1-B-21-UR 12/21/2020

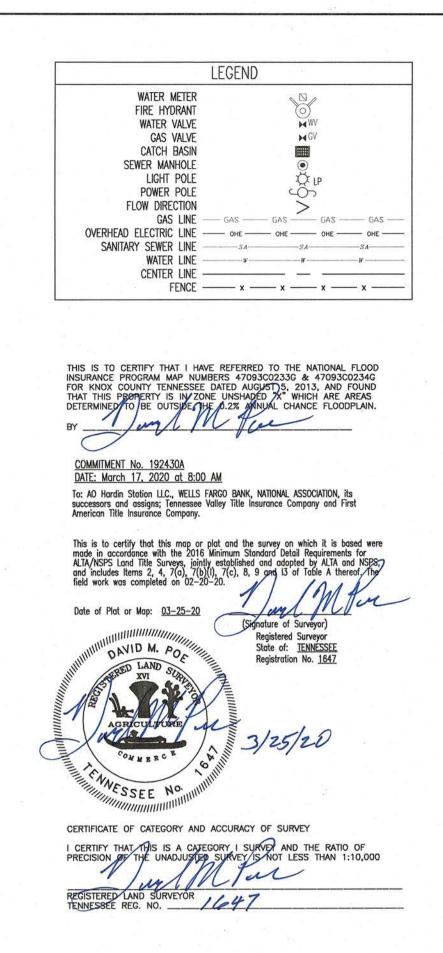


Proposed My Pets Wellness Veterinary Clinic

1,750 Square Ft

Exhibit A





LOT 3R PELLISSIPPI CORPORATE CENTER - LEGAL DESCRIPTION

Situated, lying and being in the sixth (6th) Civil District of Knox County, Tennessee, without the corporate limits of any municipality and being more particularly bounded and described as follows:

BEGINNING on an iron pin, said iron pin being located at the point of intersection of the northwestern right-of-way line of Hardin Valley Road with the southwestern right-of-way line of Charlevoix Road; thence with the right-of-way line of Hardin Valley Road the following three (3) calls: South 60 degrees 27 minutes 06 seconds West 360.65 feet to an iron pin set; thence South 12 degrees 55 minutes 14 seconds West 35.91 feet to an iron pin set; thence South 59 degrees 07 minutes 30 seconds West 149.75 feet to an iron pin set in the northeastern right-of-way line of Pellissippi Parkway; thence with said right-of-way North 41 degrees 55 minutes 46 seconds West 414.62 feet to an iron pin set; corner common to Lot 7R Resubdivision of Lots 6 & 7 of the Pellissippi Corporate Center Instrument Number 200010190027464; thence leaving the right-of-way line of Pellissippi Parkway and with the line of said lots 7R & 6R North 60 degrees 27 minutes 23 seconds East 238.80' to a iron pet set; thence North 60 degrees 27 minutes 23 seconds East 402.36 feet to an iron pin set at the point of intersection of the northwestern right-of-way line of Pentwater Drive with the southwestern right-of-way line of Charlevoix road; thence with the right of way line of Charlevoix Road South 26 degrees 50 minutes 52 seconds East 375.39 feet to an iron pin found the POINT OF BEGINNING and containing 5.2 acres.

