

THE LOCATIONS OF UNDERGROUND UTILITIES ON ABOVEGROUND STRUCTURES AND RECORD SURVEYOR. LOCATIONS OF UNDERGROUND FROM LOCATIONS SHOWN HEREON. ADDITIONAL MAY BE ENCOUNTERED. NO EXCAVATIONS OF THIS SURVEY TO LOCATE BURIED UTILITY IS MADE BY THIS SURVEYOR TO THE ACCUR INFORMATION. THE OWNER, HIS EMPLOYEES AND/OR HIS AGENTS SHALL HEREBY DISTING IS NOT RESPONSIBLE FOR THE CORRECTNESS SHOWN HEREON AS TO SUCH UNDERGROUND

NO INVESTIGATION WAS MADE DURING THE EVIDENCE OF THE EXISTENCE OF ANY BURIED UTILITIES OR BURIED PIPELINES ON MAY NOT EXIST. INTERESTED PARTIES SHALL IF ANY, AND VERIFY. NO LIABILITY IS ASS MAY BE ASSOCIATED WITH THE EXISTENCE ON THE PREMISES.

THE HORIZONTAL DATUM IS THE NORTH AMERICAN DATUM OF 1983 READJUSTED 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 plat 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 hereon.

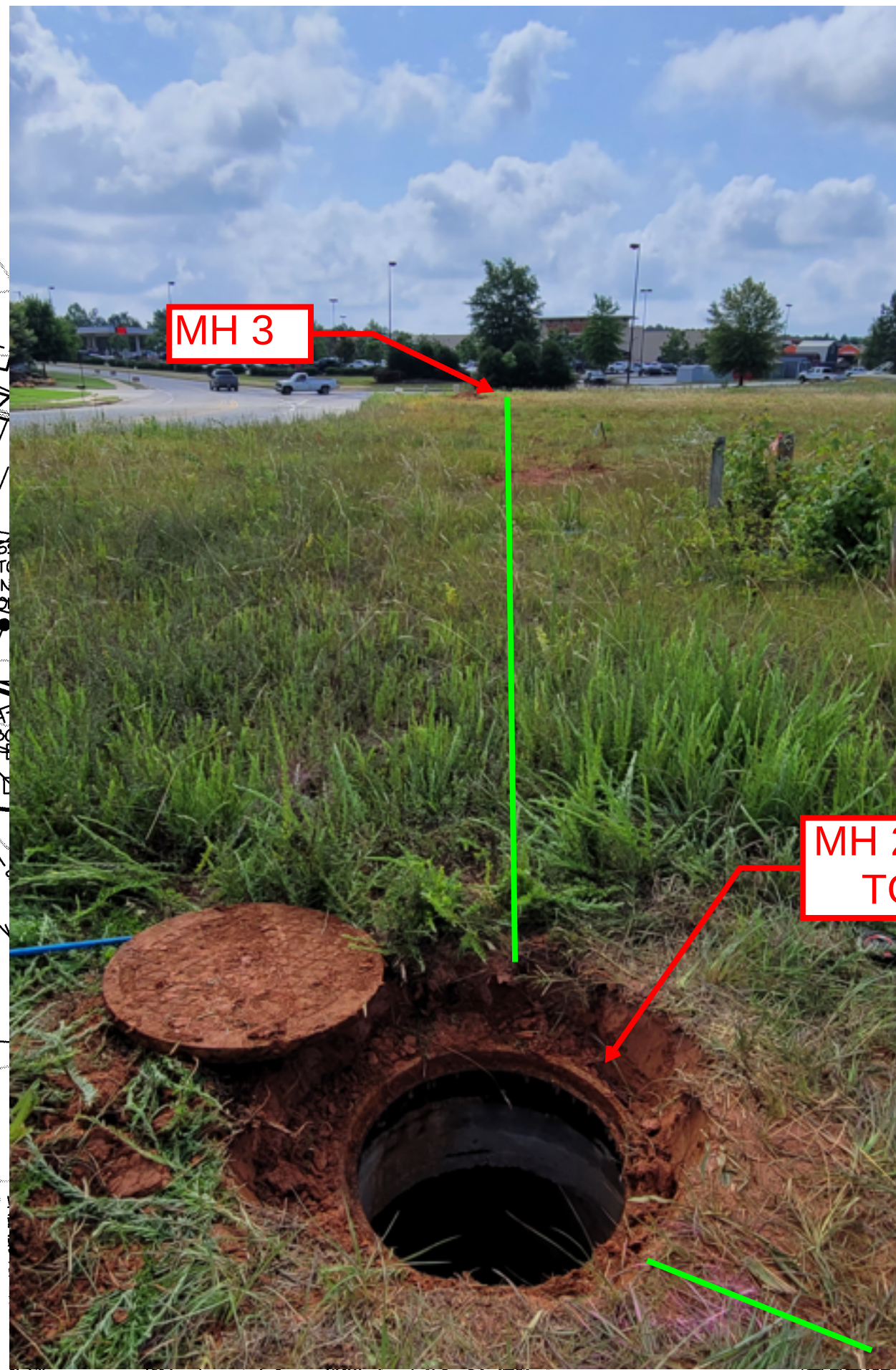
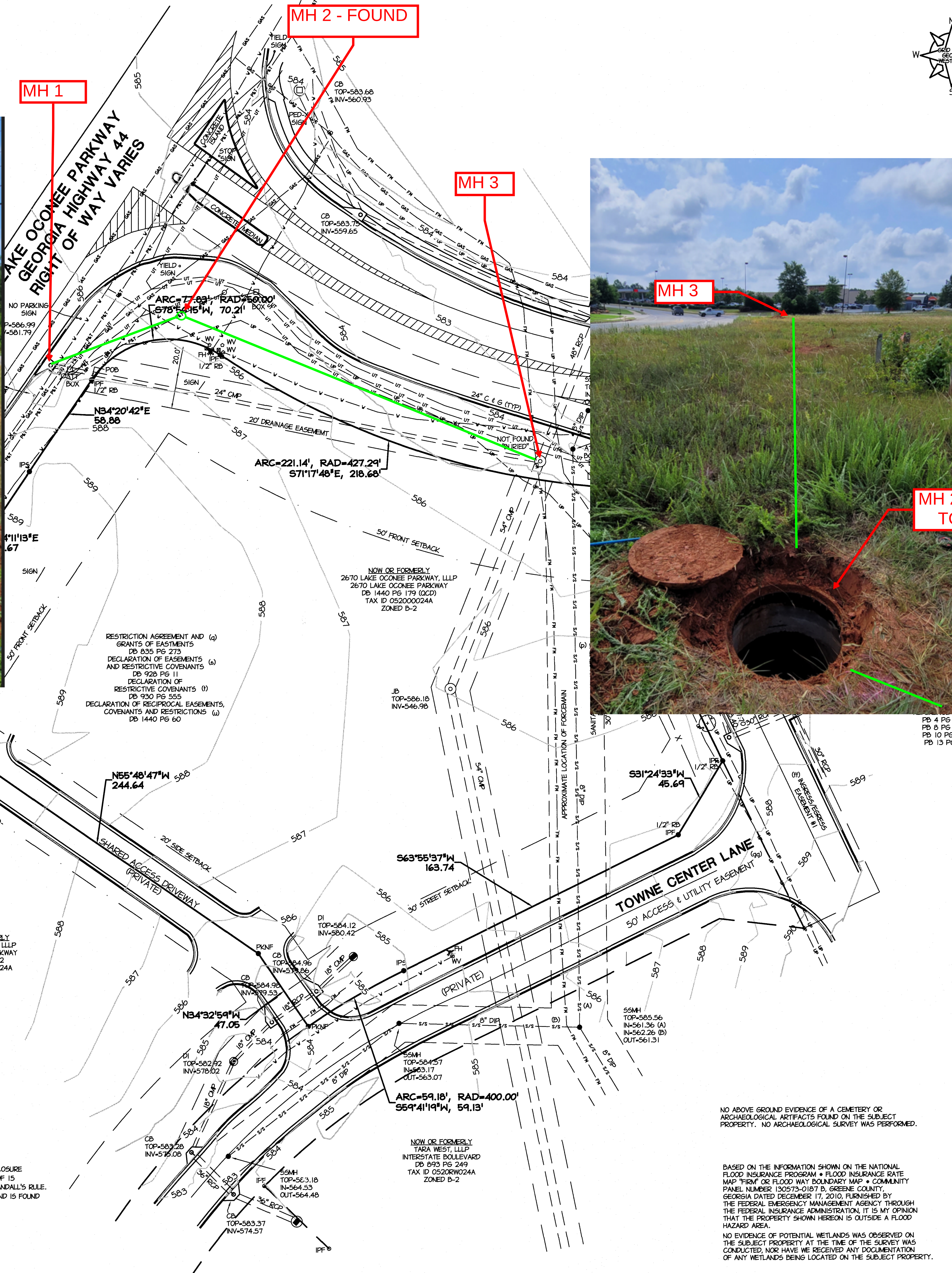
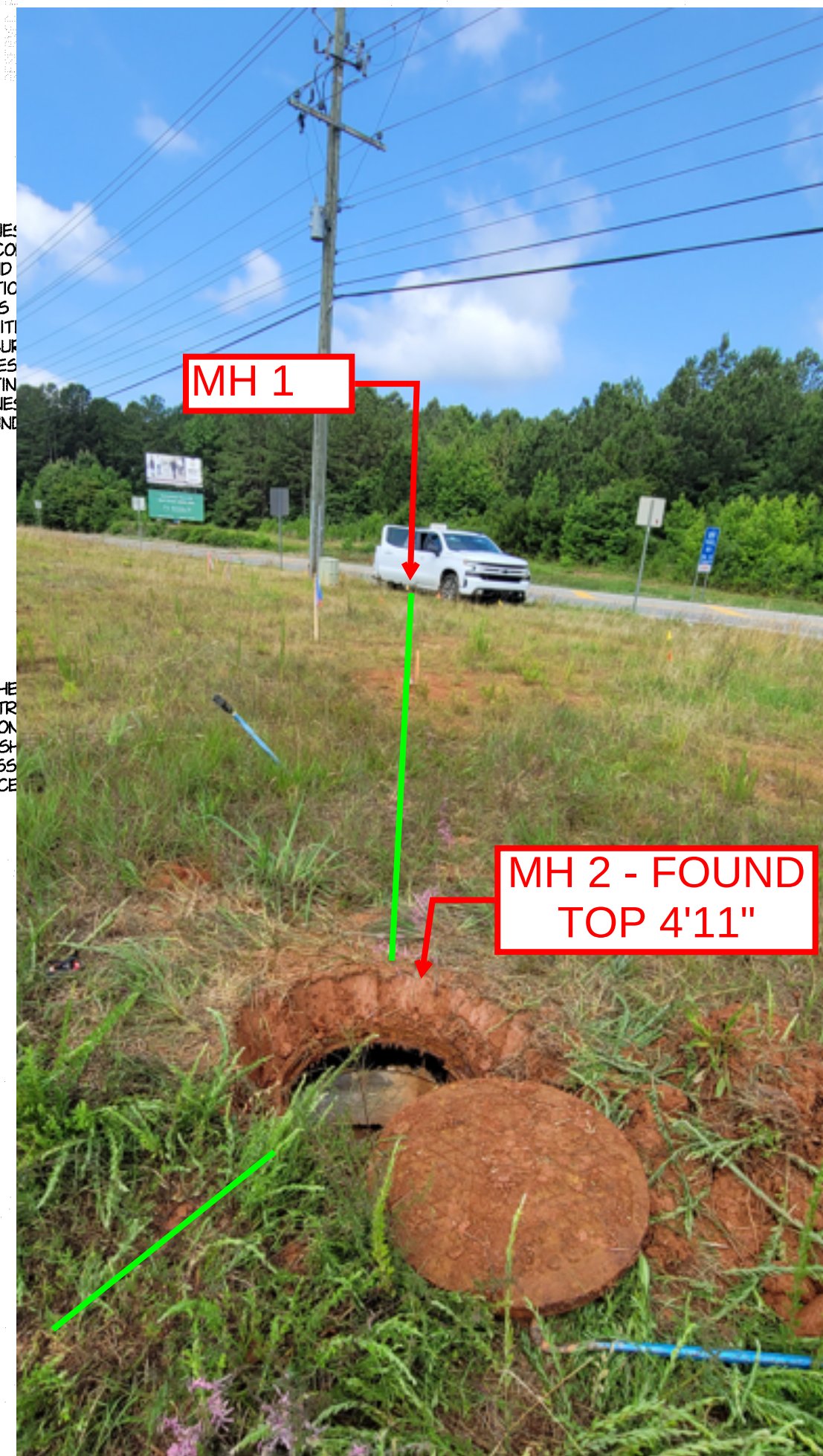
RECORDATION OF THIS PLAT DOES NOT IMPLY APPROVAL OF ANY LOCAL JURISDICTION, AVAILABILITY OF PERMITS, COMPLIANCE WITH LOCAL REGULATIONS OR REQUIREMENTS, OR SUITABILITY FOR ANY USE OR PURPOSE OF THE LAND. Furthermore, the undersigned land surveyor certifies that this plat complies with the minimum technical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

