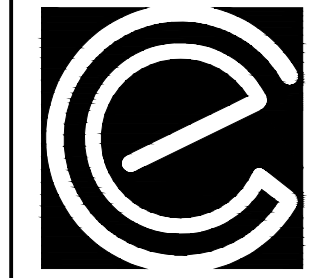


SCHEDULE B-II TITLE EXCEPTION NOTES:

- A. EXCEPTION #4 (EASEMENTS, LEINS OR ENCUMBRANCES, OF CLAIMS THEREOF, NOT SHOWN BY PUBLIC RECORDS - MAY OR MAY NOT AFFECT SUBJECT PROPERTY.
B. EXCEPTION #5 (ANY ENCROACHMENTS, ENCUMBRANCES, VIOLATIONS, VARIATIONS, OR ADVERSE CIRCUMSTANCES AFFECTING THE TITLE THAT WOULD BE DISCLOSED BY AN ACCURATE AND COMPLETE LAND SURVEY OF THE LAND AND NOT SHOWN ON PUBLIC RECORD) - DOES NOT AFFECTS SUBJECT PROPERTY.
C. EXCEPTION #9 (ALL MATTERS AS DISCLOSED ON THAT CERTAIN PLAT OF SURVEY ENTITLED "SURVEY FOR JAMES M. PIRTLE & JANETTE A. PIRTLE" DATED MAY 6, 1977, PREPARED BY BEN MCLEROY & ASSOCIATES, RECORDED IN PLAT BOOK 16, PAGE 217, IN THE OFFICE OF THE CLERK OF THE SUPERIOR OF ATHENS-CLARKE COUNTY, GEORGIA) - DOES AFFECT SUBJECT PROPERTY BEING SAID SUBJECT TRACT.
D. EXCEPTION #10 (RIGHT OF WAY AGREEMENT FROM MRS. LAURA LORETTA CAIN THE TRANSCONTINENTAL GAS PIPE LINE CORPORATION DATED MAY 11, 1949 AND RECORDED IN DEED BOOK 115, PAGE 469, AFORESAID RECORDS, AS SUPPLEMENTED BY SUPPLEMENTAL RIGHT OF WAY AGREEMENT RECORDED IN DEED BOOK 199, PAGE 578, AFORESAID RECORDS, -AFFECTS SUBJECT PROPERTY OF THE 2.409 ACRES BEING "TRACT 2" ON THE SOUTH WESTERLY SIDE OF SUBJECT PROPERTY AND GAS LINES MARK ON PLAT.
E. EXCEPTION #11 (RIGHT OF WAY DEED FROM JAMES M. PIRTLE & JANETTE A. PIRTLE TO THE GEORGIA DEPARTMENT OF TRANSPORTATION DATED FEBRUARY 15, 1981 AND RECORDED IN DEED BOOK 514, PAGE 258, AFORESAID RECORDS, - DOES NOT AFFECT SUBJECT PROPERTY.
F. EXCEPTION #12 (RIGHT OF WAY AND EASEMENT AGREEMENT FROM JAMES M. PIRTLE TO VVXX, INC. DATED APRIL 1, 1997, AND RECORDED IN DEED BOOK 1624, PAGE 394, AFORESAID RECORDS, - AFFECTS SUBJECT PROPERTY, GIVING THE GRANTEE AN EASEMENT TO THE SUBJECT PROPERTY TO ALLOW ACCESS TO THE PROPERTY FOR IMPROVEMENTS AS WELL AS GRANTEE SHOULD RESTORE ANY DAMAGES TO THE EASEMENT BACK TO ITS ORIGINAL EXISTING GRADE.
G. EXCEPTION #13 (RIGHTS OF UPPER AND LOWER RIPARIAN OWNERS IN AND TO THE WATERS CROSSING OR ABUTTING SUBJECT PROPERTY AND THE NATURAL FLOW THEREOF, FREE FROM DIMINUTION OR POLLUTION.) - MAY OR MAY NOT AFFECT SUBJECT PROPERTY.

SURVEYOR'S NOTES:

- 1. THIS MAP OF SURVEY WAS BASED ON THE LEGAL DESCRIPTION AND OTHER INFORMATION CONTAINED IN FIRST AMERICAN TITLE INSURANCE COMPANY TITLE COMMITMENT NO. 52075GMH DATED MARCH 9, 2022.
2. THE PROPERTY SHOWN HEREON MAY BE SUBJECT TO EASEMENTS, RESTRICTIONS, RESERVATIONS, RIGHTS-OF-WAY, STATE WATER BUFFERS AND OTHER ENCUMBRANCES. SAID EASEMENTS, RESTRICTIONS, RESERVATIONS, RIGHTS-OF-WAY, STATE WATER BUFFERS AND OTHER ENCUMBRANCES MAY NOT BE SHOWN HEREON.
3. IT IS OUTSIDE MY AREA OF EXPERTISE TO DELINEATE WETLANDS OR DETERMINE IF THE CORRECT SITE CONDITIONS EXIST FOR WETLAND AREAS, THEREFORE WETLANDS, IF EXISTING ON SUBJECT PROPERTY, ARE NOT SHOWN.
4. UNDERGROUND UTILITIES SHOWN HEREON ARE BASED ON THE FIELD LOCATES PROVIDED BY "UTILITY MARKING", CARTER ENGINEERING CONSULTANTS, INC. AND (RLS) DO NOT GUARANTEE THE ACCURACY OF THE WORK PROVIDED BY "UTILITY MARKING".
5. THIS MAP OF SURVEY IS NOT VALID UNLESS IT BEARS THE REGISTRANT'S ORIGINAL SIGNATURE, PLACED ACROSS THE REGISTRANT'S SEAL.
6. BEARINGS ARE BASED ON GRID NORTH (GA WEST ZONE) WHICH WAS ESTABLISHED USING RTK GPS ON THE eggs NETWORK.
7. ELEVATIONS ARE BASED NAVD 1988 AND WERE ESTABLISHED USING RTK GPS ON THE eggs NETWORK.
8. CONTOURS SHOWN ARE AT A 1 FT. CONTOUR INTERVAL.
9. ZONING AND SETBACK INFORMATION, IF SHOWN, SHOULD BE VERIFIED BY THE APPROPRIATE PLANNING/ZONING AGENCY PRIOR TO DESIGN OR CONSTRUCTION ACTIVITIES.



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P: 770-725-1200
www.carterengineering.net

ALTA/NSPS LAND TITLE SURVEY FOR:

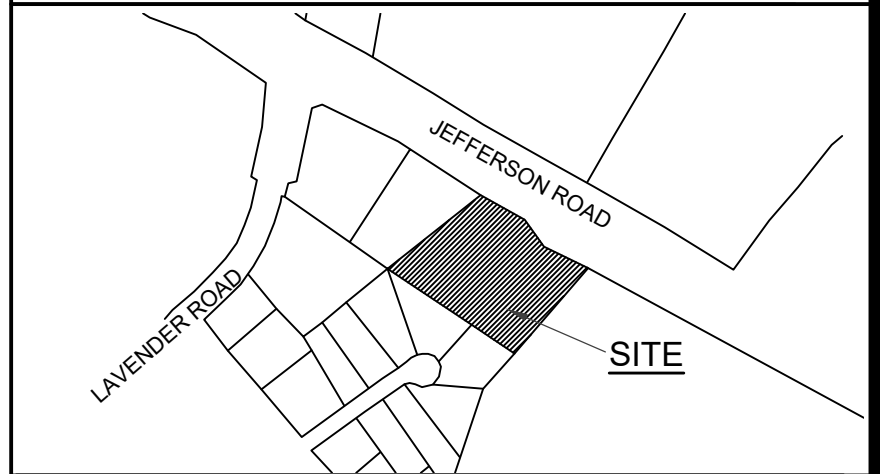
MWM HOLDINGS LLC, A GEORGIA LIMITED LIABILITY COMPANY

5055 JEFFERSON ROAD
ATHENS GEORGIA 30607
ATHENS-CLARKE COUNTY
1347TH DISTRICT, G.M.

ALTA/NSPS SURVEY BASED ON FIRST AMERICAN TITLE INSURANCE COMPANY TITLE COMMITMENT #52075GMH, DATED MARCH 9, 2022.

TOTAL AREA: 3.2285 ACRES
TAX PARCEL #: 062 016A
EXISTING ZONING: C-G

REPRODUCTIONS, MODIFICATIONS OR ASSIGNMENTS OF THIS DOCUMENT WITHOUT THE WRITTEN APPROVAL OF CARTER ENGINEERING CONSULTANTS, INC. ARE PROHIBITED AND MAY INVALIDATE THE SEAL AND ANY LIABILITY THAT CARTER ENGINEERING CONSULTANTS, INC. MAY HAVE IN THIS DOCUMENT.



