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

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 a easterly direction N 67-59-43 E for 144.00 feet to a Point; thence N 69-06-39 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 southeastern corner of Chan K. Kim. Deed Book 671, page 2005; thence N 19-45-21 W for 11.00 feet to an iron pin being the Point of Beginning; thence leaving right—of—way aforesaid and with 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

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 24-26-14 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.

10' GAS EASEMENT — APPROXIMATE LOCATION RR 217, PAGE 1736

ACCESS POINT

N 52°23'35" E(R)

DRIVE

N 2914'24" W(R)/

37.60' (R) IPF 1/2" REBAR?

N 50°21'42" W(R)

51.47' (R)

N 2118'25" W(R

11.00' (R)

34.56' (R)

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 LCW of Augusta, LLC., a South Carolina limited liability company, dated November 8, 1996, filed for record November ___, 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 LCW of Augusta, L.L.C., 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 Sussman 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).

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

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 ILLEGIBLE,

. 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

18. Limitations of access in Right-of-Way Deed from W. A. Knox, Jr., as Trustee for John Hardman Knox, Davis Purcell Knox & Wyekliffe 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

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. * UNÁBLE 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 Plat 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 Archon 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. AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT

0.470 ACRES POPEYE'S TRACT 27,439 SQ.FT.

S 82'03'35" E(R)

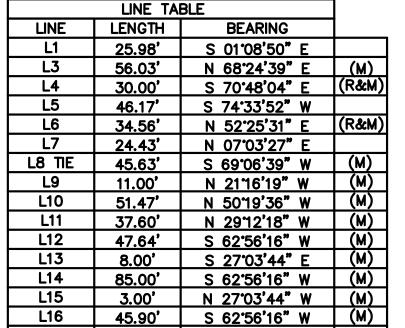
BUILDING 3,374 SQ.F1

P.O.B. POPEYE'S TRACT

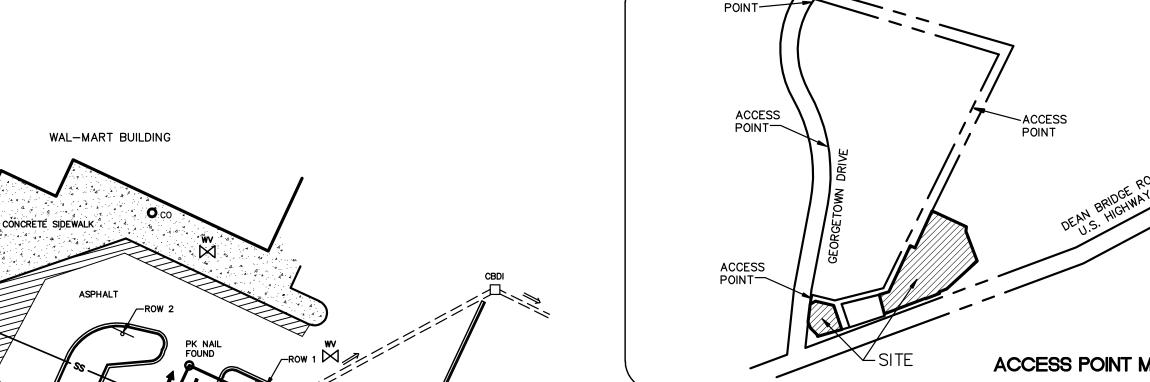
EQUIPMENT TOPCON GTS 605 LINEAR TOPCON GTS 605 HEREBY STATE THAT ALL PARTS OF THIS SURVEY AND DRAWING HAVE BEEN COMPLETED IN ACCORDANCE WITH THE 30' INGRESS & REQUIREMENTS OF THE MINIMUM TECHNICAL STANDARDS FOR EGRESS EASEMEN THE PRACTICE OF LAND SURVEYING IN THE STATE OF PER RR 539-2203 PER RR 527-1968 20,491 SQ. FT. Name: James R. Freeland Registered Professional Land Surveyor 0.629 ACRES

CURVE TABLE CURVE RADIUS LENGTH TANGENT CHORD BEARING TITLE EXCEPTIONS: C1 TIE | 660.00' | 266.39' | 135.04' | 264.59' | N 05'58'53" W | 23'07'34" 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"

LINE	LENGIH	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 5019'36" W	(M)
L11	37.60'	N 2912'18" 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)
I 17 TIE	11 00'(14)	C 10'45'01" E	(P)



C4(R) | 640.00' | 103.30' | 51.76' | 103.19' | S 01'18'23" W | 9'14'52"



215.82'(R) 215.04" S

EBAR S 01'25'33" E(R)

25.65' (R)

.0

SITE ADDRESS:

3205 DEANS BRIDGE ROAD

AUGUSTA, GA 30906

nc., and being more particularly described as follows:

feet to the Point of Beginning.

distance of 144.00 feet to the Point of Beginning.

