

ALTA/NSPS CERTIFICATION

R3931 Property, LLC, a Georgia Limited Liability Company; Heritage Bank; Bib Capital, LLC a Georgia Limited Liability; SOCIETE GENERALE, and its successors and assigns; Chicago 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 2016 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), 7(c), 8, 9, 13, 14, 16, 17, 18, 19 & 20 of Table A thereof. The field work was completed on June 13, 2018. Date of Plat or Map: June 20, 2018.

SURVEYOR'S CERTIFICATION

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 hereon. 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.



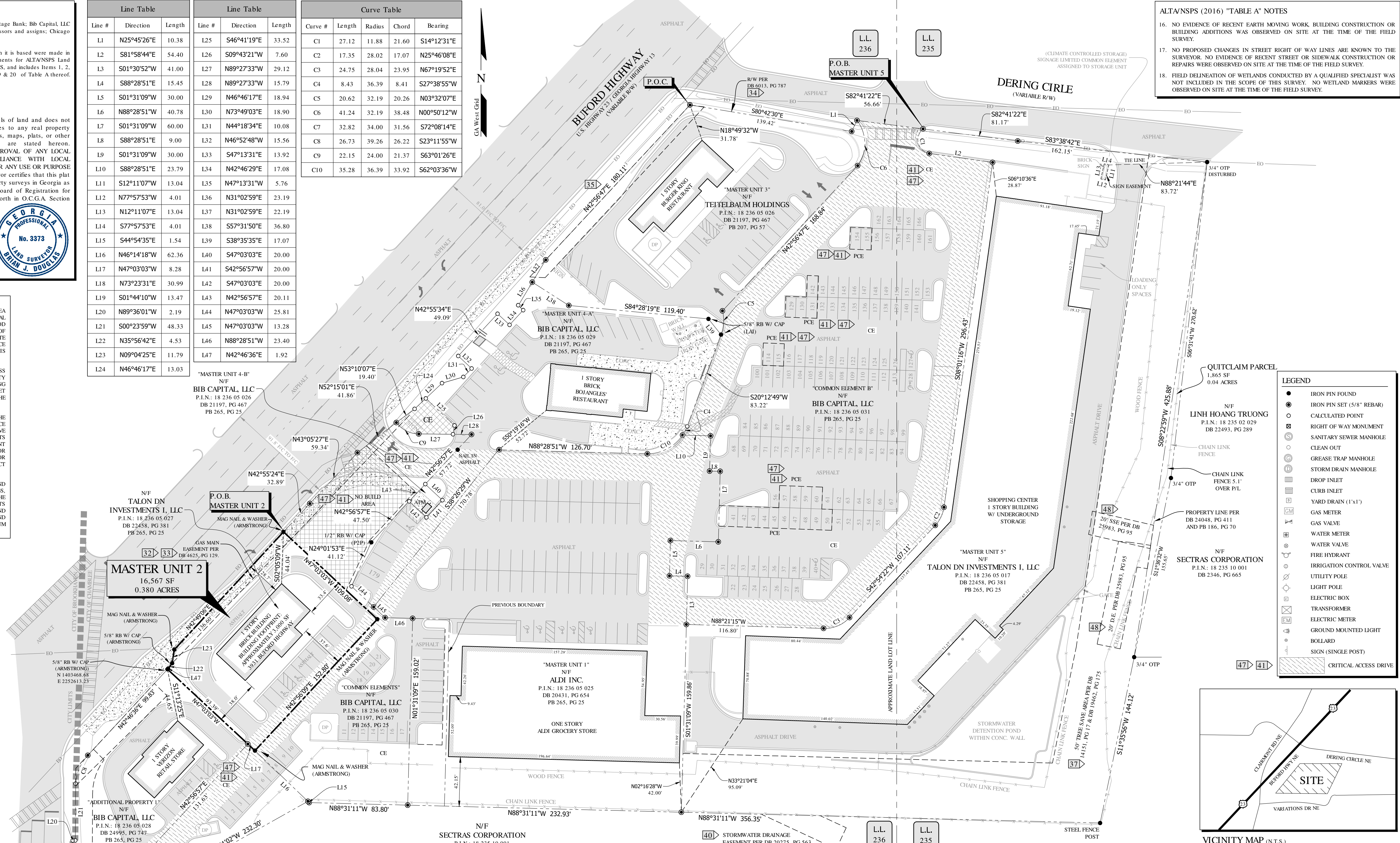
Brian Douglas
BRIAN J. DOUGLAS, GA RLS# 3373 JUNE XX, 2018
email: brian.douglas@landengineering.com

LENDER REQUIRED NOTES:

- SAID DESCRIBED PROPERTY IS LOCATED WITHIN AN AREA HAVING A ZONE DESIGNATION "X" BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA), ON FLOOD INSURANCE RATE MAP NO. 13089C0506J, WITH A DATE OF IDENTIFICATION OF MAY 16, 2013, IN DEKALB COUNTY, STATE OF GEORGIA, WHICH IS THE CURRENT FLOOD INSURANCE RATE MAP FOR THE COMMUNITY IN WHICH SAID PREMISES IS SITUATED.
- THE PROPERTY DOES NOT HAVE DIRECT PHYSICAL ACCESS TO A DEDICATED PUBLIC STREET OR HIGHWAY. THE PROPERTY HAS INDIRECT ACCESS TO BUFORD HIGHWAY, DERING CIRCLE, AND CLARIMONT ROAD, A DEDICATED PUBLIC STREET OR HIGHWAY, BY WAY OF THE ACCESS RIGHTS WITHIN THE CONDOMINIUM DECLARATION.
- THE PROPERTY DESCRIBED HEREON IS THE SAME AS THE PROPERTY DESCRIBED IN CHICAGO TITLE INSURANCE COMPANY COMMITMENT NO. 3097.4-0 WITH AN EFFECTIVE DATE IN MAY 11, 2018 AND THAT ALL EASEMENTS, COVENANTS AND RESTRICTIONS REFERENCED IN SAID TITLE COMMITMENT OR APPARENT FROM A PHYSICAL INSPECTION OF THE SITE OR OTHERWISE KNOWN TO HAVE BEEN PLOTTED HEREON OR OTHERWISE NOTED AS TO THEIR EFFECT ON THE SUBJECT PROPERTY.
- THE ACCOMPANYING SURVEY WAS MADE ON THE GROUND AND CORRECTLY SHOWS THE LOCATION OF ALL BUILDINGS, STRUCTURES AND OTHER IMPROVEMENTS SITUATED ON THE ABOVE PREMISES. THERE ARE NO VISIBLE ENCROACHMENTS ON THE SUBJECT PROPERTY OR UPON ADJACENT LAND ABUTTING SAID PROPERTY EXCEPT AS SHOWN HEREON AND MADE IN ACCORDANCE WITH LAWS AND/OR MINIMUM STANDARDS OF THE STATE OF GEORGIA.

