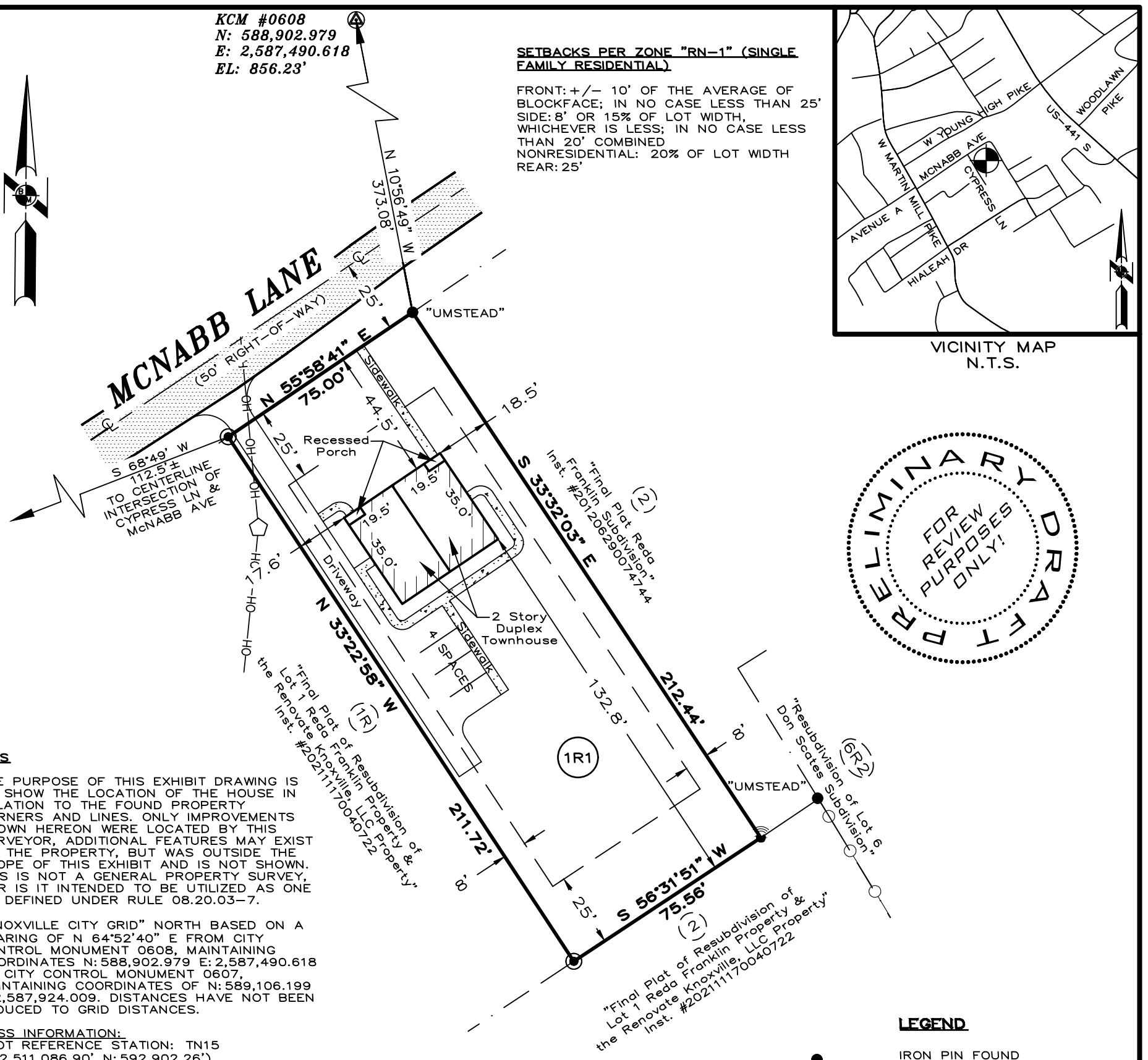


NOTES

1. THE PURPOSE OF THIS EXHIBIT DRAWING IS TO SHOW THE LOCATION OF THE HOUSE IN RELATION TO THE FOUND PROPERTY CORNERS AND LINES. ONLY IMPROVEMENTS SHOWN HEREON WERE LOCATED BY THIS SURVEYOR, ADDITIONAL FEATURES MAY EXIST ON THE PROPERTY, BUT WAS OUTSIDE THE SCOPE OF THIS EXHIBIT AND IS NOT SHOWN. THIS IS NOT A GENERAL PROPERTY SURVEY, NOR IS IT INTENDED TO BE UTILIZED AS ONE AS DEFINED UNDER RULE 08.20.03-7.

