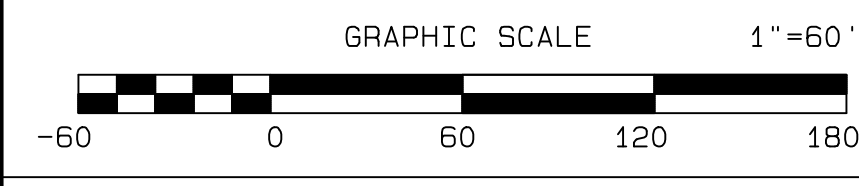


LOCATION MAP

- LEGEND:**
- ARC LENGTH OF CURVE
 - A/C AIR-CONDITIONED
 - BC BACK OF CURB
 - BSL BUILDING SETBACK LINE
 - BSMH BELLSOUTH MANHOLE
 - CHD CHAIN LINK FENCE
 - CLF CHAIN LINK FENCE
 - CMP CORRUGATED METAL PIPE
 - CSB CURB AND GUTTER
 - CO CLEAN OUT
 - CONC CONCRETE
 - CRIMP-TOP PIPE
 - DB DEED BOOK
 - DIP DOUBLE-IRON PIPE
 - DWCB DOUBLE-WING CATCH BASIN
 - EB ELECTRIC BOX
 - EM ELECTRIC METER
 - EP EDGE OF PAVEMENT
 - ESM-T EASEMENT
 - FH FIRE HYDRANT
 - FDC FIRE DEPARTMENT CONNECTION
 - GRATE INLET
 - GM GAS METER
 - GL GROUND LIGHT
 - GP GUARD POST
 - GV GAS VALVE
 - GW GUY WIRE
 - HW HEADWALL
 - IPF IRON PIN FOUND
 - IPN IRON PIN SET
 - IPS JUNCTION BOX
 - JP TAX PARCEL No.: 14F0087LL0127
 - N' BORS NEIGHBOR'S
 - N/F NOW OR FORMERLY
 - OTF OPEN TOP PIPE
 - OC OVERHEAD CABLE
 - PB PLAT BOOK
 - PG PAGE
 - PIV POST INDICATOR VALVE
 - P PROPERTY LINE
 - POB POINT OF BEGINNING
 - PP POWER POLE
 - PVC POLYVINYL CHLORIDE
 - RAD RADIUS OF CURVE
 - RCP REINFORCED CONCRETE PIPE
 - RR RAILROAD
 - R/W RIGHT-OF-WAY
 - SDM STORM DRAIN MANHOLE
 - SSM SANITARY SEWER MANHOLE
 - SS SANITARY SEWER LINE
 - SV SPRINKLER VALVE
 - SWCB SINGLE-WING CATCH BASIN
 - S/W SIDEWALK
 - TBX TELEPHONE BOX
 - TRANS TRANSFORMER
 - UGC UNDERGROUND CABLE
 - UG UNDERGROUND ELECTRIC CABLE
 - T UNDERGROUND TELEPHONE
 - UMH UTILITY MANHOLE
 - W WATER LINE
 - WM WATER METER
 - WRF WIRE FENCE
 - WV WATER VALVE



REVISIONS

DATE	DESCRIPTION
03/22/06	1. ADDED NAMES TO CERTIFICATE & TITLE BLOCK
04/03/06	2. REV. PER ATTORNEY'S COMMENTS
03/02/15	3. FIELD-CHECKED & IMPROVEMENTS FOUND AS SHOWN; REVISED TITLE BLOCK & TITLE COMMITMENT
08/27/15	4. FIELD-CHECKED & IMPROVEMENTS FOUND AS SHOWN; REVISED TITLE BLOCK & TITLE COMMITMENT; ADDED ATTORNEY'S COMMENTS
11/24/21	5. FIELD-CHECKED & IMPROVEMENTS FOUND AS SHOWN; REVISED TITLE BLOCK & TITLE COMMITMENT.