Line #	Direction	Length	Line #	Direction	Length
L1	N25°45'26"E	10.38	L25	S46°41'19"E	33.52
L2	S81°58'44"E	54.40	L26	S09°43'21"W	7.60
L3	S01°30'52"W	41.00	L27	N89°27'33"W	29.12
L4	S88°28'51"E	15.45	L28	N89°27'33"W	15.79
L5	S01°31'09"W	30.00	L29	N46°46'17"E	18.94
L6	N88°28'51"W	40.78	L30	N73°49'03"E	18.90
L7	S01°31'09"W	60.00	L31	N44°18'34"E	10.08
L8	S88°28'51"E	9.00	L32	N46°52'48"W	15.56
L9	S01°31'09"W	30.00	L33	S47°13'31"E	13.92
L10	S88°28'51"E	23.79	L34	N42°46'29"E	17.08
L11	S12°11'07"W	13.04	L35	N47°13'31"W	5.76
L12	N77°57'53"W	4.01	L36	N31°02'59"E	23.19
L13	N12°11'07"E	13.04	L37	N31°02'59"E	22.19
L14	S77°57'53"E	4.01	L38	S57°31'50"E	36.80
L15	S44°54'35"E	1.54	L39	S38°35'35"E	17.07
L16	N46°14'18"W	62.36	L40	S47°03'03"E	20.00
L17	N47°03'03"W	8.28	L41	S42°56'57"W	20.00
L18	N73°23'31"E	30.99	L42	S47°03'03"E	20.00
L19	S01°44'10"W	13.47	L43	N42°56'57"E	20.11
L20	N89°36'01"W	2.19	L44	N47°03'03"W	25.81
L21	S20°32'59"W	48.33	L45	N47°03'03"W	13.28
L22	N35°56'42"E	4.53	L46	N88°28'51"W	23.40
L23	N09°04'25"E	11.79	L47	N42°46'36"E	1.92
L24	N46°46'17"E	13.03			

Curve #	Length	Radius	Chord	Bearing
C1	27.12	11.88	21.60	S14°12'31"E
C2	17.35	28.02	17.07	N25°46'08"E
C3	24.75	28.04	23.95	N67°19'52"E
C4	8.43	36.39	8.41	S27°38'55"W
C5	20.62	32.19	20.26	N03°32'07"E
C6	41.24	32.19	38.48	N00°50'12"W
C7	32.82	34.00	31.56	S72°08'14"E
C8	26.73	39.26	26.22	S23°11'55"W
C9	22.15	24.00	21.37	S63°01'26"E
C10	35.28	36.39	33.92	S62°03'36"W



- ALTA/NSPS (2016) "TABLE A" NOTES**
- NO EVIDENCE OF RECENT EARTH MOVING WORK, BUILDING CONSTRUCTION OR BUILDING ADDITIONS WAS OBSERVED ON SITE AT THE TIME OF THE FIELD SURVEY.
 - NO PROPOSED CHANGES IN STREET RIGHT OF WAY LINES ARE KNOWN TO THE SURVEYOR. NO EVIDENCE OF RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIRS WERE OBSERVED ON SITE AT THE TIME OF THE FIELD SURVEY.
 - FIELD DELINEATION OF WETLANDS CONDUCTED BY A QUALIFIED SPECIALIST WAS NOT INCLUDED IN THE SCOPE OF THIS SURVEY. NO WETLAND MARKERS WERE OBSERVED ON SITE AT THE TIME OF THE FIELD SURVEY.

- LEGEND**
- IRON PIN FOUND
 - IRON PIN SET (5/8" REBAR)
 - CALCULATED POINT
 - ⊠ RIGHT OF WAY MONUMENT
 - SANITARY SEWER MANHOLE
 - CLEAN OUT
 - GREASE TRAP MANHOLE
 - STORM DRAIN MANHOLE
 - DROP INLET
 - CURB INLET
 - YARD DRAIN (1'x1')
 - GAS METER
 - GAS VALVE
 - WATER METER
 - WATER VALVE
 - FIRE HYDRANT
 - IRRIGATION CONTROL VALVE
 - UTILITY POLE
 - LIGHT POLE
 - ELECTRIC BOX
 - TRANSFORMER
 - ELECTRIC METER
 - GROUND MOUNTED LIGHT
 - BOLLARD
 - SIGN (SINGLE POST)
 - ▬ CRITICAL ACCESS DRIVE

- ABBREVIATIONS**
- CKG CURB AND GUTTER
 - CE COMMON ELEMENT
 - CNS CONCRETE NAIL SET
 - DB DEED BOOK
 - DP DUMPSTER PAD
 - DIST. DISTURBED
 - F/C FACE OF CURB
 - L.L. LAND LOT
 - N/F NOW OR FORMERLY
 - N.T.S. NOT TO SCALE
 - E- OVERHEAD ELECTRIC
 - OTP OPEN TOP PIPE
 - PB PLAT BOOK
 - PCE PERMANENT COMMON ELEMENT
 - PG PAGE
 - P.I.N. PARCEL IDENTIFICATION NUMBER
 - P.O.R. POINT OF REFERENCE
 - P/L PROPERTY LINE
 - RB REBAR
 - R/W RIGHT OF WAY
 - SF SQUARE FEET

