

**WRITTEN DESCRIPTION OUTPARCEL 'B'**

ALL THAT CERTAIN TRACT or parcel of land situate, lying and being located South of Augusta, Richmond County, Georgia, in the 119th G.M.D. containing 3.795 acres and being more particularly described as follows:

Commencing at an iron pin being the intersection of the easterly right-of-way of Georgetown Drive and the northerly right-of-way of Deans Bridge Road (U.S. Highway No. 1); thence along the northerly right-of-way of Deans Bridge Road in an easterly direction N 67°59'43" E for 144.00 feet to a Point; thence N 69°08'39" E for 79.34 feet to a Point; thence N 65°36'04" E for 178.59 feet to an iron pin being the common line of Kim N 19-45-21 W for 113.21 feet to an iron pin located on the common line of BC Investments of Augusta, Deed Book 605, page 2009; thence with the common line of BC Investments N 68-24-39 E for 56.03 feet to a PK Nail; thence N 19-14-03 E for 291.12 feet to a PK Nail; thence S 70-48-04 E for 30.00 feet to a PK Nail; thence N 19-11-56 E for 232.60 feet to a PK Nail; thence S 70-49-22 E for 215.92 feet to an iron pin located on the western right-of-way of Interstate 520, "Bobby Jones Expressway" (R/W Varies); thence with right-of-way aforesaid S 01-08-50 E for 25.98 feet to an iron pin; thence S 26-21-30 E for 182.24 feet to an iron pin; thence S 42-02-49 W for 236.62 feet to an iron pin located on the northern right-of-way of U.S. Hwy. #1, "Deans Bridge Road" (R/W Varies); thence with right-of-way aforesaid S 62-56-16 W for 47.64 feet to an iron pin; thence S 27-03-44 E for 8.00 feet to an iron pin; thence S 62-56-16 W for 85.00 feet to an iron pin; thence N 27-03-44 W for 3.00 feet to an iron pin; thence S 62-56-16 W for 45.90 feet to an iron pin being the Point of Beginning containing 161,539 Sq. Ft. or 3.708 Acres more or less.

**WRITTEN DESCRIPTION POPEYE'S TRACT**

ALL THAT CERTAIN TRACT or parcel of land situate, lying and being located South of Augusta, Richmond County, Georgia, in the 119th G.M.D. containing 0.626 acres and being more particularly described as follows:

Beginning at an iron pin being the intersection of the easterly right-of-way of Georgetown Drive and the northerly right-of-way of Deans Bridge Road (U.S. Highway No. 1); thence along the easterly right-of-way of Georgetown Drive, N 21-16-19 W for 11.00 feet to an iron pin, thence N 50-19-36 W for 51.47 feet to an iron pin; thence N 29-12-18 W for 37.60 feet to an iron pin; thence along a curve concave to the east having a radius of 640.00 feet, an arc of 103.30 feet and a chord of N 01-20-29 E for 103.19 feet to an iron pin; thence along the common line of BC Investments of Augusta (Deed Book 605, page 2009) and being the southern side of a 30' ingress and egress easement, N 52-25-31 E for 34.56 feet to a nail set; thence S 82-01-29 E for 107.00 feet to an iron pin; thence leaving said southern side of a 30' ingress and egress easement, S 24-28-14 E for 144.29 feet to an iron pin located on the northerly right-of-way of Deans Bridge Road (U.S. Highway No. 1); thence along said right-of-way, S 67-59-43 W for 144.00 feet to the Point of Beginning. Said tract contains 0.629 acres or 27,439 sq. ft. more or less.

