

5Ciii SURVEYOR OBSERVED POSSIBLE ENCROACHMENTS
 CONCRETE SIDEWALK ENCROACHES ONTO PROPERTY BY NO MORE THAN 2.6'

3 FLOOD INFORMATION
 BY GRAPHIC PLOTTING ONLY, THIS PROPERTY LIES WITHIN ZONE "X", AS SHOWN ON THE FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO. 130102 0129 F (MAP NO. 13135C0129F), WHICH BEARS AN EFFECTIVE DATE OF 09/29/2006, AND IS NOT IN A SPECIAL FLOOD HAZARD AREA. NO FIELD SURVEYING WAS PERFORMED TO DETERMINE THIS ZONE. ZONE "X" DENOTES AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN.

6Dib LEGEND & ABBREVIATIONS

SQ.FT.	SQUARE FEET	LSA	LANDSCAPE AREA
CONC.	CONCRETE SURFACE (CONC.)	SM	SANITARY MANHOLE
NO PARKING	NO PARKING AREA	GP	GREASE MANHOLE
HP	HANDICAP PARKING SPACE	UA	UTILITY POLE
PS	PARKING SPACE(S)	CA	CURTAIN ANCHOR
WM	WATER METER	LP	LIGHT POLE
CO	CLEAN OUT	S	SIGN
L	ARC LENGTH	B	BOLLARD
R	RADIUS	DG	DRAIN GRATE
CB	CHORD BEARING		
CH	CHORD LENGTH		
OH	OVERHANG		
BW	BRICK WALL		
OHU	OVERHEAD UTILITY LINE		
POB	POINT OF BEGINNING		
(C)	CALCULATED DATA		
(D)	DEED DATA		

22 ZONING INFORMATION

ITEM	REQUIRED	OBSERVED	PRELIMINARY ZONING INFORMATION SHOWN HEREON WAS PROVIDED BY INSURED, INFORMATION WAS NOT OBTAINED BY ASM, INC. CONTACT: MASSEY CONSULTING GROUP SITE # 15840 DATE OF REPORT: 08/23/12 PHONE/FAX (866) 786-7153 (866) 786-7154
PERMITTED USE	BG	COMMERCIAL	
MINIMUM LOT AREA (SQ.FT.)	NONE	37,746	
MINIMUM FRONTAGE	NONE	150.0'	
MINIMUM LOT WIDTH	NONE	150.0'	
MAX BUILDING COVERAGE	90%	5%	
MAX BUILDING HEIGHT	80'	12.4'	
MINIMUM SETBACKS			
FRONT	25'	47.8'	
SIDE/SIDE ON STREET	10'/35'	46.6'	
REAR	15'	103.5'	

