

Total Filtration Services, Inc.

Instrument No. 20021119-143346 RODCT
D.B. 8895, PG. 447 RODCT
Map 19-13, Parcel 052 TAODCT

Joseph E. Miller

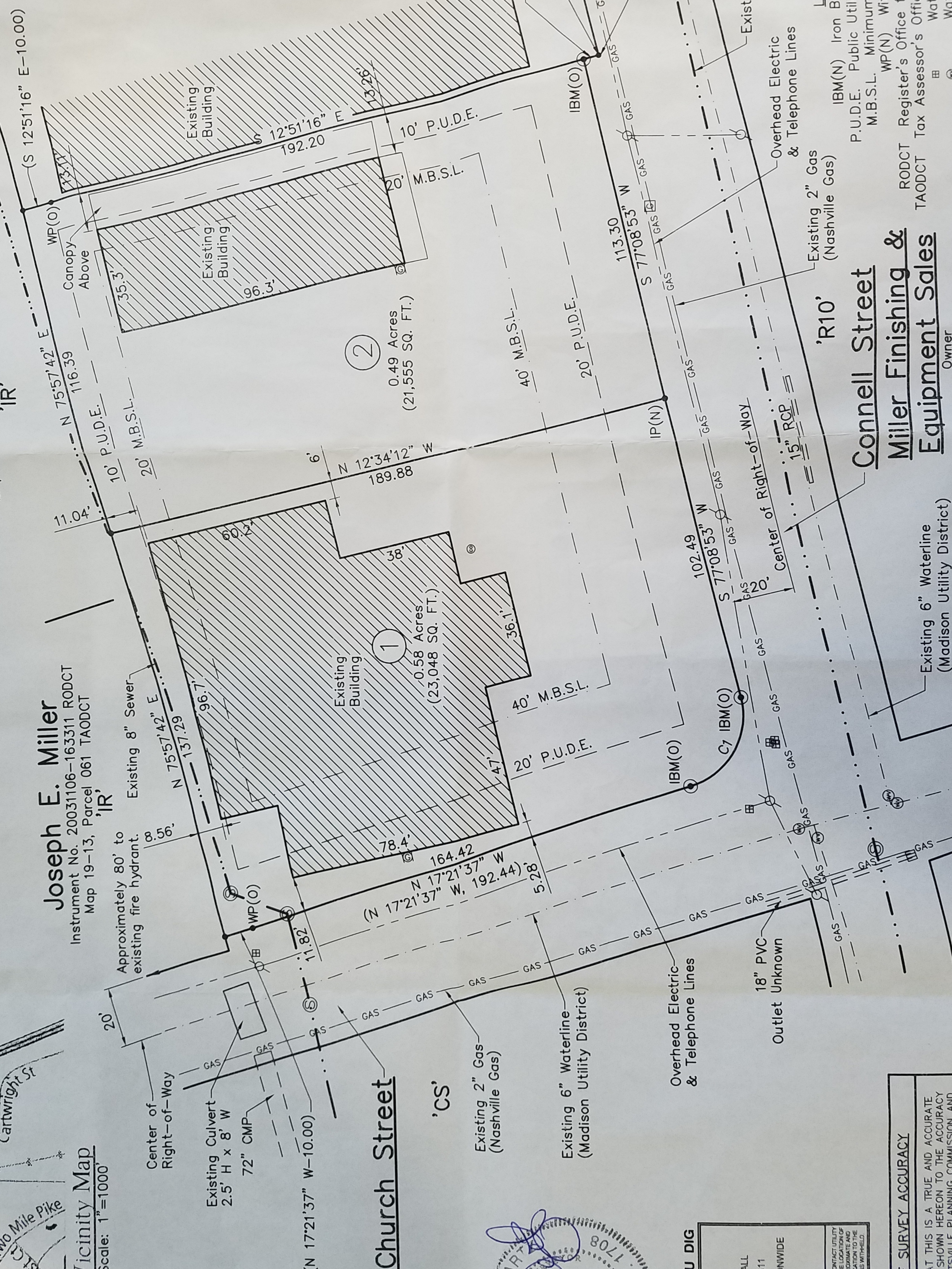
Instrument No. 20031106-163311 RODCT
Map 19-13, Parcel 061 TAODCT

Vicinity Map

Scale: 1"=1000'

James W. Mc

Instrument No. 20050822
Map 19-13, Parcel 0



- Legend**
- IBM(N) Iron Bar Monument (New)
 - P.U.D.E. Public Utility & Drainage Easement
 - M.B.S.L. Minimum Building Setback Line
 - WP(N) Witness Pin (New)
 - Water Meter
 - Water Valve
 - Gas Meter
 - Gas Valve
 - Catch Basin

Miller Finishing & Equipment Sales

Owner
P.O. Box 962
Goodlettsville, TN 37070
(615) 859-1478

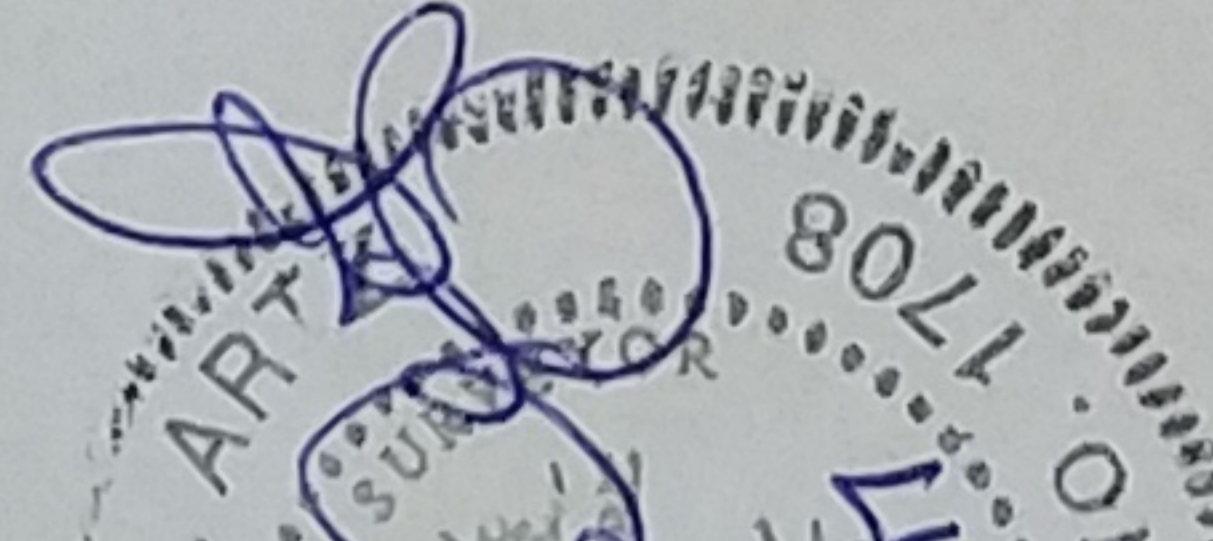
STATE OF SURVEY ACCURACY

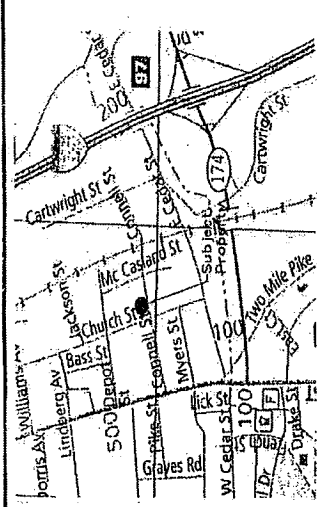
THIS IS A TRUE AND ACCURATE SURVEY SHOWN HEREON TO THE ACCURACY OF THE TENSILE PLANNING COMMISSION AND HAS BEEN PLACED AS REQUIRED BY THE STATE OF TENNESSEE AND THAT THIS IS THE SURVEY AS DEFINED IN TITLE 62, CHAPTER 100, PART 1, AND THAT THE SURVEY CODE ANNOTATED, AND THAT THE SURVEY IS GREATER THAN OR EQUAL TO THE SURVEY ACCURACY.

YOU DIG

CALL 811 NATIONWIDE

FOR MORE INFORMATION CONTACT YOUR LOCAL UTILITY OR VISIT www.digbeforeyou dig.com

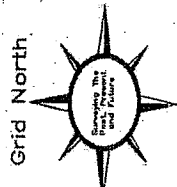




NUMBER	DELTA ANGLE	CHORD DIRECTION	TANGENT	RADIUS	ARC LENGTH	CHORD LENGTH
1	85°29'30"	N 60°08'22" W	23.11	25.70	37.30	33.94

Notes:
 A public utility easement of twenty feet (20) adjacent to all street right-of-ways shall hereby be made a part of this recording. On corner lots where front yard building setbacks are less than twenty feet (20), the easement depth shall be reduced accordingly.

General Notes:
 1. The Purpose For This Final Plat Is To Combine the Existing Parcel into One Parcel.
 2. This Property Does Not Lie Within A Flood Hazard Area According To Flood Insurance Rate Map. For The City of Goodlettsville, Tennessee, Davidson County, Community No. 47037, Panel No. 0129 G, Dated November 21, 2002.
 3. Diameter of Culvert: 18" Minimum 18" Diameter And 20 Foot Long. Diameter of Culvert Shall Not Be Less Than the Nearest Upstream Structure Size.



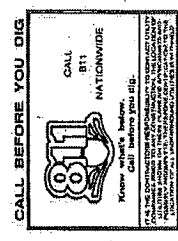
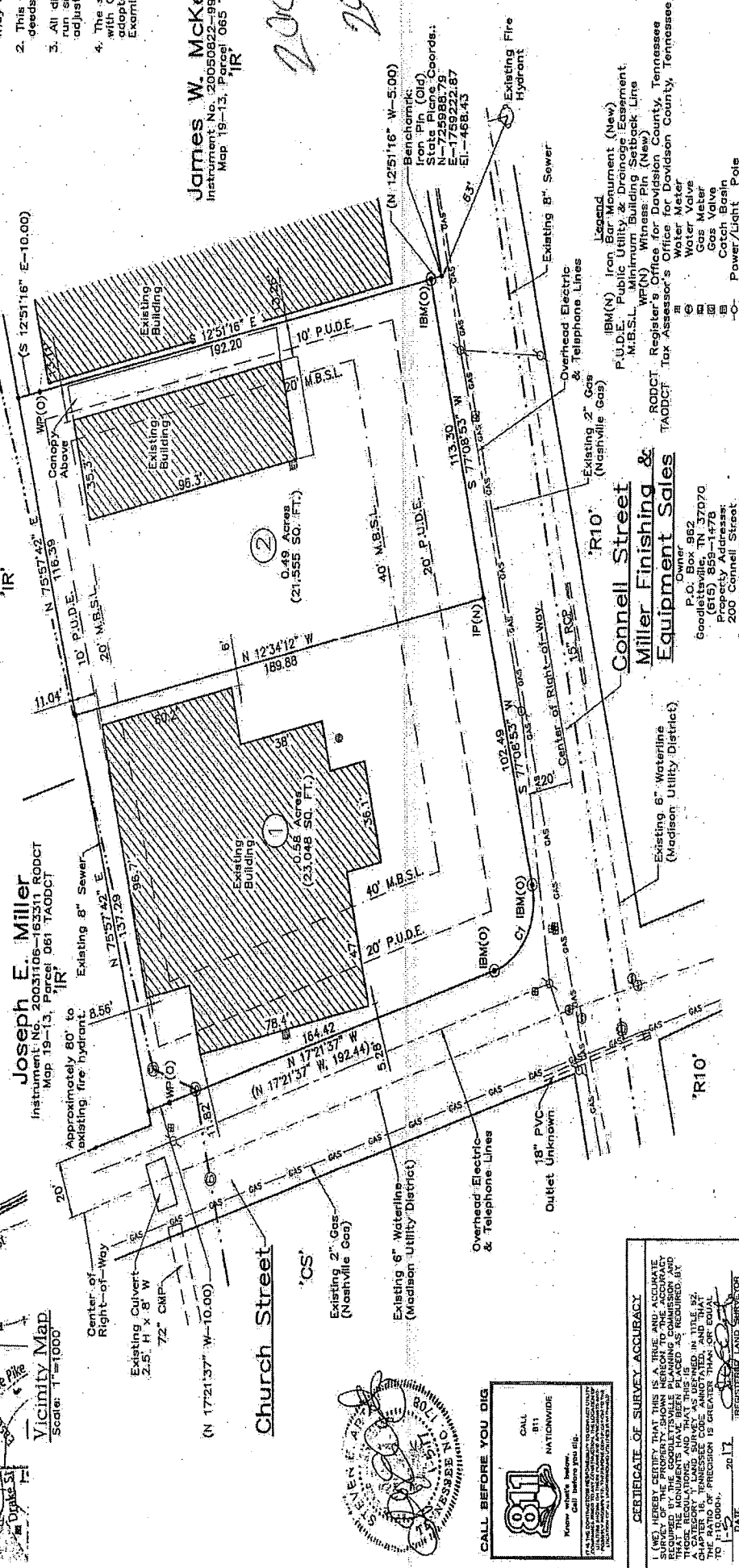
Total Filtration Services, Inc.
 Instrument No. 20021119-143346 RODCT
 D.B. 8895, P.C. 447 RODCT
 Map 19-13, Parcel 052 TAODCT

Joseph E. Miller
 Instrument No. 20031108-163311 RODCT
 Map 19-13, Parcel 061 TAODCT

James W. McKee, Jr.
 Instrument No. 20050822-99396 RODCT
 Map 19-13, Parcel 065 TAODCT

- Surveyor's Notes:**
- No Title Report was furnished to this surveyor therefore the survey shown hereon is subject to any and all findings on accurate Title Report may reveal.
 - This survey was made using the latest recorded deeds and physical evidence found in the field.
 - All distances shown hereon are based on a field run survey using EDM equipment and have been adjusted for temperature.
 - The survey shown hereon was made in accordance with the standards of the Tennessee Board of Examiners for Land Surveyors.

