

TITLE COMMITMENT INFORMATION

THE PROPERTY HEREON DESCRIBED IS THE SAME AS THE PERTINENT PROPERTY AS DESCRIBED IN OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY COMMITMENT FILE NO.: GA20005810, WITH AN EFFECTIVE DATE AND TIME OF OCTOBER 19, 2020 AT 8:00 AM.

LEGAL DESCRIPTION

TRACT ONE
ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 163 & 198, OF THE 23RD DISTRICT, 3RD SECTION, FLOYD COUNTY, GEORGIA AND BEING LOTS 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76 AND LOTS 99, 100, 101, 102, 103, 104, 105, 106, 107, 108, 109, 110, 111, 112, 113, 114, ALSO HEIGHTS, AS SHOWN ON PLAT RECORDED IN PLAT BOOK 2, PAGE 190, OF THE FLOYD COUNTY, GEORGIA RECORDS, WHICH PLAT BY REFERENCE IS INCORPORATED HEREIN FOR A MORE COMPLETE DESCRIPTION OF THE PROPERTY.

TRACT TWO:
ALL THAT TRACT OR PARCEL OF LAND SITUATED, LYING AND BEING IN FLOYD COUNTY, GEORGIA, AND BEING PART OF LOTS 77, 78, 79, 80, 81, 82, 83, 84, 85 AND 86A OF ALTO HEIGHTS SUBDIVISION, AS SHOWN ON A PLAT THEREOF RECORDED IN PLAT BOOK 2, PAGE 190, IN THE OFFICE OF THE CLERK OF THE SUPERIOR COURT OF FLOYD COUNTY, GEORGIA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

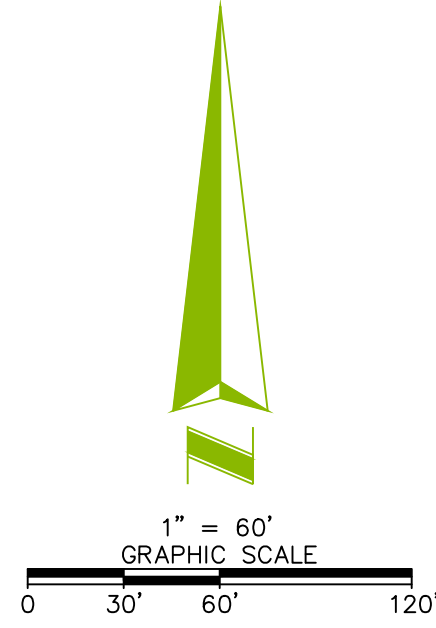
BEGINNING AT AN IRON PIN ON THE WEST SIDE OF HILL ROAD, SAID PIN BEING LOCATED AT THE NORTHEAST CORNER OF SAID LOT 77; RUNNING THENCE SOUTH 14 DEGREES 29 MINUTES 36 SECONDS WEST, ALONG THE WEST SIDE OF HILL ROAD, 79.57 FEET TO A POINT; THENCE SOUTH 5 DEGREES 30 MINUTES 16 SECONDS WEST, ALONG THE WEST SIDE OF HILL ROAD, 256.21 FEET TO A POINT; THENCE SOUTH 9 DEGREES 1 MINUTE 25 SECONDS WEST, ALONG THE WEST SIDE OF HILL ROAD, 117.42 FEET TO AN IRON PIN LOCATED AT THE SOUTHEAST CORNER OF SAID LOT 86A; THENCE NORTH 39 DEGREES 13 MINUTES WEST 86 FEET TO A POINT; THENCE NORTH 3 DEGREES 11 MINUTES 27 SECONDS WEST 220 FEET TO A POINT; THENCE SOUTH 79 DEGREES 45 MINUTES 53 SECONDS WEST 21 FEET TO A POINT; THENCE NORTH 5 DEGREES 59 MINUTES 39 SECONDS EAST 85.72 FEET TO A POINT; THENCE NORTH 83 DEGREES 45 MINUTES 20 SECONDS WEST 46.09 FEET TO A POINT; THENCE NORTH 2 DEGREES 29 MINUTES 5 SECONDS EAST 93.36 FEET TO THE NORTH LINE OF SAID LOT 77; THENCE SOUTH 84 DEGREES 22 MINUTES EAST 183.9 FEET TO THE BEGINNING POINT.

