

1 TITLE DESCRIPTION

TRACT ONE:
ALL THOSE LOTS OR PARCELS OF LAND SITUATE, LYING AND BEING IN THE CITY OF SAVANNAH, COUNTY OF CHATHAM, AND STATE OF GEORGIA, AND KNOWN ON THE MAP OR PLAN OF SAID CITY AS LOTS NUMBER FOUR HUNDRED TWENTY (420), FOUR HUNDRED TWENTY-ONE (421), FOUR HUNDRED TWENTY-TWO (422), AND FOUR HUNDRED TWENTY-THREE (423), BEVILL WARD IN THE SUBDIVISION OF SOUTH GARDENS, SAID LOTS LYING CONTIGUOUS ON THE NORTHEAST CORNER OF WATERS AVENUE AND 72ND STREET (FORMERLY "G" STREET) AND HAVING A COMBINED WESTERN FRONTAGE OF ONE HUNDRED THIRTY (130) FEET ON WATERS AVENUE AND A DEPTH OF ONE HUNDRED (100) FEET EASTWARDLY ALONG THE NORTHERN SIDE OF 72ND STREET (FORMERLY "G" STREET); AND AS A WHOLE BEING BOUNDED ON THE NORTH BY LOT NUMBER FOUR HUNDRED NINETEEN (419), SAID WARD AND SUBDIVISION, ON THE EAST BY LOTS NUMBERS FOUR HUNDRED SEVENTEEN (417) AND FOUR HUNDRED TWENTY-FOUR (424), SAID WARD AND SUBDIVISION, ON THE SOUTH BY 72ND STREET (FORMERLY "G" STREET); AND ON THE WEST BY WATERS AVENUE, ALL OF WHICH WILL APPEAR BY REFERENCE TO A MAP RECORDED IN THE OFFICE OF THE CLERK OF THE SUPERIOR COURT OF CHATHAM COUNTY, GEORGIA, IN SUBDIVISION MAP BOOK "A", PAGE 25.

TRACT TWO:
ALL THOSE CERTAIN LOTS, TRACTS OR PARCELS OF LAND SITUATE, LYING AND BEING IN THE CITY OF SAVANNAH, COUNTY OF CHATHAM, AND STATE OF GEORGIA, KNOWN AND DESIGNATED UPON THE MAP OF SAID CITY ENTITLED "CITY OF SAVANNAH AND VICINITY 1957" AS LOTS NUMBERS FOUR HUNDRED TWENTY-FOUR (424), FOUR HUNDRED TWENTY-FIVE (425), FOUR HUNDRED TWENTY-SIX (426), FOUR HUNDRED TWENTY-SEVEN (427), FOUR HUNDRED TWENTY-EIGHT (428), AND FOUR HUNDRED TWENTY-NINE (429), SOUTH GARDENS SUBDIVISION, FORMERLY LOWDEN HEIGHTS, BEVILL WARD, SAID LOTS ALSO SHOWN UPON A MAP OF SOUTH GARDENS SUBDIVISION RECORDED IN THE OFFICE OF THE CLERK OF THE SUPERIOR COURT OF CHATHAM COUNTY, GEORGIA, IN SUBDIVISION MAP BOOK "A", PAGE 25, SAID LOTS HAVING A SOUTHERN FRONTAGE ON THE NORTH SIDE OF 72ND STREET (FORMERLY "G" STREET) OF ONE HUNDRED EIGHTY (180) FEET AND A RECTANGULAR DEPT NORTHWARDLY OF ONE HUNDRED (100) FEET AND AS A WHOLE BOUNDED AS FOLLOWS: ON THE NORTH BY LOTS FOUR HUNDRED TWELVE (412), FOUR HUNDRED THIRTEEN (413), FOUR HUNDRED FOURTEEN (414), FOUR HUNDRED FIFTEEN (415), FOUR HUNDRED SIXTEEN (416), AND FOUR HUNDRED SEVENTEEN (417) SAID SUBDIVISION AND WARD, ON THE EAST BY LOT NUMBER FOUR HUNDRED THIRTY (430), SAID SUBDIVISION AND WARD, ON THE SOUTH BY 72ND STREET (FORMERLY "G" STREET); AND ON THE WEST BY LOTS NUMBER FOUR HUNDRED TWENTY-ONE (421), FOUR HUNDRED TWENTY-TWO (422), AND FOUR HUNDRED TWENTY-THREE (423), SAID SUBDIVISION END WARD.

