

SURVEY LEGAL DESCRIPTION

All that tract or parcel of land lying and being in Land Lot 107 of the 18th District, DeKalb County, Georgia, being the same property depicted as the Northwestern Part of Tract #4 of the Zonolite Plan on Plat Book 43, Page 68, DeKalb County, Georgia records, and being more particularly described as follows:

Commencing at the intersection of the Southwestern 36' right of way of Zonolite Road and the Northeastern 30' right of way of Zonolite Place, thence Northwesterly along said right of way of Zonolite Place a distance of 169.97 feet to a Point, thence continuing along said right of way a distance of 49.98 feet to a Point, thence leaving said right of way Northeastly and along a common property line a distance of 4.91 feet to a Point, thence Northwesterly and along a common property line a distance of 166.00 feet to a Nail Set at Grid North Georgia West Zone Coordinates: Northing:1384387.823 Easting:2243422.998 and the POINT OF BEGINNING, thence North 80 Degrees 13 Minutes 49 Seconds West a distance of 34.74 feet to a Nail Found, thence North 74 Degrees 39 Minutes 35 Seconds West a distance of 100.48 feet to a Nail Found, thence North 17 Degrees 02 Minutes 14 Seconds East a distance of 131.63 feet to a 1/2" Rebar Found, thence South 72 Degrees 38 Minutes 11 Seconds East a distance of 133.46 feet to a 1" Open Top Pipe Found, thence South 16 Degrees 22 Minutes 01 Seconds West a distance of 123.51 feet to the POINT OF BEGINNING.

Having an area of 17,288 Sq. Ft., 0.397 Acres, as shown and described on ALTA/NSPS Survey by Georgia Land Surveying Co., bearing the seal and certification of Josh L. Lewis IV, Georgia Registered Land Surveyor No. 3028, and being referenced as Job Number 205591.

**SPECIAL EXCEPTIONS
Schedule B-Section II**

Westcor Land Title Insurance Company
Commitment No.: PH250241-CM
Commitment Date: May 20, 2025 at 08:00 AM
7. All matters and exceptions appearing at Plat Book 43 Page 68 DeKalb County, Georgia records.
Affects Site-Blanket in Nature

ADDITIONAL REFERENCE

Survey of subject property by A.S. Giometti & Associates, Inc. dated 9/1/2010. Job No. 2010-080

PARKING NOTE

No painted parking spaces on subject property.

LEGAL DESCRIPTION NOTE

The Vesting Legal Description and the Survey Legal Description are and constitute the same parcel of land.

COMMITMENT NO. PH250241-CM - SCHEDULE "A" LEGAL DESCRIPTION

All that tract or parcel of land lying and being in Land Lot 107 of the 18th District of DeKalb County, Georgia, being the northwesterly part of Tract No. 4, as Shown on plat showing Plan of Zonolite Tract No. 4 and Tract No. 5, made by Joe N. Arnold, III, Engineer and Surveyor, dated December 31, 1951, recorded in Plat Book 43, page 68, in the Office of the Clerk of Superior Court of DeKalb County, Georgia, and being more particularly described as follows:

BEGINNING at an iron pin on the northeast side of right of way of Seaboard Air Line Railway Spur Tract, which serves Southern Zonolite Manufacturing Plant, said pin being at the most southern corner of Tract No. 5, and being 100.5 feet northwesterly along said Spur Tract right-of way line from the end of said Spur Tract, and running thence northwesterly along the southeasterly line of said Tract No. 5 and forming an interior angle of 08 degrees 03 minutes with the northwesterly line of said Spur Tract right of way, a distance of 131.3 feet to an iron pin; thence southeasterly along a line forming an interior angle of 90 degrees with the line last run, a distance of 132 feet 10 inches; thence southwesterly 123 feet, more or less, to the northwesterly line of a graded road shown on the above mentioned Plat, and now known as Zonolite Place; thence northwesterly along the northwesterly side of said Zonolite Place, 34 feet 10 inches; thence northwesterly along the northwesterly line of the above mentioned Railroad Spur Tract right of way and forming an interior angle of 174 degrees 32 minutes with the line last run, 100.5 feet to the point of beginning.