PARKING NOTE:
THE TOTAL NUMBER OF STRIPED PARKING SPACES REQUIRED BY LOCAL ZONING ORDINANCE IS NOT KNOWN TO THE SURVEYOR. A ZONING REPORT HAS NOT BEEN PROVIDED FOR THE SUBJECT PROPERTY.
THE NUMBER OF ACTUAL PARKING SPACES LOCATED ON THE SUBJECT PROPERTY IS 10, INCLUDING 2 DESIGNATED AS HANDICAPPED SPACES.
THE NUMBER OF ACTUAL PARKING SPACES LOCATED WITHIN THE ENTIRE CONDOMINIUM IS 317, INCLUDING 17 DESIGNATED AS HANDICAPPED SPACES.

ZONING INFORMATION
CITY OF CHAMBLEE
CURRENT ZONING: CORRIDOR COMMERCIAL DISTRICT "CC"
BUILDING SETBACKS:
FRONT: NONE
STREET SIDE: NONE
SIDE: NONE
REAR: NONE
SEE SHEET 2 FOR THE ZONING SUMMARY PROVIDED BY THE PLANNING & ZONING RESOURCE COMPANY, PREPARED FOR CROSSROADS VILLAGE SHOPPING CENTER.

- GENERAL NOTES:**
- THIS DRAWING WAS CREATED ELECTRONICALLY. THIS MEDIA SHOULD NOT BE CONSIDERED A CERTIFIED DOCUMENT UNLESS IT HAS BEEN PROPERLY SEALED AND ORIGINALLY SIGNED BY A REGISTERED LAND SURVEYOR OF LAND ENGINEERING, INC. AUTHORITY OF O.C.G.A. 43-15-22.
 - THIS MAP OR PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 171,654 FEET. A LEICA TPS 1201 ROBOTIC TOTAL STATION WAS USED TO OBTAIN THE LINEAR AND ANGULAR MEASUREMENTS USED IN THE PREPARATION OF THIS PLAT. THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A CLOSURE OF ONE FOOT IN 36,992 FEET AND AN ANGULAR ERROR OF 4" PER ANGLE POINT AND WAS ADJUSTED USING THE METHOD OF LEAST SQUARES. ALL DISTANCES SHOWN HEREON ARE SURFACE DISTANCES.
 - THE UTILITIES, BOTH UNDERGROUND AND ABOVE - GROUND, ARE NOT SHOWN HEREON.
 - ANY DIMENSIONAL OR OTHER ZONING REQUIREMENTS SHOWN HEREON ARE SHOWN PER THE ZONING REPORT PROVIDED BY THE PLANNING & ZONING RESOURCE COMPANY FOR CROSSROADS VILLAGE SHOPPING CENTER, REFERENCE #: 120908-1.

REVISION / ISSUE

NO.	DATE	DESCRIPTION
0	6-13-18	DATE OF FIELD SURVEY

PREPARED BY:

LAND ENGINEERING
1601 S Zack Hinton Parkway
McDonough, Georgia 30253
www.landengineering.com
678.814.4346
GA LSF #0946

ALTA / NSPS Land Title Survey

Prepared for:
R3931 Property, LLC, a Georgia Limited Liability Company; Heritage Bank; Bib Capital, LLC, a Georgia Limited Liability Company; SOCIETE GENERALE, and its successors and assigns; Chicago Title Insurance Company

Crossroads Village Commercial Condominium Master Unit 2
Land Lot 235 & 236, 18th Land District,
City of Chamblee, DeKalb County, Georgia

DRAWN BY: MEW	CKD BY: BJD	SCALE: 1" = 40' ONE INCH AT FULL SCALE	SHEET: 1 TOTAL SHEETS: 2
PROJ. NO.: 1095-001	DATE: JUNE 20, 2018		

TITLE EXCEPTIONS CONTAINED IN SCHEDULE B, PART II OF CHICAGO TITLE INSURANCE COMPANY COMMITMENT NUMBER GA-3097.4-O - EFFECTIVE DATE MAY 11, 2018

