

ALTA/NSPS CERTIFICATION

ERS 3979 Property, LLC, a Georgia Limited Liability Company, Bib Capital, LLC a Georgia Limited Liability Company, 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 parcels of land and does not alter 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.



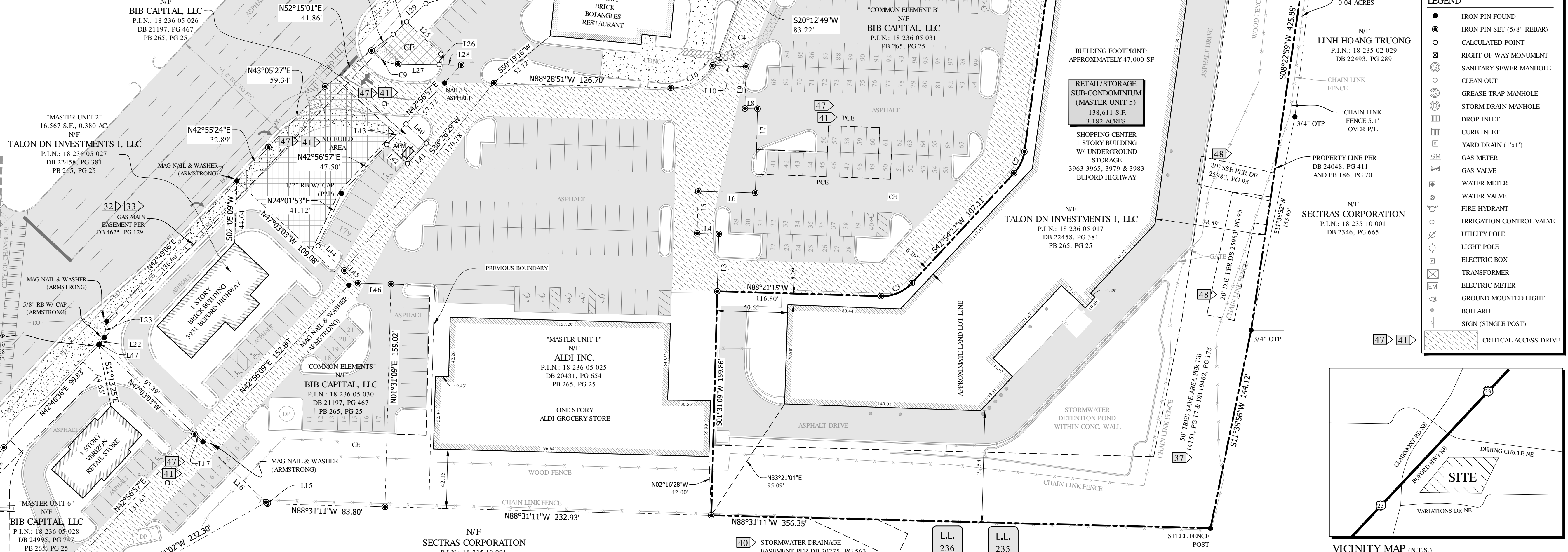
Brian J. Douglas, Brian J. Douglas, P.L.N.: 18 236 05 030, June XX, 2018, email: brian.douglas@land.engineering

LENDER REQUIRED NOTES:

- 1. 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. 13089C056J, 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.
2. THE PROPERTY HAS DIRECT PHYSICAL ACCESS TO DEERING CIRCLE, A DEDICATED PUBLIC STREET OR HIGHWAY, OR INDIRECT ACCESS TO BUFORD HIGHWAY AND CLAIRMONT ROAD, A DEDICATED PUBLIC STREET OR HIGHWAY, BY WAY OF THE ACCESS RIGHTS WITHIN THE CONDOMINIUM DECLARATION.
3. THE PROPERTY DESCRIBED HEREON IS THE SAME AS THE PROPERTY DESCRIBED IN CHICAGO TITLE INSURANCE COMPANY COMMITMENT NO. 3097.2-0 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.
4. 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.