SURVEY NOTES

- Equipment used: Leica TS12 robotic total station, Carlson Surveyor 2 data collector, and Leica GS16 RTK.
- Software used: Carlson Survey 2023 and Carlson SurvCE.
- The coordinate values shown are based on Georgia West Zone coordinate system. The datum for this coordinate system is NAD83 (2011).
- Above ground visible utilities were obtained from field observations. Georgia Land Surveying Co. has not researched underground utility locations. Information shown herein size, type, and location of underground utilities is based on observations while in the field and Georgia Land Surveying Co. is unable to certify the accuracy or completeness of this underground information.
- Any graphic depiction of setback lines and other matters of zoning are the surveyor's interpretation of the zoning information furnished. The surveyor offers no certification as to the zoning of the subject property or compliance with zoning regulations for the structures or business on the subject property.
- Subject property does not have direct access to a public right of way.

SPECIAL FLOOD HAZARD NOTE

I have this date, examined the "F.I.R.M. official flood hazard map" and found in my opinion referenced parcel is in an area having special flood hazards, Zone AE, without an elevation certification the Surveyor is not responsible for any damage due to its opinion for said parcel map ID 13089C0062K effective date 8/15/2019.

ALTA/NSPS CERTIFICATION

To: Zonolite Real Estate I, LLC; Miki Bajric; Darko Kitic; Eurofed Holdings, LLC; Westcor Land Title Insurance Company; Northeast Georgia Bank; Ganek 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 1, 2, 3, 4, 6(a), 7(a), 8, 9, 10, 11(a), 13, 14, and 19 of table A thereof.
The fieldwork was completed on: June 9 & 10, 2025
Date of plat or map: May 29, 2025

Josh L. Lewis IV
Georgia Registered Land Surveyor No. 3028

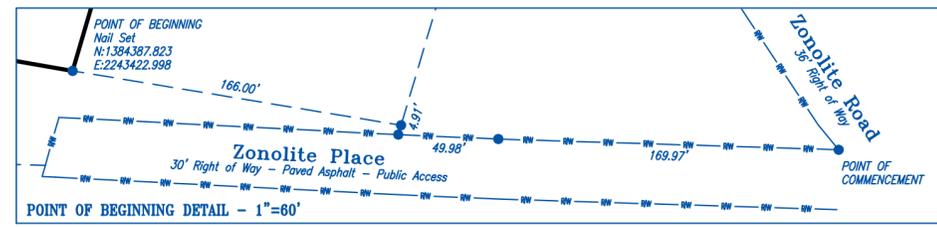
This plat is a retracement of an existing parcel or parcels of land and does not subdivide or create a new parcel or make any changes to any real property boundaries. The recording information of the documents, maps, plats, or other instruments which created the parcel or parcels are stated herein. RECORDATION 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 O.C.G.A. Section 15-6-67.



