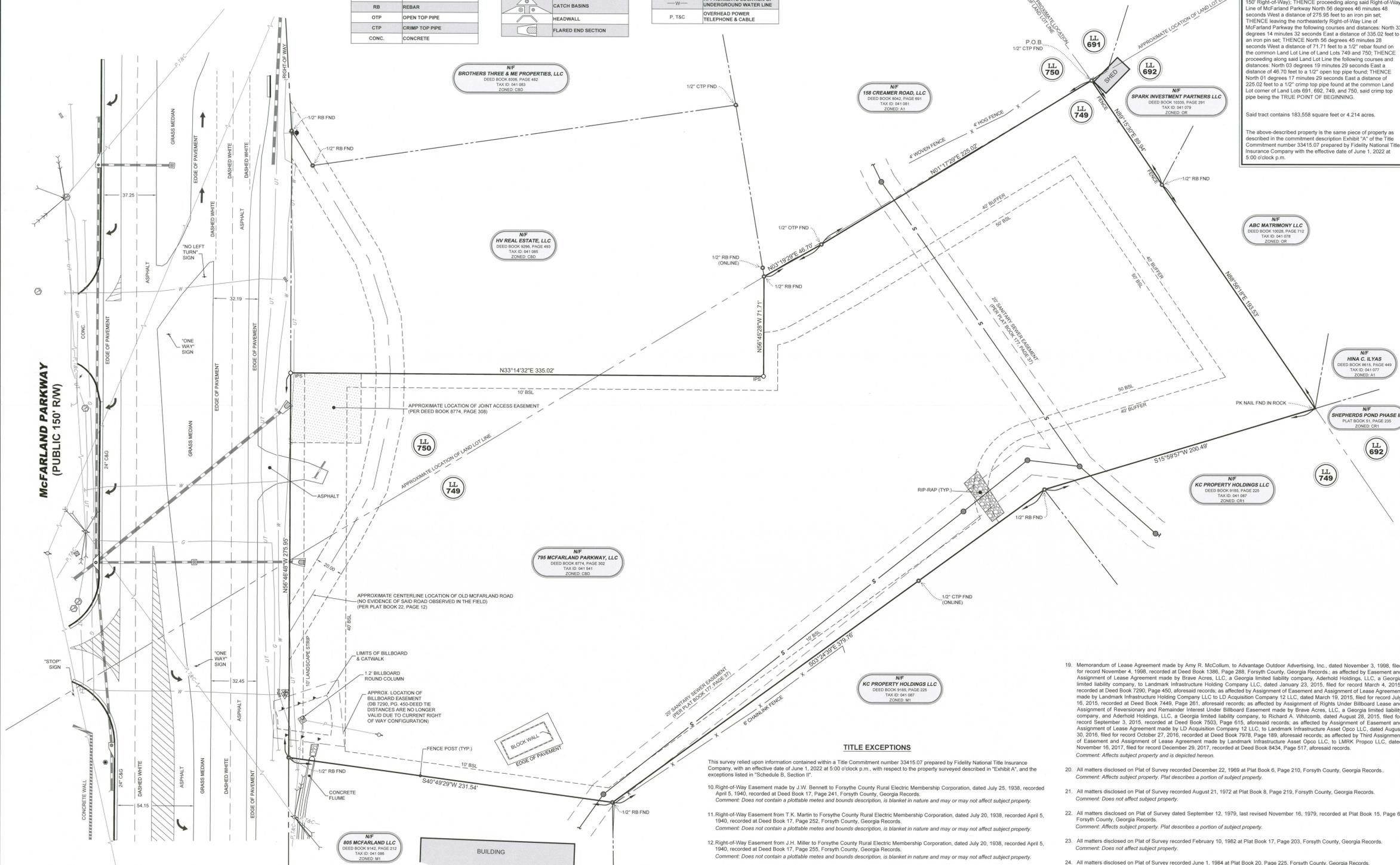


THIS BOX RESERVED FOR THE CLERK OF THE SUPERIOR COURT

| LEGEND  |                             | TYP. TYPICAL |                        | YARD INLET |  |
|---------|-----------------------------|--------------|------------------------|------------|--|
| X 000.0 | GROUND ELEVATION            | C&G          | CURB AND GUTTER        | ⊠          | YARD INLET   |
| —       | CONTOUR ELEVATION           | ⊕            | LAMP POST              | ⊠          | TELEPHONE BOX                                      |
| —       | SIGN                        | ⊕            | GAS VALVE              | ⊠          | GAS VALVE  |
| ⊕       | TEMPORARY BENCHMARK (TBM)   | ⊕            | AC UNIT                | ⊕          | FIRE HYDRANT                                       |
| ⊕       | LAND LOT IDENTIFICATION     | ⊕            | ELECTRIC METER         | ⊕          | WATER VALVE  |
| ⊕       | IRON PIN FOUND (AS NOTED)   | ⊕            | GUY WIRE               | ⊕          | WATER VALVE MONUMENT                               |
| ⊕       | 1/2" REBAR SET W/ CAP (IPS) | ⊕            | POWER POLE             | ⊕          | FENCE LINE   |
| ⊕       | NAIL FOUND                  | ⊕            | TRAFFIC SIGNAL BOX     | ⊕          | SANITARY SEWER LINE                                |
| ⊕       | RIGHT OF WAY MONUMENT       | ⊕            | LANDSCAPE LIGHT        | ⊕          | STORM SEWER LINE                                   |
| ⊕       | N/OF                        | ⊕            | DIP                    | ⊕          | APPROXIMATE LOCATION OF UNDERGROUND GAS LINE       |
| ⊕       | RIGHT OF WAY FORMERLY       | ⊕            | PVC                    | ⊕          | APPROXIMATE LOCATION OF UNDERGROUND POWER LINE     |
| ⊕       | RAW                         | ⊕            | RCP                    | ⊕          | APPROXIMATE LOCATION OF UNDERGROUND TELEPHONE LINE |
| ⊕       | P.O.B.                      | ⊕            | SANITARY SEWER MANHOLE | ⊕          | OVERHEAD POWER TELEPHONE & CABLE                   |
| ⊕       | FND                         | ⊕            | CLEAN OUT              | ⊕          |  |
| ⊕       | RB                          | ⊕            | CATCH BASIN            | ⊕          |  |
| ⊕       | REBAR                       | ⊕            | HEADWALL               | ⊕          |  |