*200 Connell St. of
 200 Church St.
 1st Lot*



CERTIFICATE OF SURVEY ACCURACY
 I, (WE) HEREBY CERTIFY THAT I AM (WE ARE) THE OWNER(S) OF THE PROPERTY SHOWN AND DESCRIBED HEREON AS REQUIRED BY THE COMPLETELY PLANNED AND APPROVED PLAT OF SUBDIVISION AND I HEREBY ADMIT THIS PLAT OF SUBDIVISION WITH (OUR) FREE CONSENT ESTABLISHES THE TRUE AND CORRECT BOUNDARIES OF THE PROPERTY AND THE RATIO OF PRECISION IS GREATER THAN OR EQUAL TO 1:10,000.
 DATE: 3/13/17
 REGISTERED LAND SURVEYOR NUMBER 1798

CERTIFICATE OF OWNERSHIP AND DEDICATION
 I (WE) HEREBY CERTIFY THAT I AM (WE ARE) THE OWNER(S) OF THE PROPERTY SHOWN AND DESCRIBED HEREON AS REQUIRED BY THE COMPLETELY PLANNED AND APPROVED PLAT OF SUBDIVISION AND I HEREBY ADMIT THIS PLAT OF SUBDIVISION WITH (OUR) FREE CONSENT ESTABLISHES THE TRUE AND CORRECT BOUNDARIES OF THE PROPERTY AND THE RATIO OF PRECISION IS GREATER THAN OR EQUAL TO 1:10,000.
 DATE: 3/13/17
 SECRETARY, PLANNING

CERTIFICATE OF APPROVAL FOR RECORDING
 I HEREBY CERTIFY THAT THE SUBDIVISION PLAT SHOWN HEREON HAS BEEN FOUND TO COMPLY WITH THE REGULATIONS, WITH THE EXCEPTION OF SUCH VARIANCES AS NOTED IN THE PLAT, AND THAT THE PLANNING COMMISSION HAS REVIEWED THE PLAT AND APPROVED FOR RECORDING IN THE OFFICE OF THE COUNTY REGISTER.
 DATE: 3/13/17
 City of Goodlettsville

CERTIFICATE OF APPROVAL OF WATER SYSTEM
 I HEREBY CERTIFY THAT THE WATER SYSTEM(S) OUTLINED OR INDICATED ON THIS FINAL SUBDIVISION PLAT IS (ARE) ENTITLED TO THE WATER SERVICE AND SALES SUB FURTHER, THE PLAT OF MILLER FINISHING & EQUIP. SALES SUB IS SUBJECT TO THE REGULATIONS AND STATE GOVERNMENT REQUIREMENTS, OR A SUFFICIENT BOND OR CASH HAS BEEN FILED WHICH WILL GUARANTEE THE INSTALLATION.
 DATE: 1/20/17
 Madison Utility District

CERTIFICATE OF APPROVAL OF PUBLIC SEWER
 I HEREBY CERTIFY THAT THE SEWER SYSTEM(S) OUTLINED OR INDICATED ON THIS FINAL SUBDIVISION PLAT IS (ARE) ENTITLED TO THE SEWER SERVICE AND SALES SUB FURTHER, THE PLAT OF MILLER FINISHING & EQUIP. SALES SUB IS SUBJECT TO THE REGULATIONS AND STATE GOVERNMENT REQUIREMENTS, OR A SUFFICIENT BOND OR CASH HAS BEEN FILED WHICH WILL GUARANTEE THE INSTALLATION.
 DATE: 3/13/17
 City of Goodlettsville

OWNER
 DATE: 3/13/17

SECRETARY, PLANNING
 DATE: 3/13/17

CITY OF GOODLETTSVILLE
 DATE: 3/13/17

REGISTERED LAND SURVEYOR
 DATE: 3/13/17

REGISTERED LAND SURVEYOR
 DATE: 3/13/17

RECORD
 BILL ORRITT, Davidson County
 Tract 120178000183 PLAT-LG
 Record to 00021717, 13 00 1 page
 20170621-00625532
 Cad File No. 080074T
 Coord. File No. 030578E

Steven E. Artz
 And Associates, Inc.
 514 South Brown Street, Suite 200
 Goodlettsville, TN 37072
 (615) 852-0481

Miller Finishing & Equipment Sales Sub.
 Re-Plat Of
 Total Lots: 2
 Total Acres: 1.07
 Zoning Classification: IR
 10th Councilmanic District
 Deed Reference: 20070819-0112129 RODCT
 Map 19-13, Parcel 62 TAODCT
 Scale: 1"=30'

Miller Finishing & Equipment Sales Sub.
 Re-Plat Of
 Total Lots: 2
 Total Acres: 1.07
 Zoning Classification: IR
 10th Councilmanic District
 Deed Reference: 20070819-0112129 RODCT
 Map 19-13, Parcel 62 TAODCT
 Scale: 1"=30'

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 Re-Plat Of
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 Total Acres: 1.07
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 Total Lots: 2
 Total Acres: 1.07
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 Deed Reference: 20070819-0112129 RODCT
 Map 19-13, Parcel 62 TAODCT
 Scale: 1"=30'

200 Connell Street



OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY

**ALTA COMMITMENT FORM
COMMITMENT FOR TITLE INSURANCE**

Old Republic National Title Insurance Company, a Minnesota corporation ("Company"), for a valuable consideration, commits to issue its policy or policies of title insurance, as identified in Schedule A, in favor of the Proposed Insured named in Schedule A, as owner or mortgagee of the estate or interest in the land described or referred to in Schedule A, upon payment of the premiums and charges and compliance with the Requirements; all subject to the provisions of Schedules A and B and to the Conditions of this Commitment.

This Commitment shall be effective only when the identity of the Proposed Insured and the amount of the policy or policies committed for have been inserted in Schedule A by the Company.

All liability and obligation under this Commitment shall cease and terminate six months after the Effective Date or when the policy or policies committed for shall issue, whichever first occurs, provided that the failure to issue the policy or policies is not the fault of the Company.

The Company will provide a sample of the policy form upon request.

IN WITNESS WHEREOF, Old Republic National Title Insurance Company has caused its corporate name and seal to be affixed by its duly authorized officers on the date shown in Schedule A.

This Commitment shall not be valid or binding until countersigned by a validating officer or authorized signatory.

Warranty Title Insurance Company, Inc.
by: Vicki Benjamin, President

Vicki Benjamin
Authorized Countersignature

OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY
A Stock Company
400 Second Avenue South, Minneapolis, Minnesota 55401
(612) 371-1111

By: *Mark Bibeau* President

Attest: *David Wold* Secretary



Commitment No.: 20172725

SCHEDULE A

1. Effective Date: September 22, 2017 at 08:00 AM

2. Policy or Policies to be issued:

Amount

a. ALTA Owners Policy (06/17/06)

TBD

Proposed Insured: TO BE DETERMINED

3. The estate or interest in the land described or referred to in this Commitment is Fee Simple.

4. Title to the Fee Simple estate or interest in the land is at the Effective Date vested in:

Jonathan Miller and Thomas Miller and Joseph (Joey) Miller and William Miller

5. The land referred to in the Commitment is described as follows:

SEE SCHEDULE C ATTACHED HERETO

Warranty Title Insurance Company, Inc.
by: Vicki Benjamin, President


Authorized Officer Signature

OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY
A Stock Company
400 Second Avenue South, Minneapolis, Minnesota 55401
(612) 371-1111

By:  President

Attest:  Secretary

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SCHEDULE B

1. Requirements:

- a. TNCare Release as to the Estate of Randal L. Miller must be obtained.
- b. Warranty Deed from Jonathan Miller and Thomas Miller and Joseph (Joey) Miller and William Miller conveying described property herein TO BE DETERMINED

Payment of the full consideration to, or for the account of, the grantors or mortgagors.

Payment of all taxes, charges, assessments, levied and assessed against subject premises, which are due and payable.

Satisfactory evidence should be had that improvements and/or repairs or alterations thereto are completed; that contractor, subcontractors, labor and materialmen are all paid.
- c. Pay the agreed amounts for the interest in the land and/or the mortgage to be insured.
- d. Pay us the premiums, fees and charges for the policy.
- e. Documents satisfactory to us creating the interest in the land and/or the mortgage to be insured must be signed, delivered and recorded.
- f. You will tell us in writing the name of anyone not referred to in this commitment who will get an interest in the land or who will make a loan on the land. We may then make additional requirements or exceptions.
- g. Taxes for the year 2017 will be due and payable October 1
- h. Payment and release of the Deed of Trust in the original principal amount of \$352,000.00 payable to F&M Bank as executed by Jonathan Miller and Thomas Miller and Joseph (Joey) Miller and William Miller on September 14, 2007 and filed for record in Book Instrument 20070919-0112130, Registers Office for Davidson County, Tennessee.
- i. Lien Affidavit must be executed by the within named owners.
- j. Subject to Notice of Waiver to be executed at time of closing.

2. Schedule B of the policy or policies to be issued will contain exceptions to the following matters unless the same are disposed of to the satisfaction of the Company:

- a. Defects, liens, encumbrances, adverse claims or other matters, if any, created, first appearing in the public records or attaching subsequent to the Effective Date but prior to the date the proposed Insured acquires for value of record the estate or interest or mortgage thereon covered by this Commitment.
- b. Any discrepancies, conflicts, easements, boundary line disputes, encroachments or protrusions, or overlapping of improvements which would be disclosed by an inspection and accurate survey of the premises.

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20172725

- c. Rights and claims of parties in possession.
- d. Mechanics', Contractors', or Materialmen's liens and lien claims, if any, where no notice thereof appears on record.
- e. Any facts, rights, interests or claims which are not shown by the public record, but which could be ascertained by an inspection of the land or by making inquiry of person(s) in possession thereof.
- f. Liens, encumbrances, or claims thereof, which are not shown by the public record.
- g. Defects, liens, encumbrances, adverse claims or other matters, if any, created, first appearing in the public records or attaching subsequent to the Effective Date but prior to the date of the proposed Insured acquires for value of record the estate or interest or mortgage thereon covered by the public record.
- h. Any adverse claim to any portion of said land which has been created by artificial means or has accreted to any such portion so created and riparian rights, if any. Taxes or assessments which are not shown as existing liens by the records of any taxing authority that levies taxes or assessments on real property or by the public records.
- i. County Taxes for the year 2016 paid in the amount of \$6,416.53 and all subsequent years, a lien but not yet due and payable. (Map & Parcel 19 13 62 part of)
- j. County Taxes for the year 2017 will be due and payable October 1 in the Estimated amount of \$6,416.53 and all subsequent years, a lien but not yet due and payable. (Map & Parcel 19 13 62 part of)
- k. City Taxes for the year 2016 paid in the amount of \$1,474.62 and all subsequent years, a lien but not yet due and payable. (Map & Parcel 19 13 62 part of)
- l. City Taxes for the year 2017 will be due and payable in the Estimated amount of \$1,474.62 and all subsequent years, a lien but not yet due and payable. (Map & Parcel 19 13 62 part of)
- m. If improvements are completed after January 1 of any year, the Law requires supplemental assessments for the year in which improvements are completed as defined by Statute. The Company assumes no liability for taxes assessed by correction pursuant to the provisions of TCA 67-5-603.
- n. Subject to easements, setback lines, notes, conditions, stipulations, etc, and all other matters as set forth per Plat of record in Instrument 20080812-0082984, and re-plat of record in Instrument 20170621-0062532, Registers Office for said County.
- o. Subject to the rights of tenants in possession under unrecorded leases.
- p. Agreement for Dedication of Easement for Sanitary Sewers of record in Book 8801, page 943 and book 4363, page 95, Register's Office for said County.
- q. Subject to the rights of tenants in possession under unrecorded leases.

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SCHEDULE C

The Land is described as follows:

Certain real property situate in Davidson County, Tennessee, and described as follows, to-wit:

BEING Lot No. 2 on the Re-Plat of Miller Finishing & Equipment Sales Subdivision, as of record in Instrument 20170621-0062532, Register's Office for Davidson County, Tennessee, to which record reference is hereby made for a more particular description thereof.

BEING the same property conveyed to Randal L. Miller by Quitclaim Deed from Catherine Ann Miller dated November 7, 2001 and filed of record in Instrument 20011212-0137370, Register's Office for Davidson County, Tennessee. The said Randal L. Miller died intestate on or about June 5, 2006. Pursuant to Affidavit of Heirships of record in Instrument 20060919-0115950, Instrument 20070919-0112129, and Instrument 20170901-00090076, the said Randal L. Miller was survived by Joseph E. Miller William Miller, Jonathan Miller and Thomas Miller.

