ITEMS CORRESPONDING TO SCHEDULE B-II

(12) Easement from Pierce A. Peacock to Georgia Power Company, dated June 29, 1954, filed July 31, 1954 and recorded in Deed Book 116, Page 155, records of the Superior Court of Clayton County, Georgia. (Description too vague to determine location.)

(13) Easement from Pierce A. Peacock to Georgia Power Company, dated February 12, 1959, filed March 6, 1959 and recorded in Deed Book 189, Page 539, aforesaid records. (Description too vague to determine location.)

(14) Easement from Pierce A. Peacock to Georgia Power Company, filed October 17, 1964 and recorded in Deed Book 369, Page 561, aforesaid records. (Description too vague to determine location.)

(15) Relinquishment of access rights pursuant to and easements contained in Right of Way Deed from Pierce A. Peacock to the State Highway Department of Georgia, dated October 31,1967, filed March 29,1968 and recorded in Deed Book 494, Page 554, aforesaid records. (Shown on survey.)

(16) Retention Pond, Slope Easement and Temporary Construction Agreement by and between Home Depot U.S.A., Inc., a Delaware corporation and Ruby Peacock, dated April 4,1990, filed April 10,1990 and recorded in Deed Book 1626, Page 546, aforesaid records; as amended by First Amendment to Retention Pond, Slope Easement and Temporary Construction Agreement, dated June 29, 1990, filed July 12, 1990 and recorded in Deed Book 1645, Page 823, aforesaid records; as further amended by Second Amendment to Retention Pond, Slope Easement and Temporary Construction Agreement, dated March 19,1993, filed April 5,1993 and recorded in Deed Book 1884, Page 694, aforesaid records; and as further amended by Third Amendment to Retention Pond, Slope Easement, and Temporary Construction Agreement, dated September 30, 1993, filed October 4,1993 and recorded in Deed Book 1948, Page 567, aforesaid records. (Phase I Fee and Easement Parcel and Phase II Easement Parcel)(Appurtenant Easement is insurable)(Retention Pond easement benefits property as shown hereon.)(Slope Easement has been terminated as subsequent construction has removed the slopes.)(Temporary construction easement has expired.)

(17) Reciprocal Easement and Operation Agreement between Southlake Pavilion Company, Inc., a Georgia corporation, Ruby Peacock, Thomas Enterprises, Inc., a Georgia corporation and Home Depot U.S.A., Inc., a Delaware corporation, dated September 30,1993, filed October 4,1993 and recorded in Deed Book 1948, Page 570, aforesaid records; as amended by First Amendment to Reciprocal Easement and Operation Agreement, dated August 4,1994, filed August 9,1994 and recorded in Deed Book 2118, Page 130, aforesaid records; as further amended by Second Amendment to Reciprocal Easement and Operation Agreement, dated December 22,1994, filed December 27,1994 and recorded in Deed Book 2232, Page 245, aforesaid records; as further amended by Third Amendment to Reciprocal Easement and Operation Agreement, dated July 12,1995, filed July 13,1995 and recorded in Deed Book 2394, Page 38, aforesaid records; as affected by that certain Agreement by and between Southlake Pavilion Company, Inc., a Georgia corporation and Secured Properties Investors XI, LP, dated April 24,1996, filed August 22,1996 and recorded in Deed Book 2791, Page 289, aforesaid records. (Shown on survey.)

(18) Attention is called to the fact that the subject property is bounded on the northeast by Interstate 75, a limited access highway with points of access designated by the State of Georgia Department of Transportation. (Shown on survey.)

(19) Lease evidenced for record by that certain Memorandum of Lease between Secured Properties Investors XI, L.P., as successor-in-interest to Thomas Enterprises, Inc.., and PetsMart, Inc., dated July 25, 2003, recorded December 19, 2003, in Deed Book 7165, Page 99, aforesaid records. (Not survey related.)

As to Phase I Fee Parcel:

(20) No Insurance is afforded as to the right of access to and from Interstate 75 which is a limited access highway. (Not shown; There is no access to and from Interstate 75.)

(21) Relinquishment of access rights pursuant to and easements contained in Right of Way Deed from Pierce A. Peacock to the State Highway Department of Georgia, dated October 31,1967, filed March 29, 1968 and recorded In Deed Book 494, Page 558, aforesaid records. (Shown on survey.)

(22) Sanitary Sewer Easement from Allene W. Purvis to the Clayton County Water Authority, dated April 4, 1990, filed May 9, 1990 and recorded In Deed Book 1632, Page 623, aforesaid records. (Shown on survey.)

(23) Sanitary Sewer Easement from Ruby Peacock to the Clayton County Water Authority, dated April 4, 1990, filed May 9, 1990 and recorded in Deed Book 1632, Page 625, aforesaid records. (Not shown; Not on subject property.)

(24) Declaration of Restrictions by Southlake Pavilion Company, Inc., a Georgia corporation, Thomas Enterprises, Inc., a Georgia corporation and Stan E. Thomas, dated September 30, 1993, filed October 11, 1993 and recorded In Deed Book 1951, Page 715, aforesaid records. (Not shown; It is a blanket easement.)

(25) Terms and conditions of Lease Agreement, as amended, as evidenced by Memorandum of Lease between Secured Properties Investors XI, LP., a Georgia limited partnership as successor-in-interest to Thomas Enterprises, Inc., ("Landlord") and PETsMART, Inc., a Delaware corporation, dated November 12, 2003, filed December 19, 2003 and recorded in Deed Book 7165, Page 99, aforesaid records. (Not survey related.)

(26) Terms and conditions of Lease Agreement by and between Secured Properties Investors XI, LP. (Landlord) and Rhodes, Inc. (Tenant), dated August 27, 1993. (Not survey related.)

(27) Terms and conditions of Lease Agreement as evidenced by Memorandum of Lease by and between Southlake Pavilion Company, Inc., a Georgia corporation ("Landlord") and The Musicland Group, Inc., a Delaware corporation (Tenant")/ dated October 1, 1993, filed December8,1993 and recorded In Deed Book 1975, Page 570. (Contains use restrictions; Not survey related; Not shown.)

(28) Terms and conditions of that certain Lease Agreement as evidenced and affected by Walver by and between Sanwa General Equipment Leasing, a Division of Sanwa Business Credit Corporation, its successors and assigns and Secured Properties Investors XI, LP., a Georgia limited partnership, dated February 16,1995, filed April 3,1995 and recorded in Deed Book 2307, Page 82, aforesaid records. (Not Shown; Refers to the subject property but contains no plottable survey items.)

(29) All matters as shown on plat recorded in Plat Book 8, Page 33, aforesaid records. (Not Shown; Refers to a portion of the subject property but contains no plottable survey items.)

(30) Sanitary Sewer Easement from Yee Chen to Clayton County Water Authority, dated May 9, 1994, filed September 20, 1994 and recorded In Deed Book 2152, Page 244, aforesaid records. (Shown on survey.)

As to Phase I Easement Parcel:

(31) Easement from Miss Emma McConnell to Georgia Power Company, dated November 13, 1939, filed November 14, 1939 and recorded In Deed Book 34, Page 165, aforesaid records. (Description too vague to determine location.)

(32) Easement from J. O. Wright to Georgia Power Company, dated December 26, 1946, filed January 7, 1947 and recorded In Deed Book 51, Page 209, aforesaid records. (Description too vague to determine location.)

(33) Easement from Olin Adamson to Georgia Power Company, dated May 10, 1963, filed June 19, 1963 and recorded in Deed Book 308, Page 274, aforesaid records. (Description too vague to determine location.)