| ⊕       | OPEN TOP PIPE               | ⊕            | FLARED END SECTION     | ⊕          |  |
| ⊕       | CTP                         | ⊕            |                        | ⊕          |  |
| ⊕       | CONC.                       | ⊕            |                        | ⊕          |  |



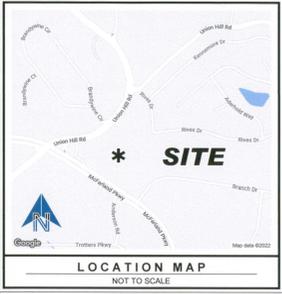
**PROPERTY DESCRIPTION**

All that tract or parcel of land lying and being in Land Lots 749 & 750 of the 2nd District, 1st Section, Forsyth County, Georgia and being more particularly described as follows:

BEGINNING at a 1/2" crimp top pipe found at the common Land Lot corner of Land Lots 691, 692, 749, and 750, THENCE leaving said Land Lot corner and proceeding along the common Land Lot Line of Land Lots 749 and 692 the following courses and distances: North 89 degrees 15 minutes 30 seconds East a distance of 89.94 feet to a 1/2" rebar found; THENCE North 80 degrees 56 minutes 18 seconds East a distance of 193.53 feet to a PK nail found in a rock; THENCE leaving the common Land Lot Line of Land Lots 692 and 749 the following courses and distances: South 15 degrees 50 minutes 57 seconds West a distance of 200.49 feet to a 1/2" rebar found; THENCE South 03 degrees 24 minutes 39 seconds East a distance of 379.75 feet to a 1/2" rebar found; THENCE South 40 degrees 40 minutes 29 seconds West a distance of 231.54 feet to a 1/2" rebar found on the northeastern Right-of-Way Line of McFarland Parkway (Public 150' Right-of-Way); THENCE proceeding along said Right-of-Way Line of McFarland Parkway North 56 degrees 46 minutes 48 seconds West a distance of 275.95 feet to an iron pin set; THENCE leaving the northeastern Right-of-Way Line of McFarland Parkway the following courses and distances: North 33 degrees 14 minutes 32 seconds East a distance of 335.02 feet to an iron pin set; THENCE North 56 degrees 45 minutes 28 seconds West a distance of 71.71 feet to a 1/2" rebar found on the common Land Lot Line of Land Lots 749 and 750, THENCE proceeding along said Land Lot Line the following courses and distances: North 03 degrees 19 minutes 29 seconds East a distance of 40.70 feet to a 1/2" crimp top pipe found; THENCE North 01 degrees 17 minutes 29 seconds East a distance of 225.02 feet to a 1/2" crimp top pipe found at the common Land Lot corner of Land Lots 691, 692, 749, and 750, said crimp top pipe being the TRUE POINT OF BEGINNING.

