

BRIGHTON

PROPERTY GROUP

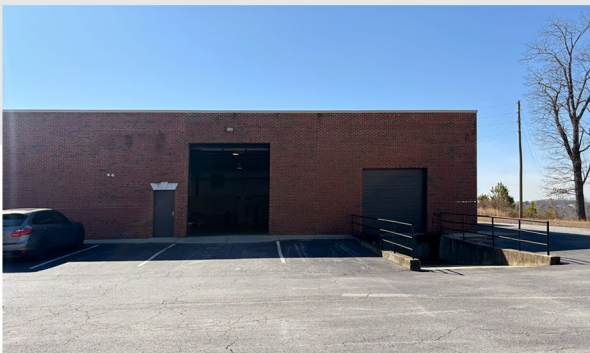
5106-B Bristol Industrial

5106-B Bristol Industrial Way, Buford, GA 30518

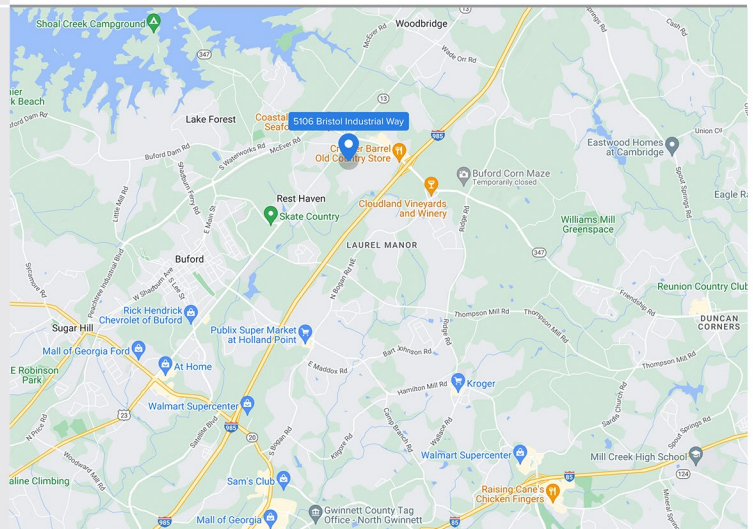


PROPERTY HIGHLIGHTS

- 13,737 square ft warehouse
- Office can be removed to increase warehouse size to 90%
- Zoned light industrial
- 1 dock door
- 3 drive in doors
- +/- 1 acre
- Owner financing available



PROPERTY LOCATION



LOCAL MARKET CONTACTS

STUART BRACEY | 404.664.5321 | sb@brighton-properties.com

JOSH GARRARD | 404.226.2920 | jg@brighton-properties.com





THIS BLOCK RESERVED FOR THE CLERK OF THE
SUPERIOR COURT.

[illegible]

SURVEYORS COMMENTS AS TO THOSE SCHEDULE B-11 TITLE EXCEPTIONS AS SHOWN ON THAT COMMITMENT FOR TITLE INSURANCE BY FIDELITY NATIONAL TITLE INSURANCE COMPANY HAVING A COMMITMENT NUMBER: 2464706C AND A COMMITMENT DATE OF JANUARY 02, 2024.

