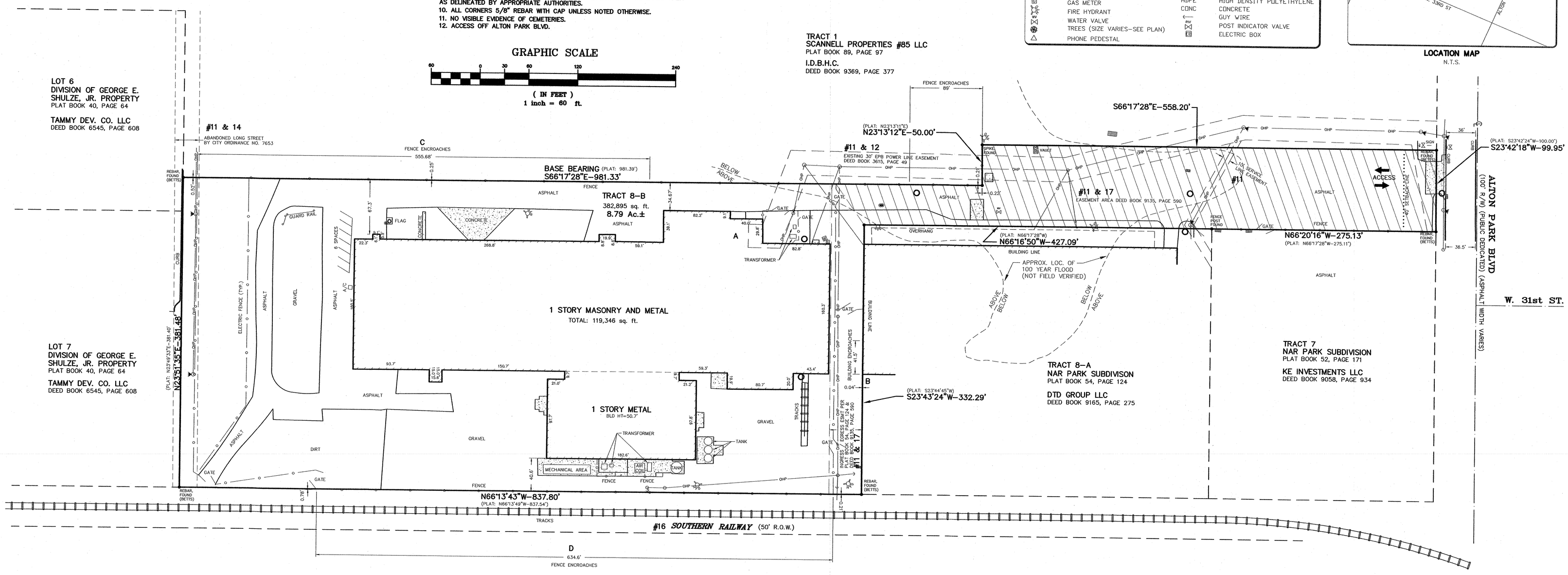
LEGEND OF SYMBOLS

CL	CENTERLINE ROAD	TB	TOP BANK
TC	TOP CURB	TS	TOE SLOPE
BC	BOTTOM CURB	BD	BOTTOM DITCH
A	ASPHALT	BLD	BUILDING
G	GROUNDSHOT	FFE	FINISH FLOOR ELEVATION
EG	EDGE GRAVEL	EW	EDGE WATER
EP	EDGE PAVEMENT	NS	NAIL SET
CC	CORNER CONCRETE	OHP	OVERHEAD POWER LINES
TYP	TYPICAL	W	WATER LINE
CO	CLEANOUT	ST	STORM SEWER LINE
	SCB MANHOLE	SS	SANITARY SEWER LINE
	SANITARY/STORM MANHOLE		BUILDING LINE
	WATER METER	G	GAS LINE
	POWER POLE		STORM PIPE HEAD WALL
	LIGHT POLE	HDPE	HIGH DENSITY POLYETHYLENE
	CLEANOUT	CONC	CONCRETE
	CATCH BASIN		GUY WIRE
	GAS VALVE	PIV	POST INDICATOR VALVE
	GAS METER	EB	ELECTRIC BOX
	FIRE HYDRANT		
	WATER VALVE		
	TREES (SIZE VARIES-SEE PLAN)		
	PHONE PEDESTAL		



LOCATION MAP
N.T.S.

GRAPHIC SCALE
60 0 30 60 120 240
(IN FEET)
1 inch = 60 ft.



