

First American Title Insurance Company
Commitment No. 21-34
Effective Date March 18, 2021

EXHIBIT "B"

5. Drainage rights as contained in that certain Right of Way Deed from Mr. V.L. Roebuck to Gwinnett County, Georgia, dated June 7, 1958, and recorded at Deed Book 148, Page 74, Gwinnett County, Georgia Records. Affects - Not Platiable
6. Easement from GSC Properties LP to J.T. Knight & Gregory H. Stephens, dated October 25, 2000, and recorded at Deed Book 21577, Page 18, Gwinnett County, Georgia Records, as assigned by that certain Assignment Easement from J.T. Knight & Gregory H. Stephens to Gwinnett County Water and Sewerage Authority, undated, and recorded at Deed Book 33226, Page 59, aforesaid Records. Affects - See Plat
7. Easement from GSC Properties, L.P., to Gwinnett County Public Utilities, dated March 17, 2004, and recorded at Deed Book 46407, Page 722, Gwinnett County, Georgia Records. Affects - See Plat
8. Nonexclusive Installation and Service Agreement by and between Cable Equities Colorado, LLC and GSC Properties, L.P., dated October 14, 2011, and recorded at Deed Book 51140, Page 619, Gwinnett County, Georgia Records. Affects - Not Platiable
9. Those matters as disclosed by that certain survey entitled ALTA/ACSM Land Title Survey for Greenleaf Investment Partners L028, LLC, State Bank and Trust Company, and Chicago Title Insurance Company, prepared by DuSouth Surveying & Engineering, Inc., bearing the seal and certification of Jerry D. Wood, GRLS No. 2999, dated January 21, 2016, last revised January 26, 2016, being designated as Project No. 16-006-015, as follows:

- a. Fence crossing the northeasterly and southerly boundary lines of subject property;
- b. Sign located in the northerly portion of subject property;
- c. Pavement crossing the southerly boundary line of subject property;
- d. Fifty (50') foot building setback line along Rights-of-Way of Hurricane Shoals Road and Curtis Road;
- e. Twenty-five (25') foot building setback line along the northeasterly, westerly and northeasterly boundary lines of subject property;
- f. Forty (40') foot building setback line along the southerly boundary line of subject property;
- g. Buildings A and B in the northern portion of subject property lying within the twenty-five (25') building setback lines in the northerly portion of subject property;
- h. Building C in the central portion of subject property lying within the twenty-five (25') foot building setback line along the northeasterly boundary line of subject property; and
- i. Building D encroaches upon the sanitary sewer easement in the southerly portion of subject property.

EXHIBIT "B"

LINE	BEARING	CHORD
L1	S72°08'20"W	95.06'
L2	N86°07'27"W	144.85'

GRAPHIC SCALE

SCALE: 1" = 60'

MONUMENTATION LEGEND

- Depicts Computed Point Only
- Depicts Iron Pin Set
- Depicts Monument Set
- Depicts Monument Found
- ⊙ Fire Hydrant
- ⊙ Sanitary Sewer
- ⊙ Power Pole
- ⊙ Transformer
- ⊙ Drop Inlet
- ⊙ Light Pole

- PLAY ABBREVIATIONS
- IPF IRON PIN FOUND (1/2" REBAR)
- IPS IRON PIN SET (1/2" REBAR)
- OTF OPEN TOP PIPE
- CTP CONCRETE TOP PIPE
- CWF CONCRETE MONUMENT FOUND
- LL LAND LOT LINE
- R/W RIGHT OF WAY
- TRB TRUE POINT OF BEGINNING
- POB POINT OF BEGINNING
- CLR CENTERLINE
- FLR PROPERTY LINE
- SF SQUARE FOOT
- CONC CONCRETE
- SMH SANITARY SEWER MANHOLE
- JB JUNCTION BOX
- SWB DOUBLE WING CATCH BASIN
- HW HEAVY WING CATCH BASIN
- PP POWER POLE
- LP LIGHT POLE
- UP UTILITY POLE
- WM WATER METER
- WV WATER VALVE
- FIH FIRE HYDRANT
- CMP CORRUGATED METAL PIPE
- RCP REINFORCED CONCRETE PIPE
- BUD BUILDING
- HGT HEIGHT
- N/F NOW OR FORMERLY
- B/L BUILDING SETBACK LINE