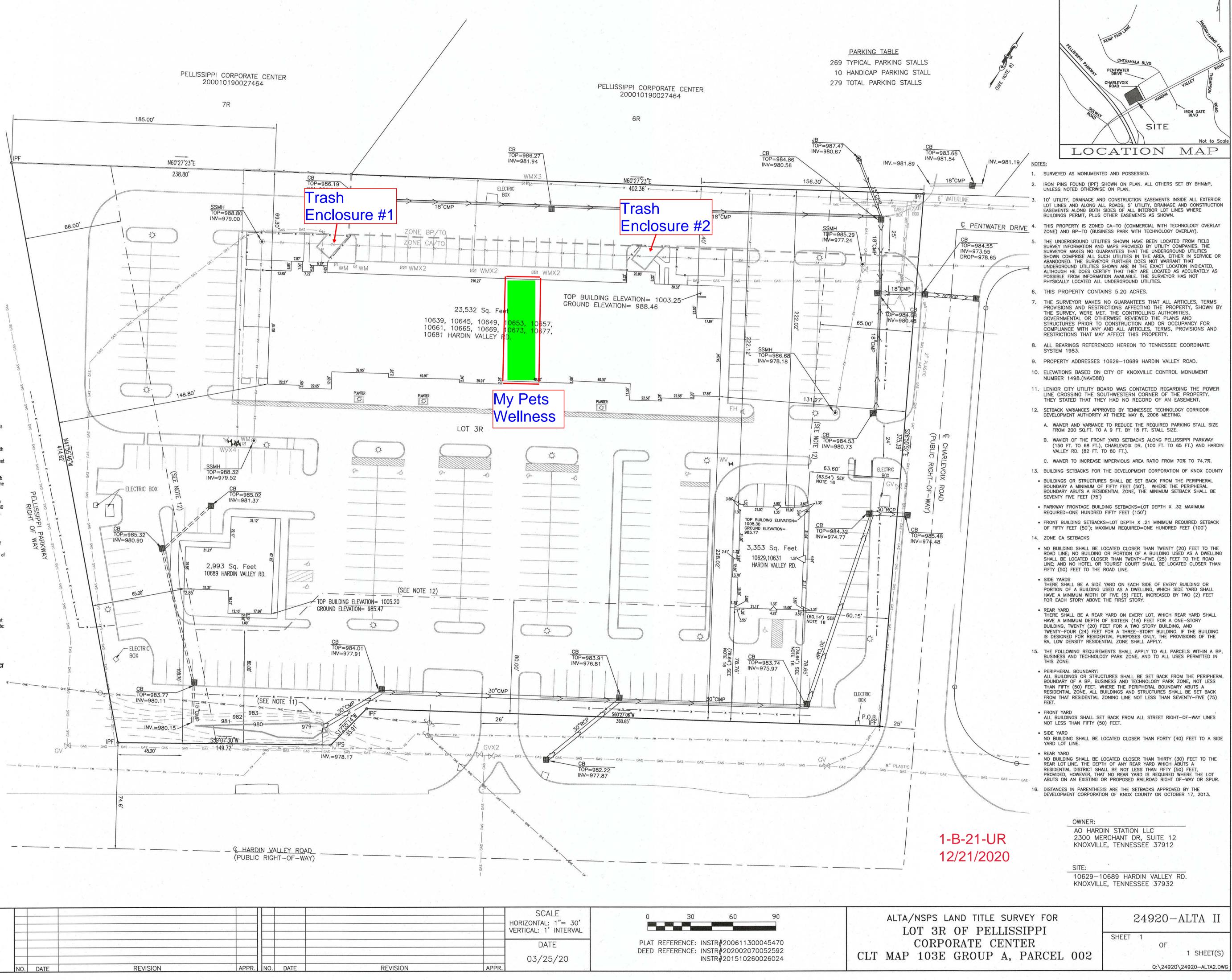
EXHIBIT A - PROPERTY DESCRIPTION

SITUATED in the Sixth (6th) Civil District of Knox County, Tennessee, without the corporate limits of the City of Knoxville, Tennessee, being known and designated as Lot 3R as shown on plat of Resub of Lots 3 and 4 Pellissippi Corporate Center, filed for record as instrument No. 200611300045470 in the Knox County Register of Deeds Office, to which plat specific reference is hereby made for a more particular description of said lot.

