

THE LOCATIONS OF UNDERGROUND UTILITIES AS SHOWN HEREON ARE BASED ON ABOVEGROUND 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. NO CERTIFICATION IS MADE BY THIS SURVEYOR TO THE ACCURACY OR SUFFICIENCY OF THE INFORMATION. THE OWNER, HIS EMPLOYEES, HIS CONSULTANTS, HIS CONTRACTORS, AND/OR HIS AGENTS SHALL HEREBY DISTINCTLY UNDERSTAND THAT THE SURVEYOR IS NOT RESPONSIBLE FOR THE CORRECTNESS OR SUFFICIENCY OF THIS INFORMATION SHOWN HEREON AS TO SUCH UNDERGROUND INFORMATION.

NO INVESTIGATION WAS MADE DURING THE PERFORMANCE OF THE SURVEY TO DISCOVER EVIDENCE OF THE EXISTENCE OF ANY STRUCTURES WHICH MAY INDICATE THE LOCATION OF BURIED UTILITIES OR BURIED PIPELINES ON THE PREMISES. BURIED UTILITIES MAY OR MAY NOT EXIST. INTERESTED PARTIES SHOULD INVESTIGATE THE EXISTENCE OF UTILITIES, IF ANY, AND VERIFY. NO LIABILITY IS ASSUMED BY THE UNDERSIGNED FOR ANY LOSS THAT MAY BE ASSOCIATED WITH THE EXISTENCE OF ANY BURIED UTILITIES OR BURIED PIPELINES ON THE PREMISES.

THE HORIZONTAL DATUM IS THE NORTH AMERICAN DATUM OF 1983 (NAD83) LISTED IN 2011 (NAD83(2011)). THE VERTICAL DATUM IS THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88).

THE SOURCE OF VERTICAL DATUM IS THE TRIMBLE NETWORK.

NO OBSERVED EVIDENCE OF CURRENT EARTH MOVING WORK, BUILDING CONSTRUCTION OR BUILDING ADDITIONS.

NO OBSERVED EVIDENCE OF SITE USE AS A SOLID WASTE DUMP, SUMP OR SANITARY LANDFILL.

This plot 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 herein.

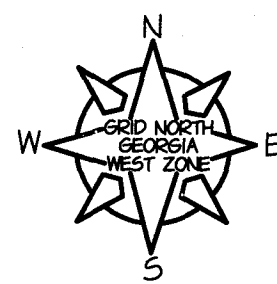
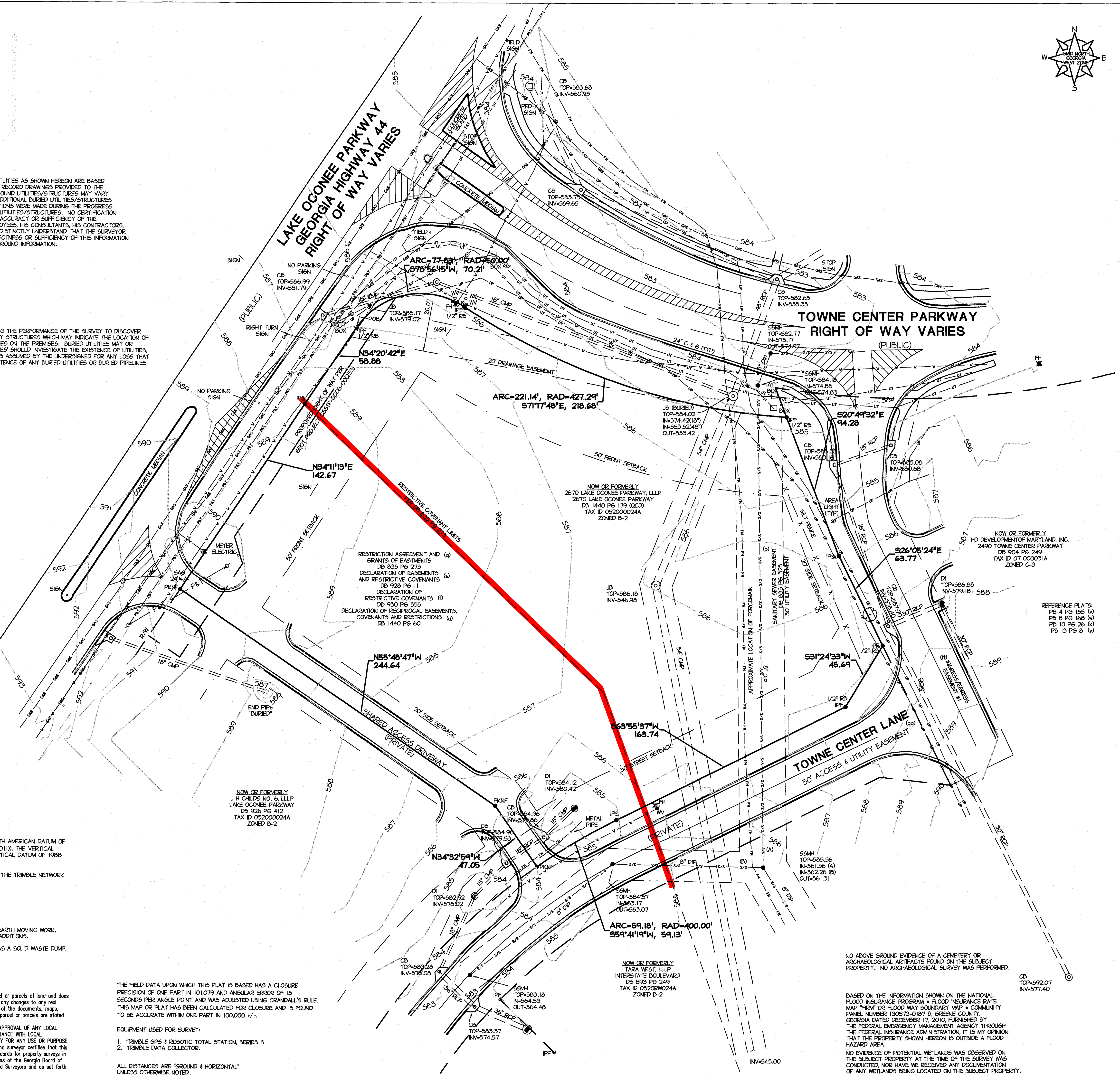
RECORDATION OF THIS PLAT DOES NOT IMPLY APPROVAL OF ANY LOCAL JURISDICTION, AVAILABILITY OF PERMITS, COMPLIANCE WITH LOCAL REGULATIONS OR REQUIREMENTS, OR SUITABILITY FOR ANY USE OR PURPOSE OF THE LAND. Furthermore, the undersigned land surveyor certifies that this plot complies with the minimum technical 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.

THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A CLOSURE PRECISION OF ONE PART IN 101,079 AND AN ANGULAR ERROR OF 15 SECONDS PER ANGLE POINT AND WAS ADJUSTED USING CRANDALL'S RULE. THIS MAP OR PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE PART IN 100,000 +/-.

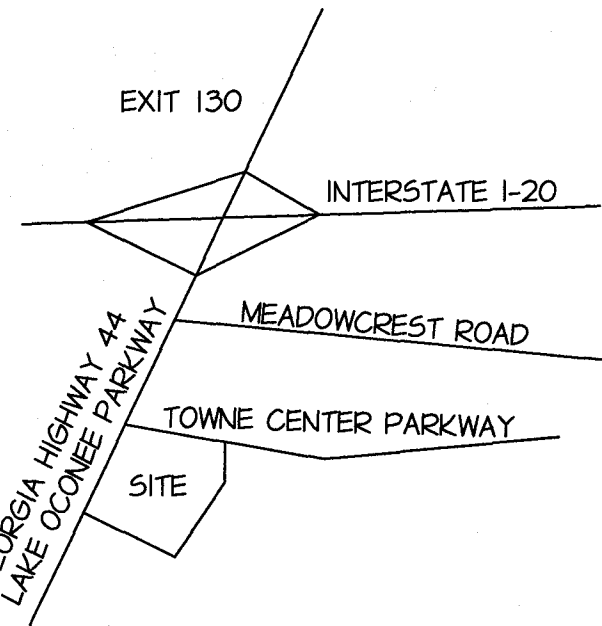
EQUIPMENT USED FOR SURVEY:

1. TRIMBLE GPS & ROBOTIC TOTAL STATION, SERIES 5
2. TRIMBLE DATA COLLECTOR.

ALL DISTANCES ARE "GROUND & HORIZONTAL" UNLESS OTHERWISE NOTED.