Book 1299, Page 735, Richmond County Georgia records.

Parcel B:

RECORD DESCRIPTION:

All that certain piece, parcel or lot of land, situate, lying and being in Richmond County, Augusta, Georgia, containing 3.79 acres and designated as "Tract 2" on ALTA/ACSM Land Title Survey for

Southpointe Plaza (E&A), LLC dated June 16, 1998, last revised June 18, 1998, by Southern Partners,

Beginning at #4 rebar set at 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 (U.S. Highway No. 1) in an easterly direction North 67 degrees 57 minutes 36 seconds East a distance of 144.00 feet to a #4 rebar set; thence along the northerly right of way of Deans Bridge Road (U.S. Highway No. 1) North 69 degrees 04 minutes 33 seconds East a distance of

45.63 feet to a #4 rebar found; thence along the northerly right of way of Deans Bridge Road (U.S. Highway No. 1) North 69 degrees 04 minutes 32 seconds East a distance of 33.71 feet to a #5 rebar found; thence along the northerly right of way of Deans Bridge Road (U.S. Highway No. 1) North 65 degrees 36 minutes 41 seconds West a distance of 178.44 feet to a #4 rebar found being the Point of

Beginning; thence leaving the northerly right of way of Deans Bridge Road North 19 degrees 42 minutes 06 seconds West a distance of 124.11 feet to a #4 rebar set; thence North 68 degrees 16 minutes 58

seconds East a distance of 55.94 feet to a P.K. Nail set; thence North 19 degrees 12 minutes 44 seconds

East a distance of 291.11 feet to a point set in concrete curb; thence South 70 degrees 48 minutes 04 seconds East a distance of 30.00 feet to a P.K Nail set; thence North 19 degrees 11 minutes 56 seconds

East a distance of 232.60 feet to a P.K. Nail set; thence South 70 degrees 48 minutes 04 seconds East of distance of 215.82 feet to a #4 rebar set on the westerly right of way of Bobby Jones Expressway

(Interstate 520); thence along the westerly right of way of Bobby Jones Expressway (Interstate 520) South 01 degree 25 minutes 33 seconds East a distance of 25.65 feet to a #4 rebar found; thence along

the westerly right of way of Bobby Jones Expressway (Interstate 520) South 26 degrees 22 minutes 39 seconds East a distance of 182.25 feet to a #5 rebar found; thence continuing along the westerly right of

distance of 279.86 feet to a #5 rebar found on the northerly right of way of Deans Bridge Road (U.S.

South 62 degrees 42 minutes 21 seconds West a distance of 146.34 feet to a #4 rebar found; thence

minutes 58 seconds West a distance of 86.42 feet to à #5 rebar found; thence along the northerly right

distance of 91.81 feet to a #5 rebar found; thence continuing along the northerly right of way of Deans

way of Bobby Jones Expressway (Interstate 520) South 42 degrees 00 minutes 46 seconds West a

Highway No. 1); thence along the northerly right of way of Deans Bridge Road (U.S. Highway No. 1)

of way of Deans Bridge Road (U.S. Highway No. 1) South 63 degrees 36 minutes 27 seconds West a

Bridge Road (U.S. Highway No. 1) South 65 degrees 36 minutes 41 seconds West a distance of 20.78

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 0.63 acres and being more particularly described as

Beginning at a #4 rebar set on the northerly right of way of Dean's Bridge Road (U.S. Highway No. 1)

along the easterly right of way of Georgetown Drive North 50 degrees 21 minutes 42 seconds West a

distance of 51.47 feet to a #4 rebar set; thence North 29 degrees 14 minutes 24 seconds West a

way of Dean's Bridge Road (U.S. Highway No. 1) South 67 degrees 57 minutes 36 seconds West a