Said tract contains 183,558 square feet or 4.214 acres.

The above-described property is the same piece of property as described in the commitment description Exhibit "A" of the Title Commitment number 33415.07 prepared by Fidelity National Title Insurance Company with the effective date of June 1, 2022 at 5:00 o'clock p.m.



**SITE ADDRESS**

795 McFarland Parkway  
Alpharetta, GA, 30004

**SITE AREA**

Total = 183,558 square feet or 4.214 acres

- REFERENCE PLATS**
- ALTAACSM Land Title, Topographical, and Utility Survey for South Forsyth Storage, LLC, Old Republic National Title Insurance Company prepared by Travis Pruitt & Associates, Inc. dated 06/16/2015, FN: 211-E209.
  - Retacement Survey for 795 McFarland Pkwy, LLC prepared by Hobby Investments Inc. dated 09/10/2017 recorded in Plat Book 177, Page 37, Forsyth County, Georgia records.

**ZONING: CBD & ATLANTA HWY-MCFARLAND PKWY - MULLINAX ROAD OVERLAY DISTRICT.**

Front Yard: 40'  
Side Yard: 10' (50' abutting a residential, A1, AG-Res, or OR district)  
Rear Yard: 50'

This information is reported from public information obtained from Forsyth County records on June 13, 2022. It is not the intent of the surveyor to interpret or make conclusions regarding the zoning designation shown herein.

- 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 unannounced 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 2012A.
  - FLOOD HAZARD NOTE**  
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 FEMA Flood Insurance Rate Map of Forsyth County, Georgia and incorporated areas, Map Number 13117C0336F, effective date March 4, 2015.
  - 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 structures 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 UNISurvey, LLC on: 5/21/2015.
  - Subject property has direct pedestrian and vehicular access to McFarland Parkway (Public 150' R/W).
  - No encroachments were observed affecting subject property.

**CERTIFICATION**

This is a retracement of an existing parcel or parcels of land and does not subdivide or create a new parcel or make any change 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 using Leica GS 15 GPS receivers 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 745,847 feet.

To 795 McFarland Parkway, LLC, a Georgia limited liability company, Trust Bank, its successors and/or assigns, & Fidelity National 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 Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes Items 1-4, 6(a), 7(b)(1), 8, 9, 11(b), 13, & 19 (\$5,000,000) of Table A thereof. The fieldwork was completed on June 13, 2022. Said described property is located within an area having a Zone Designation X by the Secretary of Housing and Urban Development, on Flood Insurance Rate Map No. 13117C0336F, with a date of identification of 04/04/2015, for Community Number 130312, in Forsyth County, State of Georgia, which is the current Flood Insurance Rate Map for the community in which said property is situated.

**TITLE EXCEPTIONS**

This survey relied upon information contained within a Title Commitment number 33415.07 prepared by Fidelity National Title Insurance Company, with an effective date of June 1, 2022 at 5:00 o'clock p.m., with respect to the property surveyed described in "Exhibit A", and the exceptions listed in "Schedule B, Section II".

