

COMMITMENT FOR TITLE INSURANCE

VESTING DEED TRACT 1

ISSUED BY STEWART TITLE GUARANTY COMPANY

SCHEDULE B, PART II EXCEPTIONS

The Land is described as follows:

TRACT 1:

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOTS 7 AND 169, 8TH AND 9TH DISTRICTS, CITY OF GAINESVILLE, HALL COUNTY, GEORGIA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

TO FIND THE POINT OF BEGINNING, COMMENCE AT THE INTERSECTION OF THE EASTERLY RIGHT-OF-WAY LINE FOR BROWNS BRIDGE ROAD (AK/A STATE ROUTE 369, 80-FOOT RIGHT-OF-WAY) WITH THE CENTERLINE OF DIXIE DRIVE; THENCE ALONG SAID EASTERLY RIGHT-OF-WAY LINE FOR BROWNS BRIDGE ROAD, IN A NORTHEASTERLY DIRECTION, A DISTANCE OF 559.85 TO A POINT, SAID POINT BEING THE POINT OF BEGINNING. THENCE ALONG SAID RIGHT-OF-WAY LINE NORTH 38 DEGREES 33 MINUTES 56 SECONDS EAST, A DISTANCE OF 363.45 FEET TO A POINT; THENCE LEAVING SAID RIGHT-OF-WAY LINE SOUTH 48 DEGREES 40 MINUTES 20 SECONDS EAST, A DISTANCE OF 175.62 FEET TO A POINT; THENCE SOUTH 29 DEGREES 16 MINUTES 08 SECONDS EAST, A DISTANCE OF 68.10 FEET TO A POINT; THENCE NORTH 64 DEGREES 43 MINUTES 00 SECONDS EAST, A DISTANCE OF 75.30 FEET TO A POINT; THENCE SOUTH 29 DEGREES 15 MINUTES 00 SECONDS EAST, A DISTANCE OF 73.29 FEET TO A POINT; THENCE NORTH 59 DEGREES 19 MINUTES 13 SECONDS EAST, A DISTANCE OF 60.20 FEET TO A POINT; THENCE SOUTH 29 DEGREES 24 MINUTES 54 SECONDS EAST, A DISTANCE OF 472.12 FEET TO A POINT; THENCE SOUTH 28 DEGREES 55 MINUTES 57 SECONDS EAST, A DISTANCE OF 340.56 FEET TO A POINT; THENCE SOUTH 60 DEGREES 49 MINUTES 14 SECONDS WEST, A DISTANCE OF 409.57 FEET TO A POINT; THENCE SOUTH 29 DEGREES 12 MINUTES 00 SECONDS EAST, A DISTANCE OF 0.99 FEET TO A POINT; THENCE SOUTH 79 DEGREES 18 MINUTES 47 SECONDS WEST, A DISTANCE OF 247.19 FEET TO A POINT; THENCE NORTH 31 DEGREES 08 MINUTES 00 SECONDS WEST, A DISTANCE OF 27.72 FEET TO A POINT; THENCE NORTH 60 DEGREE 48 MINUTES 27 SECONDS WEST, A DISTANCE OF 229.28 FEET TO A POINT; THENCE NORTH 29 DEGREES 12 MINUTES 00 SECONDS WEST, A DISTANCE OF 218.08 FEET TO A 1/2-INCH REBAR FOUND; THENCE SOUTH 39 DEGREES 00 MINUTES 56 SECONDS WEST, A DISTANCE OF 14.79 FEET TO A 1/2-INCH REBAR FOUND; THENCE NORTH 31 DEGREES 58 MINUTES 29 SECONDS WEST, A DISTANCE OF 144.42 FEET TO A POINT; THENCE NORTH 42 DEGREES 02 MINUTES 30 SECONDS EAST, A DISTANCE OF 127.65 FEET TO A 1/2-INCH REBAR FOUND; THENCE NORTH 42 DEGREES 15 MINUTES 00 SECONDS EAST, A DISTANCE OF 239.81 FEET TO A 5/8-INCH REBAR FOUND; THENCE NORTH 51 DEGREES 26 MINUTES 00 SECONDS WEST, A DISTANCE OF 230.00 FEET TO AN AFOREMENTIONED POINT ON THE SOUTHEASTERLY RIGHT-OF-WAY LINE FOR BROWNS BRIDGE ROAD (80-FOOT RIGHT-OF-WAY), SAID POINT BEING THE POINT OF BEGINNING.

