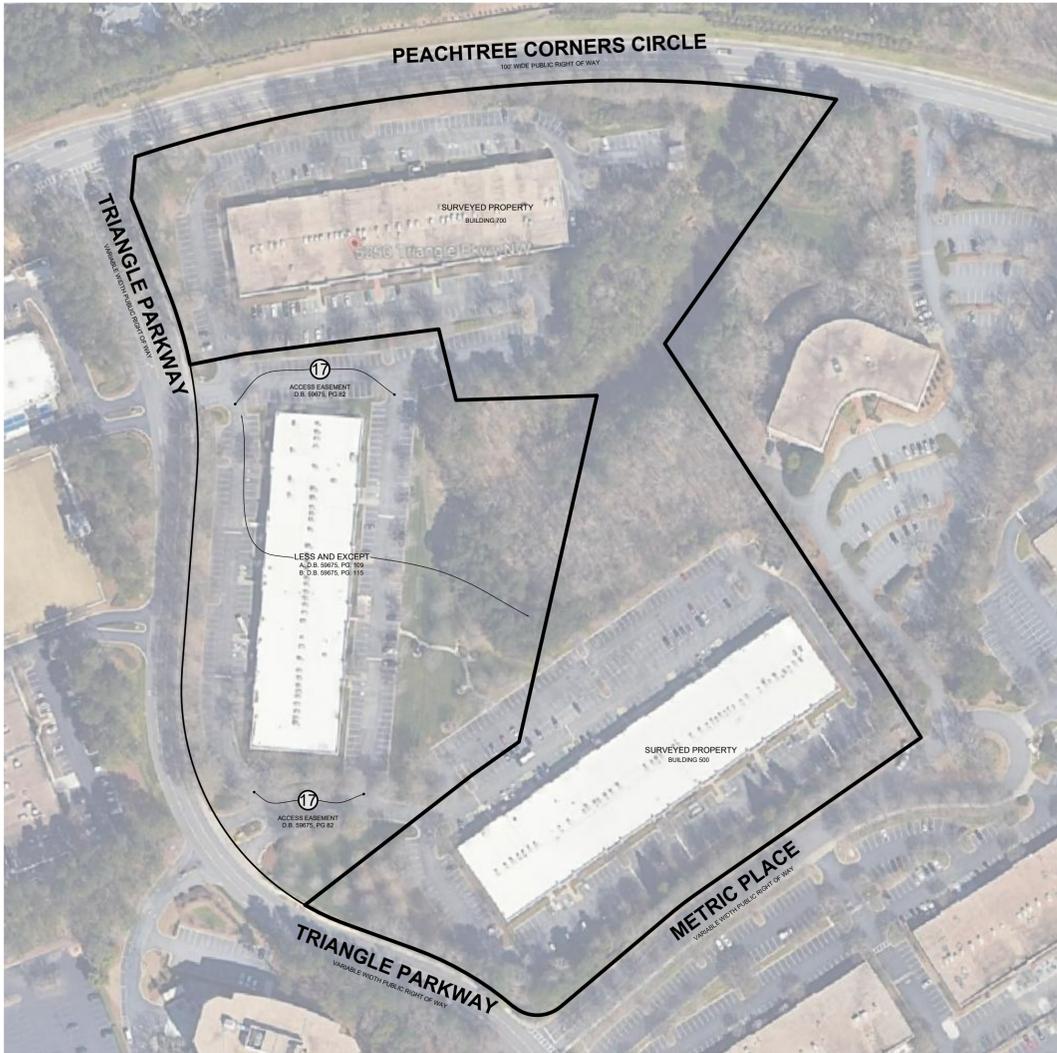


ITEMS CORRESPONDING TO SCHEDULE B-II

- 6. Easement from Miss Mattie A. Burchaell to Georgia Power Company, dated July 5, 1945, filed August 10, 1945, and recorded in Deed Book 77, Page 85, records of the Superior Court of Gwinnett County, Georgia. (As to Land Lot 317 only) THE LOCATION OF THIS ITEM CANNOT BE DETERMINED FROM THE INFORMATION PROVIDED IN THE RECORD DOCUMENT.
7. Easements as contained in that certain Right of Way Deed from Banca Commerciale Italiana to Gwinnett County, a political subdivision of the State of Georgia, dated February 15, 1979, filed February 22, 1979, and recorded in Deed Book 1648, Page 83, aforesaid records. THIS ITEM IS NOT LOCATED ON THE SURVEYED PROPERTY.
8. Declaration of Covenants, Conditions and Restrictions by Shell Oil Company, a Delaware corporation, dated October 12, 1983, filed October 19, 1983 and recorded in Deed Book 2853, Page 167 aforesaid records; as modified by First Modification of Declaration of Covenants, Conditions and Restrictions, dated October 8, 1984, filed November 5, 1984 and recorded in Deed Book 2908, Page 514, aforesaid records; as assigned by Assignment from Shell Oil Company, a Delaware corporation ("Assignor") to Spalding Triangle Property Owners Association, Inc., a Georgia corporation ("Assignee"), dated as of May 15, 1985, filed June 21, 1985 and recorded in Deed Book 3078, Page 116, aforesaid records; as further modified by Second Amendment to Declaration of Covenants, Conditions and Restrictions, dated July 1, 1985, filed September 23, 1985, and recorded in Deed Book 3153, Page 232, aforesaid records; as affected by Supplemental Declaration of Covenants, Conditions and Restrictions by Dan Cowart, Inc., a Georgia corporation and Spalding Triangle Property Owners Association, Inc., a Georgia not-for-profit corporation dated April 18, 1997, filed April 29, 1997, and recorded in Deed Book 14099, Page 131, aforesaid records; as may be further amended and/or supplemented. THIS ITEM IS LOCATED ON THE SURVEYED PROPERTY, HOWEVER THERE ARE NO PLOTTABLE SURVEY ITEMS.
9. Easement from Shell Oil Company to Georgia Power Company, dated January 27, 1984, filed July 30, 1984, and recorded in Deed Book 2839, Page 618, aforesaid records. THIS ITEM IS LOCATED ON THE SURVEYED PROPERTY (TRIANGLE UNIT #1), HOWEVER THERE ARE NO PLOTTABLE SURVEY ITEMS.
10. Easement from Peterson Properties Limited of the county of Cobb, State of Georgia to Gwinnett County, a political subdivision of the State of Georgia, dated as of October 11, 1988, filed September 26, 1988, and recorded in Deed Book 3576, Page 220, aforesaid records. THIS ITEM IS NOT LOCATED ON THE SURVEYED PROPERTY.