Beginning at an iron pin being the intersection of the easterly right-of-way of Georgetown Drive and the northerly right-of-way of Deans Bridge Road (U.S. Highway No. 1); thence along the easterly right-of-way of Georgetown Drive, N 21-16-19 W for 11.00 feet to an iron pin, thence N 50-19-36 W for 51.47 feet to an iron pin; thence N 29-12-18 W for 37.60 feet to an iron pin; thence along a curve concave to the east having a radius of 640.00 feet, an arc of 103.30 feet and a chord of N 01-20-29 E for 103.19 feet to an iron pin; thence along the common line of BC Investments of Augusta (Deed Book 605, page 2009) and being the southern side of a 30' ingress and egress easement, N 52-25-31 E for 34.56 feet to a nail set; thence S 82-01-29 E for 107.00 feet to an iron pin; thence leaving said southern side of a 30' ingress and egress easement, S 24-28-14 E for 144.29 feet to an iron pin located on the northerly right-of-way of Deans Bridge Road (U.S. Highway No. 1); thence along said right-of-way, S 67-59-43 W for 144.00 feet to the Point of Beginning. Said tract contains 0.629 acres or 27,439 sq. ft. more or less.

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**TITLE EXCEPTIONS:**

FIRST AMERICAN TITLE INSURANCE COMPANY  
COMMITMENT # 3020-688629GA1  
EFFECTIVE: AUGUST 28, 2014

12. Terms, provisions, conditions and encumbering easements as contained within that certain Easement with Covenants and Restrictions Affecting the Land by and between Wal-Mart Stores, Inc., a Delaware corporation and LCV of Augusta, LLC, a South Carolina limited liability company, dated November 8, 1996, filed for record November 8, 1996, and recorded in Realty Reel 539, Page 2203, Richmond County, Georgia, records, as amended by First Amendment to Easements With Covenants and Restrictions Affecting Land by and among LCV of Augusta, LLC, a South Carolina limited liability company, Augusta Shop Space Limited Partnership, a South Carolina limited partnership, Wal-Mart Real Estate Business Trust, a Delaware business trust, The Steven E. Tisch 1992 Trust, The Laurie Tisch Susseman 1992 Trust, and The Jonathan M. Tisch 1992 Trust, dated January 9, 1998, and recorded in Realty Reel 589, Page 722, aforesaid records; as further amended by Modification of Deed Restrictions by Southpointe Plaza (E&A), LLC, a South Carolina limited liability company, dated August 24, 2000, filed for record September 7, 2000, and recorded in Realty Reel 699, Page 933, aforesaid records. \* AFFECTS SUBJECT PROPERTY. SEE DEED OF RECORD.

13. Gas Main Right of Way from Dayton & Associates, a South Carolina General Partnership to Atlanta Gas Light Company, filed for record December 11, 1985, and recorded in Realty Reel 217, Page 1736 (affects Parcel B only). \* AFFECTS AS SHOWN.

14. Easement from Ferdinand Phinizy to Georgia Power Company dated September 23, 1935, filed for record October 7, 1935, and recorded in Realty Book 13-A, Page 295, aforesaid records. \* BLANKET EASEMENT, POSSIBLE LOCATION SHOWN HEREON.

15. Easement from E. L. Lamar to Georgia Power Company dated September 18, 1935, filed for record October 8, 1935, and recorded in Realty Book 13-A, Page 296-297, aforesaid records. \* BLANKET EASEMENT, POSSIBLE LOCATION SHOWN HEREON.

16. Easement to Georgia Power Company dated May 13, 1985, and recorded in Realty Reel 203, Page 958, aforesaid records. \* DOCUMENT VERY ILLIBLE, UNABLE TO VERIFY AFFECTS.

17. Easements as conveyed in Right-of-Way Deed from Glenn B. Hester and The Citizens & Southern to State Highway Department of Georgia dated November 27, 1970, filed for record December 16, 1970 and recorded in Realty Reel 38L, Page 792, aforesaid records. \* UNABLE TO VERIFY WITH DOCUMENT PROVIDED.