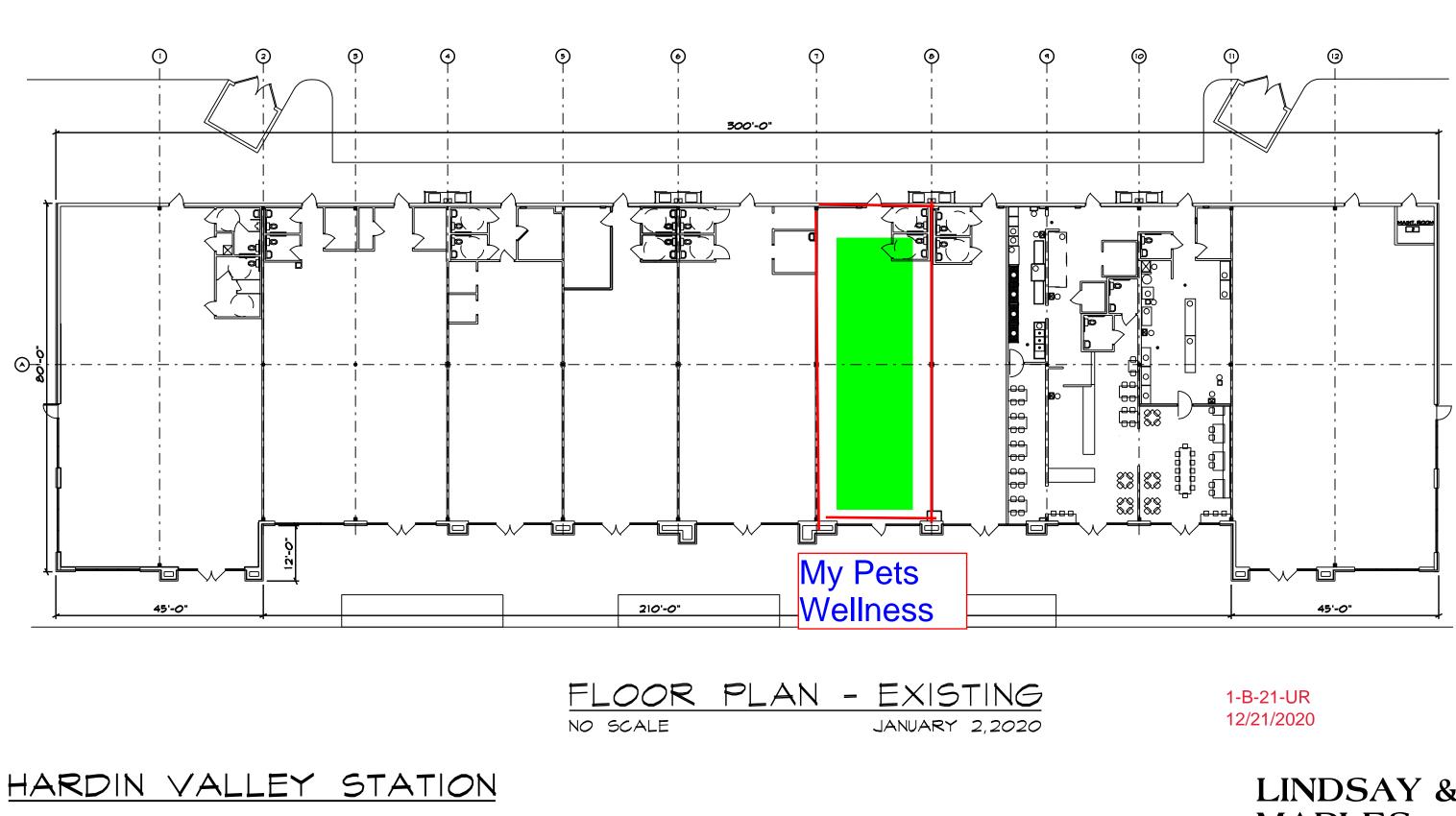
First American Title Insurance Company Title Commitment Number 192430A

