

Wendy's International, Inc.
2808 Spring Road

All that tract or parcel of land lying and being in Land Lot 860 of the 17th District,
2nd Section, Cobb County, Georgia and being more particularly described as follows:

Beginning at an iron pin found on the southeasterly Right of Way of Spring Road having a 150 foot Right of Way, said iron pin being 244.06 feet southwesterly from the intersection of the southeasterly Right of Way line of Spring Road and the southeasterly Right of Way line of Cobb Parkway (U.S. Highway 41) having a 150 foot Right of Way, thence leaving the southeasterly Right of Way of Spring Road along the southeasterly side of an access drive South 51 Degrees 46 Minutes 45 Seconds East, 131.50 feet to an iron pin found thence South 51 Degrees 46 Minutes 45 Seconds West, 165.00 feet to an iron pin set thence North 38 Degrees 13 Minutes 15 Seconds West, 131.50 feet to an iron pin set on the southeasterly Right of Way of Spring Road thence along the southeasterly Right of Way of Spring Road North 51 Degrees 46 Minutes 45 Seconds East, 165.00 feet to The Point of Beginning containing 0.56 Acres.

This conveyance includes the easement appurtenant and in favor of the subject property and is subject to the restrictive covenants on the subject property, all as set forth in that certain Warranty Deed from Shady and Aie Restaurants of America, Inc. to Wendy's Management, Inc. dated March 28, 1975, filed for record April 1, 1975, in Deed Book 1591, Page 936, Clerk of Superior Court, Cobb County, Georgia.

We have reviewed the Title Guaranty Company's Commitment for Title Insurance No. 11719 with an effective date of May 31, 2014 and have the following opinion concerning Items (10) through (14), Schedule B-2:

10. Easement to Georgia Power Company recorded in Deed Book 1187, Page 694, aforesaid Records, Blanket type easement. Any above ground evidence of the utility covered by said easement has been shown on the survey.
11. Right-of-Way Easement to Georgia Power Company recorded in Deed Book 1623, Page 35, aforesaid Records, Blanket type easement. Any above ground evidence of the utility covered by said easement has been shown on the survey.
12. Property containing easement area was conveyed to 5 and A Leasing Corp. as recorded in Deed Book 1404, Page 284 and by Corrective Limited Warranty Deed as recorded in Deed Book 1433, Page 464, aforesaid County records. Capion property was then conveyed by 5 and A Leasing Corp. as recorded in Deed Book 1509, Page 368, aforesaid County records and by Corrective Warranty Deed as recorded in Deed Book 1591, Page 936, aforesaid County records. Does affect the subject site and establishes a forty foot access easement along the northeasterly property line and 10 foot sanitary sewer easement in southwest corner.
13. Right-of-Way Easement to Georgia Power Company recorded in Deed Book 6531, Page 504, aforesaid Records, Blanket type easement. Any above ground evidence of the utility covered by said easement has been shown on the survey.
14. Overhead Easement to Georgia Power Company recorded in Deed Book 14723, Page 2996, aforesaid Records. Does affect subject property and has been shown on the survey. Any above ground evidence of the utility covered by said easement has been shown on the survey.

BASED ON THE INFORMATION SHOWN ON THE NATIONAL FLOOD INSURANCE PROGRAM + FLOOD INSURANCE RATE MAP T-10179 OF FLOOD HAZARD BOUNDARY MAP + COMMUNITY PANEL NUMBER 30052-0100, 6, COBB COUNTY, GEORGIA DATED DECEMBER 16, 2005 FURNISHED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY THROUGH THE FEDERAL INSURANCE ADMINISTRATION, IT IS MY OPINION THAT THE PROPERTY SHOWN HEREON IS OUTSIDE A FLOOD HAZARD AREA.

