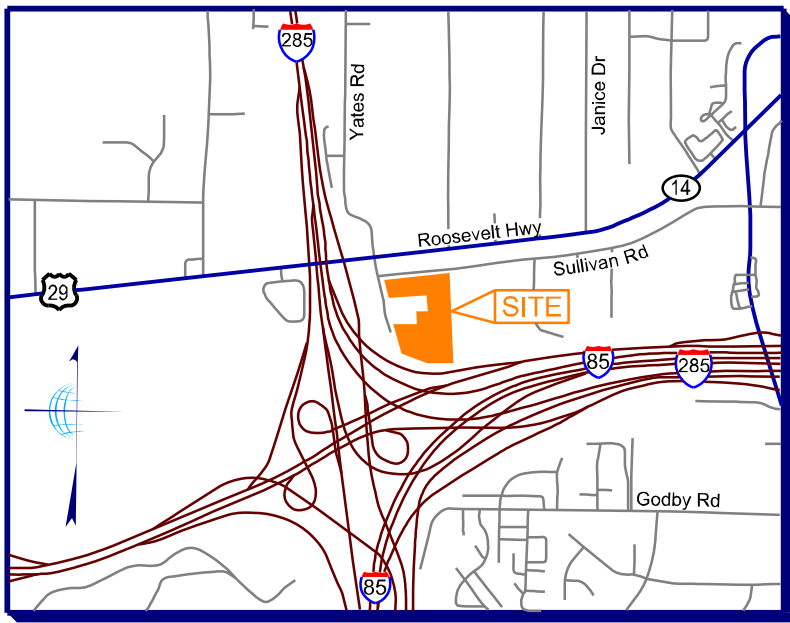


ALTA/NSPS LAND TITLE SURVEY
FOR
FOUNDRY COMMERCIAL ACQUISITIONS, LLC;
FOF SULLIVAN ROAD OWNER, LLC;
ROCK HILL REALTY COMPANY LLC AND
FIDELITY NATIONAL TITLE INSURANCE COMPANY
(SULLIVAN ROAD SITE)
LOCATED IN
LAND LOT 62, 13TH DISTRICT
CITY OF COLLEGE PARK, FULTON COUNTY, GEORGIA



LOCATION MAP

NOT TO SCALE
LAT - 33°37'19.25" N
LONG - 84°29'04.73" W

PROPERTY DESCRIPTION
(OVERALL - RECORD)

All that tract and parcel of land lying and being in Land Lot 62 of the 13th District of Fulton County, Georgia, and being more particularly described as follows:

Beginning at an iron pin located at a point formed by the intersection of the easterly right-of-way line of Rock Hill Road (f.k.a. Carmichael Avenue) (30 foot R/W) and the southerly right-of-way line of Sullivan Road (f.k.a. Franklin Street) (30 foot R/W), the same being the TRUE POINT OF BEGINNING, proceeding thence North 83° 52' 53" East a distance of 686.29 feet to an iron pin located along the southerly right-of-way line of Sullivan Road (30 foot R/W), proceeding thence South 00° 54' 12" West a distance of 870.92 to an iron pin; proceeding thence North 89° 14' 38" West a distance of 203.71 feet to a concrete monument, proceeding thence North 71° 41' 34" West a distance of 322.22 feet to an iron pin; proceeding thence North 12° 54' 40" West a distance of 120.23 feet to an iron pipe; proceeding thence North 89° 50' 25" East a distance of 169.76 feet to an iron pin; proceeding thence North 12° 54' 40" West a distance of 164.15 feet to an iron pin; proceeding thence North 89° 42' 32" East a distance of 164.15 feet to an iron pin; proceeding thence South 89° 50' 25" West a distance of 335.00 feet to an iron pin located on the easterly R/W line of Rock Hill Road (30 foot R/W); proceeding thence North 12° 54' 40" West a distance of 163.05 feet to the POINT OF BEGINNING.

The same property being described on that certain Survey prepared by Pearson & Associates, Inc., prepared for Mike Jackson, dated March 22, 1995, describing tracts A, B, C, D, E and F.

REFERENCE MATERIAL

1. ALTA/NSPS LAND TITLE SURVEY FOR ROCK HILL ROAD AT SULLIVAN ROAD PREPARED BY PLANNERS AND ENGINEERS COLLABORATIVE DATED JANUARY 20, 2016
2. BOUNDARY SURVEY FOR MIKE JACKSON PREPARED BY PEARSON & ASSOCIATES, INC. DATED MARCH 22, 1995
3. PLAT OF THOMAS SUBDIVISION PREPARED BY W. ROYSTON RECORDED IN PG. 18 PG. 23 AMONG THE LAND RECORDS OF FULTON COUNTY, GEORGIA

SURVEY NOTES

EQUIPMENT USED:
A TRIMBLE "S" SERIES TOTAL STATION WAS USED TO OBTAIN ANGULAR MEASUREMENTS AND DISTANCE MEASUREMENTS.

