



Comment: May affect subject property. Deed is too vague to depict.

13. Easement from V. L. Robinson to Georgia Power Company, dated 12/6/1935, recorded in Deed Book 120 Page aforesaid records.

14. Easement from R. L. Burden to Georgia Power Company, dated 4/10/1940, recorded in <u>Deed Book 138 Page</u> 85(b), aforesaid records. Comment: Affects subject property. Easement blanket in nature and cannot be depicted.

15. Easement from A. L. Smith to Georgia Power Company, dated 4/10/1940, recorded in <u>Deed Book 138 Page</u> 85(c), aforesaid records. Comment: Affects subject property. Easement blanket in nature and cannot be depicted.

16. Easement from C. W. McAteer to American Telephone and Telegraph Company, dated 10/19/1942, recorded in <u>Deed Book 139 Page 613</u>, aforesaid records, as transferred to Southern Bell Telephone and Telegraph Company, by Assignment dated 4/11/1974, recorded in <u>Deed Book 1614 Page 903</u>. Comment: May affect subject property. Easement blanket in nature and cannot be depicted.

17. Easement from Mrs. H.T. Brown to American Telephone and Telegraph Company, dated 11/18/1942, recorded in Deed Book 139 Page 616, aforesaid records; as transferred to Southern Bell Telephone and Telegraph Company by Assignment dated 4/11/1974, recorded in <u>Deed Book 1614, page 903</u>. Comment: May affect subject property. Easement blanket in nature and cannot be depicted.

18. Right of Way Easement from J. E. Kennedy to Georgia Power Company, dated 9/26/1944, recorded in <u>Deed</u> Book 155 Page 227, aforesaid records; as affected by Amended and Restated Encroachment agreement for Easement dated December 6, 2017 and recorded December 7, 2017 in <u>Deed Book 15499, Page 1791</u>, aforesaid records. (Affects Tract 2 and Tract 3B, as shown on the survey prepared by Planners and Engineers Collaborative dated February 20, 2017, last revised April 1, 2020 and designated as File Number 08031.09) Comment: Affects Tract 2 and Tract 3B, as shown.

19. Easement from Cleve Hicks to Georgia Power Company, dated 9/20/1944, recorded in Deed Book 155 Page 229, aforesaid records; as affected by Amended and Restated Encroachment agreement for Easement dated December 6, 2017 and recorded December 7, 2017 in <u>Deed Book 15499</u>, <u>Page 1791</u>, aforesaid records. (Affects Tract 2 and Tract 3B, as shown on the survey prepared by Planners and Engineers Collaborative dated February 20, 2017. last revised April 1, 2020 and designated as File Number 08031.09) Comment: Affects Tract 2 and Tract 3B, as shown.

20. Easement from M. C. Bailey to Georgia Power Company, dated 7/23/1948, recorded in <u>Deed Book 202 Page</u> 77, aforesaid records. Comment: May affect subject property. Easement blanket in nature and cannot be depicted.

21. General Permit Easement from C. W. McAteer to Southern Bell Telephone and Telegraph Company, dated 11/5/1949, recorded in <u>Deed Book 225 Page 281</u>, aforesaid records. Comment: May affect subject property, deed too vaque to depict.

22. Encroachment Agreement by and between Georgia Power Company and Crawford Construction Company dated 2/18/1997, recorded in <u>Deed Book 10595 Page 307</u>, aforesaid records. (Affects Tract 2, as shown on the survey prepared by Planners and Engineers Collaborative dated February 20, 2017, last revised April 1, 2020 and designated as File Number 08031.09) Comment: Affects Tract 2, as shown on survey.

23. Easement Agreement from Riverview Industries, L.P. to Georgia Power Company dated 7/1/2008, recorded in Deed Book 14625 Page 740, aforesaid records; as affected by Amended and Restated Encroachment agreement for Easement dated December 6, 2017 and recorded December 7, 2017 in <u>Deed Book 15499, Page 1791</u>, aforesaid records. (Affects Tract 2, as shown on the survey prepared by Planners and Engineers Collaborative dated February 20, 2017, last revised April 1, 2020 and designated as File Number 08031.09) Comment: Affects Tract 2, as shown on survey.

24. Encroachment Agreement for Easement by and between Georgia Power Company and Riverview Industries, L.P., dated 5/21/2013, recorded in Deed Book 15074 Page 6004, aforesaid records. (Affects Tract 2, as shown on the survey prepared by Planners and Engineers Collaborative dated February 20, 2017, last revised April 1, 2020 and designated as File Number 08031.09) Comment: Affects Tract 2, as shown on survey.

25. Easement Agreement from Riverview Industries, L.P. to Georgia Power Company dated 7/1/2008, recorded in Deed Book 14625 Page 736, aforesaid records; as affected by Amended and Restated Encroachment agreement for Easement dated December 6, 2017 and recorded December 7, 2017 in <u>Deed Book 15499, Page 179</u>1, aforesaid records. (Affects Tract 2, as shown on the survey prepared by Planners and Engineers Collaborative dated February 20, 2017, last revised April 1, 2020 and designated as File Number 08031.09) Comment: Affects Tract 2, as shown on survey.

26. Easement from H.T. Brown to Georgia Power Company dated 4/10/1940, recorded in <u>Deed Book 138 Page 74</u>, aforesaid records. Comment: Affects subject property. Easement blanket in nature and cannot be depicted.