Less and except that property taken by the Department of Transportation of the State of Georgia as

described in that certain Declaration of Taking contained in the Order and Judgment recorded in Deed

and the easterly right of way of Georgetown Drive; thence along the easterly right of way of Georgetown

Drive North 21 degrees 18 minutes 25 seconds West a distance of 11.00 feet to a #4 rebar set; thence

distance of 37.60 feet to a #4 rebar set; thence along the easterly right of way of Georgetown Drive as it curves a length of 103.30 feet, having a radius of 640.00 feet with a chord of North 01 degree 18 minutes 23 seconds East a distance of 103.19 feet to a #4 rebar set; thence leaving the easterly right of

way of Georgetown Drive North 52 degrees 23 minutes 25 seconds East a distance of 34.56 feet to a #4 rebar set; thence South 82 degrees 03 minutes 35 seconds East a distance of 107.00 feet to a #4 rebar

set; thence South 82 degrees 03 minutes 35 seconds East a distance of 107.00 feet to a #4 rebar set;

thence South 24 degrees 28 minutes 20 seconds East a distance of 144.29 feet to a #4 rebar set on the northerly right of way of Dean's Bridge Road (U.S. Highway No. 1); thence along the northerly right of

along the northerly right of way of Deans Bridge Road (U.S. Highway No. 1) South 63 degrees 57

SOUTHPOINT
SHOPPING CENTER
PYLON SIGN HEIGHT:

LEGEND:

LIGHT POLE

POWER POLE

WATER VALVE

WATER METER

ELECTRIC BOX

POWER METER

FIRE HYDRANT

IRON PIN SET

WATER LINE

GUARD POST

CLEANOUT RIGHT-OF-WAY

GAS LINE

IRON PIN FOUND

FIBER OPTIC CABLE MARKER

OVERHEAD ELECTRIC LINE

OVERHEAD TELEPHONE LINE

UNDERGROUND TELEPHONE LINE

SANITARY SEWER LINE

CATCH BASII

□ EBOX

☐ FOCMKR

— OE —

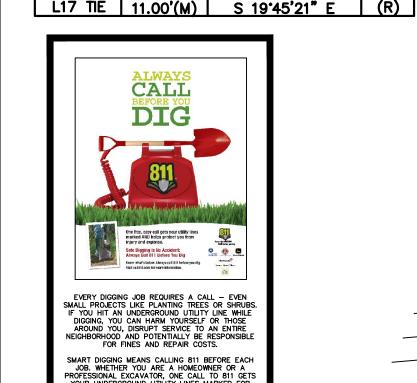
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PARCEL 096-0-036-05-0 BC INVESTMENTS OF AUGUSTA, LLC

D.B. 605-2009

WAL-MART

- 1 55.94 (R) N 68'16'58" E(R)

OUTPARCEL "A" PARCEL 096-0-036-03-0

CHAN K. KIM

-20' EASEMENT

33.11 69.04.32" TIE(R)

S 69°04'33" E(R)

67'59'43" W(R)

144.00'(M)

S 67'56'36" W(R)

REBAR

REBAR

OUTPARCEL 'B'

HANDICAP —

DEANS BRIDGE ROAD VARIABLE WIDTH RIGHT-OF-WAY

P.O.B. OUTPARCEL "B"

PARKING INFORMATION:

GADOT RIGHT-OF-WAY

TAKING FROM

D.B. 1299-735.

PARKING SPACE TABLE					
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			
		-	-		

TO: AUGUSTA (SOUTH POINTE) WMA, LLC., WELLS FARGO BANK, NATIONAL ASSOCIATION, and its successors and assigns and FIRST AMERICAN TITLE

HIGH POINT

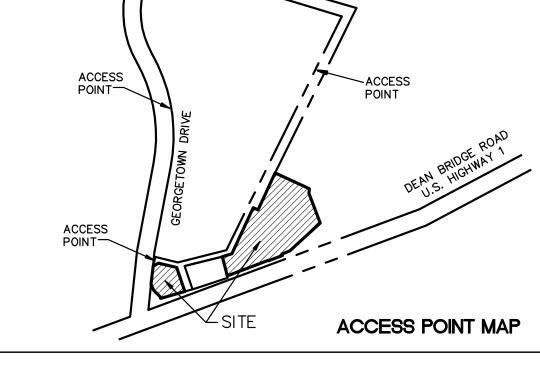
THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2011 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/ACSM LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1-4, 6(a), 6(b), 7(a), 7(b1), 7(c), 8, 9, 10(a), 11(a), 13, 14, 16, 18, 20(a), AND 21 OF TABLE A THEREOF.