8. EASEMENT BY R. C. BEAVERS IN FAVOR OF GEORGIA POWER COMPANY, DATED AUGUST 23, 1938, RECORDED IN DEED BOOK 482, PAGE 200, IN THE CLERK'S OFFICE OF THE SUPERIOR COURT OF DEKALB COUNTY, GEORGIA. BURDENS SUBJECT PROPERTY; NOT SHOWN ON SURVEY; EASEMENT IS BLANKET IN NATURE.
9. EASEMENT BY MRS. DORA S. HINTSON IN FAVOR OF GEORGIA POWER COMPANY, DATED AUGUST 13, 1940, RECORDED IN DEED BOOK 523, PAGE 346, AFORESAID RECORDS. BURDENS SUBJECT PROPERTY; NOT SHOWN ON SURVEY; EASEMENT IS BLANKET IN NATURE.
10. EASEMENT BY L. C. HINTSON IN FAVOR OF GEORGIA POWER COMPANY, DATES MAY 3, 1950, RECORDED IN DEED BOOK 815, PAGE 67, AFORESAID RECORDS. DOCUMENT PROVIDED IS ILLEGIBLE.
11. EASEMENT BY GULF OIL CORPORATION IN FAVOR OF GEORGIA POWER COMPANY, DATED AUGUST 15, 1972, RECORDED IN DEED BOOK 2877, PAGE 556, AFORESAID RECORDS. DOES NOT AFFECT SUBJECT PROPERTY.
12. EASEMENT BY PIKE NURSERY INCORPORATED IN FAVOR OF GEORGIA POWER COMPANY, DATED AUGUST 27, 1976, RECORDED IN DEED BOOK 3553, PAGE 64, AFORESAID RECORDS. BURDENS SUBJECT PROPERTY; NOT SHOWN ON SURVEY; EASEMENT IS BLANKET IN NATURE.
13. EASEMENT BY PIKE NURSERY, INC. IN FAVOR OF GEORGIA POWER COMPANY, DATED APRIL 9, 1980, AND RECORDED AT DEED BOOK 4304, PAGE 478, AFORESAID RECORDS. DOES NOT AFFECT SUBJECT PROPERTY.
14. EASEMENT BY J. C. WALLACE IN FAVOR OF GEORGIA POWER COMPANY, DATED OCTOBER 26, 1976, AND RECORDED AT DEED BOOK 3583, PAGE 195, AFORESAID RECORDS. BURDENS SUBJECT PROPERTY; NOT SHOWN ON SURVEY. THE EASEMENT GIVES RIGHTS TO CLEAR WITHIN 25' OF THE TRANSMISSION LINE RUNNING ALONG BUFORD HIGHWAY.
15. EASEMENT BY J. C. WALLACE IN FAVOR OF GEORGIA POWER COMPANY, DATED OCTOBER 26, 1976, RECORDED IN DEED BOOK 3589, PAGE 408, AFORESAID RECORDS. BURDENS SUBJECT PROPERTY; NOT SHOWN ON SURVEY; EASEMENT IS BLANKET IN NATURE.
16. EASEMENT BY CHAISSON PROPERTIES IN FAVOR OF GEORGIA POWER COMPANY, DATED OCTOBER 1977, RECORDED IN DEED BOOK 3746, PAGE 80, AFORESAID RECORDS. BURDENS SUBJECT PROPERTY; NOT SHOWN ON SURVEY; EASEMENT IS BLANKET IN NATURE.
17. EASEMENT BY PIKE NURSERY, INC. IN FAVOR OF GEORGIA POWER COMPANY, DATED JUNE 21, 1981 RECORDED IN DEED BOOK 4629, PAGE 199, AFORESAID RECORDS. BURDENS SUBJECT PROPERTY; NOT SHOWN ON SURVEY; EASEMENT IS BLANKET IN NATURE.
18. EASEMENT BY RAMON RODRIGUEZ IN FAVOR OF GEORGIA POWER COMPANY, DATED AUGUST 8, 1980, RECORDED IN DEED BOOK 6775, PAGE 492, AFORESAID RECORDS. BURDENS SUBJECT PROPERTY; NOT SHOWN ON SURVEY; EASEMENT IS BLANKET IN NATURE.
19. RIGHT OF WAY EASEMENT BY J. E. BIXLER AND JAMES J. CHAISSON, IN FAVOR OF GEORGIA POWER COMPANY, DATED MAY 21, 1958, RECORDED IN DEED BOOK 1340, PAGE 565, AFORESAID RECORDS. DOCUMENT PROVIDED IS ILLEGIBLE.
20. RIGHT OF WAY EASEMENT BY SOUTHERN CROSS CORP. IN FAVOR OF GEORGIA POWER COMPANY, DATED MAY 3, 1971, RECORDED IN DEED BOOK 2655, PAGE 280, AFORESAID RECORDS. DOCUMENT PROVIDED IS ILLEGIBLE.
21. EASEMENT BY SOUTHERN CROSS FORESTERS IN FAVOR OF DEKALB COUNTY, DATED JUNE 11, 1958, RECORDED IN DEED BOOK 1345, PAGE 97, AFORESAID RECORDS. BURDENS SUBJECT PROPERTY; NOT SHOWN ON SURVEY. THE RIGHT OF ENTRY TO MAINTAIN THE SANITARY SEWER IS BLANKET IN NATURE.
22. SEWER EASEMENT EXECUTED BY J. C. WALLACE IN FAVOR OF DEKALB COUNTY, DATED DECEMBER 4, 1958, RECORDED IN DEED BOOK 1401, PAGE 225, AFORESAID RECORDS. BURDENS SUBJECT PROPERTY; NOT SHOWN ON SURVEY. THE EXACT LOCATION OF THE SEWER EASEMENT IS UNKNOWN TO THE SURVEYOR.
23. EASEMENT BY ELIZABETH HERNDON IN FAVOR OF DEKALB COUNTY, DATED MAY 15, 1959, AND RECORDED IN DEED BOOK 1426, PAGE 215, AFORESAID RECORDS. BURDENS SUBJECT PROPERTY; NOT SHOWN ON SURVEY; THE EXACT LOCATION OF THE SEWER EASEMENT IS UNKNOWN TO THE SURVEYOR.
