SCHEDULE B-2 EASEMENT NOTES

1. All matters shown on recorded plat filed March 1, 2000, Plat Book 84, page 39, Gwinnett County, Georgia records. As shown and plotted.
2. This property is subject to a blanket type Easements as contained within Right of Way Deeds (not plot able) in favor of Gwinnett County, as follows:
   a.) dated July 7, 1961, recorded in Deed Book 2217, page 231.
   b.) dated Aug. 16, 1961, recorded in Deed Book 2248, page 25.
3. The easement as contained within Right of Way Deeds in favor of Gwinnett County, dated Feb. 11, 1982, recorded in Deed Book 2429, Page 333, affects the property and is shown hereon.
4. The Right of Way Easement in favor of Southern Bell Telephone and Telegraph Company, dated June 30, 1988, recorded in Deed Book 4929, page 239 affects the property and is shown hereon.
5. The easements as contained within the Right of Way Deed in favor of Department of Transportation, dated Feb. 1, 1991, recorded in Deed Book 6388, page 285 affects the property and is shown hereon.
6. This property is subject to blanket type Right of Way Easements (not plot able) in favor of Walton Electric Membership Corporation, as follows:
   a.) dated Jan. 20, 1988, recorded in Deed Book 7080, page 262.
   b.) dated Nov. 17, 1997 recorded in Deed Book 15421, page 22.
   Any above ground indication of the utility covered by said easement has been shown hereon.
7. This property is subject to a blanket type Water Meter Device Easement in favor of Gwinnett County, dated Jan. 19, 1997, recorded in Deed Book 14342, page 246. Any above ground indication of the utility covered by said easement has been shown hereon.
8. This property is subject to a blanket type easement as contained within the Short-Form lease by and between Snellville Associates Limited Partnership (lessor) and Home Depot U.S.A., Inc. (lessee), dated Jan. 31, 1997, filed February 7, 1997, recorded in Deed Book 13778, page 105.
9. This property is subject to a blanket type easement as contained within the Memorandum of Lease by and between Snellville Associates Limited Partnership (lessor) and Stein Mart, Inc. (lessee), dated Nov. 24, 1997, filed Dec. 22, 1997, recorded in Deed Book 16207, page 13.
10. Sewer Easement Agreement by and between Cousins Properties Incorporated, Snellville Associates Limited Partnership, dated Nov. 21, 1997, filed Jan. 14, 1997, recorded in Deed Book 15311, page 69. This easement has beed dedicated to Gwinnett County in Deed book 16140, page 40.
11. This property is subject to a blanket type easement as contained within the Memorandum of Lease by and between Snellville Associates Limited Partnership (lessor) and Pier One Imports (U.S.), Inc. (tenant), dated Dec. 29, 1997, filed Feb. 18, 1998, recorded in Deed Book 15479, page 14.
12. This property is subject to a blanket type Reciprocal Easement and Operation Agreement between Snellville Associates Limited Partnership and Home Depot U.S.A., Inc., dated June 4, 1996, filed June 10, 1998, recorded in Deed Book 16138, page 35.
13. Easement Agreement by and between Cousins Properties Incorporated, Snellville Associated Limited Partnership and Gwinnett County, dated May 20, 1998, filed June 10, 1998, recorded in Deed book 16140, page 40. This easement is located ±810 feet from subject property and is not plotted on this survey. This easement is located within tax parcel R5056 085, 1905 Scenic Hwy. This deed replaces the easement dedicated in Deed Book 15311, page 69.
14. This property is subject to a blanket type easement as contained within the Lease by and between Snellville Associates Limited Partnership (lessor) and The Kroger Co. Inc. (tenant), dated March 3, 1998, filed July 13, 1998, recorded in Deed Book 16382, page 154.
15. The easement in favor of Gwinnett County Water and Sewerage Authority, dated July 6, 1999, recorded in Deed Book 18910, page 105, affects the property and is shown hereon.
16. This property is subject to a blanket type easement as contained within the Memorandum of Lease by and between Snellville Associates Limited Partnership (lessor) and Kelley Restaurants, Inc. (tenant), dated Dec. X, 1998, filed May 18, 1999, recorded in Deed Book 18408, page 248.
17. Easements with Covenants and Restrictions Affecting Land between Wal-Mart Real Estate Business Trust, Snellville Associates Limited Partnership and First Union National Bank, dated May 21, 1999, filed May 28, 1999, recorded in Deed Book 18475, page 1. Does not affect subject property.
18. Easements as contained within the Memorandum of Ground Lease by and between Snellville Associates Limited Partnership (lessor) and First Union National Bank (lessee), dated Feb. 23, 2000, filed March 6, 2000, recorded in Deed Book 20129, page 115. Does not affect subject property.

