

1 TITLE DESCRIPTION

PARCEL 1:
ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 171 OF THE 16TH DISTRICT OF DEKALB COUNTY, GEORGIA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

TO FIND THE TRUE POINT OF BEGINNING, COMMENCE AT THE INTERSECTION OF THE SOUTHERN RIGHT-OF-WAY LINE OF MALL PARKWAY (HAVING A 100-FOOT RIGHT-OF-WAY WIDTH) WITH THE WESTERN RIGHT-OF-WAY LINE OF TURNER HILL ROAD (HAVING A VARIABLE RIGHT-OF-WAY WIDTH). IF SAID RIGHTS-OF-WAY WERE EXTENDED TO FORM AN ANGLE INSTEAD OF A MITERED CORNER, RUN THENCE IN A SOUTHERLY DIRECTION ALONG SAID WESTERN RIGHT-OF-WAY LINE OF TURNER HILL ROAD SOUTH 00 DEGREES 19 MINUTES 17 SECONDS WEST A DISTANCE OF 47.05 FEET TO A POINT, SAID POINT BEING THE TRUE POINT OF BEGINNING. FROM SAID TRUE POINT OF BEGINNING AS THUS ESTABLISHED, RUN ALONG SAID WESTERN RIGHT-OF-WAY LINE OF TURNER HILL ROAD THE FOLLOWING COURSES AND DISTANCES: SOUTH 00 DEGREES 19 MINUTES 17 SECONDS WEST A DISTANCE OF 32.90 FEET TO A POINT, AND SOUTH 01 DEGREES 02 MINUTES 39 SECONDS WEST A DISTANCE OF 84.95 FEET TO A POINT, THENCE LEAVING SAID RIGHT-OF-WAY LINE, RUN SOUTH 45 DEGREES 49 MINUTES 42 SECONDS WEST A DISTANCE OF 28.39 FEET TO A POINT, THENCE NORTH 89 DEGREES 23 MINUTES 14 SECONDS WEST A DISTANCE OF 229.53 FEET TO A POINT, THENCE NORTH 44 DEGREES 23 MINUTES 14 SECONDS WEST A DISTANCE OF 28.28 FEET TO A POINT, THENCE NORTH 00 DEGREES 36 MINUTES 46 SECONDS EAST A DISTANCE OF 151.10 FEET TO A POINT, THENCE NORTH 48 DEGREES 52 MINUTES 29 SECONDS EAST A DISTANCE OF 26.63 FEET TO A POINT LOCATED ON THE SOUTHERN RIGHT-OF-WAY LINE OF MALL PARKWAY, RUN THENCE IN A GENERALLY EASTERLY DIRECTION ALONG SAID SOUTHERN RIGHT-OF-WAY LINE OF MALL PARKWAY THE FOLLOWING COURSES AND DISTANCES: ALONG THE ARC OF A 1,195.92-FOOT RADIUS CURVE, AN ARC DISTANCE OF 155.76 FEET TO A POINT (SAID ARC BEING SUBTENDED BY A CHORD HAVING A BEARING OF SOUTH 87 DEGREES 04 MINUTES 25 SECONDS EAST AND A LENGTH OF 155.65 FEET), NORTH 89 DEGREES 11 MINUTES 41 SECONDS EAST A DISTANCE OF 48.38 FEET TO A POINT, AND SOUTH 44 DEGREES 41 MINUTES 38 SECONDS EAST A DISTANCE OF 65.27 FEET TO A POINT LOCATED ON THE WESTERN RIGHT-OF-WAY LINE OF TURNER HILL ROAD, SAID POINT BEING THE TRUE POINT OF BEGINNING.

THE ABOVE-DESCRIBED PROPERTY CONTAINS 1.104 ACRES AND IS MORE PARTICULARLY SHOWN ON THAT CERTAIN BOUNDARY & TOPOGRAPHIC SURVEY FOR THE CITIZENS AND SOUTHERN NATIONAL BANK PREPARED BY TRAVIS N. PRUITT, SR., GEORGIA REGISTERED LAND SURVEYOR NO. 1729, TRAVIS PRUITT & ASSOCIATES, P.C., DATED MARCH 19, 1990, LAST REVISED AUGUST 6, 1990.

