

File Number: NCS-923067-ATL
 FIRST AMERICAN TITLE INSURANCE COMPANY
 SCHEDULE B, PART II
 EXCEPTIONS

12. No Easements found in scope of search. [Condemnation Case No. 95CV5538, Georgia Power Company vs. Deeks Realty of Georgia, Inc. and Deeks Company Incorporated, filed April 14, 1995; and final order filed May 11, 1995 condemning an easement for a right of way on 0.021 acres. AFFECTS AS SHOWN HEREON]

FIRST AMERICAN TITLE INSURANCE COMPANY
 Commitment Date: September 4, 2018 at 8:00 a.m.
 EXHIBIT "A"

PARCEL 1
 ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 170 OF THE 18TH DISTRICT OF DEKALB COUNTY, GEORGIA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

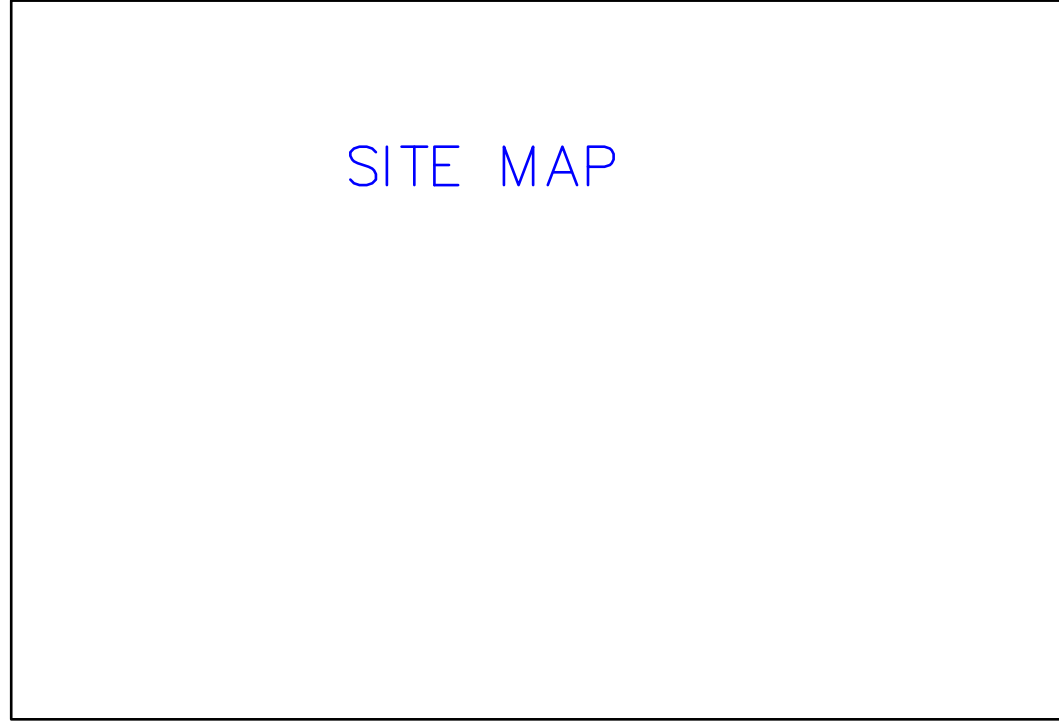
TO ARRIVE AT THE TRUE POINT OF BEGINNING, BEGIN AT THE SOUTHEAST CORNER OF LAND LOT 170 AND RUN THENCE WEST 30 FEET; THENCE NORTH 30 FEET TO THE TRUE POINT OF BEGINNING; RUNNING THENCE PARALLEL TO THE SOUTH LINE OF SAID LAND LOT 465 FEET TO A POINT; THENCE NORTH 375 FEET TO A POINT ON THE SOUTH SIDE OF THE RIGHT-OF-WAY OF A PROPOSED LEAD TRACK OF THE GEORGIA RAILROAD; THENCE EAST ALONG THE SAID RIGHT-OF-BOUNDARY 465 FEET TO A POINT (SAID POINT BEING 30 FEET WEST OF THE EAST LINE OF SAID LAND LOT 170); THENCE SOUTH PARALLEL TO SAID EAST LAND LOT LINE 375 FEET TO THE POINT OF BEGINNING.

LESS AND EXCEPT:
 ANY PORTION OF THE ABOVE-DESCRIBED PROPERTY LYING WITHIN THE DEDICATED RIGHT-OF-WAY OF LEWIS ROAD.

