



2028 Transparent Drive | Conyers, Georgia 30013

**78,000 SF MANUFACTURING/  
DISTRIBUTION BUILDING**

3,125± SF

2,500± SF Mezzanine

LED Lighting in Warehouse

22' Clear Height

6" Concrete Floor

25' x 50' Column Spacing

Steel / Tiltwall / Stucco Construction

Seven (7) Dock-High Doors with Levelers

One (1) Drive-In Door

Fully Sprinklered

2000 Amp Electrical Service



FOR MORE  
INFORMATION  
PLEASE CONTACT

BOBBY MAYSON  
770.729.2817  
BMAyson@LAVISTA.COM

[WWW.LAVISTA.COM](http://WWW.LAVISTA.COM)

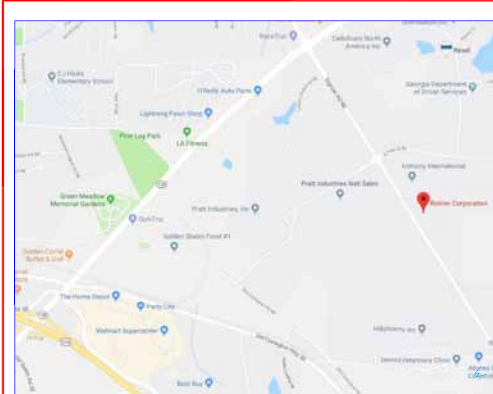


FOR MORE  
INFORMATION  
PLEASE CONTACT

BOBBY MAYSON  
770.729.2817  
BMAyson@LAVISTA.COM

WWW.LAVISTA.COM

**DISCLOSURE AND DISCLAIMER:** Lavista Associates, Inc. ("Broker") is acting as agent for, and being compensated by, the Owner of this Property, and is not acting as agent for the prospective purchaser or tenant. Broker provides the within information together with all other information of every type, herewith or later provided, only to expedite a potential purchaser's or tenant's decision of whether to proceed with an independent in-depth investigation of the property. Said information shall not be used for any other purpose. All information provided by Broker is not guaranteed or warranted and may not cover all material facts. Broker expressly disclaims all express or implied responsibility for errors, omissions, representations with respect to matters of price, value, income, expense, legal or tax consequences, conditions of soil, structure, roof or operating systems, investment potential, compliance with applicable law, suitability for intended use or any other matter. Potential purchasers or tenants are responsible for verifying all material considerations and insuring that their offer is contingent upon such verification. The availability of the property is subject, without notice, to changes, prior sale, or withdrawal at any time. Financing, loan assumptions and leases are subject to credit approval and other conditions. This document is not an offer open for acceptance. Broker has no power to obligate or bind the Owner of the Property. Owner may be bound only by a formal written agreement fully executed by all parties at interest, which agreement may be subject to conditions or rejection without reason. In consideration for the within information the recipient 1) accepts and uses the information and related material subject to these conditions, 2) agrees to rely solely on its right, and assumes the duty, to independently obtain and analyze all material information, and 3) agrees not to rely on any information provided by Broker. Persons associated with Broker may not alter or modify these provisions. Sub-agents of Broker and agents representing any purchaser or tenant shall disclose these terms to their prospects. Reproduction hereof, in whole or in part, without the prior written permission of Broker is strictly prohibited. (Rev. 5-88)



VICINITY MAP

ADDRESS  
**709**  
15.60ac  
OWNER:  
HILL PHOENIX INC.  
PARCEL:071001002F  
DEED BOOK:1215/52  
ZONE:ID

**LEGEND**

Existing Contour	--- 5' ---	Radius	R
Proposed Contour	--- 5' ---	Chord Bearing	CB
Exist. Spot Elev.	562.2	Chord	C
Proposed Spot Elev.	562.2	Service Pole	SP
Sanitary Sewer	SS	Lamp Pole	LPL
Fire Hydrant	✕	Overhead Utility Line	DHUL
Set Fence	X	Man Hole	MH
Water Line	W	Catch Basin	CB
Traffic Flow	→	Junction Box	JB
Power Pole	PP	Strip Inlet	SI
Gas Line	G	Headwall	HV
Iron Pin Set	IP	Corrugated Metal Pipe	CMP
Iron Pin Found	IPF	Reinforced Concrete	RCP
Concrete Monument Found	CMF	Cross Drain	CD
Monument	MN	Sewer Easement	SE
Nail & Cap	NC	Drainage Easement	DE
Fence Corner	FC	Water Valve	WV
Fence	---	Water Meter	WM
Open Top Pin	OT	Gas Valve	GV
Chip Top Pin	CT	Gas Meter	GM
Reinforcing Bar	Re-bar	ARC	A
Centerline	C	Underground Electricity	UE
Right-of-Way	R/W	Underground Telephone	UT
		To Be Removed	TBR

**GRAPHIC SCALE**  
0 25 50 100 150 200  
( IN FEET )  
1 inch = 50' PL.

707 Whitlock Ave., S.W. Suite H-12, Marietta, Georgia 30064  
**ACME AMERICAN, L.L.C.**  
Architects, Construction Managers, Engineers  
voice (770) 425-6890 - fax (770) 425-5777

**CERTIFICATION**

TO: CHICAGO TITLE INSURANCE COMPANY OF ILLINOIS, IRON PIN TITLE & ESCROW, LLC, AND THEIR RESPECTIVE SUCCESSORS AND ASSIGNS:

THIS IS TO CERTIFY THAT THIS PLAT OF THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2016 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/ACSM LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND ASPS AND INCLUDES ITEMS 1, 2, 3, 4, 6(a), 6(b), 7(a), 7(b)(1), 7(c), 8, 9, 11(a), 13, 14, 16, AND 21 OF TABLE A THEREOF.