18. Limitations of access in Right-of-Way Deed from W. A. Knox, Jr., as Trustee for John Hardman Knox, Davis Purcell Knox & Wweklife Austin Knox III to Department of Transportation dated May 31, 1984 and recorded in Realty Reel 184, Page 16, aforesaid records. \* UNABLE TO VERIFY WITH DOCUMENT PROVIDED.

19. Limitations of access in Right-of-Way Deed from W.A. Knox, Jr. as Trustee for W.A. Knox, III and Dorothy Shell Knox to Department of Transportation dated May 31, 1984 and recorded in Realty Reel 184, Page 21, aforesaid records. \* UNABLE TO VERIFY WITH DOCUMENT PROVIDED.

20. Right of Way Easement from Glen B. Hester to Department of Transportation, dated October 18, 1972, filed for record and recorded in Realty Reel 12, Page 1699, aforesaid records. \* SHOWN HEREON.

21. Boundary Plot for the Market Square Shopping Center, dated October 26, 1984, and recorded in Realty Reel 195, Page 1385, aforesaid records. (Discloses a 20 foot Sewer Easement) \* AFFECTS A SHOWN.

22. Access rights taken by the Department of Transportation as described in that certain Declaration of Taking contained in the Order and Judgment by and between Augusta (Southpointe) WMA, LLC, and Arcon Financial, L.P., individually dated April 15, 2011, filed for record April 20, 2011, and recorded in Deed Book 1299, Page 735, aforesaid records. \* AFFECTS AS SHOWN.

23. Easement from Augusta (Southpointe) WMA, LLC to Georgia Power Company dated May 4, 2012, filed for record May 18, 2012, and recorded in Deed Book 1345, Page 837, aforesaid records. \* AFFECTS AS SHOWN.

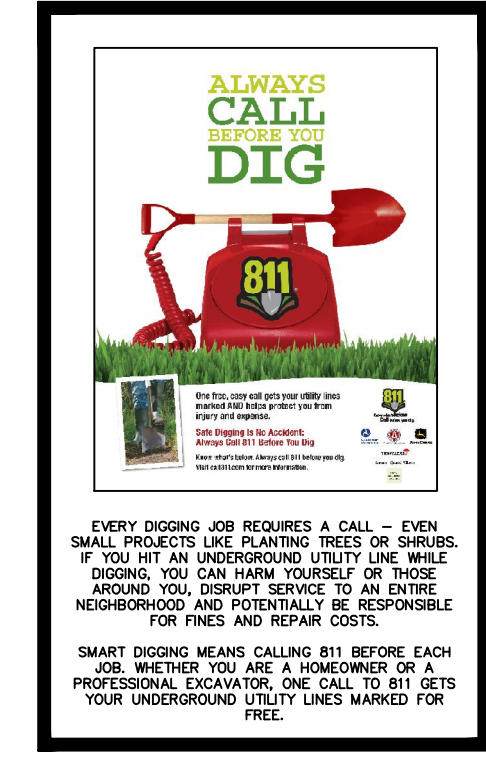
THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A CLOSURE PRECISION OF ONE IN 10,000 FEET AND AN ANGULAR ERROR OF 4" PER ANGLE POINT AND WAS ADJUSTED USING COMPASS RULE. THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 10,000. EQUIPMENT TOPCON GTS 605 LINEAR TOPCON GTS 605

I HEREBY STATE THAT ALL PARTS OF THIS SURVEY AND DRAWING HAVE BEEN COMPLETED IN ACCORDANCE WITH THE REQUIREMENTS OF THE MINIMUM TECHNICAL STANDARDS FOR THE PRACTICE OF LAND SURVEYING IN THE STATE OF GEORGIA.