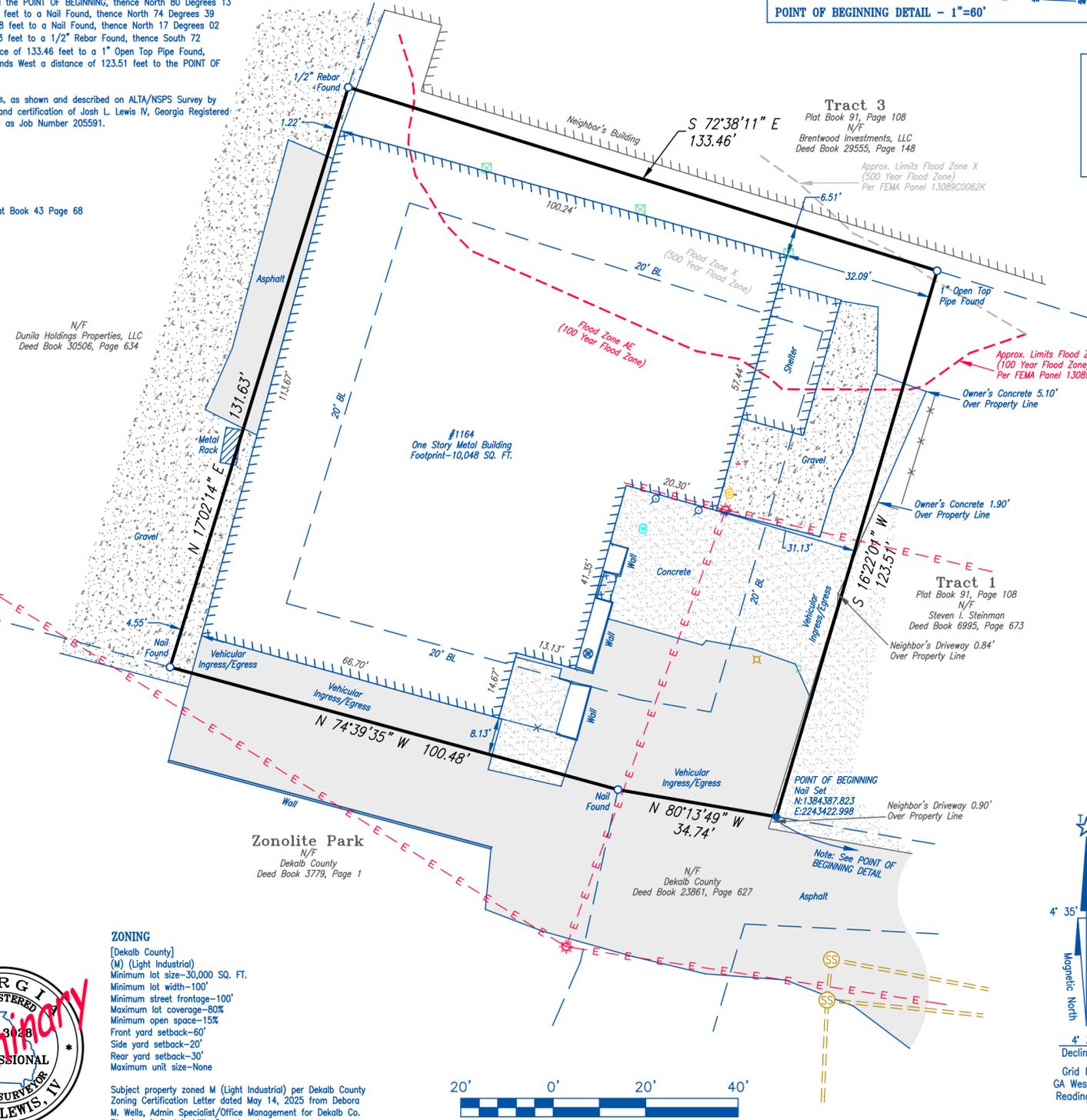
ZONING

- [DeKalb County]
- (M) (Light Industrial)
- Minimum lot size-30,000 SQ. FT.
- Minimum lot width-100'
- Minimum street frontage-100'
- Maximum lot coverage-80%
- Minimum open space-15%
- Front yard setback-60'
- Side yard setback-20'
- Rear yard setback-30'
- Maximum unit size=None

Subject property zoned M (Light Industrial) per DeKalb County Zoning Certification Letter dated May 14, 2025 from Debra M. Wells, Admin Specialist/Office Management for DeKalb Co. Planning & Sustainability Department.



ALTA/NSPS SURVEY



LEGEND

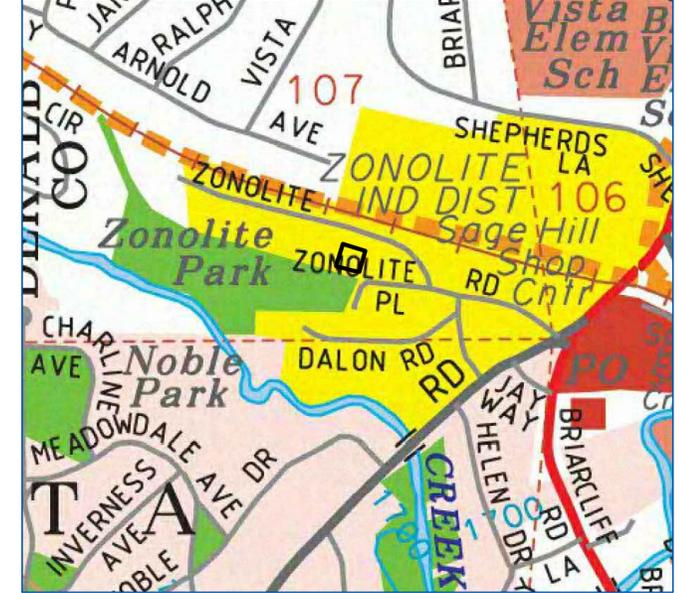
- These standard symbols may be found in the drawing.
- 1/2" Rebar Set
 - Iron Pin Found
 - Building Line
 - Yard Inlet
 - Guy Wire Anchor
 - Light Pole
 - Power Pole
 - Water Meter
 - Sanitary Sewer Manhole
 - Sewer Clean Out
 - Gas Meter
 - Air Conditioning Unit
 - Bollard
 - Fence
 - Neighbor's Fence
 - Overhead Electric Line
 - Sanitary Sewer