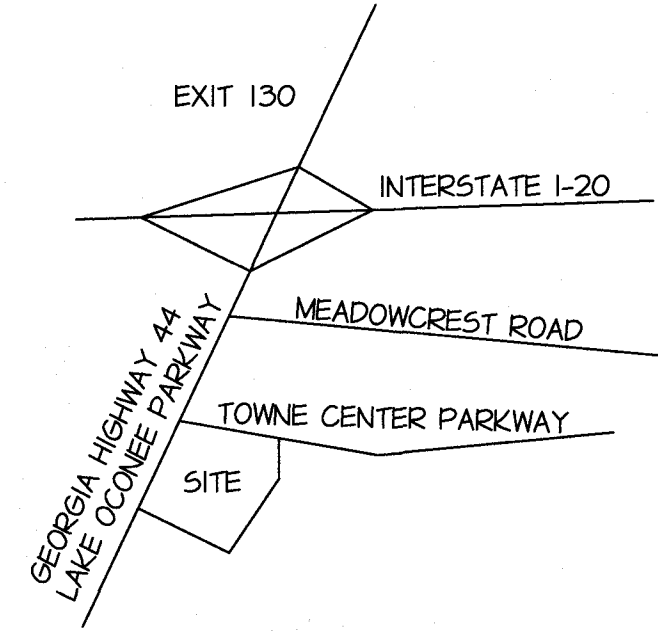
EQUIPMENT USED FOR SURVEY:

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 |
| IPS | IRON PIN SET (1/2" RB) |
| OT | OPEN TOP PIPE |
| CT | CRIMP TOP PIPE |
| CMF | CONCRETE MONUMENT FOUND |
| N & C | MAIL AND C&P |
| 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 |
| FI | 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 |
| M | 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 |
| RT | RIGHT OF WAY MONUMENT FOUND |
| ANCH | ANCHOR |
| P | POWER LINE (OVERHEAD) |
| XX | FENCE |
| FD | FIRE HYDRANT |
| MC | MONITORING WELL |
| T | 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. a 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: 2/17/23
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"

SCALE IN FEET
30 15 0 30 60 90

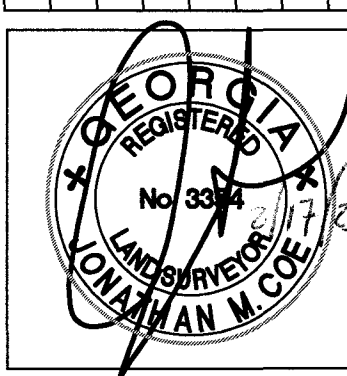
ALTA/NSPS LAND TITLE SURVEY
FOR
RACETRAC, INC.
FIRST AMERICAN TITLE INSURANCE COMPANY
LOCATED
2670 LAKE OCONEE PARKWAY
GEORGIA MILITIA DISTRICT 163
CITY OF GREENSBORO
GREENE COUNTY, GEORGIA
PLAT PREPARED ON
DATE 2/14/23

SCALE: 1" = 30' JOB NO.: 63065RVY FIELD DATE: 01/23/23

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

DEKALB SURVEYS, INC.
No. LS001086 EXPIRATION: 06/30/2024

SHEET 1 OF 2



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

RACETRAC, INC.
200 GALLERIA PARKWAY SE
SUITE 900 ATLANTA, GA 30339
(770) 431-7800

ALTA/NSPS SURVEY
RACETRAC SERVICE STATION
2670 LAKE OCONEE PARKWAY
GREENSBORO, GEORGIA
DATE 2/14/23
JOB NO. 63065
SCALE 1" = 20'
DRAWN TELJR
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) with an effective date of December 26, 2022, at 5:00 p.m., and have the following opinion concerning Items (g.) through (gg.), 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 , 2023, filed for record January , 2023, at , recorded in Deed Book , Page , aforesaid Records of Greene County, Georgia.

