

FLOOD INFORMATION:

THIS PROPERTY IS LOCATED IN FLOOD ZONE "X"
AREAS OF 0.2% ANNUAL CHANCE FLOOD; AREAS OF 1% ANNUAL CHANCE FLOOD WITH AVERAGE DEPTH OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE; AND AREAS PROTECTED BY LEVEES FROM 1% ANNUAL CHANCE FLOOD.

PER NFIP FIRM COMMUNITY PANEL NO. 13151G0155C
EFFECTIVE DATE: MAY 16, 2006

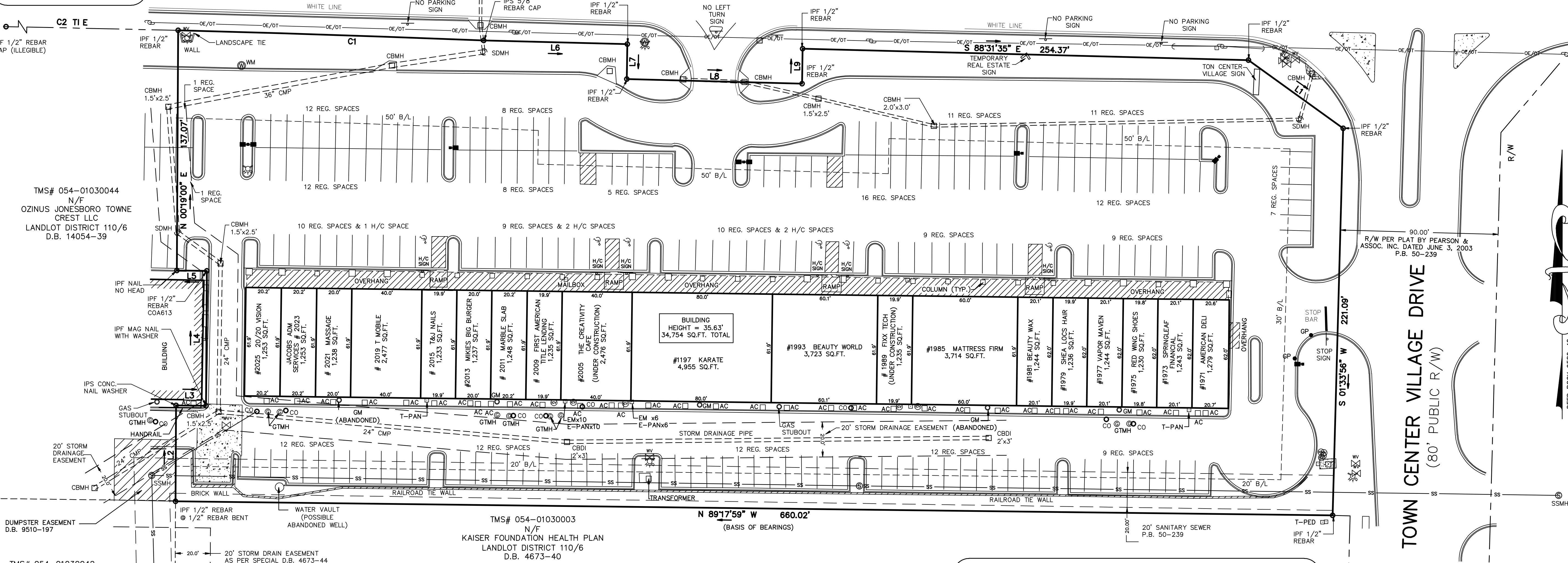
ZONING INFORMATION:

ZONED: C-2
(GENERAL COMMERCIAL DISTRICT)

SETBACK LINE:
FRONT: 50'
SIDE: 0'; OR 30' IF CORNER LOT
BACK: 20'
MAXIMUM BUILDING HEIGHT -

LINE TABLE with columns: LINE, LENGTH, BEARING

CURVE TABLE with columns: CURVE, RADIUS, LENGTH, TANGENT, CHORD, BEARING, DELTA



TMS# 054-01030044
N/F
OZINUS JONESBORO TOWNE CREST LLC
LANDLOT DISTRICT 110/6
D.B. 14054-39

TMS# 054-01030042
N/F
TOWNCREST VILLAGE LLC
LANDLOT DISTRICT 110/6
D.B. 7004-139

40' STORM DRAIN & SANITARY SEWER EASEMENT AS PER SPECIAL D.B. 4673-44

PARKING INFORMATION:

Table with columns: REGULAR SPACES, HANDICAP SPACES, SPACES TOTAL

LEGEND:

- IPF IRON PIN SET (5/8" REBAR)
- IPF IRON PIN FOUND
- R/W RIGHT-OF-WAY
- PP POWER POLE
- L LIGHT POLE
- EM ELECTRIC METER
- EM ELECTRIC MANHOLE
- 1 HEAD LIGHT STANDARD
- 2 HEAD LIGHT STANDARD
- WM WATER VALVE
- WM WATER METER
- FM FIRE HYDRANT
- SDMH STORM DRAIN MANHOLE
- CBMH CATCH BASIN MANHOLE
- CM CORRUGATED METAL PIPE
- SSMH SANITARY SEWER MANHOLE
- GM GREASE TRAP MANHOLE
- CO CLEANOUT
- GV GAS VALVE
- GM GAS METER
- T-PED TELEPHONE PEDESTAL
- FOCKM FIBER OPTIC CABLE MARKER
- GP GUARD POST
- SIGN SIGN
- OE OVERHEAD ELECTRIC LINE
- OT OVERHEAD TELEPHONE LINE
- SS SANITARY SEWER LINE

TITLE EXCEPTIONS:

FIRST AMERICAN TITLE INSURANCE COMPANY
COMMENT # 3020-810470
EFFECTIVE: AUGUST 24, 2016

- 12. Terms and provisions of that certain unrecorded lease as evidenced by Subordination, Non-Disturbance and Assignment Agreement by and among Sundaram Properties, LLC, successor in interest to Towne Centre Village, LLC, American General Financial Services, Inc., a Delaware corporation, d/b/a American General Financial Services and Principal Commercial Funding, LLC, a Delaware limited liability company, dated September 11, 2006, filed for record December 12, 2006, and recorded in Deed Book 9821, Page 61, * AFFECTS, NOT A SURVEY MATTER.
- 13. Easement from Oscar Turner to Georgia Power Company dated September 14, 1945, filed for record November 27, 1945, and recorded in Deed Book 36, Page 265, aforesaid records. * BLANKET EASEMENT, MAY OR MAY NOT AFFECT, UNABLE TO VERIFY LOCATION WITH DOCUMENT PROVIDED.
- 14. Easements as conveyed in Right of Way Deed from Oscar R. Turner to Henry County, Georgia dated November 23, 1950, filed for record December 6, 1950, and recorded in Deed Book 43, Page 409, aforesaid records. * MAY OR MAY NOT AFFECT, UNABLE TO VERIFY LOCATION WITH DOCUMENT PROVIDED.
- 15. Easements as conveyed in Right of Way Deed from Oscar R. Turner to Henry County, Georgia dated November 23, 1950, filed for record December 6, 1950 and recorded in Deed Book 43, Page 410, aforesaid records. * MAY OR MAY NOT AFFECT, UNABLE TO VERIFY LOCATION WITH DOCUMENT PROVIDED.
- 16. Easement from Lynn T. Bourn to Georgia Power Company dated July 28, 1977, filed for record August 16, 1977, and recorded in Deed Book 311, Page 22, aforesaid records. * MAY OR MAY NOT AFFECT, UNABLE TO VERIFY LOCATION WITH DOCUMENT PROVIDED.
- 17. Easement from Lea T. Bankston to Georgia Power Company dated July 27, 1977, filed for record August 16, 1977, and recorded in Deed Book 311, Page 23, aforesaid records. * MAY OR MAY NOT AFFECT, UNABLE TO VERIFY LOCATION WITH DOCUMENT PROVIDED.
- 18. Easement from Grover Turner to Georgia Power Company dated July 21, 1980, filed for record August 25, 1980, and recorded in Deed Book 425, Page 24, aforesaid records. * DOES NOT AFFECT, BASED ON ADDRESS LISTED ON DEED.
- 19. Easement from Denise Turner, Lynn T. Bourn and Lea T. Bankston to Georgia Power Company dated December 16, 1990, filed for record December 28, 1990, and recorded in Deed Book 1248, Page 333, aforesaid records. * DOES NOT AFFECT, BASED ON ADDRESS LISTED ON DEED.