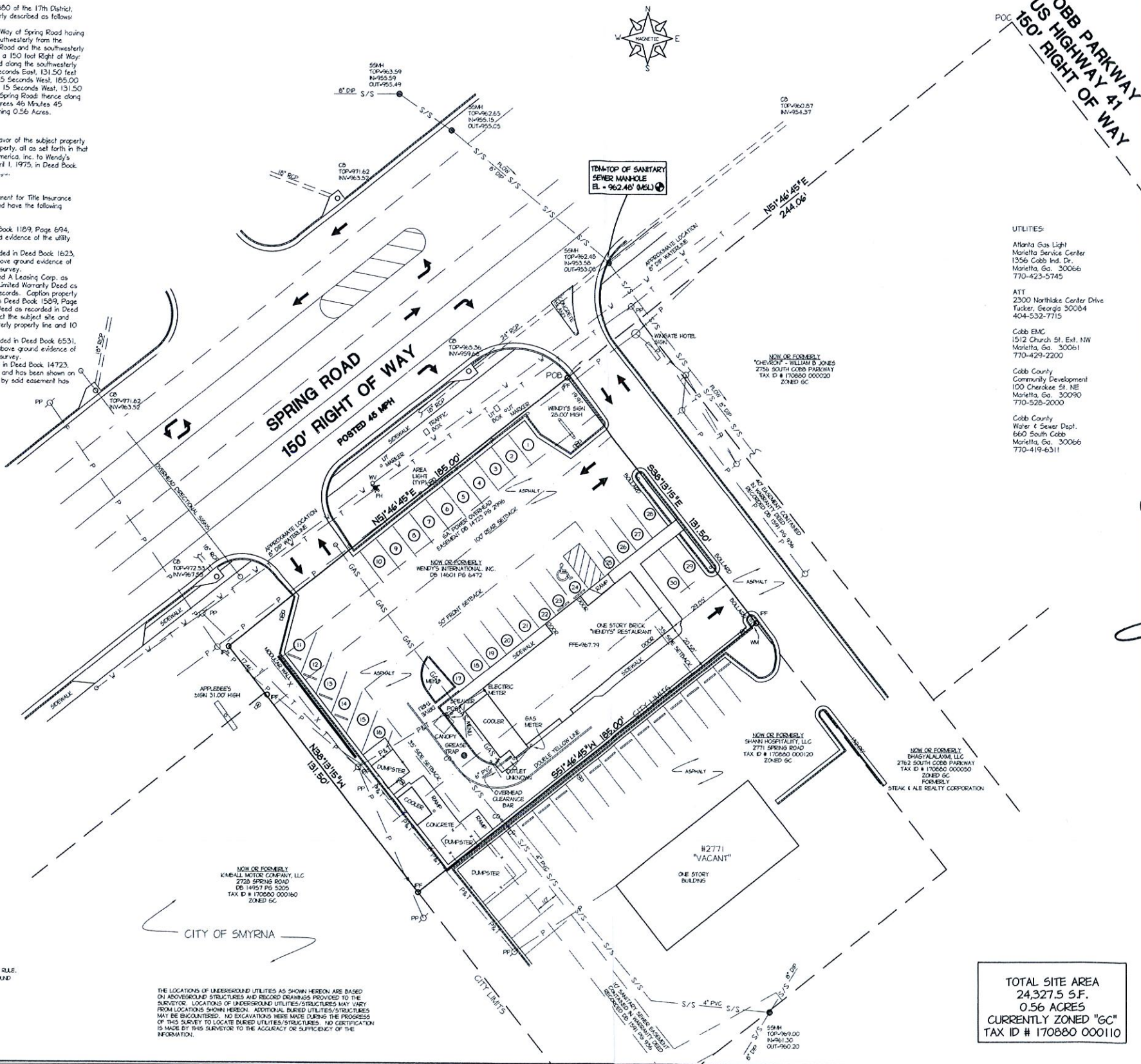
NO EVIDENCE OF POTENTIAL WETLANDS WAS OBSERVED ON THE SUBJECT PROPERTY AT THE TIME OF THE SURVEY WAS CONDUCTED. NOR HAVE WE RECEIVED ANY DOCUMENTATION OF ANY WETLANDS BEING LOCATED ON THE SUBJECT PROPERTY.

THE FIELD DATA UPON WHICH THIS PLAN IS BASED HAS A CLOSURE PRECISION OF ONE PART IN 101,079 AND AN ANGULAR ERROR OF 15 SECONDS PER ANGLE POINT AND WAS ADJUSTED USING CRANDALL'S RULE. THIS MAP OR PLAN HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE PART IN 100,000 +/-.