11. Temporary Construction Easement from Ta Yuan Huang and Jui Hui Lin Huang to Gwinnett County, a political subdivision of the State of Georgia, dated August 18, 1997, filed September 5, 1997, and recorded in Deed Book 14690, Page 244, aforesaid records. THIS ITEM IS LOCATED ON THE SURVEYED PROPERTY, HOWEVER EASEMENT EXPIRED UPON COMPLETION OF CONSTRUCTION WORK, THEREFOR NOTHING IS PLOTTED OR SHOWN HEREON.
12. Water Metering Device Easement from Southeast Office Partners, L.L.C. XIII to Gwinnett County, a political subdivision of the State of Georgia, dated September 16, 1997, filed September 24, 1997, and recorded in Deed Book 14784, Page 49, aforesaid records. THIS EASEMENT IS PLOTTED AND SHOWN HEREON.
13. Easement from Southeast Office Partners, L.L.C. XIII to Gwinnett County, dated September 16, 1997, filed September 24, 1997, and recorded in Deed Book 14784, Page 50, aforesaid records. THIS ITEM IS NOT LOCATED ON THE SURVEYED PROPERTY.
14. Easement from Southeast Office Partners, L.L.C., XIII, a Georgia limited liability company to Bellsouth Telecommunications, Inc., a Georgia corporation, dated December 1, 1997, filed December 24, 1997 and recorded in Deed Book 15219, Page 116, aforesaid records. THIS EASEMENT IS PLOTTED AND SHOWN HEREON.
15. Easement from Southeast Office Partners, L.L.C., XIII to Georgia Power Company, dated April 15, 1998, filed May 13, 1998 and recorded in Deed Book 16011, Page 245, aforesaid records. NOT SHOWN, IT IS A BLANKET EASEMENT.
16. Easement from Southeast Office Partners, L.L.C., XIII to Georgia Power Company, dated October 21, 1997, filed May 13, 1998 and recorded in Deed Book 16011, Page 246, aforesaid records. THIS ITEM IS NOT LOCATED ON THE SURVEYED PROPERTY.
17. Declaration of Covenants, Conditions and Restrictions by TAC Lakeside, LLC, a Georgia limited liability company, effective as of February 8, 2022, filed February 9, 2022 and recorded in Deed Book 59675, Page 82, aforesaid records; as assigned by Assignment and Assumption of Declarant Rights by Tac Lakeside, LLC, a Georgia limited liability company ("Assignor") and Virtue Village, LLC, a Georgia limited liability company ("Assignee"), dated as of February 8, 2022, filed February 9, 2022 and recorded in Deed Book 59676, Page 829, aforesaid records; as may be further amended and/or supplemented. THIS EASEMENT IS PLOTTED AND SHOWN HEREON.
18. All matters affecting subject property as shown on the following Plats, all aforesaid records: Plat Book 28, Page 5; Plat Book 28, Page 256; Plat Book 41, Page 295; and Plat Book 71, Page 288. THIS EASEMENT IS PLOTTED AND SHOWN HEREON.
19. AS A MATTER OF INFORMATION, the following appear of record: Notice of Commencement of Improvement by Moeller Purcell Construction Company, dated February 25, 2022, filed March 1, 2022 and recorded in Lien Book 5941, Page 162, aforesaid records. THIS ITEM IS LOCATED ON THE SURVEYED PROPERTY, HOWEVER THERE ARE NO PLOTTABLE SURVEY ITEMS.