(34) Easement from Douglas S. Hamrick to Georgia Power Company, dated June 27, 1963, filed August 3, 1963 and recorded in Deed Book 313, Page 438, aforesaid records. (Description too vague to determine location.)

(35) Easement from Ralph Conner to Georgia Power Company, dated April, 1975, filed May 23, 1975 and recorded in Deed Book 770, Page 704, aforesaid records. (Not shown; Not on surveyed property.)

FLOOD NOTE

By graphic plotting only, this property is in Zone **X** of the Flood Insurance Rate Map, Community Panel No. **13063C0079F**, which bears an effective date of **June 7, 2017** and **is Not** in a Special Flood Hazard Area. **As shown on the FEMA website (http://msc.fema.gov) by FIRMette created on September 27, 2019** we have learned this community does currently participate in the program. No field surveying was performed to determine this zone and an elevation certificate may be needed to verify this determination or apply for a variance from the Federal Emergency Management Agency.

ITEMS CORRESPONDING TO SCHEDULE B-II

(36) Easement from Douglas Hambrick to Georgia Power Company, dated August 24, 1978, filed September 1, 1978 and recorded In Deed Book 921, Page 880, aforesaid records. (Not shown; Not on subject property.)

(37) Easement from Ralph E. Conner to Georgia Power Company, dated October 23, 1984, filed November 14, 1984 and recorded In Deed Book 1189, Page 429, aforesaid records. (Not shown; Not on subject property or appurtenant easement.)

(38) Relinquishment of access rights as contained in Right of Way Deed from Patricia P. Hamrick to the Department of Transportation, dated August 20, 1987, filed August 20, 1987 and recorded in Deed Book 1412, Page 768, aforesaid records. (Not shown; Not on subject property or appurtenant easement.)

(39) Relinquishment of access rights pursuant to and easements contained In Right of Way Deed from Patricia P. Hamrick to the Department of Transportation, dated August 20, 1987, filed August 20, 1987 and recorded in Deed Book 1412, Page 771, aforesaid records. (Not shown; Not on subject property or appurtenant easement.)

(40) Relinquishment of access rights pursuant to and easements contained in Right-of-Way Deed from Clayton 75, Ltd., a Georgia limited partnership having J. Charles Hendon, Jr. as its sole general partner to the Georgia Department of Transportation, dated December 10, 1987, filed January 14, 1988 and recorded in Deed Book 1443, Page 705, aforesaid records. (Not shown; Not on subject property or appurtenant easement.)

As to Phase II Fee and Easement Parcels:

(41) Easement from Miss Emma McConnell to Georgia Power Company, dated November 13, 1939, filed November 14, 1939 and recorded In Deed Book 34, Page 165, records of the Superior Court of Clayton County, Georgia. (Description too vague to determine location.)

(42) Easement from Pierce A. Peacock to Georgia Power Company, dated June 29, 1954, filed July 31, 1954 and recorded In Deed Book 116, Page 155, aforesaid records. (Description too vague to determine location.)

(43) Easement from Pierce A. Peacock to Georgia Power Company, dated February 12, 1959, filed March 6, 1959 and recorded in Deed Book 189, Page 539, aforesaid records. (Description too vague to determine location.)

(44) Easement from Pierce A. Peacock to Georgia Power Company filed October 17, 1964 and recorded in Deed Book 369, Page 561, aforesaid records. (Description too vague to determine location.)

(45) Relinquishment of access rights pursuant to and easements contained in that certain Right of Way Deed from Pierce A. Peacock to the State Highway Department of Georgia, dated October 31,1967, filed March 29,1968 and recorded In Deed Book 494, Page 554, aforesaid records. (Shown on survey.)

(46) Relinquishment of access rights pursuant to and easements contained in that certain Right of Way Deed from Pierce A. Peacock to the State Highway Department of Georgia, dated October 31, 1967, filed March 29,1968 and recorded In Deed Book 494, Page 558, aforesaid records. (Shown on survey.)

(47) Reciprocal Easement and Operation Agreement between Southlake Pavilion Company, Inc., a Georgia Corporation, Ruby Peacock, Thomas Enterprises, Inc., a Georgia corporation and Home Depot U.S.A., Inc., a Delaware corporation, dated September 30,1993, filed October 4,1993 and recorded in Deed Book 1948, Page 570, aforesaid records; as amended by First Amendment to Reciprocal Easement and Operation Agreement, dated August 4,1994, filed August 9, 1994 and recorded In Deed Book 2118, Page 130, aforesaid records; as further amended by Second Amendment to Reciprocal Easement and Operation Agreement, dated December 22,1994, filed December 27,1994 and recorded In Deed Book 2232, Page 245, aforesaid records; as further amended by Third Amendment to Reciprocal Easement and Operation Agreement, dated July 12,1995, filed July 13,1995 and recorded In Deed Book 2394, Page 38, aforesaid records; as affected by that certain Agreement by and between Southlake Pavilion Company, Inc., a Georgia corporation and Secured Properties Investors XI, LP., dated April 24,1996, filed August 22,1996 and recorded in Deed Book 2791, Page 289, aforesaid records, (Shown on survey.)

As to Phase II Fee Parcel:

(48) Easement from LH. Hammett to Southern Bell Telephone and Telegraph Co., Incorporated, dated January 7, 1936, filed March 13, 1936 and recorded in Deed Book 30, Page 278, aforesaid records. (Description too vague to determine location.)

(49) Easement from L. H. Hammett to Georgia Power Company, dated November 10, 1939, filed November 14, 1939 and recorded in Deed Book 34, Page 164, aforesaid records. (Description too vague to determine location.)

(50) Easement from Pierce A. Peacock to Georgia Power Company, dated November 14, 1946, filed January 7, 1947, and recorded in Deed Book 49, Page 510, aforesaid records. (Description too vague to determine location.)

(51) Sanitary Sewer Easement from Allene W. Purvis to the Clayton County Water Authority, dated April 4, 1990, filed May 9, 1990 and recorded In Deed Book 1632, Page 623, aforesaid records. (Shown on survey.)

(52) Sanitary Sewer Easement from Carl H. Hodges and Mark G. Blumenthal to Clayton County Water Authority, dated April 4, 1990, filed May 9, 1990, and recorded in Deed Book 1632, Page 624, aforesaid records. (Not shown; Not on subject property.)

(53) Sanitary Sewer Easement from Ruby Peacock to the Clayton County Water Authority, dated April 4, 1990, filed May 9, 1990 and recorded in Deed Book 1632, Page 625, aforesaid records. (Not shown; Not on subject property.)

(54) Declaration of Restrictions by Southlake Pavilion Company, Inc., a Georgia corporation, Thomas Enterprises, Inc., a Georgia corporation, Stan E. Thomas (collectively "Declarants"), dated September 30,1993, filed October 11, 1993 and recorded In Deed Book 1951, Page 715, aforesaid records. (Not shown; It is a blanket easement.)

(55) Terms and conditions of that certain Lease Agreement by and between Baby Superstore, Inc., a South Carolina corporation and Southlake Pavilion Company, Inc., a Georgia corporation, dated August 31,1994 as evidenced by Memorandum of Lease, filed October 14,1994 and recorded in Deed Book 2174, Page 259, aforesaid records. (Not shown; Not survey related.)

(56) Terms and conditions of that certain Lease Agreement by and between Southlake Pavilion Co., Inc., a Georgia corporation and The Gap, Inc., a Delaware corporation, dated October4,1994 as evidenced by Memorandum of Lease, filed November 18,1994 and recorded In Deed Book 2205, Page 184, aforesaid records. (Not shown; Lease has expired.)

