SITE DESCRIPTION

Site Descriptions

Raceway Site Area

All that tract or parcel of land lying and being in Land Lot 10 of the 13th Land District, Thomas County, Georgia, and being more particularly described as follows:

Beginning at the northwesterly end of a mitered Right of Way corner located at the intersection of the westerly Right of Way line of State Route 3 - Old Albany Road (Right of Way Varies) with the southerly Right of Way line of US Highway 84 "Bypass" / State Route 38 (Right of Way Varies): thence along said mitered corner South 62 Degrees 25 Minutes 31 Seconds East 89.52 feet to a concrete Right of Way monument found on the westerly right of Way line of State Route 3 - Old Albany Road ; thence along the westerly Right of Way line of State Route 3 - Old Albany Road South 32 Degrees 16 Minutes 45 Seconds East, 293.31 feet to a concrete Right of Way monument found: thence continue along the westerly Right of Way line of State Route 3 - Old Albany Road South 51 Degrees 42 Minutes 55 Seconds East, 105.86 to a point: thence continue along the westerly Right of Way line of State Route 3 - Old Albany Road following the curvature thereof to the right an arc distance of 38.63 feet to a iron pin set, said curvature having a chord bearing and distance of South 31 Degrees 58 Minutes 18 Seconds East, 38.63 feet and having a radius of 2266.86 feet: thence leaving the westerly Right of Way line of State Route 3 - Old Albany Road South 89 Degrees 56 Minutes 33 Seconds West, 792.20 feet to an iron pin set; thence North 00 Degrees 03 Minutes 27 Seconds West, 373.40 to a point on the southerly Right of Way line of US Highway 84 "Bypass" / State Route 38; thence along the southerly Right of Way line of US Highway 84 "Bypass" / State Route 38 North 86 Degrees 38 Minutes 31 Seconds East, 155.57 feet to a iron pin set: thence continue along the southerly Right of Way line of US Highway 84 "Bypass" / State Route 38 South 87 Degrees 29 Minutes 28 Seconds East, 99.72 feet to an iron pin set: thence continue along the southerly Right of Way line of US Highway 84 "Bypass" / State Route 38 North 86 Degrees 59 Minutes 20 Seconds East, 198.38 feet to The Point of Beginning containing 5.56 Acres.

Total Site Area - Parcel 4 PB 8 PG 651

All that tract or parcel of land lying and being in Land Lot 10 of the 13th Land District, Thomas County, Georgia, and being more particularly described as follows:

Beginning at the northwesterly end of a mitered Right of Way corner located at the intersection of the westerly Right of Way line of State Route 3 - Old Albany Road (Right of Way Varies) with the southerly Right of Way line of US Highway 84 "Bypass" / State Route 3 - Old Albany Road 8 (Right of Way Varies): thence along said mitered corner South 62 Degrees 25 Minutes 31 Seconds East 89.52 feet to a concrete Right of Way monument found on the westerly right of Way line of State Route 3 - Old Albany Road ; thence along the westerly Right of Way line of State Route 3 - Old Albany Road South 32 Degrees 16 Minutes 45 Seconds East, 293.31 feet to a concrete Right of Way monument found: thence continue along the westerly Right of Way line of State Route 3 - Old Albany Road South 51 Degrees 42 Minutes 55 Seconds East, 105.86 to a point: thence continue along the westerly Right of Way line of State Route 3 - Old Albany Road following the curvature thereof to the right an arc distance of 38.63 feet to a iron pin set, said curvature having a chord bearing and distance of South 31 Degrees 58 Minutes 18 Seconds East, 38.63 feet and having a radius of 2266.86 feet; thence leaving the westerly Right of Way line of State Route 3 - Old Albany Road South 89 Degrees 56 Minutes 33 Seconds West, 934.32 feet to a point: thence North 33 Degrees 29 Minutes 37 Seconds West, 119.24 feet to a point: thence North 68 Degrees 42 Minutes 12 Seconds West, 614.85 feet to a point on the southerly Right of Way line of US Highway 84 "Bypass" / State Route 38; thence along the southerly Right of Way line of US Highway 84 "Bypass" / State Route 38 North 69 Degrees 06 Minutes 00 Seconds West, 87.92 feet to an iron pin set: thence continue along the southerly Right of Way line of US Highway 84 "Bypass" / State Route 38 following the curvature thereof to the left an arc distance of 356.36 feet to a point: said curvature having a chord bearing and distance of South 88 Degrees 20 Minutes 26 Seconds East, 355.90 feet and having a radius of 2009.86 feet: thence continue along the southerly Right of Way line of US Highway 84 "Bypass" / State Route 38 North 86 Degrees 38 Minutes 31 Seconds East, 663.24 feet to a iron pin set: thence continue along the southerly Right of Way line of US Highway 84 "Bypass" / State Route 38 South 87 Degrees 29 Minutes 28 Seconds East, 99.72 feet to an iron pin set: thence continue along the southerly Right of Way line of US Highway 84 "Bypass" / State Route 38 North 86 Degrees 59 Minutes 20 Seconds East, 198.38 feet to The Point of Beginning containing 9.05 Acres.

