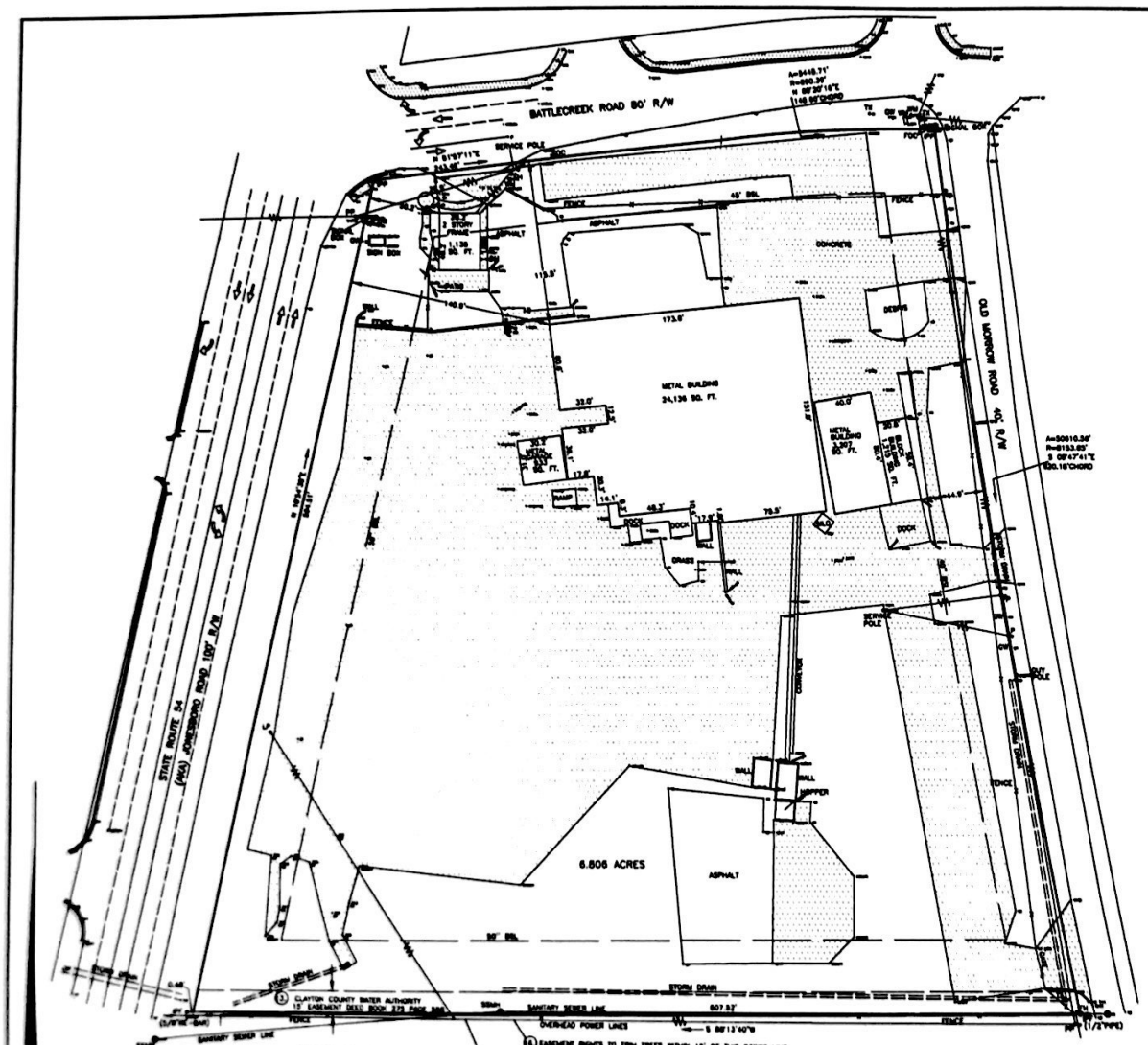


PARKING NOTE:

THERE ARE NO MARKED PARKING SPACES

SMITH & SMITH LAND SURVEYORS, P.C.
LAND SURVEYOR FIRM No LSF000133
2 SOUTH AVENUE, CARTERSVILLE, GA 30120
PHONE 770-382-0457
REGISTERED LAND SURVEYOR No 1803

FIELD TRAVERSE
CLOSURE: ONE FOOT IN 20,000 FEET
USING A LIETZ SET 3
ANGULAR ERROR: 0°00'08"PER ANGLE POINT USING A LIETZ SET 3
ADJUSTED USING THE COMPASS RULE.

