

Site Description

Racetrac Site Area - Tract 1

All that tract or parcel of land lying and being in Land Lot 120 of the 2nd District, Spalding County, Georgia and being more particularly described as follows:

Beginning at a concrete Right of Way monument found at the northerly end of a mitered Right of Way corner located at the intersection of the easterly Right of Way line of Zebulon Road - US Highway 19 (Right of Way Varies) and the northerly Right of Way line of Martin Luther King Jr Parkway - US Highway 41 (Right of Way Varies); thence leaving the easterly Right of Way line of Zebulon Road - US Highway 19 North 07 Degrees 25 Minutes 37 Seconds East, 195.83 feet to an iron pin found; thence North 84 Degrees 53 Minutes 00 Seconds East, 142.48 feet to an iron pin found; thence South 09 Degrees 57 Minutes 07 Seconds East, 341.13 to an iron pin found; thence South 06 Degrees 54 Minutes 25 Seconds West, 315.56 feet to an iron pin found; thence South 12 Degrees 24 Minutes 18 Seconds East, 372.51 feet to an iron pin found; thence South 06 Degrees 17 Minutes 34 Seconds West, 59.61 feet to an iron pin found on the northerly Right of Way line of Meadovista Lane (80' Right of Way); thence along the northerly Right of Way line of Meadovista Lane North 66 Degrees 35 Minutes 05 Seconds West, 76.08 feet to an iron pin set; thence continue along the northerly Right of Way line of Meadovista Lane following a curvature thereof to the left an arc distance of 235.38 feet to an iron pin set, said curvature having a chord bearing and distance of South 85 Degrees 25 Minutes 35 Seconds West 226.13 feet and having a radius of 240.92 feet; thence South 57 Degrees 26 Minutes 15 Seconds West, 23.26 feet to an iron pin set on the northerly Right of Way line of Martin Luther King Jr Parkway - US Highway 41; thence along the northerly Right of Way line of Martin Luther King Jr Parkway - US Highway 41 North 37 Degrees 38 Minutes 00 Seconds West, 258.94 feet to a concrete Right of Way monument found; thence continue along the northerly Right of Way line of Martin Luther King Jr Parkway - US Highway 41 North 37 Degrees 12 Minutes 45 Seconds West, 249.67 feet to a concrete Right of Way monument found at the southerly end of said mitered Right of Way corner; thence along said miter North 16 Degrees 09 Minutes 42 Seconds West, 324.35 feet to The Point of Beginning containing 8.49 acres.

Additional Racetrac Site Area - Tract 2

All that tract or parcel of land lying and being in Land Lot 119 and 120 of the 2nd District, Spalding County, Georgia and being more particularly described as follows:

To Find the Point of Beginning commence at a concrete Right of Way monument found at the northerly end of a mitered Right of Way corner located at the intersection of the easterly Right of Way line of Zebulon Road - US Highway 19 (Right of Way Varies) and the northerly Right of Way line of Martin Luther King Jr Parkway - US Highway 41 (Right of Way Varies); thence leaving the easterly Right of Way line of Zebulon Road - US Highway 19 North 07 Degrees 25 Minutes 37 Seconds East, 195.83 feet to an iron pin found; thence North 84 Degrees 53 Minutes 00 Seconds East, 142.48 feet to an iron pin found and The Point of Beginning; thence North 04 Degrees 07 Minutes 09 Seconds East, 296.31 feet to an iron pin found on the southerly Right of Way line of Oakdale Road (30' Right of Way); thence along the southerly right of Way line of Oakdale Road South 85 Degrees 45 Minutes 47 Seconds East, 100.00 feet to an iron pin set; thence leaving the southerly right of Way line of Oakdale Road South 04 Degrees 07 Minutes 09 Seconds West, 288.99 feet to an iron pin set; thence North 09 Degrees 57 Minutes 07 Seconds West, 100.25 feet to The Point of Beginning containing 0.67 acres.

