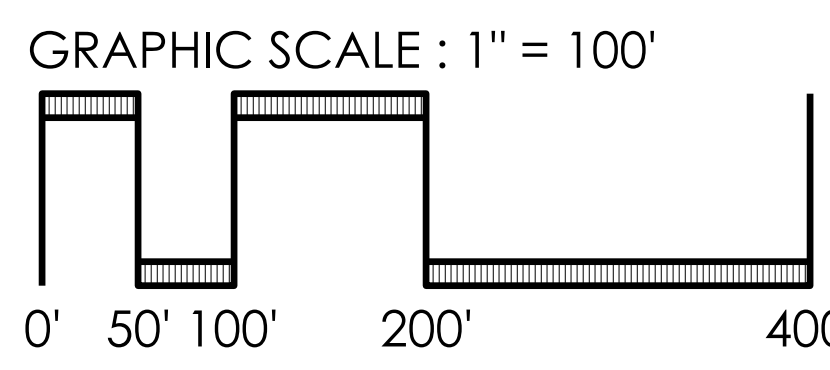


**Flood Statement**  
 THE F.I.R.M. (FLOOD INSURANCE RATE MAP) SHOWS THE REFERENCED PARCEL TO BE IN ZONE X AND IS NOT IN AN AREA HAVING SPECIAL FLOOD HAZARDS, ACCORDING TO MAP NO. 13015C025H, DATED: 10/05/2018. HOWEVER, AS SHOWN, THE BARTOW COUNTY REGULATORY FLOOD MAP DOES SHOW POTENTIAL 100-YR FLOOD THAT IMPACTS THE SUBJECT PROPERTY.

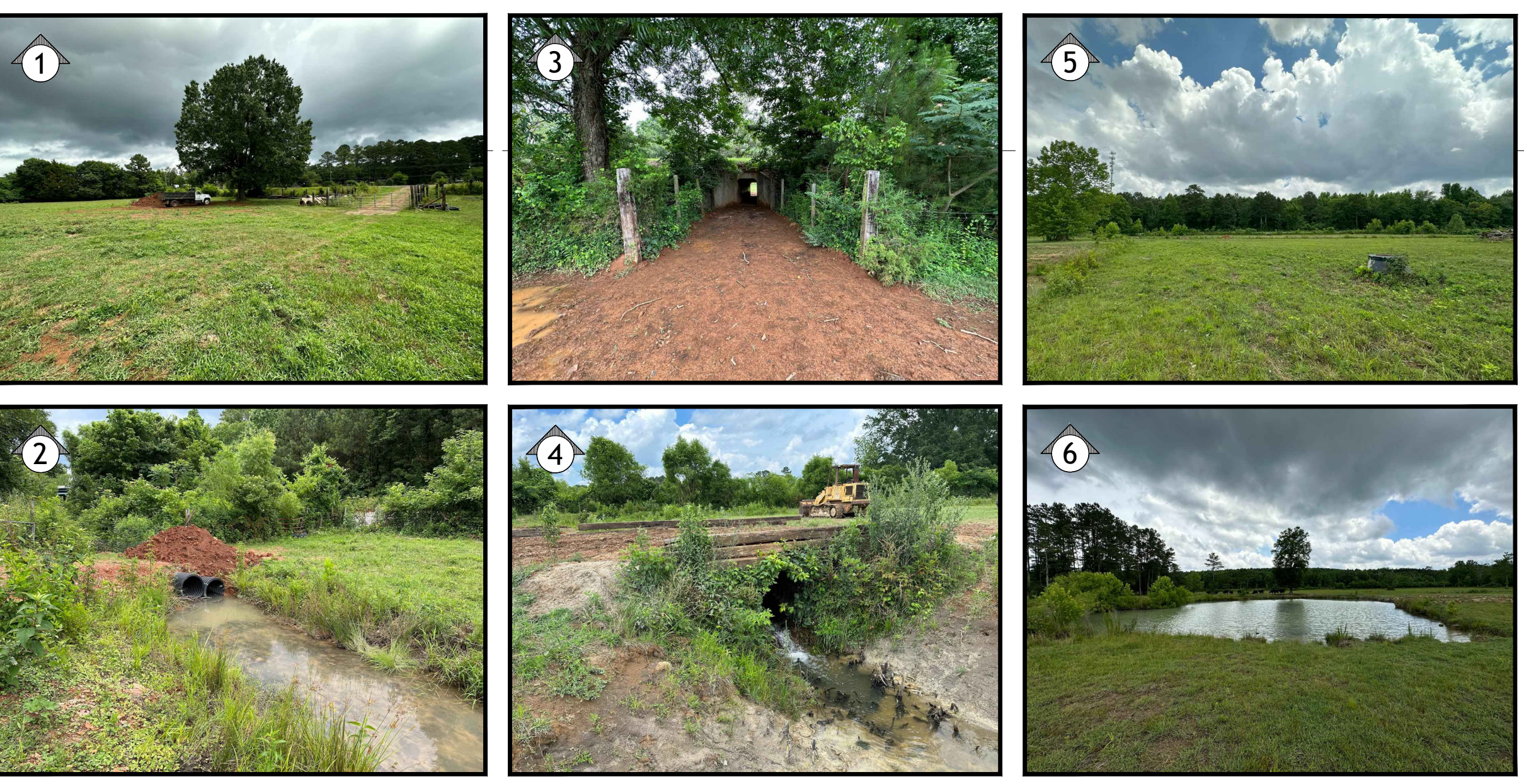
**Zoning Notes**  
 NO ZONING INFORMATION PROVIDED AS PART OF THIS TITLE COMMITMENT.