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CONDITIONS

1. The term mortgage, when used herein, shall include deed of trust, trust deed, or other security instrument.
2. If the proposed Insured has or acquired actual knowledge of any defect, lien, encumbrance, adverse claim or other matter affecting the estate or interest or mortgage thereon covered by this Commitment other than those shown in Schedule B hereof, and shall fail to disclose such knowledge to the Company in writing, the Company shall be relieved from liability for any loss or damage resulting from any act of reliance hereon to the extent the Company is prejudiced by failure to so disclose such knowledge. If the proposed Insured shall disclose such knowledge to the Company, or if the Company otherwise acquires actual knowledge of any such defect, lien, encumbrance, adverse claim or other matter, the Company at its option may amend Schedule B of this Commitment accordingly, but such amendment shall not relieve the Company from liability previously incurred pursuant to paragraph 3 of these Conditions.
3. Liability of the Company under this Commitment shall be only to the named proposed Insured and such parties included under the definition of Insured in the form of policy or policies committed for and only for actual loss incurred in reliance hereon in undertaking in good faith (a) to comply with the requirements hereof, or (b) to eliminate exceptions shown in Schedule B, or (c) to acquire or create the estate or interest or mortgage thereon covered by this Commitment. In no event shall such liability exceed the amount stated in Schedule A for the policy or policies committed for and such liability is subject to the insuring provisions and Conditions and the Exclusions from Coverage of the form of policy or policies committed for in favor of the proposed Insured which are hereby incorporated by reference and are made a part of this Commitment except as expressly modified herein.
4. This Commitment is a contract to issue one or more title insurance policies and is not an abstract of title or a report of the condition of title. Any action or actions or rights of action that the proposed Insured may have or may bring against the Company arising out of the status of the title to the estate or interest or the status of the mortgage thereon covered by this Commitment must be based on and are subject to the provisions of this Commitment.
5. *The policy to be issued contains an arbitration clause. All arbitrable matters when the Amount of Insurance is \$2,000,000 or less shall be arbitrated at the option of either the Company or the Insured as the exclusive remedy of the parties. You may review a copy of the arbitration rules at <http://www.alta.org/>.*



305 Church Street



OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY

**ALTA COMMITMENT FORM
COMMITMENT FOR TITLE INSURANCE**

Old Republic National Title Insurance Company, a Minnesota corporation ("Company"), for a valuable consideration, commits to issue its policy or policies of title insurance, as identified in Schedule A, in favor of the Proposed Insured named in Schedule A, as owner or mortgagee of the estate or interest in the land described or referred to in Schedule A, upon payment of the premiums and charges and compliance with the Requirements; all subject to the provisions of Schedules A and B and to the Conditions of this Commitment.

This Commitment shall be effective only when the identity of the Proposed Insured and the amount of the policy or policies committed for have been inserted in Schedule A by the Company.

All liability and obligation under this Commitment shall cease and terminate SIX MONTHS after the Effective Date or when the policy or policies committed for shall issue, whichever first occurs, provided that the failure to issue the policy or policies is not the fault of the Company.

The Company will provide a sample of the policy form upon request.

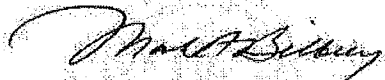
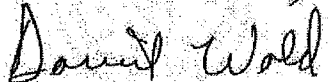
IN WITNESS WHEREOF, Old Republic National Title Insurance Company has caused its corporate name and seal to be affixed by its duly authorized officers on the date shown in Schedule A.

This Commitment shall not be valid or binding until countersigned by a validating officer or authorized signatory.

Warranty Title Insurance Company, Inc.
by: Vicki Benjamin, President


Authorized CounterSignature

OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY
A Stock Company
400 Second Avenue South, Minneapolis, Minnesota 55401
(612) 371-1111

By:  President
Attest:  Secretary

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20172723

Commitment No.: 20172723

SCHEDULE A

1. Effective Date: September 22, 2017 at 08:00 AM
2. Policy or Policies to be issued:

	Amount
a. ALTA Owners Policy (06/17/06)	TBD

Proposed Insured: TO BE DETERMINED
3. The estate or interest in the land described or referred to in this Commitment is Fee Simple.
4. Title to the Fee Simple estate or interest in the land is at the Effective Date vested in:

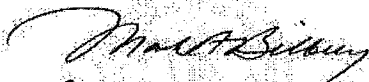
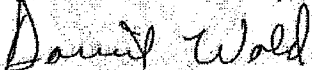
Jonathan Miller and Thomas Miller and Joseph (Joey) Miller and William Miller
5. The land referred to in the Commitment is described as follows:

SEE SCHEDULE C ATTACHED HERETO

Warranty Title Insurance Company, Inc.
by: Vicki Benjamin, President


Authorized Company Signature

OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY
A Stock Company
400 Second Avenue South, Minneapolis, Minnesota 55401
(612) 371-1111

By:  President
Attest:  Secretary



SCHEDULE B

1. Requirements:

- a. TNCare Release as to the Estate of Randal L. Miller must be obtained.
- b. Warranty Deed from Jonathan Miller and Thomas Miller and Joseph (Joey) Miller and William Miller conveying described property herein TO BE DETERMINED

Payment of the full consideration to, or for the account of, the grantors or mortgagors.

Payment of all taxes, charges, assessments, levied and assessed against subject premises, which are due and payable.

Satisfactory evidence should be had that improvements and/or repairs or alterations thereto are completed; that contractor, subcontractors, labor and materialmen are all paid.
- c. Pay the agreed amounts for the interest in the land and/or the mortgage to be insured.
- d. Pay us the premiums, fees and charges for the policy.
- e. Documents satisfactory to us creating the interest in the land and/or the mortgage to be insured must be signed, delivered and recorded.
- f. You will tell us in writing the name of anyone not referred to in this commitment who will get an interest in the land or who will make a loan on the land. We may then make additional requirements or exceptions.
- g. Payment and release of the Deed of Trust in the original principal amount of \$352,000.00 payable to F&M Bank as executed by Jonathan Miller and Thomas Miller and Joseph (Joey) Miller and William Miller on September 14, 2007 and filed for record in Book Instrument 20070919-0112130, Registers Office for Davidson County, Tennessee.
- h. Lien Affidavit must be executed by the within named owners.
- i. Subject to Notice of Waiver to be executed at time of closing.

2. Schedule B of the policy or policies to be issued will contain exceptions to the following matters unless the same are disposed of to the satisfaction of the Company:

- a. Defects, liens, encumbrances, adverse claims or other matters, if any, created, first appearing in the public records or attaching subsequent to the Effective Date but prior to the date the proposed Insured acquires for value of record the estate or interest or mortgage thereon covered by this Commitment.
- b. Any discrepancies, conflicts, easements, boundary line disputes, encroachments or protrusions, or overlapping of improvements which would be disclosed by an inspection and accurate survey of the premises.
- c. Rights and claims of parties in possession.

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- d. Mechanics', Contractors', or Materialmen's liens and lien claims, if any, where no notice thereof appears on record.
- e. Any facts, rights, interests or claims which are not shown by the public record, but which could be ascertained by an inspection of the land or by making inquiry of person(s) in possession thereof.
- f. Liens, encumbrances, or claims thereof, which are not shown by the public record.
- g. Defects, liens, encumbrances, adverse claims or other matters, if any, created, first appearing in the public records or attaching subsequent to the Effective Date but prior to the date of the proposed Insured acquires for value of record the estate or interest or mortgage thereon covered by the public record.
- h. Any adverse claim to any portion of said land which has been created by artificial means or has accreted to any such portion so created and riparian rights, if any. Taxes or assessments which are not shown as existing liens by the records of any taxing authority that levies taxes or assessments on real property or by the public records.
- i. County Taxes for the year 2016 paid in the amount of \$6,416.53 and all subsequent years, a lien but not yet due and payable. (Map & Parcel 19 13 62 part of)
- j. County Taxes for the year 2017 will be due and payable October 1 in the Estimated amount of \$6,416.53 and all subsequent years, a lien but not yet due and payable. (Map & Parcel 19 13 62 part of)
- k. City Taxes for the year 2016 paid in the amount of \$1,474.62 and all subsequent years, a lien but not yet due and payable. (Map & Parcel 19 13 62 part of)
- l. City Taxes for the year 2017 will be due and payable in the Estimated amount of \$1,474.62 and all subsequent years, a lien but not yet due and payable. (Map & Parcel 19 13 62 part of)
- m. If improvements are completed after January 1 of any year, the Law requires supplemental assessments for the year in which improvements are completed as defined by Statute. The Company assumes no liability for taxes assessed by correction pursuant to the provisions of TCA 67-5-603.
- n. Subject to easements, setback lines, notes, conditions, stipulations, etc, and all other matters as set forth per Plat of record in Instrument 20080812-0082984, and re-plat of record in Instrument 20170621-0062532, Registers Office for said County.
- o. Subject to the rights of tenants in possession under unrecorded leases.
- p. Agreement for Dedication of Easement for Sanitary Sewers of record in Book 8801, page 943 and book 4363, page 95, Register's Office for said County.
- q. Subject to the rights of tenants in possession under unrecorded leases.

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20172723

SCHEDULE C

The Land is described as follows:

Certain real property situate in Davidson County, Tennessee, and described as follows, to-wit:

BEING Lot No. 1 on the Re-Plat of Miller Finishing & Equipment Sales Subdivision, as of record in Instrument 20170621-0062532, Register's Office for Davidson County, Tennessee, to which record reference is hereby made for a more particular description thereof.

BEING the same property conveyed to Randal L. Miller by Quitclaim Deed from Catherine Ann Miller dated November 7, 2001 and filed of record in Instrument 20011212-0137370, Register's Office for Davidson County, Tennessee. The said Randal L. Miller died intestate on or about June 5, 2006. Pursuant to Affidavit of Heirships of record in Instrument 20060919-0115950, Instrument 20070919-0112129, and Instrument 20170901-00090076, the said Randal L. Miller was survived by Joseph E. Miller William Miller, Jonathan Miller and Thomas Miller.

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20172723

CONDITIONS

1. The term mortgage, when used herein, shall include deed of trust, trust deed, or other security instrument.
2. If the proposed Insured has or acquired actual knowledge of any defect, lien, encumbrance, adverse claim or other matter affecting the estate or interest or mortgage thereon covered by this Commitment other than those shown in Schedule B hereof, and shall fail to disclose such knowledge to the Company in writing, the Company shall be relieved from liability for any loss or damage resulting from any act of reliance hereon to the extent the Company is prejudiced by failure to so disclose such knowledge. If the proposed Insured shall disclose such knowledge to the Company, or if the Company otherwise acquires actual knowledge of any such defect, lien, encumbrance, adverse claim or other matter, the Company at its option may amend Schedule B of this Commitment accordingly, but such amendment shall not relieve the Company from liability previously incurred pursuant to paragraph 3 of these Conditions.
3. Liability of the Company under this Commitment shall be only to the named proposed Insured and such parties included under the definition of Insured in the form of policy or policies committed for and only for actual loss incurred in reliance hereon in undertaking in good faith (a) to comply with the requirements hereof, or (b) to eliminate exceptions shown in Schedule B, or (c) to acquire or create the estate or interest or mortgage thereon covered by this Commitment. In no event shall such liability exceed the amount stated in Schedule A for the policy or policies committed for and such liability is subject to the insuring provisions and Conditions and the Exclusions from Coverage of the form of policy or policies committed for in favor of the proposed Insured which are hereby incorporated by reference and are made a part of this Commitment except as expressly modified herein.
4. This Commitment is a contract to issue one or more title insurance policies and is not an abstract of title or a report of the condition of title. Any action or actions or rights of action that the proposed Insured may have or may bring against the Company arising out of the status of the title to the estate or interest or the status of the mortgage thereon covered by this Commitment must be based on and are subject to the provisions of this Commitment.
5. *The policy to be issued contains an arbitration clause. All arbitrable matters when the Amount of Insurance is \$2,000,000 or less shall be arbitrated at the option of either the Company or the Insured as the exclusive remedy of the parties. You may review a copy of the arbitration rules at <http://www.alta.org/>.*

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20172723

307 Church Street



OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY

**ALTA COMMITMENT FORM
COMMITMENT FOR TITLE INSURANCE**

Old Republic National Title Insurance Company, a Minnesota corporation ("Company"), for a valuable consideration, commits to issue its policy or policies of title insurance, as identified in Schedule A, in favor of the Proposed Insured named in Schedule A, as owner or mortgagee of the estate or interest in the land described or referred to in Schedule A, upon payment of the premiums and charges and compliance with the Requirements; all subject to the provisions of Schedules A and B and to the Conditions of this Commitment.

This Commitment shall be effective only when the identity of the Proposed Insured and the amount of the policy or policies committed for have been inserted in Schedule A by the Company.

All liability and obligation under this Commitment shall cease and terminate six months after the Effective Date or when the policy or policies committed for shall issue, whichever first occurs, provided that the failure to issue the policy or policies is not the fault of the Company.

The Company will provide a sample of the policy form upon request.

IN WITNESS WHEREOF, Old Republic National Title Insurance Company has caused its corporate name and seal to be affixed by its duly authorized officers on the date shown in Schedule A.

This Commitment shall not be valid or binding until countersigned by a validating officer or authorized signatory.