A TRIMBLE R-10 DUAL FREQUENCY GPS UNIT WAS USED FOR ESTABLISHING CONTROL. A NETWORK ADJUSTED RTK SURVEY WAS PERFORMED AND ADJUSTED BY RELATIVE POSITIONAL ACCURACY.

CLOSURE STATEMENT:
THIS OVERALL SURVEY HAS BEEN CALCULATED FOR CLOSURE AND IS ACCURATE WITHIN ONE FOOT IN 482,894 FEET.

THE FIELD DATA UPON WHICH THIS SURVEY IS BASED, ARE WITHIN THE POSITIONAL TOLERANCES ALLOWED FOR ALTA/NSPS LAND TITLE SURVEYS PER THE 2016 MINIMUM TECHNICAL STANDARDS ESTABLISHED BY ALTA AND NSPS AND WAS ADJUSTED USING THE LEAST SQUARES METHOD.

THE BEARINGS SHOWN ON THIS SURVEY ARE COMPUTED ANGLES BASED ON A GRID BEARING BASE (GAST WEST ZONE) NAD83.

ALL HORIZONTAL DISTANCES SHOWN ARE GROUND DISTANCES. MEASURING UNITS OF THIS SURVEY ARE IN U.S. SURVEY FEET.

FIELD WORK FOR THIS PROPERTY WAS COMPLETED ON OCTOBER 9, 2021.

DUE TO VARIANCES IN GPS EQUIPMENT, TECHNIQUES, FEDERAL ADJUSTMENTS TO STATE PLANE MODELS AND DAILY CONDITIONS IMPACTING GPS RECEPTIVITY, GPS SOLUTIONS MAY VARY FROM THOSE PROVIDED ON THIS SURVEY BOTH HORIZONTALLY AND VERTICALLY. ANY AND ALL CONTRACTORS, CONSULTANTS, INDIVIDUALS OR ENTITIES RELYING ON STATE PLANE COORDINATES TO RELATE TO DATA PROVIDED ON THIS SURVEY MUST LOCALIZE TO THE SURVEY CONTROL, BENCHMARKS OR PROPERTY MONUMENTATION ESTABLISHED BY THIS SURVEY IN ORDER TO ENSURE ACCURACY OF DATA. THE OWNER, HIS EMPLOYEES, HIS CONSULTANTS, HIS CONTRACTORS, AND/OR HIS AGENTS SHALL HEREBY DISTINGUISHLY UNDERSTAND THAT THE SURVEYOR IS NOT RESPONSIBLE FOR ISSUES ENCOUNTERED DUE TO FAILURE TO LOCALIZE DIRECTLY TO THIS SURVEY DATUM.

THIS SURVEY MAY NOT REPRESENT OFFSITE PAINT STRIPING TO THE ACCURACY REQUIRED FOR LANE DESIGN. TERRAMARK LOCATES THE EDGE OF PAVING AND CRITICAL POINTS TO REFLECT ACCURATE TOPOGRAPHIC DATA ONLY. ACCURACY OF PAINT LOCATIONS SHOULD BE VERIFIED WITH SURVEYOR PRIOR TO USING THIS SURVEY FOR DESIGN.

INFORMATION REGARDING THE REPUTED PRESENCE, SIZE, CHARACTER, AND LOCATION OF EXISTING UNDERGROUND UTILITIES AND STRUCTURES IS SHOWN HEREON. THERE IS NO CERTAINTY TO 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 STRUCTURES NOT SHOWN MAY BE ENCOUNTERED. THE OWNER, HIS EMPLOYEES, HIS CONSULTANTS, HIS CONTRACTORS, AND/OR HIS AGENTS SHALL HEREBY DISTINGUISHLY UNDERSTAND THAT THE SURVEYOR IS NOT RESPONSIBLE FOR THE CORRECTNESS OR SUFFICIENCY OF THIS INFORMATION SHOWN HEREON AS TO SUCH UNDERGROUND INFORMATION.