PARCEL 2:
EASEMENTS AND OTHER INTERESTS IN REAL PROPERTY CONTAINED IN THAT CERTAIN DECLARATION OF FORTY FOOT ACCESS DRIVE AND UTILITY EASEMENTS BY AND BETWEEN DEKALB CENTER ASSOCIATES, A GEORGIA LIMITED PARTNERSHIP, AND THE CITIZENS AND SOUTHERN NATIONAL BANK, DATED AUGUST 19, 1990, FILED FOR RECORD AUGUST 17, 1990 AND RECORDED IN DEED BOOK 6773, PAGE 591, DEKALB COUNTY, GEORGIA, REAL PROPERTY RECORDS.

The land shown in this survey is the same as that described in First American Title Insurance Company, commitment #NCS-GA7-075-NC, Dated March 29, 2021

2 TITLE INFORMATION

The Title Description and Schedule B items herein are from First American Title Insurance Company, commitment #NCS-GA7-075-NC, Dated March 29, 2021

3 SCHEDULE 'B' ITEMS

NOTES CORRESPONDING TO SCHEDULE 'B':

- 12 Use restrictions as contained in that certain General Warranty Deed from DeKalb Center Associates, a Georgia limited partnership to The Citizens and Southern National Bank, a national banking association, dated August 17, 1990, filed for record August 17, 1990, and recorded in Deed Book 6773, Page 573, DeKalb County, Georgia records, as shown.
- 13 Easement from A. J. Almand to Southern Bell Telephone and Telegraph Co., Incorporated, dated May 6, 1929, filed for record May 10, 1929, and recorded in Deed Book 306, Page 535, aforesaid records, is **blanket in nature**.
- 14 Easements as conveyed in Right of Way Easement from A. J. Almand, Est. to Snapping Shoals Electric Membership Corporation, dated November 4, 1938, filed for record June 26, 1940 and recorded in Deed Book 578, Page 252, aforesaid records; as affected by that certain Release of Easement and Relocation Agreement by and between Snapping Shoals Electric Membership Corporation and The Citizens and Southern National Bank, dated June 4, 1990, filed for record August 17, 1990, and recorded in Deed Book 6773, Page 605, aforesaid records, the premises has been released from these easements.
- 15 Right of Way for Turner Hill Road from Investment Company, a Georgia corporation to DeKalb County, dated March 4, 1971, filed for record April 21, 1971, and recorded in Deed Book 2837, Page 196, aforesaid records, cannot verify due to plat reference in the deed was not provided.
- 16 Terms and provisions of that certain Declaration of Surface and Storm Water Drainage Easements by DeKalb Center Associates, a Georgia limited partnership, dated May 13, 1986, filed for record May 13, 1986, and recorded in Deed Book 5472, Page 290, aforesaid records; as amended by that certain First Amendment to Declaration of Surface and Storm Water Drainage Easement by and between DeKalb Center Associates, a Georgia limited partnership and JDN Associates, Ltd., Turner Hill Road, a Georgia limited partnership, dated May 2, 1986, filed for record June 4, 1986, and recorded in Deed Book 5486, Page 511, aforesaid records; as amended by that certain Second Amendment by and between DeKalb Center Associates and Atlanta East Mall Limited Partnership, dated February 28, 1989, filed for record May 2, 1989, and recorded in Deed Book 6421, Page 271, aforesaid records; as amended by that certain Third Amendment by and between DeKalb Center Associates and The Estate of Robert C. Abbott et al., dated November 13, 1989, filed for record January 12, 1990, and recorded in Deed Book 6629, Page 189, aforesaid records, is **blanket in nature**.
- 17 Terms and provisions of that certain Easement Agreement, by and between Atlanta East Mall L.P. and DeKalb Center Associates, a Georgia limited partnership, dated September 2, 1988, and recorded in Deed Book 6421, Page 276, aforesaid records, is **blanket in nature**.
- 18 Declaration of Forty Foot Access Drive and Utility Easement dated August 17, 1990, filed for record August 17, 1990, and recorded in Deed Book 6773, Page 591, aforesaid records, as shown.

