

**SURVEY RELATED ITEMS
CORRESPONDING TO SCHEDULE
B TITLE COMMITMENT**

- 12 Easement from Mrs. C. W. Summerour to Georgia Power Company, dated September 9, 1940, filed for record September 19, 1940, and recorded in Deed Book 69, Page 125, Gwinnett County, Georgia records. (VAGUE DESCRIPTION, UNABLE TO DETERMINE LOCATION)
- 13 Easement from Mrs. C. W. Summerour to Georgia Power Company, dated October 28, 1946, filed for record November 3, 1948, and recorded in Deed Book 90, Page 249, aforesaid records. (VAGUE DESCRIPTION, UNABLE TO DETERMINE LOCATION)
- 14 Easement from Partridge Green Inc. to Georgia Power Company, dated August 16, 1976, filed for record August 19, 1976, and recorded in Deed Book 1159, Page 143, aforesaid records. (VAGUE DESCRIPTION, UNABLE TO DETERMINE LOCATION)
- 15 Right of Way, Deed from Partridge Green Inc. to Gwinnett County, Georgia, dated December 16, 1976, filed for record September 9, 1977, and recorded in Deed Book 1337, Page 97, aforesaid records. (DOES NOT IMPACT SUBJECT PROPERTY)
- 16 Easement from Partridge Green, Inc. to Gwinnett County, a Georgia political subdivision, dated April 9, 1979, filed for record April 9, 1979, and recorded in Deed Book 1678, Page 219, aforesaid records. (AFFECTS UNKNOWN, REFERENCED PLANS NOT RECORDED)
- 17 Easement from Partridge Green, Inc. to Gwinnett County, a Georgia political subdivision, dated April 9, 1979, filed for record April 9, 1979, and recorded in Deed Book 1678, Page 221, aforesaid records. (AFFECTS UNKNOWN, REFERENCED PLANS NOT RECORDED)
- 18 Easement from Partridge Green, Inc. to Gwinnett County, a Georgia political subdivision, dated April 9, 1979, filed for record April 9, 1979, and recorded in Deed Book 1678, Page 222, aforesaid records. (AFFECTS UNKNOWN, REFERENCED PLANS NOT RECORDED)
- 19 Utilities lying within the abandoned right of way of Peachtree Industrial Boulevard, as conveyed by Quitclaim Deed from Gwinnett County, a political subdivision of the State of Georgia, to Partridge Green, Inc., a Georgia corporation, dated November 13, 1979, and recorded in Deed Book 1840, Page 137, aforesaid records. (REFERS TO SUBJECT PROPERTY, NO PLOTTABLE AFFECTS)
- 20 THIS ITEM HAS BEEN INTENTIONALLY DELETED
- 21 THIS ITEM HAS BEEN INTENTIONALLY DELETED
- 22 Easement from Partridge Green, Inc. to Gwinnett County, a Georgia political subdivision, dated May 3, 1982, filed for record May 7, 1982, and recorded in Deed Book 2383, Page 157, aforesaid records. (AFFECTS UNKNOWN, REFERENCED PLANS NOT RECORDED)
- 23 THIS ITEM HAS BEEN INTENTIONALLY DELETED
- 24 THIS ITEM HAS BEEN INTENTIONALLY DELETED