INFORMATION REGARDING STORM SEWER AND SANITARY SEWER AS SHOWN HEREON IS BASED ON OBSERVATIONS TAKEN BY TERRAMARK EMPLOYEES AT THE GROUND ELEVATION OF THE EXISTING STRUCTURE. TERRAMARK EMPLOYEES ARE NOT AUTHORIZED TO ENTER A CONFINED SPACE SUCH AS A STRUCTURE. THEREFORE, THERE IS NO CERTAINTY AND PIPE SIZES AND MATERIAL THAT ARE SHOWN ON THIS SURVEY. EXCAVATION BY A CERTIFIED CONTRACTOR IS THE ONLY WAY TO VERIFY PIPE SIZE AND MATERIAL. THE OWNER, HIS EMPLOYEES, HIS CONSULTANTS, HIS CONTRACTORS, AND/OR HIS AGENTS SHALL HEREBY DISTINGUISHLY UNDERSTAND THAT THE SURVEYOR IS NOT RESPONSIBLE FOR THE CORRECTNESS OR SUFFICIENCY OF THE PIPE INFORMATION SHOWN HEREON.

TERRAMARK LAND SURVEYING, INC. WAS UNABLE TO DETERMINE THE EXTENT OF PIPES MARKED AS APPROXIMATE DIRECTION ONLY. AFORESAID PIPE IS SHOWN ON THE SURVEY TO REFLECT THE OBSERVED DIRECTION BASED UPON A VISUAL INSPECTION OF THE STRUCTURE ONLY AND IS SHOWN FOR INFORMATIONAL PURPOSES.

STATE WATERS AND BUFFERS AS SHOWN OR NOT SHOWN HEREON ARE SUBJECT TO REVIEW BY LOCAL JURISDICTION OFFICIALS. IT IS THE RESPONSIBILITY OF THE LOCAL AUTHORITY TO DETERMINE SPECIFIC WATER CLASSIFICATION. THEREFORE, TERRAMARK LAND SURVEYING ACCEPTS NO RESPONSIBILITY IN THE IDENTIFICATION OF SAID WATERS OR BUFFERS IDENTIFIED OR NOT IDENTIFIED HEREON.

PROPERTY IS SUBJECT TO RIGHTS OF UPPER AND LOWER RIPARIAN OWNERS IN AND TO THE WATER OF CREEKS AND BRANCHES CROSSING OR ADJOINING SUBJECT PROPERTY AND THE NATURAL FLOW THEREOF, FREE FROM DIMINUTION OR POLLUTION.

THIS SURVEY WAS PREPARED FOR THE EXCLUSIVE USE OF THE PERSON, PERSONS OR ENTITY NAMED HEREON. THIS SURVEY DOES NOT EXTEND TO ANY UNNAMED PERSON, PERSONS OR ENTITY WITHOUT THE EXPRESS CERTIFICATION BY THE SURVEYOR NAMING SAID PERSON, PERSONS OR ENTITY.

TERRAMARK LAND SURVEYING, INC. DOES NOT WARRANT THE EXISTENCE OR NON-EXISTENCE OF ANY WETLANDS OR HAZARDOUS WASTE IN THE SURVEY AREA.

PROPERTY DESCRIPTION
(OVERALL - AS SURVEYED)

All that tract or parcel of land lying and being in Land Lot 62, 13th District, City of College Park, Fulton County, Georgia and being more particularly described as follows:

- Beginning at a 1/2 inch rebar with cap "P.E.C. Prop Cor" found at the intersection of the Southerly Right-of-Way Line of Sullivan Road, (f.k.a. Franklin Street) (apparent variable width r/w), and the Easterly Right-of-Way Line of Rock Hill Road (f.k.a. Carmichael Avenue) (apparent variable width r/w), thence, leaving said Point of Beginning and running with the said line of Sullivan Road
1. North 83° 54' 05" East, 328.43 feet, thence;
 2. North 83° 54' 05" East, 30.22 feet to a 1/2 inch rebar with cap "P.E.C. Prop. Cor." found; thence;
 3. North 83° 54' 03" East, 130.00 feet to a 1/2 inch rebar found; thence;
 4. North 83° 54' 05" East, 30.15 feet to a 1/2 inch rebar with cap "P.E.C. Prop. Cor." found; thence;
 5. North 83° 54' 05" East, 167.49 feet to a 1/2 inch rebar with cap "P.E.C. Prop. Cor." found; thence, leaving the aforesaid line of Sullivan Road and running
 6. South 00° 55' 22" West, 870.92 feet to a 1/2 inch rebar with cap "P.E.C. Prop. Cor." found on the Northerly Right-of-Way Line of Interstate 285 (apparent variable width limited access r/w per GDOT Project # ACI-85-(204)); thence, running with the said line of Interstate 285
 7. North 89° 13' 28" West, 120.66 feet to a 1/2 inch rebar with cap "P.E.C. Prop. Cor." found; thence;
 8. North 89° 12' 39" West, 30.87 feet to a 1/2 inch rebar with cap "P.E.C. Prop. Cor." found; thence;
 9. North 89° 13' 57" West, 51.80 feet to a concrete r/w monument found; thence;
 10. North 71° 40' 38" West, 322.30 feet to a 1/2 inch rebar with cap "P.E.C. Prop. Cor." found on the aforesaid line of Rock Hill Road; thence, leaving the aforesaid line of Interstate 285 and running with the said line of Rock Hill Road
 11. North 12° 54' 10" West, 201.08 feet to a 1/2 inch rebar found (bent); thence;
 12. North 12° 54' 28" West, 30.76 feet to a 5/8 inch open top pipe found; thence, leaving the aforesaid line of Rock Hill Road and running
 13. North 89° 51' 25" East, 169.78 feet to a 1.5 inch open top pipe found; thence;
 14. North 12° 47' 37" West, 122.25 feet; thence;
 15. North 89° 54' 10" East, 163.05 feet to a 1/2 inch rebar with cap "P.E.C. Prop. Cor." found; thence;
 16. North 83° 54' 05" East, 167.49 feet to a 1/2 inch rebar with cap "P.E.C. Prop. Cor." found; thence;
 17. North 89° 50' 25" West, 335.00 feet to a 1 inch rod found on the aforesaid line of Rock Hill Road; thence, running with the said line of Rock Hill Road
 18. North 12° 53' 30" West, 163.05 feet to the Point of Beginning, containing 391.186 square feet or 8.9804 acres of land, more or less.
- Property is subject to all easements and rights of way recorded and unrecorded.