Schedule B - Section II Exceptions

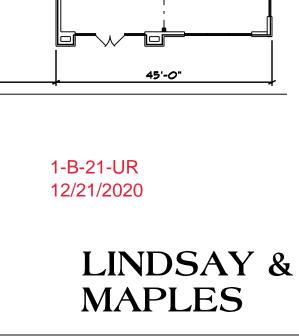
- Restrictive covenants contained in Special Warranty Deed from The Development Corporation of Knox County, a Tennessee nonprofit corporation, to LKM Properties, L.P., a Tennessee limited partnership. dated as of April 28, 1998, filed for record in Warranty Book 2284, page 501, as corrected by instrument filed for record in Warranty Book 2295, page 712, both in the Knox County Register of Deeds Office._Note: The policy, when issued, will include an ALTA 34 Endorsement as to the enforcement of the foregoing restrictions against the Hardin Valley, LLC and The Hohaus Corporation leases referenced in said endorsement, a Pro Forma copy of which is attached hereto. DOES AFFECT PROPERTY BUT CAN NOT BE DEPICTED.
- Amended and Restated Design Guidelines and Restrictive Covenants, dated October 12, 2010, filed for record as Instrument No. 201309100017448, all in the Knox County Register of Deeds Office. DOES AFFECT PROPERTY BUT CAN NOT BE DEPICTED.
- 11. REVISED AND COMBINED WITH ITEM 13 BELOW. SEE ITEM 13 BELOW.
- 12. Landlord lien Subordination made by H.V. Properties, as landlord, and UT Federal Credit Union, as lender, dated August 22, 2014, filed for record as Instrument No. 201408260011815, as corrected by Scrivener's Affidavit dated October 7, 2014, filed for record as Instrument No. 201410080020145, both in the Knox County Register of Deeds Office. DOES AFFECT PROPERTY BUT CAN NOT BE DEPICTED.
- 13. Plat filed for record as Instrument No. 200611300045470 in the Knox County Register of Deeds Office David M. Poe, Surveyor, Tennessee RLS No. 1647, dated August 27, 2015, last revised October 15, 2015, bearing Drawing No. 24920-AI TA, disclose the following: **DOES AFFECT SUBJECT PROPERTY, SEE SURVEY.**
- a) water line along and inside the northwest boundary of subject property; AS SHOWN
- gas lines as shown; AS SHOWN
- overhead electric line crossing the southwest corner of subject property; AS SHOWN
- electric box located in the eastern corner of subject property; AS SHOWN 18 inch CMP and catch basin located in the northeast portion of subject property, and running
- into Charlevoix Road right of way; AS SHOWN 30 inch RCP and catch basin located in the eastern portion of subject property, and running
- into Charlevoix Road right of way; AS SHOWN 30 inch RCP and catch basin located in the southeastern portion of subject property, and
- running into Hardin Valley Road right of way; AS SHOWN 10 foot utility, drainage and constructions easements inside all exterior lot lines and along all
- roads; 5 feet along both sides of all interior lot lines where buildings permit; AS SHOWN setbacks and variances to setbacks as shown and disclosed. AS SHOWN
- Rights of Tenants, as tenants only, under unrecorded leases that contain no rights of first refusal 14 or options to purchase. NOT A SURVEY MATTER.
- Lease as evidenced by Memorandum of lease by and between HV Properties, a Tennessee general 15. partnership, and Bluemont Group, LLC, a Tennessee limited liability company, dated January 21. 2020, filed for record as Instrument No. 202002030051390 in the Knox County Register of Deeds Office, which contains no right of first refusal or option to purchase. DOES AFFECT SUBJECT PROPERTY, NOT A SURVEY MATTER.