**Utility Notes**  
 SOURCE INFORMATION FROM PLANS AND MARKINGS WERE COMBINED WITH OBSERVED EVIDENCE OF UTILITIES TO DEVELOP A VIEW OF UNDERGROUND UTILITIES. HOWEVER, LACKING EXCAVATION, THE EXACT LOCATION OF UNDERGROUND FEATURES CANNOT BE ACCURATELY, COMPLETELY AND RELIABLY DEPICTED. WHERE ADDITIONAL OR MORE DETAILED INFORMATION IS REQUIRED, THE CLIENT IS ADVISED THAT EXCAVATION MAY BE NECESSARY.

**TOTAL**  
**33.131 ACRES**



PER RIGHT-OF-WAY AND TRACK MAP FOR WESTERN AND ATLANTIC R.R. STATION 2745+60 TO STATION 2851+20 - MAP V24426, DATED JUNE 30, 1916 (NOTE: TRACK MAP SHOWS NO CENTERLINE CURVE DATA. R/W COMPUTED FROM OFFSET.)



CURVE TABLE					LINE TABLE		
CURVE	LENGTH	RADIUS	DIRECTION	CHORD	LINE	BEARING	LENGTH
C1	1966.17	6553.44	N72°18'59"W	1958.80	L1	S80°41'09"W	41.53
C2	697.44	766.20	S30°06'12"E	673.61			