(h) Reciprocal Easement Agreement by and between HD Development of Maryland, Inc., a Maryland corporation, J. H. Childs No. 6, LLLP, a Georgia limited liability limited partnership and 2670 Lake Oconee Parkway, LLLP, a Georgia limited liability limited partnership, dated January , 2023, filed for record January , 2023, at , recorded in Deed Book , Page , aforesaid Records.

(i) Reciprocal Easement Agreement by and between HD Development of Maryland, Inc., a Maryland corporation, J. H. Childs No. 6, LLLP, a Georgia limited liability limited partnership and 2670 Lake Oconee Parkway, LLLP, a Georgia limited liability limited partnership, dated January , 2023, filed for record January , 2023 at : m., recorded in Deed Book , Page , aforesaid Records.

(j) Reciprocal Easement Agreement by and between J. H. Childs No.6, LLLP, a Georgia limited liability limited partnership and 2670 Lake Oconee Parkway, LLLP, a Georgia limited liability limited partnership, dated January , 2023, filed for record January , 2023, at , recorded in Deed Book , Page , aforesaid Records.

(k) Terms, conditions and obligations as contained in that certain Conveyance of Access Rights from City of Greensboro to J. H. Childs No. 6, LLLP, a Georgia limited liability limited partnership and 2670 Lake Oconee Parkway, LLLP, a Georgia limited liability limited partnership, dated January , 2023, filed for record January , 2023 at , recorded in Deed Book , Page , aforesaid Records.

(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) Conveyance of Access Rights from Henry A. Lassiter to Department of Transportation, State of Georgia, dated December 28, 1987, filed for record February 11, 1988, at 4:10p.m., recorded in Deed Book 129, Page 290, aforesaid Records. Does not affect subject property.

(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, JH 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) Mutual Declaration of Easements by and between Tara West, LLLP and Oconee Towne Center, LLLP, dated August 15, 2006, filed for record September 1, 2006 at 12:41 p.m., recorded in Deed Book 852, Page 316, aforesaid Records: as affected by that certain GHT Deed from Oconee Towne Center, LLLP to City of Greensboro, dated February 1, 2008, filed for record February 21, 2008 at 9:22 a.m., recorded in Deed Book 916, Page 394, aforesaid Records. Does not affect subject property.

(s) Declaration of Easements and Restrictive Covenants by Oconee Towne Center, LLLP, a Georgia limited liability limited partnership and JH Childs No. 6, LLLP, a Georgia limited liability limited partnership, dated 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: as corrected by that certain Corrective Declaration of Restrictive Covenant by , dated January , 2023, filed for record January , 2023 at : m., recorded in Deed Book , Page , 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.

(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) All those matters as disclosed by that certain plat recorded in Plat Book 4, Page 155, aforesaid Records. Pertinent matters shown.

(w) All those matters as disclosed by that certain plat recorded in Plat Book 8, Page 1 68, aforesaid Records. Pertinent matters shown.

(x) All those matters as disclosed by that certain plat recorded in Plat Book 10, Page 26, aforesaid Records. Pertinent matters shown.

(y) All those matters as disclosed by that certain plat recorded in Plat Book 13, Page 8, aforesaid Records. Pertinent matters shown.

(z) All those matters as disclosed by that certain plat recorded in Cabinet 1, Slide 645, Pages 1 through and including 4, aforesaid Records. Pertinent matters shown.

(aa) All those matters as disclosed by that certain plat recorded in Cabinet 1, Slide 7 57, Page 4-B, aforesaid Records. Pertinent matters shown.

(bb) All those matters as disclosed by that certain plat recorded in Plat Book 2017, Page 87, aforesaid Records. Pertinent matters shown.

(cc) All matters as disclosed by that certain survey entitled "ALTA/NSPS Land Title Survey To Premier Holdings of Georgia, LLC and Chicago Title Insurance Company", prepared by Lowery & Associates Land Surveying, LLC, bearing the seal and certification of Mitchell Lowery, Georgia Registered Land Surveyor No. 3109, dated June 6, 2017, being designated as Job No. 171883. Pertinent matters shown.