SITE MAP - NOT TO SCALE



MISCELLANEOUS NOTES

- MIN1 SURVEY PREPARED BY: NV5, FIRM REGISTRATION NUMBER LSF001204, 12467 TELECOM DRIVE, TAMPA, FL 33637. PHONE (800) 787-8397 OR EMAIL MIKE.VUKODER@NV5.COM.
MIN2 POSTED ADDRESSES ARE AS SHOWN ON SHEET 2 OF 3 AND SHEET 3 OF 3.
MIN3 THE SURVEYED PROPERTY CONTAINS AN AREA OF 14.199+/- ACRES (618,521+/- SQUARE FEET), MORE OR LESS.
MIN4 THE INFORMATION SHOWN HEREON WAS TAKEN FROM THE REFERENCED RECORDED PLAN(S) AND MAY NOT BE THE CURRENT STANDARD OR HOW THE STANDARDS IS INTERPRETED BY THE TOWNSHIP, COUNTY AND STATE. THE SETBACKS SHOWN (IF ANY) MAY NOT REFLECT THE ZONING REQUIREMENTS AT THE TIME OF CONSTRUCTION, IF ANY WERE REQUIRED AT THAT TIME.
MIN5 ONLY OBSERVABLE SURFACE AND ABOVE GROUND STRUCTURES WERE LOCATED. NO UNDERGROUND IMPROVEMENTS, SUCH AS FOUNDATION FOOTINGS, WERE LOCATED. SOME FEATURES SHOWN ON THIS PLAT MAY BE SHOWN OUT OF SCALE FOR CLARITY. ALL DIMENSIONS SHOWN ARE IN FEET AND DECIMALS THEREOF.
MIN6 THERE ARE 564 STRIPED REGULAR PARKING SPACES, 3 ELECTRIC VEHICLE SPACES AND 24 STRIPED HANDICAPPED PARKING SPACES FOR A TOTAL OF 588 STRIPED PARKING SPACES ON THE SURVEYED PROPERTY.
MIN7 NO DIVISION OR PARTY WALLS WERE DESIGNATED BY THE CLIENT OR LOCATED BY SURVEYOR WITH RESPECT TO ADJOINING PROPERTIES.
MIN8 AT THE TIME OF SURVEY, THERE WAS NO OBSERVABLE EVIDENCE OF EARTH MOVING WORK, BUILDING CONSTRUCTION, BUILDING ADDITIONS.
MIN9 AT THE TIME OF SURVEY, THE SURVEYOR WAS UNAWARE OF ANY PROPOSED CHANGES IN STREET RIGHT OF WAY LINES OR OBSERVABLE EVIDENCE OF STREET OR SIDEWALK REPAIRS.
MIN10 THE PLOTTABLE OFFSITE EASEMENTS OR SERVITUDES DISCLOSED IN DOCUMENTS PROVIDED TO THE SURVEYOR OR WERE OBSERVED IN THE PROCESS OF CONDUCTING THE SURVEY ARE SHOWN HEREON.
MIN11 THE SURVEYED PROPERTY HAS INDIRECT ACCESS TO TRIANGLE PARKWAY, A VARIABLE WIDTH DEDICATED PUBLIC RIGHT-OF-WAY, AS SHOWN HEREON.
MIN12 OWNERSHIP OF FENCES, IF ANY, WAS NOT DETERMINED UNDER THE SCOPE OF THIS SURVEY.
MIN13 THERE ARE NO GAPS, GORES, OVERLAPS OR HIATUS INHERENT TO THE SURVEYED PROPERTY BASED ON THE SURVEY PERFORMED AND THE TITLE COMMITMENTS PROVIDED AND ALL PARCELS ARE CONTIGUOUS.
MIN14 BEARINGS SHOWN HEREON ARE BASED ON THE EASTERLY RIGHT OF WAY LINE OF TRIANGLE PARKWAY, NORCROSS, GEORGIA TO BEAR N 21° 39' 37" W, AS SHOWN HEREON.
MIN15 THIS SURVEY IS NOT INTENDED FOR CONSTRUCTION OR CONSTRUCTION DESIGN PURPOSES.
MIN16 THIS SURVEY CONFORMS TO 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. 15-6-67 AUTHORITY O.C.G.A.
MIN17 THIS MAP OR PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 264,112 FEET.
MIN18 TRIMBLE R-12, VRN NETWORK EQUIPMENT WAS USED IN WEST ZONE AND NAD 83 DATUM TO OBTAIN THE LINEAR AND ANGULAR MEASUREMENTS USED IN THE PREPARATION OF THE MAP OR PLAT.
MIN19 CALCULATED SQUARE FOOTAGE OF THE BUILDING DOES NOT ACCOUNT FOR THE THICKNESS OF WALLS AND INTERIOR FRAMING AND IS NOT TO BE USED FOR THE INTERIOR SQUARE FOOTAGE CALCULATION.
MIN20 THE TERM "CERTIFICATION" AS USED IN RULE 180-6-09 AND RELATING TO PROFESSIONAL ENGINEERING OR LAND SURVEYING SERVICES, AS DEFINED IN O.C.G.A. 43-15-2(6) AND (11), SHALL MEAN A SIGNED STATEMENT BASED UPON FACTS AND KNOWLEDGE KNOWN TO THE REGISTRANT AND IS NOT A GUARANTEE OR WARRANTY, EITHER EXPRESSED OR IMPLIED.
MIN21 SURVEYOR NOT LIABLE FOR UTILITIES OBSTRUCTED OR COVERED FROM VIEW.
MIN22 THIS SURVEY IS BASED UPON THE TITLE COMMITMENT REFERENCED HEREON. THE SURVEYOR IS NOT RESPONSIBLE FOR DOCUMENTS OF RECORD NOT INCLUDED IN THE COMMITMENT PROVIDED.
MIN23 ENTRY INTO SANITARY AND STORM STRUCTURES REQUIRES A CONFINED SPACE PERMIT WHICH IS NOT INCLUDED IN THE SCOPE OF WORK.
MIN24 AT THE TIME OF SURVEY, THERE WAS NO OBSERVABLE EVIDENCE OF SITE USE AS A BURIAL GROUND OR CEMETERY.
MIN25 BUILDING HEIGHT IS THE ARCHITECTURAL HEIGHT TAKEN AT THE LOCATION SPECIFIED HEREON.
MIN26 ONLY VISIBLE ABOVE GROUND EVIDENCE OF IMPROVEMENTS AND UTILITIES WERE LOCATED BY SURVEYOR. UNDERGROUND UTILITIES SHOWN HEREON PER RECORD INFORMATION.
MIN27 SURVEY PREPARED BY HAYES JAMES, DATED DECEMBER 13, 2017, PROJECT NUMBER 17-104-C WAS USED IN THE PREPARATION OF THIS SURVEY.
MIN28 AN AS-SURVEYED DESCRIPTION HAS BEEN PREPARED AND SHOWN HEREON AT THE REQUEST OF THE CLIENT.