**Legal Description**

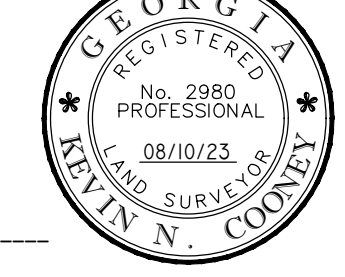
ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING SITUATED IN LAND LOTS 89 & 90, OF THE 5TH DISTRICT, 3RD SECTION IN BARTOW COUNTY, GEORGIA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:  
 COMMENCING AT A POINT AT THE INTERSECTION OF THE NORTHWESTERN RIGHT-OF-WAY (R/W) OF U.S. HWY 411 (350' PUBLIC R/W) AND THE SOUTHWESTERN R/W OF STATE ROUTE (S.R.) 293 (A.K.A. OLD S.R. 3 AND U.S. 41 - 100' PUBLIC R/W); THENCE RUNNING APPROXIMATELY 128.45 FEET ALONG THE SOUTHWESTERN R/W OF S.R. 293 (A.K.A. OLD S.R. 3 AND U.S. 41 - 100' PUBLIC R/W) TO AN IRON PIN PLACED (#4 REBAR) AND THE TRUE POINT OF BEGINNING.  
 FROM THE TRUE POINT OF BEGINNING AS THUS ESTABLISHED, THENCE LEAVING SAID R/W WITH A BEARING OF S 80°41'09" W, A DISTANCE OF 41.53 FEET TO AN IRON PIN PLACED (#4 REBAR) ALONG THE NORTHWESTERN R/W OF STATE ROUTE (S.R.) 293 (A.K.A. OLD S.R. 3 AND U.S. 41 - 100' PUBLIC R/W); THENCE ALONG SAID R/W IN A WESTERLY DIRECTION WITH A CURVE TURNING TO THE LEFT WITH A RADIUS OF 6553.44 FEET, HAVING A CHORD BEARING OF N 72°18'59" W, A CHORD DISTANCE OF 1958.80 FEET AND AN ARC LENGTH OF 1966.17 FEET TO AN IRON PIN FOUND (1/2" ROD); THENCE ALONG SAID R/W WITH A BEARING OF N 0°46'10" E, A DISTANCE OF 697.44 FEET TO AN IRON PIN FOUND (#4 REBAR); THENCE WITH A BEARING OF N 89°02'09" E, A DISTANCE OF 1496.45 FEET TO AN IRON PIN FOUND (#4 REBAR) ALONG THE WESTERN R/W OF S.R. 293 (A.K.A. OLD S.R. 3 AND U.S. 41 - 100' PUBLIC R/W); THENCE ALONG SAID R/W WITH A BEARING OF S 00°01'35" E, A DISTANCE OF 747.80 FEET TO A POINT; THENCE CONTINUING ALONG SAID R/W IN A SOUTHEASTERLY DIRECTION WITH A CURVE TURNING TO THE LEFT WITH A RADIUS OF 766.20 FEET, HAVING A CHORD BEARING OF S 30°06'12" E, A CHORD DISTANCE OF 673.61 FEET AND AN ARC LENGTH OF 697.44 FEET TO AN IRON PIN PLACED (#4 REBAR) AND THE TRUE POINT OF BEGINNING.

