

**TITLE EXCEPTIONS**

This survey relied upon information contained within a Title Commitment number NCS-1206837-CH2 prepared by First American Title Insurance Company, with an effective date of January 4, 2024 at 8:00 AM, with respect to the property surveyed described in "Exhibit A", and the exceptions listed in "Schedule B, Section 1".

12. Terms and provisions of that certain Declaration of Restrictive Covenant by Clarion Construction, Inc., dated October 19, 2004, filed for record November 3, 2004, and recorded in Deed Book 16769, Page 183, DeKalb County, Georgia Records.  
*Comment: Does not affect subject property. Document refers to adjoiner property to the northeast.*

13. Distribution Tree Trim/Clearing Easement from Georgia Power Company, a Georgia corporation to 2398 South Stone Mountain Lithonia Road, Lithonia, GA, dated October 1, 2020, filed for record January 5, 2021, and recorded in Deed Book 28959, Page 677, aforesaid records.  
*Comment: Easement does not affect subject property. Easement is shown hereon along Stone Mountain-Lithonia Road.*

14. Easement from Georgia Power Company to 2306 Stone Mountain Lithonia Road, Lithonia, Georgia, dated June 8, 1998, filed for record August 25, 1998, and recorded in Deed Book 10146, Page 733, aforesaid records.  
*Comment: Does not affect subject property. Document refers to adjoiner property to the northeast.*

15. Terms and provisions of that certain Memorandum of PCS Site Agreement, by and between PCS Site Agreement and Robert Pattillo Properties N/A Rockdale Industries, Inc and Sprintcom Inc., a Kansas corporation, dated May 28, 1997, filed for record September 17, 1997, and recorded in Deed Book 9617, Page 53, DeKalb County, Georgia Records, as amended by First Amendment to Memorandum of PCS Site by and between Robert Pattillo Properties, Inc and Sprintcom, Inc., a Kansas corporation, dated March 22, 2002, filed for record April 12, 2002 and recorded in Deed Book 13156, Page 112, aforesaid records; as affected by Site Designation Supplement To Master Lease and Sublease Agreement by and among STC Two LLC, a Delaware limited liability company, Global Signal Acquisitions II LLC, a Delaware limited liability company, and Sprintcom, Inc., a Kansas corporation, dated May 26, 2005, filed for record June 17, 2005 and recorded in Deed Book 17557, Page 297, as further affected by Affidavit of Facts Relating To Title by and among Sprintcom, Inc., a Kansas corporation and STC Two LLC, a Delaware limited liability company to Global Signal Acquisitions II LLC, a Delaware limited liability company, dated October 6, 2005, filed for record October 17, 2005 and recorded in Deed Book 1905, Page 561; as further affected by Assignment of Lease by and between 84 Financial L.P., a Delaware limited partnership and Global Signal Acquisitions IV LLC, a Delaware limited liability company, dated September 18, 2014, filed for record November 20, 2014 and recorded in Deed Book 24668, Page 364, and as further affected by Memorandum of Ground Lease Extension Agreement by and between Global Signal Acquisitions IV LLC, a Delaware limited liability company and STC Two LLC, a Delaware limited liability company, dated September 18, 2014, filed for record November 20, 2014 and recorded in Deed Book 24668, Page 369, aforesaid records.  
*Comment: Does not affect subject property. Document refers to adjoiner property to the northeast.*

16. Terms and easement contained in that certain Right of Way Deed from Pierce Hardy Limited Partnership, to DeKalb County, Georgia, dated March 22, 2002, filed for record April 12, 2002, and recorded in Deed Book 13156, Page 126 aforesaid records.  
*Comment: Unable to determine affect on subject property. Document contains insufficient information to locate. Surveyor was not provided plans referenced in Document.*

17. Easement from Georgia Power Company to 2310 Stone Mountain Lithonia Road, Lithonia, Georgia, dated June 7, 2002, filed for record July 18, 2002, and recorded in Deed Book 13249, Page 655, aforesaid records.  
*Comment: Does not affect subject property. Document refers to adjoiner property to the northwest.*

**PROPOSED TRACT 2 DESCRIPTION**

All that tract or parcel of land lying and being in Land Lot 124 of the 16th District, City of Stone Mountain, DeKalb County, Georgia and being more particularly described as follows:

COMMENCING at the intersection of the Southwesterly right of way line of CSX Railroad (200' RW) and the Northwesterly right of way line of Coffee Road (30' RW); THENCE proceeding along the Northwesterly right of way line of Coffee Road the following courses and distances: along a curve to the left with a radius of 465.25 feet and an arc length of 182.16 feet, said curve having a chord bearing of South 37 degrees 58 minutes 54 seconds West and a chord distance of 181.00 feet to a point; THENCE along a curve to the left with a radius of 290.01 feet and an arc length of 115.05 feet, said curve having a chord bearing of South 18 degrees 41 minutes 29 seconds West and a chord distance of 114.30 feet to a 1/2" rebar found; THENCE departing said right of way line and proceeding South 53 degrees 18 minutes 34 seconds West a distance of 99.02 feet to a point; THENCE North 31 degrees 14 minutes 41 seconds West a distance of 100.46 feet to an iron pin set, said point being the TRUE POINT OF BEGINNING.

THENCE from said TRUE POINT OF BEGINNING South 53 degrees 18 minutes 29 seconds West a distance of 368.48 feet to an iron pin set on the Northwesterly right of way line of Stone Mountain-Lithonia Road (RW varies); THENCE proceeding along said right of way line the following course and distances: along a curve to the right with a radius of 1167.26 feet and an arc length of 140.14 feet, said curve having a chord bearing of North 40 degrees 27 minutes 57 seconds West and a chord distance of 140.06 feet to a point; THENCE North 37 degrees 01 minutes 01 seconds West a distance of 85.60 feet to a point; THENCE leaving the Northwesterly right of way line of Stone Mountain-Lithonia Road (RW varies) and proceeding North 52 degrees 58 minutes 59 seconds East a distance of 397.89 feet to a point; THENCE South 31 degrees 14 minutes 41 seconds East a distance of 228.65 feet to an iron pin set, said point being the TRUE POINT OF BEGINNING.

Said tract contains 87,110 square feet or 2.000 acres.

**LEGEND**

X 000.0	GROUND ELEVATION	—○—	POWER POLE W/LIGHT	—G—	APPROXIMATE LOCATION OF UNDERGROUND GAS LINE
-1062-	CONTOUR ELEVATION	—○—	LIGHT STAND	—UP—	APPROXIMATE LOCATION OF UNDERGROUND POWER LINE
⊕	TEMPORARY BENCHMARK	—○—	GUY WIRE	—UT—	APPROXIMATE LOCATION OF UNDERGROUND TELEPHONE LINE
⊕	CURBS AND GUTTER	—○—	POWER POLE	—W—	APPROXIMATE LOCATION OF UNDERGROUND WATER LINE
⊕	IRON PIN FOUND (AS NOTED)	⊕	REINFORCED CONCRETE PIPE	—P—	OVERHEAD POWER
⊕	1/2" REBAR SET W/CA/P(S)	⊕	INVERT		
NF	NOW OR FORMERLY	⊕	CLEANOUT		
RB	REBAR	⊕	CATCH BASINS		
FND	FOUND	⊕	HEADWALL		
CONC	CONCRETE	⊕	WATER METER		
EOP	EDGE OF PAVEMENT	⊕	FIRE HYDRANT		
IPS	IRON PIN SET (1/2" REBAR)				

**ZONING: M - LIGHT INDUSTRIAL DISTRICT**

Front Yard: 60'  
 Side Yard: 20' interior lot/60' corner lot on public streets  
 Rear Yard: 30'

This information is reported from public information obtained from City of Stone Mountain records on 3/12/2024. It is not the intent of the surveyor to interpret or make conclusions regarding the zoning designation shown hereon.



**SITE ADDRESS**

2398 South Stone Mountain Lithonia Road  
 Lithonia GA, 30058

**SITE AREA**

Total = 310,882 square feet or 7.137 acres

**PARKING SUMMARY**

No marked parking spaces were observed at the time of the survey.

**REFERENCE PLATS**

- ALTANSPLS Land Title Survey for Paul Ballenger, Adanech Betre Feleke, Sebselbe Shabru, Tewodros Tassew, Netelhin Beyene, Binahin, Cross & Sanford, LLC, Blue Sky Title, LLC, Merchants & Farmers Bank, and Chicago National Title Insurance Company prepared by BRC Land Services, dated 2/25/2022.
- Draft of Final Plat for Paul Ballenger prepared by Houston Engineering, Inc., dated 1/4/2022.

**SURVEY NOTES**

- This plat was prepared for the exclusive use of the person, persons, or entity named in the title block. Said use does not extend to any unmentioned person without express permission by the surveyor naming said person.
- Unless otherwise specified, all distances shown are horizontal ground distances measured in U.S. survey feet (39.37 inches = 1 meter).
- The project horizontal datum is relative to the North American Datum 1983 (NAD83), 2011 adjustment, projected to the Georgia State Plane Coordinate System, Georgia West Zone. The vertical datum is relative to the North American Vertical Datum of 1988 (NAVD88) using the National Geodetic Survey (NGS) Geoid 12A.
- By graphic plotting only this property Does Not lie within a 100 year flood hazard zone and is depicted as Zone X as defined by the F.E.M.A Flood Insurance Rate Map of DeKalb County, Georgia and incorporated areas Map Number 13089C0176K, effective date 12/8/2016
- No common observable evidence of cemeteries, burial grounds or isolated gravesites were found during the course of the survey.
- No observable evidence that the site was used as a solid waste dump, sump or sanitary landfill.
- The Property has direct vehicular and pedestrian access to Stone Mountain-Lithonia Road, a dedicated public right of way, as shown on the survey.
- No wetland delineation markers were observed at the time of the survey.
- No observable evidence or proposed changes in right of way made available to the surveyor.
- No evidence of existing curb cuts or sidewalk construction or repairs.
- Information regarding the reputed presence, size, character and location of existing underground utilities and structure is shown hereon. There is no certainty of the accuracy of this information and it shall be considered in that light by those using this drawing. The location and arrangement of underground utilities and structures shown hereon may be inaccurate and utilities and structure not shown may be encountered. The owner, his employees, his consultants and his contractors shall hereby distinctly understand that the surveyor is not responsible for the correctness or sufficiency of this information.
- Underground utility research, field markings, size and character of material has been provided by RHD Services on 3/20/2024
- No evidence of existing curb cuts were observed at the time of the survey.
- The following encroachments were observed at the time of survey: (i) Storm water pipe and headwall crossing along the northeasterly property line, (ii) Gas line near southwesterly property line.
- No observed overlaps, gaps, or gores.
- Evidence of Earth moving work observed along northeasterly property line at the time of survey.

**CERTIFICATION:**

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 Section 15-6-67.

This is to certify that this survey was made under my supervision and is a true representation of the land surveyed. The field data upon which this survey is based, was performed with a eGPS 202L dual frequency receiver with network adjusted real time kinematic measurements referenced to the eGPS network. The GPS survey included redundant measurements with positional accuracy better than 0.07'.

This map or plat has been calculated for closure and is found to be accurate within one foot in 916,875 feet.

To SAFStor Real Estate Co., LLC, a Delaware limited liability company, SAFStor Stone Mountain, 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 the 2021 Minimum Standard Detail Requirements for ALTANSPLS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes items 1-4, 6(i), 8(i), 8, 11, 13-14, 16-19(\$5,000,000) and 20 of Table A thereof.

The fieldwork was completed on 3/19/2024.

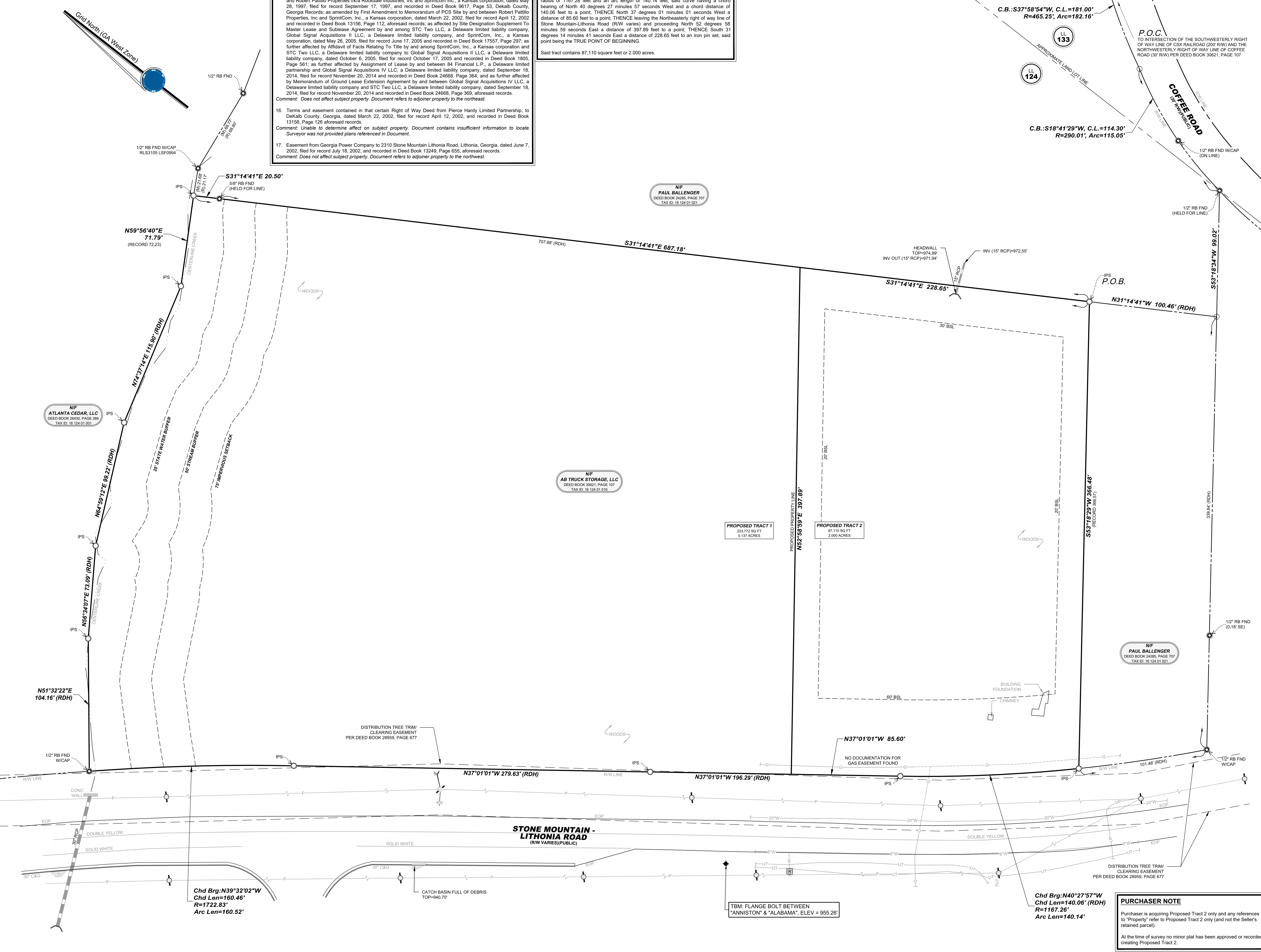
**PRELIMINARY** XX/XX/XX

KEVIN G. PATE  
 Georgia Professional Land Surveyor No. 3499  
 For The Firm Travis Pruitt & Associates, Inc.

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 Travis Pruitt & Associates, Inc.

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THIS BOX RESERVED FOR THE CLERK OF THE SUPERIOR COURT



**REVISIONS**

NO.	DATE	DESCRIPTION
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**ALTA/NSPLS LAND TITLE SURVEY**

**SAFStor Real Estate Co., LLC, a Delaware limited liability company, SAFStor Stone Mountain, LLC and First American Title Insurance Company**

LAND LOT 124 - 16TH DISTRICT - CITY OF STONE MOUNTAIN - DEKALB COUNTY - GEORGIA

AUTHORITATIVE BY: SAFSTOR, INC.

GRAPHIC SCALE - IN FEET

15 30 45 60 75 90 105 120

**PRELIMINARY**

For The Firm Travis Pruitt & Associates, Inc.

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.

**FIELD DATE:** 6/13/2024  
**FIELD DATE:** 3/19/2024  
**SCALE:** 1" = 30'  
**JN:** 1-24-0132-600  
**FN:** 218-E-104  
**SHEET NO:** 1 of 1