SAID TRACT OR PARCEL OF LAND CONTAINS 15.023 ACRES, OR 654,402 SQUARE FEET, MORE OR LESS, AND IS SHOWN AS "OVERALL TRACT" ON THAT CERTAIN ALTA/ACSM LAND TITLE SURVEY FOR SRFF A/BROWNS BRIDGE, L.L.C., A10 CAPITAL, LLC, AND FIRST AMERICAN TITLE INSURANCE COMPANY, PREPARED BY URBAN ENGINEERS, INC., BEARING THE SEAL AND CERTIFICATION OF PABLO M. GARCIA, G.R.L.S. NO. 3104, DATED JUNE 29, 2015, AND AS LAST REVISED OCTOBER 15, 2015.

SCHEDULE C

VESTING DEED TRACTS 2-5

TRACT 2:

Those easement rights arising under that certain Easement Agreement by and between William D. Brunstad, nominee, and Wal-Mart Properties, Inc., a Delaware corporation, dated December 29, 1982, filed for record January 10, 1983 at 9:00 a.m., recorded in Deed Book 785, Page 340, Hall County, Georgia records, as amended by that certain First Amendment to Easement Agreement by and between William D. Brunstad, nominee, and Wal-Mart Properties, Inc., a Delaware corporation, dated January 28, 1983, filed for record January 28, 1993 at 9:00 a.m., recorded in Deed Book 787, Page 3, aforesaid records.

TRACT 3:

Those easement rights arising under that certain Easement Agreement by and between Wal-Mart Stores, Inc., a Delaware corporation, the successor by merger of Wal-Mart Properties, Inc. and Net 1 Gainesville L.P., a Delaware limited partnership, dated February 22, 1996, filed for record February 27, 1996 at 3:35 p.m., recorded in Deed Book 2555, Page 69, Hall County, Georgia records.

TRACT 4:

Those easement rights arising under that certain Easement and Restrictive Covenant Agreement by and between Gainesville Associates, a New Jersey limited partnership whose sole general partner is Kenbee Management, Inc., a Delaware corporation, JDN Enterprises, Inc., a Georgia corporation, Lamb And Associates, Inc., a Georgia corporation, and Wal-Mart Properties, Inc., a Delaware corporation, dated September 24, 1984, filed for record November 9, 1984 at 10:45 a.m., recorded in Deed Book 860, Page 421, Hall County, Georgia records; as amended by that certain Amendment to Easement and Restrictive Covenant Agreement by and between Gainesville Associates, a New Jersey limited partnership having Kenbee Management, Inc., a Delaware corporation as its sole general partner, JDN Enterprises, Inc., a Georgia corporation, Lamb & Associates, Inc., a Georgia corporation, trustee of Merit Profit Sharing Plan under plan dated October 29, 1984 and Wal-Mart Properties, Inc., a Delaware corporation, dated as of December 2, 1987, filed for record January 27, 1988 at 4:00 p.m., recorded in Deed Book 1180, Page 174, aforesaid records; as affected by that certain Consent by the Rock Ministries, Inc., dated as of February 24, 2004, filed for record April 14, 2004 at 4:00 p.m., recorded in Deed Book 4937, Page 483, aforesaid records.

TRACT 5:

Those easement rights arising under certain General Warranty Deed from Frank Morris and Morris-Smith Buick-GMC, Inc. a Georgia corporation, to William D. Brunstad, Nominee, dated September 16, 1982, filed for record September 27, 1982 at 9:00 a.m., recorded in Deed Book 777, Page 80, Hall County, Georgia records; as re-recorded October 8, 1982 at 4:30 p.m., recorded in Deed Book 777, Page 605, aforesaid records.