(57) Terms and conditions of that certain Lease Agreement as evidenced and affected by Walver by and between Sanwa General Equipment Leasing, a Division of Sanwa Business Credit Corporation, its successors and assigns, and Secured Properties Investors XI, LP., a Georgia limited partnership, dated February 16,1995, filed April 3,1995, and recorded in Deed Book 2307, Page 82, aforesaid records. (Not shown; Not on subject property.)

(58) Sanitary Sewer Easement from Yee Chen to Clayton County Water Authority, dated May 9, 1994, filed September 20, 1994 and recorded In Deed Book 2152, Page 244, aforesaid records. (Shown on survey.)

As To Phase II Easement Parcel:

(59) Easement from J. O. Wright to Georgia Power Company, dated December 26, 1946, filed January 7, 1947 and recorded in Deed Book 51, Page 209, aforesaid records. (Description too vague to determine location.)

(60) Easement from Olin Adamson to Georgia Power Company, dated May 10, 1963, filed June 19, 1963 and recorded In Deed Book 308, Page 274, aforesaid records. (Description too vague to determine location.)

(61) Easement from Douglas S. Hamrick to Georgia Power Company, dated June 27, 1963, filed August 3, 1963 and recorded In Deed Book 313, Page 438, aforesaid records. (Description too vague to determine location.)

(62) Easement from Ralph Conner to Georgia Power Company, dated April, 1975, filed May 23, 1975 and recorded in Deed Book 770, Page 704, aforesaid records. (Not shown; Not on subject property.)

(63) Underground utility lines pursuant to that Easement from Douglas S. Hamrick to Georgia Power Company, dated August 24, 1978, filed September 1, 1978 and recorded in Deed Book 921, Page 880, aforesaid records. (Not shown; Not on subject property.)

PROJECT REVISION RECORD

DATE	DESCRIPTION	DATE	DESCRIPTION
10/08/2019	FIRST DRAFT	12/03/2019	NETWORK COMMENTS
10/11/2019	NETWORK COMMENTS		
10/24/2019	NETWORK COMMENTS		
FIELD WORK: CCB	DRAFTED: SKJ	CHECKED BY: RJJ	FB & PG:

ITEMS CORRESPONDING TO SCHEDULE B-II

(64) Easement from Ralph E. Conner to Georgia Power Company, dated October 23, 1984, filed November 14, 1984 and recorded in Deed Book 1189, Page 429, aforesaid records. (Description too vague to determine location.)

(65) Relinquishment of access rights as contained in that certain Right of Way Deed from Patricia P. Hamrick, to the Department of Transportation, dated August 20, 1987, filed August 20, 1987 and recorded In Deed Book 1412, Page 768, aforesaid records. (Not shown; Not on subject property or appurtenant easement.)

(66) Relinquishment of access rights as contained In that certain Right of Way Deed from Patricia P. Hamrick to the Department of Transportation, dated August 20, 1987, filed August 20, 1987 and recorded in Deed Book 1412, Page 771, aforesaid records. (Not shown; Not on subject property or appurtenant easement.)

(67) Relinquishment of access rights and easements as contained in that certain Right-of-Way Deed from Clayton 75, Ltd., a Georgia limited partnership having J. Charles Hendon, Jr., as its sole general partner to the Georgia Department of Transportation, dated December 10, 1987, filed January 14, 1988, and recorded in Deed Book 1443, Page 705, aforesaid records. (Not shown; Not on subject property or appurtenant easement.)

(68) Retention Pond, Slope Easement and Temporary Construction Agreement by and between Home Depot U.S.A., Inc., a Delaware corporation and Ruby Peacock, dated April 4,1990, filed April 10,1990 and recorded In Deed Book 1626, Page 546, aforesaid records; as amended by First Amendment to Retention Pond, Slope Easement and Temporary Construction Agreement, dated June 29,1990, filed July 12, 1990 and recorded In Deed Book 1645, Page 823, aforesaid records; as further amended by Second Amendment to Retention Pond, Slope Easement and Temporary Construction Agreement, dated March 19, 1993, filed April 5, 1993 and recorded In Deed Book 1884, Page 694, aforesaid records; as further amended by Third Amendment to Retention Pond, Slope Easement, and Temporary construction Agreement, dated September 30,1993, filed October4,1993 and recorded in Deed Book 1948, Page 567, aforesaid records. (Phase I Fee and Easement Parcel and Phase II Easement Parcel)(Appurtenant Easement is Insurable)(Retention Pond easement benefits property as shown hereon.)(Slope Easement has been terminated as subsequent construction has removed the slopes.)(Temporary construction easement has expired.)

MISCELLANEOUS NOTES

(MN1) A Topcon GTS-313 Total Station with EDM (electronic distance meter) was used to obtain the angular and linear measurements for this survey.

(MN2) The field data upon which this plat is based has a closure precision of one foot in 31,785 feet, an angular error of 2 seconds per angle point, and was adjusted using least squares.

(MN3) This plat has been calculated for closure and found to be accurate within one foot in 236,880 feet.

(MN4) There is no evidence of earth moving work.

(MN5) There is evidence of currently ongoing building construction and building additions.

(MN6) There is no evidence of any changes in street right of way.

(MN7) There are 1,144 parking spaces on the site, including 1,118 regular and 26 handicapped spaces.

(MN8) The property has direct access to Mt. Zion Road which is an accepted public street or highway.

(MN9) There is no evidence of cemeteries or burial grounds.

(MN10) There are no substantial areas of refuse on subject property.

(MN11) All field measurements matched record dimensions within the precision requirements of ALTA/NSPS specifications unless otherwise shown.

(MN12) Bearings are based on the portion of southwesterly right of way line of Interstate 75 common to the northeasterly line of the subject property forming a bearing of S48°38'13"E.

(MN13) Property as shown creates a mathematically closed figure without any gores, gaps, or overlaps.

(MN14) By observed above ground evidence, no undisturbed stream buffers were found on the property.

(MN15) The addresses of 1958, 1960, 1964, 1968, 1972, 1980, 1986, 1990, 1992, and 1994 were verified in the field.

(MN16) An as-surveyed description was provided to take into account monuments found along the westerly line of the subject property, to combine the property into one parcel, and to correct 0.45-foot closure error in the record description of Phase **II**.

(MN17) No wetlands were delineated by appropriate authorities.

AREA

Area of subject property is approximately 18.779 acres (818,019 square feet)

ZONING INFORMATION

Zoning District: BG (General Business)

Building Setbacks:
Front: 50 feet Feet, but service station pumps may be 35 Feet from the property line
Side/Rear: None required; 40 Feet abutting Residential District

Maximum Building Height or Stories: None Required
Minimum lot width: 100 feet
Building Density Formula: Maximum Building Lot Coverage: 50%

Parking Space Formula: Shopping Center: 1 Space per 300 Square Feet
Parking Spaces Required: 727 Total Parking Spaces

Conformance Status: Legal Conforming

PZR SITE NUMBER: 133005-1 Date: Final - 09/24/2019

THE PLANNING & ZONING RESOURCE COMPANY
This report was prepared by Samantha Seymour. Questions may be directed to Sheri Klatt at 405.840.4344, Extension 4424 or by email to Sheri.Klatt@pzr.com.

This plat is a retracement of an existing parcel or parcels of land and does not subdivide or create a new parcel or make any changes to any real property boundaries. The recording information of the documents, maps, plats, or other instruments which created the parcel or parcels are stated hereon. **RECORDATION OF THIS PLAT DOES NOT IMPLY APPROVAL OF ANY LOCAL JURISDICTION, AVAILABILITY OF PERMITS, COMPLIANCE WITH LOCAL REGULATIONS OR REQUIREMENTS, OR SUITABILITY FOR ANY USE OR PURPOSE OF THE LAND.** Furthermore, the undersigned land surveyor certifies that this plat complies with the minimum technical standards for property surveys in Georgia as set forth in the rules and regulations of the Georgia Board of Registration for Professional Engineers and Land Surveyors and as set forth in O.C.G.A. Section 15-6-67.