11 SURVEYOR'S NOTES

All statements within the certification, and other references located elsewhere herein, related to utilities, improvements, structures, buildings, party walls, parking easements, servitudes, and encroachments, are solely based on above ground, visible evidence, unless another source of information is specifically referenced herein.

There is indirect physical access to the subject property per an ingress and egress easement set forth in DB 6773 Pg 591 from Mall Parkway & Turner Hill Road, public right-of-ways.

There is no visible evidence of any recent right of way changes or streets/sidewalk construction repairs.

There is no visible evidence of any earth moving work, building construction, or building additions within recent months.

This site is served by private electricity & phone service, and city water & sewer. All utilities enter premises through public right of ways or recorded easements.

The utility locations shown herein were determined by observed above ground evidence only, the surveyor was not provided with underground plans or above ground markings to determine any subsurface locations. 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 the underground utilities shown are in the exact location indicated although he does certify that they are located as accurately as possible from the information available. This surveyor has not physically located the underground utilities.

This plat is a retracement of an existing parcel or parcels of land and does not subdivide or create a 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. RECORDATION OF THIS PLAT DOES NOT IMPLY APPROVAL OF ANY LOCAL JURISDICTION, AVAILABILITY OF PERMITS, COMPLIANCE WITH LOCAL REGULATIONS OR REQUIREMENTS, OR SUITABILITY 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 O.C.G.A. Section 15-6-67.

The field data upon which this map or plat is based has a closure precision of one foot in 50,000+ feet, and an angular error of 2" per angle point, and was adjusted using least squares. This map or plat has been calculated for closure and is found to be accurate within one foot in 200,000+ feet. Equipment Used, Topcon ES-103 & Carlson Software

The right of way line and the property line are the same; this site sits at intersecting streets.

9 LEGEND

- Utility Pole
- Electric Transformer
- Light Pole
- Electric Manhole
- Telephone Manhole
- Telephone Pedestal
- Electric Meter
- Cable Box
- Property Line (M&R) measured & record
- Flag Pole
- Water Valve
- Fire Hydrant
- Water Manhole
- Water Vault
- Water Meter
- Indicates Handicapped Parking
- Storm Manhole
- Storm Inlet (Square)
- Curb Storm Inlet
- Sanitary Sewer
- Sanitary Clean Out
- Gas Valve
- Gas Manhole
- Gas Meter
- Storm Pipe
- Sanitary Pipe
- Overhead Power
- Fence
- Bldg. Setback Line
- Easement Line
- Guard Rail
- Retaining Wall

19 SURVEY DRAWING

By graphic plotting only, this property is in Zone X of the flood insurance rate map, Community Panel No. 13089C0179K which bears an effective date of 12/08/2016, and is not in a special flood hazard area. Zone X denotes areas of 0.2% annual chance floodplain or 1% annual chance floodplain with average depths of less than 1 foot.

6 CEMETERY

There is no visible evidence of any cemeteries or burial grounds on premises.

8 ZONING INFORMATION

SITE RESTRICTION:
ZONE - Local Commercial - C-1,
Stonecrest Overlay Tier 2

SETBACKS

FRONT - 15'
SIDE - 10'
REAR - 10'

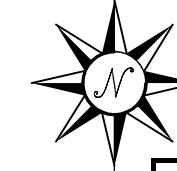
HEIGHT - 10 stories
BULK - 80% lot coverage
1/Minimum Parking: 4 spaces
per 1,000 sq ft floor area

Zoning information obtained from:

FA Commercial Due Diligence Services, Inc.
3550 W. Robinson Street, Third Floor
Norman, OK 73072
405-253-2444

Job #21-04-0861
Dated: May 20, 2021

17 NORTH ARROW/SCALE



SCALE: 1"= 30'