RECORD DESCRIPTION

ALL THAT TRACT OR PARCEL OF LAND LYING OR BEING IN LAND LOTS 301, 302, 316 AND 317 OF THE 6TH LAND DISTRICT, GWINNETT COUNTY, GEORGIA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING FROM A POINT AT THE INTERSECTION OF THE EASTERLY RIGHT-OF-WAY LINE OF TRIANGLE PARKWAY (HAVING A VARIABLE WIDTH RIGHT-OF-WAY) AND THE SOUTHERLY RIGHT-OF-WAY LINE OF PEACHTREE CORNERS CIRCLE (HAVING A 100 FOOT WIDE RIGHT-OF-WAY), SAID POINT BEING THE TRUE POINT OF BEGINNING; THENCE FROM THE TRUE POINT OF BEGINNING AS THUS ESTABLISHED AND ALONG THE SAID SOUTHERLY RIGHT-OF-WAY LINE OF PEACHTREE CORNERS CIRCLE THE FOLLOWING FOUR COURSES AND DISTANCES: THENCE ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 1,587.02 FEET, AN ARC LENGTH OF 41.05 FEET, BEING SUBTENDED BY A CHORD BEARING OF NORTH 72 DEGREES 23 MINUTES 33 SECONDS EAST AND A CHORD DISTANCE OF 41.05 FEET TO A POINT; THENCE ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 2,814.79 FEET, AN ARC LENGTH OF 324.24 FEET, BEING SUBTENDED BY A CHORD BEARING OF NORTH 83 DEGREES 37 MINUTES 00 SECONDS EAST AND A CHORD DISTANCE OF 324.24 FEET TO A POINT; THENCE ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 1,587.02 FEET, AN ARC LENGTH OF 373.41 FEET, BEING SUBTENDED BY A CHORD BEARING OF SOUTH 88 DEGREES 20 MINUTES 34 SECONDS EAST AND A CHORD DISTANCE OF 372.55 FEET TO A POINT; THENCE DEPARTING THE SAID SOUTHERLY RIGHT-OF-WAY LINE OF PEACHTREE CORNERS CIRCLE SOUTH 35 DEGREES 09 MINUTES 00 SECONDS WEST A DISTANCE OF 407.94 FEET TO A POINT ON THE LAND LOT LINE COMMON TO LAND LOTS 301 AND 302; THENCE ALONG THE SAID LAND LOT LINE COMMON TO LAND LOTS 301 AND 302 THE FOLLOWING THREE COURSES AND DISTANCES: SOUTH 33 DEGREES 18 MINUTES 50 SECONDS EAST A DISTANCE OF 552.36 FEET TO A POINT; THENCE SOUTH 31 DEGREES 44 MINUTES 40 SECONDS EAST A DISTANCE OF 54.83 FEET TO A POINT; THENCE SOUTH 32 DEGREES 05 MINUTES 48 SECONDS EAST A DISTANCE OF 34.81 FEET TO A POINT ON THE NORTHWESTERLY RIGHT-OF-WAY LINE OF METRIC PLACE (HAVING A VARIABLE WIDTH RIGHT-OF-WAY); THENCE DEPARTING THE SAID LAND LOT LINE COMMON TO LAND LOTS 301 AND 302 AND ALONG THE SAID NORTHWESTERLY RIGHT-OF-WAY LINE OF METRIC PLACE THE FOLLOWING THREE COURSES AND DISTANCES: SOUTH 55 DEGREES 13 MINUTES 33 SECONDS WEST A DISTANCE OF 378.78 FEET TO A POINT; THENCE ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 355.00 FEET, AN ARC LENGTH OF 33.12 FEET, BEING SUBTENDED BY A CHORD BEARING OF SOUTH 52 DEGREES 33 MINUTES 10 SECONDS WEST AND A CHORD DISTANCE OF 33.11 FEET TO A POINT; THENCE SOUTH 49 DEGREES 52 MINUTES 46 SECONDS WEST A DISTANCE OF 204.01 FEET TO A POINT; THENCE DEPARTING THE SAID NORTHWESTERLY RIGHT-OF-WAY LINE OF METRIC PLACE AND ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 50.00 FEET, AN ARC LENGTH OF 70.30 FEET, BEING SUBTENDED BY A CHORD BEARING OF NORTH 89 DEGREES 47 MINUTES 52 SECONDS WEST AND A CHORD DISTANCE OF 64.65 FEET TO A POINT ON THE EASTERLY RIGHT-OF-WAY LINE OF TRIANGLE PARKWAY (HAVING A VARIABLE WIDTH RIGHT-OF-WAY); THENCE ALONG THE SAID EASTERLY RIGHT-OF-WAY LINE OF TRIANGLE PARKWAY THE FOLLOWING NINE COURSES AND DISTANCES: ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 439.26 FEET, AN ARC LENGTH OF 158.19 FEET, BEING SUBTENDED BY A CHORD BEARING OF NORTH 59 DEGREES 50 MINUTES 55 SECONDS WEST AND A CHORD DISTANCE OF 157.34 FEET TO A POINT; THENCE NORTH 70 DEGREES 09 MINUTES 57 SECONDS WEST A DISTANCE OF 100.00 FEET TO A POINT; THENCE ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 339.65 FEET, AN ARC LENGTH OF 61.08 FEET, BEING SUBTENDED BY A CHORD BEARING OF NORTH 65 DEGREES 00 MINUTES 52 SECONDS WEST AND A CHORD DISTANCE OF 61.00 FEET TO A POINT; THENCE ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 560.05 FEET, AN ARC LENGTH OF 101.15 FEET TO A POINT; THENCE NORTH 21 DEGREES 39 MINUTES 57 SECONDS WEST A DISTANCE OF 139.28 FEET TO A POINT; THENCE NORTH 05 DEGREES 11 MINUTES 37 SECONDS EAST A DISTANCE OF 57.83 FEET TO THE TRUE POINT OF BEGINNING.

THE WITHIN PROPERTY CONTAINING 21.485 ACRES, AS DISCLOSED ON THAT ALTA/ACSM SURVEY FOR LAKESIDE INVESTORS, LLC, JEFFERSON-PILOT LIFE INSURANCE COMPANY AND FIRST AMERICAN TITLE INSURANCE COMPANY, DATED 4-13-2006, LAST REVISED 5-19-2006 PREPARED BY HAYES, JAMES & ASSOCIATES BEARING THE STAMP AND SEAL OF LEROY W. JAMES, GRLS NO. 1195, SAID SURVEY BEING INCORPORATED HEREIN BY REFERENCE. LESS AND EXCEPT any portion of the property set forth above contained within the following covenances: A. Limited Warranty Deed from TAC Lakeside, LLC, a Georgia limited liability company to Virtue Village, LLC, a Georgia limited liability company, dated as of February 8, 2022, filed February 9, 2022 and recorded in Deed Book 59675, Page 109, records of the Superior Court of Gwinnett County, Georgia; B. Quitclaim Deed from TAC Lakeside, LLC, a Georgia limited liability company to Virtue Village, LLC, a Georgia limited liability company, dated as of February 8, 2022, filed February 9, 2022 and recorded in Deed Book 59675, Page 111, aforesaid records.

LEGAL DESCRIPTION CONTINUED LEFT.....