2. "KNOXVILLE CITY GRID" NORTH BASED ON A BEARING OF N 64°52'40" E FROM CITY CONTROL MONUMENT 0608, MAINTAINING COORDINATES N: 588,902.979 E: 2,587,490.618 TO CITY CONTROL MONUMENT 0607, MAINTAINING COORDINATES OF N: 589,106.199 E: 2,587,924.009. DISTANCES HAVE NOT BEEN REDUCED TO GRID DISTANCES.

   GNSS INFORMATION:
   TDOT REFERENCE STATION: TN15
   (E: 2,511,086.90' N: 592,902.26')
   RTK GNSS EQUIPMENT: LEICA GS18
   DATE(S) OF OBSERVATION: 8/12/21 & 8/24/21
   NAD83 (2011) (EPOCH: 2010) GEOID MODEL SOUTH03
   COMBINED SCALE FACTOR AT SITE: 0.999911481150 GNSS POSITIONAL QUALITY: H(0.07') V(0.19')
   DISTANCES SHOWN HEREON: GROUND

3. SURVEY WAS PREPARED UTILIZING THE MOST RECENT RECORD DOCUMENTS FOR THE SUBJECT AND SURROUNDING PROPERTIES. SURVEY IS SUBJECT TO ANY FINDING REVEALED BY AN ACCURATE TITLE SEARCH. NO TITLE SEARCH WAS PROVIDED TO THIS SURVEYOR FOR THE COMPILATION OF THIS SURVEY.

LEGEND

- IRON PIN FOUND
- 5/8" IRON PIN W/ CAP SET
- STRONG SOUND
- S 00°00'00" E — FOUND CALLS
- UTILITY POLE
- OH—OH — OVERHEAD ELECTRIC UTILITY
- CHAINLINK FENCE LINE
- ASPHALT SURFACE
- CONCRETE SURFACE

SHEET
1 OF 4

Exhibit Drawing

RENOVATE KNOXVILLE, LLC PROPERTY

FOR: RENOVATE KNOXVILLE, LLC OWNER: RENOVATE KNOXVILLE, LLC DRAWN BY: LGAS SCALE: 1"= 40'

BM-NUMBER: 21178A-EXHIBIT 1 DATE: 16 SEPTEMBER 2026 ADDRESS: 312 MCNABB AVENUE DISTRICT: 9TH

COUNTY: KNOX CITY: KNOXVILLE WARD: 25TH BLOCK: 25990

CLT MAP: 123 GROUP: A INSERT: F PARCEL: 020.01 DEED: INST. #202105110092884

SUBDIVISION: LOT 1 REDA FRANKLIN PROPERTY & the RENOVATE KNOXVILLE, LLC PROPERTY LOT: 1R1

PLAT: INST. #202111170040722 FEMA MAP #: 47093C0291F FEMA SHFA: ZONE X (OTHER AREAS)

EFFECTIVE DATE OF FEMA MAP: 05 AUGUST 2013

BENCHMARK ASSOCIATES, INC.

10308 Hardin Valley Road
Knoxville, Tennessee 37932
benchmark@bma-ls.com

Member:
Tennessee Association of Professional Surveyors

Land Planners Land Surveyors

Phone (865) 692-4090
Facsimile (865) 692-4091

©2026 Benchmark Associates, Inc. This document shall not be loaned, copied, reproduced, transferred to magnetic media or sold and is maintained as an instrument of service and shall retain all common law, statutory, and other reserved rights, including the copyright.

20 0 20 40 80 160 1 inch = 40 ft. 320 640



NOTES:

1. THE INTENTION IS TO CONSTRUCT THIS UNIT AS A SLAB ON GRADE. BUT SHOULD A CRAWL SPACE STYLE CONSTRUCTION BE UTILIZED, THE MAXIMUM DISTANCE FROM THE ADJACENT GRADE AT THE FRONT OF THE STRUCTURE TO THE FINISHED FLOOR ELEVATION IS 3 FEET.
2. TRANSPARENCY % ON FRONT ELEVATION—SLAB ON GRADE—26%
   TRANSPARENCY % ON FRONT ELEVATION—FINISHED FLOOR ELEVATION AT 3 FEET ABOVE ADJACENT GRADE—23%
3. BUILDING HEIGHT CANNOT EXCEED 35 FEET.

PRELIMINARY DRAFT
FOR REVIEW PURPOSES ONLY!