24. EASEMENTS CONTAINED IN THAT CERTAIN RIGHT OF WAY DEED FROM GULF OIL CORPORATION TO STATE HIGHWAY DEPARTMENT OF GEORGIA, DATED NOVEMBER 11, 1961, AND RECORDED IN DEED BOOK 1625, PAGE 30, AFORESAID RECORDS. DOES NOT AFFECT SUBJECT PROPERTY; NOT SHOWN ON SURVEY. THE EASEMENT IS ALONG CLAIRMONT ROAD.
25. DRIVE AND TEMPORARY CONSTRUCTION EASEMENT BY GULF OIL CORPORATION IN FAVOR OF STATE HIGHWAY DEPARTMENT OF GEORGIA, DATED APRIL 23, 1970, AND RECORDED IN DEED BOOK 2527, PAGE 288, AFORESAID RECORDS. DOES NOT AFFECT SUBJECT PROPERTY.
26. EASEMENTS AND RELEASE CONTAINED IN THAT CERTAIN RIGHT OF WAY DEED BY SOUTHERN CROSS CORPORATION IN FAVOR OF STATE HIGHWAY DEPARTMENT OF GEORGIA, DATED APRIL 24, 1970, RECORDED IN DEED BOOK 2587, PAGE 138, AFORESAID RECORDS. DOES NOT AFFECT SUBJECT PROPERTY; NOT SHOWN ON SURVEY. THE EASEMENTS ARE ON THE BURGER KING PARCEL.
27. RIGHT OF WAY EASEMENT BY J. C. WALLACE IN FAVOR OF STATE HIGHWAY DEPARTMENT OF GEORGIA, DATES MARCH 2, 1970, RECORDED IN DEED BOOK 2587, PAGE 140, AFORESAID RECORDS. DOES NOT APPEAR TO AFFECT SUBJECT PROPERTY; NOT SHOWN ON SURVEY. THE SLOPE EASEMENT HAS BEEN SUBSUMED BY SUBSEQUENT RIGHT OF WAY ACQUISITION.
28. EASEMENTS AND CONDITIONS CONTAINED IN THAT CERTAIN RIGHT OF WAY DEED BY GULF OIL CORPORATION IN FAVOR DEKALB COUNTY, DATED MARCH 27, 1972, RECORDED IN DEED BOOK 2798, PAGE 549, AFORESAID RECORDS. DOES NOT AFFECT SUBJECT PROPERTY; RIGHT OF WAY IS FOR CLAIRMONT.
29. PERMITS FOR ANCHORS, GUY POLES AND WIRES BY PIKE NURSERY INCORPORATED IN FAVOR OF GEORGIA POWER COMPANY, DATED AUGUST 27, 1976, AND RECORDED AT DEED BOOK 3553, PAGE 69, AFORESAID RECORDS. BURDENS SUBJECT PROPERTY; NOT SHOWN ON SURVEY; EASEMENT IS BLANKET IN NATURE.
30. PERMITS FOR ANCHORS, GUY POLES AND WIRES BY PIKE NURSERY INCORPORATED IN FAVOR OF GEORGIA POWER COMPANY, DATED SEPTEMBER 5, 1979, RECORDED IN DEED BOOK 4171, PAGE 192, AFORESAID RECORDS. DOES NOT AFFECT SUBJECT PROPERTY.
31. OPTION GRANT OF EASEMENT BY CLOVERLEAF PROPERTIES, INC. IN FAVOR OF ATLANTA GAS LIGHT COMPANY, DATED MAY 15, 1982, RECORDED IN DEED BOOK 4619, PAGE 445, AFORESAID RECORDS. DOES NOT AFFECT SUBJECT PROPERTY; NOT SHOWN ON SURVEY. THE EASEMENT HAS BEEN SUBSUMED BY SUBSEQUENT RIGHT OF WAY ACQUISITION.
32. OPTION GRANT OF EASEMENTS EXECUTED BY PIKE NURSERY, INCORPORATED IN FAVOR OF ATLANTA GAS LIGHT COMPANY, DATED JUNE 8, 1982, RECORDED IN DEED BOOK 4625, PAGE 129, AFORESAID RECORDS. BURDENS SUBJECT PROPERTY, SHOWN ON SURVEY. THE EASEMENT RUNS ALONG BUFORD HIGHWAY.
33. OPTION GRANT OF EASEMENT BY GULF OIL CORPORATION IN FAVOR OF ATLANTA GAS LIGHT COMPANY, DATED JUNE 30, 1982, RECORDED IN DEED BOOK 4637, PAGE 213, AFORESAID RECORDS. BURDENS SUBJECT PROPERTY, SHOWN ON SURVEY. THE EASEMENT RUNS ALONG BUFORD HIGHWAY.
34. EASEMENT AND RELEASE CONTAINED IN THAT CERTAIN RIGHT OF WAY DEED EXECUTED BY CHAISSON PROPERTIES, INC., IN FAVOR OF DEKALB COUNTY, DATED DECEMBER 3, 1987, RECORDED IN DEED BOOK 6013, PAGE 787, AFORESAID RECORDS. DOES NOT AFFECT SUBJECT PROPERTY; SHOWN ON SURVEY. A PORTION OF THE RIGHT OF WAY OF DEERING CIRCLE IS SHOWN PER DEED.
35. EASEMENT AND RELEASE CONTAINED IN THAT CERTAIN RIGHT OF WAY DEED EXECUTED BY CHAISSON PROPERTIES, INC. IN FAVOR OF DEKALB COUNTY, DATED DECEMBER 3, 198, RECORDED IN DEED BOOK 6013, PAGE 788, AFORESAID RECORDS. DOES NOT AFFECT SUBJECT PROPERTY; SHOWN ON SURVEY. A PORTION OF THE RIGHT OF WAY OF BUFORD HIGHWAY NEAR DEERING CIRCLE IS SHOWN PER DEED.
36. DEPARTMENT OF TRANSPORTATION STATE OF GEORGIA CONVEYANCE OF ACCESS RIGHTS BETWEEN THE DEPARTMENT OF TRANSPORTATION AND JIFFY LUBE INTERNATIONAL OF MARYLAND, INC., DATED FEBRUARY 26, 1988, RECORDED AT DEED BOOK 6073, PAGE 255, AFORESAID RECORDS. AFORESAID RECORDS. DOES NOT AFFECT SUBJECT PROPERTY; NOT SHOWN ON SURVEY. ACCESS RIGHTS PERTAIN TO BURGER KING PARCEL.