27. Easement and Right of Way from Nichols Contracting Company, Inc. to Cobb County Marietta Water Authority dated 11/30/1988, recorded in <u>Deed Book 5168 Page 98</u>, aforesaid records; as affected by Encroachment Agreement by and between Cobb County-Marietta Water Authority, and TAC-RW LOT 1, LLC dated January 9, 2018 and recorded on February 5, 2018 in <u>Deed Book 15512, Page 3067</u>, in the aforesaid records. (Affects Tract 2, a shown on the survey prepared by Planners and Engineers Collaborative dated February 20, 2017, last revised April 1, 2020 and designated as File Number 08031.09) Comment: Affects Tract 2, as shown on survey.

28. Easement Agreement from Riverview Industries, L.P. to Georgia Power Company dated 7/1/2008, recorded in Deed Book 14625 Page 728, aforesaid records; as affected by Amended and Restated Encroachment agreement for Easement dated December 6, 2017 and recorded December 7, 2017 in <u>Deed Book 15499, Page 1791</u>, aforesaid records. (Affects Tract 2, as shown on the survey prepared by Planners and Engineers Collaborative dated February 20, 2017, last revised April 1, 2020 and designated as File Number 08031.09) Comment: Affects Tract 2, as shown on survey.

29. Easement and Right of Way from the Trustees for the Riverview Road Baptist Church to Cobb County-Marietta Water Authority dated 12/12/1988, recorded in <u>Deed Book 5179 Page 65</u>, aforesaid records. (Affects Tract 2, as shown on the survey prepared by Planners and Engineers Collaborative dated February 20, 2017, last revised April 1, 2020 and designated as File Number 08031.09) Comment: Affects Tract 2, as shown on survey.

30. Easement Agreement from Riverview Industries, L.P. to Georgia Power Company dated 7/1/2008, recorded in Deed Book 14625 Page 732, aforesaid records; as affected by Amended and Restated Encroachment agreement for Easement dated December 6, 2017 and recorded December 7, 2017 in <u>Deed Book 15499, Page 1791</u>, aforesaid records. (Affects Tract 2, as shown on the survey prepared by Planners and Engineers Collaborative dated February 20, 2017, last revised April 1, 2020 and designated as File Number 08031.09) Comment: Affects Tract 2, as shown on survey.

31. Easement from G.R. Elliott to Georgia Power Company dated April 10, 1940, recorded June 22, 1940 in Deed Book 138, Page 85a, aforesaid records. Comment: May affect property, easement blanket by nature and cannot be depicted.

32. Easement from Wesley M. Mahaffey to Georgia Power Company dated April 15, 1988, recorded May 9, 1988 in Deed Book 4912, Page 291, aforesaid records. Comment: May affect property, easement blanket by nature and cannot be depicted.

33. Right of Way Deed from A. Ronald Slack to Cobb County dated June 22, 1970, recorded July 6, 1970 in Deed Book 4181, Page 254, aforesaid records. (Affects Tract 3B, as shown on the survey prepared by Planners and Engineers Collaborative dated February 20, 2017, last revised April 1, 2020 and designated as File Number 08031.09) Comment: Affects Tract 3B, as shown on survey.

34. Easement from Riverview Industries, L.P. to Georgia Power Company dated July 18, 2008, recorded July 18, 2008 in <u>Deed Book 14625, Page 724</u>, aforesaid records; as affected by Amended and Restated Encroachment agreement for Easement dated December 6, 2017 and recorded December 7, 2017 in Deed Book 15499, Page 1791, aforesaid records. (Affects Tract 3B, as shown on the survey prepared by Planners and Engineers Collaborative dated February 20, 2017, last revised April 1, 2020 and designated as File Number 08031.09) Comment: Affects Tract 3B, as shown on survey.

35. Grant of Easement from The Gort Corporation to Cobb County, Georgia, a Political Subdivision of the State of Georgia dated March 27, 1987, recorded March 27, 1987 in <u>Deed Book 4395</u>, Page 425, aforesaid records. (Affects Tract 3B, as shown on the survey prepared by Planners and Engineers Collaborative dated February 20, 2017, last revised April 1, 2020 and designated as File Number 08031.09) Comment: Affects Tract 3B. as shown on survey.

36. Hold Harmless Agreement Sewer between Cobb County, Georgia and Riverview Industries, L.P. dated September 29, 2011, recorded September 30, 2011 in Deed Book 14882, Page 3573; and recorded November 14, 2011 in Deed Book 14895, Page 3765, Cobb County, Georgia records. (Affects Tract 3B, as shown on the survey prepared by Planners and Engineers Collaborative dated February 20, 2017, last revised April 1, 2020 and designated as File Number 08031.09)

Comment: Affects Tract 3B, is blanket but the general area is the sewer near the dock.

37. Easement from David R. Holbrook and Barry N. Hudder to Georgia Power Company dated April 15, 1988, recorded May 9, 1988 in <u>Deed Book 4912</u>, <u>Page 290</u>, aforesaid records. Comment: Does not affect subject property. Deed references Land Lot 172.

38. Master Declaration of Protective Covenants, Conditions, Restrictions and Easements for Riverview Landing dated February 1, 2018 and recorded on February 5, 2018 in Deed Book 15512, Page 3073, in the aforesaid records, as affected by Amended and Restated Master Declaration of Protective Covenants, Restrictions and Easements for Riverview Landing dated June 19, 2020, recorded June 23, 2020 in Deed Book 15758, Page 4146, aforesaid records. Comment: Affects property, blanket in nature and cannot be depicted.