THIS SURVEY DEPICTS THE SAME PROPERTY DESCRIBED ABOVE FROM THE TITLE REPORT PREPARED BY FIRST AMERICAN TITLE INSURANCE COMPANY, COMMITMENT NUMBER: NCS-GA8-215-CHAR, COMMITMENT DATE 07/13/2022.

2 TITLE INFORMATION

FIRST AMERICAN TITLE INSURANCE COMPANY, COMMITMENT NUMBER: NCS-GA8-215-CHAR, COMMITMENT DATE 07/13/2022.

5 FLOOD INFORMATION

BY SCALING AND GRAPHIC PLOTTING ONLY, THE SUBJECT PROPERTY LIES WITHIN ZONE "X" OF THE FLOOD INSURANCE RATE MAP FOR CHATHAM COUNTY, GEORGIA, COMMUNITY-PANEL OR MAP NUMBERS 13051C 0164G AND 1305C 0164G, BEARING AN EFFECTIVE DATE OF 08/16/2018. NO FIELD SURVEY 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. RELEVANT ZONES ARE DEFINED ON SAID MAP AS FOLLOWS:
ZONE "X" = AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN.
ACCORDING TO F.E.M.A. NO LOMAS AFFECT THE SUBJECT PROPERTY.

3 SCHEDULE "B" ITEMS

NOTES CORRESPONDING TO SCHEDULE "B" SECTION TWO EXCEPTIONS:

- 12. EASEMENT FROM MULTIPLE DEVELOPMENT COMPANY TO SAVANNAH ELECTRIC & POWER COMPANY, DATED AUGUST 13, 1938, AS EVIDENCED IN INDENTURE BETWEEN MULTIPLE DEVELOPMENT COMPANY TO J. M. LYNCH, DATED SEPTEMBER 6, 1938, FILED FOR RECORD SEPTEMBER 6, 1939, AND RECORDED IN DEED BOOK 34-F, PAGE 456, CHATHAM COUNTY, GEORGIA RECORDS. (AFFECTS TRACT ONE ONLY) (AFFECT NOT DETERMINED, DOCUMENT IS ILLEGIBLE)
- 13. EASEMENT FROM MULTIPLE DEVELOPMENT COMPANY TO SAVANNAH ELECTRIC & POWER COMPANY, DATED AUGUST 13, 1938, AS EVIDENCED IN INDENTURE BETWEEN MULTIPLE DEVELOPMENT COMPANY TO CHARLES G. FENNEL, FILED FOR RECORD JUNE 13, 1942, AND RECORDED IN DEED BOOK 37-M, PAGE 169, AFORESAID RECORDS. (AFFECTS TRACT TWO ONLY) (AFFECT NOT DETERMINED, DOCUMENT IS ILLEGIBLE)

6 CEMETERY

THERE WAS NO VISIBLE EVIDENCE OF CEMETERIES OR BURIAL GROUNDS OBSERVED AT THE TIME THIS SURVEY WAS PERFORMED.