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:

- 1.) THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A CLOSURE PRECISION OF ONE FOOT IN 119,829 FEET AND AN ANGULAR ERROR OF 5 SECS PER ANGLE POINT, AND ADJUSTED USING THE COMPASS RULE.
2.) THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND FOUND TO BE ACCURATE WITHIN ONE FOOT IN 32,807 FEET.
3.) THE MEASUREMENT FOR FIELD DATA USED FOR PREPARING THIS PLAT WAS TAKEN BY A TOPCON GTS-311.

Table with 3 columns: DATE, Δ, DESCRIPTION. Row 1: 09/02/20, 1, FIELD-CHECKED & FOUND IMPROVEMENTS AS SHOWN; ADDED CERTIFICATION & TITLE BLOCK INFO.

THIS PROPERTY IS LOCATED ON PANEL 13039C0189F OF THE F.I.A. FLOOD INSURANCE RATE MAP DATED 09/29/06 FOR HALL COUNTY, GA & INCORP. AREAS AND IS NOT IN AN AREA HAVING SPECIAL FLOOD HAZARDS, ZONE X

TITLE EXCEPTIONS (2293 & 2275 BROWNS BRIDGE RD.):

XXXXXXXXXXXXXXXXXX, EFFECTIVE DATE: JULY 01, 2020 AT 8:00 A.M., IN THE PREPARATION OF THIS SURVEY, ALL EASEMENTS OR OTHER ENCUMBRANCES, RECORDED OR UNRECORDED, ARE SHOWN BASED ON THAT POLICY.

SCHEDULE B, PART 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:

- 1. NONE KNOWN;
2. NONE KNOWN;
3. NONE KNOWN;
4. NOT A SURVEY ITEM;
5. NOT A SURVEY ITEM;
6. NOT A SURVEY ITEM;
7. NOT A SURVEY ITEM;
8. NOTED;
9. NOTED;
10. NOT A SURVEY ITEM;
11. DB 118, PG 247 - GEORGIA POWER COMPANY EASEMENT... NOT PLOTTABLE;
12. DB 435, PG 383 - GEORGIA POWER COMPANY EASEMENT... NOT PLOTTABLE; ILLEGIBLE;
13. DB 860, PG 421 - EASEMENTS AND RESTRICTIVE COVENANTS AGREEMENT... APPLIES, BLANKET & AS SHOWN;
14. DB 4937, PG 483 - CONSENT OF LEASE... NOT A SURVEY ITEM;
15. DB 4293, PG 216 - EASEMENT AGREEMENT... APPLIES, AS SHOWN;
16. DB 785, PG 340 - EASEMENT AGREEMENT... DOES NOT APPLY; DEED MISWRITTEN;
17. DB 787, PG 3 - FIRST AMENDMENT TO EASEMENT AGREEMENT... APPLIES, AS SHOWN;
18. DB 790, PG 325 - O.T. CONVEYANCE OF ACCESS RIGHTS... APPLIES, AS SHOWN;
19. DB 1194, PG 318 - SEWER EASEMENT AGREEMENT... APPLIES, AS SHOWN;
20. DB 2555, PG 69 - EASEMENT AGREEMENT... APPLIES, BLANKET;
21. DB 415, PG 401 - EASEMENT AGREEMENT... TOO VAGUE TO LOCATE;
22. DB 1190, PG 254 - SLOPE EASEMENT AGREEMENT... DOES NOT APPLY; *
23. DB 1385, PG 58 - GEORGIA POWER COMPANY EASEMENT... DOES NOT APPLY.

*WHAT WAS ONCE AN EASEMENT IS NOW WALMART PROPERTY.

- 22. DB 6653, PG 413 - MEMORANDUM OF LEASE... NOT A SURVEY ITEM;
DB 7635, PG 683 - AMENDMENT TO MEMORANDUM OF LEASE... NOT A SURVEY ITEM;
DB 7626, PG 425 - SUBORDINATION, ATTORNIUM, AND NON-DISTURBANCE AGREEMENT
23. INTENTIONALLY DELETED
24. INTENTIONALLY DELETED
25. NOTED
26. NOT A SURVEY ITEM;
27. DB 777, PG 80 - TERMS, PROVISIONS, & EASEMENTS IN GENERAL WARRANTY DEED... INDETERMINATE; NOT HYPER-LINKED;
DB 777, PG 605 - AS (ABOVE INSTRUMENT) RE-RECORDED
28. ALTA/ACSM LAND TITLE SURVEY... SUPERSEDED BY THIS SURVEY; ONCE FINALIZED;
29. DB 7875, PG 307 - SHOPPING CENTER LEASE... NOT A SURVEY ITEM;
30. TENANCY RIGHTS... NOT A SURVEY ITEM;