39. Intentionally deleted.

40. Temporary Easement Agreement for Dirt Removal and Grading by and between TAC-RW Lot 2, LLC, a Georgia limited liability company, and Prestwick Riverview, LLC, a Georgia limited liability company, dated February 1, 2018 and recorded on February 5, 2018 in Deed Book 15512, Page 3179, in the aforesaid records. Comment: Does Not Affects subject property. Easement expired.

TITLE EXCEPTIONS - cont.

41. Temporary Easement Agreement for Laydown and Storage by and between TAC-RW Lot 1, LLC, a Georgia limited liability company, and Prestwick Riverveiw, LLC, a Georgia limited liability company dated February 1, 2018 and recorded on February 5, 2018 in Deed Book 15512, Page 3195, in the aforesaid records. Comment: Does not Affects subject property. Easement expired.

42. Grant of Easement by and between Comcast Cable Communications Management, LLC and Prestwick Riverview, LLC, dated June 15, 2018 and recorded November 15, 2018 in <u>Deed Book 15586</u>, <u>Page 5912</u>, aforesaid records. Comment: Affects subject property, easement blanket in nature.

43. Underground Easement from Prestwick Riverview, LLC in favor of Georgia Power Company, filed and recorded June 13, 2019 in Deed Book 15636, Page 3822, aforesaid records. Comment: Affects subject property. Underground utilities need to be located to show exact location of the easement (10 feet of the centerline of the underground distribution line)

44. Underground Easement from Prestwick Riverview, LLC in favor of Georgia Power Company, filed and recorded June 13, 2019 in <u>Deed Book 15636</u>, <u>Page 3853</u>, aforesaid records. Comment: Affects subject property, easement blanket in nature.

45. Utility Easement from TAC-RW Lot 2, LLC, to Georgia Power Company, dated July 17, 2018, in Deed Book 15558, Page 6093, aforesaid records. (as to the easement parcel only) Comment: Affects Subject Property. Easement is blanket in nature.

46. Grant of Easement Sanitary Sewer Easement 1 from Prestwick Riverview, LLC in favor of Cobb County, filed and recorded June 4, 2020 in Deed Book 15751, Page 3357, aforesaid records. Comment: Affects Tract 3A. as shown on survev.

47. Grant of Easement Sanitary Sewer Easement 5 from Prestwick Riverview, LLC in favor of Cobb County, filed and recorded June 4, 2020 in Deed Book 15751, Page 3365, aforesaid records. Comment: Affects Tracts 3A and 3B, as shown on survey.

48. Drainage, Access, Utility and Recreational Area Easement Agreement from Prestwick Riverview. LLC to Prestwick Drift, LLC dated June 19, 2020, recorded June 23, 2020 in Deed Book 15758, Page 4289, aforesaid records. Comment: Affects Subject Property, as shown on survey.

SURVEY LEGAL DESCRIPTION - TRACT 2

ALL THAT TRACT OR PARCEL OF LAND lying and being in Land Lot 175 of the 18th District, Cobb County, Georgia and being more particularly described as follows:

To find the TRUE POINT OF BEGINNING, COMMENCE at an iron pin set at the intersection of the southeasterly right—of—way line of Armstrong Place (50' R/W), said point having Georgia West Zone State Plane Coordinates of Northing: 1383504.58 - Easting: 2193918.82 with the southwesterly right-of-way line of Nichols Drive (Variable R/W); thence North 50 degrees 45 minutes 54 seconds East a distance of 4.33 feet to an iron pin set, said iron pin being the TRUE POINT OF BEGINNING, and having Georgia West Zone State Plane Coordinates of Northing: 1383504.84 - Easting: 2193915.46;

With the TRUE POINT OF BEGINNING thus established thence South 53 degrees 42 minutes 04 seconds East a distance of 39.44 feet to a point; thence South 54 degrees 57 minutes 33 seconds East a distance of 72.75 feet to a point; thence South 51 degrees 07 minutes 48 seconds East a distance of 35.63 feet to a point; thence South 55 degrees 37 minutes 31 seconds East a distance of 126.48 feet to a point; thence South 55 degrees 19 minutes 07 seconds East a distance of 96.92 feet to a point located on said southwesterly right of way of Nichols Drive; thence along said southwesterly right of way of Nichols Drive the following courses and distances: South 58 degrees 09 minutes 56 seconds East a distance of 26.43 feet to a point; South 59 degrees 37 minutes 03 seconds East a distance of 32.45 feet to a point; South 61 degrees 23 minutes 00 seconds East a distance of 191.21 feet to a point; South 65 degrees 46 minutes 20 seconds East a distance of 13.07 feet to a point; South 16 degrees 42 minutes 35 seconds East a distance of 28.24 feet to a point at the intersection of the northwesterly right-of-way line of River View Road (Variable R/W); thence along said right-of-way line of River View Road the following courses and distances: South 28 degrees 34 minutes 06 seconds West a distance of 339.97 feet to a point; South 61 degrees 25 minutes 54 seconds East a distance of 5.01 feet to a point: South 28 degrees 33 minutes 57 seconds West a distance of 131.74 feet to a point; South 28 degrees 34 minutes 12 seconds West a distance of 39.17 feet to a point; 59.87 feet along an arc of a curve to the right, said curve having a radius of 760.29 feet and a chord bearing and distance of South 30 degrees 49 minutes 33 seconds West 59.85 feet to a point; 225.94 feet along an arc of a curve to the right, said curve having a radius of 760.29 feet and a chord bearing and distance of South 41 degrees 35 minutes 42 seconds West 225.11 feet to an iron pin set: leavina said right—of—way line thence North 50 degrees 11 minutes 30 seconds West a distance of 254.23 feet to a point; thence North 02 degrees 11 minutes 41 seconds East a distance of 843.18 feet to a point on said southeasterly right—of—way line of Armstrong Place; thence along said right—of—way line of Armstrong Place North 50 degrees 45 minutes 54 seconds East a distance of 53.58 feet to an iron pin set and the TRUE POINT OF BEGINNING.