Warranty Title Insurance Company, Inc.
by: Vicki Benjamin, President

Vicki Benjamin
Authorized Countersignature

OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY
A Stock Company
400 Second Avenue South, Minneapolis, Minnesota 55401
(612) 371-1111

By: *David Wold* President
Attest: *David Wold* Secretary



Commitment No.: 20172722

SCHEDULE A

1. Effective Date: September 22, 2017 at 08:00 AM

2. Policy or Policies to be issued:

Amount

a. ALTA Owners Policy (06/17/06)

TBD

Proposed Insured: TO BE DETERMINED

3. The estate or interest in the land described or referred to in this Commitment is Fee Simple.

4. Title to the Fee Simple estate or interest in the land is at the Effective Date vested in:

Joseph E. Miller and William Miller and Jonathan Miller and Thomas Miller

5. The land referred to in the Commitment is described as follows:

SEE SCHEDULE C ATTACHED HERETO

Warranty Title Insurance Company, Inc.
by: Vicki Benjamin, President


Authorized Counter Signature

OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY
A Stock Company
400 Second Avenue South, Minneapolis, Minnesota 55401
(612) 371-1111

By:  President

Attest:  Secretary

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ASSOCIATION**



20172722

SCHEDULE B

1. Requirements:

- a. Warranty Deed from Joseph E. Miller and William Miller and Jonathan Miller and Thomas Miller conveying described property herein TO BE DETERMINED

Deed of Trust from securing the principal sum of \$0.00 for the benefit of .

Payment of the full consideration to, or for the account of, the grantors or mortgagors.

Payment of all taxes, charges, assessments, levied and assessed against subject premises, which are due and payable.

Satisfactory evidence should be had that improvements and/or repairs or alterations thereto are completed; that contractor, subcontractors, labor and materialmen are all paid.
- b. Pay the agreed amounts for the interest in the land and/or the mortgage to be insured.
- c. Pay us the premiums, fees and charges for the policy.
- d. Documents satisfactory to us creating the interest in the land and/or the mortgage to be insured must be signed, delivered and recorded.
- e. You will tell us in writing the name of anyone not referred to in this commitment who will get an interest in the land or who will make a loan on the land. We may then make additional requirements or exceptions.
- f. Taxes for the year 2017 will be due and payable October 1
- g. Payment and release of the Deed of Trust in the original principal amount of \$47,920.00 payable to The Farmers Bank as executed by Joseph E. Miller and wife, Mary Miller, William Miller, Jonathan Miller and wife, Sonya Nicole Miller, and Thomas Miller and wife, Heather Ann Miller on October 30, 2003 and filed for record in Book Instrument 20031106-0163312, Registers Office for Davidson County, Tennessee.
- h. Lien Affidavit must be executed by the within named owners.
- i. Subject to Notice of Waiver to be executed at time of closing.

2. Schedule B of the policy or policies to be issued will contain exceptions to the following matters unless the same are disposed of to the satisfaction of the Company:

- a. Defects, liens, encumbrances, adverse claims or other matters, if any, created, first appearing in the public records or attaching subsequent to the Effective Date but prior to the date the proposed Insured acquires for value of record the estate or interest or mortgage thereon covered by this Commitment.
- b. Any discrepancies, conflicts, easements, boundary line disputes, encroachments or protrusions, or overlapping of improvements which would be disclosed by an inspection and accurate survey of the premises.

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- c. Rights and claims of parties in possession.
- d. Mechanics', Contractors', or Materialmen's liens and lien claims, if any, where no notice thereof appears on record.
- e. Any facts, rights, interests or claims which are not shown by the public record, but which could be ascertained by an inspection of the land or by making inquiry of person(s) in possession thereof.
- f. Liens, encumbrances, or claims thereof, which are not shown by the public record.
- g. Defects, liens, encumbrances, adverse claims or other matters, if any, created, first appearing in the public records or attaching subsequent to the Effective Date but prior to the date of the proposed Insured acquires for value of record the estate or interest or mortgage thereon covered by the public record.
- h. Any adverse claim to any portion of said land which has been created by artificial means or has accreted to any such portion so created and riparian rights, if any. Taxes or assessments which are not shown as existing liens by the records of any taxing authority that levies taxes or assessments on real property or by the public records.
- i. County Taxes for the year 2016 paid in the amount of \$837.78 and all subsequent years, a lien but not yet due and payable. (Map & Parcel 19 13 61)
- j. City Taxes for the year 2016 paid in the amount of \$192.53 and all subsequent years, a lien but not yet due and payable. (Map & Parcel 19 13 61)
- k. County Taxes for the year 2017 will be due and payable Oct 1 in the Estimated amount of \$837.78 and all subsequent years, a lien but not yet due and payable. (Map & Parcel 19 13 61)
- l. City of Goodlettsville Taxes for the year 2017 will be due and payable in the Estimated amount of \$192.53 and all subsequent years, a lien but not yet due and payable. (Map & Parcel 19 13 61)
- m. If improvements are completed after January 1 of any year, the Law requires supplemental assessments for the year in which improvements are completed as defined by Statute. The Company assumes no liability for taxes assessed by correction pursuant to the provisions of TCA 67-5-603.
- n. Subject to the right of way of Church Street
- o. Agreement for Dedication of Easement for Sanitary Sewers of record in Book 8064, page 323, Register's Office for said County.
- p. NOTE: The acreage mentioned in the legal description is only for convenience in identifying the tract insured, it is not intended that this policy insure the amount of acreage.

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20172722

SCHEDULE C

The Land is described as follows:

A tract of land in the 10th Councilmanic District of Davidson County, Tennessee, said tract being that property which was conveyed to S.R. Parks, et ux, by W.C. Moncrief & Company, Inc., in a deed of record, which is recorded in Book 3406, page 265, Register's Office for Davidson County, Tennessee, (RODCT).

Beginning at a rail road spike (new), in the center of Church Street, said railroad spike being located approximately 267 south of the intersection of Church Street and Depot Street, the northwest corner of this tract, and continuing, as follows: N 88° 22' 30" E, passing a corner of a tract of land which belongs to Tandem Services Plus, having a deed reference in Book 8895, Page 447, RODCT, in the easterly margin of Church Street, and continuing in all, 144.70 feet to an iron pin (new), a corner of said tract of land which belongs to Tandem Services Plus; thence, S 04° 56' 49" E, 85.00 feet to an iron pin (new) in the center of a drain, a corner of said tract of land which belongs to Tandem Services Plus, in the northerly boundary of a tract of land which belongs to Randall L. Miller, having a deed reference in instrument No. 20011212-0137370, RODCT; thence, S 88° 22' 30" W, passing the northwest corner of said tract of land which belongs to Randall L. Miller, in the easterly margin of Church Street, and continuing in all 144.70 feet to a railroad spike (new), in the center of Church Street; Thence, N 04° 56' 49" W, 85.00 feet to the point of beginning, containing 0.28 acres or 12,279 square feet, as surveyed by Steven E. Artz, Tennessee License No. 1708, d/b/a, Steven E. Artz and Associates, Inc., 514 South Brown Street, Suite 600, Springfield, Tennessee, 37172, dated July 17, 2003.

Being the same property conveyed to Joseph E. Miller and William Miller and Jonathan Miller and Thomas Miller by Warranty Deed from Billy Glenis Parks, et al, dated October 30, 2003 and filed of record in Instrument Number 20031106-0163312, Davidson County, Tennessee.

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20172722

CONDITIONS

1. The term mortgage, when used herein, shall include deed of trust, trust deed, or other security instrument.
2. If the proposed Insured has or acquired actual knowledge of any defect, lien, encumbrance, adverse claim or other matter affecting the estate or interest or mortgage thereon covered by this Commitment other than those shown in Schedule B hereof, and shall fail to disclose such knowledge to the Company in writing, the Company shall be relieved from liability for any loss or damage resulting from any act of reliance hereon to the extent the Company is prejudiced by failure to so disclose such knowledge. If the proposed Insured shall disclose such knowledge to the Company, or if the Company otherwise acquires actual knowledge of any such defect, lien, encumbrance, adverse claim or other matter, the Company at its option may amend Schedule B of this Commitment accordingly, but such amendment shall not relieve the Company from liability previously incurred pursuant to paragraph 3 of these Conditions.
3. Liability of the Company under this Commitment shall be only to the named proposed Insured and such parties included under the definition of Insured in the form of policy or policies committed for and only for actual loss incurred in reliance hereon in undertaking in good faith (a) to comply with the requirements hereof, or (b) to eliminate exceptions shown in Schedule B, or (c) to acquire or create the estate or interest or mortgage thereon covered by this Commitment. In no event shall such liability exceed the amount stated in Schedule A for the policy or policies committed for and such liability is subject to the insuring provisions and Conditions and the Exclusions from Coverage of the form of policy or policies committed for in favor of the proposed Insured which are hereby incorporated by reference and are made a part of this Commitment except as expressly modified herein.
4. This Commitment is a contract to issue one or more title insurance policies and is not an abstract of title or a report of the condition of title. Any action or actions or rights of action that the proposed Insured may have or may bring against the Company arising out of the status of the title to the estate or interest or the status of the mortgage thereon covered by this Commitment must be based on and are subject to the provisions of this Commitment.
5. *The policy to be issued contains an arbitration clause. All arbitrable matters when the Amount of Insurance is \$2,000,000 or less shall be arbitrated at the option of either the Company or the Insured as the exclusive remedy of the parties. You may review a copy of the arbitration rules at <http://www.alta.org/>.*

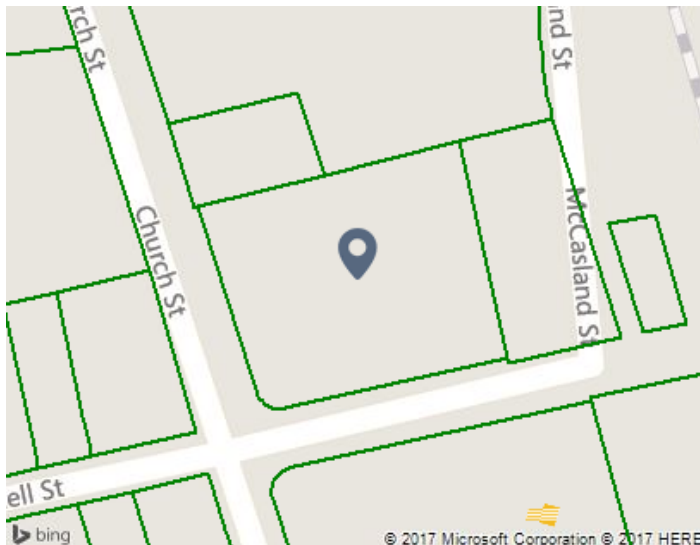




Monday, June 26, 2017

LOCATION

Property Address	200 Connell St Goodlettsville, TN 37072	
Subdivision	Miller Finishing & Equipment Sales	
County	Davidson County, TN	



PROPERTY SUMMARY

Property Type	Industrial
Land Use	Light Manufacturing
Improvement Type	Warehouse
Square Feet	14581

GENERAL PARCEL INFORMATION

Parcel ID/Tax ID	019-13-0-062.00
Alternate Parcel ID	
Account Number	
District/Ward	GO
2010 Census Trct/Blk	103.02/2
Assessor Roll Year	2016

CURRENT OWNER

Name	Miller Jonathan Thomas & Joseph & Wm
Mailing Address	Po Box 962 Goodlettsville, TN 37070-0962

SALES HISTORY THROUGH 06/01/2017

Date	Amount	Buyer/Owners	Buyer/Owners 2	Instrument	No. Parcels	Book/Page Or Document#
6/5/2006		Miller Jonathan & Thomas & Joseph & Wm				200709190112129
6/5/2006		Miller Jonathan & Thomas & Joseph & William			2	200609190115950
11/7/2001		Miller Randal L		Quit Claim Deed		200112120137370
10/10/1996		Miller Randal L & Catherine B		Quit Claim Deed		10229/544
9/23/1981	\$180,000	Miller Randal L		Warranty Deed		5798/174
10/22/1980	\$180,000	Miller Randal L		Quit Claim Deed		5716/686
4/1/1977	\$75,000	Miller R L & D L D/B/A Miller & Co		Warranty Deed		5131/145
11/26/1976	\$32,000	Peay Joe M		Warranty Deed		5107/588
11/16/1972		Peay Joe M & McCord John		Warranty Deed		4657/121

TAX ASSESSMENT

Appraisal	Amount	Assessment	Amount	Jurisdiction	Rate
Appraisal Year	2016	Assessment Year	2016	Goodlettsville	0.9018
Appraised Land	\$163,100	Assessed Land		General Service District	3.924
Appraised Improvements	\$245,700	Assessed Improvements			
Total Tax Appraisal	\$408,800	Total Assessment	\$163,520		
		Exempt Amount			
		Exempt Reason			

TAXES

Tax Year	City Taxes	County Taxes	Total Taxes
2016	\$1,474.62	\$6,416.52	\$7,891.14
2015	\$1,474.62	\$6,416.52	\$7,891.14
2014	\$1,474.62	\$6,416.52	\$7,891.14
2013	\$1,436.52	\$6,416.52	\$7,853.04

MORTGAGE HISTORY

No mortgages were found for this parcel.