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 170 OF THE 18TH DISTRICT OF DEKALB COUNTY, GEORGIA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

TO ARRIVE AT THE TRUE POINT OF BEGINNING, BEING THE POINT OF BEGINNING,
 SAID TRACT OR PARCEL OF LAND CONTAINS 174,375 SQUARE FEET OR 4.003 ACRES, SAID PROPERTY BEING KNOWN TBD ACCORDING TO THE PRESENT SYSTEM OF NUMBERING PROPERTY IN DEKALB COUNTY, GEORGIA, AND BEING MORE PARTICULARLY DESCRIBED AND SHOWN ON ALTA SURVEY PREPARED FOR TBD BY SURVEY SYSTEMS & ASSOC., INC., DATED xx/xx/xxxx

FLOOD HAZARD STATEMENT
 I HAVE THIS DATE, EXAMINED THE "FIA FLOOD HAZARD MAP" AND FOUND IN MY OPINION REFERENCED PARCEL IS NOT IN AN AREA HAVING SPECIAL FLOOD HAZARDS.
 PANEL _____ EFFECTIVE DATE: 12/08/2016
 ZONE "X"



- * LEGEND ***
 NOTE: ALL ITEMS IN THIS LEGEND MAY NOT APPEAR ON THIS PLAT.
 AKA ALSO KNOWN AS N NEIGHBOR'S
 APD AS PER DEED N/F NOW OR FORMERLY
 APP AS PER PLAT NAIL NAIL FOUND
 BSL BUILDING (SETBACK) LINE P PLAT (BOOK/PAGE)
 CP COMPUTED POINT POB POINT OF BEGINNING
 CTP CRIMP TOP PIPE FOUND POC POINT OF COMMENCEMENT
 D DEED (BOOK/PAGE) R RADIUS LENGTH
 DW DRIVEWAY R/W RIGHT-OF-WAY
 EP EDGE OF PAVEMENT RBF REINFORCING BAR FOUND (1/2" UNO)
 FFE FINISH FLOOR ELEVATION RBS 1/2" REINFORCING BAR SET
 FKA FORMERLY KNOWN AS SW SIDEWALK
 GW GUY WIRE SSE SANITARY SEWER EASEMENT
 IPF IRON PIN FOUND SSCO SANITARY SEWER CLEANOUT
 L ARC LENGTH TP TRANSMISSION POLE
 LL LAND LOT -X- FENCE LINE
 LLL LAND LOT LINE

PROPERTY ADDRESS: Anywhere, USA	ALTA/NSPS SURVEY PREPARED FOR: TBD	
LAND AREA: 174,375 SF= 4.003 AC	Neighborhood 9188 LAND LOT 170 18th DISTRICT	
ZONED: M (LIGHT INDUSTRIAL)	DeKalb County, Georgia FIELD DATE: 10-02-2018 LOCATED IN STONE MOUNTAIN CID DRAWN DATE: 10-10-2018 SS REFERENCE: DEED BOOK 1647, PAGE 557 PARCEL: 18 170 01 003	BY: SURVEY SYSTEMS ATLANTA #SF000867 650 Lake Dr. SW, Snellville, GA joborders@SurveySystemsAtlanta.com Cell 678-591-6064 ~ Office 404-760-0010
THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A CLOSURE OF 1 FOOT IN 30,000+ FEET, AN ANGULAR ERROR OF 05 SECONDS PER ANGLE POINT AND WAS ADJUSTED USING THE LEAST SQUARES METHOD. THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND FOUND TO BE ACCURATE TO 1 FOOT IN 45,000+ FEET. AN ELECTRONIC TOTAL STATION WAS USED IN THE PREPARATION OF THIS PLAT. NO STATE PLANE MONUMENT FOUND WITHIN 500' OF THIS PROPERTY. 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 THE 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.		

To:
 Associated Bank, National Association, its successors and assigns
 Peninsula Warehouse Services, LLC
 First American Title Insurance Company

This is to certify that this map or plat 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, 2, 3, 4, 6(a), 6(b), 7(a), 7(b)(1), 7(c), 8, 9, 10(a), 10(b), 11, 13, 14, 16, 17, 18, 19, and 20(BLANK) of Table A thereof.

The field work was completed on xx/xx/xxxx.

Date of Plat or Map: xx/xx/xxxx.

Surveyor's signature
 Pablo M. Garcia