Name: James R. Freeland  
Registered Professional Land Surveyor  
NO. 2221  
Date:

CURVE TABLE					
CURVE	RADIUS	LENGTH	TANGENT	CHORD	DELTA
C1 TIE	660.00'	266.39'	135.04'	264.59'	N 05°58'53" W 23°07'34"
C2	660.00'	30.25'	15.13'	30.25'	N 06°53'41" E 2°37'34"
C3(M)	5745.00'	205.60'	102.81'	205.59'	N 63°57'47" E 2°03'02"
C4(M)	640.00'	103.30'	51.76'	103.19'	S 01°20'29" W 9°14'52"
C4(R)	640.00'	103.30'	51.76'	103.19'	S 01°18'23" W 9°14'52"

LINE TABLE		
LINE	LENGTH	BEARING
L1	25.98'	S 01°08'50" E
L3	56.03'	N 68°24'39" E (M)
L4	30.00'	S 70°48'04" E (R&M)
L5	46.17'	S 74°33'52" W
L6	34.56'	N 52°25'31" E (R&M)
L7	24.43'	N 07°03'27" E
L8 TIE	45.63'	S 69°06'39" W (M)
L9	11.00'	N 21°16'19" W (M)
L10	51.47'	N 50°19'36" W (M)
L11	37.60'	N 29°12'18" W (M)
L12	47.64'	S 62°56'16" W (M)
L13	8.00'	S 27°03'44" E (M)
L14	85.00'	S 62°56'16" W (M)
L15	3.00'	N 27°03'44" W (M)
L16	45.90'	S 62°56'16" W (M)
L17 TIE	11.00'(M)	S 19°45'21" E (R)