- 20. Easement from Lynn T. Bourn to Georgia Power Company dated December 16, 1990, filed for record December 28, 1990, and recorded in Deed Book 1248, Page 334, aforesaid records. * DOES NOT AFFECT, BASED ON ADDRESS LISTED ON DEED.
- 21. Easement from Lea T. Bankston to Georgia Power Company dated December 16, 1990, filed for record December 28, 1990, and recorded in Deed Book 1248, Page 335, aforesaid records. * DOES NOT AFFECT, BASED ON ADDRESS LISTED ON DEED.
- 22. Terms and provisions of that certain Restrictive Covenants and Easement and Operating Agreement, by and among Tim Jones Properties, Inc., a Georgia corporation, Adler Properties, LLC, a Georgia and Kaiser Foundation Health Plan of Georgia, Inc., a Georgia non-profit corporation, dated December 14, 2001, filed for record December 26, 2001, and recorded in Deed Book 4673, Page 44, aforesaid records; as amended by that certain First Amendment to Restrictive Covenants and Easement and Operating Agreement, dated August 22, 2007, filed for record August 27, 2007, and recorded in Deed Book 10434, Page 62, aforesaid records; and as amended by that certain First Amendment to Restrictive Covenants and Easement and Operating Agreement, dated August 22, 2007, filed for record December 20, 2007, and recorded in Deed Book 10640, Page 243, aforesaid records. * AFFECTS, APPURTENANT EASEMENTS SHOWN HEREON.
- 23. Terms and provisions of that certain Reciprocal Easement Agreement, by and between Towne Centre Village, LLC, a Georgia limited liability company, and Towne Crest Village, LLC, a Georgia limited liability company, dated August 28, 2006, filed for record August 29, 2006, and recorded in Deed Book 9510, Page 197, aforesaid records; and as amended by that certain First Amendment to Reciprocal Easement Agreement, dated September 6, 2006, filed for record September 20, 2006, and recorded in Deed Book 9580, Page 39, aforesaid records; and as amended by that certain First Amendment to Reciprocal Easement Agreement, dated September 6, 2006, filed for record September 20, 2006, and recorded in Deed Book 9580, Page 200, aforesaid records. * AFFECTS, NOT A SURVEY MATTER.
- 24. Matters as shown on that certain plat recorded in Plat Book 18, Page 161, aforesaid records. * AFFECTS, NOTHING TO SHOW OR PLOT.
- 25. Terms and provisions of that certain unrecorded lease as evidenced by Subordination, Non-Disturbance and Assignment Agreement by and among Towne Centre Village, LLC, J. O. Conley Corporation d.b.a. Grand Harbour Imports and Principal Commercial Funding, LLC, a Delaware limited liability company, dated June 27, 2003, filed for record July 17, 2003, and recorded in Deed Book 6170, Page 200, aforesaid records. * AFFECTS, NOT A SURVEY MATTER.

TITLE DESCRIPTION:

PARCEL 1
ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 110 OF THE 6TH DISTRICT OF HENRY COUNTY, GEORGIA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGIN AT A 1/2 INCH REBAR SET AT THE INTERSECTION OF THE SOUTHERLY RIGHT-OF-WAY OF JONESBORO ROAD (R/W VARIES) WITH THE WESTERLY RIGHT-OF-WAY OF TOWNE CENTRE VILLAGE DRIVE (R/W VARIES); THENCE ALONG SAID RIGHT-OF-WAY OF TOWNE CENTRE VILLAGE DRIVE SOUTH 01 DEGREE 35 MINUTES 45 SECONDS WEST 221.12 FEET TO A 1/2 INCH REBAR SET; THENCE DEPARTING SAID RIGHT-OF-WAY NORTH 89 DEGREES 17 MINUTES 59 SECONDS WEST A DISTANCE OF 659.91 FEET TO A 1/2 INCH REBAR SET; THENCE NORTH 00 DEGREES 19 MINUTES 00 SECONDS EAST A DISTANCE OF 55.01 FEET TO A POINT; THENCE SOUTH 89 DEGREES 17 MINUTES 56 SECONDS EAST A DISTANCE OF 17.07 FEET TO A POINT; THENCE NORTH 00 DEGREES 19 MINUTES 00 SECONDS EAST A DISTANCE OF 77.00 FEET TO A POINT; THENCE NORTH 89 DEGREES 17 MINUTES 07 SECONDS WEST A DISTANCE OF 17.07 FEET TO A POINT; THENCE NORTH 00 DEGREES 19 MINUTES 00 SECONDS EAST A DISTANCE OF 137.04 FEET TO A 1/2 INCH REBAR SET ON SAID RIGHT-OF-WAY OF JONESBORO ROAD; THENCE ALONG SAID RIGHT-OF-WAY, ALONG A CURVE TO THE RIGHT AN ARC DISTANCE OF 174.41 FEET (BEING SUBTENDED BY A CHORD DISTANCE OF 174.41 FEET AND AN 11413.00 FOOT RADIUS) TO A POINT; THENCE SOUTH 88 DEGREES 29 MINUTES 58 SECONDS EAST A DISTANCE OF 81.91 FEET TO A 1/2 INCH REBAR SET; THENCE SOUTH 00 DEGREES 42 MINUTES 28 SECONDS WEST A DISTANCE OF 20.00 FEET TO A 1/2 INCH REBAR SET; THENCE SOUTH 88 DEGREES 29 MINUTES 58 SECONDS EAST A DISTANCE OF 100.01 FEET TO A 1/2 INCH REBAR SET; THENCE NORTH 00 DEGREES 42 MINUTES 28 SECONDS EAST A DISTANCE OF 20.00 FEET TO A 1/2 INCH REBAR SET; THENCE SOUTH 88 DEGREES 29 MINUTES 58 SECONDS EAST A DISTANCE OF 254.37 FEET TO A 1/2 INCH REBAR SET; THENCE SOUTH 54 DEGREES 18 MINUTES 44 SECONDS EAST A DISTANCE OF 66.59 FEET TO SAID 1/2 INCH REBAR SET AND THE POINT OF BEGINNING.