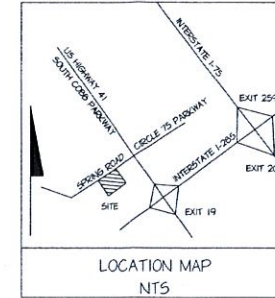
EQUIPMENT USED FOR SURVEY:
1. SOKKIA SET 3 TOTAL STATION
2. TOPCON DATA COLLECTOR
3. TOPCON AUTOMATIC LEVEL

ALL DISTANCES ARE "GROUND + HORIZONTAL" UNLESS OTHERWISE NOTED.

THE LOCATIONS OF UNDERGROUND UTILITIES AS SHOWN HEREON ARE BASED ON ABOVEGROUND STRUCTURES AND RECORD DRAWINGS PROVIDED TO THE SURVEYOR. LOCATIONS OF UNDERGROUND UTILITIES/STRUCTURES MAY VARY FROM LOCATIONS SHOWN HEREON. ADDITIONAL BURIED UTILITIES/STRUCTURES MAY BE ENCOUNTERED. NO EXCAVATIONS WERE MADE DURING THE PROGRESS OF THIS SURVEY TO LOCATE BURIED UTILITIES/STRUCTURES. NO CERTIFICATION IS MADE BY THIS SURVEYOR TO THE ACCURACY OR SUFFICIENCY OF THE INFORMATION.



TOTAL SITE AREA
24,327.5 S.F.
0.56 ACRES
CURRENTLY ZONED "GC"
TAX ID # 170880 000110



- LEGEND:
- PP IRON PIN FOUND
 - PPS IRON PIN SET (1/2" DB)
 - OT OPEN TOP PIPE
 - CT GRAMP TOP PIPE
 - CB CONCRETE MONUMENT FOUND
 - N & C NAIL AND CAP
 - RS REBAR
 - PP POWER POLE
 - TP TELEPHONE POLE
 - LL LAND LOT
 - LLP LAND LOT LINE
 - POB POINT OF BEGINNING
 - BL BUILDING LINE
 - CL CENTER LINE
 - PL PROPERTY LINE
 - PH FIRE HYDRANT
 - PO PATIO POUGH
 - DI DROP INLET
 - HW HEAD WALL
 - JB JUNCTION BOX
 - DE DRAINAGE EASEMENT
 - WM WATER METER
 - WV WATER VALVE
 - GS GAS VALVE
 - MH MAN HOLE
 - UT TELEPHONE CABLE
 - UT BURIED TELEPHONE CABLE
 - G GAS LINE (APPROXIMATE LOCATION)
 - W WATER LINE (APPROXIMATE LOCATION)
 - S/S SANITARY SEWER LINE
 - SD STORM DRAIN LINE
 - SB RIGHT OF WAY MONUMENT FOUND
 - A ANCHOR
 - PL POWER LINE (OVERHEAD)
 - P FENCE
 - CO CLEAR CUT

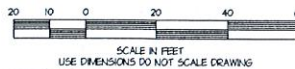


To Wendy's International LLC and Stewart Title Guaranty Company:

This is to certify that this map or plan 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 thru 4, 6 thru 11, 13 and 14 of Table A thereof. The field work was completed on 6/6/16.

Donald W. Harkleroad, Jr., Ge. RL.S. #2453

Pursuant to Rule 100-6-09 of the Georgia State Board of Registration for Professional Engineers and Land Surveyors, the term "Certification" relating to land surveying services shall mean a signed statement based on facts and knowledge known to the land surveyor and is not a guarantee or warranty, either expressed or implied.



DATE	NO.	REVISION	BY
6/6/16	1	REVISE SETBACKS PER CITY OF SMYRNA	DWH

Wendy's

ALTA/ACSM AS-BUILT SURVEY
FOR
WENDY'S INTERNATIONAL, LLC &
STEWART TITLE GUARANTY COMPANY

2808 SPRING ROAD
LL 860 17TH DISTRICT 2ND SECTION
CITY OF SMYRNA
COBB COUNTY, GEORGIA

SCALE: 1" = 20' JOB NO.: 16555657 FIELD DATE: 04/03/15

Harkleroad and Associates
Engineers - Land Surveyors
1608 Tree Lane, Bldg. A, Suite 101, Snellville, Ga. 30078
Phone: (770) 882-1986 / Fax: (770) 882-1988

SHEET 1