1. Any defect, lien, encumbrance, adverse claim, or other matters that appears for the first time in the Public Records or are created, attached, or is disclosed between the Commitment Date and the date on which all of the Schedule B, Part 1 - Requirements are met.
2. All taxes for the year 2024 and subsequent years, not yet due and payable, and any additional taxes for the current year or any prior years resulting from a reassessment, amendment or re-billing of city or county taxes subsequent to the date herein.
3. Any encroachment, encumbrance, violation, violation, or adverse circumstance affecting the Title that would be disclosed by an accurate and complete land survey of the land.
4. Easements or claims of easements not shown by the public records.
5. Rights or claim of parties in possession not shown by the public records.
6. Liens or rights to a lien, for services, labor or material heretofore or hereafter furnished, imposed by law and not shown by the public records.
7. Taxes or special assessments which are not shown as existing liens by the public records.
8. Easement to Georgia Power Company, recorded September 22, 1939, in Deed Book 83, Page 62 (bottom), Hall County, Georgia records, DEED IS VAGUE AND BLANKET IN NATURE, MAY OR MAY NOT AFFECT.
9. Easement to Georgia Power Company, recorded September 22, 1939, in Deed Book 83, Page 62 (bottom), Hall County, Georgia records, DEED IS VAGUE AND BLANKET IN NATURE, MAY OR MAY NOT AFFECT.
10. Easement to Georgia Power Company, recorded January 21, 1947, in Deed Book 107, Page 337 (top), Hall County, Georgia records, DEED IS VAGUE AND BLANKET IN NATURE, MAY OR MAY NOT AFFECT.
11. Easement to Georgia Power Company, recorded January 21, 1947, in Deed Book 107, Page 337 (bottom), Hall County, Georgia records, DEED IS VAGUE AND BLANKET IN NATURE, MAY OR MAY NOT AFFECT.
12. Right of Way, Deed to Hall County, recorded September 05, 1963, in Deed Book 253, Page 593, Hall County, Georgia records, DEED DOES NOT INCLUDE THE SUBJECT PARCEL, FRIENDSHIP PARCEL IS NOT ADJACENT TO THE SUBJECT PARCEL.
13. Right of Way, Deed to Department of Transportation, recorded October 31, 1969, in Deed Book 1403, Page 579, Hall County, Georgia records, DEED DOES NOT INCLUDE THE SUBJECT PARCEL, FRIENDSHIP PARCEL IS NOT ADJACENT TO THE SUBJECT PARCEL.
14. Right of Way Deed to Department of Transportation, recorded July 18, 1994, in Deed Book 2221, Page 535, Hall County, Georgia records, DEED DOES NOT INCLUDE THE SUBJECT PARCEL, FRIENDSHIP PARCEL IS NOT ADJACENT TO THE SUBJECT PARCEL.
15. Easement to Georgia Power Company, recorded March 21, 1996, in Deed Book 257, Page 104, Hall County, Georgia records, APPARENT IS ELECTRIC EASEMENT SHOWN THEREON.
16. Access Easement Agreement to Theragenics Corporation, recorded June 06, 1997, in Deed Book 2691, Page 59, Hall County, Georgia records, ACCESS EASEMENT HAS BEEN TERMINATED BY THE DEDICATION OF BRISTOL INDUSTRIAL WAY.
17. Declarations of Protective Covenants and Restrictions for Friendship Industrial Park, recorded October 13, 1997, in Deed Book 2992, Page 201, Hall County, Georgia records.
Re-recorded Declarations of Protective Covenants and Restrictions for Friendship Industrial Park, recorded December 08, 1997, in Deed Book 3038, Page 270, aforesaid records.
Amendment to Declarations of Protective Covenants and Restrictions for Friendship Industrial Park, recorded August 04, 2000, in Deed Book 3716, Page 61, aforesaid records.
Second Amendment to Declarations of Protective Covenants and Restrictions for Friendship Industrial Park, recorded January 12, 2005, in Deed Book 5199, Page 592, aforesaid records.
Second Amendment to Declarations of Protective Covenants and Restrictions for Friendship Industrial Park, recorded January 12, 2005, in Deed Book 5199, Page 595, aforesaid records.
Restrictions for Friendship Industrial Park, recorded April 23, 2007, in Deed Book 6029, Page 490, aforesaid records. THESE DEEDS DO INCLUDE THE SUBJECT PARCEL HOWEVER, THESE COVENANTS WERE DESIGNED NOT TO AFFECT ON SEPTEMBER 30TH, 1997 AND ARE STATED TO NOT TAKE A PERIOD OF 20 YEARS.
18. All matters as shown on plat of survey recorded in Plat Book 647, Pages 544 and 554, Hall County, Georgia records, PLAT INCLUDES THE SUBJECT PROPERTY.