PROPERTY CHARACTERISTICS: BUILDING

Building # 1

Type	Warehouse	Condition		Units	1
Year Built	1973	Effective Year	1980	Stories	1
BRs		Baths	F H	Rooms	
Total Sq. Ft.	11,221				

Building Square Feet (Living Space)

Base Area 10740

Com Ad Mtl T 481

Building Square Feet (Other)

Att Canopy 180

Loading Dock 384

- CONSTRUCTION

Quality		Roof Framing	
Shape		Roof Cover Deck	
Partitions		Cabinet Millwork	
Common Wall		Floor Finish	
Foundation		Interior Finish	
Floor System		Air Conditioning	Central
Exterior Wall	Prefinished Metal	Heat Type	Heat & Cooling Pkg.
Structural Framing	Steel	Bathroom Tile	
Fireplace		Plumbing Fixtures	

- OTHER

Occupancy		Building Data Source	
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PROPERTY CHARACTERISTICS: BUILDING

Building # 2

Type	Warehouse	Condition		Units	1
Year Built	1973	Effective Year	1973	Stories	1
BRs		Baths	F H	Rooms	
Total Sq. Ft.	3,360				

Building Square Feet (Living Space)

Base Area 3360

Building Square Feet (Other)

Att Canopy 1252

- CONSTRUCTION

Quality		Roof Framing	
Shape		Roof Cover Deck	
Partitions		Cabinet Millwork	
Common Wall		Floor Finish	
Foundation		Interior Finish	

Floor System		Air Conditioning	
Exterior Wall	Prefinished Metal	Heat Type	Unit Heater
Structural Framing	Steel	Bathroom Tile	
Fireplace		Plumbing Fixtures	
- OTHER			
Occupancy		Building Data Source	

PROPERTY CHARACTERISTICS: EXTRA FEATURES

Feature	Size or Description	Year Built	Condition
Cc Paving	5250		
Asp Paving	3500		
Asp Paving	10000		
Cc Paving	5626		

PROPERTY CHARACTERISTICS: LOT

Land Use	Light Manufacturing	Lot Dimensions	216 X 192
Block/Lot	/1	Lot Square Feet	46,609
Latitude/Longitude	36.325849°/-86.710870°	Acreage	1.07

PROPERTY CHARACTERISTICS: UTILITIES/AREA

Gas Source		Road Type	
Electric Source		Topography	
Water Source		District Trend	
Sewer Source		Special School District 1	
Zoning Code	6Zz: City Of Goodlettsville	Special School District 2	
Owner Type			

LEGAL DESCRIPTION

Subdivision	Miller Finishing & Equipment Sales	Plat Book/Page	
Block/Lot	/1	District/Ward	GO
Description	Lot 1 Miller Finishing And Equipment Sales Sub / Neighborhood Code And Name: 9306 Goodlettsville Ind		

FLOOD ZONE INFORMATION

Zone Code	Flood Risk	BFE	Description	FIRM Panel ID	FIRM Panel Eff. Date
X	Minimal		Area of minimal flood hazard, usually depicted on FIRMs as above the 500-year flood level.	47037C0129G	11/21/2002



Monday, June 26, 2017

LOCATION

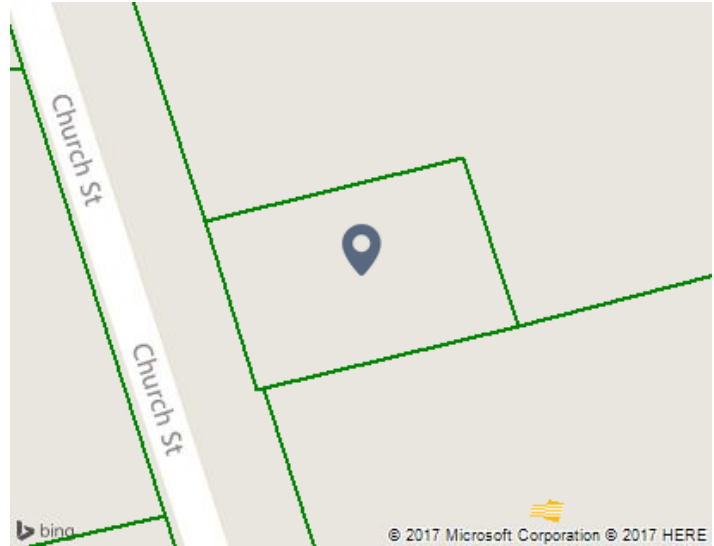
Property Address	307 Church St Goodlettsville, TN 37072-1430
Subdivision	
County	Davidson County, TN

PROPERTY SUMMARY

Property Type	Residential
Land Use	Single Family Dwelling
Improvement Type	Single Fam
Square Feet	704

GENERAL PARCEL INFORMATION

Parcel ID/Tax ID	019-13-0-061.00
Alternate Parcel ID	
Account Number	
District/Ward	GO
2010 Census Trct/Blk	103.02/2
Assessor Roll Year	2016



CURRENT OWNER

Name	Miller Joseph E Et Al
Mailing Address	1018 Lorilei Ln Springfield, TN 37172-7306

SALES HISTORY THROUGH 06/01/2017

Date	Amount	Buyer/Owners	Buyer/Owners 2	Instrument	No. Parcels	Book/Page Or Document#
10/30/2003	\$45,000	Miller Joseph E Et Al		Warranty Deed		200311060163311
10/22/2003		Parks S R & Tommie T Heirs				200311060163303
10/22/2003		Parks S R & Tommie T Heirs				200311060163302
10/22/2003		Parks S R & Tommie T Heirs				200311060163301
7/21/1962		Parks S R Etux		Warranty Deed		3406/265

TAX ASSESSMENT

Appraisal	Amount	Assessment	Amount	Jurisdiction	Rate
Appraisal Year	2016	Assessment Year	2016	Goodlettsville	0.9018
Appraised Land	\$40,000	Assessed Land		General Service District	3.924
Appraised Improvements	\$45,400	Assessed Improvements			
Total Tax Appraisal	\$85,400	Total Assessment	\$21,350		
		Exempt Amount			
		Exempt Reason			

TAXES

Tax Year	City Taxes	County Taxes	Total Taxes
2016	\$192.53	\$837.77	\$1,030.30
2015	\$192.53	\$837.77	\$1,030.30
2014	\$192.53	\$837.77	\$1,030.30

2013 \$187.56 \$837.77 \$1,025.33

MORTGAGE HISTORY

Date	Loan Amount	Borrower	Lender	Book/Page or Document#	Assignments/ Releases
10/30/2003	\$47,920	Miller Joseph E Miller Mary	Farmers & Merchants Bank	200311060163312	

PROPERTY CHARACTERISTICS: BUILDING

Building # 1

Type	Single Fam	Condition		Units	1
Year Built	2006	Effective Year	2006	Stories	1
BRs	2	Baths	1 F H	Rooms	4

Total Sq. Ft. 704

Building Square Feet (Living Space)

Base Area 704

Building Square Feet (Other)

Open Pch 70

- CONSTRUCTION

Quality		Roof Framing	
Shape		Roof Cover Deck	
Partitions		Cabinet Millwork	
Common Wall		Floor Finish	
Foundation	Crawl/Raised	Interior Finish	
Floor System		Air Conditioning	Central
Exterior Wall	Frame/Shingle/Siding	Heat Type	Heat & Cooling Pkg.
Structural Framing		Bathroom Tile	
Fireplace		Plumbing Fixtures	

- OTHER

Occupancy

Building Data Source

PROPERTY CHARACTERISTICS: EXTRA FEATURES

No extra features were found for this parcel.

PROPERTY CHARACTERISTICS: LOT

Land Use	Single Family Dwelling	Lot Dimensions	80 X 125
Block/Lot		Lot Square Feet	10,019
Latitude/Longitude	36.326171°/-86.711218°	Acreage	0.23

PROPERTY CHARACTERISTICS: UTILITIES/AREA

Gas Source		Road Type	
Electric Source		Topography	
Water Source		District Trend	
Sewer Source		Special School District 1	
Zoning Code	6Zz: City Of Goodlettsville	Special School District 2	
Owner Type			

LEGAL DESCRIPTION

Subdivision		Plat Book/Page	
Block/Lot		District/Ward	GO
Description	E Side Church St N Of Connell St / Neighborhood Code And Name: 9306 Goodlettsville Ind		

FLOOD ZONE INFORMATION

Zone Code	Flood Risk	BFE	Description	FIRM Panel ID	FIRM Panel Eff. Date
X	Minimal		Area of minimal flood hazard, usually depicted on FIRMs as above the 500-year flood level.	47037C0129G	11/21/2002

ZONNING MAP INDEX

NOVEMBER 12, 2015

ZONING DISTRICTS

RESIDENTIAL DISTRICTS:

- A Agricultural
- R-40 Low Density Residential
- R-25 Low Density Residential
- R-15 Medium Density Residential
- R-10 Medium Density Residential
- R-7 High Density Residential
- MH Mobile Home Park District

COMMERCIAL DISTRICTS:

- CC Core Commercial District
- CG Commercial General District
- CS Commercial Service District
- CSL Commercial Service Limited District

INDUSTRIAL DISTRICTS:

- IR Industrial Restrictive
- IG Industrial General District

PLANNED UNIT DEVELOPMENT DISTRICTS:

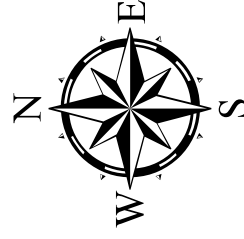
- LDRPUD Low Density Residential Planned Unit Development
- HDRPUD High Density Residential Planned Unit Development
- CPUD Commercial Planned Unit Development
- CPUDL Commercial Planned Unit Development Limited
- GOPUD General Office Planned Unit Development
- ROPUD Restricted Office Planned Unit Development

*DAVIDSON AND SUMNER COUNTY FLOOD INSURANCE

RATE MAPS

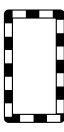



are available in Planning/Development Services Department and can be searched and viewed on-line at the FEMA Flood Map Service Center <https://msc.fema.gov>.

Goodlettsville City Limits

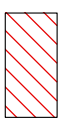








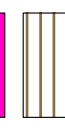


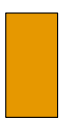

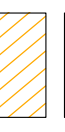


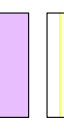
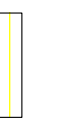



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Page 1	Page 9	Page 17	Page 27	Page 37	
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Page 5	Page 13	Page 21	Page 31	Page 41	
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		Page 24	Page 34		

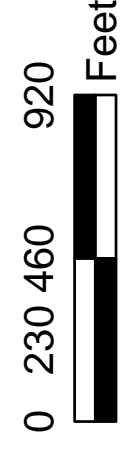
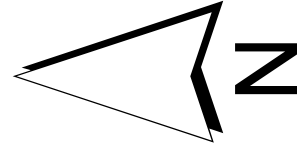
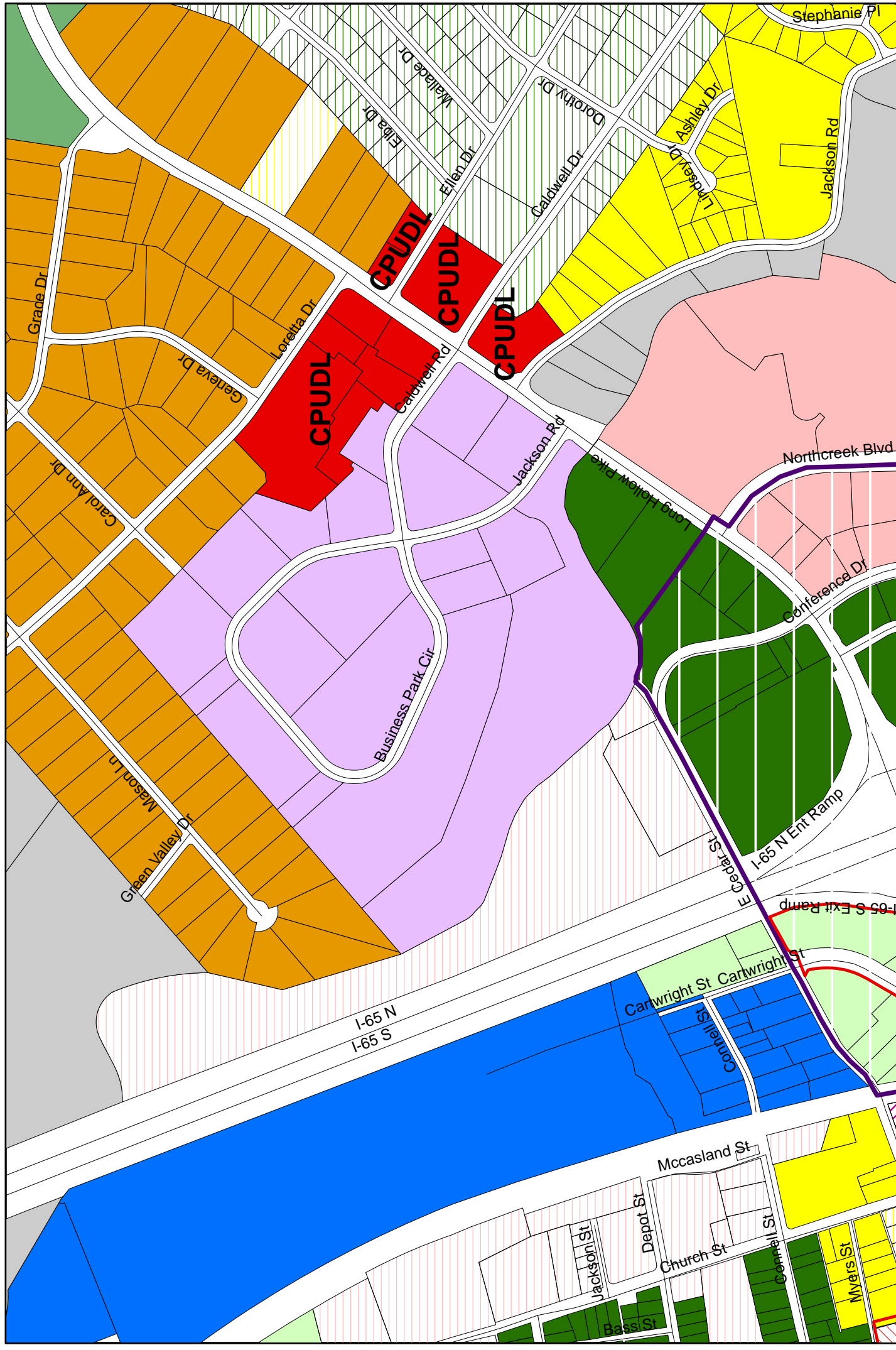
Legend

-  City Limits
-  CCO
-  INT OVERLAY
-  Zoning Line

Parcels

- | | | | | | | | | | | | | | | | | | | | | |
|-------------|---|---|---|---|---|--|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| Zone |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |
|-------------|---|---|---|---|---|--|---|---|---|---|---|---|---|---|---|---|---|---|---|---|

Continued on Page 10



Continued on Page 19

Continued on Page 30

Continued on Page 21

(b) Use provisions. Within the interchange overlay district, only the following uses shall be permitted:

- (i) Fuel and service stations
- (ii) Hotels and motels
- (iii) Restaurants and drive-in restaurants
- (iv) Wireless communications facilities. (Ord. #06-674, June 2006, as amended by Ord. #13-806, Dec. 2013, Ord. #14-817, May 2014, Ord. #14-819, Aug. 2014, #15-843, April 2015, Ord. #15-837, June 2015, and Ord. #16-873, Aug. 2016)

14-207. Industrial district regulations. (1) Statement of purpose. The industrial districts established by this ordinance are designed to provide sufficient space, in appropriate locations, to meet the needs for industrial expansion within the city; to encourage industrial development which is free from hazards to the public health and from other objectionable influences; to protect industrial activities against congestion, encroachment, and other adverse characteristics; to protect adjacent residential and commercial areas from offensive influences; and to promote the most efficient and desirable use of land. Within each industrial district, all uses are subject to the performance standards established in § 14-211 of this chapter.

(2) Purposes of industrial districts. Each industrial district has specific purposes as indicated below:

(a) Restrictive industrial district. This class of district is intended to provide space for a range of industrial and related uses which conform to a high level of performance standards and have the least objectionable characteristics. It is required that all operations of such establishments be carried on within completely enclosed buildings thus providing a standard of development which removes most adverse characteristics that affect neighboring properties. These districts may provide a buffer between other districts and other industrial activities which have more objectionable influences. New residential activities are excluded, and community facilities and commercial establishments which provide needed services for industry and are complementary thereto are permitted.

(b) General industrial district. This class of district is intended to provide space for the types of industrial activities which by reason of volume of raw materials or freight, scale of operations, type of structures required, or other similar characteristics require locations relatively well separated from non-industrial uses. Performance standards must still be met. New residential activities are excluded, and commercial establishments and community facilities which provide needed services for industry and are complementary thereto are permitted.

(3) Use and structure provisions. The uses and structures indicated herein may be permitted within the various commercial districts only in manner and subject to any specific design criteria that apply.

(a) Uses permitted.

(i) Principal permitted uses. Principal permitted uses for both industrial districts are listed in Table I as presented in Appendix A.

(ii) Permitted accessory uses. In addition to the principal permitted uses, each activity type may include accessory activities or structures customarily associated with, and appropriate, incidental, and subordinate to the principal activity located on the same zone lot. These include, but are not necessarily limited to the following:

(A) Off-street parking and loading serving a principal activity, whether located on the same zone lot or on a different zone lot, but only if the facilities involved are reserved for the residents, employees, patrons or other persons participating in the principal activity.

(B) Child care for pre-teenage children when operated by a health care, commercial or industrial activity where the care is provided solely for the children of their employees. The facility shall be located on the same zone lot as the principal activity and meet all applicable state and local regulations for a day care center for children.

(C) Residential occupancy in connection with a principal non-residential activity on the same zone lot, but only if:

(1) No more than one (1) dwelling or rooming unit is permitted,

(2) The unit is occupied by person(s) employed in the principal non-residential activity located upon the zone lot, and

(3) The non-residential activity does not constitute a hazardous occupancy.

(4) Operation of a cafeteria for employees, residents, patrons or others participating in the principal activity by an organization engaged in a community facility activity on the same zone lot. Where the principal activity is permitted by conditional use only, an accessory cafeteria must be approved as a part of the action granting said permit.

(5) Signs permitted in accordance with the Goodlettsville Sign Ordinance.

(b) Conditional uses. Conditional uses permitted for consideration of the board of zoning appeals as established in Table I.

(c) Prohibited uses. Any use or structure not specifically permitted by right or conditional use as presented in Table I is

prohibited. Additionally, adult-oriented establishments as defined in § 14-201(3).

(4) Bulk, lot, and open space requirements. The regulations appearing below apply to zone lots and buildings or other structures, located on any zone lot or portion of a zone lot including all new developments, enlargements, extensions, or conversions.

(a) Minimum lot size. Within all industrial districts, the minimum size lot and width of lot (measured at the street line) used for permitted purposes shall be as established in Table IV as presented in Appendix A.

(b) Maximum lot coverage. Within all industrial districts, the maximum lot coverage by all buildings shall not exceed the percentage of lot area as established in Table IV as presented in Appendix A.

(c) Maximum floor area ratio. Within all industrial districts, the maximum permitted floor area ratio shall be as established in Table IV as presented in Appendix A.

(d) Maximum permitted height. No building shall exceed the height requirements as established in Table IV as presented in Appendix A.

(e) Yard regulations. Within all industrial districts, the minimum yard regulations established in Table IV as presented in Appendix A shall apply.

(5) Other regulations. The following regulations are supplementary and apply as indicated:

(a) Special provisions applying to required yards and building setbacks along district boundaries coincident with side or rear lot line of zone lot in any residential district

In all industrial districts, along such portion of the boundary of an industrial district which coincides with a lot line of a zone lot in any residential district or in a PUD, OP, or CSL district, the following yard provisions shall apply:

(i) Special front setback. Regardless of the front yard provisions established for any industrial district, no building located on any zone lot adjacent to any residential, PUD, OP, or CSL district with frontage on the same street shall extend closer to the street than the average of the distances of the buildings located within one hundred feet (100') of the lot whereon the industrial activity is located; provided that no building shall be required to setback more than twice the minimum front yard applicable within the commercial district.

(ii) Special side and rear yards. Along all portions of the boundary of any industrial zoned lot where such lot abuts or is contiguous to a side or rear yard of any residential, PUD, OP, or CSL, zone lot, the minimum yards within the industrial district shall generally conform to the respective yard requirements for the

adjoining other district. However, in no instance shall any rear or side yard required herein have a minimum width or depth of less than ten feet (10').

(iii) Buffer yards. Along all portions of the boundary of any industrial zone lot where such lot abuts or is contiguous to any other use as specified in the transitional screening matrix contained in § 14-208(5)(p), a buffer yard shall be provided in accordance with the matrix

(iv) Screening along residential district boundaries. To assist in the prevention of the transmission of light and noise from within any industrial district into any abutting residential district, screening shall be required where such district abuts or is contiguous to any residential district, without an intervening street, alley, or other public way. Such screening shall be provided within the industrial district, but not within a public street or alley, along the entire contiguity of said districts. Screening shall be provided in accordance with the provisions of § 14-208(5)(p).

(b) Use of required yard areas

(i) Within the IR districts, all required yards shall be landscaped provided that a driveway or parking area may penetrate not more than one-half (1/2) of any required side or rear yard subject to the provisions of § 14-207(5)(a) above. The front yard may be crossed by driveways or sidewalks but shall not be used for parking.

(ii) Within the IG districts, the front yard shall be landscaped but may be crossed by driveways or sidewalks. All other required yard areas may be used for walkways, driveways, or parking areas.

(iii) Within all industrial districts in which gasoline sales are permitted, an overhead canopy that is open on all sides may encroach into the required building setback to within twenty-five feet (25') of the street right-of-way.

(c) Exterior storage.

(i) Within the IG districts, exterior storage of goods, materials, or chattel is permitted only in the rear of the principal building provided that vehicular, craft, and related equipment sales may be permitted to display such in the front or side subject to required yard provisions. Waste disposal receptacles shall be located in the rear of the principal building and shall be appropriately screened from public view.

(ii) Within the IR districts, exterior storage of goods, materials, or chattel is prohibited. Waste disposal receptacles shall be located in the rear of the principal buildings and shall be located inside an enclosure that is constructed of similar materials

as the principal building. Such enclosure shall be appropriately screened from public view.

(iii) All exterior storage areas shall be surfaced to provide a durable, dust-free surface. All areas shall be graded and drained so as to dispose of all surface water accumulated within the area.

(iv) Except for vehicular, craft, and related equipment sales activities, all exterior storage areas shall be screened from public view by a suitable fence, wall, or plant material screen. Fences and walls shall not exceed fifteen feet (15') in height, and metal materials shall be prohibited. All stored materials shall be kept at least one foot (1') below the top of such wall, fence, or screen.

(v) Utilities. All utility services connections shall be underground and shall commence at the property line unless otherwise approved by the Goodlettsville Municipal/Regional Planning Commission. All lighting plans must meet Nashville Electric Services street lighting design manual standards and any subsequent amendments to such manual and be approved by the Goodlettsville Planning Commission. (Ord. #06-674, June 2006)

14-208. Supplementary district regulations. (1) Regulations applicable to all districts. (a) Visibility at intersections. On a corner lot in any district nothing shall be erected, placed, planted, or allowed to be grown in such a manner as materially to impede vision between a height of two and one-half (2 1/2) and ten feet (10') above the center line grades of the intersecting streets in the area bounded by the street lines of such corner lots and a line joining points along said street lines fifty feet (50') from the point of the intersection.

(b) Fences, walls, and hedges. Notwithstanding other provisions of this ordinance, fences, walls, and hedges may be permitted in any required yard, or along the edge of any yard except as prohibited in § 14-208(1)(a) above.

In any residential district, no fence or wall shall exceed eight feet (8') in height and shall not extend past the front of the principal building. Between the front of the principal building and the street right-of-way, no fence or wall shall exceed six feet (6') in height.

In commercial or industrial districts, no fence or wall shall exceed fifteen feet (15') in height and shall not extend past the front of the principal building. Between the front of the principal building and the street right-of-way, no fence or wall shall exceed six feet (6') in height.

The height of such fences and walls shall be measured from the finished grade to top of the individual sections. Such sections may be measured separately and averaged.

(c) In all residential districts, except for residential planned unit development districts, no lots shall have erected thereon more than

ACTIVITY	A	R40	R25	R15	R10	R7	<u>LDR MDR HDR</u> PUD	MHP*	OP	CSL	CS	CG	CC	INT ****	<u>CP CPL GO RO</u> PUD	IR	IG
Consumer Repair Services	N	N	N	N	N	N	N	N	N	C	P	P	C	N	P	P	P
Construction Sales and Services	N	N	N	N	N	N	N	N	N	N	P	P	N	N	N	N	P
Convenience Commercial	N	N	N	N	N	N	N	P***	N	P	P	P	N	P	P	P	P
Entertainment & Amusement Services	N	N	N	N	N	N	N	N	C	C	P	P	N	N	P	N	N
Financial, Consultive & Administrative	N	N	N	N	N	N	N	N	P	P	P	P	P	N	P	P	N
Food & Beverage Services	N	N	N	N	N	N	N	N	P	P	P	P	P	P	P	P	P
Food Service Drive-in & Drive-thru	N	N	N	N	N	N	N	N	N	P	P	P	N	P	P	N	P
General Business and Communication Service	N	N	N	N	N	N	N	N	P	P	P	P	P	N	P	N	P
General Personal Services	N	N	N	N	N	N	N	N	P	P	P	P	P	N	P	P	N
General Retail Trade	N	N	N	N	N	N	N	N	N	P	P	P	P	P	P	P	N
Group Assembly	N	N	N	N	N	N	N	N	N	N	C	N	C	N	N	N	N
Medical Services	N	N	N	N	N	N	N	N	P	P	P	P	P	N	P	P	N
Scrap Operations	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N
Transient Habitation																	
Hotel	N	N	N	N	N	N	N	N	N	P	P	P	N	P	N	N	N
Motel	N	N	N	N	N	N	N	N	N	P	P	P	N	P	N	N	N
Extended Stay Hotel/Motel	N	N	N	N	N	N	N	N	N	C	C	C	N	P	N	N	N
SRO	N	N	N	N	N	N	N	N	N	N	N	N	N	P	N	N	N
Transport & Warehousing	N	N	N	N	N	N	N	N	N	N	N	P	N	N	N	N	P
Undertaking Services	N	N	N	N	N	N	N	N	N	P	P	P	N	N	N	N	N
Vehicular, Craft & Related Equipment Sales	N	N	N	N	N	N	N	N	N	N	P	P	N	N	N	N	P
Wholesale Sales	N	N	N	N	N	N	N	N	N	N	P	P	N	N	N	N	P

Change 2, May 11, 2017

ACTIVITY	A	R40	R25	R15	R10	R7	<u>LDR MDR HDR</u> PUD	MHP*	OP	CSL	CS	CG	CC	INT ***	<u>CP CPL GO RO</u> PUD	IR	IG
Tourist Oriented Limited Manufacturing****	N	N	N	N	N	N	N	N	N	C	C	C	C	C	N	N	N
MANUFACTURING ACTIVITIES																	
Limited	N	N	N	N	N	N	N	N	N	N	N	P	N	N	N	N	P
Intermediate	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	P
Extensive	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N
AGRICULTURAL, RESOURCE PRODUCTION AND EXTRACTIVE ACTIVITIES																	
Agricultural Services	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N
Crop & Animal Raising	P	C	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N
Mining & Quarrying	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N
Plant & Forest Nurseries	P	C	N	N	N	N	N	N	N	N	P	P	N	N	N	N	N
Confined Animal Feeding Operations	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N

- P - Permitted Use
- N - Not a Permitted Use
- C - Permitted Only by Conditional Use
- *Mobile Home Park

**All such facilities are prohibited with the exception of Day Care Homes as defined in Section 14-1409(e)(2)(g) which shall be permitted by conditional use only.