PARCEL 2
EASEMENTS AND OTHER INTEREST IN REAL PROPERTY CONTAINED IN THAT CERTAIN RESTRICTIVE COVENANTS AND EASEMENT AND OPERATING AGREEMENT BY AND AMONG TIM JONES PROPERTIES, INC., ADLER PROPERTIES, LLC AND KAISER FOUNDATION HEALTH PLAN OF GEORGIA DATED DECEMBER 14, 2001, FILED FOR RECORD DECEMBER 26, 2001 AND RECORDED IN DEED BOOK 4673, PAGE 44, AFORESAID RECORDS; AS AMENDED BY FIRST AMENDMENT TO RESTRICTIVE COVENANTS AND EASEMENT AND OPERATING AGREEMENT BY AND AMONG TIM JONES PROPERTIES, INC., ADLER PROPERTIES, LLC AND KAISER FOUNDATION HEALTH PLAN OF GEORGIA DATED AUGUST 22, 2007, FILED FOR RECORD AUGUST 27, 2007 AND RECORDED IN DEED BOOK 10434, PAGE 62, AFORESAID RECORDS; AS AMENDED BY FIRST AMENDMENT TO RESTRICTIVE COVENANTS AND EASEMENT AND OPERATING AGREEMENT BY AND AMONG TIM JONES PROPERTIES, INC., ADLER PROPERTIES, LLC AND KAISER FOUNDATION HEALTH PLAN OF GEORGIA DATED AUGUST 22, 2007, FILED FOR RECORD DECEMBER 20, 2007 AND RECORDED IN DEED BOOK 10434, PAGE 62, AFORESAID RECORDS.

PARCEL 3
EASEMENTS AND OTHER INTEREST IN REAL PROPERTY CONTAINED IN THAT CERTAIN RECIPROCAL EASEMENT AGREEMENT BY AND BETWEEN TOWNE CENTRE VILLAGE, LLC AND TOWNE CREST VILLAGE, LLC DATED AUGUST 28, 2006, FILED FOR RECORD AUGUST 29, 2006 AND RECORDED IN DEED BOOK 9510, PAGE 197, AFORESAID RECORDS; AS AMENDED BY FIRST AMENDMENT TO ALTA PLAIN LANGUAGE COMMITMENT (2006) COMMITMENT PAGE 5 COMMITMENT NUMBER: 3020-810470 FIRST AMERICAN TITLE INSURANCE COMPANY RECIPROCAL EASEMENT AGREEMENT BY AND BETWEEN TOWNE CENTRE VILLAGE, LLC AND TOWNE CREST VILLAGE, LLC DATED SEPTEMBER 6, 2006, FILED FOR RECORD SEPTEMBER 20, 2006 AND RECORDED IN DEED BOOK 9580, PAGE 39, AFORESAID RECORDS.

