

### Recorded Legal Description

All that lot, tract or parcel of land situate, lying and being in Land Lot 254, of the 7th Land District, Gwinnett County, Georgia, and being shown as Lot 9, containing 3.315 acres, more or less, Brogdon Exchange, Phase One, Gwinnett County, Georgia, as shown on a plat recorded in Plat Book 95, Page 187, Records of Gwinnett County, Georgia, as revised at Plat Book 99, Page 277, aforesaid Records, as revised at Plat Book 104, Page 252, aforesaid Records, which plat is incorporated herein by reference for a more complete description of the subject property.

TOGETHER WITH those easement rights arising under that certain Easement Agreement by and between Your Extra Atlic, Suwanee, LLC, a Georgia limited liability company and JSA, Inc., a Georgia corporation, dated October 18, 2001, filed for record January 24, 2002 at 8:00 a.m., recorded in Deed Book 26091, Page 218, Records of Gwinnett County, Georgia.

### Utility Notes

- UN1 The existence and location of the surface and sub-surface utilities shown are based upon available records and surface visible evidence as of January 18, 2011. The extent and liability of this information is limited to Standards for a Quality Level C Utility Investigation as defined by the American Society of Civil Engineers (ASCE Publication 38-02).
- UN2 Before digging in this area, call utility locators at 1-800-282-7411 for field locations (request for ground markings) of underground utility lines.

### Statement of Encroachments

A No encroachments.

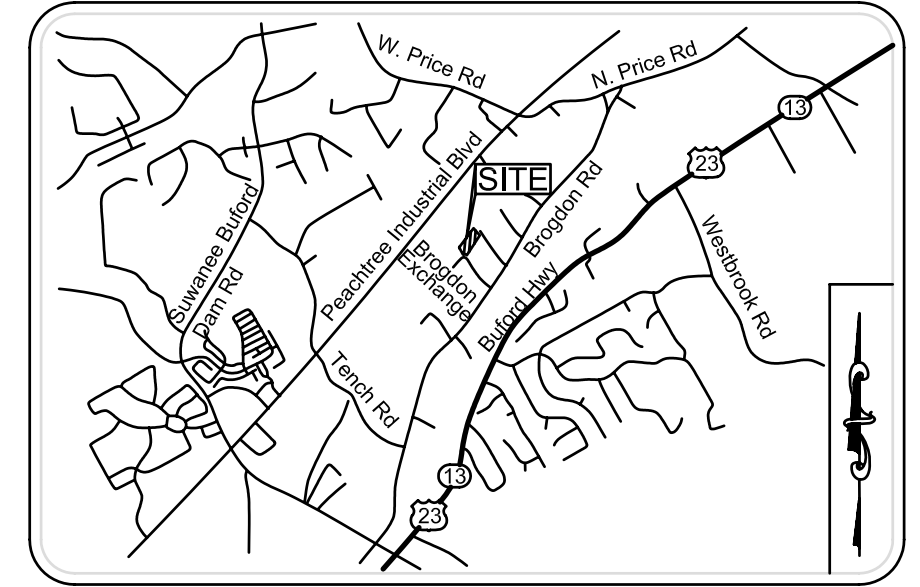
### Zoning Information

The surveyor was not provided with zoning information pursuant to Table A Item 6a and 6b.

Exhibit "B"

### Legend

- |      |                         |   |                        |
|------|-------------------------|---|------------------------|
| BSL  | Building setback line   | ⊕ | Electric meter         |
| CONC | Concrete                | ⊕ | Parking spaces         |
| DB   | Deed book               | ⊕ | Handicap (hc)          |
| EM   | Electric meter          | ⊕ | Clean out              |
| EP   | Edge of pavement        | ⊕ | Air conditioner        |
| IPS  | Iron pin set            | ⊕ | Gas meter              |
| N/F  | Now or formerly         | ⊕ | Fire hydrant           |
| PG   | Page                    | ⊕ | Water valve            |
| R/W  | Right of way            | ⊕ | Water meter            |
| RFB  | Rebar found             | ⊕ | Telephone pedestal     |
| WF   | Wood fence              | ⊕ | Light pole             |
| ⊕    | Capped 1/2" rebar set   | ⊕ | Electric box           |
| ⊕    | Headwall                | ⊕ | Iron pin found         |
| ⊕    | Junction box            | ⊕ | Creek centerline       |
| ⊕    | Double wing catch basin | ⊕ | Wood fence             |
| ⊕    | Sanitary sewer manhole  | ⊕ | Sanitary sewer line    |
|      |                         | ⊕ | Overhead power line    |
|      |                         | ⊕ | Adjoiner property line |
|      |                         | ⊕ | Easement               |



Vicinity Map Not to Scale

### Area

Total area of subject property is approximately 3.315 acres (144,388 square feet).