**Commitment no: 2362732C**  
**Effective Date: April 13, 2023 at 12:00 AM**

- DEFECTS, LIENS, ENCUMBRANCES, ADVERSE CLAIMS OR OTHER MATTERS, IF ANY, CREATED, FIRST APPEARING IN THE PUBLIC RECORDS OR ATTACHING SUBSEQUENT TO THE EFFECTIVE DATE HEREOF BUT PRIOR TO THE DATE THE PROPOSED INSURED ACQUIRES FOR VALUE OF RECORD THE ESTATE OR INTEREST OR MORTGAGE THEREON COVERED BY THIS COMMITMENT. - NOT A SURVEY MATTER
- ALL TAXES FOR THE YEAR 2023 AND SUBSEQUENT YEARS ARE LIENS NOT YET DUE AND PAYABLE, AND ANY ADDITIONAL TAXES WHICH MAY RESULT FROM A REBILLING OR REASSESSMENT OF THE SUBJECT PROPERTY. - NOT A SURVEY MATTER
- ENCROACHMENTS, OVERLAPS, SHORTAGE IN AREA, BOUNDARY LINE DISPUTES, OR OTHER MATTERS WHICH WOULD BE DISCLOSED BY AN ACCURATE SURVEY OR INSPECTION OF THE PREMISES. - CHAIN LINK FENCE EXTENDS BEYOND LEASE PURCHASE AREA, AFFECTS AS SHOWN. - NOT A SURVEY MATTER
- EASEMENTS OR CLAIMS OF EASEMENTS NOT SHOWN BY THE PUBLIC RECORDS. - NOT A SURVEY MATTER
- RIGHTS OR CLAIM OF PARTIES IN POSSESSION NOT SHOWN BY THE PUBLIC RECORDS. - NOT A SURVEY MATTER
- LIENS OR RIGHTS TO A LIEN, FOR SERVICES, LABOR OR MATERIAL, HERETOFORE OR HEREAFTER FURNISHED, IMPOSED BY LAW AND NOT SHOWN BY THE PUBLIC RECORDS. - NOT A SURVEY MATTER
- TAXES OR SPECIAL ASSESSMENTS WHICH ARE NOT SHOWN AS EXISTING LIENS BY THE PUBLIC RECORDS. - NOT A SURVEY MATTER
- ANY DISCREPANCY IN THE QUANTITY OF THE AREA, SQUARE FOOTAGE, OR ACREAGE OF THE LAND OR OF ANY IMPROVEMENT TO THE LAND. - SURVEYED ACREAGE AS SHOWN.
- RIGHTS OF UPPER AND LOWER RIPARIAN OWNERS IN AND TO THE WATERS OF CREEKS AND BRANCHES CROSSING SUBJECT PROPERTY AND THE NATURAL FLOW THEREOF WITHOUT DIMINUTION. - NOT A SURVEY MATTER
- SEWER LINE EASEMENT TO BARTOW COUNTY, GEORGIA, RECORDED OCTOBER 11, 2006, IN DEED BOOK 217, PAGE 555, BARTOW COUNTY, GEORGIA RECORDS. - 20' PERMANENT EASEMENT FOR WATER AND SEWER, AFFECTS AS SHOWN.
- MEMORANDUM OF LEASE PURCHASE AGREEMENT BY AND BETWEEN EMMETT LEON BEARDEN, AS SUCCESSOR TRUSTEE OF THE JENNIE B. BEARDEN REVOCABLE TRUST, AND J. MCWHORTER HOLDINGS, LLC, RECORDED MAY 16, 2016, IN DEED BOOK 2834, PAGE 567, BARTOW COUNTY, GEORGIA RECORDS (AS TO 0.614 ACRES). - LEASE PURCHASE AGREEMENT AND ACCOMPANYING 20' INGRESS-EGRESS EASEMENT, AFFECTS AS SHOWN.
- ALL MATTERS AS SHOWN ON TRACK MAP RECORDED IN PLAT BOOK 2, PAGE 15, BARTOW COUNTY, GEORGIA RECORDS. - PLAT ESTABLISHES NORTH, WEST, AND SOUTH BOUNDARY LINES OF SUBJECT PROPERTY. AFFECTS AS SHOWN.

**Surveyor's Certification**

I, KEVIN N. COONEY, A REGISTERED LAND SURVEYOR IN THE STATE OF GEORGIA OF THE FIRM OF SOUTH LAND ENGINEERING, INC., CITY OF CARTERSVILLE, BARTOW COUNTY, GEORGIA 30120 (PHONE - (770) 387-0440), HEREBY CERTIFY TO WIMAC ONE LLC - A GEORGIA LIMITED LIABILITY COMPANY, LENDER - TBD, A FIDELITY NATIONAL TITLE INSURANCE COMPANY THAT THE PREMISES SHOWN HEREON IS A TRUE AND CORRECT PLAT OF THE PROPERTY DESCRIBED HEREON; THAT THE BUILDINGS THEREON ARE LOCATED WITH RESPECT TO PROPERTY BOUNDARIES AS SHOWN; THE SURVEY WAS PREPARED TO INCLUDE 2021 ALTA TABLE A ITEMS 1, 3, 4, 11(B), 13, 16, 18, AND 19. I FURTHER CERTIFY THAT I HAVE CONSULTED THE FEDERAL INSURANCE ADMINISTRATION FLOOD HAZARD BOUNDARY MAPS AS ARE CURRENTLY AVAILABLE AND HAVE FOUND THAT THE SUBJECT PROPERTY DOES NOT LIE IN A SPECIAL FLOOD HAZARD AREA.