8 ZONING INFORMATION

ACCORDING TO CDS, COMMERCIAL DUE DILIGENCE SERVICES, THE SUBJECT PROPERTY IS ZONED AS FOLLOWS WITH THE CORRESPONDING STANDARDS:
ZONE "B-N" (NEIGHBORHOOD BUSINESS)
MIN. FRONT SETBACK = 15 FEET, EXCEPT 5 FEET FROM ACCESS EASEMENT
MIN. INTERIOR SIDE SETBACK = NONE
MIN. REAR SETBACK = NONE
MAX. HEIGHT = 40 FEET
MIN. LOT AREA = NO REQUIREMENT NOTED FOR NONRESIDENTIAL USES
MIN. LOT WIDTH = NONE
MIN. LOT DEPTH = NO REQUIREMENT NOTED
MIN. FLOOR AREA = NO REQUIREMENT NOTED
MAX. COVERAGE = NONE, HOWEVER 50,000 SQ. FT. OF MAXIMUM BUILDING GROUND FLOOR AREA
MIN. PARKING = BANK: 1 PER 200 SQ. FT.
ALL SETBACK LINES PER THE ABOVE ZONING STANDARDS GRAPHICALLY DEPICTED HEREON ARE ORIENTED WITH THE ASSUMPTION THAT THE FRONT OF THE PROPERTY FACES THE ROAD THAT THE CORRESPONDS WITH THE SUBJECT PROPERTY STREET ADDRESS. ALL ZONING INFORMATION SHOULD BE VERIFIED WITH THE CITY OF SAVANNAH, GEORGIA, BEFORE USE.
ZONING COMPLIANCE REPORT COMPLETED BY CDS, COMMERCIAL DUE DILIGENCE SERVICES ON 09/20/2022 FOR JOB # 22-08-0450-002