HATCH LEGEND

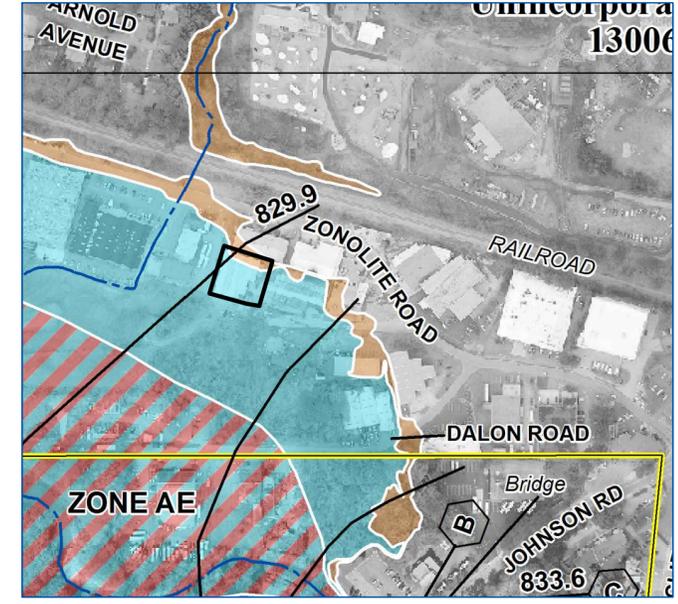
- These hatchings may be found in the drawing.
- Concrete
 - Asphalt
 - Gravel

AREA
17,288 SQ. FT.
0.397 ACRES

LOCATION MAP - N.T.S. - (BOUNDARY APPROXIMATELY SHOWN)



F.E.M.A. MAP PANEL NUMBER 13089C0062K - N.T.S. - (BOUNDARY APPROXIMATELY SHOWN)



155 CLIFTWOOD DRIVE - ATLANTA, GEORGIA 30328 - TELEPHONE: (404) 255-4671 - FAX: (404) 255-6607 - WWW.GEORGIALANDSURVEYING.COM

JOB NUMBER 205591:1	DRAWING NUMBER E-5147	ALTA/NSPS LAND TITLE SURVEY FOR: 1164 Zonolite Place NE, Atlanta Georgia 30306		DATE: 5/29/25	SCALE: 20'	
		- ZONOLITE REAL ESTATE I, LLC - MIKI BAJRIC - DARKO KITIC - EUROFED HOLDINGS, LLC - WESTCOR LAND TITLE INSURANCE COMPANY - NORTHEAST GEORGIA BANK - GANEK LLC		REVISION	BY	DATE
LAND LOT: 107	18th DISTRICT	SECTION	DeKalb COUNTY, GA	Add Title Commitment	BMS	6/16/25
LOT: Northwesterly Part of Tract #4		BLOCK:	UNIT:	PHASE:		
SUBDIVISION: Zonolite Plan						
PLAT BOOK 43	PAGE 68	PARTY CHIEF: DR	FIELD DATE:	SHEET 1 OF 1		
DEED BOOK 22116	PAGE 339	DRAFTER: BMS	6/9/25-6/10/25			



THIS PLAT WAS PREPARED FOR THE EXCLUSIVE USE OF THE PERSON, PERSONS OR ENTITY NAMED HEREON. THIS PLAT DOES NOT EXTEND TO ANY UNNAMED PERSON, PERSONS, OR ENTITY WITHOUT EXPRESS RECTIFICATION BY THE SURVEYOR NAMING SAID PERSON, PERSONS, OR ENTITY. ALL MATTERS PERTAINING TO TITLE ARE EXCEPTED