37. ZONING AGREEMENT/COVENANT BETWEEN THE VARIATIONS ASSOCIATION, INC. AND BUFORD PLAZA, LLC, DATED 2002, AND RECORDED IN DEED BOOK 14151, PAGE 17, AFORESAID RECORDS AS AMENDED BY THAT CERTAIN FIRST AMENDMENT TO ZONING AGREEMENT/COVENANT BETWEEN THE VARIATIONS CONDOMINIUM ASSOCIATION, INC. AND CCD BUFORD, LLC, DATED OCTOBER 10, 2006, RECORDED IN DEED BOOK 19462, PAGE 175, AFORESAID RECORDS. DOES NOT AFFECT SUBJECT PROPERTY; SHOWN ON SURVEY. THE SUBJECT PROPERTY IS SUBJECT TO THE CONDITIONS THEREIN. A 50' TREE SAVE AREA IS SHOWN ON THE SHOPPING CENTER PARCEL.
38. INTENTIONALLY DELETED
39. RIGHTS OF UPPER AND LOWER RIPARIAN OWNERS IN AND TO THE WATERS OF THE CREEK CROSSING OF ADJOINING THE SUBJECTS PROPERTY, AND THE NATURAL FLOW THEREOF, FREE FROM DIMINUTION OR POLLUTION. BURDENS SUBJECT PROPERTY.
40. STORMWATER DRAINAGE EASEMENT AGREEMENT BETWEEN CCD BUFORD, LLC AND THE VARIATIONS CONDOMINIUM ASSOCIATION, INC., DATED JULY 16, 2007, RECORDED IN DEED BOOK 20136, PAGE 559, AFORESAID RECORDS AS RE-EXECUTED JULY 20, 2007 AND RECORDED IN DEED BOOK 20147, PAGE 166, AFORESAID, AS RE-RECORDED IN DEED BOOK 20275, PAGE 563, AFORESAID RECORDS. AFFECTS SUBJECT PROPERTY; SHOWN ON SURVEY. THE EASEMENT IS SHOWN ON THE SOUTHERLY ADJOINING PROPERTY.
41. MASTER DECLARATION OF CONDOMINIUM FOR CROSSROADS VILLAGE, A CONDOMINIUM BY CCD BUFORD, LLC DATED NOVEMBER 7, 2007, RECORDED IN DEED BOOK 20427, PAGE 479, AFORESAID RECORDS; AS AFFECTED BY THAT CERTAIN NOTICE OF INTENT TO ALTER PORTIONS OF CROSSROADS VILLAGE BY AND BETWEEN CCD BUFORD, LLC AND ALDI INC., DATED NOVEMBER 7, 2007, RECORDED IN DEED BOOK 20431, PAGE 659, AFORESAID RECORDS; AS FURTHER AFFECTED BY THAT CERTAIN SUPPLEMENTARY DECLARATION TO THE MASTER DECLARATION OF CONDOMINIUM FOR CROSSROADS VILLAGE, A CONDOMINIUM BY CCD BUFORD, LLC DATED AUGUST 29, 2008, RECORDED IN DEED BOOK 21033, PAGE 481, AFORESAID RECORDS; AS FURTHER AFFECTED BY THAT CERTAIN ASSIGNMENT OF DECLARANT'S RIGHT BY CCD BUFORD, LLC, IN FAVOR OF TALON DN INVESTMENTS I, LLC, DATED MARCH 1, 2011, RECORDED IN DEED BOOK 24092, PAGE 297, AFORESAID RECORDS; AS FURTHER AFFECTED BY THAT CERTAIN SUPPLEMENTARY DECLARATION TO MASTER DECLARATION OF CONDOMINIUM, I TALON INVESTMENTS I, LLC, DATED OCTOBER 14, 2013, RECORDED IN DEED BOOK 24092, PAGE 300, AFORESAID RECORDS; AS FURTHER AFFECTED BY THAT CERTAIN ASSIGNMENT OF DECLARANT'S RIGHTS BY AND BETWEEN TALON INVESTMENTS I, LLC AND BIB CAPITAL, LLC, DATED MAY 15, 2015, RECORDED IN DEED BOOK 24995, PAGE 755, AFORESAID RECORDS (AS CORRECTED IN THAT CERTAIN AFFIDAVIT FROM TIMOTHY P. JONES, DATED JANUARY 30, 2018, RECORDED IN DEED BOOK 26748, PAGE 636, AFORESAID RECORDS; AS FURTHER AFFECTED BY THAT CERTAIN FIRST AMENDMENT TO MASTER DECLARATION OF CONDOMINIUM FOR CROSSROADS VILLAGE, A CONDOMINIUM BY BIB CAPITAL, LLC, DATED MARCH 14, 2016, RECORDED IN DEED BOOK 25446, PAGE 431, AFORESAID RECORDS; AS FURTHER AFFECTED BY THAT CERTAIN SECOND AMENDMENT TO MASTER DECLARATION OF CONDOMINIUM FOR CROSSROADS VILLAGE, A CONDOMINIUM BY BIB CAPITAL, LLC DATED NOVEMBER 28, 2016, RECORDED IN DEED BOOK 25983, PAGE 126, AFORESAID RECORDS; AS FURTHER AFFECTED BY THAT THIRD AMENDMENT TO MASTER DECLARATION OF CONDOMINIUM FOR CROSSROADS VILLAGE, A CONDOMINIUM BY BIB CAPITAL, LLC DATED MAY 3, 2017, RECORDED IN DEED BOOK 26236, PAGE 613, AFORESAID RECORDS; AS FURTHER AFFECTED BY THAT CERTAIN FOURTH AMENDMENT TO MASTER DECLARATION OF CONDOMINIUM FOR CROSSROADS VILLAGE, A CONDOMINIUM BY BIB CAPITAL, LLC DATED SEPTEMBER 28, 2017, RECORDED IN DEED BOOK 26511, PAGE 151, AFORESAID RECORDS; AS FURTHER AFFECTED BY THAT CERTAIN AMENDMENT TO SECOND SUPPLEMENTARY DECLARATION TO THE MASTER DECLARATION OF CONDOMINIUM FOR CROSSROADS VILLAGE, A CONDOMINIUM BY BIB CAPITAL, LLC, DATED OCTOBER 12, 2017, RECORDED IN DEED BOOK 26542, PAGE 290, AFORESAID RECORDS. BURDENS AND BENEFITS SUBJECT PROPERTY; SHOWN ON SURVEY. THE PREMISES IS SUBJECT TO THE VARIOUS CONDITIONS THEREIN.
42. NOTICE OF EXCLUSIVE USE BY CROSSROADS VILLAGE MASTER CONDOMINIUM ASSOCIATION, INC., DATED NOVEMBER 7, 2007, RECORDED IN DEED BOOK 20593, PAGE 651, AFORESAID RECORDS. BURDENS SUBJECT PROPERTY; NOT SHOWN HEREON. THE SUBJECT PROPERTY IS SUBJECT TO RESTRICTIONS SET FORTH THEREIN.
43. TERMS AND PROVISIONS OF COVENANT AND USE RESTRICTION AS CONTAINED IN MEMORANDUM OF LEASE BY CCD BUFORD, LLC AND BURGER KING CORPORATION, DATE SEPTEMBER 24, 2008 RECORDED IN DEED BOOK 21066, PAGE 162, AFORESAID RECORDS. BURDENS SUBJECT PROPERTY; NOT SHOWN ON SURVEY. THE PREMISES IS RESTRICTED IN USE AS A HAMBURGER QUICK-SERVE RESTAURANT.
44. INTENTIONALLY DELETED
45. AGREEMENT BETWEEN TALON DN INVESTMENTS I, LLC AND ATLANTA GAS LIGHT, INC., DATED JUNE 6, 2013, RECORDED IN DEED BOOK 23952, PAGE 477, AFORESAID RECORDS. MAY BURDEN SUBJECT PROPERTY; NOT SHOWN ON SURVEY. THE AREA AFFECTED IS CAPTIONED "THE ACTIVITY AREA", BUT WAS NOT DESCRIBED THEREIN.
46. INTENTIONALLY DELETED
47. INTENTIONALLY DELETED
48. PERMANENT EASEMENT FOR DRAINAGE, SEWER AND GRADING AND RELATED TEMPORARY CONSTRUCTION EASEMENTS BETWEEN BIB CAPITAL, LLC AND INLINE COMMUNITIES, LLC, DATED NOVEMBER 28, 2016, RECORDED IN DEED BOOK 25983, PAGE 95, AFORESAID RECORDS. DOES NOT AFFECT SUBJECT PROPERTY; SHOWN ON SURVEY. THE DRAINAGE EASEMENT AND SEWER EASEMENT ARE SHOWN ON THE SHOPPING CENTER PARCEL.
49. INTENTIONALLY DELETED
50. INTENTIONALLY DELETED
51. CONDOMINIUM PLAT FILED AND RECORDED IN PLAT BOOK 197, PAGE 48, AFORESAID RECORDS.
52. CONDOMINIUM PLAT FILED AND RECORDED IN PLAT BOOK 207, PAGE 57, AFORESAID RECORDS.
53. CONDOMINIUM PLAT FILED AND RECORDED IN PLAT BOOK 226, PAGE 6, AFORESAID RECORDS.
54. CONDOMINIUM PLAT FILED AND RECORDED IN PLAT BOOK 226, PAGE 74, AFORESAID RECORDS.
55. CONDOMINIUM PLAT FILED AND RECORDED IN PLAT BOOK 246, PAGE 21, AFORESAID RECORDS.
56. MEMORANDUM OF LAND AND BUILDING LEASE AGREEMENT BY AND BETWEEN BIB CAPITAL, LLC AND BOJANGLES' RESTAURANTS, INC., DATED JANUARY 13, 2016, RECORDED, RECORDED IN DEED BOOK 26655, PAGE 715, AFORESAID RECORDS. BURDENS SUBJECT PROPERTY; NOT SHOWN ON SURVEY. THE PREMISES IS RESTRICTED IN USE AS A FRIED CHICKEN RESTAURANT.