TRACT THREE:
ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 163 & 198, OF THE 23RD DISTRICT, 3RD SECTION, FLOYD COUNTY, GEORGIA AND BEING LOTS 81, 82, 83, AND 84, ALTO HEIGHTS SUBDIVISION, AS PER PLAT RECORDED IN PLAT BOOK 2, PAGE 190, FLOYD COUNTY, GEORGIA RECORDS, WHICH PLAT BY REFERENCE IS INCORPORATED HEREIN FOR A MORE COMPLETE DESCRIPTION OF THE PROPERTY.

LESS AND EXCEPT
ALL THAT TRACT OR PARCEL OF LAND SITUATED IN LAND LOT 163 IN THE 4TH DISTRICT AND 4TH SECTION OF FLOYD COUNTY, GEORGIA, AND BEING PART OF LOTS 79, 80 AND 81 IN THE ALTO HEIGHTS SUBDIVISION A PLAT OF WHICH IS RECORDED IN PLAT BOOK 2, PAGE 190 IN THE OFFICE OF THE CLERK OF THE SUPERIOR COURT OF FLOYD COUNTY, GEORGIA, AND BEING MORE PARTICULARLY DESCRIBED AS:

BEGINNING AT AN IRON PIN ON THE NORTHEAST RIGHT OF WAY LINE OF BOLLEN DRIVE, 300 FEET SOUTHERLY FROM THE SOUTHEAST INTERSECTION OF BOLLEN DRIVE AND DRUMMOND DRIVE, SAID MEASUREMENT BEING ALONG THE NORTHEASTERLY RIGHT OF WAY LINE OF BOLLEN DRIVE; THENCE SOUTH 85 DEGREES 00 MINUTES EAST, ALONG THE SOUTH LINE OF LOT 78 A DISTANCE OF 200.0 FEET TO AN IRON PIN THENCE SOUTH 5 DEGREES 55 MINUTES WEST, 86.8 FEET TO AN IRON PIN THENCE SOUTH 75 DEGREES 38 MINUTES WEST, 143.35 FEET TO THE NORTHEAST LINE OF BOLLEN DRIVE; THENCE NORTH 20 DEGREES 50 MINUTES WEST, ALONG SAID NORTHEAST LINE OF BOLLEN DRIVE 145.34 FEET TO THE POINT OF BEGINNING, SAID LEGAL DESCRIPTION IS IN ACCORDANCE WITH A PLAT CERTIFIED TO BY JOHN L. STEWART, DATED MAY 22, 1974.

ALL THAT TRACT OR PARCEL OF LAND SITUATED, LYING AND BEING IN LAND LOT 163 OF THE 4TH DISTRICT, 4TH SECTION, FLOYD COUNTY, GEORGIA AND BEING PARTS OF LOTS 85 AND 86A, ALTO HEIGHTS SUBDIVISION, AS PER PLAT RECORDED IN PLAT BOOK 2, PAGE 190, FLOYD COUNTY, GEORGIA RECORDS, EXCEPT THAT PORTION OF THOSE LOTS PREVIOUSLY CONVEYED BY WARRANTY DEED RECORDED IN DEED BOOK 860, PAGE 244, AFORESAID RECORDS. THIS PROPERTY BEING THE SAME PROPERTY CONVEYED BY WARRANTY DEED FROM MICHAEL G. BOLLEN TO FRANCES JETER, DATED JUNE 21, 1994, RECORDED IN DEED BOOK 1260, PAGE 17, FLOYD COUNTY, GEORGIA RECORDS, WHICH DEED INCORRECTLY RECITED "LOT 86" RATHER THAN "LOT 86A"; AND ALSO INCORRECTLY RECITED THE PAGE NUMBER OR THE EXPECTED PROPERTY DEED AS "224" RATHER THAN "244".