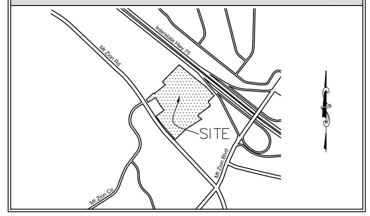
SIGNIFICANT OBSERVATIONS

(A) Detention pond fence of subject property extends into adjoining property within the detention pond easement area benefiting the subject property.

(B) Metal fence encroaches a maximum of 3.1 feet into adjoining property.

(C) Sign extends a maximum of 7.8 feet outside of the easement area into the right-of-way.

VICINITY MAP - NOT TO SCALE



RECORD DESCRIPTION CONTINUED

Together with easements appurtenant to said property as contained in that certain Reciprocal Easement and Operation Agreement between Southlake Pavilion Company, Inc., a Georgia corporation, Ruby Peacock, Thomas Enterprises, Inc., a Georgia corporation and Home Depot U.S.A., Inc. a Delaware corporation, dated September 30, 1993, field October 4, 1993 and recorded in Deed Book 1948, Page 570 aforesaid records; as amended by First Amendment to Reciprocal Easement and Operation Agreement, dated August 4, 1994, filed August 9, 1994 and recorded in Deed Book 2118, Page 130, aforesaid records; as further amended by Second Amendment to Reciprocal Easement and Operation Agreement, data December 22, 1994, filed December 27, 1997 and recorded In Deed Book 2232, Page 245 aforesaid record as further by Third Amendment to Reciprocal Easement and Operation Agreement, dated July 12, 1995 filed July 13, 1995 and recorded in Deed Book 2394, Page 38 aforesaid records; as affected by that certain Agreement by and between Southlake Pavilion Company, Inc., a Georgia corporation and Secured Properties Investors XI, LP., dated April 24, 1996, filed August 22, 1996 and recorded In Deed Book 2791, Page 289 aforesaid records.

Together with easements appurtenant to said property as contained in that certain Retention Pond, Slope Easement and Temporary Construction Agreement by and between Home Depot U.S.A., Inc., a Delaware corporation and Ruby Peacock, dated April 4, 1990, filed April 10, 1990 and recorded In Deed Book 1626, Page 546, aforesaid records; as amended by First Amendment to Retention Pond, Slope Easement and Temporary Construction Agreement, dated June 29, 1990, filed July 12, 1990 and recorded In Deed Book 1645, Page 823, aforesaid records; as further amended by Second Amendment to Retention Pond, Slope Easement and Temporary Construction Agreement dated March 19, 1993, filed April 5, 1993 and recorded in Deed Book 1884, Page 694, aforesaid records; and as further amended by Third Amendment to Retention Pond, Slope Easement, and Temporary Construction Agreement, dated September 30, 1993, filed October 4, 1993 and recorded In Deed Book 1948, Page 567, aforesaid records.

PHASE II

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOTS 83 AND 110 OF THE 12TH DISTRICT OF CLAYTON COUNTY, GEORGIA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT A POINT FORMED BY THE INTERSECTION OF NORTHEASTERN MARGIN OF THE RIGHT-OF-WAY OF MT. ZION ROAD (RIGHT-OF-WAY WIDTH VARIES) WITH THE LAND LOT LINE COMMON TO LAND LOTS 83 AND 110, AFORESAID DISTRICT AND COUNTY; THENCE ALONG THE NORTHEASTERN MARGIN OF THE RIGHT-OF-WAY OF MT. ZION ROAD AND FOLLOWING THE CURVATURE THEREOF AN ARC DISTANCE OF 276.81 FEET TO A POINT (SAID ARC BEING SUBTENDED BY A CHORD BEARING SOUTH 37 DEGREES 19 MINUTES 03 SECONDS EAST, HAVING A CHORD DISTANCE OF 276.62 FEET AND A RADIUS OF 2170.95 FEET); THENCE ALONG THE NORTHEASTERN MARGIN OF THE RIGHT-OF-WAY OF MT. ZION ROAD SOUTH 39 DEGREES 16 MINUTES 30 SECONDS EAST A DISTANCE OF 85.72 FEET TO A POINT; THENCE ALONG THE NORTHEASTERN MARGIN OF THE RIGHT-OF-WAY OF MT. ZION ROAD SOUTH 39 DEGREES 16 MINUTES 30 SECONDS EAST A DISTANCE OF 17.44 FEET TO A POINT; THENCE ALONG THE NORTHEASTERN MARGIN OF THE RIGHT-OF-WAY OF MT. ZION ROAD SOUTH 73 DEGREES 04 MINUTES 16 SECONDS EAST A DISTANCE OF 14.35 FEET TO A POINT, SAID POINT BEING TRUE POINT OF BEGINNING; THENCE LEAVING THE NORTHEASTERN MARGIN OF THE RIGHT-OF-WAY OF MT. ZION ROAD NORTH 54 DEGREES 32 MINUTES 00 SECONDS EAST A DISTANCE OF 172.40 FEET TO A POINT; THENCE SOUTH 46 DEGREES 55 MINUTES 39 SECONDS EAST A DISTANCE OF 17.58 FEET TO A POINT; THENCE NORTH 43 DEGREES 04 MINUTES 21 SECONDS EAST A DISTANCE OF 261.13 FEET TO A POINT; THENCE NORTH 58 DEGREES 03 MINUTES 39 SECONDS WEST A DISTANCE OF 79.32 FEET TO A POINT; THENCE NORTH 43 DEGREES 04 MINUTES 21 SECONDS EAST A DISTANCE OF 277.44 FEET TO A POINT; THENCE SOUTH 46 DEGREES 55 MINUTES 39 SECONDS EAST A DISTANCE OF 7.92 FEET TO A POINT; THENCE NORTH 43 DEGREES 04 MINUTES 21 SECONDS EAST A DISTANCE OF 147.38 FEET TO A POINT ON THE SOUTHWESTERN MARGIN OF THE RIGHT-OF-WAY OF INTERSTATE 75 (RIGHT-OF-WAY WIDTH VARIES); THENCE ALONG THE SOUTHWESTERN MARGIN OF THE RIGHT-OF-WAY OF INTERSTATE 75 SOUTH 49 DEGREES 04 MINUTES 11 SECONDS EAST A DISTANCE OF 103.19 FEET TO A POINT MARKED BY A 1/2 INCH REBAR; THENCE ALONG THE SOUTHWESTERN MARGIN OF THE RIGHT-OF-WAY OF INTERSTATE 75 SOUTH 48 DEGREES 38 MINUTES 13 SECONDS EAST A DISTANCE OF 265.10 FEET TO A POINT; THENCE LEAVING THE SOUTHWESTERN MARGIN OF THE RIGHT-OF-WAY OF INTERSTATE 75 SOUTH 43 DEGREES 02 MINUTES 05 SECONDS WEST A DISTANCE OF 378.78 FEET TO A POINT; THENCE SOUTH 28 DEGREES 41 MINUTES 15 SECONDS WEST A DISTANCE OF 21.28 FEET TO A POINT; THENCE SOUTH 43 DEGREES 04 MINUTES 21 SECONDS WEST A DISTANCE OF 342.29 FEET TO A POINT; THENCE SOUTH 46 DEGREES 55 MINUTES 39 SECONDS EAST A DISTANCE OF 141.70 FEET TO A POINT; THENCE SOUTH 52 DEGREES 20 MINUTES 47 SECONDS WEST A DISTANCE OF 241.44 FEET TO A POINT ON THE NORTHEASTERN MARGIN OF THE RIGHT-OF-WAY OF MT. ZION ROAD; THENCE ALONG THE NORTHEASTERN MARGIN OF THE RIGHT-OF-WAY OF MT. ZION ROAD AND FOLLOWING THE CURVATURE THEREOF AN ARC DISTANCE OF 153.38 FEET TO A POINT (SAID ARC BEING SUBTENDED BY A CHORD BEARING NORTH 36 DEGREES 37 MINUTES 02 SECONDS WEST, HAVING A CHORD LENGTH OF 153.37 FEET AND A RADIUS OF 3487.77 FEET) TO A 1/2 INCH REBAR SET; THENCE DEPARTING SAID RIGHT-OF-WAY NORTH 53 DEGREES 46 MINUTES 38 SECONDS EAST A DISTANCE OF 183.14 FEET TO A P.K. NAIL SET; THENCE NORTH 41 DEGREES 35 MINUTES 48 SECONDS WEST A DISTANCE OF 80.93 FEET TO A P.K. NAIL SET; THENCE NORTH 31 DEGREES 16 MINUTES 07 SECONDS WEST A DISTANCE OF 194.53 FEET TO A P.K. NAIL SET; THENCE SOUTH 51 DEGREES 32 MINUTES 17 SECONDS WEST A DISTANCE OF 65.41 FEET TO A P.K. NAIL SET; THENCE SOUTH 58 DEGREES 31 MINUTES 44 SECONDS WEST A DISTANCE OF 90.59 FEET TO A P.K. NAIL SET ON SAID RIGHT-OF-WAY OF MT. ZION ROAD; THENCE ALONG SAID RIGHT-OF-WAY NORTH 24 DEGREES 51 MINUTES 56 SECONDS WEST A DISTANCE OF 38.87 FEET TO SAID P.K. NAIL SET; THENCE NORTH 73 DEGREES 04 MINUTES 16 SECONDS WEST A DISTANCE OF 4.23 FEET TO A P.K. NAIL SET AND TRUE POINT OF BEGINNING, SAID TRACT CONTAINING 6.80 ACRES AS SHOWN ON SURVEY PREPARED BY PEARSON & ASSOCIATES, INC., DATED JULY 5, 1995 LAST REVISED JANUARY 3, 2005.