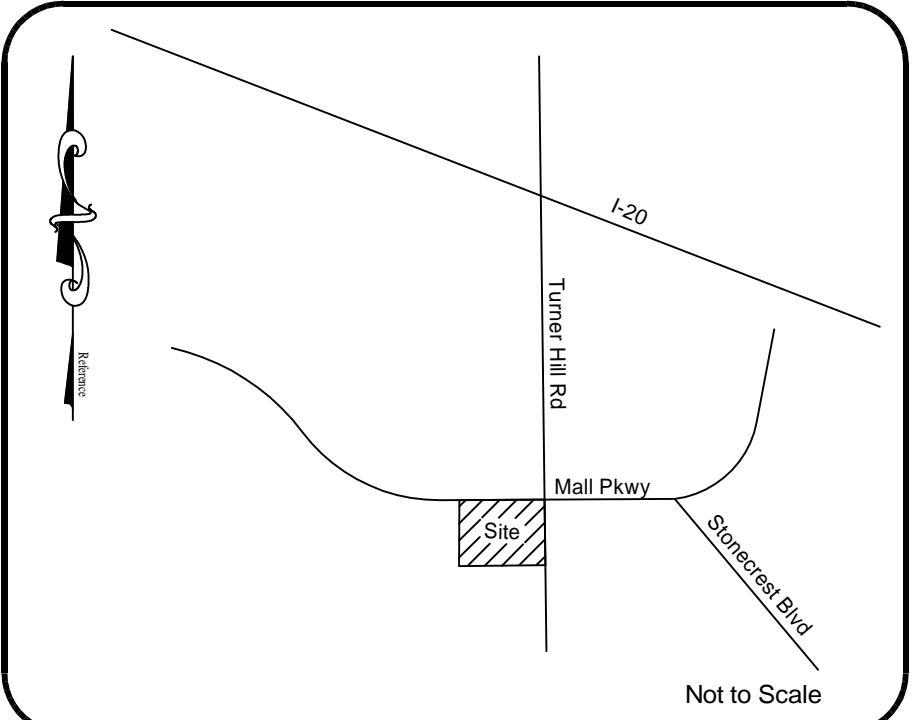
12 PARKING INFORMATION

There are 40 regular striped parking spaces + 2 handicap for a total of 42 spaces located on premises.

13 LAND AREA

1.104 Acres
or 48090 Sq.Ft.

16 VICINITY MAP



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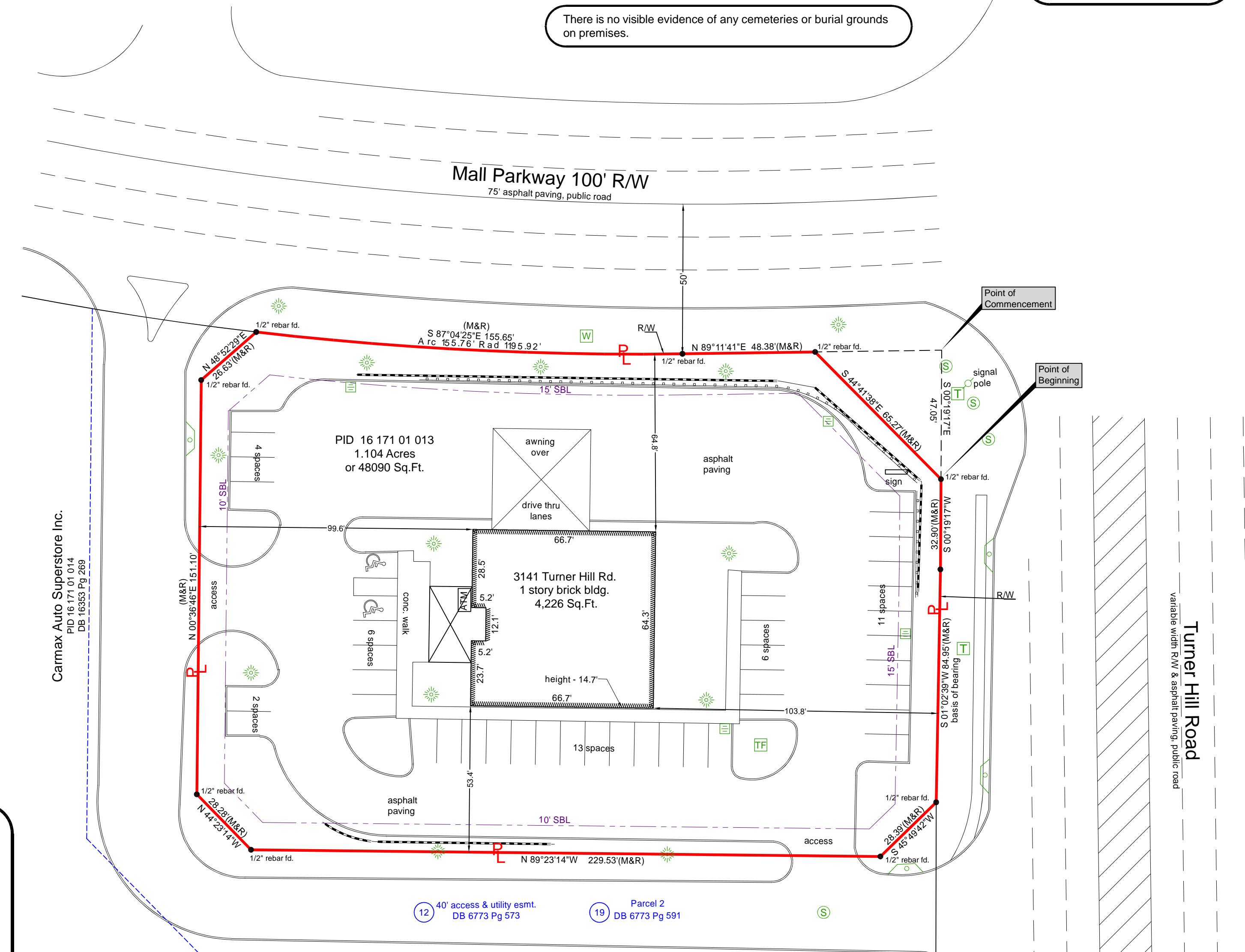
4 SURVEYOR CERTIFICATION