NOTES CORRESPONDING TO SCHEDULE B

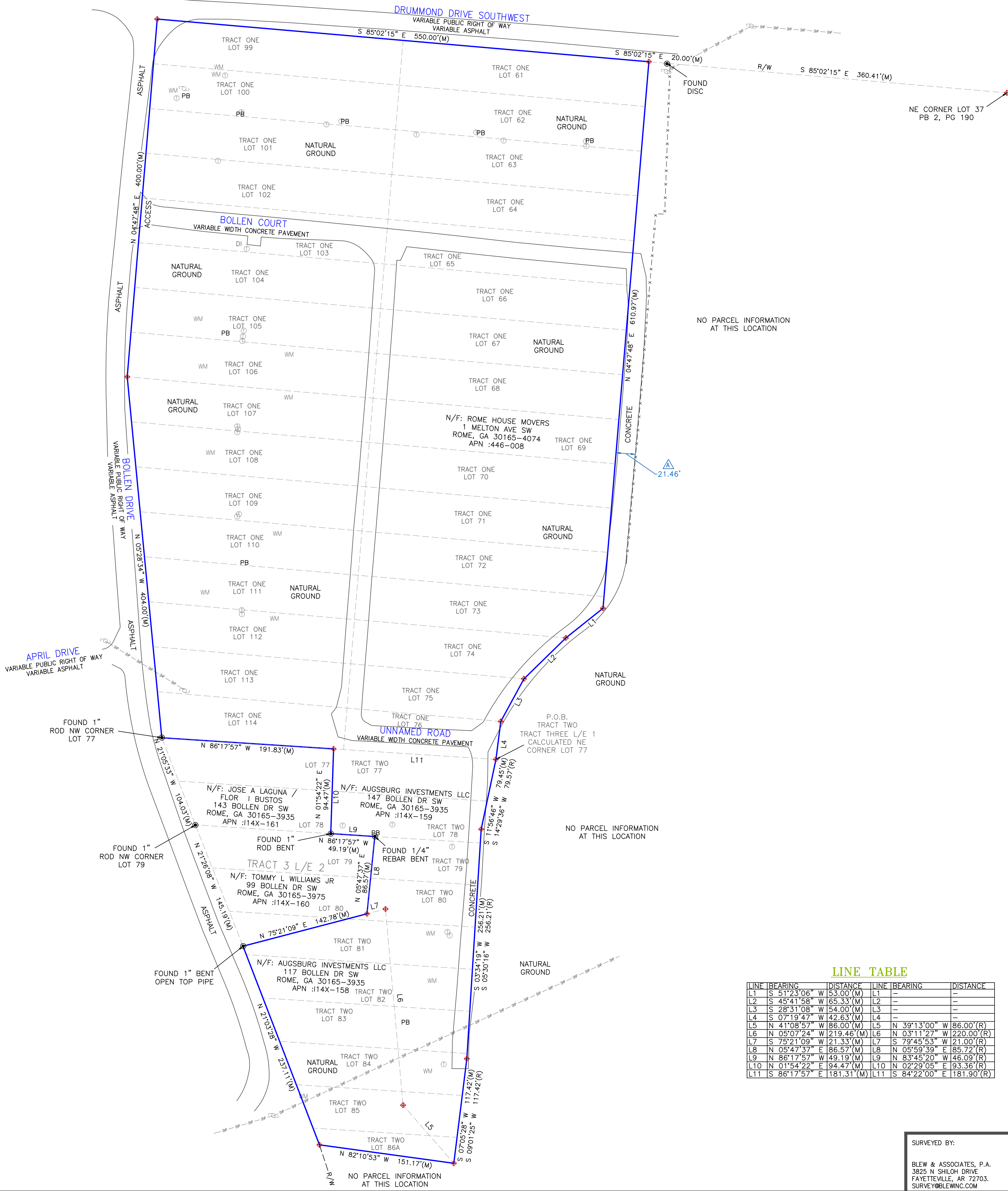
- 11 — EASEMENT TO GEORGIA POWER COMPANY, RECORDED SEPTEMBER 17, 1991, AND RECORDED IN DEED BOOK 1139, PAGE 487, FLOYD COUNTY, GEORGIA RECORDS. (DOES NOT AFFECT SUBJECT PROPERTY AFFECTS LOT 194)
- 12 — ALL MATTERS AS SHOWN ON PLAT OF SURVEY RECORDED IN PLAT BOOK 2, PAGE 190, FLOYD COUNTY, GEORGIA RECORDS, DOCUMENT ILLEGIBLE (AFFECTS, UNABLE TO DETERMINE EXACT LOCATION, DOCUMENT ILLEGIBLE)

STATEMENT OF ENCROACHMENTS

ROAD APPEARS TO EXTEND OVER THE SUBJECT PROPERTY LINE BY AS MUCH AS 21.46'