**SURVEY RELATED ITEMS
CORRESPONDING TO SCHEDULE
B TITLE COMMITMENT**

- 25 Terms and provisions of that certain Declaration of Protective Covenants for River Green Business Park City of Duluth, Gwinnett County, Georgia by Partridge Greene, Inc., dated May 7, 1986, filed for record May 8, 1986, and recorded in Deed Book 3527, Page 205, aforesaid records; as amended and restated by that certain Declaration of Protective Covenants for River Green Business Park by River Green Business Park Property Owners Association, Inc., dated March 22, 2006, filed for record March 27, 2006, and recorded in Deed Book 46309, Page 2, aforesaid records; and as affected by that certain Certificate, dated May 25, 2012, filed for record June 11, 2012, and recorded in Deed Book 51424, Page 536, aforesaid records. (AS SHOWN ON SURVEY)
- 26 Terms and provisions of that certain Agreement for Transfer of Reserve Sewer Capacity, by and between Gwinnett County, a Georgia political subdivision and Partridge Greene Inc., dated July 3, 1986, filed for record July 9, 1986, and recorded in Deed Book 3650, Page 108, aforesaid records. (NOT A SURVEY ITEM)
- 27 Sanitary Sewer Easement from Partridge Green Inc. to Gwinnett County, dated November 13, 1986, filed for record December 10, 1986, and recorded in Deed Book 3971, Page 256, aforesaid records. (NOT ON SURVEYED PROPERTY)
- 28 Terms and provisions of that certain Declaration of Access and Utility Easements by and between Peterson-Super Source, L.L.C., a Georgia limited partnership, dated May 13, 1987, filed for record May 15, 1987, and recorded in Deed Book 4309, Page 144, aforesaid records. (NOT ON SUBJECT PROPERTY)
- 29 Terms and provisions of that certain Declaration of Reciprocal Easements by Partridge Greene, Inc., a Georgia corporation, dated May 13, 1987, filed for record May 15, 1987, and recorded in Deed Book 4309, Page 110, aforesaid records. (AS SHOWN ON SURVEY)
- 30 THIS ITEM HAS BEEN INTENTIONALLY DELETED
- 31 THIS ITEM HAS BEEN INTENTIONALLY DELETED
- 32 Terms and provisions of that certain Interparcel Access, Maintenance Agreement, Utility, Sewer Easement and Commercial Contractors Enterprises, Inc., dated July 12, 2001, filed for record July 19, 2001, and recorded in Deed Book 23879, Page 197, aforesaid records. (AS SHOWN ON SURVEY)
- 33 Easement from Commercial Contractors Enterprises, Inc. to Gwinnett County Water and Sewerage Authority, dated July 17, 2001, filed for record August 17, 2001, and recorded in Deed Book 24203, Page 188, aforesaid records. (AS SHOWN ON SURVEY)
- 34 Water Metering Device Easement from Commercial Contractors Enterprises, Inc. to Gwinnett County Water and Sewerage Authority, a Georgia political subdivision, dated October 8, 2001, filed for record October 19, 2001, and recorded in Deed Book 24867, Page 161, aforesaid records. (AS SHOWN ON SURVEY)
- 35 Easement from Commercial Contractors Enterprises, Inc. to Georgia Power Company, filed for record March 12, 2002, and recorded in Deed Book 26664, Page 217, aforesaid records. (AS SHOWN ON SURVEY)
- 36 Twenty foot sanitary sewer easement and twenty foot drainage easement traversing subject property, as shown on Condominium Plat of River Parc Offices, recorded in Condominium Plat Book 3, Page 238, aforesaid records. (NOT ON SURVEYED PROPERTY)
- 37 Matters as shown on that certain plat recorded in Plat Book 38, Page 85, aforesaid records. (AS SHOWN ON SURVEY)
- 38 THIS ITEM HAS BEEN INTENTIONALLY DELETED
- 39 Matters as shown on that certain plat recorded in Plat Book 89, Page 290, aforesaid records. (AS SHOWN ON SURVEY)

TITLE LEGAL DESCRIPTION

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 322 OF THE 6TH LAND DISTRICT 1, GWINNETT COUNTY, GEORGIA CONTAINING APPROXIMATELY 2.130 ACRES (OR 93,451 SQUARE FEET), AS DESCRIBED IN THE CERTAIN PLAT DATED AND RECORDED IN DEED BOOK 3527, PAGE 205, AFORESAID RECORDS, DATED SEPTEMBER 19, 2007, AS LAST REVISED SEPTEMBER 11, 2007, PREPARED BY HAYES, JAMES & ASSOCIATES, INC., AND BEARING THE CERTIFICATION AND SEAL OF LEON W. JAMES, GEORGIA REGISTERED LAND SURVEYOR NO. 1795, INCLUDING ALL EASEMENTS, AND BEING MORE PARTICULARLY DESCRIBED ON SAID SURVEY AS FOLLOWS:

COMMENCE FROM A CONCRETE RIGHT-OF-WAY MONUMENT AT THE INTERSECTION OF THE SOUTHWESTERLY RIGHT-OF-WAY LINE OF RIVER GREEN PARKWAY (HAVING A VARIABLE WIDTH RIGHT-OF-WAY) AND THE NORTHWESTERLY RIGHT-OF-WAY LINE OF PEACHTREE INDUSTRIAL BOULEVARD (HAVING A 150 FOOT WIDE RIGHT-OF-WAY), THENCE ALONG THE SAID NORTHWESTERLY RIGHT-OF-WAY LINE OF PEACHTREE INDUSTRIAL BOULEVARD SOUTH 39 DEGREES 11 MINUTES 13 SECONDS WEST A DISTANCE OF 133.44 FEET TO AN IRON PIN SET (1/2 INCH REBAR), SAID POINT BEING THE TRUE POINT OF BEGINNING, THENCE FROM THE TRUE POINT OF BEGINNING AS THUS ESTABLISHED AND CONTINUING ALONG THE SAID NORTHWESTERLY RIGHT-OF-WAY LINE OF PEACHTREE INDUSTRIAL BOULEVARD THE FOLLOWING THREE COURSES AND DISTANCES: SOUTH 39 DEGREES 01 MINUTES 13 SECONDS WEST A DISTANCE OF 158.18 FEET TO CONCRETE RIGHT-OF-WAY MONUMENT, THENCE NORTH 54 DEGREES 42 MINUTES 30 SECONDS WEST A DISTANCE OF 24.55 FEET TO AN IRON PIN SET (1/2 INCH REBAR), THENCE SOUTH 38 DEGREES 57 MINUTES 45 SECONDS WEST A DISTANCE OF 51.15 FEET TO A CONCRETE RIGHT-OF-WAY MONUMENT, THENCE SEPARATING THE SAID NORTHWESTERLY RIGHT-OF-WAY LINE OF PEACHTREE INDUSTRIAL BOULEVARD NORTH 84 DEGREES 51 MINUTES 02 SECONDS WEST A DISTANCE OF 324.55 FEET TO AN IRON PIN FOUND (1/2 INCH REBAR), THENCE NORTH 05 DEGREES 08 MINUTES 20 SECONDS EAST A DISTANCE OF 236.83 FEET TO AN IRON PIN FOUND (1/2 INCH REBAR), THENCE SOUTH 84 DEGREES 51 MINUTES 48 SECONDS EAST A DISTANCE OF 348.72 FEET TO AN IRON PIN FOUND (1/2 INCH REBAR), THENCE SOUTH 51 DEGREES 18 MINUTES 18 SECONDS EAST A DISTANCE OF 136.49 FEET TO THE TRUE POINT OF BEGINNING.

LESS AND EXCEPT ALL BANKS, BEDS, WATERS OF ANY STREAMS OR RIVERS OPPOSITE OR FRONTING SAID PROPERTY, AS MORE PARTICULARLY SET OUT IN THAT CERTAIN WARRANTY DEED FROM PARK RIDGE GREEN, INC. TO UNITED STATES OF AMERICA, FILED FOR RECORD JUNE 15, 1979, RECORDED IN DEED BOOK 1726, PAGE 47, AFORESAID RECORDS.

SAID TRACT ALSO BEING DESCRIBED AS FOLLOWS:

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 322 OF THE 6TH DISTRICT, GWINNETT COUNTY, GEORGIA, AND BEING A PORTION OF LOT G AND A PORTION OF LOT F OF RIVER GREEN BUSINESS PARK, SHOWING AS 2,217 ACRES ON THAT CERTAIN PLAT OF SURVEY PREPARED BY SURVEY ENGINEERS, INC., GEORGIA REGISTERED LAND SURVEYOR NUMBER 1943, DATED JUNE 28, 2001, REVISED JULY 11, 2001 FOR COMMERCIAL CONTRACTORS ENTERPRISES, INC., LEGACY ACADEMY INC., BANK OF NORTH GEORGIA, AND STEWART TITLE GUARANTEE COMPANY, RECORDED IN PLAT BOOK 89, PAGE 290, GWINNETT COUNTY, GEORGIA PUBLIC RECORDS, AS

MORE PARTICULARLY DESCRIBED AS FOLLOWS:

TO FIND THE TRUE POINT OF BEGINNING, START AT A POINT ON THE WESTERLY RIGHT-OF-WAY OF PEACHTREE INDUSTRIAL BOULEVARD (HAVING A 150 FOOT RIGHT-OF-WAY), THENCE RUNNING ALONG SAID RIGHT-OF-WAY SOUTH 39 DEGREES 00 MINUTES 00 SECONDS WEST 133.39 FEET TO AN IRON PIN SET BEING THE TRUE POINT OF BEGINNING, THENCE RUNNING SOUTH 39 DEGREES 00 MINUTES 00 SECONDS WEST 158.18 FEET TO A CONCRETE MONUMENT, THENCE CONTINUING ALONG SAID RIGHT-OF-WAY SOUTH 39 DEGREES 00 MINUTES 07 SECONDS WEST 35.19 FEET TO A POINT, THENCE LEAVING SAID RIGHT-OF-WAY AND RUNNING NORTH 84 DEGREES 50 MINUTES 57 SECONDS WEST 334.82 FEET TO AN IRON PIN SET, THENCE RUNNING NORTH 05 DEGREES 09 MINUTES 04 SECONDS EAST 236.59 FEET TO AN IRON PIN SET, THENCE RUNNING SOUTH 84 DEGREES 50 MINUTES 57 SECONDS EAST 348.71 FEET TO AN IRON PIN SET, THENCE RUNNING SOUTH 50 DEGREES 59 MINUTES 59 SECONDS EAST 137.05 FEET TO AN IRON PIN AND THE TRUE POINT OF BEGINNING.

LESS AND EXCEPT ALL BANKS, BEDS, WATERS OF ANY STREAMS OR RIVERS OPPOSITE OR FRONTING SAID PROPERTY, AS MORE PARTICULARLY SET OUT IN THAT CERTAIN WARRANTY DEED FROM PARK RIDGE GREEN, INC. TO UNITED STATES OF AMERICA, FILED FOR RECORD JUNE 15, 1979, RECORDED IN DEED BOOK 1726, PAGE 47, GWINNETT COUNTY, GEORGIA RECORDS.

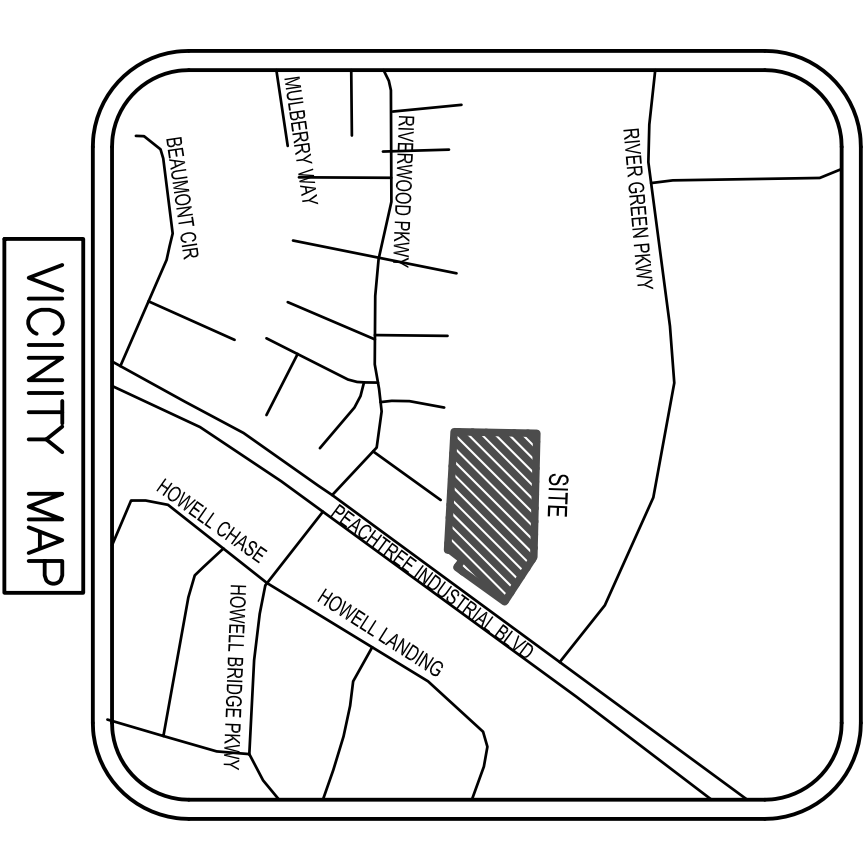
TRACT 2:

EASEMENTS AND OTHER INTERESTS IN REAL PROPERTY CONTAINED IN THAT CERTAIN INTERPARCEL ACCESS, TEMPORARY CONSTRUCTION, UTILITY, SEWER EASEMENT AND MAINTENANCE AGREEMENT BETWEEN GWINNETT COUNTY, L.P., AND COMMERCIAL CONTRACTORS ENTERPRISES, INC., DATED JULY 12, 2001, FILED 23879, PAGE 197, GWINNETT COUNTY, GEORGIA RECORDS.