NOTES:

- 1. BEARINGS ARE TO GRID NORTH.
2. ALL PINS SET ARE 5/8" REBAR AND YELLOW-CAPPED, UNLESS SPECIFIED OTHERWISE.
3. PROPERTY ADDRESSES ARE: 2275 BROWNS BRIDGE RD. GAINESVILLE, GA 30501. (TRACTS 1 & 5)
2283 BROWNS BRIDGE RD. GAINESVILLE, GA 30501. (TRACT 2)
2165 BROWNS BRIDGE RD. GAINESVILLE, GA 30501. (TRACTS 3 & 4)
4. THE TAX PARCEL FOR 2275 BROWNS BRIDGE RD. IS: 01127 003060 (TRACT 1, WHICH INCLUDES TRACT 5);
THE TAX PARCEL FOR 2283 BROWNS BRIDGE RD. IS: 01127 003075 (TRACT 2);
THE TAX PARCEL FOR 2165 BROWNS BRIDGE RD. IS: 01127 003058 (TRACT 3, WHICH INCLUDES TRACT 4).
5. THE OVERALL LEGAL DESCRIPTION FOR THE SITE ON THIS SURVEY IS NOT VERBATIM TO THE LEGAL DESCRIPTIONS SET FORTH IN THE LIMITED WARRANTY DEEDS; HOWEVER, IT DESCRIBES THE SAME EXACT TRACTS OF LAND DESCRIBED IN SAID LIMITED WARRANTY DEEDS.
6. THERE IS NO OBSERVED EVIDENCE OF CURRENT EARTH-MOVING WORK, BUILDING CONSTRUCTION, OR BUILDING ADDITIONS.
7. THERE IS NO OBSERVED EVIDENCE OF RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIRS.
8. THERE IS NO OBSERVED EVIDENCE OF SITE BEING USED AS A SOLID WASTE DUMP, SUMP, OR SANITARY LANDFILL.
9. TRACTS 1 & 2 HAVE DIRECT ACCESS TO BROWNS BRIDGE RD. AT ONE PLACE; TRACTS 3, 4, & 5 HAVE NO DIRECT ACCESS TO A PUBLIC ROAD.
10. ALL OBSERVABLE ENCROACHMENTS, BOUNDARY ISSUES, AND OTHER PROPERTY MATTERS ARE SHOWN ON THE SURVEY.

LEGAL DESCRIPTION
2165, 2275, & 2283 BROWNS BRIDGE ROAD
TRACTS 1, 2, 3, 4, & 5

ALL THAT TRACT OR PARCEL OF LAND LYING and being in Land Lot 7; 8th District and Land Lot 169; 9th District; City of Gainesville; Hall County, Georgia, and being more particularly described as follows:

TO FIND THE POINT OF BEGINNING, COMMENCE at the intersection of the easterly right-of-way line for Browns Bridge Road (a/k/a State Route 369; 80-foot right-of-way) with the centerline of Dixie Drive; THENCE along said easterly right-of-way line for Browns Bridge Road, in a northeasterly direction, a distance of 559.85 to a point, said point being the POINT OF BEGINNING. THENCE along said right of way line North 38 degrees 33 minutes 55 seconds East, a distance of 363.45 feet to a point; THENCE leaving said right of way line South 46 degrees 40 minutes 20 seconds East, a distance of 175.62 feet to a point; THENCE South 29 degrees 16 minutes 08 seconds East, a distance of 68.10 feet to a point; THENCE North 64 degrees 43 minutes 00 seconds East, a distance of 75.30 feet to a point; THENCE South 29 degrees 15 minutes 00 seconds East, a distance of 73.29 feet to a point; THENCE North 59 degrees 19 minutes 13 seconds East, a distance of 60.20 feet to a point; THENCE South 29 degrees 24 minutes 54 seconds East, a distance of 472.12 feet to a point; THENCE South 28 degrees 55 minutes 57 seconds East, a distance of 340.56 feet to a point; THENCE South 60 degrees 49 minutes 14 seconds West, a distance of 409.57 feet to a point; THENCE South 29 degrees 12 minutes 00 seconds East, a distance of 0.99 feet to a point; THENCE North 31 degrees 08 minutes 00 seconds West, a distance of 27.72 feet to a point; THENCE North 60 degree 48 minutes 27 seconds West, a distance of 229.28 feet to a point; THENCE North 29 degrees 12 minutes 00 seconds West, a distance of 218.08 feet to a 1/2-inch rebar found; THENCE SOUTH 39 degrees 00 minutes 56 seconds West, a distance of 14.79 feet to a 1/2-inch rebar found; THENCE NORTH 31 degrees 58 minutes 29 seconds West, a distance of 144.42 feet to a point; THENCE NORTH 42 degrees 02 minutes 30 seconds East, a distance of 127.65 feet to a 1/2-inch rebar found; THENCE NORTH 42 degrees 15 minutes 00 seconds East, a distance of 239.81 feet to a 5/8-inch rebar found; THENCE NORTH 51 degrees 26 minutes 00 seconds West, a distance of 230.00 feet to an aforementioned point on the southeasterly right-of-way line for Browns Bridge Road (80-foot right-of-way), said point being the POINT OF BEGINNING.

Said tract or parcel of land contains 15.023 acres, or 654,402 square-feet, more or less.

PER A XXXXXXXXXXXXXXXXXXXX REPORT FOR: BROWNS BRIDGE CROSSING (2275-2299 BROWNS BRIDGE ROAD, GAINESVILLE, GEORGIA 30501) PREPARED FOR: MR. SALAH NAFAL & O-MART, LLC, a Delaware limited liability company (2600 McCREE ROAD, SUITE 100; GARLAND, TEXAS 75041; DRAFT DATE OF REPORT: 08/21/20; DATE OF REVISION: 08/27/20, THE SUBJECT PROPERTY IS ZONED "G-B", GENERAL BUSINESS DISTRICT. SOME CONDITIONS OF SAID ZONING ARE: SETBACKS: FRONT: 40 FEET; SIDE: NONE; 35 FEET, WHEN ABUTTING RESIDENTIAL; REAR: NONE; 35 FEET, WHEN ABUTTING RESIDENTIAL. MAX. BUILDING HEIGHT = 5 STORIES/75 FEET; MAX. FLOOR AREA = 60%.

PARKING REQUIRED: MIN.: 1 SPACE/275 sf (140, 942/275 = 513) MAX.: 1 SPACE/225 sf (140, 942/275 = 626)
PARKING, EXISTING: 661 REGULAR SPACES
16 HANDICAPPED SPACES

SURVEYOR'S CERTIFICATION

TO: TDB (OWNER)
TBD (LENDER)
TBD (TITLE 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), 7a, 7(b) (1), 7(c), 8, 9, 10(a), 11, 13, 14, 16, 17, 18, 19, 20 of Table A thereof. The field work was completed on 08/17/20.