### Survey Notes

A Topcon GTS-313 (total station), Topcon traversing equipment, a 200 foot tape were used to obtain the angular and linear measurements for this survey.

The field data upon which this plat is based has a closure precision of one foot in 11,590 feet, an angular error of 0 second per angle point, and was adjusted using least square.

This plat has been calculated for closure and found to be accurate within one foot in 9,280,480 feet.

Property as shown creates a mathematically closed figure without any gores, gapes, or overlaps.

There are 9 regular parking spaces and 1 handicapped parking spaces on the subject property for a total of 10 parking spaces.

The property has direct access to Brogdon Exchange which is an accepted public street or highway.

There is no evidence of earth moving work.

There is no evidence of currently ongoing building construction and building additions.

There is no evidence of any changes in street right of way.

There is no evidence of cemeteries or burial grounds.

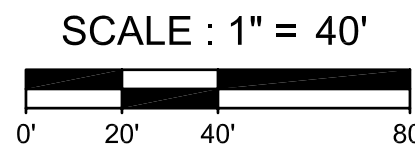
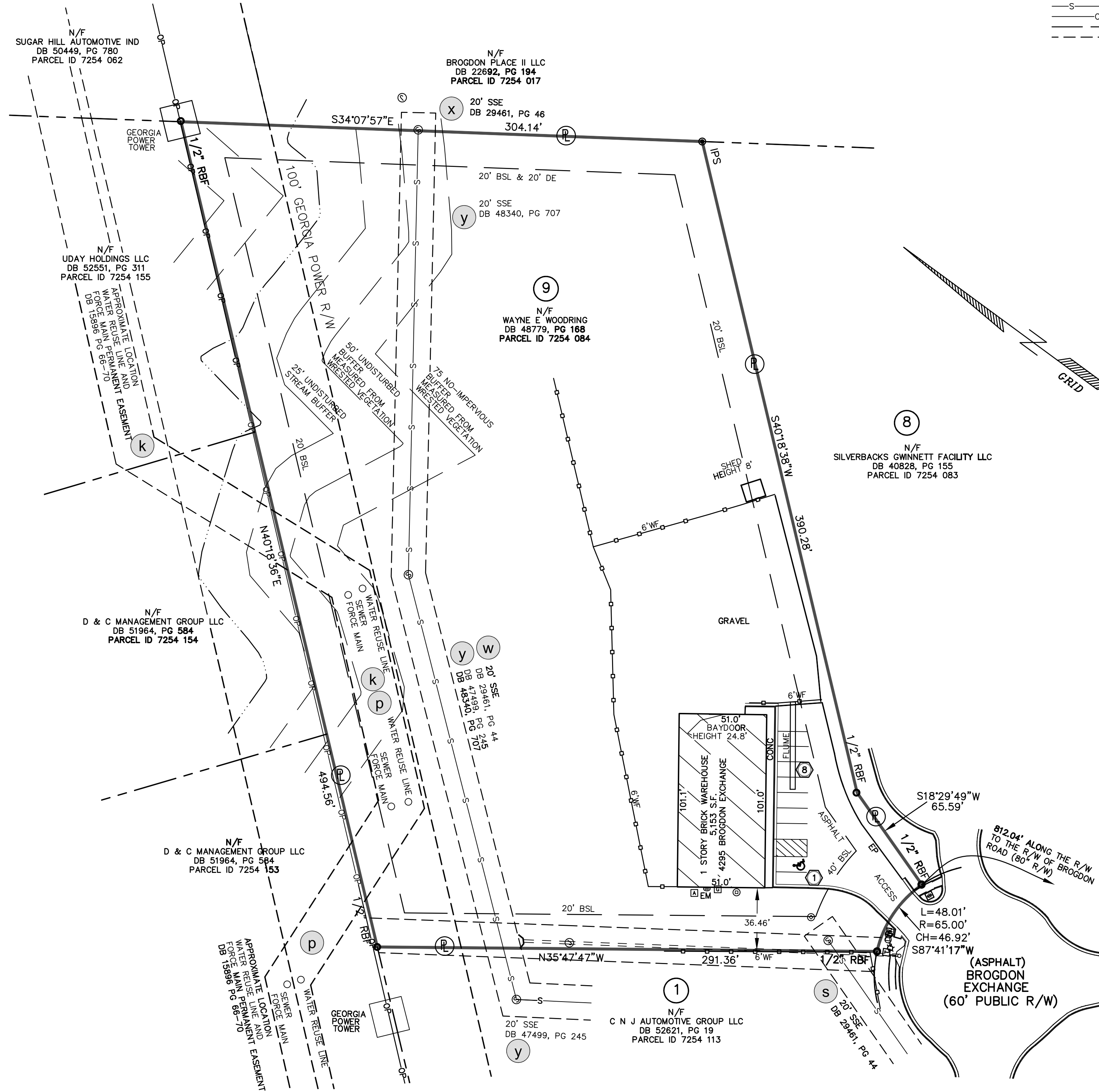
There is no evidence of the site being used as a solid waste dump, storage of hazardous waste, a pump, or sanitary landfill.

