

TITLE EXCEPTIONS

FIRST AMERICAN TITLE INSURANCE COMPANY
COMMITMENT DATE: MARCH 26, 2015 AT 8:00 A.M.

12. EASEMENT FROM P.M. WATSON, JR. TO GEORGIA POWER COMPANY DATED DECEMBER 10, 1953, FILED FOR RECORD DECEMBER 11, 1953, AND RECORDED IN DEED BOOK 126, PAGE 341, LAURENS COUNTY, GEORGIA RECORDS. BLANKET IN NATURE, TOO VAGUE TO PLOT, AFFECTS PROPERTY.

13. TERMS AND PROVISIONS OF THAT CERTAIN DECLARATION OF COVENANTS AND RECIPROCAL EASEMENTS, BY SHAMROCK PARTNERS, LLC, A GEORGIA LIMITED LIABILITY COMPANY DATED JUNE 6, 1995, FILED FOR RECORD SEPTEMBER 13, 1995, AND RECORDED IN DEED BOOK 822, PAGE 187, AFORESAID RECORDS; AS AFFECTED BY THE CERTAIN CORRECTION TO ASSIGNMENT OF ESTATE FOR YEARS, DECLARATION OF COVENANTS AND RECIPROCAL EASEMENTS, AND MEMORANDUMS OF LEASE BY AND AMONG DOMINY OIL, INC., A/K/A DOMINY OIL COMPANY, INC., A GEORGIA CORPORATION, SCHUSTER ENTERPRISES, INC., A GEORGIA CORPORATION, AND SHAMROCK PARTNERS, LLC, A GEORGIA LIMITED LIABILITY COMPANY DATED AUGUST 26, 1995, FILED FOR RECORD SEPTEMBER 17, 1996, AND RECORDED IN DEED BOOK 875, PAGE 316, AFORESAID RECORDS; AND AS BY CERTAIN AMENDED AND RESTATED DECLARATION OF COVENANTS AND RECIPROCAL EASEMENTS BY AND AMONG SHAMROCK PARTNERS, LLC, A GEORGIA LIMITED LIABILITY COMPANY, DOMINY OIL, INC., A GEORGIA CORPORATION, SCHUSTER ENTERPRISES, INC., AN ALABAMA CORPORATION, TACALA, INC., AN ALABAMA CORPORATION, AND JAMESON INNS, INC., A GEORGIA CORPORATION, DATED APRIL 1, 1997, FILED FOR RECORD APRIL 4, 1997, AND RECORDED IN DEED BOOK 903, PAGE 181, AFORESAID RECORDS. BLANKET IN NATURE, TOO VAGUE TO PLOT, AFFECTS PROPERTY.

14. TERMS AND PROVISIONS OF THAT UNRECORDED LEASE AS EVIDENCED BY MEMORANDUM OF LEASE FROM P.M. WATSON, JR., OF LAURENS CO., GEORGIA MORTGAGE & INVESTMENT CO., A GEORGIA CORPORATION, DATED DECEMBER 10, 1985, FILED FOR RECORD DECEMBER 12, 1985 AND RECORDED IN DEED BOOK 438, PAGE 406, AFORESAID RECORDS; AS AFFECTED BY THAT CERTAIN RECOGNITION AGREEMENT AND CORRECTION OF MEMORANDUM OF LEASE BY AND AMONG P.M. WATSON, JR., GEORGIA MORTGAGE & INVESTMENT CO., A GEORGIA CORPORATION, AND TACALA, INC., AN ALABAMA CORPORATION, DATED AUGUST, DATED AUGUST 21, 1996, FILED FOR FEBRUARY 26, 1997, AND RECORDED IN DEED BOOK 896, PAGE 324, AFORESAID RECORDS; AND AS AFFECTED BY THE CERTAIN RECOGNITION AGREEMENT BY AND AMONG P.M. WATSON, JR., GEORGIA MORTGAGE & INVESTMENT CO., A GEORGIA CORPORATION, AND JAMESON INNS, INC., A GEORGIA CORPORATION, DATED APRIL 1, 1997, FILED FOR RECORD APRIL 29, 1997, AND RECORDED IN DEED BOOK 907, PAGE 184, AFORESAID RECORDS. BLANKET IN NATURE, TOO VAGUE TO PLOT, AFFECTS PROPERTY.