To: Bank of America, National Association; Commercial Due Diligence Services & First American 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, 6(a), 6(b), 7(a), 7(b)(1), 7(c), 8, 9, 11(a), 13, 14, 16, 19 and 20(a) (Graphically depict in relation to the subject tract or property any offsite easements or servitudes benefiting the surveyed property and disclosed in Record Documents provided to the surveyor as part of the Schedule 'A') of Table A thereof.) The field work was completed on 5/16/2021

Princeton P. Pirkle, Jr.
Ga R.L.S.#1474
Date: 5/16/2021

Carmax Auto Superstore Inc.
PID 16 171 01 014
DB 16353 Pg 269



14 BUILDING AREA

4,226 Sq.Ft.

15 BUILDING HEIGHT

height - 14.7'

7 POSSIBLE ENCROACHMENTS

There are no visible above ground encroachments on to or off of premises.

Approved CDS Surveyor

PIRKLE & ASSOCIATES SURVEYING, INC.

783 Slater Durrems Road
Glenville Georgia 30427
Email: pirklesurveying@outlook.com
Phone 912-654-3298 Cell 912-237-3770
Ga LSF#000232

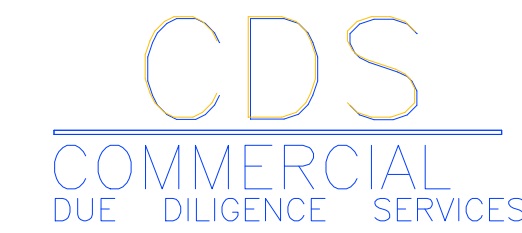
Key to CDS ALTA Survey

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- 2 TITLE INFORMATION
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18 ALTA/NSPS Land Title Survey

This survey prepared in accordance with the 2021 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys (Effective February 23, 2021)

This Work Coordinated By:



3550 W. Robinson Street, Third Floor
Norman, Oklahoma 73072
Office: 405.378.5800 - Fax: 405.703.1851
Toll Free: 888.457.7878

Drwn By: kpp	Date:
Surveyor Ref.No: GA7 075	Revision:
Aprvd By: ppp	Date:
Field Date: 5/16/2021	Revision:
Scale: 1"= 30'	Date:
	Revision:

Prepared For:

Bank of America, National Association

Client Ref. No: GA7-075

20 PROJECT ADDRESS

3141 Turner Hill Rd., Stonecrest, GA 30038

Project Name:

BOA GA Sites

CDS Project Number:

21-04-0861:001