LOCATION MAP - NTS

LEGEND OF SURVEY ABBREVIATIONS/SYMBOLS

Table with 2 columns: Abbreviation/Symbol and Description. Includes symbols for ARC LENGTH, AIR CONDITIONER, BUILDING SETBACK LINE, CENTERLINE, CONCRETE MONUMENT, CORRUGATED METAL PIPE, CONCRETE, COVERED, DEED BOOK, DRAINAGE EASEMENT, DOUBLE WING CATCH BASIN, ENCROACHMENT, EDGE OF PAVEMENT, EASEMENT, ELECTRIC TRANSFORMER, GAS METER, GAS POST, GAS VALVE, GUYANCHOR, IRON PIPE, IRON PIPE WITH CAP, IRON REBAR, IRON REBAR WITH CAP, MEASURED, MANHOLE, NOW OR FORMERLY, NOT TO SCALE, OFFSET, PLAT, PLAT BOOK, PEDESTAL DROP INLET, PAGE, POINT OF BEGINNING, POINT OF COMMENCEMENT, RADIALRADIUS, REINFORCED CONCRETE PIPE, RIGHT-OF-WAY, STATE WATERS BUFFER, SINGLE WING CATCH BASIN, SANITARY SEWER, SANITARY SEWER MANHOLE, TYPICAL, UTILITY EASEMENT, BACKFLOW PREVENTER, BENCHMARK/CONTROL, BOLLARD, BURIED CABLE POST, CABLE TV PEDESTAL, CATCH BASIN (SINGLE WING), CATCH BASIN (DOUBLE WING), CHAIN LINK FENCE, ELECTRIC BOX, ELECTRIC MANHOLE, ELECTRIC METER, ELECTRIC PEDESTAL, FIRE HYDRANT, GAS BOX, GAS LINE (BURIED), GAS METER, GAS POST, GAS VALVE, GAS VENT STACK, GATE/WATER VALVE, GREASE TRAP MH, GUYANCHOR, IRRIGATION CONTROL VALVE, METAL LIGHT POLE, OVERHEAD UTILITIES, PHONE LINE (BURIED), POWER (BURIED), SANITARY SEWER CLEAN-OUT, SS LINE (BURIED), SANITARY SEWER MANHOLE, SIGN, STORM SEWER MANHOLE, STORM SEWER LINE (BURIED), STREET/PARKING LIGHT, STUB (UNKNOWN), TELEPHONE PEDESTAL, TRAFFIC SIGNAL BOX, WATER LINE (BURIED), WATER METER, WELL, WOOD FENCE, WOOD LIGHT POLE, WOOD POLE, MAPLE TREE, PINE TREE.

LEGAL DESCRIPTION:

All that certain piece, parcel or lot of land lying, being and situate in the 1347th District, G.M., Athens-Clarke County, Georgia containing in the aggregate 3.744 acres, more or less and designated as "Tract 1-1.365 acres" and "Tract 2-2.409 acres" according to that certain plat of survey entitled "Survey for James M. Pirtle and Janette A. Pirtle" dated May 6, 1977, prepared by Ben Mcleroy & Associates, Engineers & Surveyors, recorded in Plat Book 16, Page 217, in the Office of the Clerk of the Superior Court of Athens-Clarke County, Georgia, reference being hereby made to said plat for a more complete description of the Property herein conveyed.

Less and Except all tract of parcel of land being conveyed by Right of Way Deed from James M. Pirtle and Janette A. Pirtle to the Georgia Department of Transportation dated February 15, 1981 and recorded in Deed Book 514, page 258, asforesaid records, reference being hereby made to said deed for a more complete description of the property herein excepted

AS MEASURED LEGAL DESCRIPTION:

All that certain tract or parcel of land situate, lying and being in the 1347th G.M.D., Athens-Clarke County, Georgia being more particularly described as follows: Commencing at a found 5 inch x 5 inch concrete monument located on the SouthWesterly Right-of-Way line of Jefferson Road having a variable Right-of-Way; Thence S 7°37'11" E, a distance of 190.03 feet to an iron pin found; Thence along said Right of Way line S 56°59'58" E, a distance of 158.10 feet to a point, thence S 57°12'58" E, a distance of 232.53 feet to an iron pin found. Thence leaving said Southwesterly Right-of-Way line of Jefferson Road S 40°15'24" W, a distance of 334.60 feet to a iron pin found; thence N 56°50'37" E, a distance of 456.88 feet to a iron pin found; thence N 50°44'34" a distance of 346.25 feet to the Point of Beginning.

SURVEY CLOSURE STATEMENT
THE FIELD DATA UPON WHICH THIS MAP OF SURVEY IS BASED HAS A CLOSURE PRECISION OF ONE FOOT IN X FEET AND AN ANGULAR ERROR OF X PER ANGLE POINT, AND WAS NOT ADJUSTED.
THIS MAP OF SURVEY HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN X FEET.
A CARLSON BRX7 WAS USED TO OBTAIN THE LINEAR AND ANGULAR MEASUREMENTS UPON WHICH THIS MAP OF SURVEY IS BASED, AND THE FIELD WORK WAS COMPLETED ON 3-28-22.

SPECIFIC ZONE C-G REQUIREMENTS/RESTRICTIONS:
BUILDING SETBACK: FRONT N/A, SIDEN/A, REAR N/A
MAXIMUM BUILDING HEIGHT: 65'
FLOOR SPACE AREA RESTRICTIONS: N/A
MINIMUM YARD WHEN ABUTTING RESIDENTIAL ZONE: 10'

THE PROPERTY SHOWN HEREON LIES WITHIN AN "X" FLOOD PLAIN ACCORDING TO FEMA AND FLOOD INSURANCE RATE MAP #13119C 0150C WHICH HAS NOT BEEN PRINTED.

THIS INFORMATION WAS PROVIDED BY COUNTY OF CLARKE PLANNING DEPARTMENT.

TO: MWM HOLDING LLC
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 ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes Items 4, 5, 9-13, of Table A thereof. The field work was completed on 3-28-22.

Date of Map: 4-11-2022
REGISTERED LAND SURVEYOR: SCOTT NESS
GEORGIA L.S. #3031

Table with 2 columns: DATE PREPARED: 4-4-2022, PROJECT #: 22001MRRE

Table with 2 columns: REVISIONS, DATE

GRAPHIC SCALE
0' 15' 30' 60' 90'
SCALE: 1" = 30'

SHEET # 1/1