13121C0219F & 13121C0331F OF THE F.I.A. FLOOD INSURANCE RATE MAP DATED 09/18/13 FOR FULTON COUNTY & INCORP. AREAS AND IS NOT IN AN AREA HAVING SPECIAL FLOOD HAZARDS. ZONE X

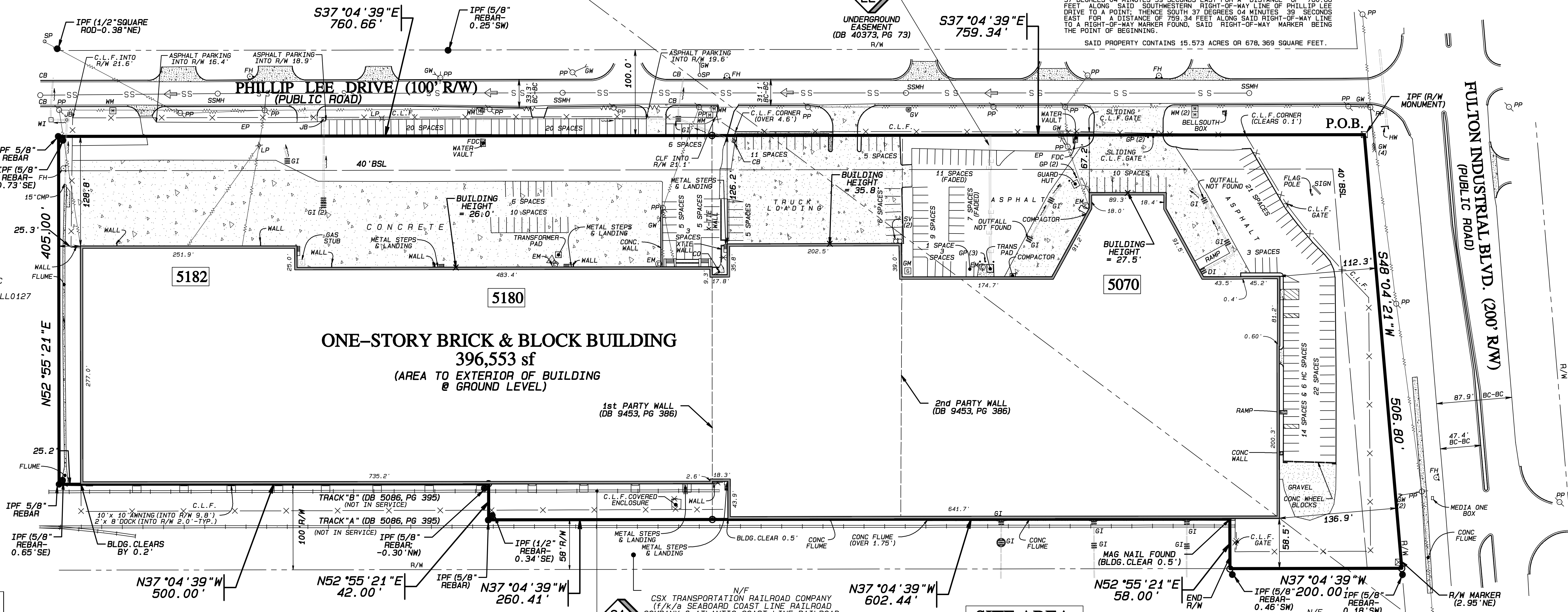
UTILITY LOCATIONS ARE FROM FIELD OBSERVATION, AND/OR DOCUMENTATION FURNISHED BY THE OWNER AND/OR OWNER'S REPRESENTATIVE. NEITHER ACCURACY NOR COMPLETENESS OF UNDERGROUND UTILITIES ARE GUARANTEED.

STANDARD SURVEY NOTES:

- THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A CLOSURE PRECISION OF ONE FOOT IN 169.737 FEET AND AN ANGULAR ERROR OF 0.4 SEC PER ANGLE POINT, AND ADJUSTED USING THE COMPASS RULE.
- THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND FOUND TO BE ACCURATE WITHIN ONE FOOT IN 278.867 FEET.
- THE MEASUREMENT FOR FIELD DATA USED FOR PREPARING THIS PLAT WAS TAKEN BY A TOPCON GTS-311.