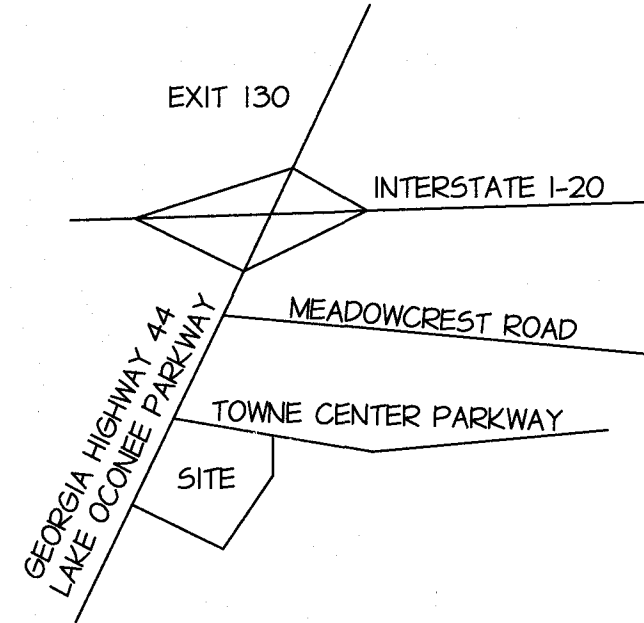
(dd) All matters as disclosed by that certain Preliminary survey entitled "RaceTrac.", dated September 20, 2005, being designated as Drawing No. R6A444120.

(ee) All matters as disclosed by that certain survey entitled "Project: Longhorns-Oconee Town Centre", prepared by Paramount Engineering, LLC, bearing the seal and certification of George P. Harper III, Georgia Registered Land Surveyor No. 29411, dated June 27, 2022. Pertinent matters shown.

(ff) All matters as disclosed by that certain survey entitled "Ingress/Egress Easement Plat For: Oconee Towne Center", prepared by Frontline Surveying & Mapping, Inc., bearing the seal and certification of Thomas Edward Peay, Jr, Georgia Registered Land Surveyor No. 2402, dated January 8, 2008, being designated as Job No. 42511. Pertinent matters shown.

(gg) All matters as disclosed by that certain survey entitled "Boundary Survey For: Oconee Towne Center, LLLP", prepared by Frontline Surveying & Mapping, Inc., bearing the seal and certification of Thomas Edward Peay, Jr, Georgia Registered Land Surveyor No. 2402, dated January 8, 2008, being designated as Job No. 42511. Pertinent matters shown.

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
CNF	-	CONCRETE MONUMENT FOUND
N & C	-	NAIL AND CAP
PKNS	-	PK NAIL SET
PP	-	POWER POLE
CL	-	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	-	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.

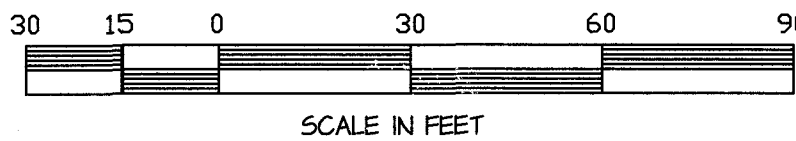
To RaceTrac, Inc. & First American Title Insurance Company: (names of others as negotiated with the client):

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
Jonathan M. Coe Ga. R.L.S. #3354

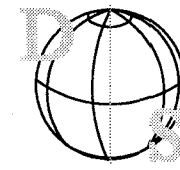
Pursuant to Rule 180-6.09 of the Georgia State Board of Registration for Professional Engineers and Land Surveyors, the term "certify" or "certification" relating to land surveying services shall mean a signed statement based on facts and knowledge known to the land surveyor and is not a guarantee or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

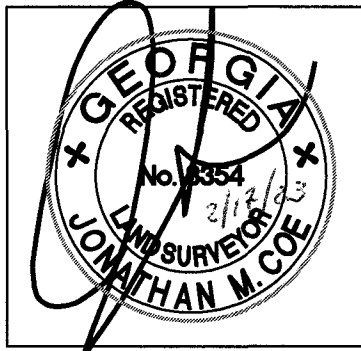
SCALE: 1" = 30'	JOB NO: 630658VY	FIELD DATE: 01/23/23
-----------------	------------------	----------------------



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

COA 1086
DEKALB SURVEY, INC.
No. 15F001086
EXPIRATION: 06/30/2024

SHEET 2 OF 2



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

RaceTrac
RACETRAC, INC.
200 GALLERIA PARKWAY SE
SUITE 900 ATLANTA, GA 30339
(770) 431-7800

ALTA/NSPS SURVEY	RACETRAC SERVICE STATION	2670 LAKE OCONEE PARKWAY GREENSBORO, GEORGIA	DATE 2/14/23	JOB NO. 6306
		SITE	SCALE 1" = 20'	TITLE

52
REV.