15. TERMS AND PROVISIONS OF THAT CERTAIN UNRECORDED LEASE AS EVIDENCED BY MEMORANDUM OF LEASE FROM GEORGIA MORTGAGE INVESTMENT COMPANY, A GEORGIA CORPORATION TO DOMINY OIL, INC., A GEORGIA CORPORATION, DATED AUGUST 15, 1994, FILED FOR RECORD JUNE 22, 1995 AND RECORDED IN DEED BOOK 811, PAGE 28, AFORESAID RECORDS; AS AFFECTED BY THAT CERTAIN ASSIGNMENT OF ESTATE FOR YEARS FROM DOMINY OIL, INC., A/K/A DOMINY OIL COMPANY, INC., A GEORGIA CORPORATION TO SHAMROCK PARTNERS, LLC, A GEORGIA LIMITED LIABILITY COMPANY, DATED JUNE 6, 1995, FILED FOR RECORD JUNE 22, 1995, AND RECORDED IN DEED BOOK 811, PAGE 31, AFORESAID RECORDS; AS AFFECTED BY THAT CERTAIN CORRECTION TO ASSIGNMENT OF ESTATE FOR YEARS, DECLARATION OF COVENANTS AND RECIPROCAL EASEMENTS, AND MEMORANDUMS OF LEASE BY AND AMONG DOMINY OIL, INC., A/K/A DOMINY OIL COMPANY, INC., A GEORGIA CORPORATION, SCHUSTER ENTERPRISES, INC., A GEORGIA CORPORATION, AND SHAMROCK PARTNERS, LLC, A GEORGIA LIMITED LIABILITY COMPANY DATED AUGUST 26, 1995, FILED FOR RECORD SEPTEMBER 17, 1996, AND RECORDED IN DEED BOOK 875, PAGE 316, AFORESAID RECORDS; AS AFFECTED BY THAT CERTAIN AMENDED AND RESTATED DECLARATION OF COVENANTS AND RECIPROCAL EASEMENTS BY AND AMONG SHAMROCK PARTNERS, LLC, A GEORGIA LIMITED LIABILITY COMPANY, DOMINY OIL, INC., A GEORGIA CORPORATION, SCHUSTER ENTERPRISES, INC., AN ALABAMA CORPORATION, TACALA, INC., AN ALABAMA CORPORATION, AND JAMESON INNS, INC., A GEORGIA CORPORATION, DATED APRIL 1, 1997, FILED FOR RECORD APRIL 4, 1997, AND RECORDED IN DEED BOOK 903, PAGE 181, AFORESAID RECORDS; AND AS AFFECTED BY THAT CERTAIN RECOGNITION AGREEMENT BY AND AMONG P.M. WATSON, JR., GEORGIA MORTGAGE & INVESTMENT CO., A GEORGIA CORPORATION, AND JAMESON INNS, INC., A GEORGIA CORPORATION, DATED APRIL 1, 1997, FILED FOR RECORD APRIL 29, 1997, AND RECORDED IN DEED BOOK 907, PAGE 184, AFORESAID RECORDS. BLANKET IN NATURE, TOO VAGUE TO PLOT, AFFECTS PROPERTY.

16. TERMS AND PROVISIONS OF THAT CERTAIN UNRECORDED LEASE AS EVIDENCED BY MEMORANDUM OF LEASE FROM SHAMROCK PARTNERS, LLC, A GEORGIA LIMITED LIABILITY COMPANY TO JAMESON INNS, INC., A GEORGIA CORPORATION, DATED APRIL 1, 1997, FILED FOR RECORD APRIL 4, 1997 AND RECORDED IN DEED BOOK 903, PAGE 176, AFORESAID RECORDS; AS AFFECTED BY THAT CERTAIN RECOGNITION AGREEMENT BY AND AMONG P.M. WATSON, JR., GEORGIA MORTGAGE CORPORATION, AND JAMESON INNS, INC., A GEORGIA CORPORATION, DATED APRIL 1, 1997, FILED FOR RECORD APRIL 29, 1997, AND RECORDED IN DEED BOOK 907, PAGE 184, AFORESAID RECORDS; AND AS AFFECTED BY THAT CERTAIN ASSIGNMENT OF GROUND LEASE FROM JAMESON INNS, INC., A GEORGIA CORPORATION TO JER/JAMESON PROPERTIES, LLC, A DELAWARE LIMITED LIABILITY COMPANY, DATED AUGUST 4, 2006, FILED FOR RECORD AUGUST 8, 2006, AND RECORDED IN DEED BOOK 1807, PAGE 193, AFORESAID RECORDS. BLANKET IN NATURE, TOO VAGUE TO PLOT, AFFECTS PROPERTY.