GENERAL SURVEY NOTES:

1. The Basis of Bearings for this survey is: Magnetic

2. Utility Note: The underground utilities shown have been located from field survey information and existing drawings. The 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 available. The surveyor has not physically located the underground utilities.

LIST OF POSSIBLE ENCROACHMENTS:

The following list of encroachments is only the opinion of this surveyor and should not be interpreted as complete listing.

None apparent

ZONING INFORMATION.

Zoning District: BG General Business

LAND AREA:

38.9628 acres, 1,697,221 sq.ft.

Setbacks:
Front: 25'
Side: 10' (40' abutting a residential zoning district)
Side (street side): 35'
Rear: 15' (40' abutting a residential zoning district)

Existing Building Height at highest point:
tallest structure is Steinmart (28.5')
Maximum Building Height permitted: 80'

Existing Square Footage of building(s): 375,624
(approx. building footprint)
Floor Space Area Restrictions: 90% building ground coverage (1,527,499 sq.ft.)

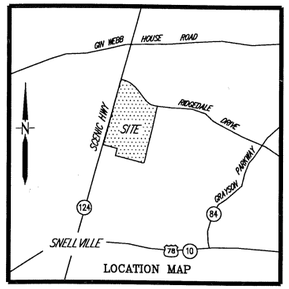
Parking Requirements (shopping centers greater than 15,000 sq.ft.):
min. 1 space per 250 sq.ft.
max. 1 space per 225 sq.ft.

Parking required:
min: 375,624 sq.ft./250 = 1,503 spaces
max: 375,624 sq.ft./225 = 1,670 spaces

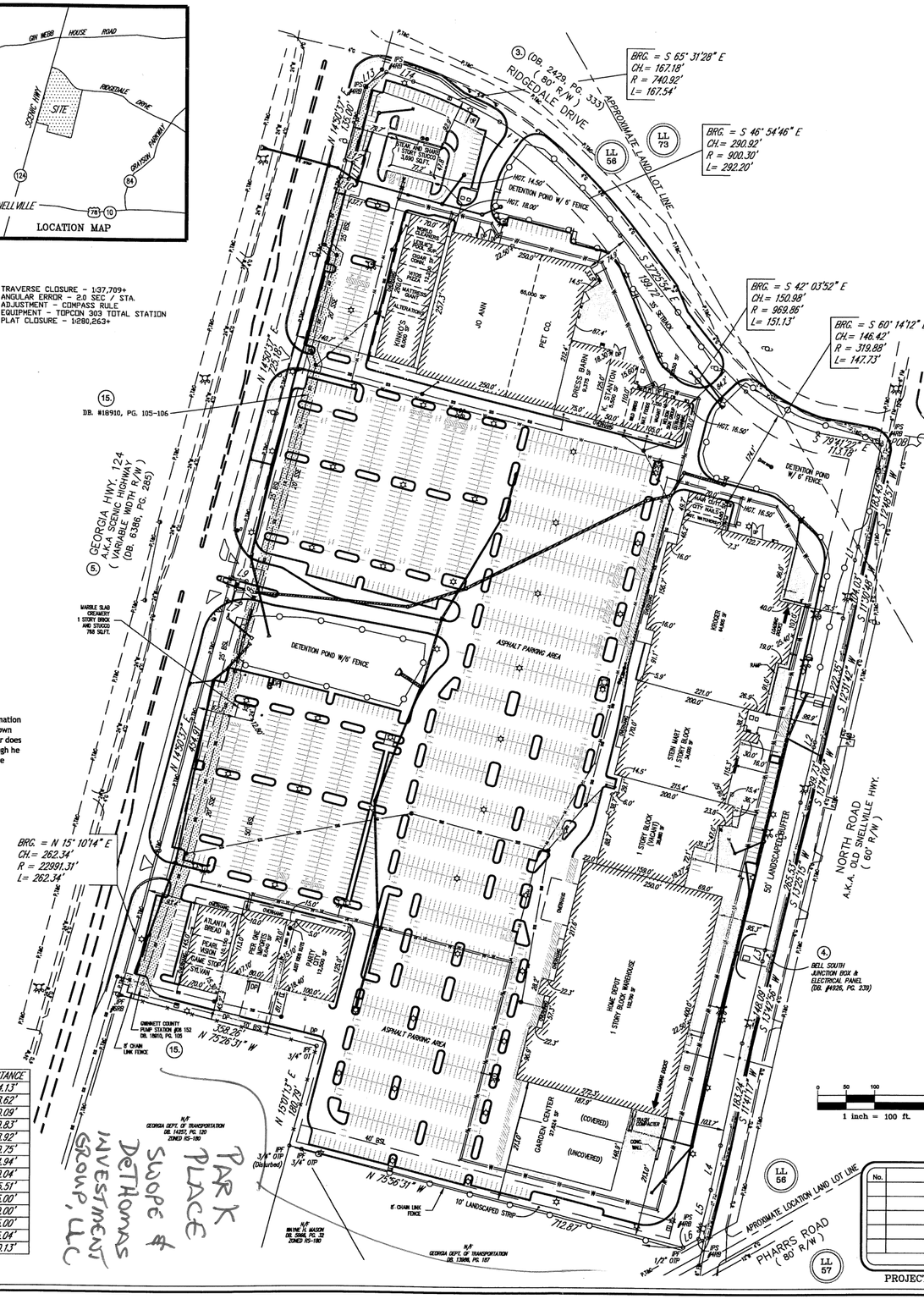
Existing parking = 1,954 spaces (per section IV of the Zoning and Site Requirement Summary the site is legal nonconforming with regard to parking)