AS-SURVEYED DESCRIPTION

ALL THAT TRACT OR PARCEL OF LAND LYING OR BEING IN LAND LOTS 301, 302, 316 AND 317 OF THE 6TH LAND DISTRICT, GWINNETT COUNTY, GEORGIA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING FROM A 1/2" IRON ROD FOUND AT THE INTERSECTION OF THE EASTERLY RIGHT-OF-WAY LINE OF TRIANGLE PARKWAY (HAVING A VARIABLE WIDTH RIGHT-OF-WAY) AND THE SOUTHERLY RIGHT-OF-WAY LINE OF PEACHTREE CORNERS CIRCLE (HAVING A 100 FOOT WIDE RIGHT-OF-WAY), SAID POINT BEING THE TRUE POINT OF BEGINNING AS THUS ESTABLISHED AND ALONG THE SAID SOUTHERLY RIGHT-OF-WAY LINE OF PEACHTREE CORNERS CIRCLE THE FOLLOWING FOUR COURSES AND DISTANCES: THENCE ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 1,587.02 FEET, AN ARC LENGTH OF 41.05 FEET, BEING SUBTENDED BY A CHORD BEARING OF NORTH 72 DEGREES 23 MINUTES 33 SECONDS EAST AND A CHORD DISTANCE OF 41.05 FEET TO A POINT; THENCE ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 1,859.86 FEET, AN ARC LENGTH OF 233.18 FEET, BEING SUBTENDED BY A CHORD BEARING OF NORTH 76 DEGREES 43 MINUTES 30 SECONDS EAST AND A CHORD DISTANCE OF 233.02 FEET TO A POINT; THENCE ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 2,814.79 FEET, AN ARC LENGTH OF 324.24 FEET, BEING SUBTENDED BY A CHORD BEARING OF NORTH 83 DEGREES 37 MINUTES 00 SECONDS EAST AND A CHORD DISTANCE OF 324.06 FEET TO A POINT; THENCE ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 1,587.02 FEET, AN ARC LENGTH OF 373.41 FEET, BEING SUBTENDED BY A CHORD BEARING OF SOUTH 88 DEGREES 20 MINUTES 34 SECONDS EAST AND A CHORD DISTANCE OF 372.55 FEET TO A POINT; THENCE DEPARTING THE SAID SOUTHERLY RIGHT-OF-WAY LINE OF PEACHTREE CORNERS CIRCLE SOUTH 35 DEGREES 09 MINUTES 00 SECONDS WEST A DISTANCE OF 407.94 FEET TO A POINT ON THE LAND LOT LINE COMMON TO LAND LOTS 301 AND 302; THENCE ALONG THE SAID LAND LOT LINE COMMON TO LAND LOTS 301 AND 302 THE FOLLOWING THREE COURSES AND DISTANCES: SOUTH 33 DEGREES 18 MINUTES 50 SECONDS EAST A DISTANCE OF 552.36 FEET TO A POINT; THENCE SOUTH 31 DEGREES 44 MINUTES 40 SECONDS EAST A DISTANCE OF 54.83 FEET TO A POINT; THENCE SOUTH 32 DEGREES 05 MINUTES 48 SECONDS EAST A DISTANCE OF 34.81 FEET TO A POINT ON THE NORTHWESTERLY RIGHT-OF-WAY LINE OF METRIC PLACE (HAVING A VARIABLE WIDTH RIGHT-OF-WAY); THENCE DEPARTING THE SAID LAND LOT LINE COMMON TO LAND LOTS 301 AND 302 AND ALONG THE SAID NORTHWESTERLY RIGHT-OF-WAY LINE OF METRIC PLACE THE FOLLOWING THREE COURSES AND DISTANCES: SOUTH 55 DEGREES 13 MINUTES 33 SECONDS WEST A DISTANCE OF 378.78 FEET TO A POINT; THENCE ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 355.00 FEET, AN ARC LENGTH OF 33.12 FEET, BEING SUBTENDED BY A CHORD BEARING OF SOUTH 52 DEGREES 33 MINUTES 10 SECONDS WEST AND A CHORD DISTANCE OF 33.11 FEET TO A POINT; THENCE SOUTH 49 DEGREES 52 MINUTES 46 SECONDS WEST A DISTANCE OF 204.01 FEET TO A POINT; THENCE DEPARTING THE SAID NORTHWESTERLY RIGHT-OF-WAY LINE OF METRIC PLACE AND ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 50.00 FEET, AN ARC LENGTH OF 70.30 FEET, BEING SUBTENDED BY A CHORD BEARING OF NORTH 89 DEGREES 47 MINUTES 52 SECONDS WEST AND A CHORD DISTANCE OF 64.65 FEET TO A POINT ON THE EASTERLY RIGHT-OF-WAY LINE OF TRIANGLE PARKWAY (HAVING A VARIABLE WIDTH RIGHT-OF-WAY); THENCE ALONG THE SAID EASTERLY RIGHT-OF-WAY LINE OF TRIANGLE PARKWAY THE FOLLOWING NINE COURSES AND DISTANCES: ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 439.26 FEET, AN ARC LENGTH OF 158.19 FEET, BEING SUBTENDED BY A CHORD BEARING OF NORTH 59 DEGREES 50 MINUTES 55 SECONDS WEST A CHORD DISTANCE OF 157.34 FEET TO A POINT; THENCE NORTH 70 DEGREES 09 MINUTES 57 SECONDS WEST A DISTANCE OF 100.00 FEET TO A POINT; THENCE ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 339.65 FEET, AN ARC LENGTH OF 61.08 FEET, BEING SUBTENDED BY A CHORD BEARING OF NORTH 65 DEGREES 00 MINUTES 52 SECONDS WEST AND A CHORD DISTANCE OF 61.00 FEET TO A POINT; THENCE ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 560.05 FEET, AN ARC LENGTH OF 101.15 FEET TO A POINT; THENCE NORTH 21 DEGREES 39 MINUTES 57 SECONDS WEST A DISTANCE OF 139.28 FEET TO A POINT; THENCE NORTH 05 DEGREES 11 MINUTES 37 SECONDS EAST A DISTANCE OF 57.83 FEET TO THE TRUE POINT OF BEGINNING. THE ABOVE-DESCRIBED PARCEL CONTAINS AN AREA OF 14.199+/- ACRES OR 618,521 SQUARE FEET, MORE OR LESS.

THE LANDS SURVEYED, SHOWN AND DESCRIBED HEREON ARE THE SAME LANDS AS DESCRIBED IN THE TITLE COMMITMENT PROVIDED BY STEWART TITLE GUARANTY COMPANY, COMMITMENT NO. 23000090455, DATED JULY 07, 2023.

VICINITY MAP - NOT TO SCALE



ZONING INFORMATION

THE SURVEYED PROPERTY IS ZONED "O-UM-1" - OFFICE-INDUSTRIAL DISTRICT AND LIGHT INDUSTRIAL DISTRICT WITHIN ACTIVITY CENTER CORRIDOR OVERLAY DISTRICT, NORCROSS, GEORGIA.