11 SURVEYOR'S NOTES

1. THIS SURVEY IS BASED ON INFORMATION SHOWN ON A TITLE REPORT PREPARED BY FIRST AMERICAN TITLE INSURANCE COMPANY, COMMITMENT NUMBER: NCS-GA8-215-CHAR, COMMITMENT DATE 07/13/2022, AND ALL SCHEDULE B EXCEPTIONS IN SAID TITLE REPORT HAVE BEEN ADDRESSED. THE SURVEYOR DID NOT ABSTRACT THIS PROPERTY AND HAS RELIED ON SAID TITLE REPORT FOR ALL MATTERS OF RECORD.
2. SUBJECT TRACT HAS DIRECT PHYSICAL ACCESS TO WATERS AVENUE AND E 72ND STREET, BOTH PUBLIC RIGHT-OF-WAYS.
3. THERE IS NO OBSERVABLE EVIDENCE OF EARTH MOVING WORK, OR BUILDING CONSTRUCTION.
4. NO OBSERVABLE EVIDENCE OF ANY CHANGES IN STREET RIGHT-OF-WAYS OR RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIR.
5. ALL STATEMENTS WITHIN THE CERTIFICATION, AND OTHER REFERENCES LOCATED ELSEWHERE HEREON, RELATED TO UTILITIES, IMPROVEMENTS, STRUCTURES, BUILDINGS, PARTY WALLS, PARKING, EASEMENTS, SERVITUDES, FOUNDATIONS AND ENCROACHMENTS ARE BASED SOLELY ON ABOVE GROUND, VISIBLE EVIDENCE, UNLESS ANOTHER SOURCE OF INFORMATION IS SPECIFICALLY REFERENCED HEREON.
6. ALL IRON PINS SET ARE 1/2" REBAR WITH A RED PLASTIC CAP MARKED "FA CDS LSF 001229".
7. THIS SURVEY DOES NOT PROVIDE A DETERMINATION OR OPINION CONCERNING THE LOCATION OR EXISTENCE OF WETLANDS, FAULT LINES, TOXIC OR HAZARDOUS WASTE AREAS, SUBSIDENCE, SUBSURFACE AND ENVIRONMENTAL CONDITIONS OR GEOLOGICAL ISSUES. NO STATEMENT IS MADE CONCERNING THE SUITABILITY OF THE SUBJECT TRACT FOR ANY INTENDED USE, PURPOSE OR DEVELOPMENT.
8. THE POINT OF HEIGHT MEASUREMENT IS IDENTIFIED ON THE SURVEY AND WAS TAKEN FROM THE NEAREST ADJACENT GRADE AT SAID POINT. THIS POINT REPRESENTS THE HEIGHT OF THE STRUCTURE AS OBSERVED FROM GROUND LEVEL.
9. THE DIMENSIONS AND AREA OF THE BUILDING(S) SHOWN ARE BASED ON THE BUILDING'S EXTERIOR FOOTPRINT AT GROUND LEVEL.
10. THE SURVEYOR DID NOT OBSERVE ANY EQUIPMENT OR ACTION ASSOCIATED WITH THE PROCESS OF DRILLING FOR OIL, GAS, OR ANY OTHER HYDROCARBONS ON THIS SURVEY.
11. NO UNDERGROUND UTILITIES HAVE BEEN LOCATED AND/OR SHOWN ON THIS SURVEY. ONLY VISIBLE AND APPARENT ABOVE GROUND UTILITY APPURTENANCES ARE SHOWN.
12. ALL RECIPROCAL EASEMENT AGREEMENTS ("REAs") THAT HAVE BEEN REPORTED BY THE TITLE REPORT PROVIDED HAVE BEEN DENOTED ON THE SURVEY AND ARE SHOWN HEREON. THE LIMITS OF ANY OFFSITE APPURTENANT EASEMENTS THAT HAVE BEEN REPORTED BY THE TITLE REPORT PROVIDED HAVE BEEN DENOTED ON THE SURVEY AND ARE SHOWN HEREON.
13. UNLESS SHOWN OTHERWISE THE SURVEYED BOUNDARY SHOWN HEREON IS CONTIGUOUS WITH THE ADJOINING PROPERTIES AND/OR RIGHTS OF WAY WITHOUT ANY GAPS, GORES OR OVERLAPS.
14. UNLESS SHOWN OTHERWISE, NO VISIBLE EVIDENCE OF SUBSTANTIAL AREAS OF REFUSE WERE OBSERVED AT THE TIME THE FIELDWORK WAS PERFORMED.
15. IN REGARD TO ALTA TABLE A ITEM 11(A), NO UNDERGROUND UTILITY PLANS AND/OR REPORTS HAVE BEEN PROVIDED BY THE CLIENT AT THE TIME THIS SURVEY WAS PERFORMED.
16. THE CLOSURE PRECISION OF THE FIELD SURVEY IS 1:32,419 WITH AN ANGULAR ERROR OF 3" PER ANGLE POINT AND WAS ADJUSTED BY THE LEAST SQUARES METHOD.
17. THIS MAP OR PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 405,086 FEET.
18. THE RIGHT-OF-WAY MARGIN FOR E. 72ND STREET IS CONTIGUOUS WITH THE SUBJECT PROPERTY LINE. THERE IS UNCERTAINTY REGARDING THE RIGHT-OF-WAY MARGIN ALONG WATERS AVENUE, AS NOTED ON THE SURVEY.
19. THE MEASURED ACREAGE NOTED HEREON WAS CALCULATED USING THE AREA FUNCTION OF CARLSON SURVEY SOFTWARE.
20. THE SUBJECT PROPERTY LIES AT THE NORTHEAST INTERSECTION OF E 72ND STREET AND WATERS AVENUE.

4 SURVEYOR CERTIFICATION

TO: BANK OF AMERICA, NATIONAL ASSOCIATION
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 1, 2, 3, 4, 6(A), 8(B), 7(A), 7(B)(1), 7(C), 8, 9, 11(A), 13, 14, 16, 18 AND 20(A) (GRAPHICALLY DEPICT IN RELATION TO THE SUBJECT TRACT OR PROPERTY ANY OFFSITE EASEMENTS OR SERVITUDES BENEFITING THE SURVEYED PROPERTY AND DISCLOSED IN RECORD DOCUMENTS PROVIDED TO THE SURVEYOR AS PART OF THE SCHEDULE "A"), OF TABLE A THEREOF. THE FIELDWORK WAS COMPLETED ON 09/23/2022.
DATE OF PLAT OR MAP: **/**/**
PRELIMINARY, THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE AND IS FOR EXAMINATION / REVIEW ONLY
COMMERCIAL DUE DILIGENCE SERVICES
J. WESLEY ABERCROMBIE
GEORGIA PROFESSIONAL LAND SURVEYOR
LICENSE NO. 3098
THE 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.