SURVEYOR'S CERTIFICATE

TO: FIRST AMERICAN TITLE INSURANCE COMPANY; ENHANCED SMALL BUSINESS INVESTMENT COMPANY, LP; DESIGNED ALLOY PRODUCTS, INC.; ALLOY ROD PRODUCTS, INC.; WELLS FARGO BANK, NATIONAL ASSOCIATION; BLANK ROME LLP

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2011 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/ACSM LAND SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 3, 4, 6(A), 6(B), 7(A), 8, 9, 11(A), 13, 16, 17, 18, 19 AND 21 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON JULY 8, 2014

DATE OF PLAT OR MAP:

SIGNED N.

PRINT NAME DAVID

REGISTRATION NO. 1

This survey is not transferable to any other owner or lender and may not be copied or used in any way without the written consent of the surveyor.

SURVEYOR STATEMENT
I CERTIFY THAT I HAVE SURVEYED THE PROPERTY HEREON, THAT THE SURVEY IS CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF, THAT THE SURVEY WAS DONE IN COMPLIANCE WITH CURRENT TENNESSEE MINIMUM STANDARDS OF PRACTICE AND THAT THE RATIO OF PRECISION OF UNADJUSTED SURVEY IS >1:15,000 (CATEGORY I)

DWG. NO.: 2014-120-3

FIRST AMERICAN TITLE INSURANCE COMPANY – FILE #NCS-676761-CHI2, DATE: JUNE 20, 2014

10. THIS ITEM HAS BEEN INTENTIONALLY DELETED.

11. ALL MATTERS AS SHOWN ON THE PLAT OF RECORD IN PLAT BOOK 54, PAGE 124, AND PLAT BOOK 85, PAGE 189, IN THE REGISTER'S OFFICE FOR HAMILTON COUNTY, TENNESSEE, AS SHWON ON THE SURVEY PREPARED BY DAVID L. HOPKINS, JR. OF HOPKINS SURVEY GROUP, DATED JULY 10, 2014, LAST REVISED JULY 28, 2014, JOB No. 2014-120-3 (THE "SURVEY"). AS SHOWN ON THE SURVEY, AFFECTS SUBJECT PROPERTY.

12. EASEMENT OF RECORD IN BOOK 3615, PAGE 49, IN THE REGISTER'S OFFICE OF HAMILTON COUNTY, TENNESSEE. AS SHOWN ON THE SURVEY, AFFECTS SUBJECT PROPERTY.

13. GRANT OF FLOWAGE EASEMENT BY CRANE ENAMELWARE COMPANY TO UNITED STATES OF AMERICA OF RECORD IN BOOK 873, PAGE 236, IN THE REGISTER'S OFFICE OF HAMILTON COUNTY, TENNESSEE. MAY OR MAY NOT AFFECT SUBJECT PROPERTY. THE CREEK HAS BEEN REROUTED.

14. RESERVATION CONTAINED IN ORDINANCE NO. 7653 WHICH STATES: "THAT SAID CLOSURE AND ABANDONMENT IS MADE SUBJECT TO THE RESERVATION OF ANY EXISTING EASEMENT FOR ANY UTILITY." AS SHOWN ON THE SURVEY, AFFECTS SUBJECT PROPERTY.

15. THIS ITEM HAS BEEN INTENTIONALLY DELETED.

16. CHARTER RIGHT-OF-WAY OF SOUTHERN RAILWAY SYSTEM. CHARTER WAS NOT SUPPLIED TO SURVEYOR THEREFORE SURVEYOR CAN NOT DETERMINE IF IT AFFECTS OR DOES NOT AFFECT SUBJECT PROPERTY.

17.EASEMENT AGREEMENT OF RECORD IIN BOOK 9135, PAGE 590, REGISTER'S OFFICE FOR HAMILTON COUNTY, TENNESSEE. AS SHOWN ON THE SURVEY, AFFECTS SUBJECT PROPERTY.

FIRST AMERICAN TITLE INSURANCE COMPANY – FILE #NCS-676761-CHI2, DATE: JUNE 20, 2014

18. THIS ITEM HAS BEEN INTENTIONALLY DELETED.

19. THIS ITEM HAS BEEN INTENTIONALLY DELETED.

20. TERMS AND CONDITIONS OF THAT CERTAIN LEASE AGREEMENT DATED DECEMBER 12, 2008 BY AND BETWEEN THE INDUSTRIAL DEVELOPMENT BOARD OF THE CITY OF CHATTANOOGA, ALTON PARK, LLC AND CHATTANOOGA METALS, INC. RECORDED IN BOOK 8832, PAGE 807, IN THE REGISTER'S OFFICE OF HAMILTON COUNTY, TENNESSEE. ASSIGNMENT AND ASSUMPTION OF RECORD IN BOOK 9364, PAGE 907, AND BOOK 9364, PAGE 929 SAID REGISTER'S OFFICE.
NOT A SURVEY MATTER.