WAL-MART  
PARCEL 096-0-036-05-0  
N/F  
BC INVESTMENTS OF  
AUGUSTA, LLC  
D.B. 605-2009

OUTPARCEL "A"  
PARCEL 096-0-036-03-0  
N/F  
CHAN K. KIM

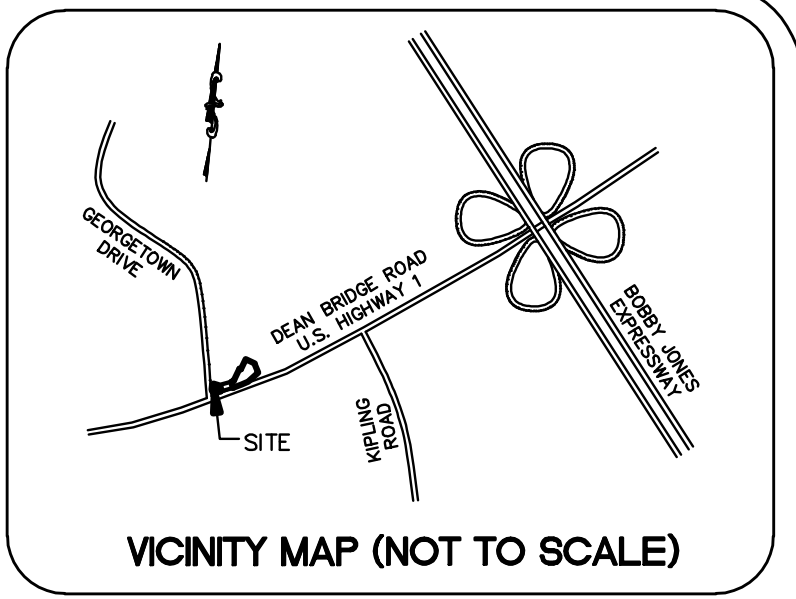
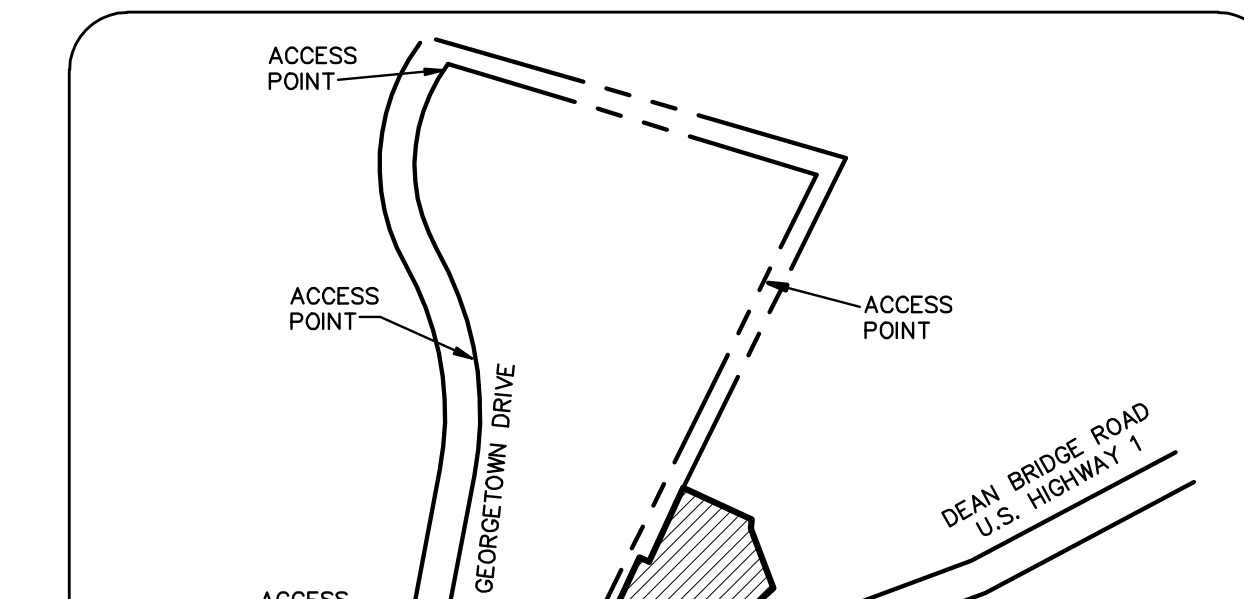
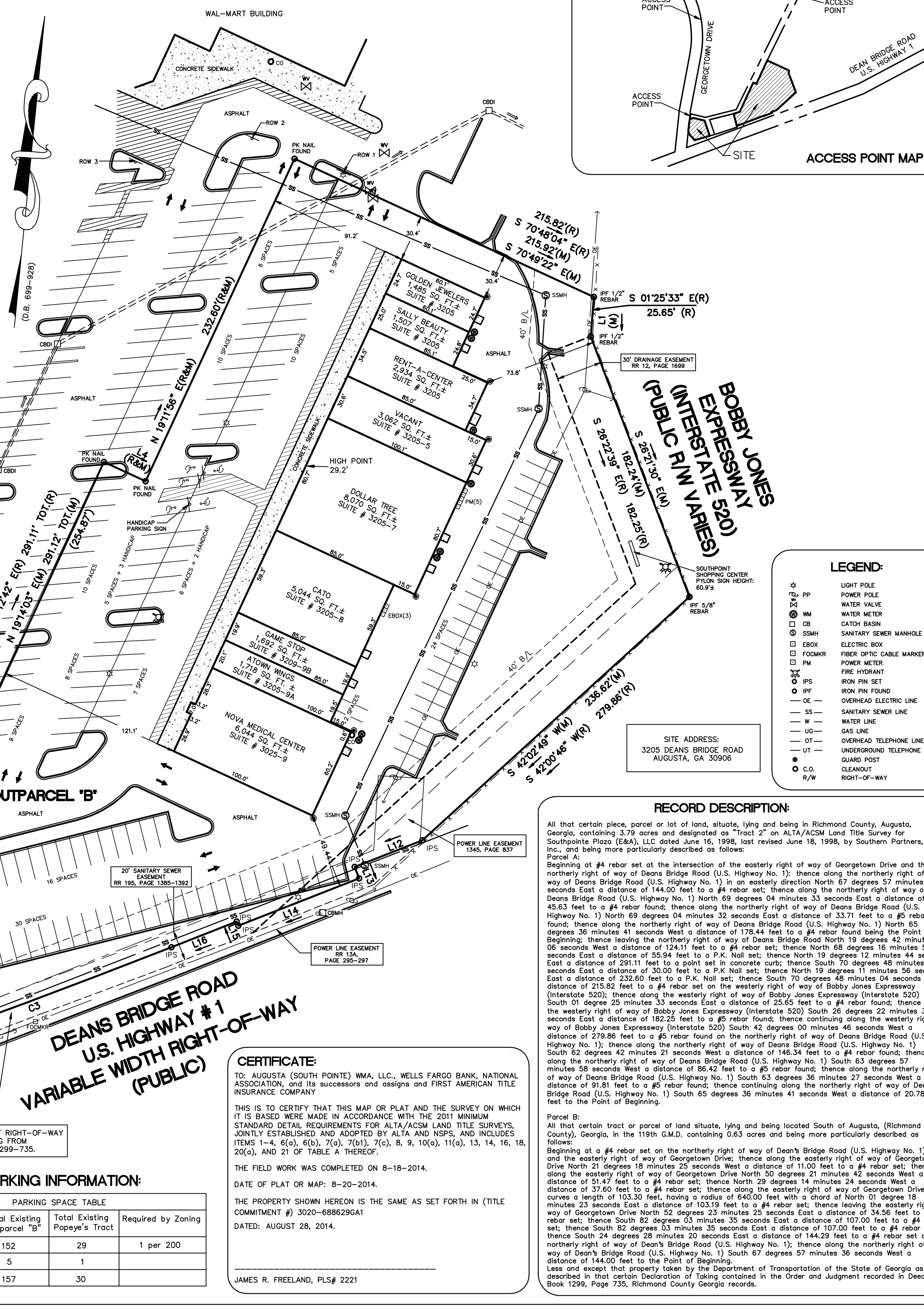
OUTPARCEL "B"  
GADOT RIGHT-OF-WAY  
TAKING FROM  
D.B. 1299-735.