ZONING

THIS PROPERTY IS ZONED "HI"
HEAVY INDUSTRIAL DISTRICT
THE CLAYTON COUNTY ZONING DEPARTMNET
121 SOUTH MCDONOUGH STREET
JONESBORO GA (770)477-3580

FRONT SET BACK: 50 FEET ADJACENT TO ARTERIAL ROAD
FRONT SET BACK: 45 FEET ADJACENT TO COLLECTOR ROAD
FRONT SET BACK: 40 FEET ADJACENT TO LOCAL ROAD
SIDE SET BACK: 50 FEET
REAR SET BACK: 50 FEET

THIS SURVEY WAS PREPARED IN CONFORMITY WITH THE TECHNICAL STANDARDS FOR PROPERTY SURVEYS IN GEORGIA AS SET FORTH IN CHAPTER 180-7 OF THE RULES OF THE GEORGIA BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND AS SET FORTH IN THE GEORGIA PLAT ACT O.C.G.A. 15-6-67. AUTHORITY O.C.G.A. SECS. 15-6-67, 43-15-4, 43-15-8, 43-15-19, 43-15-22.

LEGAL DESCRIPTION

All that tract or parcel of land being known as Lot 4, as per plat of property of S.H. Gresham, recorded on Plat Book 4, Page 63, Clayton County, Georgia Records and being in Land Lot 80 of the 12th District of Clayton County, Georgia containing 6.806 acres and being more particularly described as follows:
BEGINNING at an iron pin placed at the intersection of the East right-of-way of Jonesboro Road a/k/a known as State Route 54 (100' R/W) with the South right-of-way of Battle Creek Road (80' R/W);

THENCE North 81 degrees 57 minutes 11 seconds East for a distance of 243.49 feet along the South right--of-way of Battle Creek Road to a point;

THENCE along a curve to the right having a radius of 890.39 feet and an arc length of 148.77 feet, being subtended by a chord of North 85 degrees 20 minutes 18 seconds East for a distance of 148.60 feet along said South right-of-way to an iron pin placed on the West right-of-way of Old Morrow Road (40' R/W);

THENCE along a curve to the left having a radius of 8153.65 feet and an arc length of 620.33 feet, being subtended by a chord of South 09 degrees 47 minutes 41 seconds East for a distance of 620.18 feet along the West right-of-way of Old Morrow Road to an iron pin found;

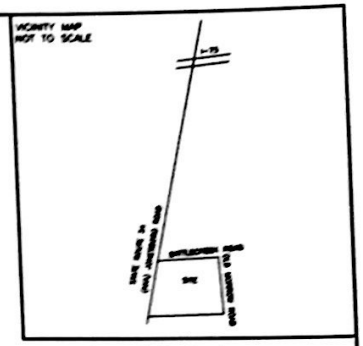
THENCE South 88 degrees 13 minutes 40 seconds West for a distance of 607.52 feet leaving said West right-of-way to a point on the East right-of-way of Jonesboro Road, which point is North 88 degrees 13 minutes 40 seconds East a distance of 0.48 feet from an iron pin found;

THENCE North 10 degrees 54 minutes 38 seconds East for a distance of 584.51 feet along the East right-of-way of Jonesboro Road to an iron pin placed and The Point of Beginning.

SCHEDULE B - TITLE EXCEPTION NOTES

FIRST AMERICAN TITLE INSURANCE COMPANY COMMITMENT No. NCS-795642-ATL WITH AN EFFECTIVE DATE OF MAY 22, 2016, SECTION II EXCEPTIONS THAT SHOULD BE ADDRESSED BY THIS SURVEY:

12. Matters as shown on that certain plat recorded in Plat Book 4, Page 63, Clayton County, Georgia records.
13. Easement from Harry B. Besse to Clayton County Water authority, dated July 3, 1962, filed for record July 19, 1962, and recorded in Deed Book 275, Page 588, aforesaid records.--THIS EASEMENT IS SHOWN AND NOTED ON THIS PLAT.--
14. Right of Way Deed from H. B. Besse to County of Clayton, dated August 18, 1964, filed for record June 13, 1965, and recorded in Deed --THIS DEED IS FOR WHAT IS NOW THE BATTLECREEK ROAD RIGHT-OF-WAY.--
15. Easement from H. B. Besse to Georgia Power Company dated July 14, 1970, filed for record July 27, 1970, in Deed Book 379, Page 188, aforesaid records.--THIS IS A GENERAL EASEMENT AND CAN'T BE PLOTTED.--
16. Easement from H. B. Besse to Georgia Power Company dated November 20, 1981, filed for record November 23, 1981, and recorded in Deed Book 1050, Page 197, aforesaid records.--THIS EASEMENT IS FOR THE RIGHT TO TRIM TREES ALONG THE POWER LINE AS NOTED ON THIS PLAT.--
17. Easement from Besse Concrete Products Co. to Georgia Power Company dated October 22, 1992, filed for record November 2, 1992, and recorded in Deed Book 1840, Page 138, aforesaid records; and superseded by that certain Easement from Beverly Ann Besse Marson, filed for record November 6, 1995, and recorded in Deed Book 2308, Page 278, aforesaid records.--THIS EASEMENT IS SHOWN AND NOTED ON THGIS PLAT.--
18. Notice of Order and Judgment Affecting Interest in Real Estate by Jon Naland, dated September 5, 2001, filed for record October 4, 2005, and recorded in Deed Book 8324, Page 258, aforesaid records; assigned by that certain Deed of Assignment of Cable Side Settlement Corridor Easements from Class Corridor, LLC, a Delaware limited liability company to Thoroughbred Technology and Telecommunications, Inc., a Virginia corporation, dated December 9, 2005, filed for record January 17, 2006, and recorded in Deed Book 8476, Page 27, aforesaid records; and as further assigned by that certain Deed of Assignment of Non-Cable Side Settlement Corridor Easements to Thoroughbred Technology and Telecommunications, LLC, a Virginia limited liability company, as successors by merger to Thoroughbred Technology and Telecommunications, Inc., a Virginia corporation, dated April 1, 2014, filed for record September 19, 2014, and recorded in Deed Book 10580, Page 510, aforesaid records.--DOES NOT AFFECT THE "PREMISES".--
19. Easement Deed by Court Order in Settlement of Landowner Action styled George L. Tedder, etal., as Plaintiffs vs. Wltel communications, LLC (f/k/a/ Williams Communications, Inc.), Sprint Communications Company L.P.; and Qwest Company, LLC, as Defendants dated February 8, 2013, filed for record January 22, 2014 and recorded in Deed Book 10475, Page 10, aforesaid records.--DOES NOT CROSS OR AFFECT THE "PREMISES".--



Surveyor's Certification

I hereby certify to: HIGHT PROPERTY GROUP, LLC AND FIRST AMERICAN TITLE INSURANCE COMPANY

This is to certify that this map or plat and the survey on which it is based were made in accordance with "Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys", jointly established and adopted by ALTA and NSPS in 2011, and includes items 1-4, 6(a), 7(a)(1), 8-9, 16(a) AND 14 of Table A Optional Survey Responsibilities. Pursuant to the Accuracy Standards as adopted by ALTA and NSPS and in effect on the date of this survey, the undersigned further certifies in my professional opinion, as a land surveyor registered in the State of Georgia, the maximum relative positional accuracy of this survey does not exceed that stated in specified Stands.

Surveyor's Signature
WILLIAM C. SMITH
REGISTERED LAND SURVEYOR No. 1803
in the State of Georgia

Date of Field Survey: 06-27-2016
Date of Last Revision:

ALTA/NSPS LAND TITLE SURVEY FOR
HIGHT PROPERTY GROUP, LLC &
FIRST AMERICAN TITLE INSURANCE COMPANY
LOT 4, S. H. GRESHAM PROPERTY
IN LAND LOT 80
12th DISTRICT,
CLAYTON COUNTY, GEORGIA
STREET ADDRESS: 7414 JONESBORO ROAD

FLOOD INSURANCE RATE MAP 13063C0088 E DATED SEPT.05,2007 SHOWS THIS PROPERTY IS NOT IN THE 100 YEAR FLOOD ZONE.

NOTE: IRON PINS ARE (1/2"RE-BAR) EXCEPT AS SHOWN.

PLAT CLOSURE:
ONE FOOT IN
796,000 FEET.

JUNE 27, 2016

SCALE 1"=40'
FILE 6576

Scanned with CamScanner