VICINITY MAP



LEGEND

- | | |
|-------|-----------------------------------|
| CO | CLEANOUT |
| ICV | IRRIGATION CONTROL VALVE |
| IPF | IRON PIN FOUND |
| PS | IRON PIN SET (1/2" RB) |
| OT | OPEN TOP PIPE |
| CT | CRIMP TOP PIPE |
| CMF | CONCRETE MONUMENT FOUND |
| N & C | NAIL AND CAP |
| REBAR | REBAR |
| PP | POWER POLE |
| TP | TELEPHONE POLE |
| LL | LAND LOT LINE |
| POB | POINT OF BEGINNING |
| BL | BUILDING LINE |
| CL | CENTER LINE |
| PL | PROPERTY LINE |
| PH | FIRE HYDRANT |
| CB | CATCH BASIN |
| DI | DROP INLET |
| HW | HEAD WALL |
| JB | JUNCTION BOX |
| DE | DRAINAGE EASEMENT |
| WM | WATER METER |
| WV | WATER VALVE |
| SV | GAS VALVE |
| MH | MAN HOLE |
| T | TELEPHONE LINE |
| UT | BURIED TELEPHONE CABLE |
| GAS | GAS LINE (APPROXIMATE LOCATION) |
| W | WATER LINE (APPROXIMATE LOCATION) |
| S/S | SANITARY SEWER LINE |
| PWT | OVERHEAD POWER & ELECTRIC |
| Ø | RIGHT OF WAY MONUMENT FOUND |
| P | ANCHOR |
| | POWER LINE (OVERHEAD) |
| XX | FENCE |
| ⊙ | FIRE HYDRANT |
| ⊙ | MONITORING WELL |
| ⊙ | TREE |

The survey was prepared in conformity with the Technical Standards for Property Surveys in Georgia as set forth in Chapter 180-7 of the Rules of the Georgia Board of Registration for Professional Engineers and Land Surveyors and as set forth in the Georgia Plat Act O.C.G.A. 15-6-67, Authority O.C.G.A. Sec. 15-6-67, 43-15-4, 43-15-6, 43-15-9, 43-15-22.

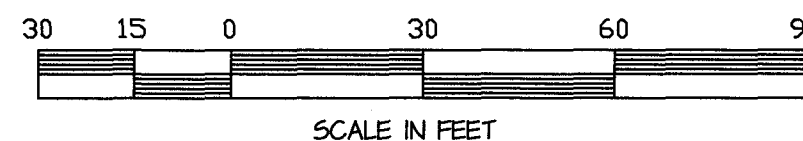
To RaceTrac, Inc. & First American Title Insurance Company (names of others as negotiated with the client)

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 thru 4, 6 thru 11, 13 and 14 of Table A thereof. The field work was completed on 01/25/23.

Date: 1/25/23
Jonathan M. Coe, R.L.S., #3354

Pursuant to Rule 180-6.09 of the Georgia State Board of Registration for Professional Engineers and Land Surveyors, the term "certify" or "certification" relating to land surveying services shall mean a signed statement based on facts and knowledge known to the land surveyor and is not a guarantee or warranty, either expressed or implied.

TOTAL SITE AREA
95,909.9 S.F.
2.20 ACRES
CURRENTLY ZONED "B-2"



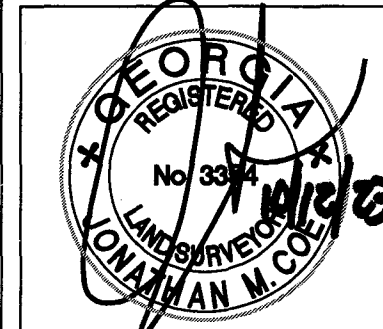
ALTA/NSPS LAND TITLE SURVEY
FOR
RACETRAC, INC.
FIRST AMERICAN TITLE INSURANCE COMPANY
LOCATED
2670 LAKE OCONEE PARKWAY
GEORGIA MILITIA DISTRICT 163
CITY OF GREENSBORO
GREENE COUNTY, GEORGIA
PLAT PREPARED ON DATE: 2/14/23

SCALE: 1" = 30' JOB NO.: 63865RYY FIELD DATE: 01/23/23
DEKALB SURVEYS, INC.
407 WEST PONCE DE LEON AVENUE, SUITE B,
DECATUR, GEORGIA 30030

COA No. 15F001066 EXPIRATION: 06/30/2024

SHEET 1 OF 2

NO.	REVISIONS	DATE
2	UPDATE SURVEY & REVISE TITLE COMMITMENT	JMC 10/12/23
1	ADD RESTRICTIVE COVENANT LINE & BOOT PROPOSED RIGHT OF WAY	JMC 3/16/23
NO.	BY	



THESE PLANS ARE SUBJECT TO FEDERAL COPYRIGHT LAWS. ANY USE OF SAME WITHOUT THE EXPRESSED WRITTEN PERMISSION OF RACETRAC, INC. IS PROHIBITED.