Zoning Source: Zoning Ordinance of the City of Snellville, revised Feb. 23, 2009 and Zoning & Site Requirement Summary prepared by The Planning & Zoning Resource Corp., dated Dec. 29, 2006.

LINE	DIRECTION	DISTANCE
L1	S 12°48'57" W	24.13'
L2	S 13°14'00" W	8.62'
L3	S 13°25'15" W	20.09'
L4	S 12°07'57" W	79.83'
L5	S 13°42'54" W	88.92'
L6	S 60°27'41" W	30.75'
L7	S 75°09'23" E	24.94'
L8	N 15°39'16" E	40.04'
L9	N 75°09'23" W	25.51'
L10	S 75°09'23" E	15.00'
L11	N 14°50'37" E	30.00'
L12	N 75°09'23" W	15.00'
L13	N 56°36'14" E	45.04'
L14	S 72°00'08" E	50.13'



TRAVERSE CLOSURE - 1/37,709+
ANGULAR ERROR - 2.0 SEC / STA.
ADJUSTMENT - COMPASS RULE
EQUIPMENT - TOPCON 303 TOTAL STATION
PLAT CLOSURE - 1:280,263+



RECORD LEGAL DESCRIPTION

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING LOCATED IN LAND LOTS 56 AND 73 OF THE 5TH DISTRICT, CITY OF SNELLVILLE, GWINNETT COUNTY, GEORGIA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT AND IRON PIN (#4 Rebar) AT THE INTERSECTION OF THE SOUTHERLY RIGHT-OF-WAY LINE OF RIDGEDALE DRIVE (80 FOOT RIGHT-OF-WAY) WITH THE WESTERLY RIGHT-OF-WAY LINE OF NORTH ROAD (V/A/K/A OLD SNELLVILLE HIGHWAY) (80 FOOT RIGHT-OF-WAY); AND THENCE RUNNING S 12 DEGREES 48' 57" W ALONG THE WESTERLY RIGHT-OF-WAY LINE OF NORTH ROAD FOR A DISTANCE OF 183.45 FEET TO A POINT; THENCE CONTINUING ALONG SAID RIGHT-OF-WAY RUNNING S 12 DEGREES 48' 57" W FOR A DISTANCE OF 24.13 FEET TO A POINT; THENCE CONTINUING ALONG SAID R/W RUNNING S 11 DEGREES 38' 46" W FOR A DISTANCE OF 104.03 FEET TO A POINT; THENCE CONTINUING ALONG SAID RIGHT-OF-WAY RUNNING S 12 DEGREES 31' 42" W FOR A DISTANCE OF 222.35 FEET TO A POINT; THENCE CONTINUING ALONG SAID RIGHT-OF-WAY RUNNING S 13 DEGREES 14' 00" W FOR A DISTANCE OF 8.62 FEET TO A POINT; THENCE CONTINUING ALONG SAID RIGHT-OF-WAY RUNNING S 12 DEGREES 14' 00" W FOR A DISTANCE OF 59.73 FEET TO A POINT; THENCE CONTINUING ALONG SAID RIGHT-OF-WAY RUNNING S 13 DEGREES 25' 15" W FOR A DISTANCE OF 265.53 FEET TO A POINT ; THENCE CONTINUING ALONG SAID RIGHT-OF-WAY