Together with easements appurtenant to said property as contained in that certain Reciprocal Easement and Operation Agreement between Southlake Pavilion Company, Inc., a Georgia corporation, Ruby Peacock, Thomas Enterprises, Inc., a. Georgia corporation and Home Depot U.S.A., Inc. a Delaware corporation, dated September 30, 1993, field October 4, 1993 and recorded in Deed Book 1948, Page 570 aforesaid records; as amended by First Amendment to Reciprocal Easement and Operation Agreement, dated August 4, 1994, filed August 9, 1994 and recorded in Deed Book 2118, Page 130, aforesaid records; as further amended by Second Amendment to Reciprocal Easement and Operation Agreement, date December 22, 1994, filed December 27, 1997 and recorded in Deed Book 2232, Page 215 aforesaid records; as further by Third Amendment to Reciprocal Easement and Operation Agreement, dated July 12, 1995 filed July 13, 1995 and recorded in Deed Book 2394, Page 38 aforesaid records; as affected by that certain Agreement by and between Southlake Pavilion Company, Inc., a Georgia corporation and Secured Properties Investors XI, LP., dated April 24, 1996, filed August 22, 1996 and recorded in Deed Book 2791, Page 289 aforesaid records.

Together with easements appurtenant to said property as contained In that certain Retention Pond, Slope Easement and Temporary Construction Agreement by and between Home Depot U.S.A, Inc., a Delaware corporation and Ruby Peacock, dated April 4, 1990, filed April 10, 1990 and recorded in Deed Book 1626, Page 546, aforesaid records; as amended by First Amendment to Retention Pond, Slope Easement and Temporary Construction Agreement, dated June 29, 1990, filed July 12, 1990 and recorded In Deed Book 1645, Page 823, aforesaid records; as further amended by Second Amendment to Retention Pond, Slope Easement and Temporary Construction Agreement, dated March 19, 1993, filed April 5, 1993 and recorded in Deed Book 1884, Page 694, aforesaid records; and as further amended by Third Amendment to Retention Pond, Slope Easement, and Temporary Construction Agreement, dated September 30, 1993, filed October 4, 1993 and recorded In Deed Book 1948, Page 567, aforesaid records.

THE LANDS SURVEYED, SHOWN AND DESCRIBED HEREON ARE THE SAME LANDS AS DESCRIBED IN THE TITLE COMMITMENT PROVIDED BY FIDELITY NATIONAL TITLE INSURANCE COMPANY, COMMITMENT NO. 192031GA, DATED September 5, 2019 at 12:00 AM.

LEGAL

THIS SURVEY WAS PREPARED FOR THE PURPOSE OF THIS REAL ESTATE TRANSACTION ONLY AND NO FURTHER PARTIES OTHER THAN THOSE CERTIFIED ABOVE SHALL RELY ON IT FOR ANY OTHER PURPOSE OR TRANSACTION