THE FIELD DATA UPON WHICH THIS PLAN 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 PLAN 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: 09/14/2016

ALTA/NSPS CERTIFICATE:

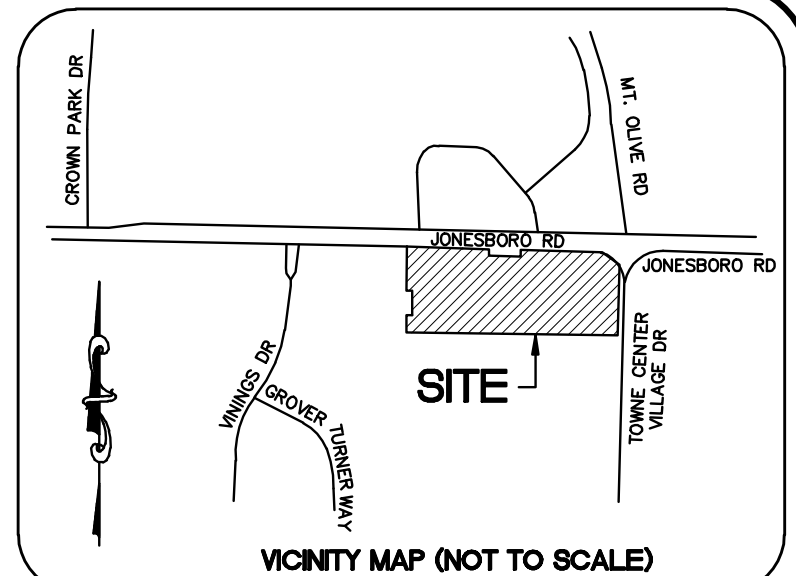
TO: RIVERCREST REALTY ASSOCIATES, LLC. and FIRST AMERICAN TITLE INSURANCE COMPANY:

THIS IS TO CERTIFY THAT THIS MAP OR PLAN AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2016 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1-4, 6A, 6B, 7A, 7B1, 7C, 8, 9, 11, 13 & 14 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON 8-31-2016.

DATE OF PLAT OR MAP: 09-08-2016

THE PROPERTY SHOWN HEREON IS THE SAME AS SET FORTH IN (TITLE COMMITMENT #3020-810470).

JAMES R. FREELAND, PLS
REGISTRATION/LICENSE NUMBER: 2221



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) HEIGHT AND DIMENSIONS OF OVERHEAD ELECTRIC LINES ESTABLISHED BY TRIANGULATION METHODS USING ELECTRONIC SURVEYING EQUIPMENT. ALL HEIGHTS AND DIMENSIONS SHOULD BE VERIFIED BY CONTRACTOR OR LOCAL ELECTRIC COMPANY BEFORE CONSTRUCTION BEGINS.
- 4) THE WORDS "CERTIFY", "CERTIFIES" OR "CERTIFICATION" AS USED HEREIN ARE UNDERSTOOD TO BE AN EXPRESSION OF PROFESSIONAL OPINION BY THE SURVEYOR, BASED UPON HIS BEST KNOWLEDGE, INFORMATION AND BELIEF, AS SUCH, DO NOT CONSTITUTE A GUARANTEE NOR A WARRANTY, EXPRESSED OR IMPLIED.
- 5) THE UNDERGROUND UTILITIES SHOWN HEREON WERE TAKEN FROM PLANS PROVIDED BY THE UTILITY COMPANIES AND FIELD MARKED BY LOCATOR SERVICES AND VISUAL APPARATUS SUCH AS VALVES AND METERS. CONTRACTOR SHALL CALL LOCATOR SERVICE FOR VERIFICATION PRIOR TO ANY CONSTRUCTION OR EXCAVATION.

SITE ADDRESS:
1971-2025 JONESBORO ROAD
MCDONOUGH, GA

POSSIBLE PROJECTIONS:
NONE OBSERVED

LAND AREA:
170,174 SQ.FT.
3.907 ACRES

BASIS OF BEARINGS:
BASIS OF BEARINGS BASED ON DEED BOOK 9580 PG 46

FREELAND
SURVEYORS • ENGINEERS

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

Table with columns: DRAWN, IR, PARTY CHIEF, RH, CHECKED, JCC

RELEASE FOR REVIEW ONLY

PLS. NO. 2221
DATE: 09/14/2016

THIS SURVEY WAS PREPARED IN CONFORMANCE WITH THE TECHNICAL STANDARDS FOR PROFESSIONAL SURVEYS IN GEORGIA. THE SURVEYOR HAS REVIEWED THE RULES OF THE GEORGIA BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND AS SET FORTH IN THE GEORGIA PLAT ACT O.C.G.A. 16-6-67, AUTHORITY O.C.G.A. SECS. 15-6-67, 43-15-4, 43-15-6, 43-15-19, 43-15-22.

STATE OF GEORGIA
HENRY COUNTY
LANDLOT DISTRICT 6
ALTA/NSPS LAND TITLE
SURVEY FOR
RIVERCREST REALTY
ASSOCIATES, LLC.