RUNNING S 13 DEGREES 25' 15" W FOR A DISTANCE OF 30.09 FEET TO A POINT ; THENCE CONTINUING ALONG SAID RIGHT-OF-WAY RUNNING S 13 DEGREES 42' 56" W FOR A DISTANCE OF 148.09 FEET TO A POINT; THENCE CONTINUING ALONG SAID RIGHT-OF-WAY RUNNING S 11 DEGREES 41' 17" W FOR A DISTANCE OF 161.14 FEET TO A POINT; THENCE CONTINUING ALONG SAID RIGHT-OF-WAY RUNNING S 12 DEGREES 07' 57" W FOR A DISTANCE OF 79.83 FEET TO A POINT ; THENCE CONTINUING ALONG SAID RIGHT-OF-WAY RUNNING S 13 DEGREES 42' 54" W FOR A DISTANCE OF 88.92 FEET TO AN IRON PIN (#4 Rebar) ON THE NORTHERN RIGHT-OF-WAY OF PHARRS ROAD (80' R/W); THENCE CONTINUING ALONG SAID RIGHT-OF-WAY RUNNING S 60 DEGREES 27' 41" W FOR A DISTANCE OF 30.75 FEET TO AN IRON PIN (#4 Rebar); THENCE DEPARTING SAID RIGHT-OF-WAY AND RUNNING N 75 DEGREES 56' 31" W FOR A DISTANCE OF 703.87 FEET TO AN IRON PIN (3/4" O.T.P); THENCE RUNNING N 15 DEGREES 01' 13" E FOR A DISTANCE OF 180.79 FEET TO AN IRON PIN (3/4" O.T.P) THENCE RUNNING N 75 DEGREES 26' 31" W FOR A DISTANCE OF 358.26 FEET TO AN IRON PIN (#5 Rebar) LOCATED ON THE EASTERLY RIGHT-OF-WAY LINE OF GEORGIA HIGHWAY 124 (V/A/K/A SCENIC HIGHWAY) (VARIABLE-WIDTH-RIGHT-OF-WAY); THENCE RUNNING ALONG THE EASTERLY RIGHT-OF-WAY LINE OF GEORGIA HIGHWAY 124 FOLLOWING THE ARC OF A 22991.31 FOOT RADIUS CURVE, AN ARC DISTANCE OF 262.34 FEET TO A POINT (SAID ARC BEING SUBTENDED BY A CHORD BEARING N 15 DEGREES 10' 14" E FOR A DISTANCE OF 262.34 FEET); THENCE CONTINUING ALONG SAID RIGHT-OF-WAY RUNNING N 14 DEGREES 50' 37" E FOR A DISTANCE OF 454.91 FEET TO A POINT; THENCE DEPARTING FROM SAID RIGHT-OF-WAY RUNNING S 75 DEGREES 08' 23" E FOR A DISTANCE OF 24.94 FEET TO A POINT; THENCE RUNNING N 15 DEGREES 39' 16" E FOR A DISTANCE OF 40.04 FEET TO A POINT; THENCE RUNNING N 75 DEGREES 09' 23" W FOR A DISTANCE OF 25.51 FEET TO A POINT ON THE EASTERLY RIGHT-OF-WAY LINE OF GEORGIA HIGHWAY 124; THENCE RUNNING N 14 DEGREES 50' 37" E ALONG THE EASTERLY RIGHT-OF-WAY LINE OF GEORGIA HIGHWAY 124 FOR A DISTANCE OF 225.18 FEET TO A POINT; THENCE