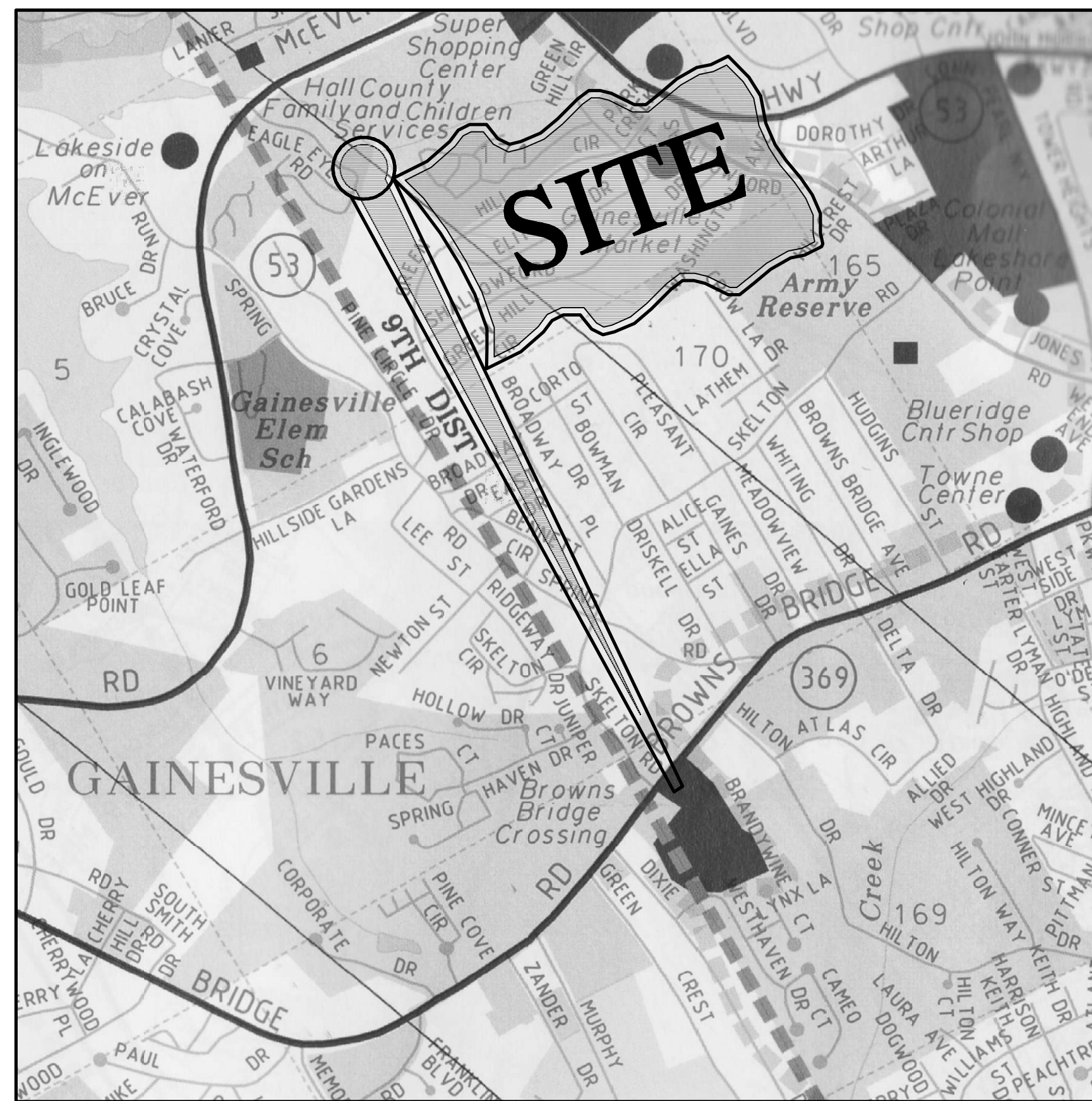
Date of Plat or Map: SEPTEMBER 02, 2020

Pablo M. Garcia
Georgia RLS No. 3104

ALTA/NSPS
LAND TITLE SURVEY
FOR:

TDB (OWNER)
TBD (LENDER)
TBD (TITLE COMPANY)

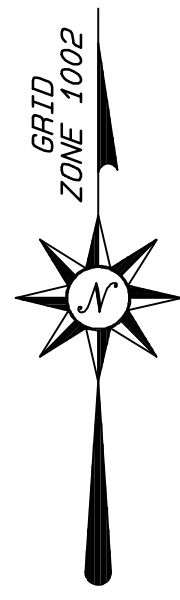
LAND LOT 7; 8th DISTRICT & LAND LOT 169; 9th DISTRICT
CITY OF GAINESVILLE
HALL COUNTY, GEORGIA



- LEGEND:
ARC - LENGTH OF CURVE
A/C - AIR-CONDITIONED
AT&T - AT&T UNDERGROUND CABLE
BC - BACK OF CURB
BSL - BUILDING SETBACK LINE
BSMH - BELL SOUTH MANHOLE
CHD - LENGTH OF CHORD
CLF - CHAIN LINK FENCE
CMP - CORRUGATED METAL PIPE
C&G - CURB AND GUTTER
CO - CLEAN OUT
CONC - CONCRETE
CTP - CRIMP-TOP PIPE
DB - DEED BOOK
DIP - DUCTILE-IRON PIPE
DWCB - DOUBLE-WING CATCH BASIN
EB - ELECTRIC BOX
EM - ELECTRIC METER
EP - EDGE OF PAVEMENT
ESM - EASEMENT
FH - FIRE HYDRANT
FDC - FIRE DEPARTMENT CONNECTION
GI - GRATE INLET
GM - GAS METER
GL - GROUND LIGHT
GP - GUARD-POST
GV - GAS VALVE
GW - GUY WIRE
HW - HEADWALL
IPF - IRON PIN FOUND
IPS - IRON PIN SET
JB - JUNCTION BOX
LP - LIGHT POLE
N' BORS - NEIGHBORS
N/F - NOW OR FORMERLY
OTP - OPEN TOP PIPE
OVC - OVERHEAD CABLE
PB - PLAT BOOK
PG - PAGE
PIV - POST INDICATOR VALVE
PL - PROPERTY LINE (OR BOUNDARY LINE)
POB - POINT OF BEGINNING
POC - POINT OF COMMENCEMENT
PP - POWER POLE
PVC - POLYVINYL CHLORIDE
RAD - RADIUS OF CURVE
RCP - REINFORCED CONCRETE PIPE
RR - RAILROAD
R/W - RIGHT-OF-WAY
SDMH - STORM DRAIN MANHOLE
SSMH - SANITARY SEWER MANHOLE
SS - SANITARY SEWER LINE
SV - SPRINKLER VALVE
SWCB - SINGLE-WING CATCH BASIN
S/W - SIDEWALK
TBX - TELEPHONE BOX
TRANS - TRANSFORMER
UBC - UNDERGROUND CABLE
UE - UNDERGROUND ELECTRIC CABLE
UT - UNDERGROUND TELEPHONE
UMH - UTILITY MANHOLE
W - WATER LINE
WI - WATER INLET
WM - WATER METER
WRF - WIRE FENCE
WV - WATER VALVE

LOCATION MAP

Vertical text on the left edge of the page, likely a scanning artifact or reference code.

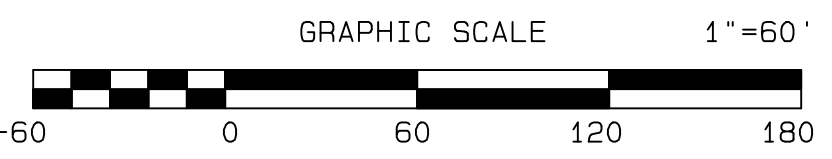


SITE AREA =
15.023 acres
654,402 sf

- SITE AREA (TRACT 1) = 8.1679 acres
- SITE AREA (TRACT 2) = 5.17 acres
- SITE AREA (TRACT 3) = 1.71 acres
- SITE AREA (TRACT 4) = 0.5528 acres
- SITE AREA (TRACT 5) = 1.1323 acres

(TRACT 3 IS INCORPORATED INTO TRACTS 1 & 4, AND NOT PART OF THE AGGREGATE)

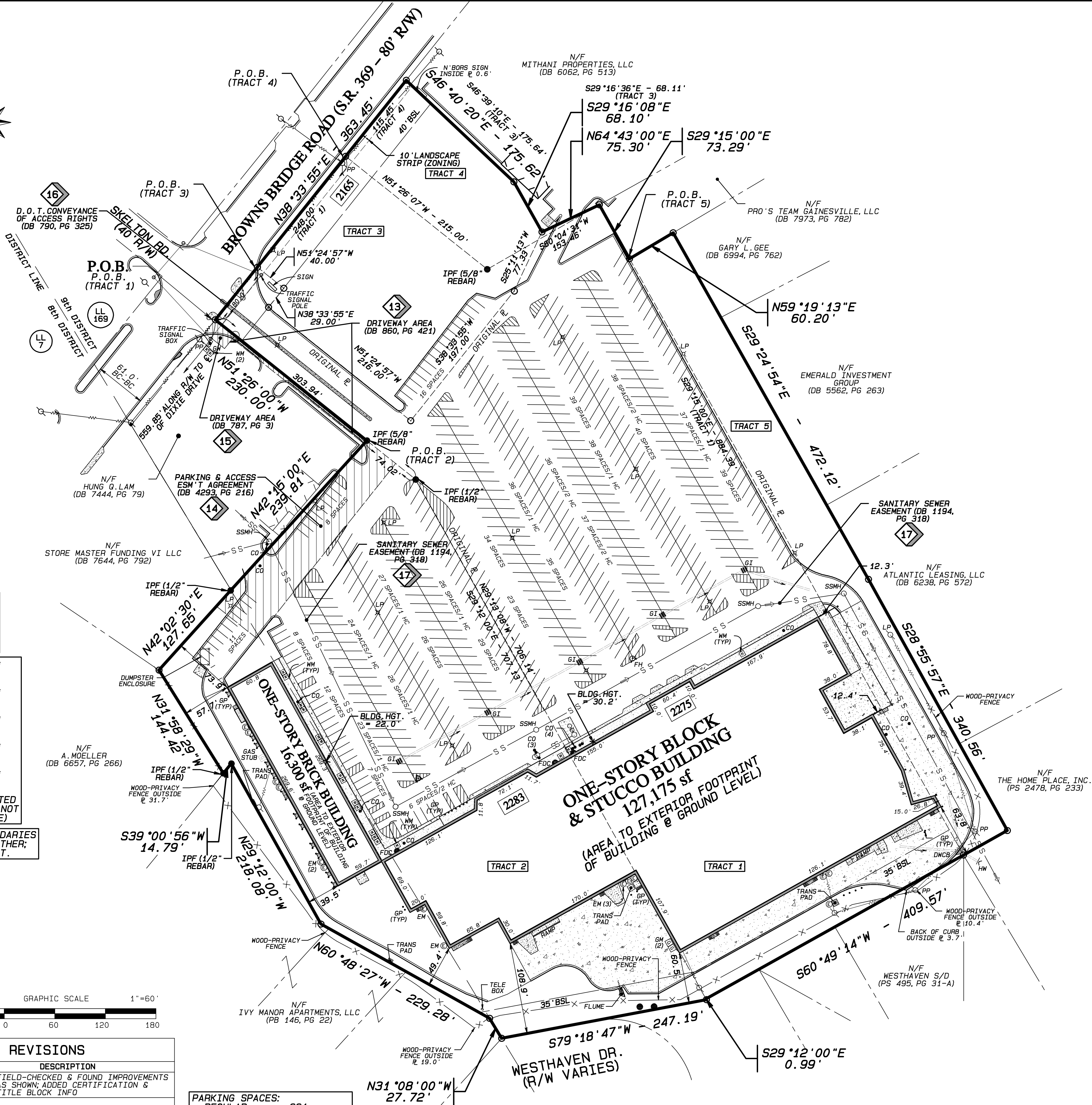
TRACTS 1, 2, 3, 4, & 5'S BOUNDARIES ARE CONTIGUOUS TO EACH OTHER; NO GORES OR GAPS EXIST.



REVISIONS	
DATE	DESCRIPTION
09/02/20	1 FIELD-CHECKED & FOUND IMPROVEMENTS AS SHOWN; ADDED CERTIFICATION & TITLE BLOCK INFO

PARKING SPACES:
 REGULAR - 661
 HANDICAPPED - 16
 TOTAL - 677 SPACES

ONE-STORY BLOCK & STUCCO BUILDING
 127,175 sf
 (AREA TO EXTERIOR FOOTPRINT OF BUILDING @ GROUND LEVEL)



ALTA/NSPS
 LAND TITLE SURVEY
 FOR:
TDB (OWNER)
TBD (LENDER)
TBD (TITLE COMPANY)
 LAND LOT 7; 8th DISTRICT & LAND LOT 169; 9th DISTRICT
 CITY OF GAINESVILLE
 HALL COUNTY, GEORGIA

PLOTTED ON: F:\14_12_04_30_2023
 COMPUTER FILE: C:\Users\jw2202852\...
 2279 Browns Bridge Rd., Gainesville, FL 32608
 2279 Browns Bridge Rd., LLC (DB 6657, PG 266)