KEY TO ALTA-SURVEY

- 1 TITLE DESCRIPTION
- 2 TITLE INFORMATION
- 3 SCHEDULE "B" ITEMS
- 4 SURVEYOR CERTIFICATION
- 5 FLOOD INFORMATION
- 6 CEMETERY
- 7 POSSIBLE ENCROACHMENTS
- 8 ZONING INFORMATION
- 9 LEGEND
- 10 BASIS OF BEARING
- 11 SURVEYOR'S NOTES
- 12 PARKING INFORMATION
- 13 LAND AREA
- 14 BUILDING AREA
- 15 BUILDING HEIGHT
- 16 VICINITY MAP
- 17 NORTH ARROW / SCALE
- 18 CLIENT INFORMATION BOX
- 19 SURVEY DRAWING
- 20 PROJECT ADDRESS

18 ALTA/NSPS Land Title Survey

This survey was made in accordance with the 2021 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys. (Effective February 23, 2021)
This Work Coordinated By:
CDS
COMMERCIAL
DUE DILIGENCE SERVICES
3550 W. Robinson Street, Third Floor
Norman, Oklahoma 73072
Main Office Phone No.: 405-253-2444
Toll Free: 888.457.7878

Drawn By: DMP	Date: ---
Surveyor Ref. No: 22-08-0450-02	Revision: ---
Approved By: JWA	Date: ---
Field Date: 09-23-2022	Revision: ---
Scale: 1" = 20'	Date: ---
	Revision: ---

Prepared For:
Bank of America, National Association
Client Ref. No.: GA8-215

20 PROJECT ADDRESS
5772 WATERS AVENUE
SAVANNAH, GEORGIA 31404
Project Name:
JLL SITES PORTFOLIO
CDS Project Number:
22-08-0450-02