RECORD DESCRIPTION

TITLE DESCRIPTION

PHASE 1

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOTS 83 AND 110 OF THE 12TH DISTRICT OF CLAYTON COUNTY, GEORGIA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT A POINT FORMED BY THE INTERSECTION OF NORTHEASTERN MARGIN OF THE RIGHT-OF-WAY OF MT. ZION ROAD (RIGHT-OF-WAY WIDTH VARIES) WITH THE LAND LOT LINE COMMON TO LAND LOTS 83 AND 110, AFORESAID DISTRICT AND COUNTY; THENCE ALONG THE NORTHEASTERN MARGIN OF THE RIGHT-OF-WAY OF MT. ZION ROAD AND FOLLOWING THE CURVATURE THEREOF AN ARC DISTANCE OF 276.81 FEET TO A POINT (SAID ARC BEING SUBTENDED BY A CHORD BEARING SOUTH 37 DEGREES 19 MINUTES 03 SECONDS EAST, HAVING A CHORD DISTANCE OF 276.62 FEET AND A RADIUS OF 2170.95 FEET); THENCE ALONG THE NORTHEASTERN MARGIN OF THE RIGHT-OF-WAY OF MT. ZION ROAD SOUTH 39 DEGREES 16 MINUTES 30 SECONDS EAST A DISTANCE OF 85.72 FEET TO A POINT; THENCE ALONG THE NORTHEASTERN MARGIN OF THE RIGHT-OF-WAY OF MT. ZION ROAD SOUTH 39 DEGREES 16 MINUTES 30 SECONDS EAST A DISTANCE OF 17.44 FEET TO A POINT; THENCE ALONG THE NORTHEASTERN MARGIN OF THE RIGHT-OF-WAY OF MT. ZION ROAD SOUTH 73 DEGREES 04 MINUTES 16 SECONDS EAST A DISTANCE OF 14.35 FEET TO A POINT, THENCE ALONG THE NORTHEASTERN MARGIN OF THE RIGHT-OF-WAY OF MT. ZION ROAD SOUTH 73 DEGREES 04 MINUTES 16 SECONDS EAST A DISTANCE OF 4.23 FEET TO A POINT; THENCE ALONG THE NORTHEASTERN MARGIN OF THE RIGHT-OF-WAY OF MT. ZION ROAD SOUTH 24 DEGREES 51 MINUTES 56 SECONDS EAST A DISTANCE OF 50.34 FEET TO A POINT; THENCE ALONG THE NORTHEASTERN MARGIN OF THE RIGHT-OF-WAY OF MT. ZION ROAD SOUTH 17 DEGREES 05 MINUTES 34 SECONDS WEST A DISTANCE OF 26.85 FEET TO A POINT; THENCE ALONG THE NORTHEASTERN MARGIN OF THE RIGHT-OF-WAY OF MT. ZION ROAD AND FOLLOWING THE CURVATURE THEREOF AN ARC DISTANCE OF 405.82 FEET TO A POINT (SAID ARC BEING SUBTENDED BY A CHORD BEARING SOUTH 34 DEGREES 32 MINUTES 42 SECONDS EAST, HAVING A CHORD DISTANCE OF 405.59 FEET AND A RADIUS OF 3487.77 FEET) TO A P.K. NAIL SET AND THE TRUE POINT OF BEGINNING; THENCE LEAVING THE NORTHEASTERN MARGIN OF THE RIGHT-OF-WAY OF MT. ZION ROAD NORTH 52 DEGREES 20 MINUTES 47 SECONDS EAST A DISTANCE OF 241.44 FEET TO A P.K. NAIL SET; THENCE NORTH 46 DEGREES 55 MINUTES 39 SECONDS WEST A DISTANCE OF 141.70 FEET TO A 1/2 INCH REBAR; THENCE NORTH 43 DEGREES 04 MINUTES 21 SECONDS EAST A DISTANCE OF 342.29 FEET TO A P.K. NAIL SET; THENCE NORTH 28 DEGREES 41 MINUTES 15 SECONDS EAST A DISTANCE OF 21.28 FEET TO A P.K. NAIL SET; THENCE NORTH 43 DEGREES 02 MINUTES 05 SECONDS EAST A DISTANCE OF 378.78 FEET TO A 1/2 INCH REBAR ON THE SOUTHWESTERN MARGIN OF THE RIGHT-OF-WAY OF INTERSTATE 75 (RIGHT-OF-WAY WIDTH VARIES); THENCE ALONG THE SOUTHWESTERN MARGIN OF THE RIGHT-OF-WAY OF INTERSTATE 75 SOUTH 48 DEGREES 38 MINUTES 13 SECONDS EAST A DISTANCE OF 15.30 FEET TO A CONCRETE MONUMENT; THENCE ALONG THE SOUTHWESTERN MARGIN OF THE RIGHT-OF-WAY OF INTERSTATE 75 SOUTH 52 DEGREES 26 MINUTES 35 SECONDS EAST A DISTANCE OF 390.06 FEET TO A CONCRETE MONUMENT; THENCE ALONG THE SOUTHWESTERN MARGIN OF THE RIGHT-OF-WAY OF INTERSTATE 75 SOUTH 28 DEGREES 28 MINUTES 05 SECONDS EAST A DISTANCE OF 160.00 FEET TO A 1/2 INCH REBAR; THENCE LEAVING THE SOUTHWESTERN MARGIN OF THE RIGHT-OF-WAY OF INTERSTATE 75 SOUTH 61 DEGREES 31 MINUTES 55 SECONDS WEST A DISTANCE OF 75.00 FEET TO A 1/2 INCH REBAR; THENCE SOUTH 28 DEGREES 28 MINUTES 05 SECONDS EAST A DISTANCE OF 63.26 FEET TO A 1/2 INCH REBAR; THENCE SOUTH 61 DEGREES 31 MINUTES 55 SECONDS WEST A DISTANCE OF 259.74 FEET TO A P.K. NAIL SET; THENCE SOUTH 16 DEGREES 10 MINUTES 18 SECONDS WEST A DISTANCE OF 56.21 FEET TO A P.K. NAIL SET; THENCE SOUTH 28 DEGREES 28 MINUTES 05 SECONDS EAST A DISTANCE OF 96.65 FEET TO A 1/2 INCH REBAR; THENCE SOUTH 61 DEGREES 31 MINUTES 55 SECONDS WEST A DISTANCE OF 388.41 FEET TO A P.K. NAIL SET; THENCE SOUTH 37 DEGREES 47 MINUTES 44 SECONDS WEST A DISTANCE OF 70.78 FEET TO A 1/2 INCH REBAR; THENCE SOUTH 45 DEGREES 25 MINUTES 20 SECONDS WEST A DISTANCE OF 138.24 FEET TO A 1/2 INCH REBAR ON THE NORTHEASTERN MARGIN OF THE RIGHT-OF-WAY OF MT. ZION ROAD; THENCE ALONG THE NORTHEASTERN MARGIN OF THE RIGHT-OF-WAY OF MT. ZION ROAD NORTH 44 DEGREES 13 MINUTES 48 SECONDS WEST A DISTANCE OF 22.00 FEET TO A 1/2 INCH REBAR; THENCE ALONG THE NORTHEASTERN MARGIN OF THE RIGHT-OF-WAY OF MT. ZION ROAD NORTH 49 DEGREES 38 MINUTES 18 SECONDS WEST A DISTANCE OF 98.72 FEET TO A CONCRETE MONUMENT; THENCE ALONG THE NORTHEASTERN MARGIN OF THE RIGHT-OF-WAY OF MT. ZION ROAD NORTH 42 DEGREES 37 MINUTES 05 SECONDS WEST A DISTANCE OF 73.05 FEET TO A CONCRETE MONUMENT; THENCE ALONG THE NORTHEASTERN MARGIN OF THE RIGHT-OF-WAY OF MT. ZION ROAD AND FOLLOWING THE CURVATURE THEREOF AN ARC DISTANCE OF 204.26 FEET TO A P.K. NAIL SET (SAID ARC BEING SUBTENDED BY A CHORD BEARING NORTH 39 DEGREES 33 MINUTES 22 SECONDS WEST, HAVING A CHORD DISTANCE OF 204.23 FEET AND A RADIUS OF 3487.77 FEET) SAID P.K. NAIL SET BEING THE TRUE POINT OF BEGINNING, SAID TRACT OF LAND CONTAINING 12.0168 ACRES MORE OR LESS, AND BEING MORE PARTICULARLY SHOWN ON THAT CERTAIN ALTA/ACSM LAND TITLE SURVEY FOR: PATRICIA J. RAHN, A MARRIED WOMAN AS HER SOLE AND SEPARATE PROPERTY, JAMES PATRICK CUNNANE AND DIANE G. CUNNANE, HUSBAND AND WIFE AS JOINT TENANTS, WILMARTH RANCH, LLC, A CALIFORNIA LIMITED LIABILITY COMPANY, GREGORY R. FRETZ AND ANNE B. FRETZ, TRUSTEES OF THE GREGORY R. FRETZ LIVING TRUST, DATED JANUARY 24, 1986, PETER MIRON-CONK AND NORMA MIRON-CONK TRUSTEES OF THE MIRON-CONK 2001 REVOCABLE TRUST, BOLTON HOLDINGS, LLC, A COLORADO LIMITED LIABILITY COMPANY, ROBERT ERSEPKE, AN UNMARRIED MAN, MARINA LENNY, A MARRIED WOMAN AS HER SOLE AND SEPARATE PROPERTY, SOUTHLAKE ATLANTA, LLC, A CALIFORNIA LIMITED LIABILITY COMPANY, COLUMN FINANCIAL, INC., ITS SUCCESSORS AND ASSIGNS, AND FIDELITY NATIONAL TITLE INSURANCE COMPANY OF NEW YORK PREPARED BY WILLIAM W. DELOACH, GEORGIA LAND REGISTERED SURVEYOR NO. 1711, OF PEARSON & ASSOCIATES, INC., DATED JUNE 22, 1994, LAST REVISED JANUARY 3, 2005, SAID SURVEY BEING INCORPORATED HEREIN BY REFERENCE THERETO.