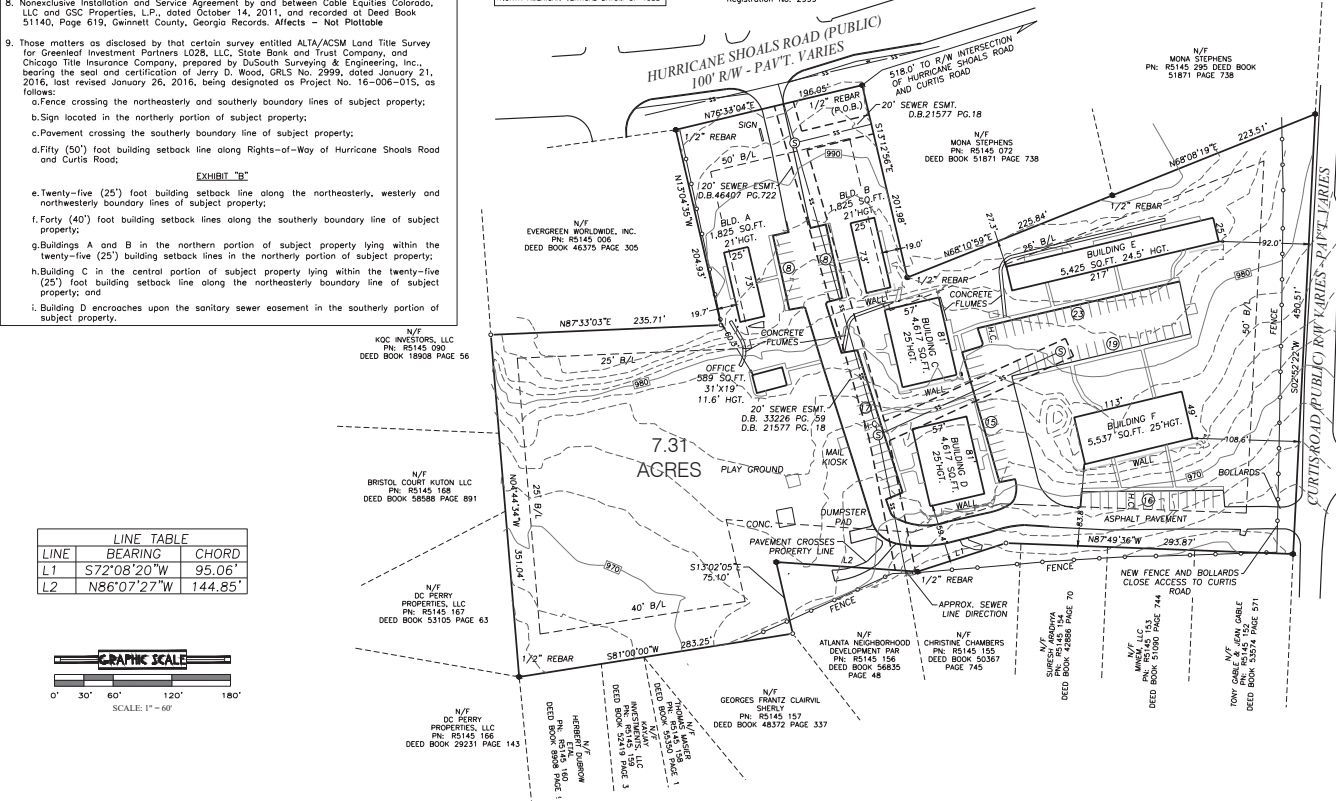
GRID NORTH

BEARINGS ARE BASED ON
NORTH AMERICAN DATUM OF 1983
GEORGIA STATE PLANE COORDINATE SYSTEM
(WESTERN ZONE)
ELEVATIONS ARE BASED ON
NORTH AMERICAN VERTICAL DATUM OF 1988

Balfour 419 LLC, a Georgia limited liability company, First American Title Insurance Company and Ameris Bank, a Georgia banking corporation and each of their respective successors and assigns:

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, 6b, 7b, 8, 9, 10, 11a, 12, 13, 14, 16, 17, 18 and 19 of Table A thereof. The Field Work was completed on May 25, 2021.