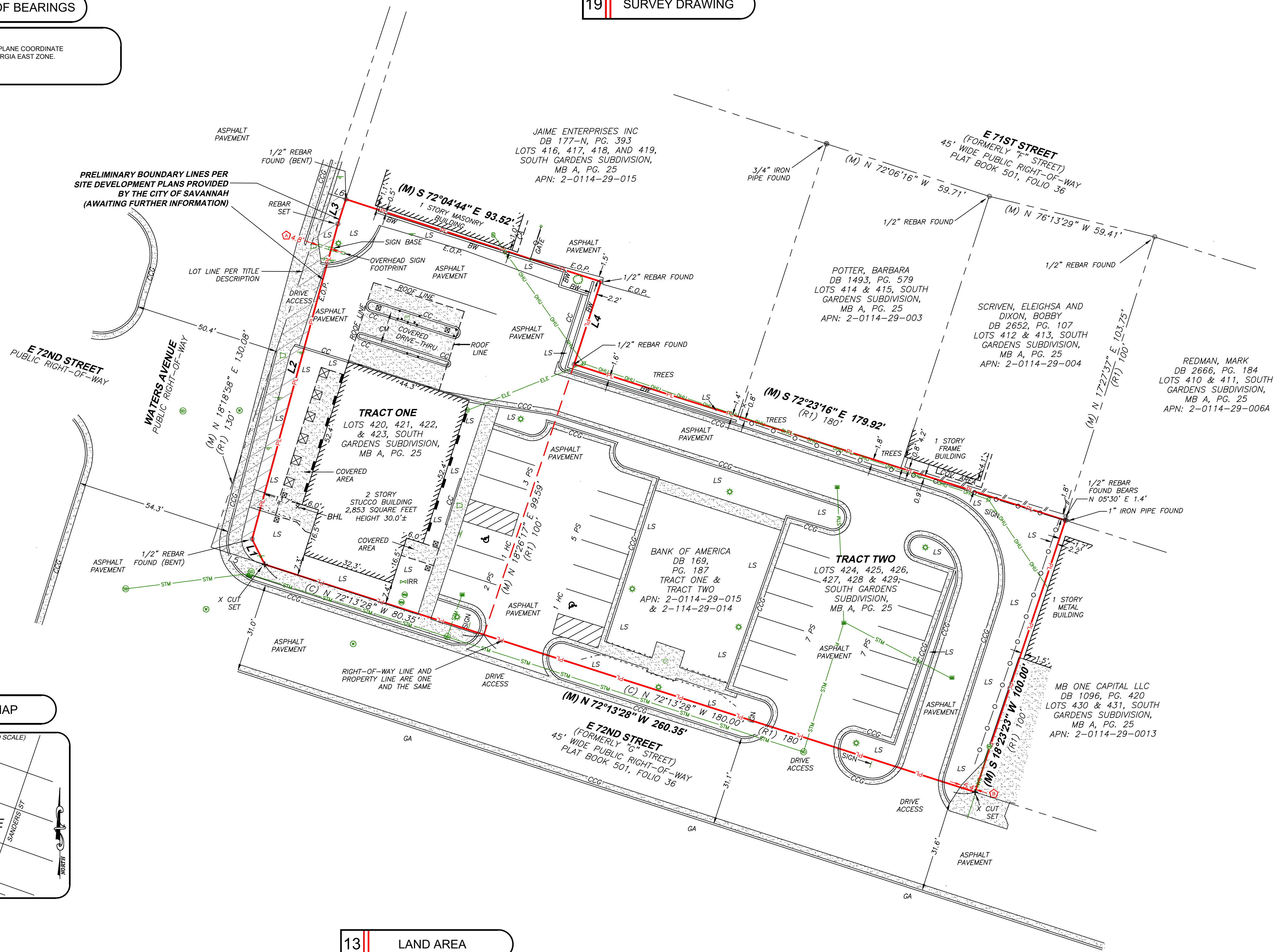
7 POSSIBLE ENCROACHMENTS

- SIGN CROSSES OVER BOUNDARY LINE BY 4.8"
- ASPHALT PAVEMENT CROSSES OVER BOUNDARY LINE BY 5.4"

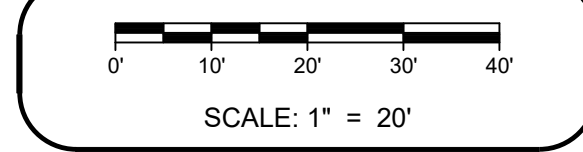
10 BASIS OF BEARINGS

GRID NORTH, STATE PLANE COORDINATE SYSTEM NAD 83, GEORGIA EAST ZONE.

19 SURVEY DRAWING



17 NORTH ARROW / SCALE



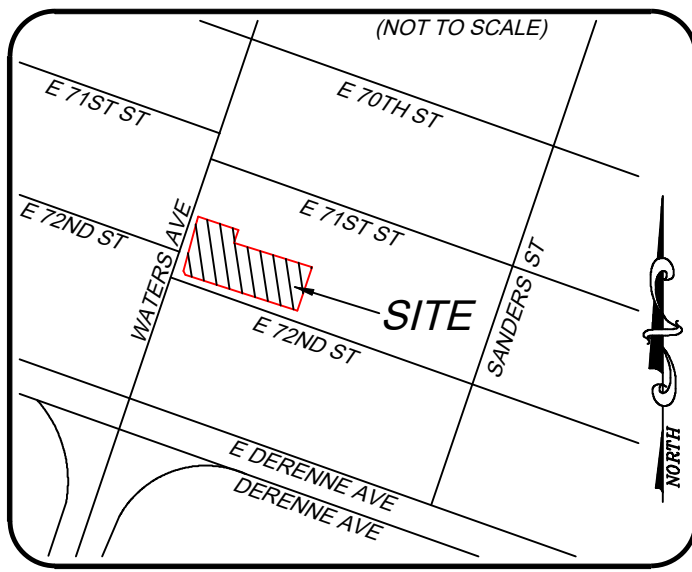
LINE TABLE

LINE	BEARING	DISTANCE
(M) L1	N 26°31'58" W	9.88'
(M) L2	N 15°14'05" E	114.00'
(M) L3	N 17°50'53" E	9.72'
(M) L4	S 17°58'03" W	30.36'
(R) L4	---	30'
(M) L5	N 72°09'09" W	19.65'
(M) L6	S 72°04'44" E	16.48'