Racetrac
RACETRAC, INC.
200 GALLERIA PARKWAY SE
SUITE 900 ATLANTA, GA 30339
(770) 431-7600

ALTA/NSPS SURVEY	RACETRAC SERVICE STATION
SITE	2670 LAKE OCONEE PARKWAY GREENSBORO, GEORGIA
SCALE	1" = 30'
DATE	2/14/23
PREPARED BY	TEL JR

51
REV.

SITE DESCRIPTION

Site Description
Lake Oconee Parkway and Towne Center Parkway

All that tract or parcel of land lying and being in Georgia Militia District Greene County, Georgia and being more particularly described as follows:

Beginning at an iron pin found at the easterly Right of Way of Lake Oconee Parkway (Georgia State Route 44) (Right of Way Varies) and the southerly Right of Way of Towne Center Parkway (Right of Way Varies) thence along the southerly Right of Way of Towne Center Parkway (Right of Way Varies) following the curvature thereof to the right an arc distance of 77.83 feet, said curvature having a radius of 50.00 feet and a chord bearing of North 78 Degrees 56 Minutes 15 Seconds East, 70.21 feet to an iron pin found; thence along the southerly Right of Way of Towne Center Parkway (Right of Way Varies) following the curvature thereof to the left an arc distance of 221.14 feet, said curvature having a radius of 427.29 feet and a chord bearing of South 71 Degrees 17 Minutes 48 Seconds East, 218.68 feet to an iron pin found; thence leaving the Right of Way of Towne Center Parkway (Right of Way Varies) South 20 Degrees 49 Minutes 32 Seconds East, 94.28 feet to an iron pin found; thence South 26 Degrees 05 Minutes 24 Seconds East, 63.77 feet to an iron pin found; thence South 31 Degrees 24 Minutes 33 Seconds West, 45.69 feet to an iron pin found; thence South 63 Degrees 55 Minutes 37 Seconds West, 163.74 feet to an iron pin found; thence along a curve to the left an arc distance of 59.18 feet, said curvature having a radius of 400.00 feet and a chord bearing of South 59 Degrees 41 Minutes 19 Seconds West, 59.13 feet to a PK Nail found; thence North 34 Degrees 32 Minutes 59 Seconds West, 47.05 feet to a PK Nail found; thence North 55 Degrees 48 Minutes 47 Seconds West, 244.64 to a PK Nail found on the easterly Right of Way of Lake Oconee Parkway (Georgia State Route 44) (Right of Way Varies); thence along the easterly Right of Way of Lake Oconee Parkway (Georgia State Route 44) (Right of Way Varies) North 34 Degrees 11 Minutes 13 Seconds East, 142.67 feet to an iron pin found; thence along the easterly Right of Way of Lake Oconee Parkway (Georgia State Route 44) (Right of Way Varies) North 34 Degrees 20 Minutes 42 Seconds East, 58.88 feet to an iron pin found and The Point of Beginning containing 2.20 acres.

TITLE COMMITMENT

We have reviewed First American Title Insurance Company for Title Insurance No. 2-41914(B) (R3) with an effective date of September 22, 2023, at 5:00 p.m., and have the following opinion concerning Items (g.) through (i.), Schedule B -Section 2:

(g) Terms, conditions and obligations as contained in that certain Lease as evidenced by that certain Memorandum of Lease by and between 2670 Lake Oconee Parkway, LLLP, a Georgia limited liability limited partnership ("Lessor") and RaceTrac, Inc., a Georgia corporation ("Lessee"), dated January 1, 2023, filed for record January 1, 2023, at , recorded in Deed Book , Page , Records of Greene County, Georgia.

(h) [INTENTIONALLY DELETED]

(i) [INTENTIONALLY DELETED]

(j) [INTENTIONALLY DELETED]

(k) [INTENTIONALLY DELETED]

(l) Reservation of 3/4 undivided interest in mineral rights as contained in that certain Quitclaim Deed from the United States of America to H. E. Whitehead and Pauline S. Whitehead, with the right of survivorship but not as tenants in common, dated April 2, 1945, recorded in Deed Book 33, Page 78, aforesaid Records. Not a survey matter.

(m) Drainage rights as contained in that certain Right of Way Deed from Cox Woodlands Company to Greene County, Georgia, dated March 2, 1971, filed for record March 19, 1971 at 2:00 p.m., recorded in Deed Book 56, Page 592, aforesaid Records. Unable to determine documentation map not provided.