PROPERTY DESCRIPTION
(TRACT 1 - AS SURVEYED)

All that tract or parcel of land lying and being in Land Lot 62, 13th District, City of College Park, Fulton County, Georgia and being more particularly described as follows:

- Beginning at a 1/2 inch rebar with cap "P.E.C. Prop Cor" found at the intersection of the Southerly Right-of-Way Line of Sullivan Road, (f.k.a. Franklin Street) (apparent variable width r/w), and the Easterly Right-of-Way Line of Rock Hill Road (f.k.a. Carmichael Avenue) (apparent variable width r/w), thence, leaving said Point of Beginning and running with the said line of Sullivan Road
1. North 83° 54' 05" East, 328.43 feet; thence, leaving the aforesaid line of Sullivan Road and running
 2. South 00° 55' 22" East, 190.00 feet; thence;
 3. North 89° 59' 23" West, 335.00 feet to a 1 inch rod found on the aforesaid line of Rock Hill Road; thence, running with the said line of Rock Hill Road
 4. North 12° 53' 30" West, 163.05 feet to the Point of Beginning, containing 59.062 square feet or 1.3559 acres of land, more or less.
- Property is subject to all easements and rights of way recorded and unrecorded.

PROPERTY DESCRIPTION
(TRACT 2 - AS SURVEYED)

All that tract or parcel of land lying and being in Land Lot 62, 13th District, City of College Park, Fulton County, Georgia and being more particularly described as follows:

- To find the Point of Beginning, commence at a 1/2 inch rebar with cap "P.E.C. Prop Cor" found at the intersection of the Southerly Right-of-Way Line of Sullivan Road, (f.k.a. Franklin Street) (apparent variable width r/w), and the Easterly Right-of-Way Line of Rock Hill Road (f.k.a. Carmichael Avenue) (apparent variable width r/w), thence, leaving said point and running with the said line of Sullivan Road, North 83° 54' 05" East, 328.43 feet; thence, leaving the said line of Sullivan Road and running; South 13° 00' 47" East, 190.00 feet; thence, South 13° 00' 47" East, 163.05 feet to a 1/2 inch rebar with cap "P.E.C. Prop. Cor." found, being the True Point of Beginning of the herein described tract or parcel of land; thence, leaving said point and running

1. South 12° 48' 25" East, 122.12 feet; thence;
 2. South 89° 51' 25" West, 165.00 feet to a 1.5 inch open top pipe found; thence;
 3. North 12° 48' 25" West, 122.25 feet; thence;
 4. North 89° 54' 10" East, 163.05 feet to the Point of Beginning, containing 19.669 square feet or 0.4515 of an acre of land, more or less.
- Property is subject to all easements and rights of way recorded and unrecorded.

PROPERTY DESCRIPTION
(TRACT 3 - AS SURVEYED)

All that tract or parcel of land lying and being in Land Lot 62, 13th District, City of College Park, Fulton County, Georgia and being more particularly described as follows:

- Beginning at a 1/2 inch rebar with cap "P.E.C. Prop Cor" found at the intersection of the Northerly Right-of-Way Line of Interstate 285 (apparent variable width limited access r/w per GDOT Project # ACI-85-(204)), and the Easterly Right-of-Way Line of Rock Hill Road (f.k.a. Carmichael Avenue) (apparent variable width r/w); thence, leaving said Point of Beginning and the said line of Interstate 285 and running with the said line of Rock Hill Road
1. North 12° 54' 10" West, 201.08 feet to a 1/2 inch rebar found; thence, leaving the aforesaid line of Rock Hill Road and running
 2. North 89° 51' 25" East, 334.72 feet; thence;
 3. North 12° 48' 25" East, 306.48 feet to a 1/2 inch rebar with cap "P.E.C. Prop Cor" found on the aforesaid line of Interstate 285; thence, running with the said line of Interstate 285
 4. North 89° 13' 57" West, 51.80 feet to a concrete right-of-way monument found; thence;
 5. North 71° 40' 38" West, 322.30 feet to the Point of Beginning, containing 85.333 square feet or 1.9590 acres of land, more or less.
- Property is subject to all easements and rights of way recorded and unrecorded.

PROPERTY DESCRIPTION
(TRACT 4 - AS SURVEYED)

All that tract or parcel of land lying and being in Land Lot 62, 13th District, City of College Park, Fulton County, Georgia and being more particularly described as follows:

- To find the Point of Beginning, commence at a 1/2 inch rebar with cap "P.E.C. Prop Cor" found at the intersection of the Southerly Right-of-Way Line of Sullivan Road, (f.k.a. Franklin Street) (apparent variable width r/w), and the Easterly Right-of-Way Line of Rock Hill Road (f.k.a. Carmichael Avenue) (apparent variable width r/w), thence, leaving said point and running with the said line of Sullivan Road, North 83° 54' 05" East, 328.43 feet; thence, North 83° 54' 05" East, 30.22 feet to a 1/2 inch rebar with cap "P.E.C. Prop. Cor." found, being the True Point of Beginning of the herein described tract or parcel of land; thence, continuing along the said line of Sullivan Road

1. North 83° 54' 05" East, 130.00 feet to a 1/2 inch rebar found; thence, leaving the aforesaid line of Sullivan Road and running
 2. South 00° 55' 22" East, 549.00 feet; thence;
 3. South 75° 28' 18" West, 9.40 feet; thence;
 4. North 13° 00' 47" West, 551.70 feet to the Point of Beginning, containing 38.102 square feet or 0.8747 of an acre of land, more or less.
- Property is subject to all easements and rights of way recorded and unrecorded.

PROPERTY DESCRIPTION
(TRACT 5 - AS SURVEYED)

All that tract or parcel of land lying and being in Land Lot 62, 13th District, City of College Park, Fulton County, Georgia and being more particularly described as follows:

- To find the Point of Beginning, commence at a 1/2 inch rebar with cap "P.E.C. Prop Cor" found at the intersection of the Southerly Right-of-Way Line of Sullivan Road, (f.k.a. Franklin Street) (apparent variable width r/w), and the Easterly Right-of-Way Line of Rock Hill Road (f.k.a. Carmichael Avenue) (apparent variable width r/w); thence, leaving said point and running with the said line of Sullivan Road, North 83° 54' 05" East, 328.43 feet; thence, North 83° 54' 05" East, 30.22 feet to a 1/2 inch rebar with cap "P.E.C. Prop. Cor." found; thence, North 83° 54' 05" East, 30.15 feet to a 1/2 inch rebar with cap "P.E.C. Prop. Cor." found, being the True Point of Beginning of the herein described tract or parcel of land; thence, continuing along the said line of Sullivan Road

1. North 83° 54' 05" East, 167.49 feet to a 1/2 inch rebar with cap "P.E.C. Prop. Cor." found; thence, leaving the aforesaid line of Sullivan Road and running
 2. South 00° 55' 22" West, 870.92 feet to a 1/2 inch rebar with cap "P.E.C. Prop. Cor." found on the Northerly Right-of-Way Line of Interstate 285 (apparent variable width limited access r/w per GDOT Project # ACI-85-(204)); thence, running with the said line of Interstate 285
 3. North 89° 13' 28" West, 120.66 feet to a 1/2 inch rebar with cap "P.E.C. Prop. Cor." found; thence, leaving the aforesaid line of Interstate 285 and running
 4. North 12° 48' 25" West, 119.21 feet; thence;
 5. North 12° 53' 30" West, 163.05 feet to the Point of Beginning, containing 133.118 square feet or 3.0560 acres of land, more or less.
- Property is subject to all easements and rights of way recorded and unrecorded.