Bearings are based on ? found at the ? of property owned by ? as recorded in ? and ? found at the ?, forming a bearing of S ?°?°' W.

FLOOD NOTE:

By graphic plotting only, this property is in zone "X" Flood Insurance Rate Map Number 13155C0023G which bears an effective date of 3-4-2013 and is not in a special flood hazard area by contact dated 3-17-2014 to the National Flood Insurance Program <http://www.fema.gov/> we have learned this community does currently participate in the program, no field surveying was performed to determine this zone and an elevation certificate may be needed to verify this determination or apply for a variance from the Federal Emergency Management Agency.

- (h) Easement from Mrs. Effie B. Roberts to Georgia Power Company, dated June 26, 1946, recorded August 6, 1946, recorded in Deed Book 77, Page 546, Records of Gwinnett County, Georgia. **DOES NOT APPLY**
- (i) Gas Line Easement from Effie B. Roberts to Atlanta Gas Light Company, dated October 26, 1966, filed for record November 14, 1966 at 11:00 a.m., recorded in Deed Book 263, Page 748, aforesaid Records. **DOES NOT APPLY**
- (j) Right of Way Deed from Mrs. Effie B. Roberts to Gwinnett County, Georgia, dated July 5, 1962, filed for record August 26, 1963 at 11:00 a.m., recorded in Deed Book 200, Page 691, aforesaid Records. **DOES NOT APPLY**  
NOTE: The above item may be removed or modified upon further examination and/or survey review.  
NOTE: Subject property does not abut roadway.
- (k) Permanent Reuse Waterline Easement from International Boulevard Property, L.P. to Gwinnett County, a political subdivision of the State of Georgia, dated April 10, 1998, filed for record April 27, 1998 at 8:00 a.m., recorded in Deed Book 15896, Page 66, aforesaid Records. **APPLIES & AFFECTS, AS SHOWN**
- (l) Right of Way Deed from Theodore L. Andrew to Gwinnett County, a political subdivision of the State of Georgia, dated March 19, 1978, filed for record September 22, 1978 at 1:51 p.m., recorded in Deed Book 1174, Page 239, aforesaid Records. **DOES NOT APPLY**  
NOTE: The above item may be removed or modified upon further examination and/or survey review.  
NOTE: Subject property does not abut roadway.
- (m) Right of Way Deed from Paul M. Fugh, Mrs. R.L. Broadon, Sr., at alto Gwinnett County, a political subdivision of the State of Georgia, dated May 17, 1978, filed for record July 20, 1978 at 4:01 p.m., recorded in Deed Book 1512, Page 256, aforesaid Records. **DOES NOT APPLY**  
NOTE: The above item may be removed or modified upon further examination and/or survey review.  
NOTE: Subject property does not abut roadway.
- (n) Right of Way Deed from R. V. Pass to Gwinnett County, a political subdivision of the State of Georgia, dated June 6, 1978, filed for record July 20, 1978 at 4:01 p.m., recorded in Deed Book 1512, Page 256, aforesaid Records. **DOES NOT APPLY**  
NOTE: The above item may be removed or modified upon further examination and/or survey review.  
NOTE: Subject property does not abut roadway.
- (o) Easement from JSA Inc. to Gwinnett County Water & Sewerage Authority, dated November 11, 2001, filed for record April 12, 2002 at 1:11 p.m., recorded in Deed Book 27074, Page 44, aforesaid Records. **DOES NOT APPLY**  
NOTE: The above item may be removed or modified upon further examination and/or survey review.
- (p) Permanent Reuse Waterline Easement from International Boulevard, LP to Gwinnett County, a political subdivision of the State of Georgia, dated April 10, 1998, filed for record April 27, 1998 at 8:00 a.m., recorded in Deed Book 15896, Page 70, aforesaid Records. **APPLIES & AFFECTS, AS SHOWN**
- (q) Permanent Reuse Waterline Easement from International Boulevard, LP to Gwinnett County, a political subdivision of the State of Georgia, dated April 21, 1998, filed for record April 27, 1998 at 8:00 a.m., recorded in Deed Book 15896, Page 76, aforesaid Records. **DOES NOT APPLY**
- (r) Declaration of Covenants, Conditions and Restrictions for the Peachtree Industrial Boulevard/Brogdon Road Park by Accent/Peachtree Industrial Property, Inc., dated September 12, 2000, filed for record September 12, 2000 at 11:45 a.m., recorded in Deed Book 21274, Page 267, aforesaid Records; but omitting any restriction based on race, color, religion, sex, handicap, familial status, or national origin unless and only to the extent that said covenant a) is exempt under Chapter 42, Section 3607 of the United States Code or b) relates to handicap but does not discriminate against handicapped persons. **MAY OR MAY NOT AFFECT, NO EXHIBIT "A" PROVIDED.**  