(n) Right of Way Easement from Cox Woodlands Company to State Highway Department of Georgia, dated March 2, 1971, recorded March 20, 1971, recorded in Deed Book 57, Page 40, aforesaid Records. Unable to determine documentation map not provided.

(o) [INTENTIONALLY DELETED]

(p) Utility Easement Agreement by and between Tara West, LLLP, a Georgia limited liability limited partnership, J.H. Childs No. 5, LLLP, a Georgia limited liability limited partnership, Oconee Towne Center, LLLP, a Georgia limited liability limited partnership and Home Depot U.S.A., Inc., a Delaware corporation, dated as of April 27, 2006, filed for record May 1, 2006 at 4:39p.m., recorded in Deed Book 835, Page 325, aforesaid Records. Does affect subject property.

(q) Restriction Agreement and Grant of Easements by and between Tara West, LLLP, a Georgia limited liability limited partnership, J.H. Childs No. 5, LLLP, Oconee Towne Center, LLLP and Home Depot U.S.A., Inc., a Delaware corporation, dated as of April 27, 2006, filed for record May 1, 2006 at 4:39p.m., recorded in Deed Book 835, Page 273, aforesaid Records but omitting any restriction based on race, color, religion, sex, handicap, familial status, or national origin unless and only to the extent that said covenant (a) is exempt under Chapter 42, Section 3607 of the United States Code or (b) relates to handicap but does not discriminate against handicapped persons. Does affect subject property.

(r) [INTENTIONALLY DELETED]

(s) Declaration of Easements and Restrictive Covenants by Oconee Towne Center, LLLP, a Georgia limited liability limited partnership and J.H. Childs No. 6, LLLP, a Georgia limited liability limited partnership, dated effective as of June 3, 2008, filed for record June 4, 2008 at 3:04p.m., recorded in Deed Book 928, Page 11, aforesaid Records but omitting any restriction based on race, color, religion, sex, handicap, familial status, or national origin unless and only to the extent that said covenant (a) is exempt under Chapter 42, Section 3607 of the United States Code or (b) relates to handicap but does not discriminate against handicapped persons. Does affect subject property.

(t) Declaration of Restrictive Covenant by Oconee Towne Center, LLLP, a Georgia limited liability limited partnership and Tara West, LLLP, a Georgia limited liability limited partnership, dated effective as of June 26, 2008, filed for record June 30, 2008 at 2:18 p.m., recorded in Deed Book 930, Page 555, aforesaid Records but omitting any restriction based on race, color, religion, sex, handicap, familial status, or national origin unless and only to the extent that said covenant (a) is exempt under Chapter 42, Section 3607 of the United States Code or (b) relates to handicap but does not discriminate against handicapped persons. Does affect subject property.

NOTE:The above Declaration of Covenant does not include all of the applicable property owners.

(u) Declaration of Reciprocal Easements, Covenants and Restrictions by and between JH Childs No. 6, LLLP, a Georgia limited liability limited partnership, Tara West, LLLP, a Georgia limited liability limited partnership, JH Childs No.5, LLLP, a Georgia limited liability limited partnership and 2481 Towne Center Parkway, LLC, a Georgia limited liability company, dated December 12, 2022, filed for record December 12, 2022 at 2:50p.m., recorded in Deed Book 1440, Page 60, aforesaid Records but omitting any restriction based on race, color, religion, sex, handicap, familial status, or national origin unless and only to the extent that said covenant (a) is exempt under Chapter 42, Section 3607 of the United States Code or (b) relates to handicap but does not discriminate against handicapped persons. Does affect subject property.

(v) [INTENTIONALLY DELETED]

(w) [INTENTIONALLY DELETED]

(x) [INTENTIONALLY DELETED]

(y) [INTENTIONALLY DELETED]

(z) [INTENTIONALLY DELETED]

(aa) [INTENTIONALLY DELETED]

(bb) [INTENTIONALLY DELETED]

(cc) [INTENTIONALLY DELETED]

(dd) [INTENTIONALLY DELETED]

(ee) [INTENTIONALLY DELETED]

(ff) [INTENTIONALLY DELETED]

(gg) Access Easement Agreement by and between Home Depot U.S.A., Inc., a Delaware corporation and Oconee Towne Center, LLLP, a Georgia limited liability limited partnership, dated June 26, 2008, filed for record June 30, 2008 at 2:18 p.m., recorded in Deed Book 930, Page 560, aforesaid Records. Pertinent matters shown.