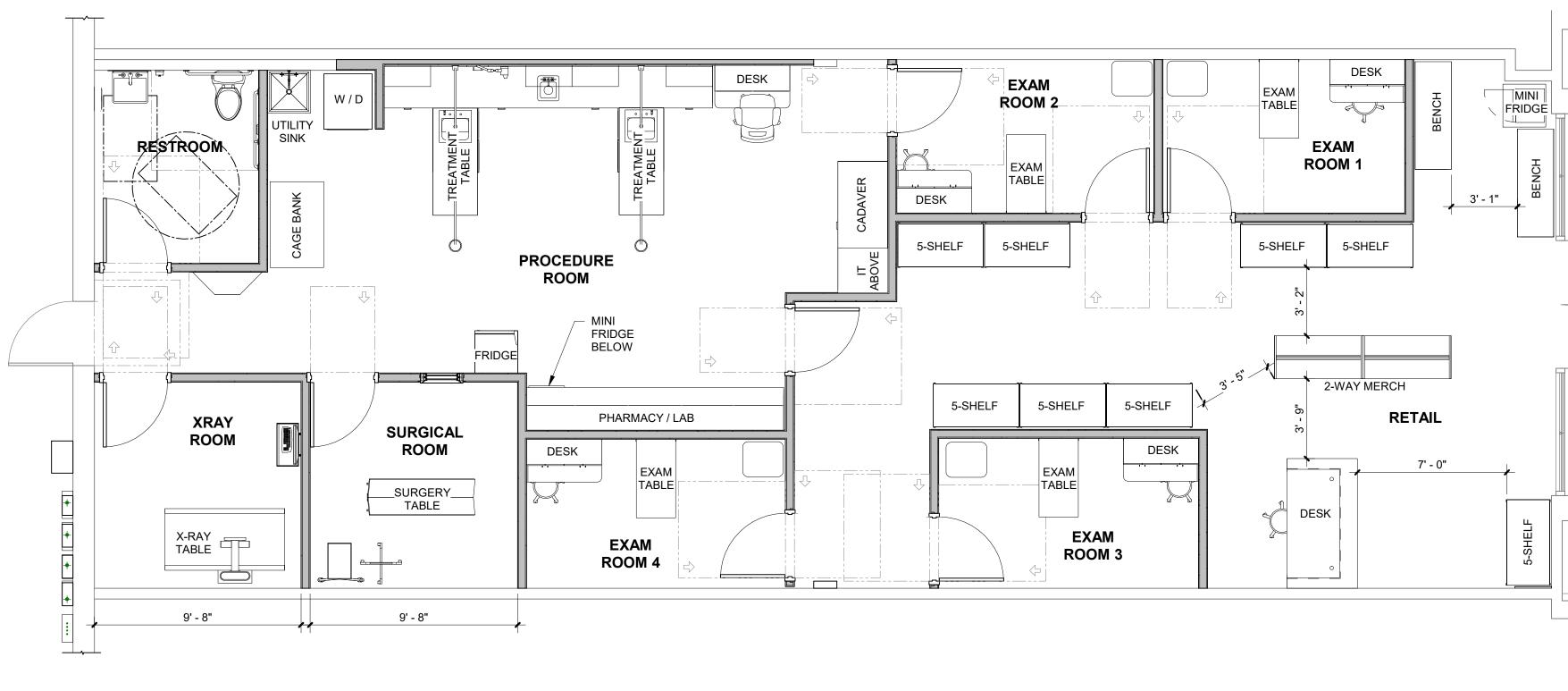


BATSON, HIMES, NORVELL & POE REGISTERED ENGINEERS & LAND SURVEYORS 4334 PAPERMILL DRIVE KNOXVILLE, TENNESSEE 37909 PHONE: (865) 588-6472 FONE: (865) 588-6472	DESIGNED DMP				
	DRAWN JSM				
FAX: (865) 588-6473 email@bhn-p.com	CHECKED	NO.	DATE	REVISION	APPR. NO