LEGEND

- FOUND MONUMENT (AS NOTED)
- COMPUTED POINT
- SQ.FT. SQUARE FEET
- PS PARKING SPACE(S)
- R/W RIGHT OF WAY
- C/L CENTERLINE OF ROAD
- (M) MEASURED DIMENSION
- (R) RECORD DIMENSION
- N/F NOW OR FORMERLY
- P.O.C. POINT OF COMMENCEMENT
- P.O.B. POINT OF BEGINNING
- UTILITY POLE
- WM WATER METER
- TELEPHONE PEDESTAL
- DI DRAINAGE INLET
- PB POWER BOX
- - - FENCE
- - - EASEMENT
- - - PROPERTY LINE



LINE TABLE

LINE	BEARING	DISTANCE	LINE	BEARING	DISTANCE
L1	S 51°23'06" W	53.00 (M)	L1	-	-
L2	S 45°41'58" W	65.33 (M)	L2	-	-
L3	S 28°31'08" W	54.00 (M)	L3	-	-
L4	S 07°19'47" W	42.63 (M)	L4	-	-
L5	N 41°08'57" W	86.00 (M)	L5	N 39°13'00" W	86.00 (R)
L6	N 05°07'24" W	219.46 (M)	L6	N 03°11'27" W	220.00 (R)
L7	S 75°21'09" W	21.33 (M)	L7	S 79°45'53" W	21.00 (R)
L8	N 05°47'37" E	86.57 (M)	L8	N 05°59'39" E	85.72 (R)
L9	N 86°17'57" W	49.13 (M)	L9	N 83°45'20" W	46.09 (R)
L10	N 01°54'22" E	94.47 (M)	L10	N 02°29'05" E	93.36 (R)
L11	N 86°17'57" E	181.31 (M)	L11	S 84°22'00" E	181.90 (R)

LAND AREA
489,464± SQUARE FEET
11.236± ACRES

PARKING
NO STRIPED PARKING WAS OBSERVED ON PROPERTY.

FLOOD INFORMATION
FLOOD NOTE: BASED ON MAPS PREPARED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) AVAILABLE ONLINE AT WWW.MSCFEMA.GOV. AND BY GRAPHIC PLOTTING ONLY, THIS PROPERTY IS LOCATED IN ZONE "X" ON FLOOD INSURANCE RATE MAP NUMBER 1315C0189E, WHICH BEARS AN EFFECTIVE DATE OF 09/25/2009 AND IS NOT IN A SPECIAL FLOOD HAZARD AREA. BY REVIEWING FLOOD MAPS PROVIDED BY THE NATIONAL FLOOD INSURANCE PROGRAM WE HAVE LEARNED THIS COMMUNITY DOES PARTICIPATE IN THE PROGRAM.

BEARING BASIS
THE BASIS OF BEARING FOR THIS SURVEY IS GRID NORTH PER GEORGIA STATE PLANE COORDINATE SYSTEM, WEST ZONE, NAD83-2011, AS MEASURED ALONG THE NORTHERLY LINE OF THE SUBJECT PROPERTY WHICH BEARS S 85°02'15" E PER GPS COORDINATE OBSERVATIONS:
LATITUDE: 34°15'29.09621"
LONGITUDE: -85°12'38.99637"
CONVERGENCE ANGLE: 00°35'16.18221"

