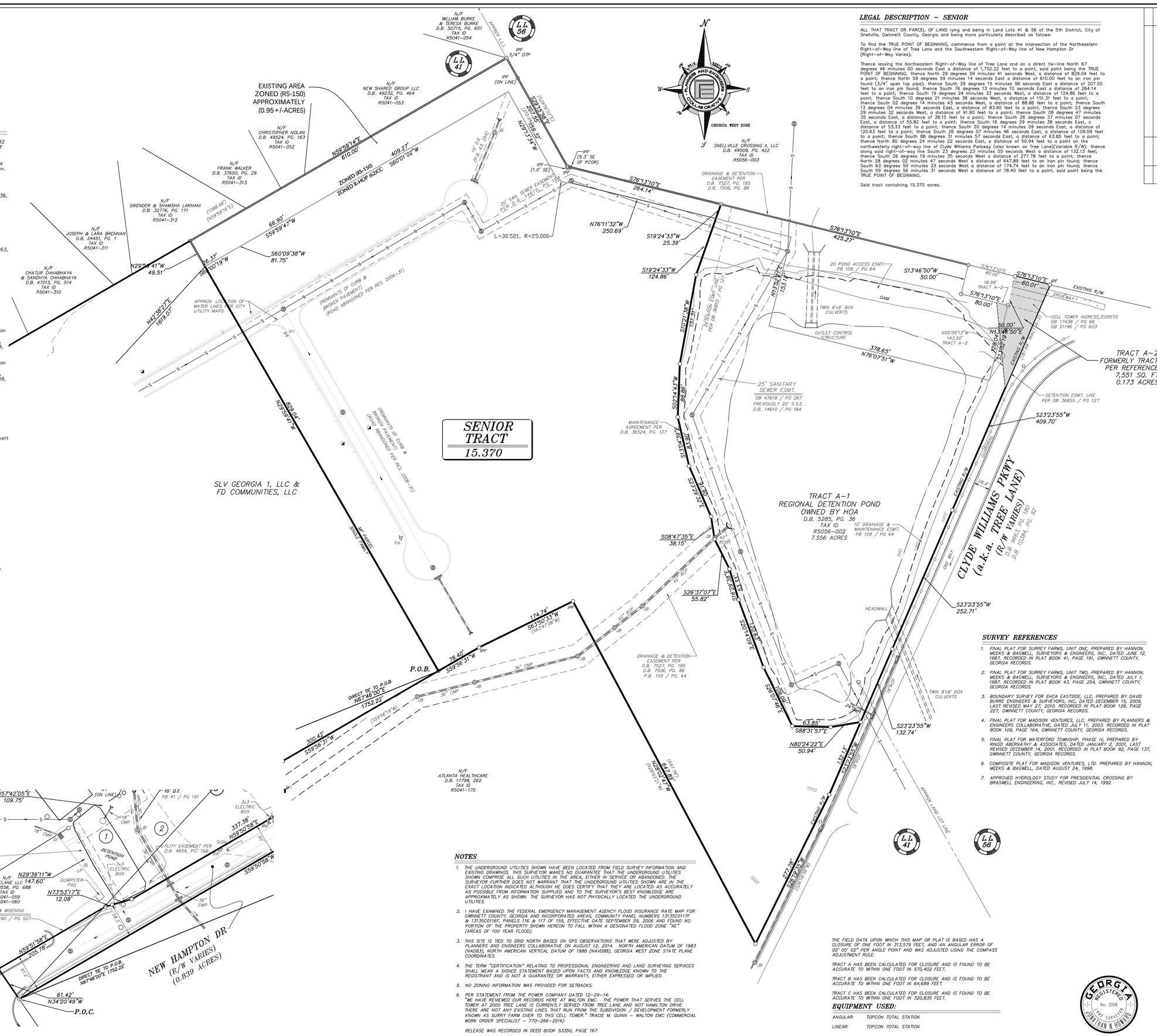

TITLE EXCEPTIONS

FIRST AMERICAN TITLE INSURANCE COMPANY'S COMMITMENT NUMBER 1625-001A.OB2 WITH AN EFFECTIVE DATE OF AUGUST 18, 2015 WAS USED IN THE PREPARATION OF THIS SURVEY AND THE LISTED EXCEPTIONS ARE AS FOLLOWS:

9. Matters shown on that certain plat of survey recorded at Plat Book 43, Page 254, Gwinnett County, Georgia Records; affects the subject property as shown.