LEGAL DESCRIPTION

All that tract or parcel of land lying and being in Land Lot 236 of the 18th District of DeKalb County, Georgia and being Master Unit 2 as shown on that certain Condominium Plat captioned Alteration of Condominium to Annex the Maaco Site at Crossroads Village dated July 11, 2013 prepared by Land Engineering, Inc., containing the seal of Micheal J. Pauk, Registered Land Surveyor No. 2775, Recorded in Plat Book 246, Page 21, DeKalb County, Georgia Records.

TOGETHER WITH ALL THOSE RIGHTS AND EASEMENTS BENEFITTING THE SUBJECT PROPERTY CONTAINED WITHIN THE FOLLOWING:

1. Stormwater Drainage Easement Agreement between CCD Buford, LLC and The Variations Condominium Association, Inc., dated July 16, 2007, recorded in Deed Book 20136, Page 559, aforesaid records, as re-executed July 20, 2007 and recorded in Deed Book 20147, Page 166, aforesaid records, as re-recorded in Deed Book 20275, Page 563 aforesaid records.
2. Master Declaration of Condominium for Crossroads Village, A Condominium by CCD Buford, LLC, dated November 7, 2007, recorded in Deed Book 20427, Page 479, aforesaid records; as affected by that certain Notice of Intent to Alter Portions of Crossroads Village by and between CCD Buford, LLC and Aldi Inc., dated November 7, 2007, recorded in Deed Book 20431, Page 659, aforesaid records; as further affected by that certain Supplementary Declaration to The Master Declaration of Condominium for Crossroads Village, a Condominium by CCD Buford, LLC, dated August 29, 2008, recorded in Deed Book 21033, Page 481, aforesaid records; as further affected by that certain Assignment of Declarant's Rights by CCD Buford, LLC, in favor of Talon DN Investments I, LLC, dated March 1, 2011, recorded in Deed Book 24092, Page 297, aforesaid records; as further affected by that certain Second Supplementary Declaration to The Master Declaration of Condominium for Crossroads Village, a Condominium, by Talon Investments I, LLC, dated October 14, 2013, recorded in Deed Book 24092, Page 300, aforesaid records; as further affected by that certain Assignment of Declarant's Right's by and between Talon Investments I, LLC and Bib Capital, LLC, dated May 15, 2015, recorded in Deed Book 24995, Page 755, aforesaid records; as further affected by that certain Second Amendment to Master Declaration of Condominium for Crossroads Village, a Condominium by Bib Capital, LLC, dated November 28, 2016, recorded in Deed Book 25983, Page 126, aforesaid records; as further affected by that certain Third Amendment to Master Declaration of Condominium for Crossroads Village, a Condominium, by Bib Capital, LLC, dated May 3, 2017, recorded in Deed Book 26236, Page 613, aforesaid records; as further affected by that certain Fourth Amendment to Master Declaration of Condominium for Crossroads Village, a Condominium, by Bib Capital, LLC, dated September 28, 2017, recorded in Deed Book 26511, Page 151, aforesaid records; as further affected by that certain Amendment to Second Supplementary Declaration to The Master Declaration of Condominium for Crossroads Village, a Condominium, by Bib Capital, LLC, dated October 12, 2017, recorded in Deed Book 26542, Page 290, aforesaid records.

