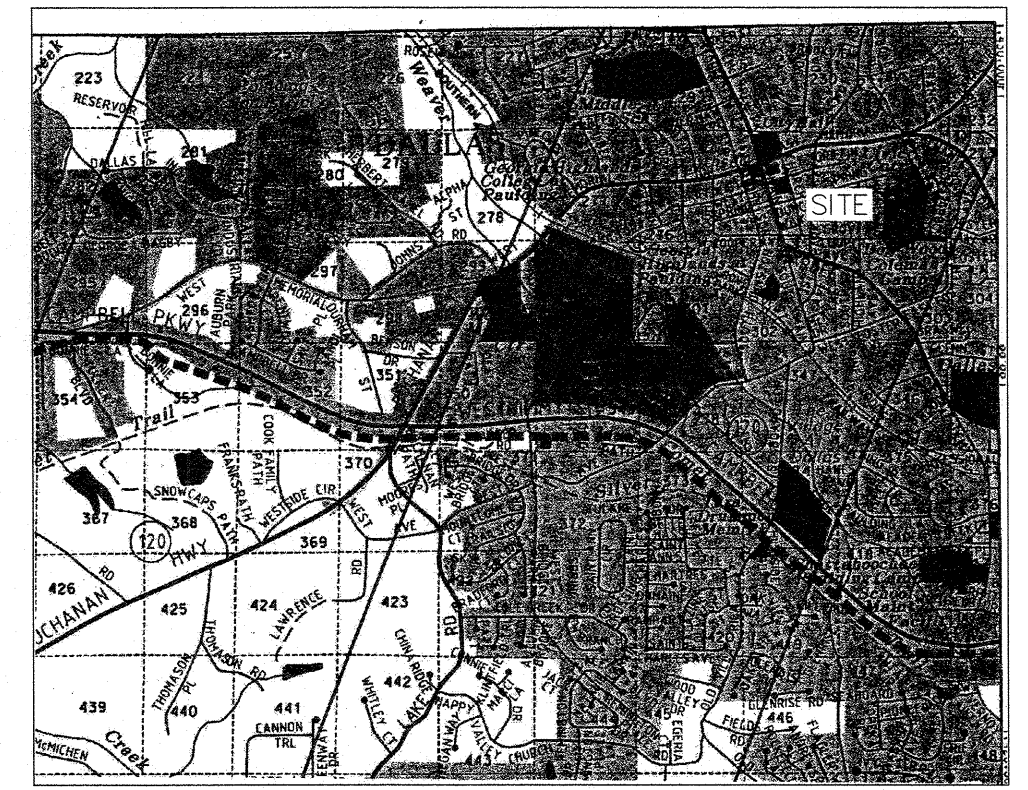


SURVEY REFERENCES

- 1) PLAT OF SURVEY FOR H.G. EDMONDSON PREPARED BY A.W. ROBINSON AND RECORDED IN PB. 1 PG. 107
- 2) PLAT OF SURVEY FOR J.M. COVINGTON PREPARED BY A.W. ROBINSON AND RECORDED IN PB. 1 PG. 115
- 3) PLAT OF SURVEY FOR JAMES GOODMAN PREPARED BY A.W. ROBINSON AND RECORDED IN PB. 1 PG. 115
- 4) PLAT OF SURVEY FOR JOHN MARK COVINGTON PREPARED BY RICHARD NUTT AND RECORDED IN PB. 7 PG. 19
- 5) PLAT OF SURVEY FOR MARGARET CREW PREPARED BY JOHN TRIPCONY AND RECORDED IN PB. 17 PG. 194
- 6) PLAT OF SURVEY FOR MARGARET CREW PREPARED BY JOHN TRIPCONY AND RECORDED IN PB. 18 PG. 148
- 7) FINAL PLAT FOR DALLAS WALK PREPARED BY PHILLIP RAY AND RECORDED IN PB. 52 PG. 114
- 8) PLAT OF SURVEY FOR SARAH CAMP PREPARED BY JOHN TRIPCONY AND RECORDED IN PB. 79 PG. 5



LOCATION SKETCH

LESTER DRIVE
1.255 ACRES

TRACT I
8.500 ACRES

TRACT II
0.454 ACRES

ENCROACHMENT TABLE

FENCE ENCROACHES AT NORTHWESTERN CORNER OF SUBJECT PROPERTY.
CURB ALONG LESTER DRIVE ENCROACHES ON TRACT II

LINE	BEARING	LENGTH
L1	S89°32'50"E	6.16
L2	N89°27'51"E	43.62
L3	S06°39'55"W	6.71
L4	N89°32'50"W	5.05
L5	N24°02'40"W	35.94
L6	S01°08'11"E	10.02