9 LEGEND

- ⊙ = CLEAN OUT
- ⊕ = ELECTRIC METER
- ♿ = HANDICAPPED PARKING
- ⊕ = UTILITY POLE
- = BOLLARD
- ⊕ = SIGN
- ⊕ = ATM MACHINE
- ⊕ = STORM MANHOLE
- ⊕ = WATER MANHOLE
- ⊕ = CURB INLET
- ⊕ = IRRIGATION CONTROL VALVE
- ⊕ = WATER METER
- ⊕ = LANDSCAPE LIGHT
- ⊕ = GRATE INLET
- ⊕ = 3'X3' COLUMN
- ⊕ = CONCRETE RAMP
- ⊕ = TREE
- ▨ = NO PARKING AREA
- ▨ = CONCRETE
- LS = LANDSCAPING
- E.O.P. = EDGE OF PAVEMENT
- C = CALCULATED
- M = MEASURED
- R1 = RECORDED PLAT, MAP BOOK "A", PG. 25
- x BHL = BUILDING HEIGHT LOCATION TAKEN HERE
- PS = PARKING SPACE
- HC = HANDICAP PARKING SPACE
- GA = GRASS AREA
- CM = CONCRETE MEDIAN
- BW = BRICK WALL
- CCG = CONCRETE CURB & GUTTER
- CC = COVERED AREA
- CA = COVERED AREA
- MB = MAP BOOK
- DB = DEED BOOK
- BOUNDARY LINE
- ADJOINER PROPERTY
- OVERHEAD UTILITY LINE
- CHAIN LINK FENCE
- WOOD FENCE
- HAND RAIL
- BUILDING OVERHANG LINE
- WIRE FENCE
- INTERIOR BOUNDARY LINE
- UNDERGROUND STORM
- UNDERGROUND ELECTRIC
- UNDERGROUND SANITARY
- ⊕ = IRON PIPE FOUND
- ⊕ = X FOUND / SET
- ⊕ = REBAR FOUND / SET
- ⊕ = POSSIBLE ENCROACHMENT

16 VICINITY MAP



13 LAND AREA

*29.690(M) SQUARE FEET
*0.682(M) ACRES
*CALCULATION BASED ON PRELIMINARY BOUNDARY LINES ALONG WATERS AVENUE AND EXCLUDES THE AREA PER LOT LINE AS REFERENCED IN THE TITLE DESCRIPTION (SHOWN AS GRAY STRIPED AREA HEREON)

14 BUILDING AREA

2,853 SQUARE FEET
(SEE SURVEYOR'S NOTE 9 IN BOX 11)

15 BUILDING HEIGHT

30.0 FEET ±
(SEE SURVEYOR'S NOTE 8 IN BOX 11)

12 PARKING INFORMATION

- 24 STANDARD PARKING SPACES
- 2 HANDICAP PARKING SPACES
- 26 TOTAL PARKING SPACES

Copyright ©Commercial Due Diligence Services. This format and style is protected by Copyright, all rights are reserved. Any use of this format and style is strictly prohibited without prior written permission from Commercial Due Diligence Services.

PRELIMINARY, THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE AND IS FOR EXAMINATION / REVIEW ONLY

18 ALTA/NSPS Land Title Survey

This survey was made in accordance with the 2021 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys. (Effective February 23, 2021)

This Work Coordinated By:



3550 W. Robinson Street, Third Floor
Norman, Oklahoma 73072
Main Office Phone No.: 405-253-2444

Toll Free: 888.457.7878

Prepared For:

Bank of America,
National Association

Client Ref. No.: GA8-215

20 PROJECT ADDRESS

5772 WATERS AVENUE
SAVANNAH, GEORGIA 31404

Project Name:

JLL SITES PORTFOLIO

CDS Project Number:

22-08-0450:02