DEPARTING FROM SAID RIGHT-OF-WAY RUNNING S 75 DEGREES 09' 23" E FOR A DISTANCE OF 15.00 FEET TO A POINT; THENCE RUNNING N 14 DEGREES 50' 37" E FOR A DISTANCE OF 30.00 FEET TO A POINT; THENCE RUNNING N 75 DEGREES 09' 23" W FOR A DISTANCE OF 15.00 FEET TO A POINT ON THE EASTERLY RIGHT-OF-WAY LINE OF GEORGIA HIGHWAY 124; THENCE RUNNING N 14 DEGREES 50' 37" E ALONG THE EASTERLY RIGHT-OF-WAY LINE OF GEORGIA HIGHWAY 124 FOR A DISTANCE OF 135.00 FEET TO AN IRON PIN (#4 Rebar) ON THE SOUTHERLY RIGHT-OF-WAY LINE OF RIDGEDALE DRIVE; THENCE RUNNING N 56 DEGREES 36' 14" E ALONG THE SOUTHERLY RIGHT-OF-WAY LINE OF RIDGEDALE DRIVE FOR A DISTANCE OF 45.04 FEET TO AN IRON PIN (#4 Rebar) ; THENCE CONTINUING ALONG SAID RIGHT-OF-WAY RUNNING S 72 DEGREES 00' 08" E FOR A DISTANCE OF 50.13 FEET TO A POINT; THENCE CONTINUING ALONG SAID RIGHT-OF-WAY FOLLOWING THE ARC OF A 740.92 FOOT RADIUS CURVE, AN ARC DISTANCE OF 167.54 FEET TO A POINT (SAID ARC BEING SUBTENDED BY A CHORD BEARING S 65 DEGREES 31' 28" E FOR A DISTANCE OF 167.18 FEET); THENCE CONTINUING ALONG SAID RIGHT-OF-WAY FOLLOWING THE ARC OF A 900.30 FOOT RADIUS CURVE, AN ARC DISTANCE OF 292.20 FEET TO A POINT (SAID ARC BEING SUBTENDED BY A CHORD BEARING S 46 DEGREES 54' 46" E FOR A DISTANCE OF 290.92 FEET); THENCE CONTINUING ALONG SAID RIGHT-OF-WAY RUNNING S 37 DEGREES 25' 54" E FOR A DISTANCE OF 189.72 FEET TO A POINT; THENCE CONTINUING ALONG SAID RIGHT-OF-WAY FOLLOWING THE ARC OF A 969.86 FOOT RADIUS CURVE, AN ARC DISTANCE OF 151.13 FEET TO A POINT (SAID ARC BEING SUBTENDED BY A CHORD BEARING S 42 DEGREES 03' 52" E A DISTANCE OF 150.98 FEET); THENCE CONTINUING ALONG SAID RIGHT-OF-WAY FOLLOWING THE ARC OF A 319.88 FOOT RADIUS CURVE, AN ARC DISTANCE OF 147.73 FEET TO A POINT (SAID ARC BEING SUBTENDED BY A CHORD BEARING S 60 DEGREES 14' 12" E FOR A DISTANCE OF 146.42 FEET); THENCE CONTINUING ALONG SAID RIGHT-OF-WAY RUNNING S 79 DEGREES 41' 22" E FOR A DISTANCE OF 113.18 FEET TO AN IRON PIN WHICH IS THE POINT OF BEGINNING. SAID TRACT CONTAINS 38.9628 ACRES.