TRACT 3:

TOGETHER WITH EASEMENT RIGHTS CONTAINED IN THAT CERTAIN DECLARATION OF RECIPROCAL EASEMENT DECLARED BY PARTRIDGE GREEN, INC., DATED MAY 13, 1987, RECORDED IN DEED BOOK 4309, PAGE 110, AFORESAID RECORDS.

THE ABOVE DESCRIBED PARCEL IS THE SAME LAND DESCRIBED IN FIRST AMERICAN TITLE INSURANCE COMPANY COMMITMENT NUMBER NCS-1030050-S1 AND EFFECTIVE DATE OF SEPTEMBER 14, 2020 AT 8:00 AM



ALTA/NSPS LAND TITLE SURVEY
FOR
NOTRE DAME ACADAMY
PARTNER PROJECT NUMBER 20-290039.3

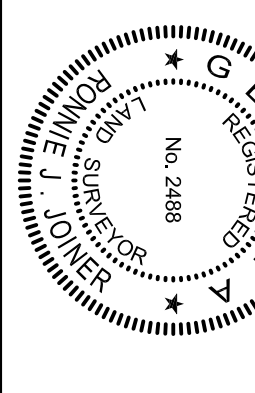
ALTA SURVEY BASED AND RELIED ON FIRST AMERICAN TITLE INSURANCE COMPANY COMMITMENT, NUMBER NCS-1030050-S1, CONTAINING AN EFFECTIVE DATE OF SEPTEMBER 14, 2020 AND TIME OF 8:00 AM

CERTIFICATION

TO: Higher Ground Education, Inc., a Delaware corporation, Duluth Education, LLC, a Delaware limited liability company, its successors and assigns; RRA REAL ESTATE DEBT FUND II REIT, INC., a Delaware corporation; Duluth Education, LLC, a Delaware limited liability company and First American Title Insurance 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 1, 2, 3, 4, 6(G), 7(G), 7(b)(1), 7(C), 8, 9, 13, 14, 16, 17 AND 20 OF TABLE A THEREOF. THE FIELDWORK WAS COMPLETED ON OCTOBER 07, 2020. DATE OF PLAT OR MAP: JANUARY 13, 2021

PROPERTY ADDRESS: 3345 PEACHTREE INDUSTRIAL BOULEVARD, DULUTH, GEORGIA 30096
SURVEYOR: RONNIE J. JOINER
REGISTRATION NUMBER 2488
STATE OF SURVEY 10-07-20
FIELD DATE OF SURVEY 10-13-2021
LATEST REVISION DATE 01-13-2021
SIGNATURE: *Ronnie Joiner*