17. MATTERS AS SHOWN ON THAT CERTAIN PLAT RECORDED IN PLAT BOOK 438, PAGE 405, AFORESAID RECORDS. SUBJECT PROPERTY LIES WITHIN PARCEL SHOWN ON PLAT.

18. TERMS AND PROVISIONS OF THAT CERTAIN UNRECORDED LEASE AS EVIDENCED BY MEMORANDUM OF LEASE FROM COLFIN JIH AHI PROPERTIES LLC, COLFIN JIH AHI INC PROPERTIES LP TO COLFIN JIH AHI OPOO, LLC, DATED DECEMBER 18, 2012, FILED FOR RECORD JANUARY 2, 2013 AND RECORDED IN DEED BOOK 2410, PAGE 144, AFORESAID RECORDS. BLANKET IN NATURE, TOO VAGUE TO PLOT, AFFECTS PROPERTY.

SURVEYORS CERTIFICATION

THIS 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 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.

SURVEYOR'S NOTES

- THE FIELD DATA ON WHICH THIS PLAT IS BASED WAS COMPLETED ON JUNE 12, 2015.
- THE FIELD DATA ON WHICH THIS PLAT IS BASED HAS A CLOSURE OF ONE FOOT IN 81,159 FEET AND AN ANGULAR ERROR OF 1" PER ANGLE, AND WAS ADJUSTED USING LEAST SQUARES.
- THE LINEAR AND ANGULAR MEASUREMENTS SHOWN ON THIS PLAT WERE OBTAINED BY FIELD SURVEY USING A TOPCON 3003 ELECTRONIC TOTAL STATION.
- THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 100,000+ FEET.
- LOCATION AND ARRANGEMENT OF UNDERGROUND UTILITIES ARE PROVIDED BY VISIBLE ACCESSIBLE FIELD EVIDENCE. THERE IS NO CERTAINTY OF THE ACCURACY OF THIS INFORMATION AND IT SHALL BE CONSIDERED IN THAT LIGHT BY THOSE USING THIS SURVEY. UTILITIES AND STRUCTURES NOT SHOWN MAY BE ENCOUNTERED. THE OWNER, HIS CONSULTANTS, AND HIS CONTRACTORS SHALL HEREBY DISTINCTLY UNDERSTAND THAT THIS SURVEYOR IS NOT RESPONSIBLE FOR THE SUFFICIENCY OF THE UNDERGROUND UTILITY INFORMATION PROVIDED HEREON.
- SITE HAS 64 REGULAR PARKING SPACES AND 3 HADICAP PARKING SPACES
- THIS PROPERTY IS NOT LOCATED IN AN AREA HAVING SPECIAL FLOOD HAZARDS AS PER FEMA FLOOD MAP #13175 C 0306 C DATED DEEMBER 29, 2010.
- THIS PROPERTY HAS NO EVIDENCE OF BEING USED AS A SOLID WASTE DUMP.

LEGEND

	UTILITY POLE WITH OVERHEAD LINES AND GUY
	TREE LINE
	SANITARY SEWER MANHOLE
	TELEPHONE BOX
	STORM DRAIN PIPE WITH HEADWALL
	DOUBLE-WING CATCH BASIN
	SINGLE-WING CATCH BASIN
	JUNCTION BOX
	DROP INLET
	FENCE
	LIGHT POLE
	ELECTRICAL TRANSFORMER BOX
	FIRE HYDRANT
	WATER VALVE
	GAS VALVE
	WATER METER
	GAS METER
	WELL
	MONITORING WELL
	LPG
	INVERT
	ELEVATION
	CONCRETE
	REBAR PIN FOUND
	OPEN TOP PIPE FOUND
	CRIMP TOP PIPE FOUND
	REBAR PIN SET
	TRAFFIC POLE
	POWER POLE