PROPERTY DESCRIPTION
(TRACT 6 - AS SURVEYED)

All that tract or parcel of land lying and being in Land Lot 62, 13th District, City of College Park, Fulton County, Georgia and being more particularly described as follows:

- To find the Point of Beginning, commence at a 1/2 inch rebar with cap "P.E.C. Prop Cor" found at the intersection of the Southerly Right-of-Way Line of Sullivan Road, (f.k.a. Franklin Street) (apparent variable width r/w), and the Easterly Right-of-Way Line of Rock Hill Road (f.k.a. Carmichael Avenue) (apparent variable width r/w), thence, leaving said point and running with the said line of Sullivan Road, North 83° 54' 05" East, 328.43 feet to a point, being the True Point of Beginning of the herein described tract or parcel of land; thence, continuing along the said line of Sullivan Road

1. North 83° 54' 05" East, 30.22 feet to a 1/2 inch rebar with cap "P.E.C. Prop Cor" found; thence, leaving the aforesaid line of Sullivan Road and running
 2. South 13° 00' 47" East, 190.00 feet; thence;
 3. North 75° 28' 18" East, 9.40 feet; thence;
 4. North 00° 25' 27" West, 549.00 feet to a 1/2 inch rebar found on the aforesaid line of Sullivan Road; thence, running with the said line of Sullivan Road
 5. North 83° 54' 05" East, 30.15 feet to a 1/2 inch rebar with cap "P.E.C. Prop Cor" found; thence, leaving the aforesaid line of Sullivan Road and running
 6. South 00° 25' 27" East, 735.16 feet; thence;
 7. South 12° 48' 25" West, 119.21 feet to a 1/2 inch rebar with cap "P.E.C. Prop Cor" found on the Northerly Right-of-Way Line of Interstate 285 (apparent variable width limited access r/w per GDOT Project # ACI-85-(204)); thence, running with the said line of Interstate 285
 8. North 89° 12' 39" West, 30.87 feet to a 1/2 inch rebar with cap "P.E.C. Prop Cor" found; thence, leaving the aforesaid line of Interstate 285 and running
 9. North 12° 48' 25" West, 306.48 feet; thence;
 10. South 89° 51' 25" West, 334.72 feet to a 1/2 inch rebar found (bent) on the aforesaid line of Rock Hill Road; thence, running with the said line of Rock Hill Road
 11. North 12° 54' 28" West, 30.76 feet to a 5/8 inch open top pipe found; thence, leaving the aforesaid line of Rock Hill Road and running
 12. North 89° 51' 25" East, 169.78 feet to a 1.5 inch open top pipe found; thence;
 13. North 89° 51' 25" East, 165.00 feet; thence;
 14. North 12° 48' 25" West, 122.12 feet to a 1/2 inch rebar with cap "P.E.C. Prop Cor" found; thence;
 15. North 13° 00' 47" West, 190.00 feet to the Point of Beginning, containing 55.902 square feet or 1.2833 acres of land, more or less.
- Property is subject to all easements and rights of way recorded and unrecorded.

UTILITY NOTES

THE UNDERGROUND UTILITIES SHOWN HEREON ARE BASED ON LOCATION OF MARKINGS PROVIDED BY:

UTILISURVEY, LLC,
154 GRANT ROAD
FAYETTEVILLE, GA. 30215
PHONE: 404-312-6912
ATTENTION: HANS WÖNNERBERGER

THE UNDERGROUND UTILITIES (EXCEPT THE LOCATION OF EXISTING DRAINAGE, SEWER, AND IRRIGATION UTILITIES AS WELL AS UNDERGROUND STORAGE TANKS) WERE LOCATED BY UTILISURVEY, LLC, UTILIZING RADIO FREQUENCY TECHNIQUE AND IN ACCORDANCE TO LEVEL "B" UTILITY LOCATION CRITERIA. THIS TECHNIQUE IS CAPABLE OF LOCATING METALLIC UTILITIES AND TRACER WIRES. ANY NON- METALLIC UTILITIES (WITHOUT TRACER WIRE) ARE NOT LOCATED.

THE SURVEYOR MAKES NO GUARANTEES THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN-SERVICE OR ABANDONED. UNDERGROUND UTILITIES NOT OBSERVED OR LOCATED UTILIZING THIS TECHNIQUE MAY EXIST ON THIS SITE BUT ARE NOT SHOWN, AND MAY BE FOUND UPON EXCAVATION. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED. ALTHOUGH THE SURVEYOR DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION AVAILABLE.

INFORMATION REGARDING MATERIAL AND SIZE OF UTILITIES IS BASED ON RECORDS ACQUIRED FROM THE UTILITY OWNERS.