HARDIN VALLEY ROAD, KNOXVILLE, TENNESSEE



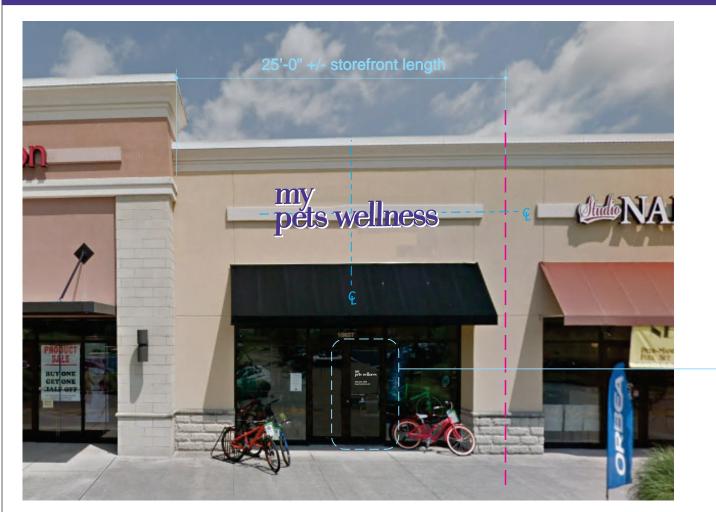


1 TEST FIT FLOOR PLAN SCALE: 1/4" = 1'-0" N

Sevan DESIGN SOLUTIONS, P.C. Corporate Office: 3025 Highland Parkway Suite 850 Downers Grove, IL 60515 info@sevansolutions.com www.sevansolutions.com INTEGRITY RESPECT TEAMWORK EXCELLENCE CHARITY					
my pets wellness	3				
SEAL I HEREBY CERTIFY THAT THESE DRAWINGS HAVE BEEN PREPARED UNDER MY DIRECT SUPERVISION AND THAT TO THE BEST OF MY KNOWLEDGE AND BELIEF COMPLY WITH THE BUILDING CODES AND ORDINANCES OF KNOXVILLE, TENNESSEE					
REVISIONS					
TEST FIT - FLOOR PLAN TEST FIT - FLOOR PLAN MY PETS WELLNESS (HUB HOSPITAL) 10627 HARDIN VALLEY RD. KNOXVILLE, TN 37932	PROJECT #: KNX010				
	ä				
SHEET MANAGMENT PROJECT NUMBER: PROJECT #: KNX010 ISSUED DATE: 11/13/2020 ISSUED DATE: 11/13/2020 DRAWN BY: AJ CHECKED BY: JN					
SHEET A1.0					

1-B-21-UR 12/21/2020





FIELD SURVEY REQUIRED

1-B-21-UR 12/21/2020



INTERNALLY ILLUMINATED CHANNEL LETTERS/ELECTRICAL ACCESS PANEL

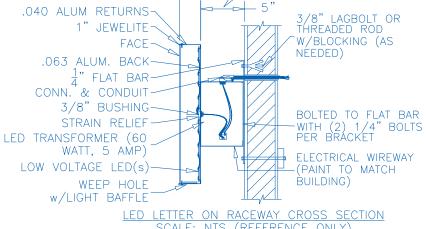


Digital print Pantone 2104 C onto 3M Dual Color 3635-210 White Perforated vinyl film, double layer liquid lacquering