P.O.B.  
OUTPARCEL "B"

DEANS BRIDGE ROAD  
U.S. HIGHWAY # 1  
VARIABLE WIDTH RIGHT-OF-WAY  
(PUBLIC)

PARKING INFORMATION:

Type of Space	Total Existing Outparcel "B"	Total Existing Popeye's Tract	Required by Zoning
Regular	152	29	1 per 200
Handicap	5	1	
Total	157	30	



**SURVEYOR'S NOTES:**

- 1.) ZONING PROVIDED BY THE APPROPRIATE GOVERNMENTAL AGENCY. TO BE USED FOR INFORMATIONAL PURPOSES ONLY.
- 2.) SQUARE FOOTAGE AND DIMENSIONS OF STRUCTURE(S) ARE FOR INFORMATIONAL PURPOSES ONLY, NOT FOR LEASE OR SALE PURPOSES.
- 3.) I HEREBY CERTIFY THAT THE RATIO OF PRECISION OF THE FIELD SURVEY IS 1:10000 AS SHOWN HEREON AND THAT THE AREA WAS DETERMINED BY DMD METHOD.
- 4.) SUBJECT PROPERTY HAS ACCESS TO GEORGETOWN DRIVE.
- 5.) ACCESS TO SUBJECT PROPERTY IS PROVIDED THROUGH AN INGRESS EGRESS EASEMENT AS SHOWN HEREON AND IN RR 539-2203 AND RR 527-1968.

**FLOOD INFORMATION:**  
THIS PROPERTY IS LOCATED IN FLOOD ZONE "X"  
(AREAS OF MINIMAL FLOODING)  
THE LOCATION OF THE 100 YEAR FLOOD PER NFIP FIRM COMMUNITY PANEL NO. 13245C015F  
EFFECTIVE DATE: 9-25-2009.