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PAGE 1 OF 2

STATEMENT OF ENCROACHMENTS

NONE APPARENT

FLOOD ZONE

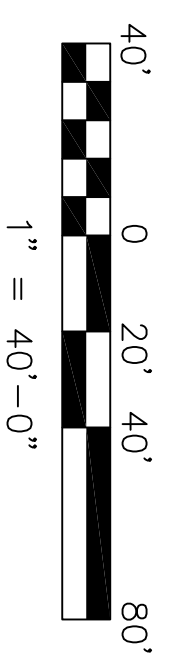
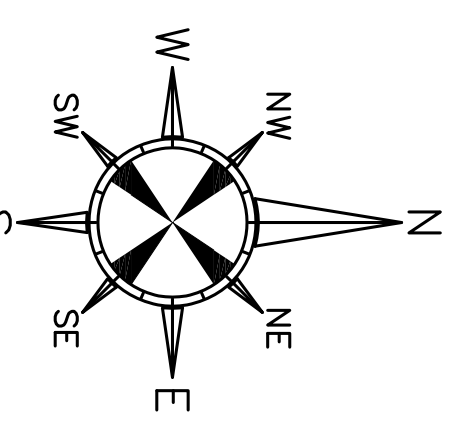
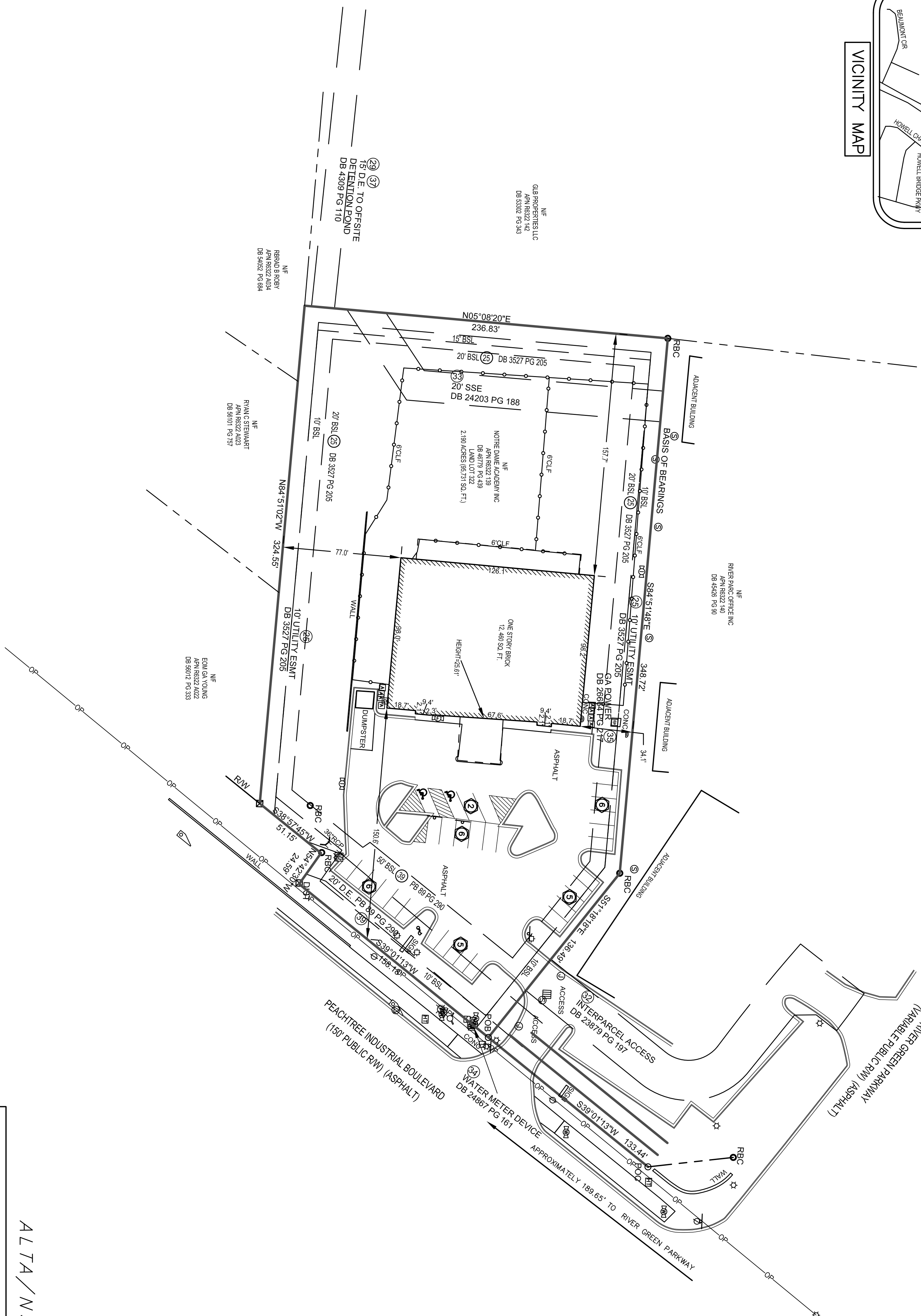
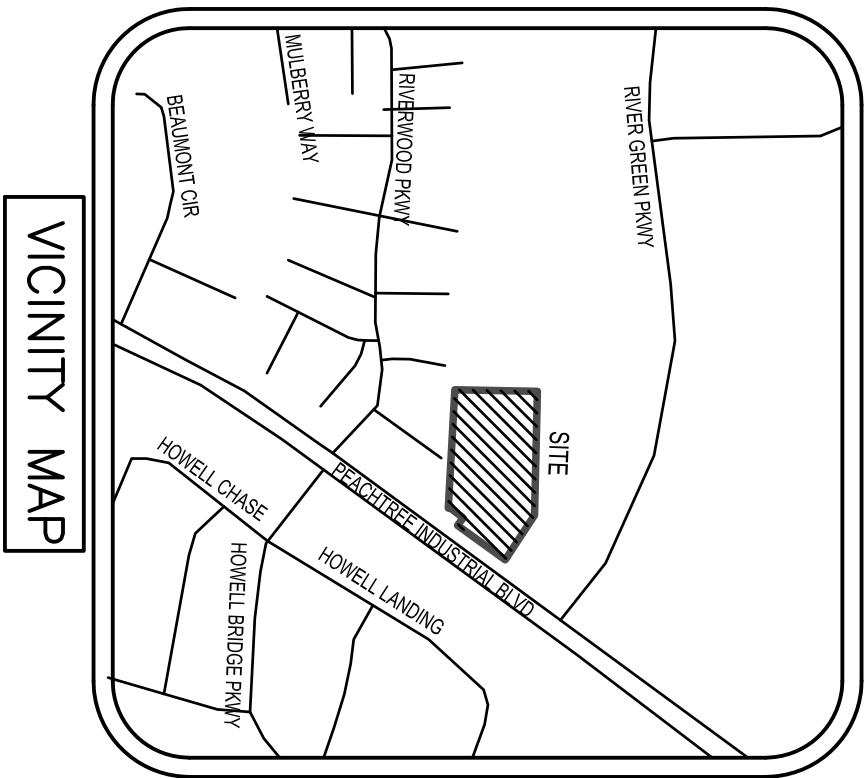
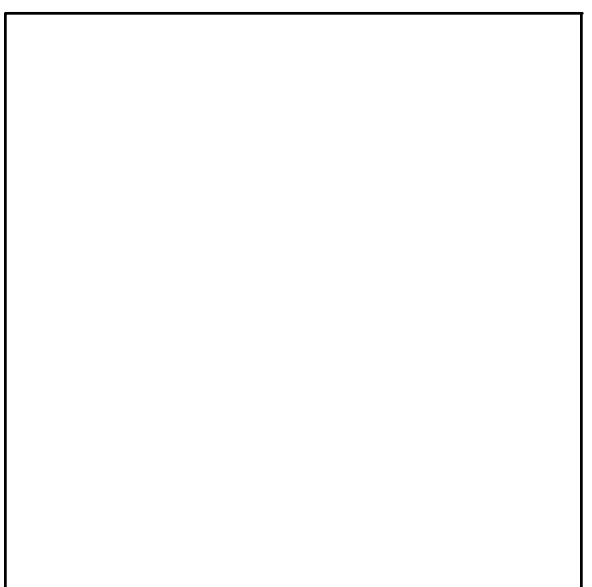
A FIELD SURVEY WAS NOT CONDUCTED TO DETERMINE THE FLOOD ZONE AREAS. GENERALLY FLOODED AREAS FROM FLOOD INSURANCE RATE MAPS (FIRM), ARE SHOWN ON THE SURVEY. HOWEVER, THE SUBJECT PROPERTY'S COMMUNITY ZONES OR DOES NOT PARTICIPATE IN THE PROGRAM. IT IS DETERMINED THAT THE SUBJECT PROPERTY RESULTS IN THE FOLLOWING FLOOD ZONE: "X" AS DETERMINED BY OR SHOWN BY FIRM COMMUNITY PANEL NO. 1315200004H. THE FLOOD INSURANCE RATE PROGRAM WAS CONDUCTED ON OCTOBER 12, 2009 BY TELEPHONE OR EMAIL (www.fema.gov)