- GENERAL NOTES**
- NO UNDERGROUND UTILITIES ARE SHOWN ON THIS SURVEY; ONLY ABOVE GROUND VISIBLE EVIDENCE OF UTILITIES ARE SHOWN.
 - ALL STATEMENTS WITHIN THE CERTIFICATION, AND OTHER REFERENCES LOCATED ELSEWHERE HEREON, RELATED TO UTILITIES, IMPROVEMENTS, STRUCTURES, BUILDINGS, PARTY WALLS, PARKING, EASEMENTS, SERVITUDES, AND ENCROACHMENTS ARE BASED SOLELY ON ABOVE GROUND, VISIBLE EVIDENCE, UNLESS ANOTHER SOURCE OF INFORMATION IS SPECIFICALLY REFERENCED HEREON.
 - THIS SURVEY MEETS OR EXCEEDS THE SURVEY STANDARDS/STANDARDS OF CARE AS SET FORTH IN SECTION 3 OF THE 2016 ALTA/NSPS SURVEY REQUIREMENTS.
 - THE SUBJECT PROPERTY HAS DIRECT PHYSICAL ACCESS TO BOLLEN DRIVE, A DEDICATED PUBLIC STREET OR HIGHWAY.
 - THERE IS NO VISIBLE EVIDENCE OF CEMETERIES ON SUBJECT PROPERTY.
 - THERE IS NO OBSERVABLE EVIDENCE OF EARTH MOVING WORK, BUILDING CONSTRUCTION OR BUILDING ADDITIONS WITHIN RECENT MONTHS.
 - THE PARCELS CONTAINED IN THE LEGAL DESCRIPTION ARE CONTIGUOUS WITHOUT ANY GAPS, GORES OR OVERLAPS.
 - BUILDING AREAS SHOWN HEREON ARE FOR THE FOOTPRINT OF THE BUILDING ONLY.
 - NO KNOWLEDGE OF PROPOSED CHANGES IN STREET RIGHT-OF-WAY LINES AND NO SUCH INFORMATION WAS MADE AVAILABLE FROM THE CONTROLLING JURISDICTION. NO OBSERVABLE EVIDENCE OF STREET OR SIDEWALK CONSTRUCTION OR REPAIRS.
 - NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL SEAL OF A LICENSED SURVEYOR AND MAPPER. ADDITIONS AND DELETIONS TO SURVEY MAPS, SKETCHES, OR REPORTS BY OTHER THAN THE SIGNING PARTY OR PARTIES IS PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY OR PARTIES.
 - THE NEAREST INTERSECTING STREET IS THE INTERSECTION OF BOLLEN DRIVE AND DRUMMOND DRIVE SOUTHWEST, WHICH ABUTS THE NORTHEASTERLY CORNER OF THE SUBJECT PROPERTY.
 - THE DISTANCES SHOWN HEREON ARE GRID. COMBINED SCALE FACTOR (GRID TO GROUND) = 0.99998044.

ALTA/NSPS LAND TITLE SURVEY
AEI JOB #428381
DUTCH GARDENS
101 BOLLEN DRIVE
FLOYD COUNTY ROME, GA 30165



COORDINATED BY:
AEI Consultants
AEI CONSULTANTS
2500 CAMINO DIABLO
WALNUT CREEK, CA, 94597
TELEPHONE: 925.746.6000
EMAIL: SURVEYS@AEICONSULTANTS.COM

SURVEYOR'S CERTIFICATE

TO: OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY; SCI DUTCH GARDENS MHP LLC, A GEORGIA LIMITED LIABILITY COMPANY;
THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2016 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 2, 3, 4, 7(a)(1), 7(c), 8, 9, 13, 14, 16, AND 17 OF TABLE A THEREOF. THE FIELDWORK WAS COMPLETED ON 10/29/2020. DATE OF PLAT OR MAP: 11/05/2020.

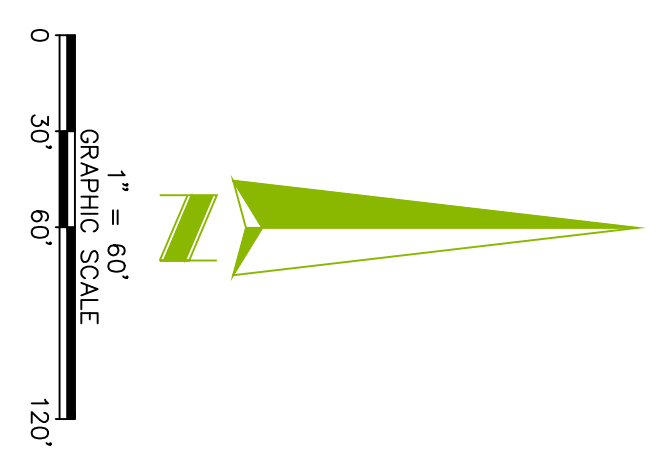


MICHAEL O. COOK
PROFESSIONAL LAND SURVEYOR NO.: LS 002903
STATE OF GEORGIA

DATE	REVISION HISTORY	BY	SURVEYOR JOB NUMBER:
12/02/20	CLIENT COMMENTS	DCO	20-5151
			SCALE: 1" = 60'
			DRAWN BY: DCO
			APPROVED BY: MOC

SURVEYED BY:
BLEW & ASSOCIATES, P.A.
3825 N SHILOH DRIVE
FAYETTEVILLE, AR 72703.
SURVEY@BLEW.NC.COM

AERIAL OVERLAY



LEGEND

- FOUND MONUMENT (AS NOTED)
- ⊕ COMPUTED POINT
- SQ.FT. SQUARE FEET
- PS PARKING SPACE(S)
- R/W RIGHT OF WAY
- C/L CENTERLINE OF ROAD
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