FRONT SETBACK: 50 Feet (O-I & M-1) 10 Feet of Landscaping STREET SIDE SETBACK: 50 Feet (O-I & M-1) 10 Feet of Landscaping INTERIOR SIDE SETBACK: 10 Feet (O-I) 20 Feet, 50 Feet abutting Residential District (M-1) REAR SETBACK: 15 Feet, 40 Feet abutting a Residential District (O-I & M-1)

HEIGHT RESTRICTIONS: 35 Feet, 3 Stories (O-I) 40 Feet if within 100 Feet of Residential District, 55 Feet if 101 to 150 Feet from Residential District, 85 Feet if over 150 Feet from Residential District (M-1) (Section 1400)

PARKING FORMULA: 1 Parking Space per 500 Square Feet PARKING REQUIRED: 113

PER ZONING REPORT THE SURVEYED PROPERTY IS LEGAL NON-CONFORMING.

THE ZONING INFORMATION SHOWN ABOVE WAS OBTAINED FROM GLOBAL ZONING REPORT DATED AUGUST 4, 2023, SITE NO. GZ 25490, PURSUANT TO ITEM 6a & 6b OF TABLE A.

SIGNIFICANT OBSERVATIONS

NONE APPARENT

RECORD DESCRIPTION CONTINUED

TOGETHER WITH: All easements benefiting the above-referenced property depicted on the aforesaid Plat recorded in Plat Book 28, Page 6, aforesaid records, including without limitation easements for the drainage of surface water throughout the drainage easement areas shown and into the lake that is located partially upon subject property and partially upon adjacent property to the southeast.

TOGETHER WITH: Those easements benefiting the subject property, if any, contained within that certain Declaration of Covenants, Conditions and Restrictions by Shell Oil Company, a Delaware corporation, dated October 12, 1983, filed October 19, 1983, recorded at Deed Book 2853, Page 167, Gwinnett County, Georgia Records; as amended, modified and assigned by the following:

- a. Modified by First Modification of Declaration of Covenants, Conditions and Restrictions, dated October 8, 1984, filed November 5, 1984, recorded at Deed Book 2908, Page 514, Gwinnett County, Georgia Records;
b. Modified by Second Amendment to Declaration of Covenants, Conditions and Restrictions, dated July 1, 1985, filed September 23, 1985, recorded at Deed Book 3153, Page 232, Gwinnett County, Georgia Records;
c. Supplemented by Supplemental Declaration of Covenants, Conditions and Restrictions, dated April 18, 1997, filed April 29, 1997, recorded at Deed Book 14099, Page 131, Gwinnett County, Georgia Records; and
Assigned to Spalding Triangle Property Owners Association, Inc., a Georgia corporation by that Assignment, dated May 15, 1985, filed June 21, 1985, recorded at Deed Book 3078, Page 116, Gwinnett County, Georgia Records.

THE LANDS SURVEYED, SHOWN AND DESCRIBED HEREON ARE THE SAME LANDS AS DESCRIBED IN THE TITLE COMMITMENT PROVIDED BY STEWART TITLE GUARANTY COMPANY, COMMITMENT NO. 23000090455, DATED JULY 07, 2023.

LEGAL

THIS SURVEY WAS PREPARED FOR THE PURPOSE OF THIS REAL ESTATE TRANSACTION ONLY AND NO FURTHER PARTIES OTHER THAN THOSE CERTIFIED ABOVE SHALL RELY ON IT FOR ANY OTHER PURPOSE OR TRANSACTION

FLOOD NOTE

BY GRAPHIC PLOTTING ONLY, THIS PROPERTY IS IN ZONE X (UNSHADED) OF THE FLOOD INSURANCE RATE MAP, COMMUNITY NO. 130322, MAP NUMBER 13135C0066H WHICH BEARS AN EFFECTIVE DATE OF MARCH 04, 2013 AND IS NOT IN A SPECIAL FLOOD HAZARD AREA. AS SHOWN ON THE FEMA WEBSITE (HTTP://MSF.FEMA.GOV) BY FRIMETTE CREATED ON AUGUST 15, 2023, WE HAVE LEARNED THIS COMMUNITY DOES/DOES NOT CURRENTLY PARTICIPATE IN THE PROGRAM. NO FIELD SURVEYING WAS PERFORMED TO DETERMINE THIS ZONE AND A FLOOD ELEVATION CERTIFICATE MAY BE NEEDED TO VERIFY THIS DETERMINATION OR APPLY FOR A VARIANCE FROM THE FEDERAL EMERGENCY MANAGEMENT AGENCY.

PROJECT REVISION RECORD

Table with 4 columns: DATE, DESCRIPTION, DATE, DESCRIPTION. Rows include: 08/16/2023, FIRST DRAFT, 09/01/2023, ADD ZONING; 08/21/2023, NETWORK COMMENTS, 09/13/2023, CERT / SIGN / SEAL; 08/31/2023, CLIENT COMMENTS. A summary row at the bottom shows: FIELD WORK: DS, DRAFTED: PC, CHECKED BY: BS, FB & PG.

ALTA/NSPS LAND TITLE SURVEY

for 5250 & 5390 Triangle Parkway NW NV5 Project No. 202302694, 001 5250 & 5390 Triangle Parkway NW, Norcross, GA 30092

BASED UPON TITLE COMMITMENT NO. 23000090455 OF STEWART TITLE GUARANTY COMPANY BEARING AN EFFECTIVE DATE OF JULY 07, 2023 @ 8:00 A.M.

Surveyor's Certification

To: Greenleaf Capital Acquisition, LLC, a Georgia limited company; GREENLEAF INVESTMENT PARTNERS L108, LLC, a Delaware limited liability company; GREENLEAF INVESTMENT PARTNERS L109A, LLC, a Delaware limited liability company; GREENLEAF INVESTMENT PARTNERS 109B, LLC, a Delaware limited liability company; Coastal States Bank; Stewart Title Guaranty Company; and Book & Clark Corporation, an NV5 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 1, 2, 3, 4, 6a, 6b, 7a, 7b, 7c, 8, 9, 10, 13, 14, 16, 17, and 19 of Table A thereof. The field work was completed on August 15, 2023.