THE PLANNING & ZONING RESOURCE COMPANY

1300 SOUTH MERIDIAN AVENUE, SUITE 400
OKLAHOMA CITY, OKLAHOMA 73108
(405) 840-4344
(405) 840-2608 FAX

ZONING AND SITE REQUIREMENTS SUMMARY

I. Property Location and Size

1. Jurisdiction:	City of Chamblee, Georgia
2. Name:	Crossroads Village Shopping Center
3. Address:	3979 Buford Highway, Suites 101 - 124
4. Size:	3.182 Acres or 138,611 Square Feet +/- (Per Survey)

Please note, Master Unit 5 is only a portion of a larger shopping center development consisting of an estimated 6.48 Acres.

II. Existing Land Use and Zoning

1. Date of Existing Ordinance:	Codified through 10/17/2017
2. Existing Zoning Designation:	"CC" Corridor Commercial District
3. Adjacent Zoning Designation and or Uses if Applicable:	North/West: "CC" Corridor Commercial South & East: "VR" Village Resident
4. Existing Land Use:	Shopping Center with Sales of Goods, Offices and Restaurants

Is The Existing Use in Conformance? Yes, as Permitted Uses by right. (See Section 240.1 for Code reference)

III. Zoning Regulations

1. Are copies of zoning regulations available for this site?	Yes, Attached
2. If any aspect of the property is not in conformance with current zoning, does the municipality provide ordinances dealing with non-conforming use?	Yes, Attached

IV. Property Specification

1. Building Set-Back Lines

	Required	Existing
a. Front/Side/Rear:	None Required	Not Applicable 50 Feet (Per scale of Survey) 8 Feet to West Property Line (Per scale of Survey) 80 Feet (Per scale of Survey)
b. Streetscape Design:	Local Streets: 5 Feet Landscaped Zone; Sidewalk Clear Zone: 5 Feet; Supplemental Zone: 5 Feet	49 Feet to Dering Circle including appropriate Streetscape Design standards

Is The Existing Building in Conformance? Yes. (See Section 230-1 Bulk Table and Section 230-26 for Code reference)

2. Building Size

a. Maximum Building Height or Stories:	60 Feet
b. Existing Building Height or Stories:	1 Story (Per Survey) Estimated not to Exceed 36 Feet (Based on Buildings of Similar Design)
c. Building Site Area Requirements:	None Required

Is The Existing Building in Conformance? Yes. (See Section 230-1 Bulk Table for Code reference)

3. Density

a. Building Density Formula:	Maximum Floor Area Ratio: 2.5 (40,225 / 138,611) Existing: 0.29 for Master Unit 5 (Entire Development: estimated 0.13)
b. Approximate Gross Floor Area:	Maximum Impervious Surface: 80% Existing for Entire Development: Estimated 72% (Per scale of Survey) 40,225 (Per Rent Roll)

Is The Building Coverage in Conformance? Yes. (See Section 230-1 Bulk Table for Code reference)

4. Parking

a. Parking Space Formula:	Sales and Rental of Goods, Merchandise and Equipment not vehicle related: 1 Space per 300 Square Feet of Gross Floor Area (8,377 Square Feet per Rent Roll) [8,377 / 300 = 28] Restaurants: 1 Space per 100 Square Feet of Gross Floor Area (26,203 Square Feet per Rent Roll) [26,203 / 100 = 262] Offices: 1 Space per 250 Square Feet of Gross Floor Area (5,645 Square Feet per Rent Roll) [5,645 / 250 = 23]
b. Parking Spaces Required:	313 Total Parking Spaces for Master Unit 5
c. Existing Parking Spaces:	(Master Unit 5) No Parking Spaces (Per Survey) Parking is available on what appears to be Common Element "B" and per a hand count of Survey, there appears to be 315 Parking Spaces within the overall development.

Is The Existing Parking in Conformance? No, See Section "VI" (See Section 250-2 for Code reference)

REVISION / ISSUE NO.	DATE	DESCRIPTION
0	6-13-18	DATE OF FIELD SURVEY

PREPARED BY:



LAND ENGINEERING

1601 S Zack Hinton Parkway
McDonough, Georgia 30253
www.land-engineering.com
678.814.4346
GA LSF #0946

ALTA / NSPS Land Title Survey

Prepared for:
R3931 Property, LLC, A Georgia Limited Liability Company; Heritage Bank; Bib Capital, LLC, A Georgia Limited Liability Company; SOCIETE GENERALE, and its successors and assigns; Chicago Title Insurance Company

Crossroads Village Commercial Condominium Master Unit 2

Land Lot 235 & 236, 18th Land District,
City of Chamblee, DeKalb County, Georgia

DRAWN BY: MEW	CRD BY: BJD	SCALE: 1" = 40'	SHEET: 2
PROJ. NO.: 1095-001	DATE: JUNE 20, 2018	ONE INCH AT FULL SCALE	TOTAL SHEETS: 2