See the record description continued to the left.

ALTA/NSPS LAND TITLE SURVEY

for

Southlake Pavilion Update

NV5 Project No. 201904602, 001

1958-1994 Mount Zion Road, Morrow, GA 30260

BASED UPON TITLE COMMITMENT NO. 192031GA
OF FIDELITY NATIONAL TITLE INSURANCE COMPANY
BEARING AN EFFECTIVE DATE OF SEPT. 5, 2019 @ 12:00 A.M.

Surveyor's Certification

To: Wells Fargo Bank, National Association, its successors and/or assigns; Island Abstract Inc.; Southlake Equities, LLC, a Georgia limited liability company; Fidelity National Title Insurance Company; and Bock & Clark Corporation, an NV5 Company:

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2016 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 4, 6a, 6b, 7a, 7b1, 7c, 8, 9, 13, 14, 16, 17, 18, and 20 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON 09-26-19.

GEORGIA REGISTERED No. 2488 LAND SURVEYOR RONNIE J. JOINER

12-03-2019
DATE

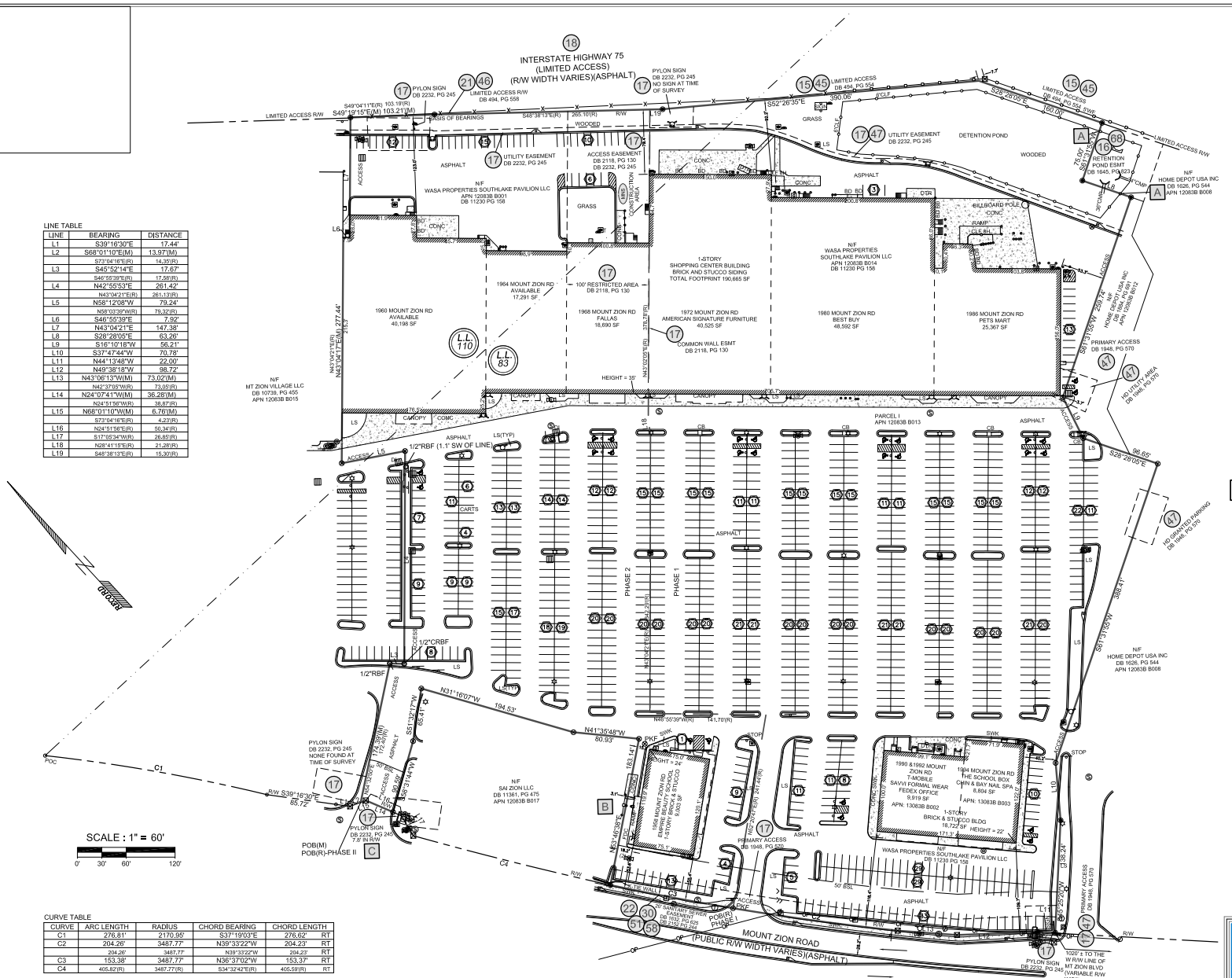
RONNIE JOINER
REGISTRATION NO.2488
IN THE STATE OF GEORGIA
DATE OF FIELD SURVEY: Sept. 26, 2019
DATE OF LAST REVISION: Oct. 24, 2019
NETWORK PROJECT NO. **201904602-001 CMP**

Bock & Clark Corporation
an NV5 Company

NV5

Transaction Services **1-800-SURVEYS (787-8397)**
3550 W. Market Street, Suite 200, Akron, Ohio 44333
www.BockandClark.com maywehelpyou@bockandclark.com www.NV5.com

SURVEY • ZONING • ENVIRONMENTAL • ASSESSMENT



LINE TABLE

LINE	BEARING	DISTANCE
L1	S39°16'30"E	17.44'
L2	S68°01'10"E(M)	13.97'(M)
	S73°04'16"E(R)	14.35'(R)
L3	S45°52'14"E	17.67'
	S46°55'39"E(R)	17.58'(R)
L4	N42°55'53"E	261.42'
	N43°04'21"E(R)	261.12'(R)
L5	N58°12'08"W	79.24'
	N58°03'39"W(R)	79.32'(R)
L6	S46°55'39"E	7.92'
L7	N43°04'21"E	147.38'
L8	S28°28'05"E	63.26'
L9	S16°10'18"W	56.21'
L10	S37°47'44"W	70.78'
L11	N44°13'48"W	22.00'
L12	N49°38'18"W	98.72'
L13	N43°06'13"W(M)	73.02'(M)
	N42°37'05"W(R)	73.05'(R)
L14	N24°07'41"W(M)	36.28'(M)
	N24°51'56"W(R)	36.87'(R)
L15	N68°01'10"W(M)	6.76'(M)
	S73°04'16"E(R)	4.23'(R)
L16	N24°51'56"E(R)	50.34'(R)
L17	S17°05'34"W(R)	26.85'(R)
L18	N28°41'15"E(R)	21.28'(R)
L19	S48°38'13"E(R)	15.30'(R)

CURVE TABLE

CURVE	ARC LENGTH	RADIUS	CHORD BEARING	CHORD LENGTH	
C1	276.81'	2170.95'	S37°19'03"E	276.62'	RT
C2	204.26'	3487.77'	N39°33'22"W	204.23'	RT
	204.26'	3487.77'	N39°33'22"W	204.23'	RT
C3	153.38'	3487.77'	N36°37'02"W	153.37'	RT
C4	405.82'(R)	3487.77'(R)	S34°32'42"E(R)	405.59'(R)	RT