WITNESS MY HAND THIS 10TH DAY OF AUGUST, 2023.

KEVIN N. COONEY, P.L.S. - GA REG. NO. 2980

**General Notes**

- THE FIELD DATA UPON WHICH THIS SURVEY IS BASED WAS COLLECTED USING NETWORK ADJUSTED RTK GPS WITH POSITIONAL ACCURACIES OF +/- 0.07' VERTICAL AND +/- 0.05' HORIZONTAL.
- THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN 1" IN 1,575,328 FEET.
- EQUIPMENT USED: TOPCON 3005W TOTAL STATION, EGPS 20T BASE AND ROVER, WITH DATA COLLECTOR.
- RIGHTS OF WAY ARE BASED UPON PINS FOUND AND/OR CENTERLINES OF PATHS OF TRAVEL.
- THE SURVEYOR HAS MADE NO INVESTIGATION OR INDEPENDENT SEARCH FOR EASEMENTS OF RECORD, ENCUMBRANCES, RESTRICTIVE COVENANTS, OWNERSHIP TITLE EVIDENCE, OR ANY OTHER FACTS.
- DISTANCES SHOWN ON THIS PLAT ARE GROUND DISTANCES.
- UTILITIES SHOWN ON THIS SURVEY ARE BASED UPON ABOVE GROUND OBSERVATIONS. ACTUAL LOCATIONS OF UNDERGROUND UTILITIES MAY VARY AND UTILITIES NOT SHOWN ON THIS SHEET MAY EXIST ON THIS SITE.
- THE SURVEYED LAND IS A LAWFULLY CREATED PARCEL AND HAS BEEN SUBDIVIDED IN ACCORDANCE WITH ALL APPLICABLE LAWS, STATUTES, ORDINANCES, AND REGULATIONS INCLUDING WITHOUT LIMITATION APPLICABLE SUBDIVISION ORDINANCES.
- AT TIME OF SURVEY, NO BUILDINGS OR PARTY WALLS EXIST ON THE SUBJECT PROPERTY.
- AT TIME OF SURVEY, THERE WAS NO OBSERVED EVIDENCE OF SITE USE AS A SOLID WASTE DUMP, SLUMP, OR SANITARY LAND FILL.
- AT TIME OF SURVEY, THERE WAS RECENT EARTH MOVING WORK, BUILDING CONSTRUCTION, OF BUILDING ADDITIONS OBSERVED IN THE PROCESS OF CONDUCTING THE FIELDWORK.
- AT TIME OF SURVEY, THERE WERE NO KNOWN PROPOSED CHANGES IN STREET RIGHT-OF-WAY LINES OR EVIDENCE RECENT STREET OR SIDEWALK REPAIRS OBSERVED IN THE PROCESS OF CONDUCTING THE FIELDWORK.
- THE PROPERTY DESCRIBED HEREON (THE "PROPERTY") IS THE SAME AS THE PROPERTY DESCRIBED IN FIDELITY NATIONAL TITLE COMMITMENT NO. 2362732C WITH AN EFFECTIVE DATE OF APRIL 13, 2023 AND THAT ALL EASEMENTS, COVENANTS AND RESTRICTIONS REFERENCED IN SAID TITLE COMMITMENT OR APPARENT FROM A PHYSICAL INSPECTION OF THE PROPERTY OR OTHERWISE KNOWN TO ME HAVE BEEN PLOTTED HEREON OR OTHERWISE NOTED AS TO THEIR EFFECT ON THE PROPERTY.
- ALL UTILITIES SERVING THE PROPERTY ENTER THROUGH ADJOINING PUBLIC STREETS AND/OR EASEMENTS OF RECORD.
- THERE ARE NO ENCROACHMENTS ONTO ADJOINING PREMISES, STREETS OR ALLEYS BY ANY BUILDINGS, STRUCTURES OR OTHER IMPROVEMENTS LOCATED ON THE PROPERTY, AND NO ENCROACHMENTS ONTO THE PROPERTY BY BUILDINGS, STRUCTURES OR OTHER IMPROVEMENTS SITUATED ON ADJOINING PREMISES [EXCEPT AS FOLLOWS: AS NOTED IN EXCEPTION 3 ABOVE, THE CHAIN LINK FENCE SURROUNDING THE STORM WATER BASIN EXTENDS BEYOND THE DEFINED LEASE PURCHASE AREA.
- THE PROPERTY HAS DIRECT ACCESS TO STATE ROUTE 293, A DEDICATED PUBLIC STREET OR HIGHWAY.