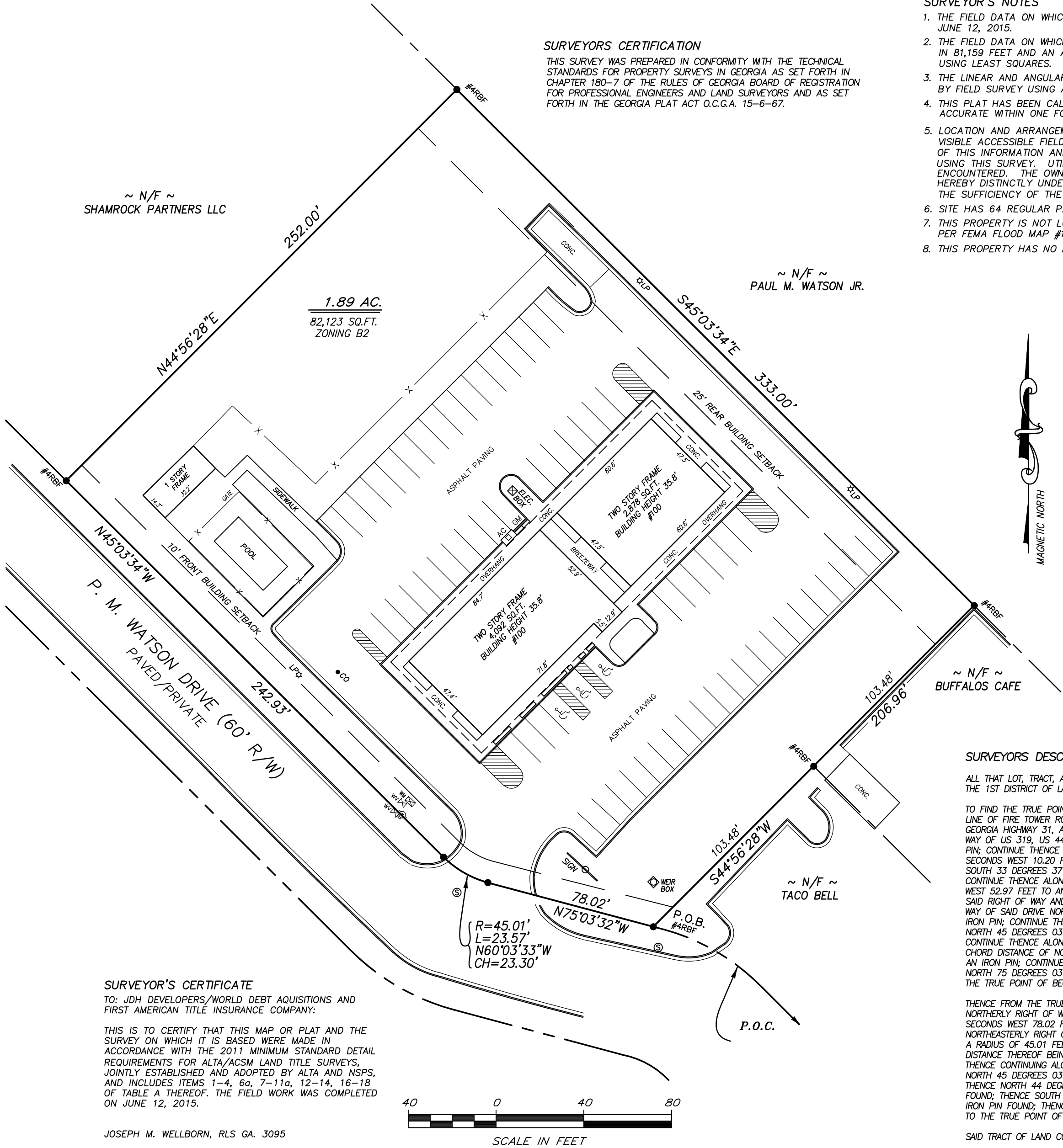
SURVEYORS DESCRIPTION

ALL THAT LOT, TRACT, AND PARCEL OF PROPERTY LYING AND BEING IN LAND LOT 93 OF THE 1ST DISTRICT OF LAURENS COUNTY GEORGIA, DESCRIBED AS FOLLOWS.