***May be considered only when the PUD contains 200 dwelling units or more. (as amended by Ord. #12-784, Aug. 2012)

****Interchange Overlay District limitation of uses per Ord. #13-806.

*****Tourist Oriented Limited Manufacturing permitted in CG and IR zoning districts and conditional use would only apply for alcoholic beverages.

(as amended by Ord. #15-850, Nov. 2015, Ord. #16-856, Feb. 2016, Ord. #16-869, July 2016, Ord. #17-883, Jan. 2017, and Ord. #17-886, Jan. 2017)

BOTANICAL NAME	COMMON NAME
Taxus x media 'Densiformis'	Densiformis Yew

APPENDIX C

The following cross index lists many types of land uses and references the activity classification in which the use is located for regulatory purposes and which is further detailed in § 14-202. The index does not necessarily include all possible land uses. Some uses may fall into more than one classification depending upon the use characteristics.

Land Use

Activity Classification

A

Accounting, Auditing, & Bookkeeping Services	Financial, Consultative & Administrative Services
Advertising Agencies & Services	General Business/Communication Services
Adjustment, Collection & Credit Reporting Agencies	General Business/Communication Services
Aeronautical Devices	Extensive Impact Facilities
Agricultural Credit Institution	Financial, Consultative & Administrative Services
Air Cargo Terminals, Airports, Heliports	Extensive Impact Facilities
Airports, Air Cargo Terminals, Heliports, or Other Aeronautical Devices	Extensive Impact Facilities
Amusement Parks	Group Assembly
Antique & Second Hand Merchandise Stores	General Retail Trade
Apparel, Piece Goods, & Notions	Wholesale Sales
Aquariums	Cultural/Recreational Services
Arcades - Coin Operated Amusement	Entertainment/Amusement Services
Architectural Services	Financial, Consultative & Professional Services
Art & Music Schools	General Personal Services
Art Galleries	Cultural/Recreational Services, Entertainment & Amusement
Artists Studios (Excluding Commercial Artists)	Entertainment/Amusement Services
Associations for Physically or Mentally Handicapped Persons	Medical Services
Attorneys & Law Offices	Financial, Consultative & Professional Services
Auditing, Accounting, Bookkeeping Services	Financial, Consultative & Administrative Services
Auditoriums	Extensive Impact Facilities, Entertainment &

Auto Cleaning & Repair Services	Amusement Services
Auto Repair & Auto Cleaning Services	Automotive Repair/Cleaning
Auto Glass Repair & Replacement Shops	Automotive Repair/Cleaning
Auto Inspection & Diagnostic Services	Automotive Repair/Cleaning
Auto Minor Repairs	Automotive Repair/Cleaning
Auto Paint Shops	Automotive Servicing
Auto Towing Services	Automotive Repair/Cleaning
Automobile Clubs	Automotive Repair/Cleaning
	General Business/Communication Services
Automobile Junk Yards	Salvage Operations
Automotive Parts (No Exterior Storage)	General Retail Trade
B	
Bakeries	Convenience Commercial
Bandstands	Extensive Impact Facilities
Banking & Bank-Related Functions	Financial, Consultative & Professional Services
	Convenience Commercial & General Personal
Barber & Beauty Schools	General Retail Trade
	Entertainment/Amusement Services
Bathing Suit Stores	Cultural/Recreational Services
Batting & Golf Driving Ranges	Convenience Commercial
Beaches	General Retail Trade
Beauty Shops	Wholesale Sales
Bedding & Linen Stores	General Business/Communication Services
Beer, Wine, & Distilled Alcoholic Beverages	Entertainment/Amusement Services
Better Business Bureaus	Vehicular/Craft/Related Equipment
Billiard Parlors & Bowling Alleys	General Retail Trade
Boat & Motor Dealers	
Book & Stationery Stores (Excluding Adult Bookstores)	Financial, Consultative & Professional
Bookkeeping Services	Cultural/Recreational Services
Botanical Gardens	Entertainment/Amusement Services
Bowling Alleys & Billiard Parlors	Construction Sales & Services
Builder's Hardware	Construction Sales & Services
Building Contractors	Extensive Impact Facilities
Bus Terminals	Transport & Warehousing
Bus & Truck Maintenance & Repair	General Personal Services
Business Schools	

C

Camera Stores	General Retail Trade
Camp Grounds (Commercial)	Group Assembly
Candy, Nut & Confectionery Stores	General Retail Trade
Car Washes	Automotive Repair/Cleaning
Carpentering Contractors	Construction Sales & Services
Cemeteries	Undertaking Services
Cemeteries, Columbariums, & Mausoleums	Intermediate Impact Facilities
Centers for Observation or Rehabilitation	Health Care Facilities
Chamber of Commerce	General Business/Communication Services
Chapels	Religious Facilities
Chemicals & Allied Products	Wholesale Sales
Child Care Facilities	Personal/Group Care Facilities
Children's & Infant's Stores	General Retail Trade
Chiropractors Offices	Medical Services
Churches	Religious Facilities
City, County, State, & Federal Offices	Administrative Services
Civic, Social, Fraternal, & Philanthropic	Community Assembly
Civil Defense Facilities	Administrative Services
Cleaning Services (Commercial)	General Business/Communication
Clothing Stores (Family)	General Retail Trade
Clothing Rental Agencies	General Personal Services
Clocks, Watch & Jewelry Repair	Consumer Repair Services
Clubs Private (nonprofit)	Community Assembly
Clubs (Automotive)	General Business/Communication Services
Coin Operated Amusement Arcades	Entertainment/Amusement Services
Collection, Adjustment & Credit Reporting Agencies	General Business/Communication Services
Colleges, Junior Colleges, & Universities, excluding Profit Making Business Schools	Intermediate Impact Facilities
Columbariums, Cemeteries & Mausoleums Facilities	Intermediate Impact
Commercial (Recreational) Resorts	Group Assembly
Commercial Boat Docks, Marinas, & Yacht Clubs	Intermediate Impact Facilities
Commercial Camp Grounds	Group Assembly
Commercial Cleaning Services	General Business/Communication Services
Commercial Sports Arenas &	Group Assembly

Playing Fields	
Commercial Testing Laboratories	General Business/Communication
Communications Services	General Business/Communication
Computer & Data Processing Services	General Business/Communication
Concrete Contractors	Construction Sales & Service
Confectionary, Candy & Nut Stores	General Retail Trade
Consignment Stores	General Retail Trade
Consulting Scientists	Medical Services
Contractors (Carpentering)	Construction Sales & Services
Contractors (Concrete)	Construction Sales & Services
Contractors (Electrical/Heating)	Construction Sales & Services
Contractors (Excavation)	Construction Sales & Services
Contractors (Plumbing)	Construction Sales & Services
Convalescent Homes	Health Care Facilities
Convents or Monasteries	Religious Facilities
Cookware Stores	General Retail Trade
Correction & Detention Institutions	Extensive Impact Facilities
County, City, State & Federal Offices	Administrative Services
Court Buildings	Administrative Services
Credit Reporting, Adjustment, & Collection Agencies	General Business/Communication
Credit Unions	Financial, Consultative & Administrative
Curtain, Drapery & Upholstery Stores	General Retail Trade
Custom Tailors	General Retail Trade
Cutlery Stores	General Retail Trade
D	
Dairy Products Stores	General Retail Trade
Dancing Schools/Exercise Studios	Entertainment/Amusement Services & General Personal Services
Data Process & Computer Services	General Business/Communication
Day Care Facilities (Children)	Personal/Group Care Facilities
Decorating, Painting & Paper Hanging Services	Construction Sales & Services
Dental Offices & Laboratories	Medical Services
Department Stores	General Retail Trade
Detective Agencies & Protective Services	General Business/Communication
Detention Institutions	Extensive Impact Facilities
Diagnostic Service for Automobiles	Automotive Repair/Cleaning
Direct Selling Organization	General Retail Trade

Distilled Alcoholic Beverages, Beer & Wine	Wholesale Sales
Drafting Services	General Business/Communication
Drag Strips	Group Assembly
Drapery, Curtain, & Upholstery Stores	General Retail Trade
Drive-In Restaurants	Food Service Drive-In
Driving Schools	General Personal Services
Drug Stores & Proprietary Stores	Convenience Commercial & General Retail
Drugs, Drug Proprietary, & Sundries	Wholesale Sales
Dry Cleaning, Laundry Pick-up Stations	Convenience Commercial
E	
Educational & Scientific Research Services	Medical Services
Electric, Gas, Water & Sewer Distribution & Collection Lines	Essential Services
Electrical & Gas Substations	Essential Services
Electrical Goods & Appliances	Wholesale Sales
Electrical, Heating & Plumbing Contractors	Construction Sales & Service
Electrical, Heating & Plumbing Supplies	Building Supplies/Farm Equipment
Electrical Repair Shops	Consumer Repair Services
Electricity Generating Facilities & Transmission Lines	Extensive Impact Facilities
Employment, Personnel, & Temporary Help Services	General Business/Communication
Engineering, Architectural, & Planning Services	Medical & Professional Services
Equipment & Supplies (Farming)	General Retail Trade
Excavation Contractors	Construction Sales & Services
Exercise Studios/Dancing Schools	Entertainment/Amusement Services/ & General Personal Services
Exhibition Halls & Auditoriums	Entertainment/Amusement Services
Extended Stay Hotel/Motel	Transient Habitation
Exterminating Services	General Business/Communication
F	
Family Clothing Stores	General Retail Trade
Farm Equipment & Supplies	Building Materials/Farm Equipment
Farm Products Raw Materials	Wholesale Sales

Farm Supplies	Wholesale Sales
Fast Food Restaurants with Drive-Thru Service	Food Service Drive-In
Feed Milling & Sales	Building Materials/Farm Equipment
Fire Department Facilities	Administrative Services
Federal, City, County & State Offices	Administrative Services
Festivals (Nonprofit, Temporary)	Community Assembly
Floor Covering Stores	General Retail Trade
Florists	General Retail Trade
Food Lockers	Transport & Warehousing
Fruit Stores & Vegetable Markets	General Retail Trade
Fuel Sales & Services	Automotive Repair/Cleaning
Fuel Transmission Lines & Facilities (Major)	Extensive Impact Facilities
Funeral Homes	Undertaking Services
Furniture & Home Furnishings	Wholesale Sales
Furniture Repair & Reupholstery	Consumer Repair Services
Furniture Stores	General Retail Trade
Furriers & Fur Shops	General Retail Trade
G	
Garbage Incineration Plants including Congeneration Facilities	Extensive Impact Facilities
Gas Distribution Lines	Essential Services
Gas Substations	Essential Services
Gasoline Pumps - Self Service	Convenience Commercial
Gasoline Service Stations	Automotive Servicing
Gasoline, Fuel, & Oil Sales & Services	Automotive Repair/Cleaning
General Building Contractors	Construction Sales & Service
General Warehousing	Transport & Warehousing
Gift Shops	General Retail Trade
Glassware & China Shops	General Retail Trade
Glazing Contractors	Construction Sales & Services
Golf Courses	Intermediate Impact Facilities
Golf Driving Ranges/Batting Cages	Entertainment/Amusement Services
Groceries & Related Products	Wholesale Sales
Grocery Stores & General Retail	Convenience Commercial
Group Home for Physically or Mentally Handicapped Persons	Personal/Group Care Facilities