LEGEND OF SYMBOLS & ABBREVIATIONS

APN	Assessor parcel number		Single wing catch basin
BSL	Building setback line		Headwall
CB	Catch basin		Fire department connection
CLF	Chain-link fence		Electric meter
CMP	Corrugated metal pipe		Electric box
CONC	Concrete		Nail found
CRBF	Capped rebar found		Water vault
DB	Deed book		Traffic pole
DI	Drain inlet		Traffic box
ESMT	Easement		Handicap (hc)
FDC	Fire department connection		Well
L.L.	Land lot		Cable box
LS	Landscaping		Clean out
M	Measured		Bollard
N/F	Now or formerly		Sign
PG	Page		Irrigation control valve
POB	Point of Beginning		Gas meter
POC	Point of Commencement		Sanitary sewer manhole
R	Recorded		Telephone manhole
R/W	Right of way		Fire hydrant
RBF	Rebar found		Water valve
SF	Square feet		Water meter
SW	Sidewalk		Guy wire
SWK	Sidewalk		Telephone pedestal
T	Transformer		Light pole
TYP	Typical		Power pole
WF	Wood fence		Drop Inlet
WV	Water valve		Double wing catch basin
(1)	Parking spaces		Single wing catch basin
	Nail set		Iron pin found
	Capped 1/2" rebar set		Concrete monument found
			Building overhang/canopy
			Chain link fence
			Steel fence
			Wire fence
			Wood fence
			Overhead power line
			Adjoiner property line
			Land lot line
			Parcel
			Right-of-way
			Building setback line
			Easement

As-Surveyed Description

All that tract or parcel of land lying and being in Land Lots 83 and 110 of the 12th District of Clayton County, Georgia and being more particularly described as follows:

To find The True Point of Beginning, commence at a point on the intersection of the land lot line common to Land Lots 83 and 110, aforesaid District and County, with the northeasterly right-of-way line of Mount Zion Road (having a variable right-of-way width); thence, following aforesaid right-of-way line for the next 3 courses and distances, proceed along a curve to the right having a radius of 2170.95 feet and an arc length of 276.81 feet, said arc being subtended by a chord with a bearing of South 37 degrees 19 minutes 03 seconds East and a length of 276.62 feet, to a point; thence South 39 degrees 16 minutes 30 seconds East for a distance of 85.72 feet to a point; thence South 39 degrees 16 minutes 30 seconds East for a distance of 17.44 feet to a concrete right-of-way monument found; thence South 68 degrees 01 minute 10 seconds East for a distance of 13.97 feet to a point and The True Point of Beginning.

From The True Point of Beginning, as thus established, leaving said right-of-way, proceed North 54 degrees 32 minutes 00 seconds East for a distance of 174.39 feet to a ½-inch rebar found; thence South 45 degrees 52 minutes 14 seconds East for a distance of 17.67 feet to a capped ½-inch rebar found; thence North 42 degrees 55 minutes 53 seconds East for a distance of 261.42 feet to a magnetic nail found; thence North 58 degrees 12 minutes 08 seconds West for a distance of 79.24 feet to a magnetic nail found; thence North 43 degrees 04 minutes 17 seconds East for a distance of 277.44 feet to a point; thence South 46 degrees 55 minutes 39 seconds East for a distance of 7.92 feet to a point; thence North 43 degrees 04 minutes 21 seconds East for a distance of 147.38 feet to a capped ¼-inch rebar set on the southwesterly right-of-way line of Interstate Highway 75; thence, following said right-of-way line for the next 4 courses and distances, proceed South 49 degrees 19 minutes 15 seconds East for a distance of 103.21 feet to a capped ½-inch rebar set; thence South 48 degrees 38 minutes 13 seconds East for a distance of 280.40 feet to a capped ½-inch rebar set; thence South 52 degrees 26 minutes 35 seconds East for a distance of 390.06 feet to a point being 7.7' in the northwesterly direction from a concrete monument found; thence South 28 degrees 28 minutes 05 seconds East for a distance of 160.00 feet to a capped ½-inch rebar set; thence, leaving said right-of-way, proceed South 61 degrees 31 minutes 55 seconds West for a distance of 75.00 feet to a capped ½-inch rebar set; thence South 28 degrees 28 minutes 05 seconds East for a distance of 63.26 feet to a capped ½-inch rebar set; thence South 61 degrees 31 minutes 55 seconds West for a distance of 259.74 feet to a PK nail set in concrete; thence South 16 degrees 10 minutes 18 seconds West for a distance of 56.21 feet to a PK nail set in concrete; thence South 28 degrees 28 minutes 05 seconds East for a distance of 96.65 feet to a PK nail set in asphalt; thence South 61 degrees 31 minutes 55 seconds West for a distance of 386.41 feet to a PK nail set in asphalt; thence South 37 degrees 47 minutes 44 seconds West for a distance of 70.78 feet to a capped ½-inch rebar set; thence South 45 degrees 25 minutes 20 seconds West for a distance of 138.24 feet to a capped ½-inch rebar set on the northeasterly right-of-way line of Mount Zion Road; thence, following said right-of-way line for the next 5 courses and distances, proceed North 44 degrees 13 minutes 48 seconds West for a distance of 22.00 feet to a capped ½-inch rebar set; thence North 49 degrees 38 minutes 18 seconds West for a distance of 98.72 feet to a concrete monument found; thence North 43 degrees 06 minutes 13 seconds West for a distance of 73.02 feet to a concrete monument found; thence along a curve to the right having a radius of 3487.77 feet and an arc length of 204.26 feet, said arc being subtended by a chord with a bearing of North 39 degrees 33 minutes 22 seconds West and a length of 204.23 feet, to a PK nail set in concrete; thence along a curve to the right having a radius of 3487.77 feet and an arc length of 153.38 feet, said arc being subtended by a chord with a bearing of North 36 degrees 37 minutes 02 seconds West and a length of 153.37 feet, to a capped ½-inch rebar set; thence, leaving said right-of-way, proceed North 53 degrees 46 minutes 38 seconds East for a distance of 183.14 feet to a PK nail set in asphalt; thence North 41 degrees 35 minutes 48 seconds West for a distance of 80.93 feet to a PK nail set in asphalt; thence North 31 degrees 16 minutes 07 seconds West for a distance of 194.53 feet to a PK nail set in asphalt; thence South 51 degrees 32 minutes 17 seconds West for a distance of 65.41 feet to a PK nail set in asphalt; thence South 58 degrees 31 minutes 44 seconds West for a distance of 90.59 feet to a PK nail set in concrete; thence North 24 degrees 07 minutes 41 seconds West for a distance of 36.28 feet to a concrete monument found; thence North 68 degrees 01 minute 10 seconds West for a distance of 6.76 feet to a point and The True Point of Beginning.

Containing within said bounds 18.779 acres (818,019 square feet) more or less.

THE LANDS SURVEYED, SHOWN AND DESCRIBED HEREON ARE THE SAME LANDS AS DESCRIBED IN THE TITLE COMMITMENT PROVIDED BY FIDELITY NATIONAL TITLE INSURANCE COMPANY, COMMITMENT NO. 19203103A, DATED September 5, 2019 at 12:00 AM.

NV5

ALTA/NSPS LAND TITLE SURVEY

PREPARED FOR

Southlake Pavillon Update

DATE OF FIELD SURVEY: Sept. 26, 2019

NETWORK PROJECT NUMBER: 201904602.001

1-(800)-SURVEYS (787-8397)

TRANSACTION SERVICES

www.bockandclark.com maywehelpyou@bockandclark.com www.NV5.com

SURVEY • ZONING • ENVIRONMENTAL • ASSESSMENT