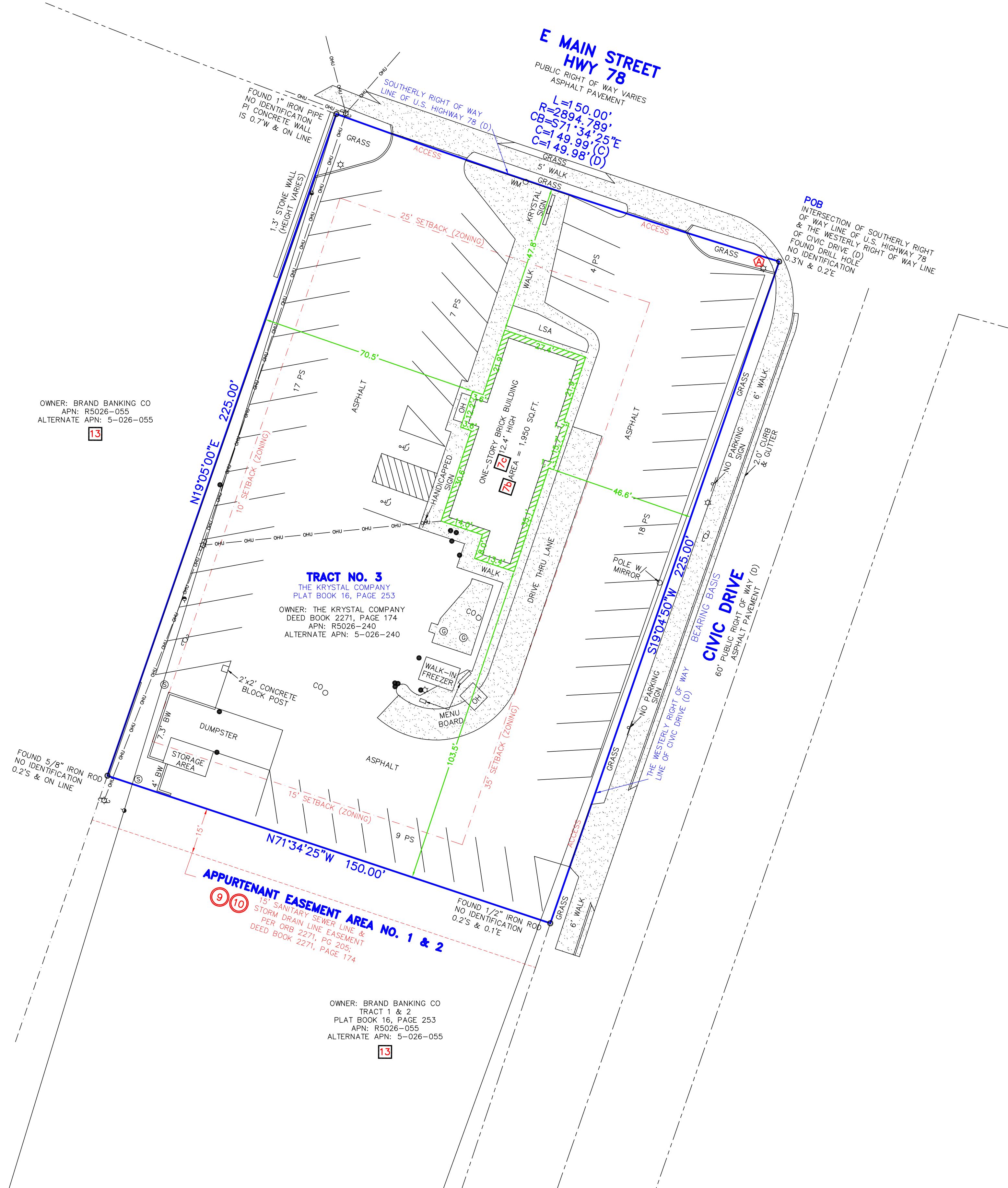
PARKING REQUIREMENTS: 1 SPACE/3 SEATS, PLUS 1/FULLTIME EMPLOYEE.
 NOTES: ZONED BG, GENERAL BUSINESS DISTRICT

6B RECORDED SETBACKS/RESTRICTIONS
 NONE PROVIDED TO THIS SURVEYOR

- 5Ei SCHEDULE "B" ITEMS**
- 9 - TERMS AND CONDITIONS OF EASEMENT CONTAINED IN THAT CERTAIN WARRANTY DEED FROM TERRA 22 LTD., TO THE KRystal COMPANY, A TENNESSEE CORPORATION, DATED OCTOBER 21, 1981; FILED OCTOBER 21, 1981 AND RECORDED IN DEED BOOK 2271, PAGE 174, GWINNETT COUNTY, GEORGIA RECORDS. (ADJACENT TO SUBJECT PROPERTY, AS SHOWN)
 - 10 - TERMS AND CONDITIONS OF THAT EASEMENT BETWEEN TERRA 22 LTD. AND THE BRAND BANKING COMPANY, DATED OCTOBER 21, 1981, FILED ON OCTOBER 21, 1981 AND RECORDED AT DEED BOOK 2271, PAGE 205, GWINNETT COUNTY, GEORGIA RECORDS. (ADJACENT TO SUBJECT PROPERTY, AS SHOWN)
 - 11 - DRIVES CROSSING SUBJECT PROPERTY AND SUBJECT PROPERTY BOUNDARIES POSSIBLY GIVING RISE TO RIGHTS, OR CLAIMS OF RIGHTS, OF OTHERS AS DISCLOSED BY THAT CERTAIN PLAT OF SURVEY ENTITLED "SURVEY FOR DOUGLAS L. WILKINSON", PREPARED BY HANNON, MEES & BAGWELL, SURVEYORS & ENGINEERS, INC., DATED JULY 22, 1977, RECORDED AT PLAT BOOK 6, PAGE 157 B, GWINNETT COUNTY, GEORGIA RECORDS. (DOES NOT AFFECT)