UMMINGS







Rev. #3

SCALE: NTS (REFERENCE ONLY) EQUIPMENT GROUNDED

Rev. #6

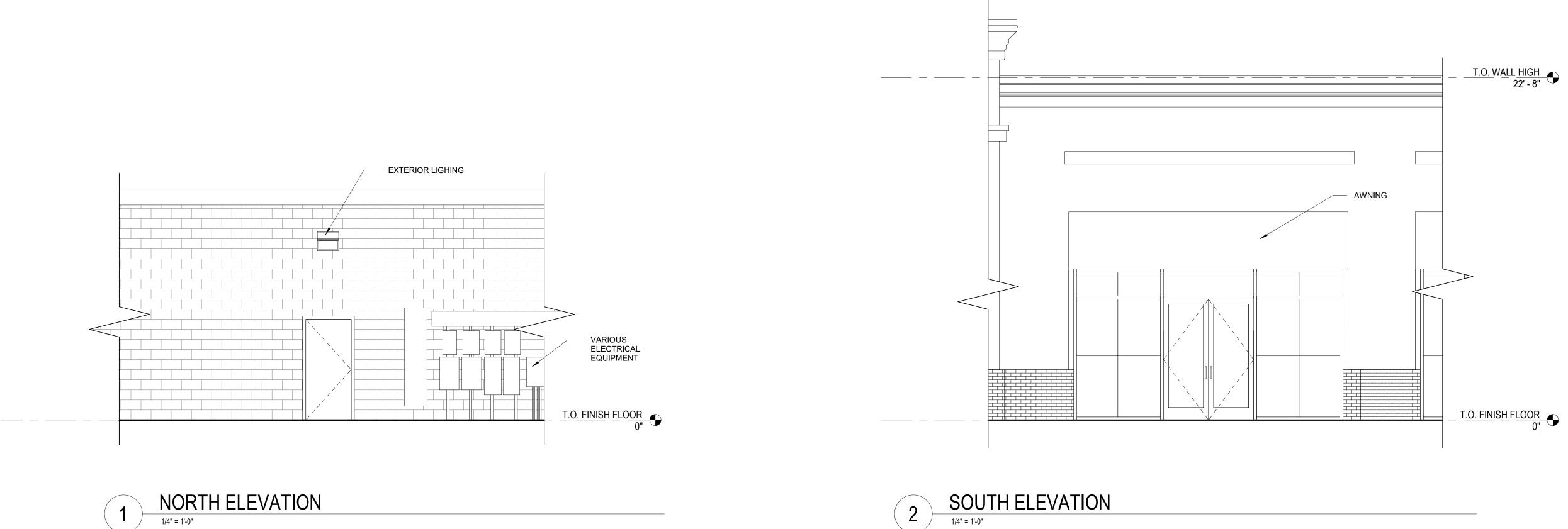
VARIES PER

SPECS

JEWELITE Paper Lantern SW 7676 RETURNS DATE BY DATE ΒY THIS IS AN ORIGINAL UNPUBLISHED DRAWING CREATED CUSTOMER APPROVAL: OR YOUR PERSONAL USE IN CONNECTION WITH A Rev. #1 11/23/20 AAAJ Rev. #4 PROJECT PLANNED FOR YOU BY CUMMINGS. IT IS NOT mings O BE SHOWN OUTSIDE YOUR ORGANIZATION NOR USED Rev. #2 Rev. #5 REPRODUCED, COPIED OR EXHIBITED IN ANY FASHION DATE: JNLESS AUTHORIZED IN WRITING BY AN OFFICER OF