TOGETHER WITH THE EASEMENT RIGHTS CONTAINED IN THE FOLLOWING:

a. Sewer Easement Agreement by and between Cousins Properties Incorporated, Snellville Associates Limited Partnership, dated Nov. 21, 1997, filed Jan. 14, 1997, recorded in Deed Book 15311, page 69. This easement has been dedicated to Gwinnett county in Deed Book 16140, page 40.

b. Reciprocal Easement and Operation Agreement between Snellville Associates Limited Partnership and Home Depot U.S.A., Inc., dated June 4, 1998, filed June 10, 1998, recorded in Deed Book 16138, page 35.

RECEIVED
NOV 08 2016
CITY OF SNELLVILLE
PLANNING DEPARTMENT

SURVEYOR'S CERTIFICATE

March 25, 2008

This survey is made for the benefit of:

Commonwealth Land Title Insurance Company, Inland Southeast Snellville, LLC. & Metropolitan Rental Investments, Inc and it's successors and/or assigns

I, Charles C. Franklin, Professional Land Surveyor do hereby certify to the aforesaid parties, as of the date set forth above that I have made a careful survey of a tract of land described hereon:

1. This is to certify that this map or plat and the survey on which it is based were made in accordance with the "Minimum Standard Detail Requirements for ALTA/ACSM Land Title Surveys," jointly established and adopted by ALTA and NSPS in 2005, and includes items 1, 2, 3, 4, 6, 7(a)(b1)(c), 8, 9, 10, 11(a), 13, 16, 17 and 18 of Table A thereof. Pursuant to the Accuracy Standards as adopted by ALTA and NSPS and in effect on the date of this certification, undersigned further certifies that in my professional opinion, as a land surveyor registered in the State of Georgia, the Relative Positional Accuracy of this survey does not exceed that which is specified therein.
2. The accompanying survey was made on the ground and correctly shows the location of all buildings, structures and other improvemnts situated on the above premises; there are no visible encroachments on the subject property or upon adjacent land abutting said property except as shown hereon and was made in accordance with laws and/or Minimum Standards of the State of Georgia.
3. The property described hereon is the same as the property described in Title Commitment No. 56470.04 with an effective date of March 6, 2009 and that all easements, covenants and restrictions referenced in said title commitment or apparent from a physical inspection of the site or otherwise known to me have been plotted hereon or otherwise noted as to their effect on the subject property.
4. Said described property is located within an area having a Zone Designation X (other areas) by the Federal Emergency Management Agency (FEMA), on Flood Insurance Rate Map Panel 0117F, with a date of Identification of Sept. 29, 2006, for Community No. 130102, in Gwinnett County, State of Georgia, which is the current Flood Insurance Rate Map for the community in which said premises is situated.
5. The Property has direct access to Georgia Hwy 124, a dedicated public street or highway and Ridgedale Drive, a dedicated public street
6. The total number of striped parking spaces on the subject property is 1,954, including 53 designated handicap spaces.

Professional Land Surveyor No. 2143

LEGEND OF SYMBOLS:

- 22.56' — BUILDING HEIGHT — Building heights have been measured from the finished floor elevation to the roof line at the locations indicated.
- JUNCTION BOX
- POWER POLE
- LIGHT POLE
- —W— WATER LINE
- SANITARY SEWER
- SAN. SEWER MANHOLE
- FIRE HYDRANT
- FUTURE FIRE HYDRANT
- IRON PIN
- STORM SEWER PIPE
- —G— GAS LINE
- DROP INLET W/PIPE
- —P,T & C— POWER, TELEPHONE & CABLE
- WATER LINE W/ THRUST BLOCKING
- INSTALLED PARKING AREA W/ HC PARKING SPACES

COORDINATED BY:
SMITH-ROBERTS NATIONAL CORPORATION
100 NE 5th Street
OKLAHOMA CITY, OK 73104
800.411.2010
www.smith-roberts.com

ALTA/ACSM LAND TITLE SURVEY

PRESIDENTIAL COMMONS SHOPPING CENTER
1630, 1670 AND 1708 SCENIC HIGHWAY, SW
SNELLVILLE, GWINNETT CO., GEORGIA

No.	REVISIONS	Date

GEORGIA REGISTERED No. 2143 LAND SURVEYOR CHARLES C. FRANKLIN

Centerline Surveying Systems, Inc.
1301 SHILOH ROAD, SUITE 1210, KENNESAW, GA. 30144
PHONE: (770) 424-0028 FAX: (770) 424-2399

PROJECT No. 598048