CURVE	LENGTH	RADIUS	BEARING	CHORD
C1	171.92	300.00	S07°37'38"E	169.58
C2	70.02	240.00	S01°43'38"W	69.78
C3	79.59	55.00	S48°05'21"E	72.83
C4	21.71	15.00	N48°05'21"W	19.86
C5	58.78	200.00	N01°47'21"E	58.57
C6	194.84	340.00	N07°37'38"W	192.19

NOTES
THE LOCATION OF UNDERGROUND UTILITIES AS SHOWN HEREON ARE BASED ON ABOVE-GROUND 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.

MATTERS OF TITLE DISCLOSED IN SCHEDULE B, PART II OF REPORT PREPARED BY AUGUSTA TITLE, INC. FILE NO. 92889 WITH AN ISSUE DATE OF MARCH 9, 2026:
(14) SANITARY SEWER EASEMENT; DEED BOOK 5338, PAGE 18; DOES AFFECT SUBJECT PROPERTY; SHOWN HEREON

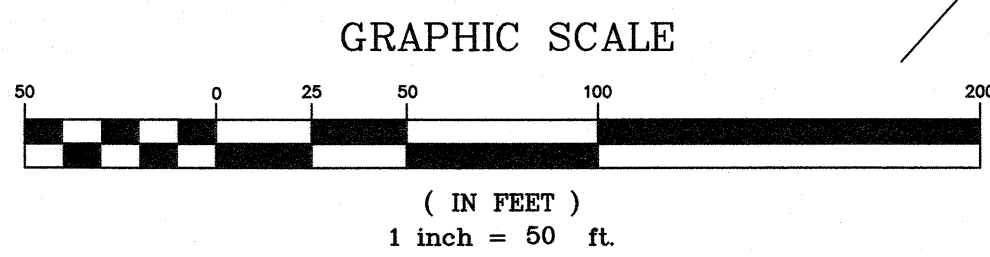
To Penn Hodge, L.L.C., (name of lender, if known), (name of title insurance company, if known), Downtown Development Authority of the City of Dallas, Georgia:

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2026 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, 7(a), 8, 11(a), 13, 14, 15, & 20 of Table A thereof. The field work was completed on March 05, 2026. Date of plat or map: April 9, 2026

W. Carlton Rakestraw, Jr., Registration No. 2236

ADDRESS:
200 LESTER DRIVE
DALLAS, GEORGIA 30132

CRA, INC., CERTIFICATE OF AUTHORIZATION LAND SURVEYOR FIRM LICENSE NO. LSF000458 DATE OF FIELD WORK - 04/09/26



TECHNICAL DATA
TRAVERSE PRECISION - 1"/38,759'
ANGLE ADJUSTMENT - 1"/ANGLE
TRAVERSE ADJUSTMENT - COMPASS
PLAT PRECISION - 1"/389,547'
EQUIPMENT - SOKKIA SET 2-100
IPS - 1/2" RE. ROD SET
R.R. - REINFORCING ROD
OTP - OPEN TOP PIPE

MINIMUM BUILDING SETBACKS
FRONT - 25'
SIDE - 40'
REAR - 40'

- LEGEND**
- FIRE HYDRANT - [Symbol]
 - WATER METER - [Symbol]
 - WATER MANHOLE - [Symbol]
 - HOSE BIBB - [Symbol]
 - WATER VALVE - [Symbol]
 - UTILITY POLE - [Symbol]
 - LIGHT POLE - [Symbol]
 - WEATHER SIREN - [Symbol]
 - OVERHEAD UTILITIES - [Symbol]
 - FENCE LINE - [Symbol]
 - WATER LINE - [Symbol]