Remaining Site Area

All that tract or parcel of land lying and being in Land Lot 10 of the 13th Land District, Thomas County, Georgia, and being more particularly described as follows:

To Find The Point of Beginning commence at the northwesterly end of a mitered Right of Way corner located at the intersection of the westerly Right of Way line of State Route 3 - Old Albany Road (Right of Way Varies) with the southerly Right of Way line of US Highway 84 "Bypass" / State Route 3 - Old Albany Road 8 (Right of Way Varies): thence along said mitered corner South 62 Degrees 25 Minutes 31 Seconds East 89.52 feet to a concrete Right of Way monument found on the westerly right of Way line of State Route 3 - Old Albany Road ; thence along the westerly Right of Way line of State Route 3 - Old Albany Road South 32 Degrees 16 Minutes 45 Seconds East, 293.31 feet to a concrete Right of Way monument found: thence continue along the westerly Right of Way line of State Route 3 - Old Albany Road South 51 Degrees 42 Minutes 55 Seconds East, 105.86 to a point: thence continue along the westerly Right of Way line of State Route 3 - Old Albany Road following the curvature thereof to the right an arc distance of 38.63 feet to a iron pin set, said curvature having a chord bearing and distance of South 31 Degrees 58 Minutes 18 Seconds East, 38.63 feet and having a radius of 2266.86 feet: thence leaving the westerly Right of Way line of State Route 3 - Old Albany Road South 89 Degrees 56 Minutes 33 Seconds West, 792.20 feet to a point and The Point of Beginning: thence South 89 Degrees 56 Minutes 33 Seconds West, 142.12 feet to a point: thence North 33 Degrees 29 Minutes 37 Seconds West, 119.24 feet to a point: thence North 68 Degrees 42 Minutes 12 Seconds West, 614.85 feet to a point on the southerly Right of Way line of US Highway 84 "Bypass" / State Route 38; thence along the southerly Right of Way line of US Highway 84 "Bypass" / State Route 38 North 69 Degrees 06 Minutes 00 Seconds West, 87.92 feet to an iron pin set: thence continue along the southerly Right of Way line of US Highway 84 "Bypass" / State Route 38 following the curvature thereof to the left an arc distance of 356.36 feet to a point: said curvature having a chord bearing and distance of South 88 Degrees 20 Minutes 26 Seconds East, 355.90 feet and having a radius of 2009.86 feet: thence continue along the southerly Right of Way line of US Highway 84 "Bypass" / State Route 38 North 86 Degrees 38 Minutes 31 Seconds East, 507.67 feet to a iron pin set: thence leaving the southerly Right of Way line of US Highway 84 "Bypass" / State Route 38 South 00 Degrees 03 Minutes 27 Seconds East, 373.40 feet to The Point of Beginning containing 3.49 Acres.

TITLE COMMITMENT

We have reviewed First American Title Insurance Company for Title Insurance No. OSH1168.060 with an effective date of February 15, 2022 and have the following opinion concerning Items (12.) through (17.), Schedule B - Section 2:

12. Right of Way Easement from Malvina M. Cater to Southern Natural Gas Company, a Delaware corporation, dated May 19, 1955, filed May 27, 1955, and recorded in Deed Book 8-D, Page 184, records of the Superior Court of Thomas County, Georgia. Does not directly affect the subject property. May affect appurtenant easements.

13. Right of Way Easement from Malvina Mitchell Beal Maffett to Southern Natural Gas Company, a Delaware corporation, dated July 7, 2004, filed July 23, 2004, and recorded in Deed Book 1119, Page 174, aforesaid records. Does not directly affect the subject property. May affect appurtenant easements.