NOTE: The above item may be removed or modified upon further examination and/or survey review.  
NOTE: There is no Exhibit "A" attached to the above document, and there is no lender consent. The lender then foreclosed by virtue of that certain Deed Under Power of Sale from The Brand Banking Company, as Attorney-in-Fact for Accent/Peachtree Industrial Property, Inc. to The Brand Banking Company, dated January 2, 2001, filed for record January 9, 2001 at 8:00 a.m., recorded in Deed Book 22017, Page 275, aforesaid Records.  
NOTE: The above is improperly executed, as it fails to show the capacity of the signatory thereon.
- (s) Easement from JSA Inc. to Gwinnett County Water & Sewer Authority, dated December 19, 2001, filed for record January 14, 2002 at 8:00 a.m., recorded in Deed Book 25939, Page 104, aforesaid Records. **APPLIES & AFFECTS, AS SHOWN**
- (t) Terms, conditions and obligations as contained in that certain Easement Agreement by and between Your Extra Atlic, Suwanee, LLC, a Georgia limited liability company and JSA, Inc., a Georgia corporation, dated October 18, 2001, filed for record January 24, 2002 at 8:00 a.m., recorded in Deed Book 26091, Page 218, aforesaid Records. **APPLIES & AFFECTS, NO PLOTTABLE EFFECT, BLANKET IN NATURE**
- (u) Easement from JSA Inc. to Georgia Power Company, dated December 10, 2001, filed for record March 12, 2002 at 8:00 a.m., recorded in Deed Book 26654, Page 255, aforesaid Records. **DOES NOT APPLY**
- (v) Water Metering Device Easement from JSA, Inc. to Gwinnett County Water and Sewerage Authority, a political subdivision of the State of Georgia, dated June 4, 2002, filed for record June 24, 2002 at 8:00 a.m., recorded in Deed Book 27793, Page 176, aforesaid Records. **MAY OR MAY NOT AFFECT, EXACT LOCATION UNKNOWN**
- (w) Easement from JSA Inc. to Gwinnett County Water and Sower Authority, dated July 23, 2002, filed for record October 30, 2002 at 2:56 p.m., recorded in Deed Book 29461, Page 44, aforesaid Records. **APPLIES & AFFECTS, AS SHOWN**
- (x) Assignment Easement from JSA Inc. to Gwinnett County Water and Sewerage Authority, a political subdivision of the State of Georgia, dated July 23, 2002, filed for record October 30, 2002 at 2:56 p.m., recorded in Deed Book 29461, Page 46, aforesaid Records. **APPLIES & AFFECTS, AS SHOWN**  
NOTE: The above document does not reference the book and page of the original easement.
- (y) Easement from Tucker Asset Group LLC to U Whitsell Enterprises, Inc., dated July 27, 2006, filed for record July 27, 2006 at 11:22 a.m., recorded in Deed Book 48800, Page 709, aforesaid Records; as superseded by that certain Easement from Tucker Asset Group LLC to U Whitsell Enterprises, Inc., dated December 15, 2006, filed for record January 23, 2007 at 2:30 p.m., recorded in Deed Book 47489, Page 245, aforesaid Records; as assigned by that certain Assignment Easement from U Whitsell Enterprises, Inc. to Gwinnett County Water and Sewerage Authority, a political subdivision of the State of Georgia, dated December 19, 2006, filed for record October 9, 2007 at 11:30 a.m., recorded in Deed Book 48340, Page 707, aforesaid Records. **APPLIES & AFFECTS, AS SHOWN**
- (z) All those matters as disclosed by that certain plat recorded in Plat Book 86, Pages 82 and 83, aforesaid Records. **AS SHOWN**
- (aa) All those matters as disclosed by that certain plat recorded in Plat Book 93, Page 131, aforesaid Records. **AS SHOWN**
- (bb) All those matters as disclosed by that certain plat recorded in Plat Book 94, Page 144, aforesaid Records. **AS SHOWN**
- (cc) All those matters as disclosed by that certain plat recorded in Plat Book 95, Page 187, aforesaid Records. **AS SHOWN**
- (dd) All those matters as disclosed by that certain plat recorded in Plat Book 99, Page 277, aforesaid Records. **AS SHOWN**
- (ee) All those matters as disclosed by that certain plat recorded in Plat Book 104, Page 252, aforesaid Records. **AS SHOWN**
- (ff) All those matters as disclosed by that certain plat recorded in Plat Book 108, Page 266, aforesaid Records. **AS SHOWN**
- (gg) All those matters as disclosed by that certain plat recorded in Plat Book 120, Page 206, aforesaid Records. **AS SHOWN**