ALTA/NSPS LAND TITLE SURVEY FOR
PENN HODGE, L.L.C.
DOWNTOWN DEVELOPMENT AUTHORITY
OF THE CITY OF DALLAS, GEORGIA

LOCATED IN
LAND LOTS 273, 274, 303, & 304, 2ND DISTRICT,
3RD SECTION, PAULDING COUNTY,
CITY OF DALLAS, GEORGIA

CARLTON RAKESTRAW & ASSOCIATES

REGISTERED LAND SURVEYORS
2203 CHARLES HARDY PARKWAY
DALLAS, GEORGIA 30157
770 - 443 - 2200

DATE 04/20/26 DRAWN BY CDJ
SCALE 1" = 50' CHECKED BY WCR

DATE	DESCRIPTION	BY

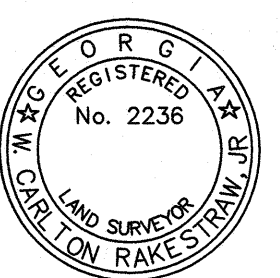


EXHIBIT "A"

TRACT I

All that tract or parcel of land lying in Land Lots 274 and 303, 2nd District, 3rd Section, Paulding County, Georgia and being more particularly described as follows:

COMMENCING AT A POINT, said point being the intersection of the southerly margin of the right-of-way of Lester Drive (a 40 foot public right-of-way) with the westerly margin of the right-of-way of Foster Avenue (a variable width public right-of-way); Thence running along said southerly margin of the right-of-way of Lester Drive, North 89 degrees 32 minutes 50 seconds West, a distance of 300.65 feet to a one half inch reinforcing rod set and the TRUE POINT OF BEGINNING; Thence leaving said southerly margin of the right-of-way of Lester Drive and running South 65 degrees 52 minutes 44 seconds West, a distance of 455.65 feet to an angle iron found; Thence North 17 degrees 51 minutes 54 seconds West, a distance of 212.90 feet to a stone monument found on the line common to Land Lot 274 and Land Lot 303; Thence North 02 degrees 02 minutes 24 seconds East, a distance of 474.81 feet to a 1-1/4 inch steel shaft found; Thence North 02 degrees 48 minutes 21 seconds East, a distance of 235.34 feet to a three eighths inch reinforcing rod found; Thence North 89 degrees 37 minutes 31 seconds East, a distance of 415.42 feet to a one half inch open top pipe found on the southwesterly margin of the right-of-way of Lester Drive; Thence running along said southwesterly margin of the right-of-way of Lester Drive the following courses and distances: South 24 degrees 02 minutes 40 seconds East, a distance of 53.34 feet to a point; Thence running along a curve to the right on an arc distance of 171.92 feet (said arc being subtended by a chord with a bearing of South 07 degrees 37 minutes 38 seconds East, a chord distance of 169.58 feet and having a radius distance of 300.00 feet) to a point; Thence South 08 degrees 47 minutes 24 seconds West, a distance of 405.53 feet to a point; Thence running along a curve to the left on an arc distance of 70.02 feet (said arc being subtended by a chord with a bearing of South 01 degrees 43 minutes 38 seconds West, a chord distance of 69.78 feet and having a radius distance of 240.00 feet) to a point; Thence running along a curve to the left on an arc distance of 79.59 feet (said arc being subtended by a chord with a bearing of South 48 degrees 05 minutes 21 seconds East, a chord distance of 72.83 feet and having a radius distance of 55.00 feet) to a point; Thence South 89 degrees 32 minutes 50 seconds East, a distance of 6.16 feet to a point and the TRUE POINT OF BEGINNING.

Said tract or parcel of land containing 8.500 Acres.

EXHIBIT "A"

TRACT II

All that tract or parcel of land lying in Land Lots 274 and 303, 2nd District, 3rd Section, Paulding County, Georgia and being more particularly described as follows:

COMMENCING AT A POINT, said point being the intersection of the northerly margin of the original 30 foot right-of-way of Lester Drive (a proposed 40 foot public right-of-way) with the westerly margin of the right-of-way of Foster Avenue (a variable width public right-of-way); Thence running along said northerly margin of the 30 foot right-of-way of Lester Drive, North 89 degrees 32 minutes 50 seconds West, a distance of 308.96 feet to a point; Thence North 01 degrees 08 minutes 11 seconds West, a distance of 10.02 feet to point on the proposed 40 foot public right-of-way of Lester Drive and the TRUE POINT OF BEGINNING; Thence running along said northeasterly margin of the 40 foot right-of-way of Lester Drive the following courses and distances: North 89 degrees 32 minutes 50 seconds West, a distance of 5.05 feet to a point; Thence running along a curve to the right on an arc distance of 21.71 feet (said arc being subtended by a chord with a bearing of North 48 degrees 05 minutes 21 seconds West, a chord distance of 19.86 feet and having a radius distance of 15.00 feet) to a point; Thence running along a curve to the right on an arc distance of 58.78 feet (said arc being subtended by a chord with a bearing of North 01 degrees 47 minutes 21 seconds East, a chord distance of 58.57 feet and having a radius distance of 200.00 feet) to a point; Thence North 08 degrees 47 minutes 24 seconds East, a distance of 406.00 feet to a point; Thence running along a curve to the left on an arc distance of 194.84 feet (said arc being subtended by a chord with a bearing of North 07 degrees 37 minutes 38 seconds West, a chord distance of 192.19 feet and having a radius distance of 340.00 feet) to a point; Thence North 24 degrees 02 minutes 40 seconds West, a distance of 35.94 feet to a point; Thence leaving said northeasterly margin of the 40 foot right-of-way of Lester Drive and running North 89 degrees 27 minutes 51 seconds East, a distance of 44.63 feet to the center of an unnamed creek, the center of which is the property line between subject property and Dallas Walk, a residential subdivision; Thence running along chords of the meandering creek as witnessed by one half inch reinforcing rods found on the Dallas Walk lot corners for the following courses and distances: South 08 degrees 02 minutes 34 seconds East, a distance of 60.15 feet to a one half inch reinforcing rod found; Thence South 31 degrees 13 minutes 14 seconds East, a distance of 33.17 feet to a one half inch reinforcing rod found; Thence South 01 degrees 40 minutes 54 seconds West, a distance of 141.63 feet to a one half inch reinforcing rod found; Thence South 08 degrees 33 minutes 26 seconds West, a distance of 49.64 feet to a one half inch reinforcing rod found; Thence South 07 degrees 23 minutes 28 seconds West, a distance of 48.79 feet to a one half inch reinforcing rod found; Thence South 08 degrees 43 minutes 39 seconds West, a distance of 49.68 feet to a one half inch reinforcing rod found; Thence South 08 degrees 11 minutes 13 seconds West, a distance of 49.67 feet to a one half inch reinforcing rod found; Thence South 10 degrees 11 minutes 38 seconds West, a distance of 49.33 feet to a one half inch reinforcing rod found; Thence South 08 degrees 27 minutes 34 seconds West, a distance of 218.74 feet to a point; Thence South 06 degrees 39 minutes 55 seconds West, a distance of 6.71 feet to a point and the TRUE POINT OF BEGINNING.

Said tract or parcel of land containing 0.454 Acres.

EXHIBIT "A"

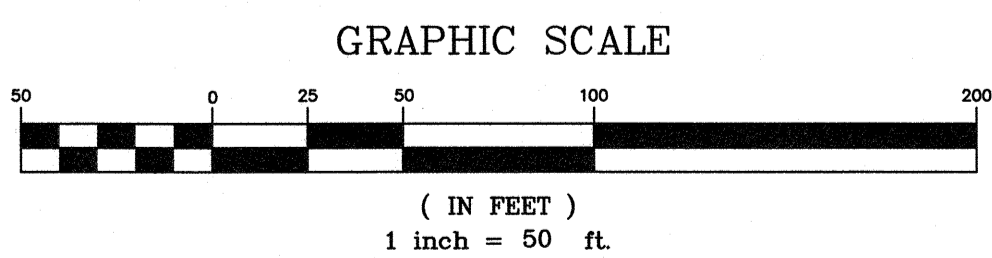
LESTER DRIVE

All that tract or parcel of land lying in Land Lots 273, 274, 303 and 304, 2nd District, 3rd Section, Paulding County, Georgia and being more particularly described as follows:

BEGINNING AT A POINT, said point being the intersection of the southerly margin of the right-of-way of Lester Drive (a 40 foot public right-of-way) with the westerly margin of the right-of-way of Foster Avenue (a variable width public right-of-way); Thence running along said southerly and westerly margin of the right-of-way of Lester Drive the following courses and distances: North 89 degrees 32 minutes 50 seconds West, a distance of 300.65 feet to a one half inch reinforcing rod set; Thence North 89 degrees 32 minutes 50 seconds West, a distance of 6.16 feet to a point; Thence running along a curve to the right on an arc distance of 79.59 feet (said arc being subtended by a chord with a bearing of North 48 degrees 05 minutes 21 seconds West, a chord distance of 72.83 feet and having a radius distance of 55.00 feet) to a point; Thence running along a curve to the right on an arc distance of 70.02 feet (said arc being subtended by a chord with a bearing of North 01 degrees 43 minutes 38 seconds East, a chord distance of 69.78 feet and having a radius distance of 240.00 feet) to a point; Thence North 08 degrees 47 minutes 24 seconds East, a distance of 405.53 feet to a point; Thence running along a curve to the left on an arc distance of 171.92 feet (said arc being subtended by a chord with a bearing of North 07 degrees 37 minutes 38 seconds West, a chord distance of 169.58 feet and having a radius distance of 300.00 feet) to a point; Thence North 24 degrees 02 minutes 40 seconds West, a distance of 53.34 feet to a one half inch open top pipe found; Thence North 24 degrees 01 minutes 30 seconds West, a distance of 375.23 feet to a one half inch reinforcing rod set; Thence leaving said southerly and westerly margin of the right-of-way of Lester Drive and running North 65 degrees 58 minutes 30 seconds East, a distance of 40.00 feet to a point on the northerly and easterly margin of the right-of-way of Lester Drive; Thence running along said northerly and easterly margin of the right-of-way of Lester Drive the following courses and distances: South 24 degrees 01 minutes 33 seconds East, a distance of 392.61 feet to a point; Thence South 24 degrees 02 minutes 40 seconds East, a distance of 35.94 feet to a point; Thence running along a curve to the right on an arc distance of 194.84 feet (said arc being subtended by a chord with a bearing of South 07 degrees 37 minutes 38 seconds East, a chord distance of 192.19 feet and having a radius distance of 340.00 feet) to a point; Thence South 08 degrees 47 minutes 24 seconds West, a distance of 406.00 feet to a point; Thence running along a curve to the left on an arc distance of 58.78 feet (said arc being subtended by a chord with a bearing of South 01 degrees 47 minutes 21 seconds West, a chord distance of 58.57 feet and having a radius distance of 200.00 feet) to a point; Thence running along a curve to the left on an arc distance of 21.71 feet (said arc being subtended by a chord with a bearing of South 48 degrees 05 minutes 21 seconds East, a chord distance of 19.86 feet and having a radius distance of 15.00 feet) to a point; Thence South 89 degrees 32 minutes 50 seconds East, a distance of 5.05 feet to a point; Thence leaving said 40 foot margin of the right-of-way and running South 01 degrees 08 minutes 11 seconds East, a distance of 10.02 feet to a point on said margin of the 30 foot right-of-way.

Thence running along said margin of the 30 foot right-of-way, South 89 degrees 32 minutes 50 seconds East, a distance of 308.96 feet to a point being the intersection of the northerly margin of the 30 foot right-of-way of Lester Road with the westerly margin of the 30 foot right-of-way of Foster Avenue; Thence running along said westerly margin of the 30 foot right-of-way of Foster Avenue along a curve to the left on an arc distance of 30.93 feet (said arc being subtended by a chord with a bearing of South 14 degrees 26 minutes 45 seconds West, a chord distance of 30.92 feet and having a radius distance of 276.28 feet) to a point and the TRUE POINT OF BEGINNING.

Said tract or parcel of land containing 1.255 Acres.



CRA, INC., CERTIFICATE OF AUTHORIZATION LAND SURVEYOR FIRM LICENSE NO. LSF000458

DATE OF FIELD WORK - 04/09/26

LEGEND

- FIRE HYDRANT -
- WATER METER -
- WATER MANHOLE -
- HOSE BIBB -
- WATER VALVE -
- UTILITY POLE -
- LIGHT POLE -
- WEATHER SIREN -
- OVERHEAD UTILITIES - OH
- FENCE LINE - x
- WATER LINE - w

PROJECT NO. PA4344
SHEET 2 OF 2 SHEETS
PLOT FILE - PA4344 ALTA

ALTA/NSPS LAND TITLE SURVEY FOR
PENN HODGE, L.L.C.
DOWNTOWN DEVELOPMENT AUTHORITY
OF THE CITY OF DALLAS, GEORGIA

LOCATED IN
LAND LOTS 273, 274, 303, & 304, 2ND DISTRICT,
3RD SECTION, PAULDING COUNTY,
CITY OF DALLAS, GEORGIA

CARLTON RAKESTRAW
& ASSOCIATES
REGISTERED LAND
SURVEYORS
2203 CHARLES HARDY PARKWAY
DALLAS, GEORGIA 30157
770 - 443 - 2200

DATE 04/20/26 DRAWN BY CDJ
SCALE 1" = 50' CHECKED BY WCR

DATE	DESCRIPTION	BY
REVISIONS		