THE FIELD WORK WAS COMPLETED ON 10-11-19.

DATE OF PLAT 10-11-19

**EXHIBIT "A"**

ALL THAT Parcel of land lying in Land Lot 344 of the 16th District, Rockdale County Georgia, and being shown as a 4.944 acre tract more particularly described as follows:

To find the true point of beginning, commence at the intersection of the Southeast ROW of Sarasota Business Pkwy. with the Northeastly ROW line of Sigman Rd. (100'ROW); running thence South 32 degrees 01 minutes 54 seconds East along the Northeastly ROW line of Sigman Rd. 1107.34 feet to an iron pin found at the TRUE POINT OF BEGINNING; running thence South 31 degrees 41 minutes 45.06 seconds East a distance of 476.212 feet to a point; thence South 89 degrees 25 minutes 34.00 seconds East a distance of 347.336 feet to a point; thence South 43 degrees 01 minutes 32 seconds West a distance of 70.55 feet to an iron pin set; thence North 57 degrees 21 minutes 47.00 seconds East for a distance of 82.160 feet to a point; thence North 00 degrees 34 minutes 10.86 seconds East a distance of 354.983 feet to a point; thence North 89 degrees 11 minutes 56.40 seconds West a distance of 670.333 feet to an iron pin found at the true point of beginning.

4.944 acres shown on ALTA/ACSM Land Title Survey for Robdale, Inc., Chicago Title Insurance Company, Iron Pin Title & Escrow, LLC by Acme American LLC, J. Wayne Proctor, R.L.S. NO. 2847, dated October 11, 2019.

**ENGINEER/SURVEYOR:**  
Acme American LLC ISF776  
J. WAYNE PROCTOR  
319 ATLANTA STREET, SE  
MARIETTA, GA 30060  
(770)425-6890  
UTILITIES PROTECTION CENTER  
Call FREE  
IN METRO ATLANTA  
325-5000  
THROUGHOUT GEORGIA  
1-800-282-7411  
THREE WORKING DAYS BEFORE YOU DIG

**EQUIPMENT USED FOR MEASUREMENTS:**  
ANGULAR - TOPCON GTS-300 TOTAL STATION  
LINEAR - EDM

THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A CLOSURE PRECISION OF ONE FOOT IN 216027 FEET. AND AN ANGULAR ERROR OF 05 SECONDS PER ANGLE POINT. THIS PLAT SUBJECT TO ALL EASEMENTS AND RIGHTS OF WAY PUBLIC AND PRIVATE. THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND ACCURATE WITHIN ONE FOOT IN 280554 FEET. IN MY OPINION THIS PLAT OR SURVEY IS A CORRECT REPRESENTATION OF THE LAND PLATTED AND HAS BEEN PREPARED IN CONFORMITY WITH THE MINIMUM TECHNICAL STANDARDS for property surveys in Georgia as set forth in Chapter 180-7 of the rules of the Georgia Board of Survey and Mapping.

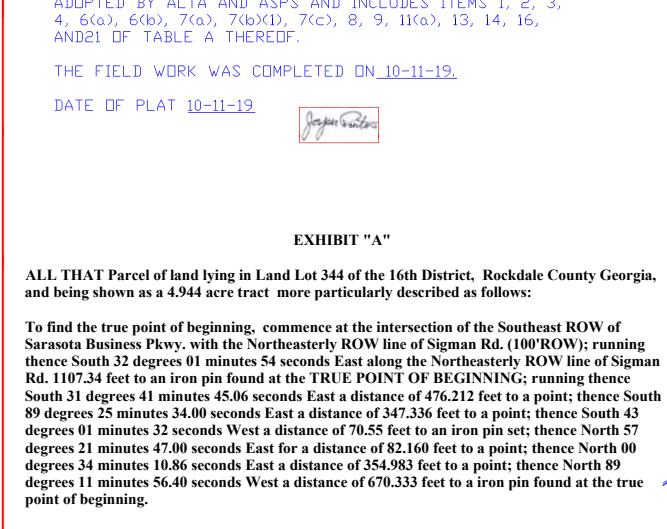
set forth in the Georgia Plat Act O.C.G.A. 15-6-67, Authority O.C.G.A. Secs 15-6-67, 43-15-4, 43-15-6, 43-15-19, 43-15-22. BEARINGS SHOWN HEREON ARE BASED ON MAGNETIC OBSERVATIONS. Field work completed 10-10-19 ALL PINS PLACED IPP .5" REBAR

PROJECT#:  
title: Survey Plan for Robdale, Inc.  
project: 2028 Transparent Dr. Conyers Ga. 30013 Rockdale County L.L.344, 16th Dist.

seal  
seal: 10-11-19  
revisions:  
date: 10-11-19  
dwg. by: AWT  
chkd. by: JWP  
sheet: S-1

78,000 SF MANUFACTURING/  
DISTRIBUTION BUILDING

3,125+ SF  
2,500+ SF Mezzanine  
LED Lighting in Warehouse  
22' Clear Height  
6" Concrete Floor  
25' x 50' Column Spacing  
Steel / Tiltwall / Stucco Construction  
Seven (7) Dock-High Doors with Levelers  
One (1) Drive-In Door  
Fully Sprinklered  
2000 Amp Electrical Service



FOR MORE INFORMATION PLEASE CONTACT

BOBBY MAYSON  
770.729.2817  
BMAyson@LAVISTA.COM