- NOTES:**
- BEARINGS ARE TO MAGNETIC NORTH.
 - ALL PINS SET ARE 5/8" REBAR AND CAPPED, UNLESS SPECIFIED OTHERWISE.
 - PROPERTY ADDRESS: 5070, 5180, & 5182 PHILLIP LEE DR., S.W. ATLANTA, GA 30336.
 - THE TAX PARCEL Nos. ARE: 14F0087 LL0051 (5070); 14F0087 LL0293 (5180); & 14F0087 LL0291 (5182).
 - THE LEGAL DESCRIPTION OF THE SITE ON THIS SURVEY IS VERBATIM TO THE LEGAL DESCRIPTION SET FORTH IN THE TITLE COMMITMENT (OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY'S FILE NO. NCT21011616) FOR THIS SITE;
 - THERE IS NO OBSERVED EVIDENCE OF CURRENT EARTH-MOVING WORK, BUILDING CONSTRUCTION, OR BUILDING ADDITIONS.
 - THERE IS NO OBSERVED EVIDENCE OF RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIRS.
 - THERE IS NO OBSERVED EVIDENCE OF SITE BEING USED AS A SOLID WASTE DUMP, SUMP, OR SANITARY LANDFILL.
 - SITE HAS DIRECT ACCESS TO PHILLIP LEE DRIVE AT FIVE (5) PLACES.

ENCROACHMENTS INTO OR OUT OF SUBJECT PROPERTY: WENTIRE C.L.F. FRONTING ON PHILLIP LEE DRIVE IS IN THE R/W; ASPHALT PARKING FRONTING 5180 AND 5182 BUILDINGS LIE INSIDE THE PHILLIP LEE DRIVE R/W, WHICH INCLUDES 40 PARKING SPACES.



ONE-STORY BRICK & BLOCK BUILDING
396,553 sf
(AREA TO EXTERIOR OF BUILDING @ GROUND LEVEL)

SITE AREA = 15.573 acres
678,369 sf

PARKING SUMMARY

EXISTING
203 REGULAR SPACES
6 HC SPACES
209 TOTAL SPACES

TITLE EXCEPTIONS: 5070 PHILLIP LEE DRIVE
ALL EASEMENTS OR OTHER ENCUMBRANCES, RECORDED OR UNRECORDED, ARE SHOWN BASED ON THAT POLICY.

SCHEDULE B-II EXCEPTIONS

THIS COMMITMENT DOES NOT REPUBLISH ANY COVENANT, CONDITION, RESTRICTION, OR LIMITATION CONTAINED IN ANY DOCUMENT REFERRED TO IN THIS COMMITMENT TO THE EXTENT THAT THE SPECIFIC COVENANT, CONDITION, RESTRICTION, OR LIMITATION VIOLATES STATE OR FEDERAL LAW BASED ON RACE, COLOR, RELIGION, SEX, SEXUAL ORIENTATION, GENDER-IDENTITY, HANDICAP, FAMILIAL STATUS, OR NATIONAL ORIGIN.

THE POLICY WILL NOT INSURE AGAINST LOSS OR DAMAGE RESULTING FROM THE TERMS AND PROVISIONS OF ANY LEASE OR EASEMENT IDENTIFIED IN SCHEDULE A, AND WILL INCLUDE THE FOLLOWING EXCEPTIONS UNLESS CLEARED TO THE SATISFACTION OF THE COMPANY:

- NONE KNOWN;
 - NONE KNOWN;
 - NONE KNOWN;
 - NOT A SURVEY ITEM;
 - NOT A SURVEY ITEM;
 - NOT A SURVEY ITEM;
 - NOTED;
 - THIS SURVEY, ONCE FINALIZED;
 - NOT A SURVEY ITEM;
 - NOTED;
 - NOTED;
 - NOTED;
 - DB 4309, PG 409 - GEORGIA POWER COMPANY EASEMENT. DOES NOT APPLY;
 - DB 4335, PG 284 - WARRANTY DEED. APPLIES TO TRACT I; *
 - DB 4395, PG 244 - AGREEMENT. DOES NOT APPLY;
 - DB 4645, PG 7 - WARRANTY DEED. APPLIES TO TRACT II; *
 - DB 4645, PG 125 - WARRANTY DEED. APPLIES TO TRACT II; *
 - DB 4686, PG 391 - GEORGIA POWER COMPANY EASEMENT. APPLIES TO TRACT II, BLANKET;
 - DB 4721, PG 509 - GEORGIA POWER COMPANY EASEMENT. APPLIES TO TRACT II, BLANKET;
 - DB 4956, PG 420 - GEORGIA POWER COMPANY EASEMENT. APPLIES TO TRACT II, BLANKET;
 - DB 5086, PG 395 - AGREEMENT. APPLIES TO TRACT II, AS SHOWN;
 - DB 40373, PG 73 - UNDERGROUND EASEMENT. APPLIES, AS SHOWN;
- *RESTRICTIONS FOR THE PROPERTIES HAVE EXPIRED.