TO FIND THE TRUE POINT OF BEGINNING, COMMENCE AT THE INTERSECTION OF THE CENTER LINE OF FIRE TOWER ROAD AND THE NORTHWEST RIGHT OF WAY OF US 319, US 441, AND GEORGIA HIGHWAY 31, AND RUN THENCE SOUTHWESTERLY ALONG THE NORTHWEST RIGHT OF WAY OF US 319, US 441, AND GEORGIA HIGHWAY 31 A DISTANCE OF 753.42 TO AN IRON PIN; CONTINUE THENCE ALONG SAID RIGHT OF WAY NORTH 45 DEGREES 03 MINUTES 32 SECONDS WEST 10.20 FEET TO AN IRON PIN; CONTINUE THENCE ALONG SAID RIGHT OF WAY SOUTH 33 DEGREES 37 MINUTES 32 SECONDS WEST 137.05 FEET TO AN IRON PIN; CONTINUE THENCE ALONG SAID RIGHT A WAY SOUTH 33 DEGREES 37 MINUTES 32 SECONDS WEST 52.97 FEET TO AN IRON PIN AT THE NORTHERLY CORNER OF THE INTERSECTION OF SAID RIGHT OF WAY AND P.M. WATSON DRIVE; THENCE ALONG THE NORTHEASTERLY RIGHT OF WAY OF SAID DRIVE NORTH 56 DEGREES 22 MINUTES 30 SECONDS WEST 26.31 FEET TO AN IRON PIN; CONTINUE THENCE ALONG THE NORTHEASTERLY RIGHT OF WAY OF SAID DRIVE NORTH 45 DEGREES 03 MINUTES 32 SECONDS WEST 318.55 FEET TO AN IRON PIN; CONTINUE THENCE ALONG AND AROUND THE NORTHEASTERLY RIGHT OF WAY OF SAID DRIVE A CHORD DISTANCE OF NORTH 60 DEGREES 03 MINUTES 32 SECONDS WEST 54.34 FEET TO AN IRON PIN; CONTINUE THENCE ALONG THE NORTHEASTERLY RIGHT OF WAY OF SAID DRIVE NORTH 75 DEGREES 03 MINUTE 32 SECONDS WEST 2.82 FEET TO AN IRON PIN WHICH IS THE TRUE POINT OF BEGINNING.

THENCE FROM THE TRUE POINT OF BEGINNING AS THUS ESTABLISHED RUN ALONG THE NORTHERLY RIGHT OF WAY OF SAID PRIVATE STREET NORTH 75 DEGREES 03 MINUTES 32 SECONDS WEST 78.02 FEET TO A POINT; THENCE CONTINUE ALONG AND AROUND THE NORTHEASTERLY RIGHT OF WAY OF SAID PRIVATE STREET IN A CURVE TO THE RIGHT HAVING A RADIUS OF 45.01 FEET, AN ARC DISTANCE OF 23.57 FEET TO A POINT; THE CHORD DISTANCE THEREOF BEING NORTH 60 DEGREES 03 MINUTES 33 SECONDS WEST 23.03 FEET; THENCE CONTINUING ALONG THE NORTHEASTERLY RIGHT OF WAY OF SAID PRIVATE STREET NORTH 45 DEGREES 03 MINUTES 34 SECONDS WEST 242.93 FEET TO AN IRON PIN FOUND; THENCE NORTH 44 DEGREES 56 MINUTES 28 SECONDS EAST 252.00 FEET TO AN IRON PIN FOUND; THENCE SOUTH 45 DEGREES 03 MINUTES 34 SECONDS EAST 333.00 FEET TO AN IRON PIN FOUND; THENCE SOUTH 44 DEGREES 56 MINUTES 28 SECONDS WEST 206.96 FEET TO THE TRUE POINT OF BEGINNING.

SAID TRACT OF LAND CONTAINS 82.123 SQUARE FEET.



SURVEYOR'S CERTIFICATE

TO: JDH DEVELOPERS/WORLD DEBT AQUISITIONS 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 2011 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/ACSM LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1-4, 6a, 7-11a, 12-14, 16-18 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON JUNE 12, 2015.

JOSEPH M. WELLBORN, RLS GA. 3095



WELLBORN & ASSOCIATES
LAND SURVEYORS

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ALTA/ACSM LAND TITLE SURVEY:
JDH DEVELOPERS/WORLD DEBT AQUISITIONS
FIRST AMERICAN TITLE INSURANCE COMPANY
100 PM WATSON DRIVE
LOCATED IN LAND LOT 93, 1ST DISTRICT
LAURENS COUNTY, GEORGIA

DRAWN BY: JMW

APPROVED BY: JMW

DATE: 6-12-15

PROJECT # 15129

DWG NAME: DUBLIN.DWG