MISCELLANEOUS NOTES

- N1 THE BASIS OF BEARINGS OF THIS SURVEY IS BASED ON 1/2" REBARs FOUND ON THE NORTHERLY PROPERTY LINE. THE BEARING IS DENOTED AS S85° 51'48"E.
- N2 THE TABLE BELOW DESCRIBES THE TYPE AND NUMBER OF PARKING STALLS ENTIRELY WITHIN PROPERTY BOUNDARY. STALLS THAT ARE PARTIALLY WITHIN BOUNDARY ARE LISTED UNDER THE HEADING "PARTIAL." PARTIAL STALLS ARE NOT COUNTED IN THE TOTAL.

REGULAR	HANDICAP	TRAILER	PARTIAL	TOTAL
30	2			32

- N3 THERE IS NO EVIDENCE OF RECENT EARTH MOVING WORK, BUILDING CONSTRUCTION OR BUILDING ADDITIONS OBSERVED IN THE PROCESS OF CONDUCTING THE FIELDWORK.
- N4 THERE WAS NO PROPOSED CHANGES IN STREET RIGHT-OF-WAY LINES, IF SUCH INFORMATION IS MADE AVAILABLE TO THE SURVEYOR BY THE CONTROLLING JURISDICTION. CHANGE OF RECENT STREET OR SIDEWALK CONSTRUCTION REMAINS OBSERVED IN THE PROCESS OF CONDUCTING THE FIELDWORK.
- N5 THE DISTANCE TO THE NEAREST INTERSECTING STREET RIVER GREEN PARKWAY IS APPROX. 189.65' AND IS DESIGNATED ON SURVEY MAP FOR CLARITY.
- N6 SURVEY PREPARED BY:
ATLAS TECHNICAL CONSULTANTS
2450 COMMERCE AVENUE STE#100
DULUTH, GEORGIA 30096
ronnie.joiner@oneidas.com
- N7 A TOPCON GTS-313 TOTAL STATION WITH EDM (ELECTRONIC DISTANCE METER) WAS USED TO OBTAIN THE ANGULAR AND LINEAR MEASUREMENTS FOR THIS SURVEY.
- N8 THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A CLOSURE PRECISION OF ONE FOOT IN 18,526 FEET, AND AN ANGULAR ERROR OF 3 SECONDS PER ANGLE POINT, AND WAS ADJUSTED USING LEAST SQUARES.
- N9 THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND FOUND TO BE ACCURATE WITHIN ONE FOOT IN 285,567 FEET.
- N10 NO WETLANDS WERE DELINEATED BY APPROPRIATE AUTHORITIES.
- N11 PROPERTY HAS INDIRECT ACCESS TO PEACHTREE IND. BLVD AND INDIRECT ACCESS TO RIVER GREEN PKWY, WHICH ARE PUBLIC STREETS OR HIGHWAYS.



LEGEND

APN	Assessor parcel number	⊠	Light pole
BSL	Building setback line	⊕	Telephone pedestal
CLC	Chain link fence	⊙	Yard light
CNC	Chain link fence	⊖	Water valve
DB	Dead end	⊗	Water valve
DIST	Disturbed	⊘	Fire hydrant
ESWT	Easement	⊙	Sanitary sewer manhole
NF	Now or formerly	⊖	Gas meter
PB	Pit bull	⊙	Sign
PB	Page of Engineering	⊙	Filing pole marker
PCE	Point of Commencement	⊙	Standpipe
R	Recorded	⊙	water valve marker
RCP	Reinforced concrete pipe	⊙	Telephone handhole
R	Reinforced concrete pipe	⊙	Water vault
R	Reinforced concrete pipe	⊙	Fire sprinkler control valve
R	Reinforced concrete pipe	⊙	Integration control valve
R	Reinforced concrete pipe	⊙	AI conditioner
R	Reinforced concrete pipe	⊙	Handicap (Yes)
R	Reinforced concrete pipe	⊙	Parking spaces
R	Reinforced concrete pipe	⊙	Electric meter
R	Reinforced concrete pipe	⊙	Building overhang
R	Reinforced concrete pipe	⊙	Chain link fence
R	Reinforced concrete pipe	⊙	Overhead power line
R	Reinforced concrete pipe	⊙	Adjuster property line
R	Reinforced concrete pipe	⊙	Ridge-roof
R	Reinforced concrete pipe	⊙	Adjacent setback line
R	Reinforced concrete pipe	⊙	Easement

ALTA/NSPS LAND TITLE SURVEY

PARTNER
Engineering and Science, Inc.

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