UTILITY PROVIDERS

POWER

GEORGIA POWER COMPANY
823 JEFFERSON STREET
ATLANTA, GA 30318
(404) 568-4569
KIE COLLINS

CITY OF COLLEGE PARK
1886 HARVARD AVENUE
COLLEGE PARK, GA 30337
(404) 669-3772

CITY OF ATLANTA DEPARTMENT OF WATERSHED MANAGEMENT
651 14TH STREET
ATLANTA, GA 30318
(404) 330-6600
JAMES BOSTWICK

CITY OF COLLEGE PARK
1886 HARVARD AVENUE
COLLEGE PARK, GA 30337
WADE INGRAM

COMMUNICATION

COMCAST
(770) 559-6879
OLIVER BROOKS

ZAYO FIBER SOLUTIONS
10 PEACHTREE STREET, STE. 200
LOUISVILLE, CO 80027
(678) 666-2493
COLLEGE PARK, GA 30337
(404) 669-3772

AT&T
28 S. AKARD STREET
DALLAS, TX 75202
(355) 409-1842
ANGELO HINES

GAS
SOUTHERN COMPANY GAS
10 PEACHTREE STREET NE
ATLANTA, GA 30309
(404) 584-3474
REGIE TERRELL

TITLE NOTES

I. ACCORDING TO THE "FIRM" (FLOOD INSURANCE RATE MAP) OF FULTON COUNTY, GEORGIA (PANEL NUMBER 131210A01), DATED SEPTEMBER 18, 2013; NO PORTION OF THIS PROPERTY LIES WITHIN A SPECIAL FLOOD HAZARD AREA.

II. SUBJECT PROPERTY HAS PEDESTRIAN ACCESS TO THE PUBLIC RIGHTS OF WAY OF SULLIVAN ROAD AND ROCK HILL ROAD. NO CURRENT VEHICULAR ACCESS WAS OBSERVED ONTO THE RIGHT OF WAY OF SULLIVAN ROAD. DIRECT VEHICULAR ACCESS TO THE RIGHT OF WAY OF ROCK HILL ROAD WAS OBSERVED VIA THE GRAVEL DRIVE SHOWN ON THE R/W TRACT HEREON.

III. AS OF THE DATE OF THIS SURVEY, TITLE TO SUBJECT PROPERTY APPEARS TO LIE VESTED IN DANIEL CALHOUN, PER DEED RECORDED AMONG THE LAND RECORDS OF FULTON COUNTY, GEORGIA IN DEED BOOK 6164Z, PAGE 686.

IV. PROPERTY IS SUBJECT TO ALL EASEMENTS AND RIGHTS OF WAY, RECORDED AND UNRECORDED.

V. THIS SURVEY WAS PREPARED WITH THE BENEFIT OF A TITLE REPORT (COMMITMENT NO. 2-40590, EFFECTIVE DATE OF JUNE 22, 2021). PREPARED BY FIDELITY NATIONAL TITLE INSURANCE COMPANY, AND RECEIVED ON OCTOBER 11, 2021. APPLICABLE ENCUMBRANCES AND SPECIAL EXCEPTIONS ARE SHOWN BELOW AND/OR ON THIS SURVEY.

VI. RIGHT-OF-WAY FROM MISS SUSIE WARLOCK TO SOUTHERN NATURAL GAS CORPORATION, RECORDED IN DEED BOOK 31, PAGE 324, AMONG THE LAND RECORDS OF CAMPBELL COUNTY, GEORGIA, (UNABLE TO DETERMINE WHETHER INSTRUMENT AFFECTS SUBJECT PROPERTY BASED ON VAGUE DESCRIPTION OF PROPERTY DESCRIBED IN INSTRUMENT)

VII. EASEMENTS AS CONTAINED IN THAT CERTAIN FINDINGS OF ASSESSORS - SOUTHERN NATURAL GAS COMPANY VS. MRS. SUSIE WARLOCK, RECORDED IN DEED BOOK 2883, PAGE 662, AMONG THE LAND RECORDS OF FULTON COUNTY, GEORGIA, (DOES NOT APPEAR TO AFFECT SUBJECT PROPERTY BASED ON PROPERTY DESCRIBED IN INSTRUMENT)

VIII. RIGHT-OF-WAY DEED (LIMITED ACCESS) FROM MARY W. GRIGGS, ADMINISTRATRIX, SUSIE W. THOMAS TO DEPARTMENT OF TRANSPORTATION, RECORDED IN DEED BOOK 8196, PAGE 36, AFORESAID RECORDS.

IX. EFFECTS SUBJECT PROPERTY, CURRENT R/W OF INTERSTATE 285 SHOWN ON SURVEY.

X. RIGHTS OF PUBLIC OR QUASI-PUBLIC UTILITIES IN AND TO THAT PORTION OF SUBJECT PROPERTY DESCRIBED IN OR CONVEYED BY A VEHICULAR DEED RECORDED IN DEED BOOK 19699, PAGE 263, AFORESAID RECORDS.

XI. EFFECTS SUBJECT PROPERTY, BLANKET IN NATURE. NO PLOTTABLE MATTERS OTHER THAN CURRENT BOUNDARY LINES FOR ALL TRACTS AS SHOWN ON SURVEY.

