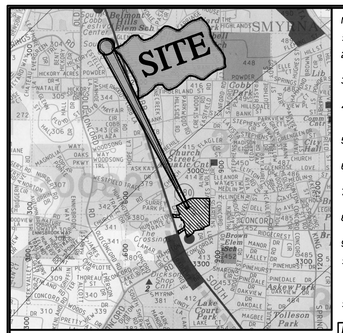


LOCATION MAP

NOTES:

1. BEARINGS ARE TO MAGNETIC NORTH.
2. ALL PINS SET ARE 5/8"REBAR AND CAPPED, UNLESS SPECIFIED OTHERWISE.
3. PROPERTY ADDRESS: 3102-3209 SOUTH COBB DR., SMYRNA, GA. 30080.
4. THE TAX PARCEL Nos.ARE: 17041400580 (3102 SOUTH COBB DR.); 17041400090 (3205 SOUTH COBB DR.); 17041300090 (3209 SOUTH COBB DR.).
5. SUBJECT PROPERTY IS THE SAME TRACT AS DEPICTED IN DEED BOOK 13762, PAGE 3232 & DEED BOOK 10297, PAGE 436.
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 SITES BEING USED AS A SOLID WASTE DUMP, SUMP, OR SANITARY LANDFILL.
9. SITE HAS DIRECT ACCESS TO SOUTH COBB DR. (TWO PLACES); & LUSK DR. (ONE PLACE).
10. THE LEGAL DESCRIPTION OF THE SITE ON THIS SURVEY IS NOT VERBATIM TO THE LEGAL DESCRIPTION SET FORTH IN THE VESTING DEED FOR THE PROPERTY.HOWEVER,IT DESCRIBES THE SAME EXACT TRACT OF LAND IN SAID VESTING DEED.
11. ALL OBSERVABLE ENCROACHMENTS, BOUNDARY ISSUES, AND OTHER PROPERTY MATTERS ARE SHOWN ON THE SURVEY.

PARKING SPACES:
REGULAR - 794
HANDICAPPED - 21
TOTAL - 815 SPACES

LEGEND:

ARC	LENGTH OF CURVE
A/C	AIR-CONDITIONED
AT&T	AT&T UNDERGROUND CABLE
BC	BACK OF CURB
BSL	BUILDING SETBACK LINE
BSMH	BELLSOUTH 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'T	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	NEIGHBOR'S
N/F	NOW OR FORMERLY
OTP	OPEN TOP PIPE
	OVERHEAD CABLE
PB	PLAT BOOK
PG	PAGE
PIV	POST INDICATOR VALVE
	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
UGC	UNDERGROUND CABLE
E	UNDERGROUND ELECTRIC CABLE
T	UNDERGROUND TELEPHONE
UMH	UTILITY MANHOLE
W	WATER LINE
WI	WEIR INLET
WM	WATER METER
WRF	WIRE FENCE
WV	WATER VALVE

PER A PRZ REPORT FOR: CONCORD VILLAGE SHOPPING CENTER, PREPARED FOR: TBD, THE SUBJECT PROPERTY IS ZONED"GC"GENERAL COMMERCIAL DISTRICT; WITHIN"CDD-4"SOUTH COBB CORRIDOR DESIGN DISTRICT. SOME CONDITIONS OF SAID ZONING ARE:
SETBACKS:
FRONT: 50 FEET, FROM MAJOR THOROUGHFARE;
SIDE: 10 FEET(NONE, IF ABUTTING RAILROAD RIGHT-OF-WAY);
REAR: 30 FEET(NONE, IF ABUTTING RAILROAD RIGHT-OF-WAY).
MAX.BUILDING HEIGHT = 35 FEET, PER GC-DISTRICT; SHALL NOT EXCEED THE NUMERICAL VALUE OF THE DISTANCE BETWEEN IT AND THE NEAREST STRUCTURE, PER CDD-4 DISTRICT.
MAX.FLOOR AREA = N/A.

CDD-4 ZONING REQUIREMENTS ONLY APPLY IN THE CASE OF REDEVELOPMENT; DOES NOT APPLY TO EXISTING CONDITIONS.

IT IS NOT DETERMINED WHAT THE CONTROLLING JURISDICTION CONSIDERS THE SUBJECT PROPERTY'S FRONT BOUNDARY LINE TO BE TO ACCURATELY DEPICT ITS FRONT SETBACK LINE.

NOTES:

THIS PROPERTY IS LOCATED ON PANEL 13067C0119H OF THE F.I.A.FLOOD INSURANCE RATE MAP DATED 03/04/13 FOR COBB COUNTY & INCORP.AREAS AND PORTIONS ARE IN AN AREA HAVING SPECIAL FLOOD HAZARDS. ZONE X.