Said tract containing 8.806 acres, (383,600 SQ. FT).

SURVEY LEGAL DESCRIPTION - TRACT 3A

ALL THAT TRACT OR PARCEL OF LAND lying and being in Land Lot 175 of the 18th District, Cobb County, Georgia and being more particularly described as follows:

To find the TRUE POINT OF BEGINNING, commence from an iron pin set at the intersection of the northwesterly right-of-way line of River View Road (Variable R/W) with the southwesterly right-of-way line of Nichols Drive (Variable R/W), said point having Georgia West Zone State Plane Coordinates of Northing: 1383172.46 — Eastin 2194456.99; thence crossing River View Road North 75 degrees 51 minutes 09 seconds East a distance of 108.88 feet to a point on the southeasterly right-of-way line of said River View Road, said point being the TRUE POINT OF BEGINNING and having Georgia West Zone State Plane Coordinates of Northing: 1383199.07 — Easting: 2194562.57;

From the TRUE POINT OF BEGINNING, as thus established, thence leaving said right-of-way line of River View Road South 61 degrees 26 minutes 03 seconds East a distance of 167.21 feet to an iron pin set; thence South 00 degrees 19 minutes 58 seconds East a distance of 110.26 feet to an iron pin set; thence South 27 degrees 41 minutes 22 seconds West a distance of 11.85 feet to an iron pin set; thence South 28 degrees 19 minutes 57 seconds East a distance of 43.06 feet to an iron pin set; thence South 24 degrees 51 minutes 40 seconds West a distance of 151.29 feet to an iron pin set; thence North 65 degrees 08 minutes 54 seconds West a distance of 27.24 feet to an iron pin set; thence South 28 degrees 30 minutes 51 seconds West a distance of 36.00 feet to an iron pin set: thence South 62 degrees 12 minutes 16 seconds West a distance of 28.84 feet to an iron pin set: thence North 61 degrees 29 minutes 09 seconds West a distance of 18.82 feet to an iron pin set; thence South 28 degrees 44 minutes 55 seconds West a distance of 323.88 feet to an iron pin set; thence North 59 degrees 28 minutes 13 seconds West a distance of 33.67 feet to an iron pin set; thence South 41 degrees 19 minutes 44 seconds West a distance of 31.91 feet to an iron pin set; thence North 49 degrees 05 minutes 19 seconds West a distance of 124.39 feet to an iron pin set; thence South 40 degrees 34 minutes 58 seconds West a distance of 30.14 feet to an iron pin set; thence North 49 degrees 25 minutes 02 seconds West a distance of 30.50 feet to an iron pin set; thence North 40 degrees 34 minutes 46 seconds East a distance of 30.32 feet to an iron pin set; thence North 49 degrees 05 minutes 19 seconds West a distance of 30.61 feet to an iron pin set on said right-of-way line of River View Road; thence along said right-of-way line of River View Road the following courses and distances: along a curve turning to the left with an arc length of 74.21 feet, with a radius of 820.29 feet, being subtended by a chord bearing of North 31 degrees 09 minutes 41 seconds East, with a chord length of 74.18 feet to a point; North 24 degrees 46 minutes 16 seconds East a distance of 15.77 feet to a point; North 28 degrees 42 minutes 29 seconds East a distance of 53.29 feet to a point; North 28 degrees 42 minutes 29 seconds East a distance of 101.89 feet to an iron pin set: South 61 degrees 25 minutes 54 seconds East a distance of 15.66 feet to an iron pin set; North 28 degrees 34 minutes 06 seconds East a distance of 413.84 to an iron pin set, said iron ping being the TRUE POINT OF BEGINNING.

Said tract containing 3.537 acres, (154,076 SQ. FT)

SURVEY LEGAL DESCRIPTION NEW R/W TO BE DEEDED TO THE CITY OF SMYRNA

ALL THAT TRACT OR PARCEL OF LAND lying and being in Land Lot 175 of the 18th District, Cobb County, Georgia and being more particularly described as follows:

BEGIN at an iron pin set at the intersection of the southeasterly right—of—way line of Armstrong Place (50' R/W), said point having Georgia West Zone State Plane Coordinates of Northing: 1383504.58 — Easting: 2193918.82 with the southwesterly right—of—way line of Nichols Drive (Variable R/W), said iron pin being the TRUE POINT OF

THENCE along said southwesterly right of way of Nichols Drive the following courses and distances: 50.84 feet along an arc of a curve to the left, said curve having a radius of 263.73 feet and a chord bearing and distance of South 49 degrees 44 minutes 07 seconds East 50.76 feet to a point; South 55 degrees 48 minutes 17 seconds East a distance of 238.63 feet; South 54 degrees 59 minutes 37 seconds East a distance of 80.83 feet to a point; South 35 degrees 31 minutes 49 seconds West a distance of 4.28 feet to a point; thence leaving said southwesterly right of way of Nichols Drive and proceed North 55 degrees 19 minutes 07 seconds West a distance of 96.62 feet to a point; thence North 55 degrees 37 minutes 31 seconds West a distance of 126.48 feet to a point; North 51 degrees 07 minutes 48 seconds West a distance of 35.63 feet to a point; thence North 54 degrees 57 minutes 33 seconds West a distance of 72.75 feet to a point; thence North 53 degrees 42 minutes 04 seconds West a distance of 39.44 feet to an iron pin set on said southeasterly right of way of Armstrong Place; thence along said southeasterly right of way of Armstrong Place North 50 degrees 45 minutes 54 seconds East a distance of 4.33 feet to an iron pin set, said iron pin being the TRUE POINT OF BEGINNING.