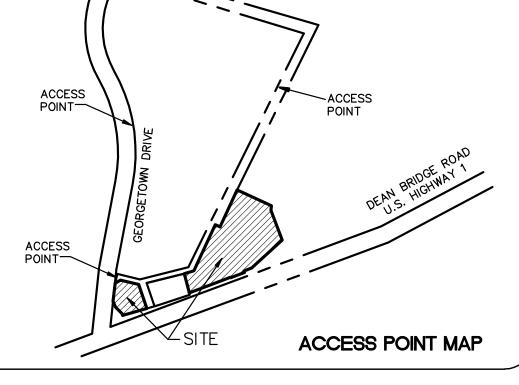
THE FIELD WORK WAS COMPLETED ON 8-18-2014.

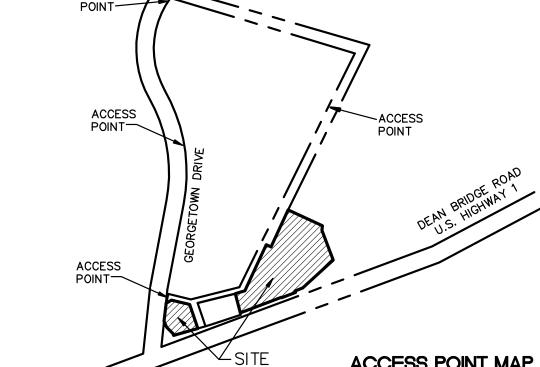
DATE OF PLAT OR MAP: 8-20-2014.

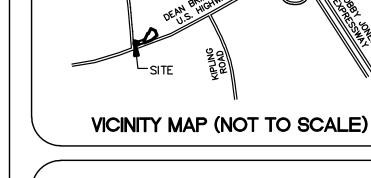
THE PROPERTY SHOWN HEREON IS THE SAME AS SET FORTH IN (TITLE COMMITMENT #) 3020-688629GA1 DATED: AUGUST 28, 2014

JAMES R. FREELAND, PLS# 2221









SURVEYOR'S NOTES:

.) 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 LÈASE

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. 13245C0115F EFFECTIVE DATE: 9-25-2009.

ZONING INFORMATION:

B-2 (GENERAL BUSINESS) SETBACKS-40' ALONG ROAD R/W'S Maximum Bldg. Height = 165' Maximum Individual Bldg. Area = None

Augusta Planning and Zoning 525 Telfair Street Augusta, GA. 30901 Phone: (706) 821-1796

LAND AREA FOR OUTPARCEL B:

161,539. SQ.FT. 3.708 ACRES POPEYE'S TRACT 27,439 SQ.FT. 0.629 ACRES



FREELAND & ASSOCIATES, INC. 323 WEST STONE AVE. GREENVILLE S.C. 29609 TEL. (864) 271-4924 FAX: (864) 233-0315 EMAIL: info@freeland-associates.com

DRAWN: CF PARTY CHIEF: VM CHECKED: JCC REF. PLAT BOOK: REEL 527, PAGE 1968 REF. DEED BOOK: 699-928 096-0-036-04-0 DATE OF SURVEY: 8-18-2014 DATE DRAWN: 8-20-2014 DRAWING NO: 65490 DATE OF LAST REVISION: 10-21-2014

SCALE: 1" = 40'

PLS: JAMES R. FREELAND

THIS 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 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. AUTHORITY O.C.G.A. SECS. 15-6-67, 43-15-4, 43-15-6, 43-15-19, **√** 43−15−22.

> STATE OF GEORGIA RICHMOND COUNTY 119TH GMD

ALTA/ACSM LAND TITLE **SURVEY FOR** AUGUSTA (SOUTH POINTE) WMA, LLC