Date: 05/25/21
Jerry D. Wood
Registration No. 2999

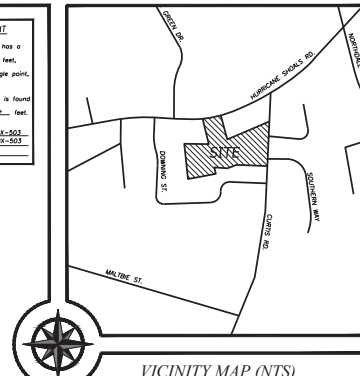


SURVEY CLOSURE STATEMENT

The Field Data upon which this plat is based has a closure precision of one foot in 100,000 feet, and an angular error of 1" per angle point, and was not adjusted.

This plat has been calculated for closure and is found to be accurate within one foot in 100,000 feet.

Linear Measurement obtained using SOKKIA II-503
Angular Measurement obtained using SOKKIA II-503
Field Work completed 5/25/21



VICINITY MAP (NTS)

PROJECT DATA

* CLIENT: Balfour 419 LLC, a Georgia limited liability company, First American Title Insurance Company and Ameris Bank, a Georgia banking corporation and each of their respective successors and assigns

- TOTAL PROJECT ACRES: 7.31 ACRES
- TAX PARCEL #: R5145 080
- FLOOD PLAIN: THIS PROPERTY LIES WITHIN A "ZONE X" FLOOD ZONE ACCORDING TO FIRM COMMUNITY PLAN NUMBER 13135C0073F DATED SEPTEMBER 29, 2006.
- WATER SUPPLY: GWINNETT COUNTY WATER SUPPLY
- SEWAGE DISPOSAL: GWINNETT COUNTY SANITARY SEWER SYSTEM
- EXISTING ZONING: CITY OF LAWRENCEVILLE RM-12
- MAXIMUM BUILDING HEIGHT NOT TO EXCEED 35'
- UNDERGROUND UTILITY SERVICES SUCH AS ELECTRIC, WATER, GAS, SANITARY SEWER LINES OR WELLS MAY OR MAY NOT EXIST AND MAY OR MAY NOT BE SHOWN HEREON.
- EXISTING PARKING: 103 REGULAR PARKING SPACES, 3 HANDICAP PARKING SPACES
- REQUIRED SETBACKS ACCORDING TO ZONING REPORT BY THE PLANNING & ZONING RESOURCE COMPANY, DATED 05/11/2021:
 - FRONT 50'
 - SIDE 25'
 - REAR 40'
- NO PARTY OR COMMON WALLS WERE OBSERVED ALONG THE PROPERTY LINES.
- NO EVIDENCE OF RECENT EARTH MOVING WORK, BUILDING CONSTRUCTION, OR BUILDING ADDITIONS WERE OBSERVED IN THE PROCESS OF CONDUCTING THE FIELD WORK.
- NO EVIDENCE OF PROPOSED CHANGES IN STREET RIGHT OF WAY LINES HAS BEEN FOUND.
- NO EVIDENCE OF RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIRS WAS OBSERVED IN THE PROCESS OF CONDUCTING THE FIELD WORK.
- THE SUBJECT PROPERTY SHOWN HEREON HAS DIRECT ACCESS TO CURTIS ROAD, PUBLIC RIGHT OF WAY, AND TO HURRICANE SHOALS ROAD, PUBLIC RIGHT OF WAY.