- Right-of-Way Easement made by J.W. Bennett to Forsyth County Rural Electric Membership Corporation, dated July 25, 1938, recorded April 5, 1940, recorded at Deed Book 17, Page 252, Forsyth County, Georgia Records.  
Comment: Does not contain a plottable metes and bounds description, is blanket in nature and may or may not affect subject property.
- Right-of-Way Easement from T.K. Martin to Forsyth County Rural Electric Membership Corporation, dated July 20, 1938, recorded April 5, 1940, recorded at Deed Book 17, Page 252, Forsyth County, Georgia Records.  
Comment: Does not contain a plottable metes and bounds description, is blanket in nature and may or may not affect subject property.
- Right-of-Way Easement from J.H. Miller to Forsyth County Rural Electric Membership Corporation, dated July 20, 1938, recorded April 5, 1940, recorded at Deed Book 17, Page 252, Forsyth County, Georgia Records.  
Comment: Does not contain a plottable metes and bounds description, is blanket in nature and may or may not affect subject property.
- Right-of-Way Easement from C.B. Odum to Forsyth County Rural Electric Membership Corporation, dated July 25, 1938, recorded April 5, 1940, recorded at Deed Book 17, Page 252, Forsyth County, Georgia Records.  
Comment: Does not contain a plottable metes and bounds description, is blanket in nature and may or may not affect subject property.
- Declaration of Easement made by B & C Enterprises, Inc., a Georgia corporation, and Flex-Pak, Inc., a Georgia corporation, dated January 10, 1980, filed for record January 11, 1980, recorded at Deed Book 188, Page 147, Forsyth County, Georgia Records.  
Comment: Does not contain a plottable metes and bounds description, is blanket in nature and may or may not affect subject property.
- Right-of-Way Agreement made by and between B & C Enterprises, Inc., and Frank R. Uzzel, Jr., et al, dated April 24, 1980, filed for record July 28, 1980, recorded at Deed Book 204, Page 294, Forsyth County, Georgia Records.  
Comment: Does not contain a plottable metes and bounds description, is blanket in nature and may or may not affect subject property.
- Right-of-Way Easement made by The Rives Corp., to Sawnee Electric Membership Corporation, dated September 14, 1981, filed for record September 17, 1981, recorded at Deed Book 219, Page 25, Forsyth County, Georgia Records.  
Comment: Does not contain a plottable metes and bounds description, is blanket in nature and may or may not affect subject property.
- Boundary Line Agreement made by and between Robert F. Norris and Lynetta F. Norris and B & C Enterprises, Inc., dated June 5, 1984, filed for record June 7, 1984, recorded at Deed Book 265, Page 223, Forsyth County, Georgia Records.  
Comment: Does not affect subject property.
- Right-of-Way Easement made by David Lauderbaugh to Sawnee Electric Membership Corporation, dated April 23, 1995, filed for record May 17, 1995, recorded at Deed Book 293, Page 253, Forsyth County, Georgia Records.  
Comment: Does not contain a plottable metes and bounds description, is blanket in nature and may or may not affect subject property.
- Memorandum of Lease Agreement made by Amy R. McCollum, to Advantage Outdoor Advertising, Inc., dated November 3, 1998, filed for record November 4, 1998, recorded at Deed Book 1386, Page 288, Forsyth County, Georgia Records, as affected by Easement and Assignment of Lease Agreement made by Brave Acres, LLC, a Georgia limited liability company, Adherhold Holdings, LLC, a Georgia limited liability company, to Landmark Infrastructure Holding Company LLC, dated January 23, 2015, filed for record March 4, 2015, recorded at Deed Book 7200, Page 450, aforesaid records, as affected by Assignment of Easement and Assignment of Lease Agreement made by Landmark Infrastructure Holding Company LLC to LD Acquisition Company 12 LLC, dated March 19, 2015, filed for record July 16, 2015, recorded at Deed Book 7449, Page 261, aforesaid records, as affected by Assignment of Rights Under Billboard Lease and Assignment of Reversionary and Remainder Interest Under Billboard Easement made by Brave Acres, LLC, a Georgia limited liability company, and Adherhold Holdings, LLC, a Georgia limited liability company, to Richard P.A. Whitcomb, dated August 28, 2015, filed for record September 3, 2015, recorded at Deed Book 7503, Page 615, aforesaid records, as affected by Assignment of Easement and Assignment of Lease Agreement made by LD Acquisition Company 12 LLC, to Landmark Infrastructure Asset Oppo LLC, dated August 30, 2015, filed for record October 27, 2015, recorded at Deed Book 7878, Page 189, aforesaid records, as affected by Their Assignment of Easement and Assignment of Lease Agreement made by Landmark Infrastructure Asset Oppo LLC, to LMRK Propco LLC, dated November 16, 2017, filed for record December 29, 2017, recorded at Deed Book 8434, Page 517, aforesaid records.  
Comment: Affects subject property and is depicted hereon.
- All matters disclosed on Plat of Survey recorded December 22, 1969 at Plat Book 6, Page 210, Forsyth County, Georgia Records.  
Comment: Affects subject property. Plat describes a portion of subject property.
- All matters disclosed on Plat of Survey recorded August 21, 1972 at Plat Book 8, Page 219, Forsyth County, Georgia Records.  
Comment: Does not affect subject property.
- All matters disclosed on Plat of Survey dated September 12, 1979, last revised November 16, 1979, recorded at Plat Book 15, Page 6, Forsyth County, Georgia Records.  
Comment: Affects subject property. Plat describes a portion of subject property.
- All matters disclosed on Plat of Survey recorded February 10, 1982 at Plat Book 17, Page 203, Forsyth County, Georgia Records.  
Comment: Does not affect subject property.
- All matters disclosed on Plat of Survey recorded June 1, 1984 at Plat Book 20, Page 225, Forsyth County, Georgia Records.  
Comment: Affects subject property. Plat describes a portion of subject property.
- All matters disclosed on Plat of Survey recorded June 6, 1984 at Plat Book 20, Page 237, Forsyth County, Georgia Records.  
Comment: Affects subject property. Plat describes a portion of subject property.
- All matters disclosed on Plat of Survey recorded February 25, 1985 at Plat Book 22, Page 12, Forsyth County, Georgia Records.  
Comment: Affects subject property. Plat describes a portion of subject property.
- All matters disclosed on Plat of Survey recorded July 11, 1985 at Plat Book 22, Page 191, Forsyth County, Georgia Records.  
Comment: Affects subject property. Plat describes a portion of subject property.
- All matters disclosed on Plat of Survey recorded July 10, 1985 at Plat Book 22, Page 236, Forsyth County, Georgia Records.  
Comment: Affects subject property. Plat describes a portion of subject property.
- All matters disclosed on Plat of Survey recorded March 4, 1994 at Plat Book 39, Page 237, Forsyth County, Georgia Records.  
Comment: Affects subject property. Plat describes a portion of subject property.
- All matters disclosed on Plat of Survey recorded June 8, 2018 at Plat Book 177, Page 37, Forsyth County, Georgia Records.  
Comment: Affects subject property.
- Declaration of Easements, Covenants and Restrictions between Roger A. Whitcomb and 795 McFarland Parkway, LLC, dated January 8, 2019, recorded January 8, 2019 in Deed Book 8774, Page 308, Forsyth County, Georgia Records.  
Comment: Does affect subject property. Approximate location of easement shown is depicted. Document is unclear about the location of said easement.