Robert L. Stubbs, Jr. 09-13-2023 ROBERT L. STUBBS, JR. DATE REGISTRATION NO. LSO03221 IN THE STATE OF GEORGIA DATE OF FIELD SURVEY: AUGUST 15, 2023 DATE OF LAST REVISION: SEPTEMBER 13, 2023 NETWORK PROJECT NO. 202302694-001 CMP

SHEET 1 OF 3

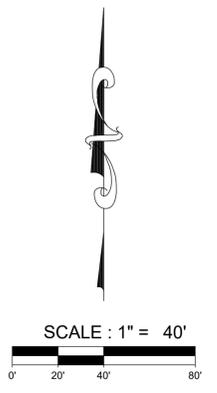
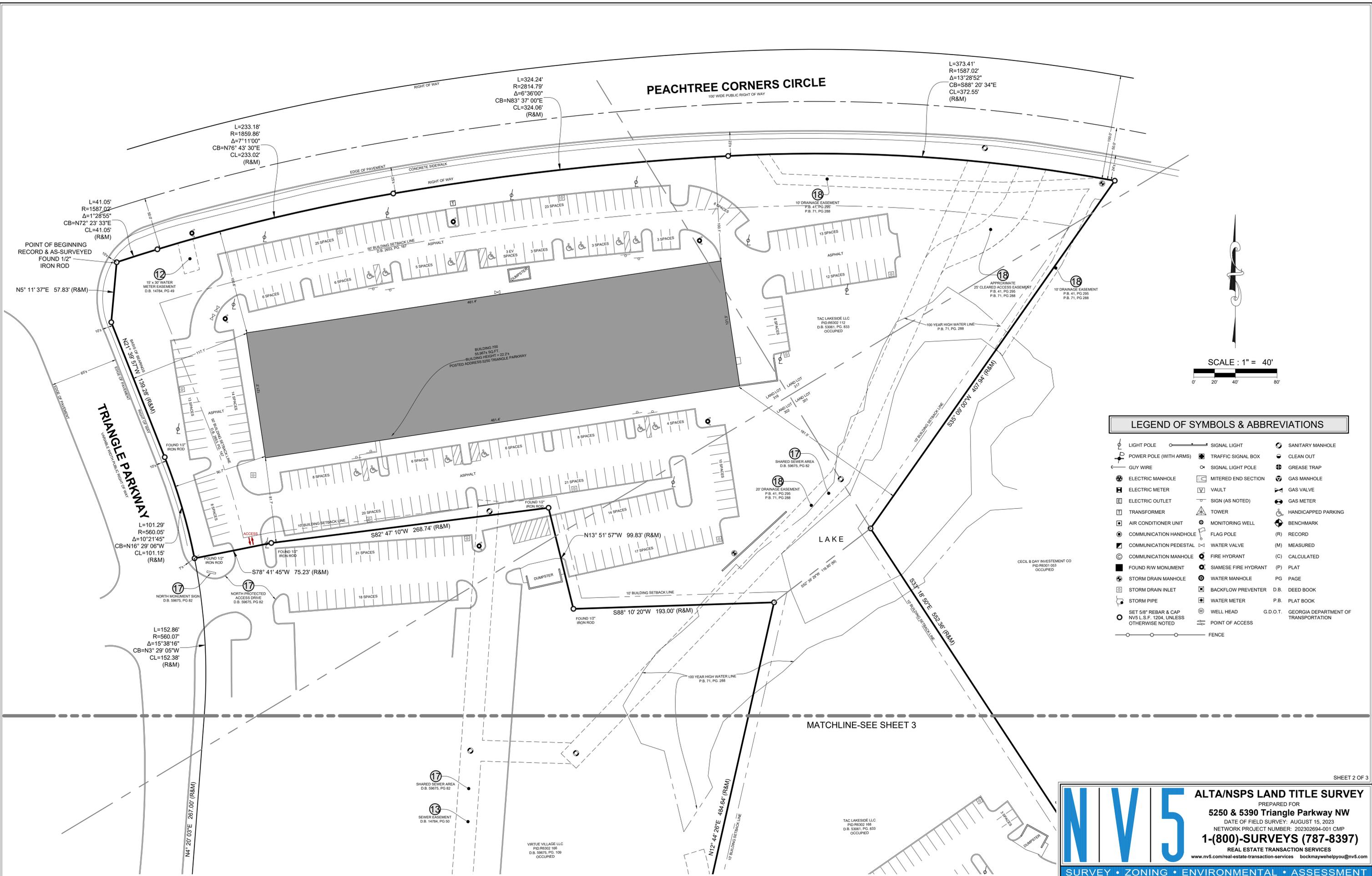


REAL ESTATE TRANSACTION SERVICES 1-800-SURVEYS (787-8397)

SURVEY • ZONING • ENVIRONMENTAL • ASSESSMENT

Bock & Clark Corporation - 3550 W. Market Street, Suite 200, Akron, Ohio 44333 www.nv5.com/real-estate-transaction-services bockmaywehelpyou@nv5.com