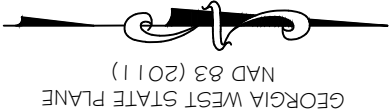


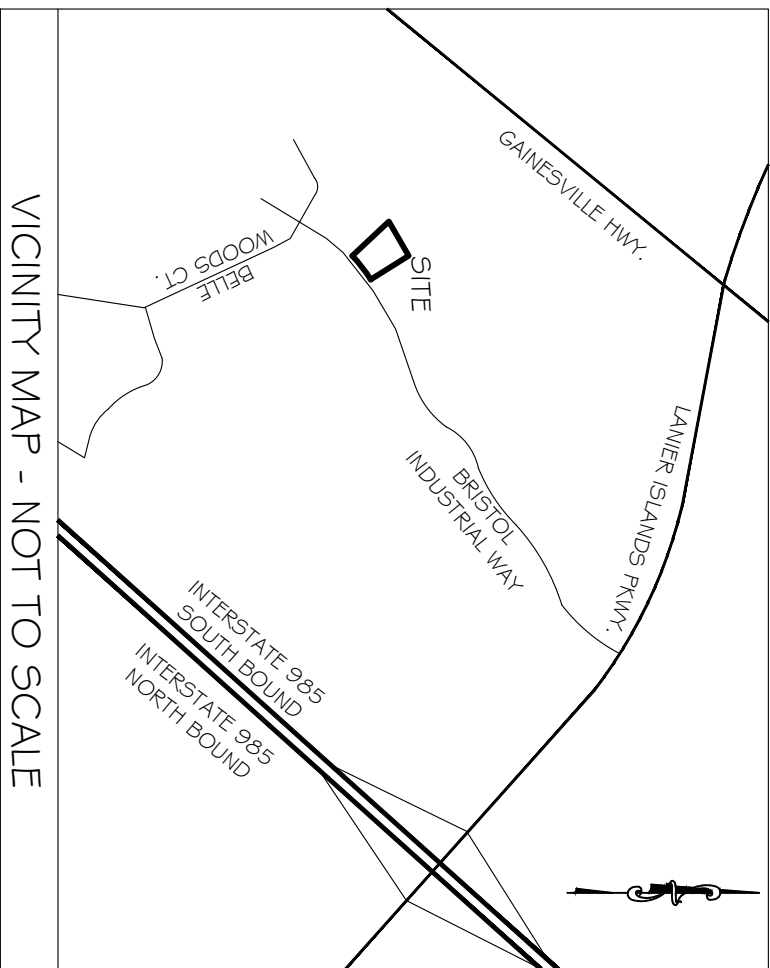
EXHIBIT A

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 1170 OF THE 8TH DISTRICT, HALL COUNTY, GEORGIA, BEING TRACT 8A OF FRIENDSHIP INDUSTRIAL PARK, AS PER PLAT RECORDED IN PLAT SUE 647, PAGES 544 AND 554, HALL COUNTY, GEORGIA RECORDS, WHICH PLAT IS INCORPORATED HEREIN BY THIS REFERENCE AND MADE A PART OF THIS DESCRIPTION.

SUBJECT TO ALL EASEMENTS AND RESTRICTIONS OF RECORD.

CURVE TABLE					
CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	1137.94 (C) (R)	220.10 (C) 219.79 (R)	219.75 (C) 219.45 (R)	S 52°10'47" W	7704.55°

VICINITY MAP - NOT TO SCALE



TO: DAN KRUGER # FIDELITY NATIONAL TITLE INSURANCE COMPANY

ME

SURVEYOR CERTIFICATION

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, PLATERS OR INSTRUMENTS WHICH CREATED THE PARCEL OR PARCELS AS STATED HEREON. RECORDED IN THIS PLAT DOES NOT IMPLY APPROVAL OF ANY LOCAL JURISDICTION, AVAILABILITY OF FEMTMS, COMPLIANCE WITH LOCAL REGULATIONS OR REQUIREMENTS, OR SUITABILITY FOR AIRPORT OR OTHER USE OF THE PLAT. 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.


01/24/2024

LOCATED IN:
LAND LOT 170
8TH DISTRICT
HALL COUNTY, GEORGIA



ISSUE:		DESCRIPTION	
DATE:	01/23/2024		
INITIAL:			
REV. 1:	01/24/2024	ATTORNEY COMMENTS ADDRESSED	
REV. 2:			
REV. 3:			
REV. 4:			
REV. 5:			
REV. 6:			
REV. 7:			

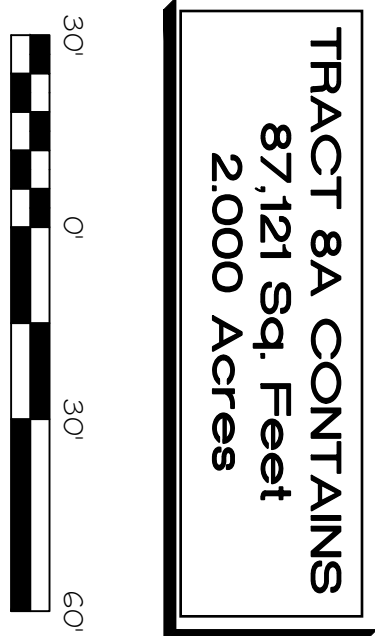
CHECKED BY: MCB
 PROJECT #: UAS-6030-2301



Know what's below.
Call before you dig.

MODIFICATIONS LISTED ARE SHOWN IN RED. MODIFICATIONS NOT SHOWN IN RED ARE NOT REPRESENTED BY THE CONTRACTOR. THE CONTRACTOR SHALL PREPARE THE UTILITIES BEFORE COMMENCING WORK. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MAY BE INCURRED BY ANY OTHER PARTY LOCATE AND RECONSTRUCT ALL AFD ALL COMPANIES. 2024 LA SHARPING INC. APPROVED THE WORK WHEN IN COMPLIANCE WITH THE FOLLOWING COMMENT:

SHEET NO: 1 OF 1
 OF THE SHEETING: NO



1 INCH = 30 FEET