Exhibit Drawing

RENOVATE KNOXVILLE, LLC PROPERTY

FOR: RENOVATE KNOXVILLE, LLC OWNER: RENOVATE KNOXVILLE, LLC DRAWN BY: LGAS SCALE: NOT TO SCALE

BM—NUMBER: 21178A—EXHIBIT 1 DATE: 16 SEPTEMBER 2026 ADDRESS: 312 MCNABB AVENUE DISTRICT: 9TH

COUNTY: KNOX CITY: KNOXVILLE WARD: 25TH BLOCK: 25990

CLT MAP: 123 GROUP: A INSERT: F PARCEL: 020.01 DEED: INST. #202105110092884

SUBDIVISION: LOT 1 REDA FRANKLIN PROPERTY & the RENOVATE KNOXVILLE, LLC PROPERTY LOT: 1R1

PLAT: INST. #202111170040722 FEMA MAP #: 47093C0291F FEMA SHFA: ZONE X (OTHER AREAS)

EFFECTIVE DATE OF FEMA MAP: 05 AUGUST 2013

BENCHMARK ASSOCIATES, INC.

10308 Hardin Valley Road
Knoxville, Tennessee 37932
benchmark@bma-ls.com

Member:
Tennessee Association of
Professional Surveyors

Land Planners Land Surveyors

Phone (865) 692-4090
Facsimile (865) 692-4091

©2026 Benchmark Associates, Inc. This document shall not be loaned, copied, reproduced, transferred to magnetic media or sold and is maintained as an instrument of service and shall retain all common law, statutory, and other reserved rights, including the copyright.



FIRST FLOOR

PRELIMINARY DRAFT
FOR REVIEW PURPOSES ONLY!

SHEET
3 OF 4

Exhibit Drawing

RENOVATE KNOXVILLE, LLC PROPERTY

FOR: RENOVATE KNOXVILLE, LLC OWNER: RENOVATE KNOXVILLE, LLC DRAWN BY: LGAS SCALE: NOT TO SCALE

BM-NUMBER: 21178A-EXHIBIT 1 DATE: 16 SEPTEMBER 2026 ADDRESS: 312 MCNABB AVENUE DISTRICT: 9TH

COUNTY: KNOX CITY: KNOXVILLE WARD: 25TH BLOCK: 25990

CLT MAP: 123 GROUP: A INSERT: F PARCEL: 020.01 DEED: INST. #202105110092884

SUBDIVISION: LOT 1 REDA FRANKLIN PROPERTY & the RENOVATE KNOXVILLE, LLC PROPERTY LOT: 1R1

PLAT: INST. #202111170040722 FEMA MAP #: 47093C0291F FEMA SHFA: ZONE X (OTHER AREAS)

EFFECTIVE DATE OF FEMA MAP: 05 AUGUST 2013

BENCHMARK ASSOCIATES, INC.

10308 Hardin Valley Road
Knoxville, Tennessee 37932
benchmark@bma-ls.com

Member:
Tennessee Association of
Professional Surveyors

Land Planners Land Surveyors

Phone (865) 692-4090
Facsimile (865) 692-4091

©2026 Benchmark Associates, Inc. This document shall not be loaned, copied, reproduced, transferred to magnetic media or sold and is maintained as an instrument of service and shall retain all common law, statutory, and other reserved rights, including the copyright.



SECOND FLOOR

PRELIMINARY DRAFT
FOR REVIEW PURPOSES ONLY!

SHEET
4 OF 4

Exhibit Drawing

RENOVATE KNOXVILLE, LLC PROPERTY

FOR: RENOVATE KNOXVILLE, LLC OWNER: RENOVATE KNOXVILLE, LLC DRAWN BY: LGAS SCALE: NOT TO SCALE

BM-NUMBER: 21178A-EXHIBIT 1 DATE: 16 SEPTEMBER 2026 ADDRESS: 312 MCNABB AVENUE DISTRICT: 9TH

COUNTY: KNOX CITY: KNOXVILLE WARD: 25TH BLOCK: 25990

CLT MAP: 123 GROUP: A INSERT: F PARCEL: 020.01 DEED: INST. #202105110092884

SUBDIVISION: LOT 1 REDA FRANKLIN PROPERTY & the RENOVATE KNOXVILLE, LLC PROPERTY LOT: 1R1

PLAT: INST. #202111170040722 FEMA MAP #: 47093C0291F FEMA SHFA: ZONE X (OTHER AREAS)

EFFECTIVE DATE OF FEMA MAP: 05 AUGUST 2013

BENCHMARK ASSOCIATES, INC.

10308 Hardin Valley Road
Knoxville, Tennessee 37932
benchmark@bma-ls.com

Member:
Tennessee Association of
Professional Surveyors

Land Planners Land Surveyors

Phone (865) 692-4090
Facsimile (865) 692-4091

©2026 Benchmark Associates, Inc. This document shall not be loaned, copied, reproduced, transferred to magnetic media or sold and is maintained as an instrument of service and shall retain all common law, statutory, and other reserved rights, including the copyright.