Said tract containing 0.028 acres, (1,230 SQ. FT).

SURVEY LEGAL DESCRIPTION - TRACT 3B

ALL THAT TRACT OR PARCEL OF LAND lying and being in Land Lot 175 of the 18th District, Cobb County, Georgia and being more particularly described as follows:

To find the TRUE POINT OF BEGINNING, commence from an iron pin set at the intersection of the northwesterly right-of-way line of River View Road (Variable R/W) with the southwesterly right-of-way line of Nichols Drive (Variable R/W), said point having Georgia West Zone State Plane Coordinates of Northing: 1383172.46 - Easting: 2194456.99; thence crossing River View Road North 75 degrees 51 minutes 09 seconds East a distance of 108.88 feet to an iron pin set; thence leaving said right-of-way line of River View Road South 61 degrees 26 minutes 03 seconds East a distance of 167.21 feet to an iron pin set being the TRUE POINT OF BEGINNING and having Georgia West Zone State Plane Coordinates of Northing: 1383119.12 - Easting: 2194709.42;

From the TRUE POINT OF BEGINNING, thus established thence South 61 degrees 26 minutes 03 seconds East a distance of 126.79' to a point more or less to a point at the western bank of the Chattahoochee River, said point being referred to as Point "C"; thence along the western bank of the Chattahoochee River and the meanderings thereof to Point "D", having the following courses: South 13 degrees 00 minutes 28 seconds West a distance of 95.43 feet to a point; South 17 degrees 36 minutes 06 seconds West a distance of 109.66 feet to a point; Soutl 28 degrees 35 minutes 00 seconds West a distance of 109.86 feet to a point; South 26 degrees 56 minutes 40 seconds West a distance of 76.80 feet to a point; South 29 degrees 25 minutes 44 seconds West a distance of 70.34 feet to a point: South 32 degrees 05 minutes 02 seconds West a distance of 91.93 feet to a point; South 29 degrees 44 minutes 53 seconds West a distance of 57.64 feet to a point; South 40 degrees 25 minutes 39 seconds West a distance of 61.25 feet to a point; South 31 degrees 41 minutes 32 seconds West a distance of 12.64 feet to a point: South 42 degrees 46 minutes 52 seconds West a distance of 88.97 feet to a point: South 41 degrees 49 minutes 31 seconds West a distance of 113.12 feet to a point; South 43 degrees 53 minutes 55 seconds West a distance of 104.99 feet to a point; South 42 degrees 27 minutes 46 seconds West a distance of 99.90 feet to a point; South 47 degrees 15 minutes 19 seconds West a distance of 114.43 feet to a point; thence South 47 degrees 21 minutes 39 seconds West a distance of 17.53 feet to a Point "D"; thence leaving said western bank of Chattahoochee River North 47 degrees 16 minutes 48 seconds West a distance of 355.53 feet to an iron pin set on said right-of-way line of River View Road; thence along said right-of-way line of River View Road the following courses and distances: North 50 degrees 59 minutes 41 seconds East a distance of 230.93 feet to a point on along a curve turning to the left with an arc length of 56.77 feet, with a radius of 820.29 feet, being subtended by a chord bearing of North 49 degrees 00 minutes 44 seconds East, with a chord length of 56.76 feet to a point; along a curve turning to the left with an arc length of 190.08 feet, with a radius of 820.29 feet. being subtended by a chord bearing of North 40 degrees 23 minutes 29 seconds East, with a chord length of 189.65 fee to an iron pin set; thence leaving said right of way line of River View Road and proceed South 49 degrees 05 minutes 19 seconds East a distance of 30.61 feet to an iron pin set; South 40 degrees 34 minutes 46 seconds West a distance of 30.32 feet to an iron pin set; South 49 degrees 25 minutes 02 seconds East a distance of 30.50 feet to an iron pin set; North 40 degrees 34 minutes 58 seconds East a distance of 30.14 feet to an iron pin set; South 49 degrees 05 minutes 19 seconds East a distance of 124.39 feet to an iron pin set; North 41 degrees 19 minutes 44 seconds East a distance of 31.91 feet to an iron pin set; South 59 degrees 28 minutes 13 seconds East a distance of 33.67 feet to an iron pin set; North 28 degrees 44 minutes 55 seconds East a distance of 323.88 feet to an iron pin set; South 61 degrees 29 minutes 09 seconds East a distance of 18.82 fee to an iron pin set: North 62 degrees 12 minutes 16 seconds East a distance of 28.84 feet to an iron pin set: North 28 degrees 30 minutes 51 seconds East a distance of 36.00 feet to an iron pin set; South 65 degrees 08 minutes 54 seconds East a distance of 27.24 feet to an iron pin set; North 24 degrees 51 minutes 40 seconds East a distance of 151.29 feet to an iron pin set; thence North 28 degrees 19 minutes 57 seconds West a distance of 43.06 feet to a point; North 27 degrees 41 minutes 22 seconds East a distance of 11.85 feet to an iron pin set; North 00 degrees 19 minutes 58 seconds West a distance of 110.26 feet to an iron pin set said point being the TRUE POINT OF BEGINNING.