10. Intentionally Omitted

11. Right-of-Way Easement from George Moon to Walton Electric Membership Corporation, dated December 31, 1984, recorded in Deed Book 3043, Page 236, Gwinnett County, Georgia Records; is vague and blanket in nature.

Containment Letter dated September 4, 2015, states the following:

"Walton Electric Membership Corporation claims no further interests in the above referenced right-of-way except to own, operate, maintain, rebuild and renew its existing facilities under the terms and conditions of said easement."

12. Right-of-Way Easement from Clyde Williams to Walton Electric Membership Corporation, dated December 20, 1984, recorded in Deed Book 3043, Page 263, aforesaid Records; is vague and blanket in nature.

Containment Letter dated September 4, 2015, states the following:

"Walton Electric Membership Corporation claims no further interests in the above referenced right-of-way except to own, operate, maintain, rebuild and renew its existing facilities under the terms and conditions of said easement."

13. Intentionally Omitted

14. Intentionally Omitted

15. Intentionally Omitted

16. Drainage and Off Site Detention Agreement and Easement and Site Preparation Agreement and Easement from Madison Ventures, Ltd. et al. to American Medicorp Development Co., dated June 2, 1992, recorded in Deed Book 7506, Page 86, aforesaid records; and as shown on plat recorded in Plat Book 109, Page 164, aforesaid records; affects the subject property as shown.

17. Drainage and Off Site Detention Agreement and Easement and Site Preparation Agreement and Easement from Madison Ventures, Ltd. et al. to American Medicorp Development Co., dated June 2, 1992, recorded in Deed Book 7527, Page 185, aforesaid records; and as shown on plat recorded in Plat Book 109, Page 164, aforesaid records; affects the subject property as shown.

18. Intentionally Omitted

19. Intentionally Omitted

20. Intentionally Omitted

21. Intentionally Omitted

22. Sewer Easement from Madison Ventures, Ltd. and John Hardy Jones to Gwinnett County, Georgia, dated August 14, 1997, and recorded at Deed Book 14610, page 164, aforesaid Records; affects the subject property as shown

23. Intentionally Omitted

24. Intentionally Omitted

25. Intentionally Omitted

26. Intentionally Omitted

27. Intentionally Omitted

28. Intentionally Omitted

29. Intentionally Omitted

30. Intentionally Omitted

31. Intentionally Omitted

32. Declaration of Protective Covenants and Easements for Eastside Property Owners Association, Inc., by FD Communities, LLC, a Delaware limited liability company as Declarant, dated February 23, 2015, filed for record on March 6, 2015 at 2:00 p.m. and recorded in Deed Book 53415, Page 325, aforesaid Records, affects the subject property, is blanket in nature and cannot be plotted.

LEGAL DESCRIPTION - SENIOR

ALL THAT TRACT OR PARCEL OF LAND lying and being in Land Lots 41 & 56 of the 5th District, City of Snellville, Gwinnett County, Georgia and being more particularly described as follows:

To find the TRUE POINT OF BEGINNING, commence from a point at the intersection of the Northeastern Right-of-Way line of Tree Lane and the Southwestern Right-of-Way line of New Hampton Dr (Right-of-Way Varies);

Thence leaving the Northeastern Right-of-Way line of Tree Lane and on a direct tie-line North 67 degrees 46 minutes 00 seconds East a distance of 1,752.22 feet to a point, said point being the TRUE POINT OF BEGINNING; thence North 29 degrees 59 minutes 41 seconds West, a distance of 829.04 feet to a point; thence North 59 degrees 59 minutes 14 seconds East a distance of 610.00 feet to an iron pin found (3/4" open top pipe); thence South 29 degrees 15 minutes 56 seconds East a distance of 207.55 feet to an iron pin found; thence South 76 degrees 13 minutes 10 seconds East a distance of 264.14 feet to a point; thence South 19 degrees 24 minutes 33 seconds West, a distance of 124.86 feet to a point; thence South 10 degrees 21 minutes 38 seconds West, a distance of 151.31 feet to a point; thence South 02 degrees 14 minutes 43 seconds West, a distance of 88.86 feet to a point; thence South 13 degrees 04 minutes 39 seconds East, a distance of 83.90 feet to a point; thence South 23 degrees 29 minutes 32 seconds West, a distance of 91.90 feet to a point; thence South 08 degrees 47 minutes 35 seconds East, a distance of 38.15 feet to a point; thence South 26 degrees 37 minutes 07 seconds East, a distance of 55.82 feet to a point; thence South 16 degrees 29 minutes 38 seconds East, a distance of 53.33 feet to a point; thence South 20 degrees 14 minutes 09 seconds East, a distance of 120.63 feet to a point; thence South 26 degrees 07 minutes 46 seconds East, a distance of 109.09 feet to a point; thence South 88 degrees 31 minutes 57 seconds East, a distance of 63.85 feet to a point; thence North 80 degrees 24 minutes 22 seconds East, a distance of 50.94 feet to a point on the northwesterly right-of-way line of Clyde Williams Parkway (also known as Tree Lane)(Variable R/W); thence *along* said right-of-way line South 23 degrees 23 minutes 55 seconds West a distance of 132.13 feet; thence South 26 degrees 19 minutes 35 seconds West a distance of 277.78 feet to a point; thence North 28 degrees 02 minutes 47 seconds West a distance of 647.89 feet to an iron pin found; thence South 63 degrees 50 minutes 33 seconds West a distance of 174.74 feet to an iron pin found; thence South 59 degrees 56 minutes 31 seconds West a distance of 78.40 feet to a point, said point being the TRUE POINT OF BEGINNING.

Said tract containing 15.370 acres.

SURVEY REFERENCES

1. FINAL PLAT FOR SURREY FARMS, UNIT ONE, PREPARED BY HANNON, MEEKS & BAGWELL, SURVEYORS & ENGINEERS, INC., DATED JUNE 12, 1987, RECORDED IN PLAT BOOK 41, PAGE 191, GWINNETT COUNTY, GEORGIA RECORDS.
2. FINAL PLAT FOR SURREY FARMS, UNIT TWO, PREPARED BY HANNON, MEEKS & BAGWELL, SURVEYORS & ENGINEERS, INC., DATED JULY 1, 1987. RECORDED IN PLAT BOOK 43, PAGE 254, GWINNETT COUNTY, GEORGIA RECORDS.
3. BOUNDARY SURVEY FOR EHCA EASTSIDE, LLC, PREPARED BY DAVID BURRE ENGINEERS & SURVEYORS, INC, DATED DECEMBER 15, 2009, LAST REVISED MAY 27, 2010. RECORDED IN PLAT BOOK 126, PAGE 227, GWINNETT COUNTY, GEORGIA RECORDS.
4. FINAL PLAT FOR MADISON VENTURES, LLC, PREPARED BY PLANNERS & ENGINEERS COLLABORATIVE, DATED JULY 11, 2003. RECORDED IN PLAT BOOK 109, PAGE 164, GWINNETT COUNTY, GEORGIA RECORDS.
5. FINAL PLAT FOR WATERFORD TOWNSHIP, PHASE IV, PREPARED BY RINGO ABERNATHY & ASSOCIATES, DATED JANUARY 2, 2001, LAST REVISED DECEMBER 14, 2001. RECORDED IN PLAT BOOK 92, PAGE 137, GWINNETT COUNTY, GEORGIA RECORDS.
6. COMPOSITE PLAT FOR MADISON VENTURES, LTD. PREPARED BY HANNON, MEEKS & BAGWELL, DATED AUGUST 24, 1998.
7. APPROVED HYDROLOGY STUDY FOR PRESIDENTIAL CROSSING BY BRASWELL ENGINEERING, INC., REVISED JULY 14, 1992.

LEGEND

IPF	IRON PIN FOUND (#4 Re-Rod unless noted otherwise)
IPS	IRON PIN SET (#4 Re-Rod unless noted otherwise)
O.T. PIPE	IRON PIN FOUND (open top pipe)
C.T. PIPE	IRON PIN SET (crimp top pipe)
	POINT
CMF	CONCRETE MONUMENT FOUND
MH	SANITARY SEWER MANHOLE
—S—	SANITARY SEWER LINE
	STORM DRAINAGE LINE
--CS--	COMB. STORM & SAN. SEWER LINE
CB	CATCH BASIN
J.B.	JUNCTION BOX
D.I.	DROP INLET
W.I.	WEIR INLET
C.I.	CURB INLET
PP	POWER POLE
SP	SERVICE POLE
	POWER POLE W/ GUY WIRE
	OVERHEAD POWER / TELEPHONE LINE
WV	WATER VALVE
GV	GAS VALVE
FH	FIRE HYDRANT
—W—	WATER LINE
—G—	UNDERGROUND GAS LINE
—E—	OVERHEAD ELECTRIC LINE
—T—	UNDERGROUND TELEPHONE LINE
—C—	UNDERGROUND CABLE LINE
	LIGHT POLE
	EXISTING TREE
(S23°10'W)	CALLS PER DEED
TW	TOP OF WALL
BW	BOTTOM OF WALL
	WALL (TYP)
	TRANSFORMER
BH	BOREHOLE
RCP	REINFORCED CONCRETE PIPE
B.S.L.	BUILDING SETBACK LINE
	SIGN
BOC	BACK OF CURB
	ABANDONED ROAD PER RES. 2006-31
	ROAD TO BE ABANDONED

NOTES

1. THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION AND EXISTING DRAWINGS. THIS SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED ALTHOUGH HE DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION SUPPLIED AND TO THE SURVEYOR'S BEST KNOWLEDGE ARE APPROXIMATELY AS SHOWN. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES.
2. I HAVE EXAMINED THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP FOR GWINNETT COUNTY, GEORGIA AND INCORPORATED AREAS, COMMUNITY PANEL NUMBERS 13135C0117F & 13135C0116F, PANELS 116 & 117 OF 155, EFFECTIVE DATE SEPTEMBER 29, 2006 AND FOUND NO PORTION OF THE PROPERTY SHOWN HEREON TO FALL WITHIN A DESIGNATED FLOOD ZONE "AE" (AREAS OF 100 YEAR FLOOD).
3. THIS SITE IS TIED TO GRID NORTH BASED ON GPS OBSERVATIONS THAT WERE ADJUSTED BY PLANNERS AND ENGINEERS COLLABORATIVE ON AUGUST 12, 2014. NORTH AMERICAN DATUM OF 1983 (NAD83), NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88), GEORGIA WEST ZONE STATE PLANE COORDINATES.
4. THE TERM "CERTIFICATION" RELATING TO PROFESSIONAL ENGINEERING AND LAND SURVEYING SERVICES 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.
5. NO ZONING INFORMATION WAS PROVIDED FOR SETBACKS.
6. PER STATEMENT FROM THE POWER COMPANY DATED 12-29-14: "WE HAVE REVIEWED OUR RECORDS HERE AT WALTON EMC. THE POWER THAT SERVES THE CELL TOWER AT 2000 TREE LANE IS CURRENTLY SERVED FROM TREE LANE AND NOT HAMILTON DRIVE. THERE ARE NOT ANY EXISTING LINES THAT RUN FROM THE SUBDIVISION / DEVELOPMENT FORMERLY KNOWN AS SURRY FARM OVER TO THIS CELL TOWER." TRACIE M. GUINN - WALTON EMC (COMMERCIAL WORK ORDER SPECIALIST - 770-266-2516)

   RELEASE WAS RECORDED IN DEED BOOK 53350, PAGE 167.

THE FIELD DATA UPON WHICH THIS MAP OR PLAT IS BASED HAS A CLOSURE OF ONE FOOT IN 313,579 FEET, AND AN ANGULAR ERROR OF 00° 00' 02" PER ANGLE POINT AND WAS ADJUSTED USING THE COMPASS ADJUSTMENT RULE.

TRACT A HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE TO WITHIN ONE FOOT IN 570,402 FEET.

TRACT B HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE TO WITHIN ONE FOOT IN 64,689 FEET.

TRACT C HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE TO WITHIN ONE FOOT IN 320,835 FEET.

EQUIPMENT USED:

ANGULAR: TOPCON TOTAL STATION

LINEAR: TOPCON TOTAL STATION

GEORGIA REGISTERED LAND SURVEYOR No. 3008 JONATHAN N. HOWARD

REV	DATE	TITLE	DESCRIPTION	BY
1	09/01/15	RE-VIEW		JNH

BOUNDARY SURVEY

DRAWN BY: JRW
CHECKED BY: JNH
FIELD WORK: 10-23-16
DATE: 9-18-2014
SCALE: 1"=60'

0 30 60 120

GWINNETT COUNTY GEORGIA

FOR

GRIFFIN REAL ESTATE MANAGEMENT

CITY OF SNELLVILLE

LAND LOT(S) 41 & 56
DISTRICT 5th

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