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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.

PLAT DATE: 06/13/2022  
FIELD DATE: 06/13/2022  
SCALE: 1" = 30'  
JN: 1-22-2003.600  
FN: 216-E-175  
SHEET NO: 1 of 1

**REVISIONS**

| NO. | DATE | DESCRIPTION |
|-----|------|-------------|
| 1   |      |             |
| 2   |      |             |
| 3   |      |             |
| 4   |      |             |
| 5   |      |             |
| 6   |      |             |
| 7   |      |             |
| 8   |      |             |

4317 Park Drive, Suite 400  
Norcross, Georgia 30093  
Phone: (770) 416-7511  
Fax: (770) 416-8759  
www.travispruitt.com

Certificate of Authorization Number 613

**ALTA/NSPS LAND TITLE SURVEY**

**795 McFarland Parkway, LLC, a Georgia limited liability company, Trust Bank, its successors and/or assigns, & Fidelity National Title Insurance Company**

LAND LOTS 749 & 750 - 2ND DISTRICT - 1ST SECTION - FORTSYTH COUNTY - GEORGIA

GRAPHIC SCALE - IN FEET

120  
90  
60  
30  
0  
15

REGISTERED PROFESSIONAL ENGINEER AND LAND SURVEYOR  
No. 2372  
TRAVIS PRUITT, JR.  
DATE: 06/13/2022

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.