ZONING AND SITE REQUIREMENTS SUMMARY

ZONING REPORT PROVIDED BY PZR REPORT, THE PLANNING & ZONING RESOURCE COMPANY DATED 05/11/2021

- EXISTING ZONING DESIGNATION: RM-12 MULTIFAMILY RESIDENTIAL DISTRICT
- SETBACK REQUIREMENTS:
 - A. FRONT 50'
 - B. SIDE 25'
 - C. REAR 40'
- MAXIMUM BUILDING HEIGHT: 3 STORIES / 35'
- PARKING SPACE REQUIREMENTS: 208 TOTAL PARKING SPACES, INCLUDING 104 CAR GARAGE SPACES

All that tract or parcel of land lying and being in Land Lots 145 of the 5th District of Gwinnett County, Georgia, and being more particularly described as follows:

Beginning at an iron pin on the southerly right of way of Hurricane Shoals Road (R/W Varies) 518.00 feet Southeastly from the intersection of Hurricane Shoals Road and Curtis Road (R/W Varies), that point being the Point of Beginning, running thence South 13 degrees 12 minutes 56 seconds East a distance of 201.88 feet to a 1/2" rebar, thence North 68 degrees 10 minutes 59 seconds East a distance of 225.84 feet to a 1/2" rebar, thence North 68 degrees 08 minutes 19 seconds East a distance of 223.51 feet to a point on the Western right-of-way line of Curtis Road (R/W Varies), thence along said right-of-way South 02 degrees 52 minutes 22 seconds West a distance of 450.51 feet to a 1/2" rebar, thence leaving said right-of-way North 87 degrees 49 minutes 36 seconds West a distance of 293.87 feet to a point, thence South 72 degrees 08 minutes 20 seconds West a distance of 95.06 feet to a 1/2" rebar, thence North 86 degrees 07 minutes 27 seconds West a distance of 144.85 feet to a point, thence South 13 degrees 02 minutes 05 seconds East a distance of 75.10 feet to a point, thence South 81 degrees 00 minutes 00 seconds West a distance of 283.25 feet to a 1/2" rebar, thence North 04 degrees 44 minutes 34 seconds West a distance of 351.04 feet to a point, thence North 87 degrees 33 minutes 03 seconds East a distance of 235.71 feet to a point, thence North 13 degrees 04 minutes 35 seconds West a distance of 204.33 feet to a point on the Southerly right-of-way line of Hurricane Shoals Road, thence along said right-of-way North 76 degrees 33 minutes 04 seconds East a distance of 195.05 feet to a point, that point being the Point of Beginning.

Said property contains 7.31 acres as shown on a survey for Wolf Acquisitions, LLC, Balfour 419 LLC, First American Title Insurance Company, Baker & Hostetter LLP & Ameris Bank, by DuSouth Surveying & Engineering, Inc., dated 05/25/21, certified by Jerry D. Wood, Georgia RLS No. 2999. The property shown herein is the same property described in First American Title Insurance Company Commitment No. 21-34.

RZM2022-00011
Received: February 28, 2022
Planning and Development Department



DU SOUTH
SURVEYING &
ENGINEERING, INC.

22 BARNETT SHOALS RD.
WATKINSVILLE, GA 30677
706.330.1961 OFFICE
706.330.1964 FAX

SURVEY FOR:

Balfour 419 LLC, a Georgia limited liability company, First American Title Insurance Company and Ameris Bank, a Georgia banking corporation and each of their respective successors and assigns

419 HURRICANE SHOALS ROAD
CITY OF LAWRENCEVILLE
LAND LOT 145
OF THE 5TH DISTRICT
GWINNETT COUNTY, GEORGIA

CHANGES	DATE
REV. PER LENDER COMMENTS & PZR REPORT	6-14-21

THIS PLAN INCLUDES ALL INFORMATION OFFERED AND WARRANTED AS A COMPONENT OF THE SURVEY. ANY OTHER INFORMATION OR DATA NOT SHOWN ON THIS PLAN IS NOT PART OF THIS SURVEY.

DATE
05-26-2021

PROJECT
21-181

ALTA/NSPS
LAND TITLE SURVEY

SHEET
1 OF 1