Said tract containing ±5.576 acres, (242,895 SQ. FT) more or less.

TITLE LEGAL DESCRIPTION - TRACT 2

All that tract or parcel of land lying and being in Land Lot 175 of the 18th District, Cobb County, Georgia and being more particularly described as follows:

Beginning at an iron pin set at the intersection of the Southeasterly right-of-way line of Armstrong Place (50' R/W) with the Southwesterly right-of-way line of Nichols Drive (Variable R/W); thence along said right-of-way line f Nichols Drive 50.84 feet along an arc of a curve to the left, said curve having a radius of 263.73 feet and a chord bearing and distance of South 49 degrees 44 minutes 07 seconds East 50.76 feet; thence along said right—of—way line of Nichols Drive South 55 degrees 48 minutes 17 seconds East a distance of 238.63 feet to a point; thence along said right—of—way line of Nichols Drive South 54 degrees 59 minutes 37 seconds East a distance of 80.83 feet to a point; thence along said right—of—way line of Nichols Drive South 35 degrees 31 minutes 49 seconds West a distance of 4.28 feet to a point; thence along said right-of-way line of Nichols Drive South 58 degrees 09 minutes 56 seconds East a distance of 26.43 feet to a point; thence along said right—of—way line of Nichols Drive South 59 degrees 37 minutes 03 seconds East a distance of 32.45 feet to a point; thence along said right—of—way line of Nichols Drive South 61 degrees 23 minutes 00 seconds East a distance of 191.21 feet to a point; thence along said right-of-way line of Nichols Drive South 65 degrees 46 minutes 20 seconds East a distance of 13.07 feet to a point; thence along said right-of-way line of Nichols Drive South 16 degrees 42 minutes 35 seconds East a distance of 28.24 feet to a point at the intersection of the Northwesterly right-of-way line of River View Road (Variable R/W); thence along said right-of-way line of River View Road South 28 degrees 34 minutes 06 seconds West a distance of 339.97 feet to a point; thence along said right-of-way line of River View Road South 61 degrees 25 minutes 54 seconds East a distance of 5.01 feet to a point; thence along said right-of-way line of River View Road South 28 degrees 33 minutes 57 seconds West a distance of 131.74 feet to a point; thence along said right—of—way line of River View Road South 28 degrees 34 minutes 12 seconds West a distance of 39.17 feet to a point; thence along said right-of-way line of River View Road 59.87 feet along an arc of a curve to the right, said curve having a radius of 760.29 feet and a chord bearing and distance of South 30 degrees 49 minutes 33 seconds West 59.85 feet to a point; thence along said right—of—way line of River View Road 225.94 feet along an arc of a curve to the right, said curve having a radius of 760.29 feet and a chord bearing and distance of South 41 degrees 35 minutes 42 seconds West 225.11 feet to an iron pin set; leaving said right-of-way line thence North 50 degrees 11 minutes 30 seconds West a distance of 254.23 feet to a point; thence North 02 degrees 11 minutes 41 seconds East a distance of 843.18 feet to a point on said Southeasterly right—of—way line of Armstrong Place; thence along said right—of—way line of Armstrong Place North 50 degrees 45 minutes 54 seconds East a distance of 57.91 feet to an iron pin set and the True Point of Beginning. Said tract containing 8.834 acres.

TITLE LEGAL DESCRIPTION - TRACT 3A

All that tract or parcel of land lying and being in Land Lot 175 of the 18th District, Cobb County, Georgia and being more particularly described as follows:

To find the True Point of Beginning, commence from an iron pin set at the intersection of the Northwesterly right-of-way line of River View Road (Variable R/W) with the Southwesterly right- of-way line of Nichols Drive (Variable R/W), said point having Georgia West Zone State Plane Coordinates of Northing: 1383172.46 Easting: 2194456.99; thence crossing River View Road North 75 degrees 51 minutes 09 seconds East a distance of 108.88 feet to a point on the Southeasterly right—of—way line of said River View Road, said point being the True Point of Beginning and having Georgia West Zone State Plane Coordinates of Northing: 1383199.07 Easting: 2194562.57, from the True Point of Beginning, as thus established, thence leaving said right—of—way line of River View Road South 61 degrees 26 minutes 03 seconds East a distance of 167.21 feet to a point; thence South 12 degrees 21 minutes 59 seconds West a distance of 136.37 feet to a point; thence South 28 degrees 44 minutes 55 seconds West a distance of 576.43 feet to a point; thence North 49 degrees 05 minutes 19 seconds West a distance of 227.04 feet to a point on said right-of-way line of River View Road; thence along said right-of-way line of River View Road 74.21 feet along an arc of a curve to the left, said curve having a radius of 820.29 feet and a chord bearing and distance of North 31 degrees 09 minutes 41 seconds East 74.18 feet to a point; thence along said right-of-way line of River View Road North 24 degrees 46 minutes 16 seconds East a distance of 15.77 feet to a point; thence along said right-of-way line of River View Road North 28 degrees 42 minutes 29 seconds East a distance of 53.29 feet to a point; thence along said right—of—way line of River View Road North 28 degrees 42 minutes 29 seconds East a distance of 101.89 feet; thence along said right-of-way line of River View Road South 61 degrees 25 minutes 54 seconds East a distance of 15.66 feet to a point; thence along said right—of—way line of River View Road North 28 degrees 34 minutes 06 seconds East a distance of 413.84 feet to a point and the True Point of Beginning.

Said tract containing 3.250 acres.

TITLE LEGAL DESCRIPTION - TRACT 3B

All that tract or parcel of land lying and being in Land Lots 174, 175 & 284 of the 18th District, Cobb County, Georgia and being more particularly described as follows:

To find the True Point of Beginning, commence from an iron pin set at the intersection of the Northwesterly right-of-way line of River View Road (Variable R/W) with the Southwesterly right- of-way line of Nichols Drive (Variable R/W), said point having Georgia West Zone State Plane Coordinates of Northing: 1383172.46 Easting: 2194456.99; thence crossing River View Road South 22 degrees 33 minutes 07 seconds West a distance of 588.23 eet to a point on the Southeasterly right—of—way line of said River View Road, said point being the True Point of Beginning and having Georgia West Zone State Plane Coordinates of Northina: 1382629.21 Eastina: 2194231.39. from the True Point of Beginning, as thus established, thence leaving said right-of-way line of River View Road South 49 degrees 05 minutes 19 seconds East a distance of 227.04 feet to a point; thence North 28 degrees 44 minutes 55 seconds East a distance of 576.43 feet to a point; thence North 12 degrees 21 minutes 59 seconds East a distance of 136.37 feet to a point; thence South 61 degrees 26 minutes 03 seconds East a distance of 126.79 feet more or less to a point at the Western bank of the Chattahoochee River, said point being referred to as Point "C"; thence along the Western bank of the Chattahoochee River and the meanderings thereof to Point D", having the following courses: thence South 13 degrees 00 minutes 28 seconds West a distance of 95.43 feet to a point; thence South 17 degrees 36 minutes 06 seconds West a distance of 109.66 feet to a point; thence South 28 degrees 35 minutes 00 seconds West a distance of 109.86 feet to a point; thence South 26 degrees 56 minutes 40 seconds West a distance of 76.80 feet to a point; thence South 29 degrees 25 minutes 44 seconds West a distance of 70.34 feet to a point; thence South 32 degrees 05 minutes 02 seconds West a distance of 91.93 feet to a point; thence South 29 degrees 44 minutes 53 seconds West a distance of 57.64 feet to a point; thence South 40 degrees 25 minutes 39 seconds West a distance of 61.25 feet to a point; thence South 31 degrees 41 minutes 32 seconds West a distance of 12.64 feet to a point; thence South 42 degrees 46 minutes 52 seconds West a distance of 88.97 feet to a point; thence South 41 degrees 49 minutes 31 seconds West a distance of 113.12 feet to a point; thence South 43 degrees 53 minutes 55 seconds West a distance of 104.99 feet to a point; thence South 42 degrees 27 minutes 46 seconds West a distance of 99.90 feet to a point; thence South 47 degrees 15 minutes 19 seconds West a distance of 114.43 feet to a point; thence South 47 degrees 21 minutes 39 seconds West a distance of 17.53 feet to Point "D"; thence leaving said Western bank of the Chattahoochee River North 47 degrees 16 minutes 48 seconds West a distance of 355.53 feet to an iron pin set on said right-of-way line of River View Road; thence along said right-of-way line of River View Road North 50 degrees 59 minutes 41 seconds East a distance of 230.93 feet to a point; thence along said right-of-way line of River View Road 56.77 feet along an arc of a curve to the left, said curve having a radius of 820.29 feet and a chord bearing and distance of North 49 degrees 00 minutes 44 seconds East 56.76 feet to a point: thence along said right-of-way line of River View Road 190.08 feet along an arc of a curve to the left, said curve having a radius of 820.29 feet and a chord bearing and distance of North 40 degrees 23 minutes 29 seconds East 189.65 feet to a point and the True Point of Beginning.

Said tract containing 5.863 acres more or less.

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 COBB COUNTY, GEORGIA AND INCORPORATED AREAS, COMMUNITY PANEL NUMBERS 13067C0217H, PANEL 217 OF 252, EFFECTIVE DATE MARCH 4, 2013 AND FOUND PORTIONS OF THE PROPERTY SHOWN HEREON TO FALL WITHIN DESIGNATED FLOOD ZONE "AE" (AREAS OF 100 YEAR FLOOD) AND ZONE X (AREAS OF 500 YEAR FLOOD AND 100 YEAR FLOOD WITH CONDITIONS). THE LOCATION OF THE ZONE AE LINE AND ZONE X LINE IS BASED ON THE ELEVATIONS LISTED ON THE PANEL IN ADDITION TO FIELD RUN TOPOGRAPHIC INFORMATION. NO PORTION OF ANY BUILDINGS ON THE PROPERTY ARE LOCATED IN FLOOD ZONE AE.
- THIS SITE IS TIED TO COBB COUNTY BENCHMARKS BM180285-01 (ELEVATION 774.385) AND BM180060-1 (ELEVATION 772.435). 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.
- 7. THE ORIGINAL DATE OF FIELD WORK WAS DONE IN JANUARY AND FEBRUARY OF 2009. THE SITE WAS UPDATED FOR PHYSICAL CHANGES IN MARCH 2020.
- 8. THE PROPERTY HAS DIRECT PHYSICAL ACCESS TO RIVER VIEW ROAD AND NICHOLS DRIVE, DEDICATED PUBLIC STREETS.
- 9. THE PROPERTY DESCRIBED HEREON IS THE SAME AS THE PROPERTY DESCRIBED IN FIDELITY NATIONAL TITLE INSURANCE COMPANY'S COMMITMENT NUMBER 200686aa, WITH AN EFFECTIVE DATE OF APRIL 2, 2020, AND THAT THE EASEMENTS, COVENANTS AND RESTRICTIONS REFERENCED IN SAID TITLE COMMITMENT HAVE BEEN PLOTTED HEREON OR OTHERWISE NOTED AS TO THEIR EFFECT ON THE SUBJECT PROPERTY.

10. THERE WAS NO OBSERVED EVIDENCE OF WETLANDS, LANDFILLS OR CEMETERIES. THERE WERE CHANGES IN RIGHT OF WAY LINES AND NEW CONSTRUCTION.

REFERENCES

1. GEORGIA POWER COMPANY ENGINEERING DEPARTMENT PLAN, FILE L-61, DATED SEPTEMBER 1944.

- 2. RIGHT-OF-WAY MAPS FOR THE STATE HIGHWAY DEPARTMENT OF GEORGIA, PROJECT I-285-1(22) DATED SEPTEMBER 17, 1964, LAST REVISED OCTOBER 16, 1967.
- 3. RIGHT-OF-WAY MAPS FOR THE GEORGIA D.O.T., FEDERAL AID PROJECT F-003-1(16), BANKHEAD HIGHWAY IMPROVEMENTS DATED FEBRUARY 22, 1983, LAST REVISED JULY 17, 1985.
- 4. RIGHT-OF-WAY MAPS FOR THE GEORGIA D.O.T., FEDERAL AID PROJECT NH-003-1(29), BANKHEAD HIGHWAY WIDENING DATED JANUARY 14, 1988, LAST REVISED JUNE 25, 1990.
- 5. PLAN AND PROFILE OF PROPOSED RIVER VIEW ROAD FOR THE COBB D.O.T., PROJECT NO 7404-33 BY PBS&J DATED OCTOBER 29, 1996, LAST REVISED NOVEMBER 4, 1997.
- 6. SEWER PLAN & PROFILE OF ELMWOOD SANITARY SEWER INTERCEPTOR BY HENSLEY-SCHMIDT, INC. DATED APRIL 1985, LAST REVISED JANUARY 1998.
- 7. SURVEY FOR W.T. MAYFIELD SONS TRUCKING CO. INC. BY LOO-TURLEY & ASSOCIATES DATED JUNE 12, 1995. LAST REVISED AUGUST 4. 1995.
- 8. ZONING COMPLIANCE REPORT PREPARED BY AMERICAN ZONING SERVICES. OF THE EDDY AT RIVERVIEW. 6250 AND 6255 RIVERVIEW ROAD SOUTHEAST, MABLETON, GEORGIA, DATED APRIL 22, 2020, LAST REVISED MAY
- 9. AS BUILT SURVEY FOR RIVERVIEW RD AT NICHOLS DR, DATED 06/16/2020, PREPARED BY W&A ENGINEERING, SIGNED AND SEALED BY JOHN MARK DUNLAP, REGISTERED LAND SURVEYOR IN THE STATE OF GEORGIA. LICENSE NUMBER 3142

10. ZONING REPORT, PROJECT NO. 20—289720.1 BY PARTNER ASSESSMENT CORPORATION DATED AUGUST 25,

LEGEND

O IFF IRON PIN FOUND (#4 Re-Rod unless noted otherwise)

O IPS IRON PIN SET (#4 Re-Rod unless noted otherwise) O OT PIPE IRON PIN FOUND (open top pipe)

O CT PIPE IRON PIN SET (crimp top pipe)

• POINT

□ CMF CONCRETE MONUMENT FOUND POINT OF COMMENCEMENT

POINT OF BEGINNING TEMPORARY BENCHMARK

SANITARY SEWER MANHOLE CLEAN-OUT

—S— SANITARY SEWER LINE

STORM DRAINAGE LINE

COMB. STORM & SAN. SEWER LINE SINGLE-WING CATCH BASIN

DOUBLE-WING CATCH BASIN

OJ.B. JUNCTION BOX

■ D.I. DROP INLET

■ W.I. WEIR INLET

■ C.I. CURB INLET ØPP POWER POLE

POWER POLE W/ GUY WIRE Ø GUY POLE

TRAFFIC SIGNAL POLE

OVERHEAD POWER / TELEPHONE LINE WATER VALVE GAS VALVE

FIRE HYDRANT —w— WATER LINE UNDERGROUND GAS LINE

UNDERGROUND ELECTRIC LINE UNDERGROUND TELEPHONE LINE —с— UNDERGROUND CABLE LINE

REINFORCED CONCRETE PIPE

LP ☆ LIGHT POLE (S0370'W) CALLS PER DEED TW TOP OF WALL

BOTTOM OF WALL TRANSFORMER BOREHOLE

CORRUGATED METAL PIPE T.S.B. TRAFFIC SIGNAL BOX B.S.L. BUILDING SETBACK LINE

IRRIGATION BOX

BACK OF CURB ELECTRIC OUTLET ELECTRIC BOX

FIRE INDICATOR SGUM SWFFTGUM HARDWOOD

SURVEYOR'S ACKNOWLEDGEMENT

This is to certify to Arbor Realty SR, Inc., a Maryland corporation, its successors and assigns, 6255 Riverview LLC, a Delaware limited liability company, Fidelity National Title Insurance Company, that this map or plat and the survey on which it is based were made in accordance with the 2016 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes Items 1-4, 6(a), 6(b), 7(a), 7(b)(1), 7(c), 8, 9, 10(a), 11(VISIBLE EVIDENCE), 13, 14 and 16-19 of Table A thereof. The field work was completed on: 3/23/2020



Date of Map or Plat: 10/21/2020

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SHEET 3 OF 3