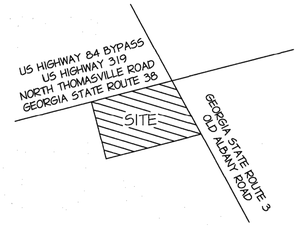
As to New Parcel 4
14. General Utility Easement from Second Base Holdings, LLC and the City of Thomasville, a municipal corporation of Thomas County, Georgia, dated February 20, 2013, filed June 10, 2013, and recorded in Deed Book 1841, Page 83, aforesaid records. Does affect subject property and shown o the survey.

15. All matters affecting subject property as shown on plat recorded in Plat Book 8, Page 731, aforesaid records. All pertinent matters have been shown on the survey.

As to New Parcel 3A
16. General Utility Easement from Second Base Holdings, LLC and the City of Thomasville, a municipal corporation of Thomas County, Georgia, dated February 20, 2013, filed June 10, 2013, and recorded in Deed Book 1841, Page 107, aforesaid records. Does affect subject property and shown o the survey.

17. All matters affecting subject property as shown on plat recorded in Plat Book 8, Page 651, aforesaid records. All pertinent matters have been shown on the survey.

VICINITY MAP



LEGEND

CO	-	CLEANOUT
ICV	-	IRRIGATION CONTROL VALVE
IPF	-	IRON PIN FOUND
IPS	-	IRON PIN SET (1/2" RB)
OT	-	OPEN TOP PIPE
CT	-	CRIMP TOP PIPE
CMF	-	CONCRETE MONUMENT FOUND
N & C	-	NAIL AND CAP
RB	-	REBAR
PP	-	POWER POLE
TP	-	TELEPHONE POLE
LL	-	LAND LOT
LLL	-	LAND LOT LINE
POB	-	POINT OF BEGINNING
BL	-	BUILDING LINE
CL	-	CENTER LINE
PL	-	PROPERTY LINE
FH	-	FIRE HYDRANT
CB	-	CATCH BASIN
DI	-	DROP INLET
HW	-	HEAD WALL
JB	-	JUNCTION BOX
DE	-	DRAINAGE EASEMENT
WM	-	WATER METER
WV	-	WATER VALVE
GV	-	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
—— PET ——	-	OVERHEAD POWER & ELECTRIC
⊠	-	RIGHT OF WAY MONUMENT FOUND
——◁	-	ANCHOR
—— P ——	-	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, 43-15-19, 43-15-22.

REFERENCE PLATS
PB 8 PG 651 (17)
PG 8 PG 731 (15)

To Del Lago Ventures, 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 03/23/22.

Date 5-16-22

Donald W. Harkleroad, Jr. Ga. R.L.S. #2453

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 of facts and knowledge known to the land surveyor and is not a guarantee or warranty, either expressed or implied.

TOTAL SITE AREA
242,160.0 S.F.
5.56 ACRES
CURRENTLY ZONED "CG"

40 20 0 40 80 120
SCALE IN FEET

ALTA/NSPS LAND TITLE SURVEY
FOR
DEL LAGO VENTURES, INC.
FIRST AMERICAN TITLE INSURANCE COMPANY

LOCATED
HIGHWAY 84 BYPASS
LL 10 13TH DISTRICT
THOMAS COUNTY, GEORGIA

PLAT PREPARED ON DATE 03/30/22

SCALE: 1"= 40'	JOB NO.: 63435RVY	FIELD DATE: 03/23/22

Harkleroad and Associates
ENGINEERS - LAND SURVEYORS
1608 TREE LANE, BUILDING A SUITE 100, SNELLVILLE, GEORGIA 30078
PHONE (770) 982-1996 / FAX: (770) 982-1998
COA | DONALD W. HARKLEROAD & ASSOCIATES, INC. | No. PEF000295, LSF000260 | EXPIRATION: 06/30/2022

SHEET 2 OF 2

NO.	REVISIONS	BY	DATE

GEORGIA REGISTERED No. 2453 5-16-22 DONALD W. HARKLEROAD, JR. LAND SURVEYOR

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

RaceTrac

RACETRAC PETROLEUM, INC.
200 GALLERIA PARKWAY SE
SUITE 1000 ATLANTA, GA.30339
(770) 431-7600

ALTA/NSPS SURVEY
RACETRAC SERVICE STATION
SITE: HIGHWAY 84 BYPASS, THOMASVILLE, GEORGIA
SCALE: 1" = 40' | DATE: 0/0/0
DRAWN: TEL JR | JOB No. 0000P100

SHEET 52 REV.