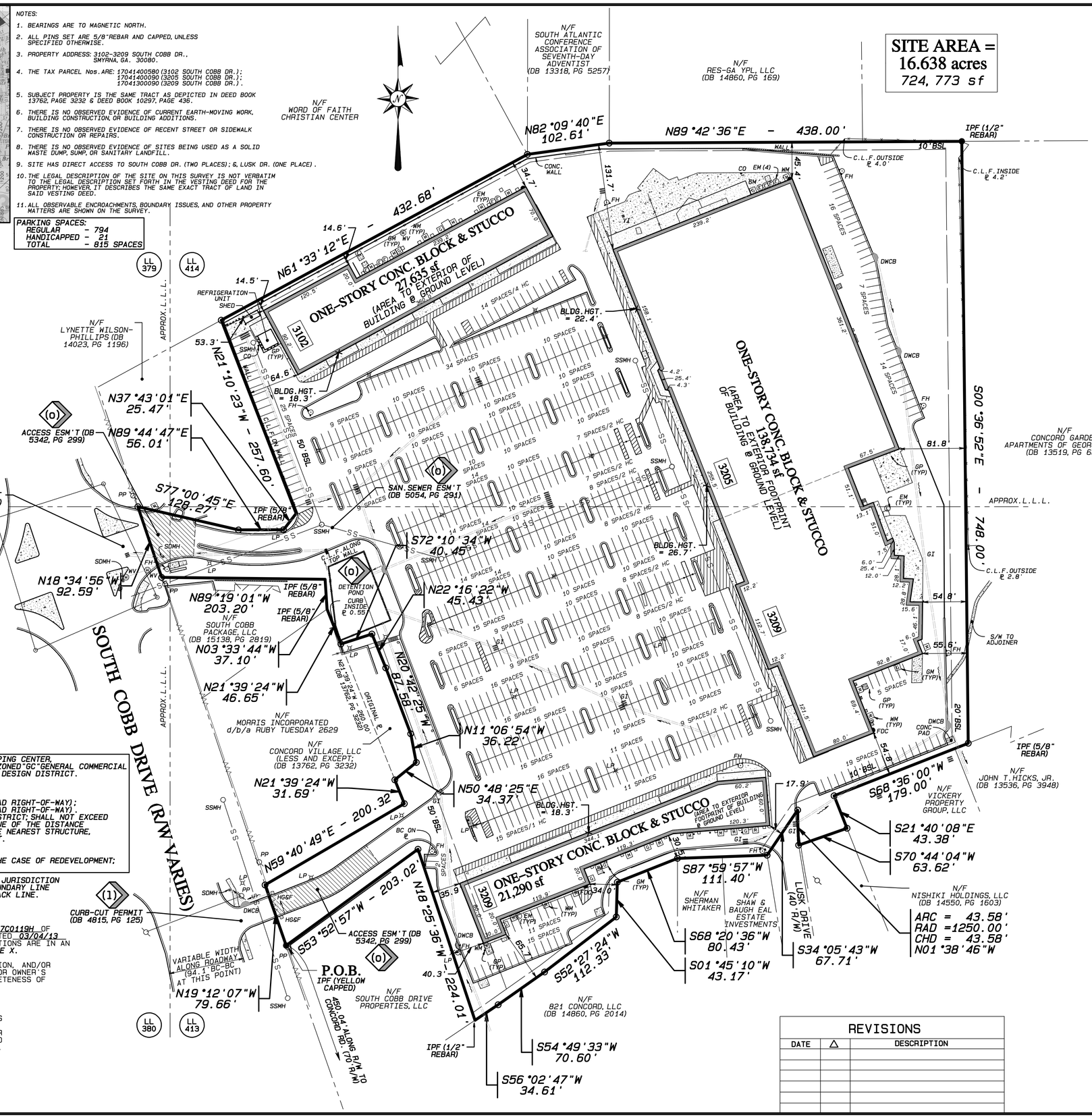
UTILITY LOCATIONS ARE FROM FIELD OBSERVATION, AND/OR DOCUMENTATION FURNISHED BY THE OWNER AND/OR OWNER'S REPRESENTATIVE.NEITHER ACCURACY NOR COMPLETENESS OF UNDERGROUND UTILITIES ARE GUARANTEED.

STANDARD SURVEY NOTES:

1.) THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A CLOSURE PRECISION OF ONE FOOT IN 60,811 FEET AND AN ANGULAR ERROR OF 1.0 sec. PER ANGLE POINT, AND ADJUSTED USING THE LEAST SQUARES RULE.

2.) THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND FOUND TO BE ACCURATE WITHIN ONE FOOT IN 145,454 FEET.

3.) THE MEASUREMENT FOR FIELD DATA USED FOR PREPARING THIS PLAT WAS TAKEN BY A TOPCON GTS-233.



TITLE EXCEPTIONS(3201-3209 SOUTH COBB DR.):

XXXXXXXXXXXXXXX, RELIED UPON FIRST AMERICAN TITLE INSURANCE COMPANY'S COMMITMENT No.XXXXXXXXX, EFFECTIVE DATE: MAY 08, 2015 AT 5:00 P.M., IN THE PREPARATION OF THIS SURVEY. ALL EASEMENTS OR OTHER ENCUMBRANCES, RECORDED OR UNRECORDED, ARE SHOWN BASED ON THAT POLICY.

II.SCHEDULE B OF THE POLICY OR POLICIES TO BE ISSUED WILL CONTAIN EXCEPTIONS TO THE FOLLOWING MATTERS UNLESS THE SAME ARE DISPOSED-OF TO THE SATISFACTION OF THE COMPANY:

1. NONE KNOWN; NOT A SURVEY ITEM;
2. STANDARD EXCEPTIONS:
   (a) NONE KNOWN;
   (b) NONE KNOWN;
   (c) EXCEPT AS SHOWN, NONE KNOWN;
   (d) NONE KNOWN; NOT A SURVEY ITEM;
   (e) NONE KNOWN; NOT A SURVEY ITEM;
3. SPECIAL EXCEPTIONS:
   (a) NOTA SURVEY ITEM;
   (b) NOT A SURVEY ITEM;
   (c) NOTED;
   (d) [INTENTIONALLY OMITTED]
   (e) NOT A SURVEY ITEM;
   (f) NOT A SURVEY ITEM;
3. (g) DB 306, PG 88 - GEORGIA POWER COMPANY EASEMENT .....NOT PLOTTABLE;
3. (h) DB 506, PG 177 - GEORGIA POWER COMPANY EASEMENT .....NOT PLOTTABLE;
3. (i) [INTENTIONALLY OMITTED]
3. (j) DB 1100, PG 215 - GEORGIA POWER COMPANY EASEMENT .....NOT PLOTTABLE;
3. (k) [INTENTIONALLY OMITTED]
3. (l) DB 4815, PG 125 - DEPARTMENT OF TRANSPORTATION EASEMENT .....APPLIES, AS SHOWN;
3. (m) [INTENTIONALLY OMITTED]
3. (n) DB 4805, PG 290 - DEPARTMENT OF TRANSPORTATION EASEMENT .....APPLIES, AS SHOWN; HOWEVER, IT DOES NOT LIE WITHIN THE PROPERTY;
3. (o) DB 5054, PG 291 - DECLARATION OF COVENANTS, EASEMENTS, CONDITIONS, AND RESTRICTIONS FOR CONCORD VILLAGE .....APPLIES, BLANKET & AS SHOWN;
   DB 5161, PG 446 - FIRST AMENDMENT TO DECLARATION OF COVENANTS, EASEMENTS, CONDITIONS, AND RESTRICTIONS .....DOES NOT APPLY;
   DB 5342, PG 299 - SECOND AMENDMENT TO DECLARATION OF COVENANTS, EASEMENTS, CONDITIONS, AND RESTRICTIONS .....APPLIES, AS SHOWN;
   DB 5565, PG 152 - THIRD AMENDMENT TO DECLARATION OF COVENANTS, EASEMENTS, CONDITIONS, AND RESTRICTIONS .....DOES NOT APPLY;
3. (p) DB 5342, PG 310 - LEASE AGREEMENT .....NOT A SURVEY ITEM;
3. (q) [INTENTIONALLY OMITTED]
3. (r) [INTENTIONALLY OMITTED]

LEGAL DESCRIPTION
3102-3209 South Cobb Drive

ALL THAT TRACT OR PARCEL OF LAND LYING and being in Land Lots 380, 413, and 414, 17th District, City of Smyrna, Cobb County, Georgia, and being more particularly described as follows:

TO FIND THE POINT OF BEGINNING, COMMENCE at a point at the intersection of the northeastern right-of-way line for South Cobb Drive (a 200-foot right-of-way) and the northwestern right-of-way line for Concord Road (a 70-foot right-of-way); THENCE along said right-of-way line for South Cobb Drive North 21 degrees 16 minutes 19 seconds West, a distance of 450.04 feet to a yellow-capped iron pin found, said iron pin being the POINT OF BEGINNING; THENCE along said right-of-way line North 19 degrees 12 minutes 07 seconds West, a distance of 79.66 feet to a point; THENCE leaving said right-of-way line North 59 degrees 40 minutes 49 seconds East, a distance of 200.32 feet to a point; THENCE North 21 degrees 39 minutes 24 seconds West, a distance of 31.69 feet to a point; THENCE North 50 degrees 48 minutes 25 seconds East, a distance of 34.37 feet to a point; THENCE North 11 degrees 06 minutes 54 seconds West, a distance of 36.22 feet to a point; THENCE North 20 degrees 42 minutes 25 seconds West, a distance of 87.58 feet to a point; THENCE North 22 degrees 16 minutes 22 seconds West, a distance of 45.43 feet to a point; THENCE South 72 degrees 10 minutes 34 seconds West, a distance of 40.45 feet to a point; THENCE North 21 degrees 39 minutes 24 seconds West, a distance of 46.65 feet to a point; THENCE North 03 degrees 33 minutes 44 seconds West, a distance of 37.10 feet to a point; THENCE North 89 degrees 19 minutes 01 second West, a distance of 203.20 feet to a point on the aforementioned northeastern right-of-way line for South Cobb Drive (right-of-way varies); THENCE along said right-of-way line North 18 degrees 34 minutes 56 seconds West, a distance of 92.59 feet to a point; THENCE leaving said right-of-way line South 77 degrees 00 minutes 45 seconds East, a distance of 128.27 feet to a point; THENCE North 89 degrees 44 minutes 47 seconds East, a distance of 56.01 feet to a point; THENCE North 37 degrees 43 minutes 01 second East a distance of 25.47 feet to a 5/8-inch rebar found; THENCE North 21 degrees 10 minutes 23 seconds West a distance of 257.60 feet to a point; THENCE North 61 degrees 33 minutes 12 seconds East, a distance of 432.68 feet to a point; THENCE North 82 degrees 09 minutes 40 seconds East, a distance of 102.61 feet to a point; THENCE North 89 degrees 42 minutes 36 seconds East, a distance of 438.00 feet to a 1/2-inch rebar found; THENCE South 00 degrees 36 minutes 52 seconds East, a distance of 748.00 feet to a point; THENCE South 68 degrees 36 minutes 00 seconds West a distance of 179.00 feet to a point; THENCE South 21 degrees 40 minutes 08 seconds East, a distance of 43.38 feet to a point; THENCE South 70 degrees 44 minutes 04 seconds West, a distance of 63.62 feet to the eastern right-of-way line for Lusk Drive (40-foot right-of-way); THENCE along said right-of-way line along a curve to the right having a radius of 1,250.00 feet and an arc length of 43.58, being subtended by a chord bearing North 01 degree 38 minutes 46 seconds West, a distance of 43.58 feet; THENCE along said right-of-way line South 34 degrees 05 minutes 43 seconds West, a distance of 67.71 feet to a point; THENCE leaving said right-of-way line South 87 degrees 59 minutes 57 seconds West, a distance of 111.40 feet to a point; THENCE South 68 degrees 20 minutes 36 seconds West, a distance of 80.43 feet to a point; THENCE South 01 degree 45 minutes 10 seconds West, a distance of 43.17 feet to a point; THENCE South 52 degrees 27 minutes 24 seconds West, a distance of 112.33 feet to a point; THENCE South 54 degrees 49 minutes 33 seconds West, a distance of 70.60 feet to a point; THENCE South 56 degrees 02 minutes 47 seconds West, a distance of 34.61 feet to a 1/2-inch rebar found; THENCE North 18 degrees 25 minutes 36 seconds West, a distance of 224.01 feet to a point; THENCE South 53 degrees 52 minutes 57 seconds West, a distance of 203.02 feet to an aforementioned yellow-capped iron pin found on the northeastern right-of-way line for South Cobb Drive, said iron pin being the POINT OF BEGINNNING.

Said tract or parcel of land contains 16.638 acres, or 724,773 square-feet, more or less.

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 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), 7a, 7 (b) (1), 7 (c), 8, 9, 11 (a), 13, 14, 16, 17, 18, & 21 of Table A thereof.The field work was completed on October 04, 2015.

Date of Plat or Map: OCTOBER 15, 2015

Pablo M.Garcia
Georgia RLS No.3104

REVISIONS		
DATE	△	DESCRIPTION

ALTA/ACSM
LAND TITLE SURVEY
FOR:

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

LAND LOTS 380, 413, & 414 17th DISTRICT
CITY OF SMYRNA
COBB COUNTY, GEORGIA

PLOTTED ON:Fri Apr 14 11:52:49 2023
COMPUTER FILE:G:\Surveys\0150518 - Stream Realty & Surveys\3102-3209 South Cobb Dr Smyrna\0150518 - 3102 South Cobb Dr - for TS, LLC use.pno