SURVEYOR'S CERTIFICATION

TOXXXXXXXXXXXXXXXXX
OLD REPUBLIC NATIONAL 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 2021 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes items 2, 3, 4, 6(a), 6(b), 7a, 7(b) (1), 7(c), 8, 9, 10, 11(a), 13, 14, 16, 17, 18, 19, and 20 of Table A thereof. The field work was completed on November 01, 2021.

Date of Plat or Map: **NOVEMBER 24, 2021**

Pablo M. Garcia
Georgia RLS No. 3104

LEGAL DESCRIPTION

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOTS 83 AND 87 OF THE 14TH DISTRICT, FULTON COUNTY, GEORGIA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A RIGHT-OF-WAY MARKER FOUND AT THE POINT OF INTERSECTION OF THE SOUTHWESTERN RIGHT-OF-WAY LINE OF PHILLIP LEE DRIVE (100 FOOT RIGHT-OF-WAY) WITH THE NORTHWESTERN RIGHT-OF-WAY LINE OF FULTON INDUSTRIAL BLVD. (200 FOOT RIGHT-OF-WAY); THENCE SOUTH 48 DEGREES 04 MINUTES 21 SECONDS WEST FOR A DISTANCE OF 506.80 FEET ALONG THE NORTHWESTERN RIGHT-OF-WAY LINE OF FULTON INDUSTRIAL BLVD. (200 FOOT RIGHT-OF-WAY); THENCE SOUTH 37 DEGREES 04 MINUTES 39 SECONDS WEST FOR A DISTANCE OF 200.00 FEET TO POINT ON THE SOUTHWESTERN RIGHT-OF-WAY LINE OF THE CSX TRANSPORTATION RAILROAD COMPANY (FORMERLY KNOWN AS SEABOARD COAST LINE RAILROAD COMPANY AND ATLANTIC COAST LINE RAILROAD COMPANY (RIGHT-OF-WAY VARIES) AT THE TERMINUS OF SAID RIGHT-OF-WAY; THENCE NORTH 52 DEGREES 55 MINUTES 21 SECONDS EAST FOR A DISTANCE OF 58.00 FEET ALONG SAID TERMINUS OF SAID RIGHT-OF-WAY TO A MAG NAIL SET IN A CONCRETE FLUME ON THE NORTHEASTERN RIGHT-OF-WAY LINE OF SAID RIGHT-OF-WAY; THENCE NORTH 37 DEGREES 04 MINUTES 39 SECONDS WEST FOR A DISTANCE OF 260.41 FEET ALONG SAID NORTHEASTERN RIGHT-OF-WAY LINE OF THE CSX TRANSPORTATION RAILROAD COMPANY TO A POINT; THENCE NORTH 37 DEGREES 04 MINUTES 39 SECONDS WEST FOR A DISTANCE OF 260.41 FEET ALONG SAID RIGHT-OF-WAY LINE TO A 5/8 INCH REBAR FOUND; THENCE NORTH 52 DEGREES 55 MINUTES 21 SECONDS EAST FOR A DISTANCE OF 500.00 FEET ALONG SAID RIGHT-OF-WAY LINE TO A 5/8 INCH REBAR FOUND; THENCE SOUTH 37 DEGREES 04 MINUTES 39 SECONDS EAST FOR A DISTANCE OF 759.34 FEET ALONG SAID RIGHT-OF-WAY LINE TO A RIGHT-OF-WAY MARKER FOUND, SAID RIGHT-OF-WAY MARKER BEING THE POINT OF BEGINNING.

SAID PROPERTY CONTAINS 15.573 ACRES OR 678,369 SQUARE FEET.

ALTA/NSPS
LAND TITLE SURVEY
FOR:

XXXXXXXXXXXXXXXXXXXX
OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY
LAND LOTS 83 & 87 14th F.F. DISTRICT
FULTON COUNTY, GEORGIA