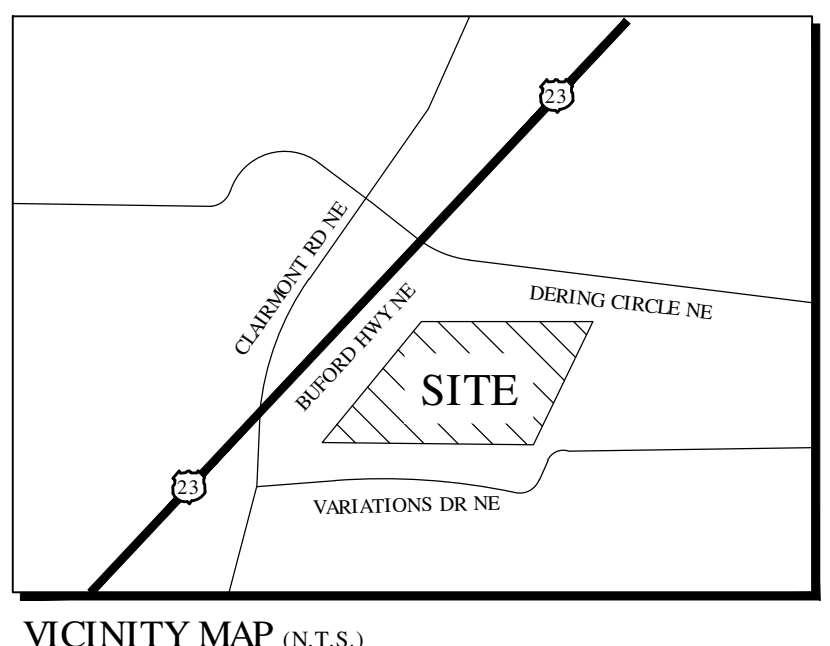
Line Table with columns: Line #, Direction, Length. Contains 24 line entries (L1-L24).

Curve Table with columns: Curve #, Length, Radius, Chord, Bearing. Contains 10 curve entries (C1-C10).



ALTA/NSPS (2016) "TABLE A" NOTES
16. NO EVIDENCE OF RECENT EARTH MOVING WORK, BUILDING CONSTRUCTION OR BUILDING ADDITIONS WAS OBSERVED ON SITE AT THE TIME OF THE FIELD SURVEY.
17. 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.
18. 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 table listing symbols for various features: IRON PIN FOUND, 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 table listing symbols for features like CURB AND GUTTER, COMMON ELEMENT, CONCRETE NAIL SET, DEED BOOK, DUMPSTER PAD, DISTURBED, FACE OF CURB, LAND LOT, NOW OR FORMERLY, NOT TO SCALE, OVERHEAD ELECTRIC, OPEN TOP PIPE, PLAT BOOK, PERMANENT COMMON ELEMENT, PAGE, PARCEL IDENTIFICATION NUMBER, POINT OF REFERENCE, PROPERTY LINE, REBAR, RIGHT OF WAY, SQUARE FOOT.

PARKING NOTE: THE TOTAL NUMBER OF STRIPED PARKING SPACES REQUIRED BY LOCAL ZONING ORDINANCE IS 313 SPACES. THE ZONING REPORT IS SHOWN ON SHEET 2 OF THIS SURVEY. THE NUMBER OF ACTUAL PARKING SPACES LOCATED ON THE SUBJECT PROPERTY IS 4 LOADING ONLY SPACES, INCLUDING 0 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: 1. 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. 2. 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. 3. THE UTILITIES, BOTH UNDERGROUND AND ABOVE - GROUND, ARE NOT SHOWN HEREON. 4. 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, DATED 6-28-2018. REFERENCE #: 120908-1.

REVISION / ISSUE table with columns: NO., DATE, DESCRIPTION. Shows one revision on 6-13-18 for DATE OF FIELD SURVEY.

LAND ENGINEERING logo and contact information: 1601 S Zack Hinton Parkway, McDonough, Georgia 30253, www.land-engineering.com, 678.814.4346, GA LSF #0946.

ALTA / NSPS Land Title Survey header, prepared by ERS 3979 Property, LLC, Bib Capital, LLC, SOCIETE GENERALE, and Chicago Title Insurance Company. Includes project details: Land Lot 235 & 236, 18th Land District, City of Chamblee, DeKalb County, Georgia. Date: JUNE 20, 2018. Scale: 1" = 40'. Total Sheets: 2.