Group Living Arrangements	Institutional Care Facilities
Gunsmith Shops	Consumer Repair Services
Gymnasiums	Cultural/Recreational Services
H	
Halfway Houses	Institutional Care Facilities
Handicapped Persons Associations (Physically/Mentally)	Personal/Group Care Facilities
Hardware Stores (Builders)	General Business/Communication
Hardware Store (No Outside Storage)	Convenience Commercial & General Retail
Hardware, Plumbing, & Heating	Wholesale Sales Equipment & Supplies
Health Spas	General Personal Services
Heating, Plumbing & Electrical Contractors	Construction Sales & Services
Heating, Plumbing & Electrical Supplies	Building Materials/Farm Equipment
Heliports	Extensive Impact Facilities
Highway & Street Construction Contractor	Construction Sales & Services
Hobby, Toy, & Game Stores	General Retail Trade
Holding & Investment Organizations	Financial & Consultative & Administrative
Home Furnishing & Furniture Store	Wholesale Sales
Hospitals	Health Care Facilities
Hotel (Extended Stay)	Transient Habitation
Household Appliance Stores	General Retail Trade
Household Goods Storage	Transport & Warehousing
I	
Infant & Children Stores	General Retail Trade
Instrument Repair Shops	Consumer Repair Services
Institutions (Detention)	Extensive Impact Facilities
Insurance Carriers, Agents, Brokers, & Service	Financial, Consultative & Administrative
Interior Decorator & Consulting Services	General Business/Communication
Investment & Money Management Offices	Financial & Consultative & Administrative
J	
Jewelry, Watch & Clock Repair	Consumer Repair Services
Jewelry Stores	General Retail Trade
Junk Yards (Automotive)	Salvage Operations
Junior Colleges, Colleges & Universities,	Intermediate Impact Facilities

Excluding Profit Making Business Schools

K

Kennels	Animal Care/Veterinarian Services
Kindergarten, Primary, & Secondary Schools	Community Education
Knife (Cutlery) Stores	General Retail Trade

L

Labor Unions	General Business/Communication
Laboratories (Commercial Testing)	General Business/Communications
Laboratories (Dental)	Medical Services
Lamp & Shade Shops	General Retail Trade
Laundry, Cleaning & Garment Services	Convenience Commercial & General Personal
Law & Attorneys Offices	Financial, Consultative & Professional
Lawn & Garden Supply Stores, Retail Nurseries	Building Supplies/Farm Equipment
Lawn Mower Repair Shops	Consumer Repair Services
Libraries	Cultural/Recreational Services
Linens & Bedding Stores	General Retail Trade
Liquor Stores	Convenience Commercial & General Retail
Locksmith Shops	Consumer Repair Services
Lodges	Community Assembly
Lubricating Services	Automotive Servicing
Luggage Shops	General Retail Trade
Lumber & Other Building Materials Dealers	Building Materials/Farm Equipment
Lumber & Other Construction Materials	Wholesale Sales

M

Machinery, Equipment, & Supplies	Wholesale Sales
Mail Order Houses	General Retail Trade
Mail Processing Centers (Major)	Extensive Impact Facilities
Mailing, Reproduction, & Commercial Art Services	General Business/Communication
Major Fuel Transmission Lines & Facilities	Extensive Impact Facilities
Major Mail Processing Centers	Extensive Impact Facilities
Management, Consulting, & Public Relations Services	Financial, Consultative & Professional

Marinas	Intermediate Impact Facilities
Marshaling & Storage Yards	Extensive Impact Facilities
Masonry, Stonework, Tile Setting & Plastering Contractors	Construction Sales & Service
Mausoleums, Cemeteries & Columbariums	Intermediate Impact Facilities
Meat & Seafood Markets	General Retail Trade
Medical Clinics	Health Care Facilities
Meeting Halls	Community Assembly
Membership Organizations	General Business/Communication
Men's & Boy's Clothing & Furnishing Stores	General Retail Trade
Mentally Handicapped Persons Associations	Personal/Group Care Facilities
Metals & Minerals	Wholesale Sales
Military Installations	Extensive Impact Facilities
Milling & Sales (Feed)	Building Materials/Farm Equipment
Mini Warehouses (Included by Conditional Use Only)	General Personal Services
Misc. Apparel & Accessory Stores	General Retail Trade
Misc. General Merchandise Stores	General Retail Trade
Misc. Home Furnishings Stores	General Retail Trade
Misc. Personal Services	General Personal Services
Mobile Home Dealers	Vehicular/Craft/Related Equipment
Money Management & Investment Offices	Financial, Consultative & Administrative
Monasteries & Convents	Religious Facilities
Motel (Extended Stay)	Transient Habitation
Motor Dealers (Boat)	Vehicular/Craft/Related Equipment
Motion Picture Theaters (Excluding Adult Entertainment as Defined)	Entertainment/Amusement Services
Motor Vehicle Dealers	Vehicular/Craft/Related Equipment
Motor Vehicles & Automotive Parts & Supplies	Wholesale Sales
Motorcycle Dealers	Vehicular/Craft/Related Equipment
Movie Theaters (Excluding Adult Entertainment as Defined)	Entertainment/Amusement Services
Museums	Cultural/Recreational Services
Muffler & Radiator Shops	Automotive Repair/Cleaning
Music Schools	General Personal Services
Music Stores	General Retail Trade

N

News Stands (Excluding Adult Bookstores as Defined)	Convenience Commercial & General Retail
News Syndicates	General Business/Communication
Notions, Piece Goods & Apparel	Wholesale Sales
Nursery Schools (Public/Private)	Community Education
Nurseries, Lawn & Garden Supply Stores	Building Materials/Farm Equipment
Nursing Homes	Personal/Group Care Facilities
Nut, Candy & Confectionery Stores	General Retail Trade

O

Observations Centers	Health Care Facilities
Office Equipment Cleaning & Repair	Consumer Repair Services
Optometrists	Medical Services

P

Packing & Crating Services	Transport & Warehousing
Painting (Automotive) Shops	Automotive Repair/Cleaning
Paint & Wallpaper Stores	General Retail Trade
Painting, Paper Hanging & Decorating Services	Construction Sales & Services
Paints, Varnishes, & Supplies	Wholesale Sales
Parks, Playgrounds, & Playfields	Cultural/Recreational Services
Performance of Minor Repairs	Automotive Servicing
Petroleum & Petroleum Products	Wholesale Sales
Photo-finishing Services	General Business/Communication
Photographic Studios	General Personal Services
Physically Handicapped Persons Associations	Personal/Group Care Facilities
Physicians' Offices & Clinics (Out Patient Services Only)	Medical Services
Piece Goods, Apparel & Notions	Wholesale Sales
Planetariums & Aquariums	Cultural/Recreational Services
Planning, Architectural & Engineering Services	Financial, Consultative & Professional
Playfields	Cultural/Recreational Services
Playfields (Commercial)	Group Assembly
Playgrounds	Cultural/Recreational Services
Plumbing, Heating & Electrical Contractors	Construction Sales & Services

Plumbing, Heating & Electrical Supplies	Building Materials/Farm Equipment
Police Department Facilities	Administrative Services
Political Organization	General Business/Communication
Post Offices	Administrative Services
Professional Associations	General Business/Communication Services
Profit-Making Business Schools	Administrative Services
Protective Services & Detective Agencies	General Business/Communications Services
Psychologists & Psychotherapists	Medical & Professional Services
Public & Private Nursery Schools	Community Education
Public & Private Utility Corporations	Extensive Impact Facilities
Pumping Facilities for Water & Sewer Systems	Essential Services
 R	
Race Tracks (Auto, Motorcycle, Dog, & Horse)	Group Assembly
Radiator & Muffler Shops	Automotive Repair & Cleaning
Radio & Television Broadcasting Studios	General Business & Communication Services
Radio & Television Stores	General Retail Trade
Radio & Television Transmission Facilities	Extensive Impact Facilities
Railroad Yards & Other Transportation Equipment Marshaling & Storage Yards	Extensive Impact Facilities
Railroad, Bus, & Transit Terminals	Extensive Impact Facilities
Real Estate Brokers, Managers & Appraisers	Financial, Consultative & Administrative Services
Recreational Centers	Community Assembly &
Cultural/Recreational Services	
Recreational Vehicle & Utility Trailer Dealers	Vehicular/Craft & Related Equipment
Rediscount & Financing Institutions for Credit Agencies Other Than Banks	Financial, Consultative & Administrative Services
Refrigerated Warehousing	Transport & Warehousing
Refrigeration & Air Conditioning Repair	Consumer Repair Shops
Rehabilitation Centers	Health Care Facilities
Rental Agencies (Clothing)	General Personal Services
Replacement Items	General Retail Trade
Research & Development Laboratories	General Business/Communication
Restaurants	Food & Beverage Services
Restaurants (Drive-in)	Food Service Drive-In

Retail Bakeries	General Retail Trade
Retail Nurseries, Lawn & Garden Supply Stores	Building Supplies & Farm Equipment
Retirement or Rest Homes	Personal & Group Care Facilities
Reupolstery & Furniture Repair	Consumer Repair Services
Rights-of-Way for Transportation Modes	Essential Services
Roofing & Sheet Metal Contractors	Construction Sales & Services
S	
Saddlery Repair Shops	Consumer Repair Services
Sale & Installation of Tires, Batteries, Accessories & Replacement Parts	Automotive Servicing
Sales (Direct) Organizations	General Retail Trade
Salvage Operations	Scrap Operations
Sanctuaries	Religious Facilities
Sanitary Landfill	Extensive Impact Facilities
Savings & Loan Associations	Financial, Consultative & Administrative Services
Schools (Kindergarten, Primary, Secondary)	Community Education
Scientists (Consulting)	Medical & Professional Services
Securities Commodities, Brokers, Dealers, & Exchanges	Financial, Consultative & Administrative Services
Secondhand Stores/Shops	General Retail Trade
Seed Storage & Sales	Building Materials/Farm Equipment
Self Service Gasoline Pumps	Convenience Commercial
Sewage Treatment Plants	Extensive Impact Facilities
Sewer Distribution/Collection Lines	Essential Services
Sewing & Piece Goods Stores	General Retail Trade
Schools (Business)	General Personal Services
Schools (Dancing)	Entertainment/Amusement Services/General Personal Services
Schools (Driving)	General Personal Services
Scientific/Educational Research Services	Medical & Professional Services
Shirt Shops	General Retail Trade
Shoe Repair Shops	Convenience Commercial & General Personal
Shoe Stores	General Retail Trade
Sheet Metal & Roofing	Construction Sales & Services
Single Room Occupancy Residential Facility (SRO)	Transient Habitation
Skating Rinks	Entertainment/Amusement

Songwriters & Music Arrangers	Medical & Professional Services
Special Training & Schooling Services	General Personal Services
Sporting Goods Stores	General Retail Trade
Sporting, Recreational, Photographic, & Hobby Goods	Wholesale Sales
Sports Arenas (Commercial)	Extensive Impact Facilities
Sports Apparel Stores	General Retail Trade
Stadiums, Sports Arenas, Auditoriums, & Bandstands	Extensive Impact Facilities
State, City, County & Federal Offices (Adult Bookstores)	Administrative Services
Stationery & Book Stores (excluding Swimming Pools & Beaches)	General Retail Trade
Synagogues	Cultural/Recreational Services
	Religious Facilities
T	
Tailors (Custom)	General Retail Trade
Telegraph Offices & Message Centers	General Business/Communication
Telephone Exchanges & Relay Towers	General Business/Communication
Telephone Switching Facilities	Essential Services
Television & Recording Production Studios	General Business/Communications
Television Transmission Facilities	Extensive Impact Facilities
Temples	Religious Facilities
Temporary Nonprofit Festivals	Community Assembly
Terminals (Bus)	Extensive Impact Facilities
Testing Laboratories (Commercial)	General Business/Communications
Theaters - Legitimate	Entertainment/Amusement
Theatrical Producers, Bands, Orchestras & Entertainers	Entertainment/Amusement
Tire Retreading & Repair Shops	Automotive Repair/Cleaning
Title Offices	Financial, Consultative & Administrative Services
Tobacco & Tobacco Products	Wholesale Sales
Tobacco Shops	Convenience Commercial & General Retail
Towing (Automotive) Services	Automotive Repair/Cleaning
Toys & Supplies	Wholesale Sales
Trading Stamp Services	General Business/Communication
Transit Terminals	Extensive Impact Facilities
Transmission Repair Shops & Tire Retreading	Automotive Repair/Cleaning

Truck & Bus Maintenance/Repair	Transport & Warehousing
Truck Terminals & Freight Handling Services	Transport & Warehousing
Truck Yards, including Storage Yards	Extensive Impact Facilities
U	
Undertakers	Undertaking Services
Uniform Stores	General Retail Trade
Upholstery & Furniture Repair	Consumer Repair Services
Upholstry, Curtain & Drapery Stores	General Retail Trade
V	
Variety Stores	General Retail Trade
Vegetable & Fruit Market/Store	General Retail Trade
Vehicular Minor Repairs	Automotive Servicing
Vehicular & Equipment Rental & Leasing Services	General Business/Communication
Veterinarian Clinics & Kennels	Animal Care/Veterinarian Services
W	
Warehouses	Transport & Warehousing
Watch, Clock & Jewelry Repair	Consumer Repair Services
Water Lines	Essential Services
Water Storage Facilities	Intermediate Impact Facilities
Water Treatment Plants	Extensive Impact Facilities
Wheel Alignment & Transmission Repair Shops	Automotive Repair/Cleaning
Women's Accessory & Specialty Stores	General Retail Trade
Women's Ready-to-Wear Store	General Retail Trade
Writers & Lecturers	Medical & Professional Services
Y	
Yacht Clubs	Intermediate Impact Facilities
Z	
Zoological & Botanical Gardens	Cultural/Recreational Services



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