**Adjoining Parcel Table**

No.	NOW/FORMERLY	TAX PARCEL #	ZONED	DEED BOOK & PAGE
A	KEVIN MICHAEL HARDY & ANNE LINDSEY	0059R-0001-011	PUD(WC)	DB: 3017; PG: 164
B	JOHN G. HUSINKA & CAROL L. HUSINKA	0059R-0001-010	PUD(WC)	DB: 3504; PG: 441
C	PROGRESS RESIDENTIAL BORROWER 2 LLC.	0059R-0001-009	PUD(WC)	DB: 2967; PG: 643
D	NICHOLAS S. CARNEY TERESA L. CARNEY	0059R-0001-008	PUD(WC)	DB: 2844; PG: 149
E	JOSHUA QUICK & MARIE NISSA	0059R-0001-001	PUD(WC)	DB: 3309; PG: 360

**SOUTHLAND ENGINEERING**  
 CIVIL ENGINEERS - LAND SURVEYORS - LAND PLANNERS  
 114 OLD MILL ROAD, CARTERSVILLE, GA 30120 PH: 770.387.0440 FAX: 770.607.5151  
 DATE: 08/10/2023 REV: 08/11/2023 JOB NO: 23052-8  
 DATE OF FIELDWORK: 06/19/2023 DR: JPC CH: KNC APP: KNC

ALTA/NSPS LAND TITLE SURVEY FOR:  
**Wimac One LLC, a Georgia limited liability company**  
**LENDER - TBD**  
**Fidelity National Title Insurance Company**  
 LOCATED in LAND LOT(S) 89 & 90, of the 5th DISTRICT, 3rd SECTION, BARTOW COUNTY, GEORGIA

⊙ = IRON PIN FOUND	⊠ = DOUBLE WING CATCH BASIN	⊠ = GAS VALVE	⊙ = SEWER MANHOLE	⊙ = POWER POLE
⊠ = CONCRETE MON.FOUND	⊠ = SINGLE WING CATCH BASIN	⊠ = GAS METER	⊙ = CLEAN OUT	⊙ = GUY WIRE
⊙ = IRON PIN PLACED	⊠ = JUNCTION BOX	⊙ = TELEPHONE MANHOLE	⊙ = WATER VALVE	⊙ = ELECTRIC METER
⊠ = BENCHMARK	⊠ = CURB INLET	⊙ = ELECTRIC MANHOLE	⊙ = WATER METER	⊙ = TRANSFORMER
⊠ = PHOTO REFERENCE	⊠ = YARD INLET	⊙ = TELEPHONE PEDESTAL	⊙ = FIRE HYDRANT	⊙ = LIGHT POLE
⊠ = EXCEPTIONS	⊠ = DROP INLET	⊙ = SIGN	⊙ = IRRIGATION CONT. VALVE	⊙ = FLOW ARROW
⊠ = PARKING BOLLARD	⊠ = HEADWALL	⊙ = BENCHMARK	⊙ = WELL	⊙ = MAILBOX
— = STORM PIPE	— = OVERHEAD PW.R.	— = WATER LINE	— = COMM. LINE	
— = SEWER PIPE	— = FENCE LINE	— = GAS LINE	— = UND. PW.R.	