ALTA/ACSM LAND TITLE SURVEY IDENTIFICATION TABLE

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GENERAL NOTES:

- FIELD TRAVERSE CLOSURE - 1:27,342 - ADJUSTED BY COMPASS RULE
- PLAT CLOSURE - 1:300,000+
- INSTRUMENT USED - LIETZ SET-4 TOTAL STATION
- NO ATTEMPT WAS MADE TO DETERMINE WETLANDS OR OTHER ENVIRONMENTAL ISSUES

DATE	REVISIONS	TECH	SCALE:
8/27/12	CLIENTS COMMENTS	WS	1" = 20'
8/29/12	REMOVE EXCEPTION #11	CSC	
8/30/12	GEORGIA NOTES	WS	
9/5/12	CORRECT CERTIFICATION	CSC	
9/20/12	CLIENTS COMMENTS	CSC	
1/10/13	CERTIFICATION	TT	

6Bx TITLE INFORMATION
 THE TITLE DESCRIPTION AND SCHEDULE B ITEMS HEREON ARE FROM: CHICAGO TITLE INSURANCE COMPANY NB# 14120419 (15-23), HAVING AN EFFECTIVE DATE OF JULY 26, 2012.

6Bi TITLE DESCRIPTION
 ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 26 OF THE 5TH DISTRICT, CITY OF SNELLVILLE, GWINNETT COUNTY, GEORGIA, CONTAINING 0.7725 ACRES AS SHOWN ON TOPOGRAPHIC SURVEY FOR THE KRystal COMPANY BY HANNON, MEES & BAGWELL, SURVEYORS & ENGINEERS, INC., DATED AUGUST 20, 1981 AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
 BEGINNING AT THE CORNER FORMED BY THE SOUTHERLY RIGHT-OF-WAY LINE OF U.S. HIGHWAY NO. 78 AND THE WESTERLY RIGHT-OF-WAY LINE OF CIVIC DRIVE (BEING A 60-FOOT RIGHT-OF-WAY) AND RUNNING THENCE ALONG THE WESTERLY RIGHT-OF-WAY LINE OF CIVIC DRIVE SOUTH 19 DEGREES 04 MINUTES 50 SECONDS WEST A DISTANCE OF 225.00 FEET TO A POINT; THENCE NORTH 71 DEGREES 34 MINUTES 25 SECONDS WEST A DISTANCE OF 150.00 FEET TO A POINT; THENCE NORTH 19 DEGREES 05 MINUTES 00 SECONDS WEST A DISTANCE OF 225.00 FEET TO A POINT ON THE SOUTHERLY RIGHT-OF-WAY OF U.S. HIGHWAY NO. 78; THENCE IN A SOUTHEASTERLY DIRECTION ALONG THE SOUTHERLY RIGHT-OF-WAY LINE OF U.S. HIGHWAY NO. 78 AND FOLLOWING A CURVE TO THE LEFT, HAVING A RADIUS OF 2894.789 FEET AND A CHORD OF SOUTH 71 DEGREES 34 MINUTES 25 SECONDS EAST 149.98 FEET, AN ARC DISTANCE OF 150.00 FEET TO A POINT, BEING THE PLACE OR POINT OF BEGINNING.

APPURTENANT EASEMENT AREA NO. 1:
 TOGETHER WITH ALL RIGHT, TITLE AND INTEREST IN REAL ESTATE CREATED BY VIRTUE OF EASEMENT CONTAINED IN THAT CERTAIN WARRANTY DEED FROM TERRA 22 LTD., TO THE KRystal COMPANY, A TENNESSEE CORPORATION, DATED OCTOBER 21, 1981, FILED OCTOBER 21, 1981 AND RECORDED IN DEED BOOK 2271, PAGE 174, GWINNETT COUNTY, GEORGIA RECORDS.

APPURTENANT EASEMENT AREA NO. 2:
 TOGETHER WITH ALL RIGHT, TITLE AND INTEREST IN REAL ESTATE CREATED BY VIRTUE OF EASEMENT BETWEEN TERRA 22 LTD AND THE BRAND BANKING COMPANY, DATED OCTOBER 21, 1981, FILED ON OCTOBER 21, 1981 AND RECORDED AT DEED BOOK 2271, PAGE 205, GWINNETT COUNTY, GEORGIA RECORDS.

8 SURVEYOR'S NOTES

- NO UNDERGROUND UTILITIES ARE SHOWN ON THIS SURVEY, ONLY ABOVE GROUND VISIBLE EVIDENCE OF UTILITIES ARE SHOWN.
- ALL STATEMENTS WITHIN THE CERTIFICATION, AND OTHER REFERENCES LOCATED ELSEWHERE HEREON, RELATED TO: UTILITIES, IMPROVEMENTS, STRUCTURES, BUILDINGS, PARTY WALLS, PARKING, EASEMENTS, SERVITUDES, AND ENCROACHMENTS ARE BASED SOLELY ON ABOVE GROUND, VISIBLE EVIDENCE, UNLESS ANOTHER SOURCE OF INFORMATION IS SPECIFICALLY REFERENCED HEREON.
- THIS SURVEY MEETS OR EXCEEDS THE SURVEY STANDARDS/STANDARDS OF CARE AS SET FORTH IN SECTION 3 OF THE 2011 ALTA/ACSM SURVEY REQUIREMENTS.

4 LAND AREA 34,746± SQUARE FEET 0.775± ACRES

6Biv BEARING BASIS
 BEARINGS SHOWN HEREON ARE BASED ON WESTERLY RIGHT OF WAY LINE OF CIVIC ROAD BEING S19°04'50"W PER PLAT BOOK 16, PAGE 253.

5F CEMETERY NOTE
 THERE IS NO VISIBLE EVIDENCE OF CEMETERIES ON SUBJECT PROPERTY.

9 PARKING SPACES REGULAR=55 HANDICAP=2

5Biii ACCESS TO PROPERTY
 THE SUBJECT PROPERTY HAS DIRECT PHYSICAL ACCESS TO E MAIN STREET (U.S. HIGHWAY 78 AND CIVIC DRIVE, DEDICATED PUBLIC STREETS OR HIGHWAYS).

16 EARTH MOVING NOTE
 THERE IS NO OBSERVABLE EVIDENCE OF EARTH MOVING WORK, BUILDING CONSTRUCTION OR BUILDING ADDITIONS WITHIN RECENT MONTHS.

18 DUMP, SUMP OR LANDFILL NOTE
 THERE IS NO OBSERVABLE EVIDENCE OF SITE USE AS A SOLID WASTE DUMP, SUMP OR SANITARY LANDFILL.

6Bvii CONTIGUITY STATEMENT
 THE PARCELS CONTAINED IN THE LEGAL DESCRIPTION ARE CONTIGUOUS WITHOUT ANY GAPS, GORES OR OVERLAPS.

7 SURVEYOR'S CERTIFICATE
 TO: AR CAPITAL, LLC, A DELAWARE LIMITED LIABILITY COMPANY, ARC KLSNVGAD01, LLC, A DELAWARE LIMITED LIABILITY COMPANY, CHICAGO TITLE INSURANCE COMPANY, WELLS FARGO BANK, N.A., ITS SUCCESSORS AND ASSIGNS:
 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), 7(a), 7(b)(1), 7(c), 8, 9, 10(c), 11(c), 12, 13, 14, 16, 18, 21 AND 22 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON 08/16/2012. DATE OF PLAT OR MAP: 18/18/2012.

Carl S. Courson 1/10/13
 REGISTERED SURVEYOR: CARL S. COURSON DATE
 PROFESSIONAL LAND SURVEYOR NO.: 2272
 STATE OF GEORGIA
 PROJECT NO.: 1200904
 SURVEY PREPARED BY:
 AMERICAN SURVEYING AND MAPPING, INC.
 3191 MAGUIRE BLVD., SUITE 200
 ORLANDO, FL 32803
 PHONE: (407) 426-7979
 FAX: (407) 426-9741

6Dvi ALTA/ACSM LAND TITLE SURVEY
 OF
 KRystal
 2484 HIGHWAY 78
 GWINNETT COUNTY SNELLVILLE, GEORGIA

AMERICAN SURVEYING & MAPPING, INC.
 3191 MAGUIRE BLVD., SUITE 200
 ORLANDO, FL 32803
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