FLORIDA PROJECT NO. 5202303904



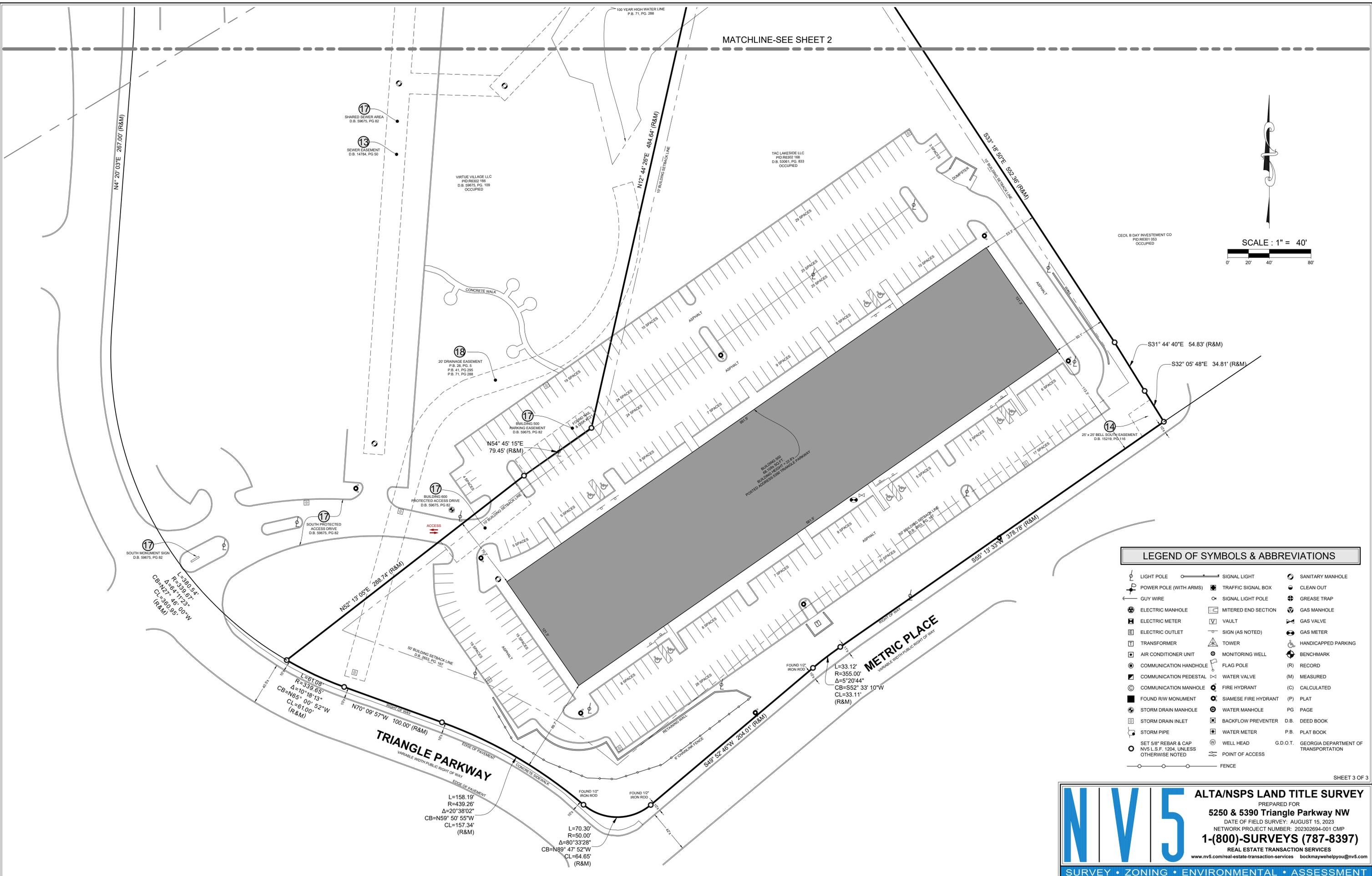
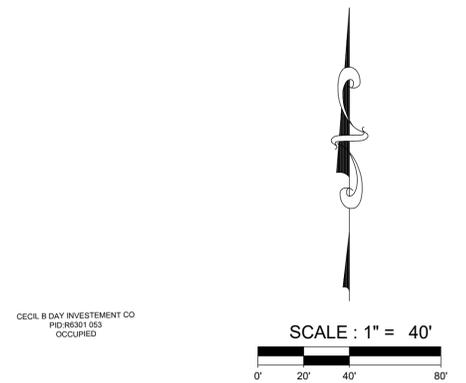
**LEGEND OF SYMBOLS & ABBREVIATIONS**

○ LIGHT POLE	— SIGNAL LIGHT	○ SANITARY MANHOLE
⊕ POWER POLE (WITH ARMS)	⊠ TRAFFIC SIGNAL BOX	○ CLEAN OUT
— GUY WIRE	⊙ SIGNAL LIGHT POLE	⊕ GREASE TRAP
⊕ ELECTRIC MANHOLE	▭ MITERED END SECTION	⊕ GAS MANHOLE
⊕ ELECTRIC METER	▭ VAULT	⊕ GAS VALVE
⊕ ELECTRIC OUTLET	⊕ SIGN (AS NOTED)	⊕ GAS METER
⊕ TRANSFORMER	⊕ TOWER	♿ HANDICAPPED PARKING
⊕ AIR CONDITIONER UNIT	⊕ MONITORING WELL	⊕ BENCHMARK
⊕ COMMUNICATION HANDHOLE	⊕ FLAG POLE	(R) RECORD
⊕ COMMUNICATION PEDESTAL	⊕ WATER VALVE	(M) MEASURED
⊕ COMMUNICATION MANHOLE	⊕ FIRE HYDRANT	(C) CALCULATED
⊕ FOUND R/W MONUMENT	⊕ SIAMESE FIRE HYDRANT	(P) PLAT
⊕ STORM DRAIN MANHOLE	⊕ WATER MANHOLE	PG PAGE
⊕ STORM DRAIN INLET	⊕ BACKFLOW PREVENTER	D.B. DEED BOOK
⊕ STORM PIPE	⊕ WATER METER	P.B. PLAT BOOK
○ SET 5/8" REBAR & CAP	⊕ WELL HEAD	G.D.O.T. GEORGIA DEPARTMENT OF TRANSPORTATION
○ NV5 L.S.F. 1204, UNLESS OTHERWISE NOTED	— POINT OF ACCESS	
— FENCE		

**NV5** ALTA/NSPS LAND TITLE SURVEY  
 PREPARED FOR  
**5250 & 5390 Triangle Parkway NW**  
 DATE OF FIELD SURVEY: AUGUST 15, 2023  
 NETWORK PROJECT NUMBER: 202302694-001 CMP  
**1-(800)-SURVEYS (787-8397)**  
 REAL ESTATE TRANSACTION SERVICES  
[www.nv5.com/real-estate-transaction-services](http://www.nv5.com/real-estate-transaction-services) [bockmaynehelppu@nv5.com](mailto:bockmaynehelppu@nv5.com)

SURVEY • ZONING • ENVIRONMENTAL • ASSESSMENT

MATCHLINE-SEE SHEET 2



LEGEND OF SYMBOLS & ABBREVIATIONS


SHEET 3 OF 3

**NV5** ALTA/NSPS LAND TITLE SURVEY  
 PREPARED FOR  
**5250 & 5390 Triangle Parkway NW**  
 DATE OF FIELD SURVEY: AUGUST 15, 2023  
 NETWORK PROJECT NUMBER: 202302694-001 CMP  
**1-(800)-SURVEYS (787-8397)**  
 REAL ESTATE TRANSACTION SERVICES  
 www.nv5.com/real-estate-transaction-services bockmaywehelpyou@nv5.com

SURVEY • ZONING • ENVIRONMENTAL • ASSESSMENT