1. ALL THOSE MATTERS AS DISCLOSED BY THAT CERTAIN PLAT RECORDED IN PLAT BOOK 18, PAGE 23, AFORESAID RECORDS, (AFFECTS SUBJECT PROPERTY, BLANKET IN NATURE. NO PLOTTABLE MATTERS OTHER THAN CURRENT BOUNDARY LINES FOR ALL TRACTS AS SHOWN ON SURVEY).

m. ALL MATTERS AS DISCLOSED BY THAT CERTAIN SURVEY PREPARED BY PEARSON & ASSOCIATES, INC., DATED MARCH 22, 1995, (AFFECTS SUBJECT PROPERTY, BLANKET IN NATURE. NO PLOTTABLE MATTERS OTHER THAN CURRENT BOUNDARY LINES FOR ALL TRACTS AS SHOWN ON SURVEY).

SPECIAL NOTES

1. CERTIFICATION AND DECLARATION IS MADE TO THE ENTITIES AS LISTED IN THE TITLE BLOCK AND/OR CERTIFICATIONS, THE CERTIFICATIONS AND DECLARATIONS ON THIS PLAT ARE NOT TRANSFERABLE TO ADDITIONAL INSTITUTIONS OR SUBSEQUENT OWNERS.

2. SUBSURFACE AND ENVIRONMENTAL CONDITIONS WERE NOT EXAMINED OR CONSIDERED AS A PART OF THIS SURVEY. NO STATEMENT IS MADE CONCERNING THE EXISTENCE OF UNDERGROUND OR OVERHEAD CONTAINERS OR FACILITIES THAT MAY AFFECT THE USE OR DEVELOPMENT OF THIS PROPERTY.

3. PURSUANT TO RULE 1804-6.09 OF THE GEORGIA STATE BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND SURVEYORS, THE TERM "CERTIFICATION" RELATING TO PROFESSIONAL ENGINEERING AND LAND SURVEYING SERVICES SHALL MEAN A WRITTEN STATEMENT BASED UPON FACTS AND KNOWLEDGE KNOWN TO THE REGISTRANT AND IS NOT A GUARANTEE OR WARRANTY, EITHER EXPRESSED OR IMPLIED.

4. TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF, EASEMENTS, COVENANTS AND RESTRICTIONS REFERENCED IN THE TITLE COMMITMENT, OBSERVED FROM A PHYSICAL INSPECTION OF THE SUBJECT PROPERTY OR OTHERWISE KNOWN TO ME HAVE BEEN PLOTTED HEREON OR OTHERWISE NOTED AS TO THEIR EFFECT ON THE SUBJECT PROPERTY.

5. THERE ARE NO SIGNIFICANT OBSERVATIONS ONTO ADJOINING PREMISES, STREETS OR ALLEYS BY BUILDINGS, STRUCTURES OR OTHER IMPROVEMENTS LOCATED ON THE SUBJECT PROPERTY, AND NO SIGNIFICANT OBSERVATIONS ONTO THE SUBJECT PROPERTY BY BUILDINGS, STRUCTURES OR OTHER IMPROVEMENTS SITUATED ON THE ADJOINING PREMISES UNLESS NOTED HEREON.

6. THERE IS NO OBSERVED EVIDENCE OF CURRENT EARTH MOVING WORK, BUILDING CONSTRUCTION OR BUILDING ADDITIONS AS OF THE LAST DAY OF FIELD WORK PROVIDED IN THE SURVEY NOTES.

7. THERE IS NO OBSERVED EVIDENCE OF THE SITE BEING USED AS A SOLID WASTE DUMP, SUMP OR SANITARY LANDFILL AS OF THE LAST DAY OF FIELD WORK PROVIDED IN THE SURVEY NOTES.

8. THERE IS NO OBSERVED EVIDENCE OF CEMETERIES, GRAVESTONES OR BURIAL GROUNDS AS OF THE LAST DAY OF FIELD WORK PROVIDED IN THE SURVEY NOTES.

9. THERE IS NO EVIDENCE OF ANY FIELD LINE DELINEATION OF WETLANDS OR WETLAND AREAS THAT WERE OBSERVED DURING THE TIME OF FIELD WORK.

10. NO PROPOSED CHANGES IN STREET RIGHT-OF-WAY LINES WERE FOUND DURING THE COURSE OF PROPERTY RESEARCH OR FIELD WORK EXAMINATION.

11. THERE IS NO OBSERVED EVIDENCE OF RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIRS.

12. NO BUILDINGS OR PARKING SPACES WERE OBSERVED ON SITE.

13. PARCELS/TRACTS SHOWN HEREON ARE CONTIGUOUS, WITH NO GAPS OR GORES.