NOTE:The above Access Easement Agreement was granted by the party that was not in title at the time. Also, the owners of Parcels 11 and 13 on Exhibit "B" of the above were not included.

(hh) All matters as disclosed by that certain survey entitled "ALTA/NSPS Land Title Survey To RaceTrac, Inc. & First American Title Insurance Company; (names of others as negotiated with the client)", prepared by DeKalb Surveys, Inc., bearing the seal and certification of Jonathan M. Coe, Georgia Registered Land Surveyor No. 3354, dated February 14, 2023, last revised March 16, 2023, being designated as Job No. 6386SRVY.

VICINITY MAP

LEGEND

CO

ICV

IPF

PS

OT

CT

CMF

N & C

PK&NS

TP

LL

LLL

POB

BL

CL

PL

PH

CB

DI

HW

JB

DE

WM

WW

GV

MH

T

UT

GAS

W

S/S

P&T

SI

P

XX

CLEANOUT

IRRIGATION CONTROL VALVE

IRON PIN FOUND

IRON PIN SET (1/2" RD.)

OPEN TOP PIPE

CRIMP TOP PIPE

CONCRETE MONUMENT FOUND

NAIL AND CAP

PK NAIL SET

POWER POLE

TELEPHONE POLE

LAND LOT

LAND LOT LINE

POINT OF BEGINNING

BUILDING LINE

CENTER LINE

PROPERTY LINE

FIRE HYDRANT

CATCH BASIN

DROP INLET

HEAD WALL

JUNCTION BOX

DRAINAGE EASEMENT

WATER METER

WATER VALVE

GAS VALVE

MAN HOLE

TELEPHONE LINE

BURIED TELEPHONE CABLE

GAS LINE (APPROXIMATE LOCATION)

WATER LINE (APPROXIMATE LOCATION)

SANITARY SEWER LINE

OVERHEAD POWER & ELECTRIC

RIGHT OF WAY MONUMENT FOUND

ANCHOR

POWER LINE (OVERHEAD)

FENCE

FIRE HYDRANT

MONITORING WELL

TREE

The survey was prepared in conformity with The Technical Standards for Property Surveys in Georgia as set forth in Chapter 180-7 of the Rules of the Georgia Board of Registration for Professional Engineers and Land Surveyors and as set forth in the Georgia Plat Act O.C.G.A. 15-6-67. Authority O.C.G.A. Sec. 15-6-67, 43-15-4, 43-15-6, 43-15-19, 43-15-22.

To RaceTrac, Inc. & First American Title Insurance Company; (names of others as negotiated with the client);

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 thru 4, 6 thru 11, 13 and 14 of Table A thereof. The field work was completed on 01/23/23.

Date: 2/14/23

Jonathan M. Coe, G.S. R.L.S., #3354

Pursuant to Rule 180-6.09 of the Georgia State Board of Registration for Professional Engineers and Land Surveyors, the term "certify" or "certification" relating to land surveying services shall mean a signed statement based on facts and knowledge known to the land surveyor and is not a guarantee or warranty, either expressed or implied.

TOTAL SITE AREA
95,909.9 S.F.
2.20 ACRES
CURRENTLY ZONED "B-2"

30150306090

SCALE IN FEET

ALTA/NSPS LAND TITLE SURVEY
FOR
RACETRAC, INC.
FIRST AMERICAN TITLE INSURANCE COMPANY
LOCATED
2670 LAKE OCONEE PARKWAY
GEORGIA MILITIA DISTRICT 163
CITY OF GREENSBORO
GREENE COUNTY, GEORGIA
PLAT PREPARED ON
DATE: 2/14/23

SCALE: 1" = 30'

JOB NO.: 6386SRVY

FIELD DATE: 01/23/23

DEKALB SURVEYS, INC.
407 WEST PONCE DE LEON AVENUE, SUITE B,
DECATUR, GEORGIA 30030

www.dekalbsurveys.com
O&A 1086

COA
DEKALB SURVEY, INC.
No. L5F001086
EXPIRATION: 06/30/2024

SHEET 2 OF 2

ALTA/NSPS SURVEY
RACETRAC SERVICE STATION
2670 LAKE OCONEE PARKWAY
GREENSBORO, GEORGIA
1" = 20'
DATE: 2/14/23
JOB No. 6386

DATE: 10/12/23
JMC

DATE: 3/16/23
JMC

BY:
DATE:
REV.: