

**PROPERTY DESCRIPTION - Tract 1**  
 All that tract or parcel of land lying and being in Land Lot 197 of the 1st District, 1st Section, City of Johns Creek, Fulton County, Georgia and being more particularly described as follows:  
 To find the Point of Beginning commence at the intersection of the northern right of way line of Kimball Bridge Road (right of way width varies) and the eastern right of way line of Fox Road (right of way width varies); thence proceeding along said right of way line of Fox Road a distance of 518.79 feet to a point; thence leaving said right of way line of Fox Road and proceeding North 88 degrees 31 minutes 42 seconds East a distance of 31.66 feet to a point in the center line of said Fox Road, said point being the Point of Beginning.  
 From the Point of Beginning, as thus established, continuing along said center line of Fox Road the following courses and distances: along a curve to the right with a radius of 3445.98 feet and an arc length of 74.72 feet (said curve having a chord bearing of North 02 degrees 00 minutes 48 seconds East and a chord distance of 74.72 feet to a point; thence North 02 degrees 00 minutes 48 seconds East a distance of 56.40 feet to a point; thence along a curve to the left with a radius of 1719.17 feet and an arc length of 121.01 feet (said curve having a chord bearing of North 02 degrees 00 minutes 48 seconds East and a chord distance of 120.99 feet to a point; thence North 02 degrees 00 minutes 48 seconds East a distance of 67.45 feet to a 1 inch open top pipe found; thence South 14 degrees 12 minutes 13 seconds West a distance of 221.99 feet to a 1/2 inch rebar found; thence South 28 minutes 29 seconds West a distance of 230.26 feet to a 1 inch open top pipe found; thence North 58 degrees 31 minutes 42 seconds West a distance of 594.47 feet to the Point of Beginning.

**PROPERTY DESCRIPTION - Tract 2**  
 All that tract or parcel of land lying and being in Land Lot 197 of the 1st District, 1st Section, City of Johns Creek, Fulton County, Georgia and being more particularly described as follows:  
 To find the Point of Beginning commence at the intersection of the northern right of way line of Kimball Bridge Road (right of way width varies) and the eastern right of way line of Fox Road (right of way width varies); thence proceeding along said right of way line of Fox Road a distance of 518.79 feet to a point; thence leaving said right of way line of Fox Road and proceeding North 88 degrees 31 minutes 42 seconds East a distance of 31.66 feet to a point in the center line of said Fox Road, said point being the Point of Beginning.  
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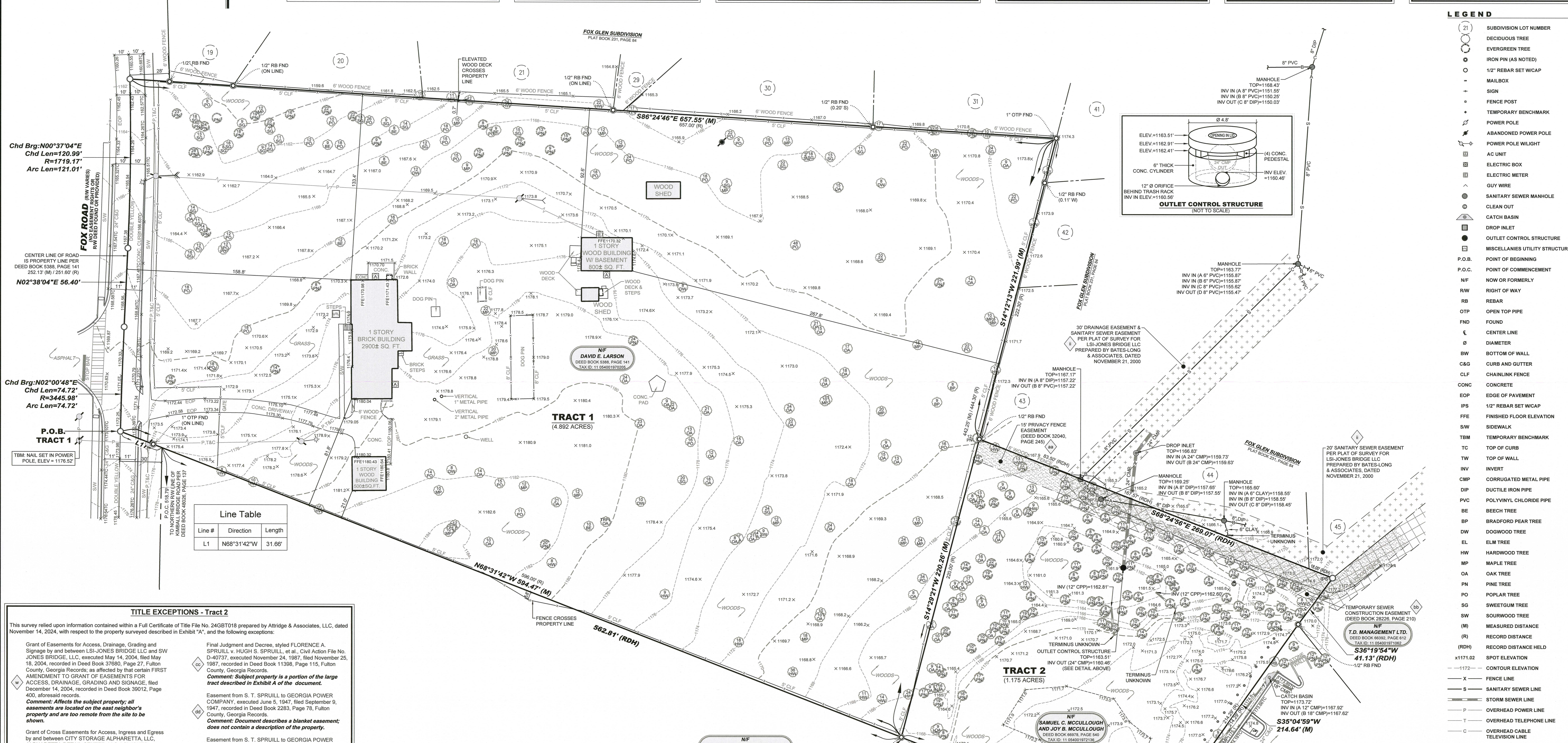
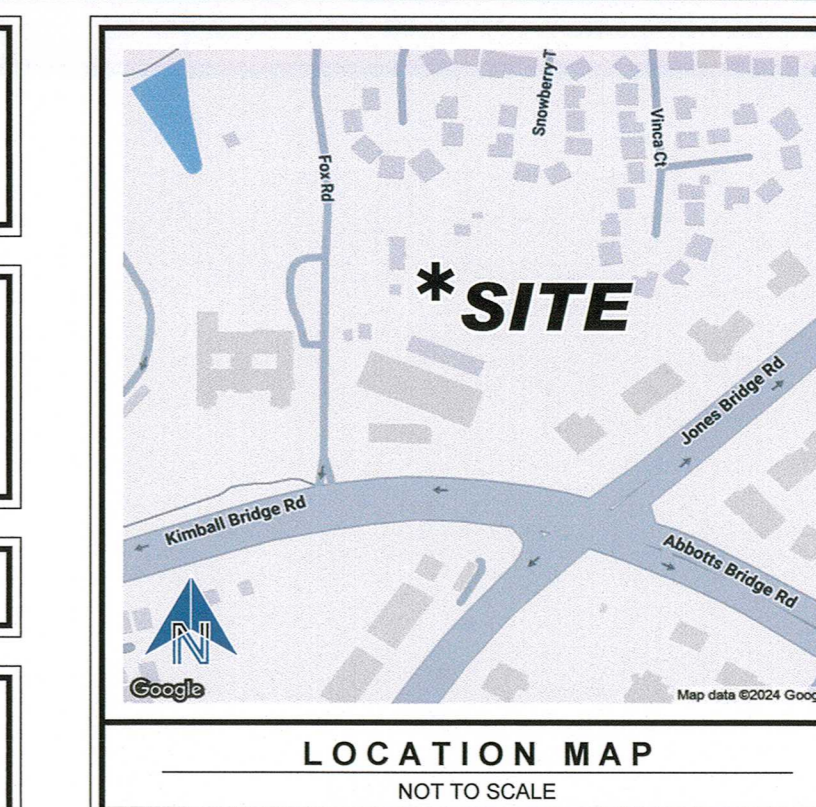
**PROPERTY DESCRIPTION - Total Tract**  
 All that tract or parcel of land lying and being in Land Lot 197 of the 1st District, 1st Section, City of Johns Creek, Fulton County, Georgia and being more particularly described as follows:  
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**SURVEY NOTES**  
 1. This plat was prepared for the exclusive use of the person, persons, or entity named in the title block. Said use does not extend to any unnamed person without express permission by the surveyor naming said person.  
 2. Unless otherwise specified, all distances shown are horizontal ground distances.  
 3. The project horizontal datum is relative to the North American Datum 1983 (NAD83), 2011 adjustment, projected to the Georgia State Plane Coordinate System, West Zone. The vertical datum is relative to the North American Vertical Datum of 1989 (NAVD89) using the National Geodetic Survey (NGS) Geoid 18.  
 4. The exterior footprint of all buildings is measured at ground level.  
 5. By graphic plotting only this property does not lie within a 100 year flood hazard zone and is depicted as Zone X as defined by the F.E.M.A Flood Insurance Rate Map of Fulton County, Georgia and incorporated areas, Map Number 13121C0079F, effective date 9/18/2013.  
 6. No common observable evidence of cemeteries, burial grounds or isolated gravesites were found during the course of the survey.  
 7. No observable evidence that the site was used as a solid waste dump, sump or sanitary landfill.  
 8. Tract 1 of the Property has direct vehicular and pedestrian access to Fox Road, a dedicated public right of way, as shown on the survey. Tract 2 of the Property has indirect access to Jones Bridge Road, a dedicated public right of way, via Ingress/Egress Easement recorded in Deed Book 37315, Page 70, as shown on the survey.  
 9. No wetland delineation markers were observed at the time of the survey.  
 10. Observable evidence of earth moving work at the time of the survey on Tract 2 only.  
 11. No observable evidence of recent street or sidewalk construction or repairs.  
 12. There may be underground utilities not shown on this survey.

**REFERENCE PLATS**  
 1. Final Subdivision Plat of Fox Glen recorded in Plat Book 212, Page 152, revised and re-recorded in Plat Book 231, Page 64.  
 2. Plat of Survey for LSI - Jones Bridge LLC prepared by Bates-Long & Associates, dated November 21, 2000, referenced in Limited Warranty Deed recorded in Deed Book 66978, Page 540.

**SITE ADDRESS**  
 11705 Fox Road, Alpharetta, GA 30005

**AREA SUMMARY**  
 Tract 1 = 213,058 square feet of 4.892 acres  
 Tract 2 = 51,172 square feet or 1.175 acres  
 Total = 264,270 square feet or 6.067 acres



**Line Table**

Line #	Direction	Length
L1	N88°31'42"W	31.66'

**TITLE EXCEPTIONS - Tract 2**  
 This survey relied upon information contained within a Full Certificate of Title File No. 24GBT018 prepared by Atridge & Associates, LLC, dated November 14, 2024, with respect to the property surveyed described in Exhibit "A", and the following exceptions:  
 Grant of Easements for Access, Drainage, Grading and Signage by and between LSI-JONES BRIDGE LLC and SW JONES BRIDGE, LLC, executed May 14, 2004, filed May 18, 2004, recorded in Deed Book 37860, Page 27, Fulton County, Georgia Records, as affected by that certain FIRST AMENDMENT TO GRANT OF EASEMENTS FOR ACCESS, DRAINAGE, GRADING AND SIGNAGE, filed December 14, 2004, recorded in Deed Book 39012, Page 400, aforesaid records.  
**Comment: Affects the subject property; all easements are located on the east neighbor's property and are too remote from the site to be shown.**  
 Grant of Cross Easements for Access, Ingress and Egress by and between CITY STORAGE ALPHARETTA, LLC, ALPHARETTA RETAIL CENTER, LLC, LSI-JONES BRIDGE LLC, M.A.T. INVESTMENTS, LLC and FRIDON NAYEBI, executed March 1, 2004, filed March 30, 2004, recorded in Deed Book 37315, Page 70, Fulton County, Georgia Records.  
**Comment: Affects the subject property as shown on the survey.**  
 Easement for Ingress and Egress by and between REGIONS BANK and LSI-JONES BRIDGE, LLC, executed May 30, 2003, filed July 18, 2003, recorded in Deed Book 35437, Page 146, Fulton County, Georgia Records, as affected by that certain CORRECTIVE EASEMENT FOR INGRESS AND EGRESS, filed July 29, 2003, recorded in Deed Book 35543, Page 534, aforesaid records.  
**Comment: Affects the subject property as shown on the survey.**  
 Grant of Reciprocal Easements for Ingress and Egress by and between M.A.T. INVESTMENTS, LLC, FRIDON NAYEBI and LSI-JONES BRIDGE, LLC, executed April 30, 2003, filed July 18, 2003, recorded in Deed Book 35436, Page 622, re-recorded in Deed Book 39052, Page 591, Fulton County, Georgia Records.  
**Comment: Affects the subject property; easement is blanket and does not contain notable description.**  
 Privacy Fence Easement Agreement by and between LSI-JONES BRIDGE LLC, M.A.T. INVESTMENTS, LLC and FOX GLEN COMMUNITY ASSOCIATION, INC., executed October 24, 2001, filed March 15, 2002, recorded in Deed Book 32040, Page 245, Fulton County, Georgia records.  
**Comment: Affects the subject property as shown on the survey.**  
 Declaration of Joint and Reciprocal Easements by LSI-JONES BRIDGE, LLC, and M.A.T. INVESTMENTS, LLC, executed December 21, 1999, filed December 27, 1999, recorded in Deed Book 28226, Page 210, Fulton County, Georgia Records.  
**Comment: Affects the subject property as shown on the survey.**  
 Final Judgment and Decree, styled FLORENCE A. SPRULL v. HUGH S. SPRULL, et al., Civil Action File No. 04-0737, executed November 24, 1987, filed November 25, 1987, recorded in Deed Book 11398, Page 115, Fulton County, Georgia Records.  
**Comment: Subject property is a portion of the large tract described in Exhibit A of the document.**  
 Easement from S. T. SPRULL to GEORGIA POWER COMPANY, executed June 5, 1947, filed September 9, 1947, recorded in Deed Book 2283, Page 78, Fulton County, Georgia Records.  
**Comment: Document describes a blanket easement; does not contain a description of the property.**  
 Easement from S. T. SPRULL to GEORGIA POWER COMPANY, executed June 5, 1947, filed September 9, 1947, recorded in Deed Book 2283, Page 77, Fulton County, Georgia Records.  
**Comment: Document describes a blanket easement; does not contain a description of the property.**  
 Easement from S. T. SPRULL to GEORGIA POWER COMPANY, executed June 5, 1947, filed September 9, 1947, recorded in Deed Book 2283, Page 70, Fulton County, Georgia Records.  
**Comment: Document describes a blanket easement; does not contain a description of the property.**  
 Note: Suits and Liens were examined for SAMUEL C. MCCULLOUGH, JOY B. MCCULLOUGH, RHINO GROUP HOLDINGS, LLC, and LSI-JONES BRIDGE, LLC, and all entries, if applicable, are provided, as appropriate.  
**Comment: No document provided.**  
 Subject to all matters as shown on that certain plat recorded in Deed Book 35436, Page 626, Fulton County, Georgia Records.  
**Comment: Subject property is Site 4 as depicted on the referenced plat; sanitary sewer easement is shown on the survey.**  
 NOTE: Georgia grantor and signature requirements: Grantor on the Deed to Secure Debt should read exactly as the Record Title Vests; also borrower should sign the Deed to Secure Debt exactly as Record Title Vests.  
**Comment: No Land Survey matters.**

**TITLE EXCEPTIONS - Tract 1**  
 This survey relied upon information contained within a title commitment No. 24-GTJC-15114 prepared by Fidelity National Title Insurance Company, dated August 29, 2024, with respect to the property surveyed described in Exhibit "A", and the exceptions listed in "Schedule B, Part I":  
 Right-of-Way Easement from DAVID E. LARSON to SAUNNEE ELECTRIC MEMBERSHIP CORPORATION, executed September 23, 1987, filed October 20, 1987, recorded in Deed Book 11131, Page 465, Fulton County, Georgia Records.  
**Comment: Blanket easement affects the subject property.**

Received  
 February 4, 2025  
 RZ-25-0001 & VC-25-0001  
 Planning & Zoning

- LEGEND**
- (21) SUBDIVISION LOT NUMBER
  - DECIJOUOUS TREE
  - EVERGREEN TREE
  - IRON PIN (AS NOTED)
  - 1/2" REBAR SET W/ICAP
  - MAILBOX
  - SIGN
  - FENCE POST
  - TEMPORARY BENCHMARK
  - POWER POLE
  - ABANDONED POWER POLE
  - POWER POLE W/LIGHT
  - AC UNIT
  - ELECTRIC BOX
  - ELECTRIC METER
  - GUY WIRE
  - SANITARY SEWER MANHOLE
  - CLEAN OUT
  - CATCH BASIN
  - DROP INLET
  - OUTLET CONTROL STRUCTURE
  - MISCELLANEOUS UTILITY STRUCTURE
  - P.O.B. POINT OF BEGINNING
  - P.O.C. POINT OF COMMENCEMENT
  - NF NOW OR FORMERLY
  - RW RIGHT OF WAY
  - RB REBAR
  - OTF OPEN TOP PIPE
  - FND FOUND
  - CLF CENTER LINE
  - Ø DIAMETER
  - BW BOTTOM OF WALL
  - C&G CURB AND GUTTER
  - CLF CHAINLINK FENCE
  - CONC CONCRETE
  - EOP EDGE OF PAVEMENT
  - IPS 1/2" REBAR SET W/ICAP
  - FFE FINISHED FLOOR ELEVATION
  - SW SIDEWALK
  - TBM TEMPORARY BENCHMARK
  - TC TOP OF CURB
  - TW TOP OF WALL
  - INV INVERT
  - CMP CORRUGATED METAL PIPE
  - DIP DUCTILE IRON PIPE
  - PVC POLYVINYL CHLORIDE PIPE
  - BE BEECH TREE
  - BP BRADFORD PEAR TREE
  - DW DODGED TREE
  - EL ELM TREE
  - HW HARDWOOD TREE
  - MP MAPLE TREE
  - OA OAK TREE
  - PN PINE TREE
  - PO POPLAR TREE
  - SG SWEETGUM TREE
  - SW SOURWOOD TREE
  - (M) MEASURED DISTANCE
  - (R) RECORD DISTANCE
  - (RDH) RECORD DISTANCE HELD
  - x1172.02 SPOT ELEVATION
  - 1172.02 CONTOUR ELEVATION
  - FENCE LINE
  - SANITARY SEWER LINE
  - STORM SEWER LINE
  - OVERHEAD POWER LINE
  - OVERHEAD TELEPHONE LINE
  - OVERHEAD CABLE
  - TELEVISION LINE

**REVISIONS**

NO.	DATE	DESCRIPTION
1		
2		
3		
4		
5		
6		
7		
8		
9		
10		

**ALTA/NSPS LAND TITLE SURVEY**  
**JBGL Atlanta Development 2014, LLC, a Limited Liability Company, and Fidelity National Title Insurance Company**  
 4317 Park Drive, Suite 400  
 Atlanta, Georgia 30341  
 Phone: (770) 416-6791  
 Fax: (770) 416-6799  
 www.travispruitt.com  
 Certificate of Authorization Number 613

**LEGEND**

- (21) SUBDIVISION LOT NUMBER
- DECIJOUOUS TREE
- EVERGREEN TREE
- IRON PIN (AS NOTED)
- 1/2" REBAR SET W/ICAP
- MAILBOX
- SIGN
- FENCE POST
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- POWER POLE
- ABANDONED POWER POLE
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- BP BRADFORD PEAR TREE
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- EL ELM TREE
- HW HARDWOOD TREE
- MP MAPLE TREE
- OA OAK TREE
- PN PINE TREE
- PO POPLAR TREE
- SG SWEETGUM TREE
- SW SOURWOOD TREE
- (M) MEASURED DISTANCE
- (R) RECORD DISTANCE
- (RDH) RECORD DISTANCE HELD
- x1172.02 SPOT ELEVATION
- 1172.02 CONTOUR ELEVATION
- FENCE LINE
- SANITARY SEWER LINE
- STORM SEWER LINE
- OVERHEAD POWER LINE
- OVERHEAD TELEPHONE LINE
- OVERHEAD CABLE
- TELEVISION LINE

**CERTIFICATION:**  
 This plat is a retracement of an existing parcel or parcels of land and does not subdivide or create any new parcel or make any changes to any real property boundaries. The recording information of the documents, maps, plats, or other instruments which created the parcel or parcels are stated herein. RECORDED OF THIS PLAT DOES NOT IMPLY APPROVAL OF ANY LOCAL JURISDICTION, AVAILABILITY OF PERMITS, COMPLIANCE WITH LOCAL REGULATIONS OR REQUIREMENTS, OR LIABILITY FOR ANY USE OR PURPOSE OF THE LAND. Furthermore, the undersigned land surveyor certifies that this plat complies with the minimum technical standards for property surveys in Georgia as set forth in the rules and regulations of the Georgia Board of Registration for Professional Engineers and Land Surveyors and as set forth in Section 15-6-67.  
 This is to certify that this survey was made under my supervision and is a true representation of the land surveyed. The field data upon which this survey is based, was performed using an eGPS ZOTL dual frequency receiver with network adjusted real time kinematic measurements referenced to the eGPS network. The GPS survey included redundant measurements with positional accuracy better than 0.07'.  
 This map or plat has been calculated for closure and is found to be accurate within one foot in 115,161 feet.  
 To: JBGL Atlanta Development 2014, LLC, a Limited Liability Company, and Fidelity National Title Insurance 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, 5, 7(b)(1), 8, 9, 13 and 19(35,000,000) of Table A thereof. The fieldwork was completed on 11/25/2024.

**PLAT DATE:** 01/17/2024  
**SCALE:** 1" = 30'  
**JN:** 1-24-0369.606  
**FN:** 219-E-099

**KEVIN G. PATE** Date: 1-17-25  
 Georgia Professional Land Surveyor No. 3499  
 For the Firm Travis Pruitt & Associates, Inc.

**SHEET NO:** 1 of 1