### ALTA/ACSM Land Title Survey

#### Surveyor's Certification

4295 Brogdon Exchange

To Golden Sands/American Business Continuity Domes and 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 2011 Minimum Standard Detail Requirements for ALTA/ACSM Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes Items 1, 2, 3, 4, 6(b), 7(a), 7(b)(1), 7(c), 8, 9, 11(a), 13, 14, 16, 18 and 21 of Table A thereof. The field work was completed on March 14, 2014.

Date of Plat or Map: March 17, 2014

Ronnie Joiner  
Registration No. 2488  
Within the State of GA  
Date of Survey: March 17, 2014  
Date of Last Revision:  
Date Printed: March 17, 2014  
Survey Prepared by: Melissa Head  
Moreland Altobelli Associates Inc.  
2211 Beaver Ruin Road  
Norcross, GA 30071  
Phone: 770-263-5945  
Fax: 770-263-0166

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. 15-6-87.

#### SURVEY FOR

LOCATION	LOT 9 BROGDON EXCHANGE PHASE II
DISTRICT:	7th LAND LOT: 254
COUNTY:	WINNETT STATE: GA
ADDRESS:	4295 BROGDON EXCHANGE
CITY:	SUWANEE
TAX PARCEL ID:	7254 084
INFORMATION	
JOB NUMBER:	14243
SURVEY DATE:	03-17-2014
FIELD WORK DATE:	03-14-2014
DATE OF LAST REVISION:	
DRAWN BY:	MELISSA HEAD
CHECKED BY:	RJJJ SHEET 1 OF 1