Tract 3

All that tract or parcel of land lying and being in Land Lot 119 and 120 of the 2nd District, Spalding County, Georgia and being more particularly described as follows:

Beginning commence at a concrete Right of Way monument found at the northerly end of a mitered Right of Way corner located at the intersection of the easterly Right of Way line of Zebulon Road - US Highway 19 (Right of Way Varies) and the northerly Right of Way line of Martin Luther King Jr Parkway - US Highway 41 (Right of Way Varies); thence along the easterly Right of Way line of Zebulon Road - US Highway 19 North 26 Degrees 12 Minutes 21 Seconds East, 209.42 feet to an iron pin set; thence leaving the easterly Right of Way line of Zebulon Road - US Highway 19 North 07 Degrees 14 Minutes 52 Seconds East, 195.92 feet to an iron pin set; thence South 26 Degrees 08 Minutes 48 Seconds West, 210.00 feet to an iron pin found; thence South 07 Degrees 25 Minutes 37 Seconds West, 195.83 feet to The Point of Beginning containing 0.83 acres.

Also being the same tract of land as shown and designated as Area = 0.826 on that plat of survey entitled "Plat of Survey of the Eugene T. Sams Property and the Gaynelle Brown Thomason Property", prepared by Clark Design Group, P.C. dated April 12, 2005, recorded in Plat Book 25, Page 22, Spalding County, Georgia records.

Right of Way Acquisition Area - Tract 4

All that tract or parcel of land lying and being in Land Lot 120 of the 2nd District, Spalding County, Georgia and being more particularly described as follows:

Beginning at a concrete Right of Way monument found at the northerly end of a mitered Right of Way corner located at the intersection of the easterly Right of Way line of Zebulon Road - US Highway 19 (Right of Way Varies) and the northerly Right of Way line of Martin Luther King Jr Parkway - US Highway 41 (Right of Way Varies); thence along said miter North 16 Degrees 09 Minutes 42 Seconds West, 324.35 feet to a concrete Right of Way monument found at the southerly end of said miter; thence along the proposed northerly Right of Way line of Martin Luther King Jr Parkway - US Highway 41 North 37 Degrees 12 Minutes 45 Seconds West, 213.45 feet to an iron pin set at the southerly end of a new mitered corner; thence along the new miter North 08 Degrees 28 Minutes 06 Seconds West, 26.30 feet to an iron pin set on the new easterly Right of Way line of Zebulon Road - US Highway 19; thence along the new easterly Right of Way line of Zebulon Road - US Highway 19 North 20 Degrees 16 Minutes 33 Seconds East, 123.16 feet to The Point of Beginning containing 0.29 acres.

Total Racetrac Site Areas Tract 1 and Tract 2 and Tract 3 and Tract 4

All that tract or parcel of land lying and being in Land Lot 119 and 120 of the 2nd District, Spalding County, Georgia and being more particularly described as follows:

Beginning at a concrete Right of Way monument found at the northerly end of a mitered Right of Way corner located at the intersection of the easterly Right of Way line of Zebulon Road - US Highway 19 (Right of Way Varies) and the northerly Right of Way line of Martin Luther King Jr Parkway - US Highway 41 (Right of Way Varies); thence along the easterly Right of Way line of Zebulon Road - US Highway 19 North 26 Degrees 12 Minutes 21 Seconds East, 209.42 feet to an iron pin set; thence leaving the easterly Right of Way line of Zebulon Road - US Highway 19 North 07 Degrees 14 Minutes 52 Seconds East, 195.92 feet to an iron pin set; thence South 26 Degrees 08 Minutes 48 Seconds West, 210.00 feet to an iron pin found; thence North 04 Degrees 07 Minutes 09 Seconds East, 142.48 feet to an iron pin found on the southerly Right of Way line of Oakdale Road (30' Right of Way); thence along the southerly right of Way line of Oakdale Road South 85 Degrees 45 Minutes 47 Seconds East, 100.00 feet to an iron pin set; thence leaving the southerly right of Way line of Oakdale Road South 04 Degrees 07 Minutes 09 Seconds West, 288.99 feet to an iron pin set; thence South 09 Degrees 57 Minutes 07 Seconds East, 240.88 to an iron pin found; thence South 06 Degrees 54 Minutes 25 Seconds West, 315.56 feet to an iron pin found; thence South 12 Degrees 24 Minutes 18 Seconds East, 372.51 feet to an iron pin found; thence South 06 Degrees 17 Minutes 34 Seconds West, 59.61 feet to an iron pin found on the northerly Right of Way line of Meadovista Lane (80' Right of Way); thence along the northerly Right of Way line of Meadovista Lane North 66 Degrees 35 Minutes 05 Seconds West, 76.08 feet to an iron pin set; thence continue along the northerly Right of Way line of Meadovista Lane following a curvature thereof to the left an arc distance of 235.38 feet to an iron pin set, said curvature having a chord bearing and distance of South 85 Degrees 25 Minutes 35 Seconds West 226.13 feet and having a radius of 240.92 feet; thence South 57 Degrees 26 Minutes 15 Seconds West, 23.26 feet to an iron pin set on the northerly Right of Way line of Martin Luther King Jr Parkway - US Highway 41; thence along the northerly Right of Way line of Martin Luther King Jr Parkway - US Highway 41 North 37 Degrees 38 Minutes 00 Seconds West, 258.94 feet to a concrete Right of Way monument found; thence continue along the northerly Right of Way line of Martin Luther King Jr Parkway - US Highway 41 North 37 Degrees 12 Minutes 45 Seconds West, 249.67 feet to a concrete Right of Way monument found at the southerly end of said mitered Right of Way corner; thence continue along the northerly Right of Way line of Martin Luther King Jr Parkway - US Highway 41 North 37 Degrees 12 Minutes 45 Seconds West, 213.45 feet to an iron pin set at the southerly end of a new mitered Right of Way corner; thence along said new miter North 08 Degrees 28 Minutes 06 Seconds West, 26.30 feet to an iron pin set on the new easterly Right of Way line of Zebulon Road - US Highway 19; thence along the new easterly Right of Way line of Zebulon Road - US Highway 19 North 20 Degrees 16 Minutes 33 Seconds East, 123.16 feet to The Point of Beginning containing 10.29 acres.

We have reviewed Chicago Title Insurance Company Commitment for Title Insurance Commitment No. G-10211/OP with an effective date of October 15, 2016 and have the following opinion concerning items (9) through (18.) Schedule B Section 2.