21. DEED OF TRUST FROM THE INDUSTRIAL DEVELOPMENT BOARD OF THE CITY OF CHATTANOOGA TO WILLIAM L. ROSENBERG, TRUSTEE FOR THE BENEFIT OF ENHANCED SMALL BUSINESS INVESTMENT COMPANY, LP, DATED _____, 2014 AND RECORDED ON _____, 2014 IN BOOK _____, PAGE _____, REGISTER'S OFFICE FOR HAMILTON COUNTY, TENNESSEE, IN THE ORIGINAL AMOUNT OF $2,900,000.00.
NOT A SURVEY MATTER.

THE SUBJECT: "THE INDUSTRIAL DEVELOPMENT BOARD OF THE CITY OF CHATTANOOGA/ DEED BOOK 8823, PAGE 793/TAX PARCEL NO. 155F-D-001.02/ TRACT 8-B NAR PARK SUBDIVISION/3033 ALTON PARK BOULEVARD/ 8.79 ACRES/382,895 SQUARE FEET"

DESCRIPTION FROM FIRST AMERICAN TITLE INSURANCE COMPANY – FILE #NCS-676761-CHI2 – DATE: JUNE 20, 2014.

PARCEL 1:
TRACT EIGHT-B (8-B), NAR PARK SUBDIVISION, AS SHOWN BY PLAT OF RECORD IN REVISED PLAT BOOK 85, PAGE 189, IN THE REGISTER'S OFFICE OF HAMILTON COUNTY, TENNESSEE.
BEING THE SAME PROPERTY CONVEYED TO THE INDUSTRIAL DEVELOPMENT BOARD OF THE CITY OF CHATTANOOGA BY DEED OF RECORD IN BOOK 8823, PAGE 793, IN THE REGISTER'S OFFICE OF HAMILTON COUNTY, TENNESSEE, AND BEING THE SAME PROPERTY DESCRIBED IN THE LEASE AGREEMENT OF RECORD IN BOOK 8832, PAGE 807, SAID REGISTER'S OFFICE BETWEEN ALTON PARK, LLC, CHATTANOOGA METALS, INC., AND THE INDUSTRIAL DEVELOPMENT BOARD OF THE CITY OF CHATTANOOGA. THE SAID CHATTANOOGA METALS, INC., HAVING SINCE CONVEYED ITS INTEREST TO STAINLESS RIVER LTD., AN ILLINOIS CORPORATION IN BOOK 9364, PAGE 907, IN SAID REGISTER'S OFFICE.

PARCEL 2:
PERPETUAL, RECIPROCAL, NON-EXCLUSIVE EASEMENT FOR PEDESTRIAN AND VEHICULAR INGRESS AND EGRESS AND FOR THE INSTALLATION AND MAINTENANCE OF UTILITIES AS SET FORTH AND DEFINED IN EASEMENT AGREEMENT MADE BY AND BETWEEN NORTHWEST GEORGIA BANK, THE INDEPENDANT DEVELOPMENT BOARD OF THE CITY OF CHATTANOOGA AND ALTON PARK, LLC, DATED JANUARY 2010, AND RECORDED MARCH 27, 2010 IN BOOK 9135, PAGE 590, IN THE REGISTER'S OFFICE OF HAMILTON COUNTY, TENNESSEE.

REV. No. 1: ADDED COMMENTS. DATE: 7-28-14.

DESIGNED ALLOY PRODUCTS, INC.

ALTA/ACSM LAND TITLE SURVEY

TRACT 8B, NAR PARK SUBDIVISION, REVISED PLAT BOOK 85, PAGE 189, AND AS DESCRIBED IN DEED BOOK 8823, PAGE 793, R.O.H.C., CITY OF CHATTANOOGA, HAMILTON COUNTY, TENNESSEE.

HSG
HOPKINS SURVEYING GROUP
175 Hamm Road – P.O. Box 4366
Chattanooga, Tennessee 37405
(423) 267-3751 Office/ (423) 267-0611 Facsimile
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DRAWN BY: ANGEL	SHEET NO.: 1 OF 1	DWG. No.: 2014-120-3
SCALE: 1"= 60'	DATE: JULY 16, 2014	REF. DWG.:
PROPERTY ADDRESS: 3033 ALTON PARK BLVD		TAX MAP No.: 155F-D-001.02