FRONT - EXTERIOR





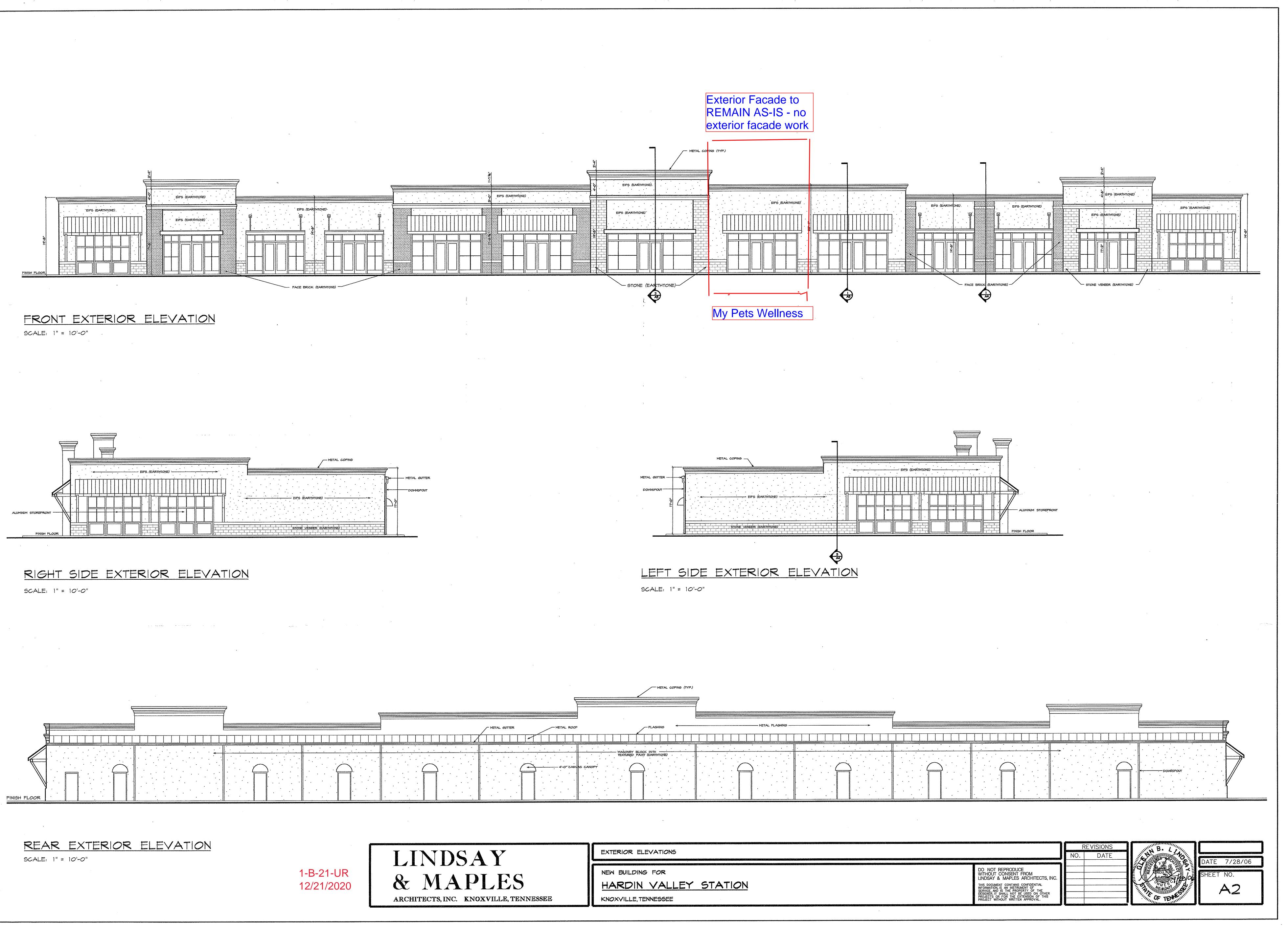


SOUTH ELEVATION

NO. DATE DESCRIPTION	
	ALTI-SITE SOLUTIONS Regional Office: 37704 Hills Fach Drive Farmington Hills, M 4834 Telephone: 734-367-4445 Corporate Office: 3025 Highand Parkway Suite 850 Downers Grow, IL 6655 info@sevansolutions.com www.sevansolutions.com
	S S
PROJECT INFORMATION	TO657 HARDIN VALLEY RD, SUITE #10657, KNOXVILLE, TN 37932
SHEET MANAGEMENT	PROJECT NO:KNX010DATE ISSUED:11/06/2020DRAWN BY:R.BOSWORTHREVIEWED BY:A.MURUA
E	SHEET NUMBER $A - 400$ XTERIOR ELEVATIONS - EXISTING

1-B-21-UR 12/21/2020

0 2' 4' SCALE: 1/4" = 1'-0"





Ĩ

LASHING		Ę			
				Down	

	RE NO.	VISIONS DATE	- Junio	N B.
DO NOT REPRODUCE WITHOUT CONSENT FROM LINDSAY & MAPLES ARCHITECTS, INC. THIS DOCUMENT CONTAINS CONFIDENTIAL INFORMATION, IS AN INSTRUMENT OF SERVICE, AND IS THE PROPERTY OF THE DESIGNER. IT SHALL NOT BE USED ON OTHER PROJECTS OR FOR THE EXTENSION OF THIS PROJECT WITHOUT WRITTEN APPROVAL.				11 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1

my pets wellness

To: Mike Reynolds City of Knoxville Planning Department 400 Main Street, Suite 547 Knoxville, TN 37902 1-B-21-UR 12/18/2020

- From: Brian Odzer Director of Growth My Pets Wellness 340B Main Street Franklin, TN 37064
- RE: 10657 Hardin Valley Rd, Knoxville TN File #1-B-21-UR – My Pets Wellness Operations Statement

Dear Mr. Reynolds,

The proposed veterinary services proposed for the My Pet Wellness located in the Hardin Station Shopping Center located at 10657 Hardin Valley Rd, Knoxville, TN 37932 will include the following animal wellness services; Annual Check-ups; Vaccines; Gastrointestinal; Bloodwork; X-ray; Non-Emergency Surgical Procedures and Euthanasia.

There will be no outdoor activities; no pet grooming; no pewt boarding and no pet daycare.

Our facilities are designed for quick outpatient animal wellness services, in which 30 minutes to an hour is a typical wellness-check duration, while a few pre-scheduled procedures can take up 1 to 3 hours. The pet owners are always with their pets, with the exception for the non-emergency surgical procedures.

Any animals that are arriving on site for pre-scheduled, non-emergency surgical procedures are required by our medical guidelines to not have any food or water for up to 24 hours. If any waste would occur on site, it will be dealt with immediately by staff that will meet the local health code and all veterinary licensing requirements. Additionally, our staff is directed to complete periodic cleaning inspections, including outside of the facility's front door per local health code and veterinary licensing requirements.

We hope this statement adequately addresses your concerns and we can provide any additional information upon further request.

Cordially,

Brian Odzer My Pets Wellness