- 9. All matters as disclosed on the following recorded plats of survey: a. Plat made for William A. Wood, Jr., recorded Plat Book 6, page 46, Spalding County, Georgia records. b. Plat referenced in a Deed recorded in Deed Book 114, Page 129, said plat being recorded in Plat Book 3, page 189, Spalding County, Georgia records. c. Survey for John R. Cox, recorded in Plat Book 10, page 266, Spalding County, Georgia records. Note: Recorded Plats have been referenced and all pertinent information has been shown on the survey. 10. Perpetual Right of Way Citation and Condemnation Action under Docket No. 13548, in favor of State Highway Department of Georgia, dated October 17, 1966, and recorded in Minute Book 3, Page 481, Spalding County, Georgia records. The current Right of Way of US Highway 41 and 19 has been shown on the survey. Conditions and Reservations remain in effect. 11. Right of Way Deed dated September 10, 1958, from James Perkins to the State Highway Department of Georgia, recorded December 16, 1958 in Deed Book 175, Page 261, Spalding County, Georgia records. The current Right of Way of US Highway 41 and 19 has been shown on the survey. Conditions and Reservations remain in effect. 12. Right of Way Deed dated September 15, 1958, from C. E. Williams to the State Highway Department of Georgia, recorded December 16, 1958 in Deed Book 175, Page 263, Spalding County, Georgia records. The current Right of Way of US Highway 41 and 19 has been shown on the survey. Conditions and Reservations remain in effect. 13. Right of Way Deed dated September 15, 1958, from C. E. Williams to the State Highway Department of Georgia, recorded December 16, 1958 in Deed Book 175, Page 264, Spalding County, Georgia records. The current Right of Way of US Highway 41 and 19 has been shown on the survey. Conditions and Reservations remain in effect. 14. Easement Rights disclosed by that certain Deed dated July 25, 1965, between A. B. Riggs and William A. Wood, Jr., recorded July 8, 1965 in Deed Book 145, Page 75, Spalding County, Georgia records. Does not affect subject property. Rights to lay, maintain, operate and repair a gas pipe and water pipe. No above ground evidence of said water or gas pipe was discovered in preparation of the survey. 15. Right of Way Deed dated October 19, 1965, from C. E. Williams to the State Highway Department of Georgia, recorded October 26, 1965 in Deed Book 248, Page 174, Spalding County, Georgia records. The current Right of Way of US Highway 41 and 19 has been shown on the survey. Conditions and Reservations remain in effect. 16. Right of Way Deed dated October 21, 1965, from C. E. Williams to the State Highway Department of Georgia, recorded December 6, 1965 in Deed Book 248, Page 150, Spalding County, Georgia records. The current Right of Way of US Highway 41 and 19 has been shown on the survey. Conditions and Reservations remain in effect. 17. Right of Way Deed dated September 7, 1966, in favor of Spalding County, a political subdivision of the State of Georgia, recorded September 28, 1966 in Deed Book 255, Page 706, Spalding County, Georgia records. The current Right of Way of US Highway 41 and 19 has been shown on the survey. Conditions and Reservations remain in effect. 18. Permit for Overhead Transmission Line Clearance Williams to Georgia Power Company, dated July 1, 1972, recorded October 2, 1972 in Deed Book 318, Page 68, Spalding County, Georgia records. Does not affect subject property. Blanket Type Easement. Right to cut all trees within 20 feet of overhead transmission line. No above ground evidence of overhead transmission line was discovered in preparation of the survey.

We have reviewed Chicago Title Insurance Company Commitment for Title Insurance Commitment No. G-10211B/OP with an effective date of March 21, 2017 and have the following opinion concerning items (8.) through (9.) Schedule B Section 2.

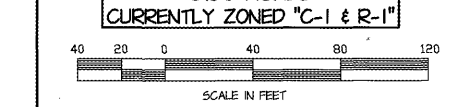
- 8. Right of Way Deed to State Highway Department dated March 19, 1966, and recorded in Deed Book 251, Page 787, Spalding County, Georgia records. The current Right of Way of US Highway 19 has been shown on the survey. Conditions and Reservations remain in effect. 9. Survey recorded in Plat Book 25, Page 22, Spalding County, Georgia records. Recorded Plat has been referenced and all pertinent information has been shown on the survey.

VICINITY MAP showing US Highway 41, Zebulon Road, Oakdale Road, Martin Luther King Parkway, Meadovista Lane, and the site location. LEGEND table with symbols for various features like easements, monuments, and utility lines.

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.

Donald W. Harkleroad, Jr., G.S. #2453, State of Georgia, Professional Engineer and Land Surveyor. Date: 11-22-17.

TRACT 1 SITE AREA 369,887.7 S.F. 8.49 ACRES. TRACT 2 SITE AREA 29,264.9 S.F. 0.67 ACRES. TRACT 3 SITE AREA 35,982.5 S.F. 0.83 ACRES. TRACT 4 SITE AREA 13,212.8 S.F. 0.30 ACRES. CURRENTLY ZONED "C-1 & R-1"



ALTA/NSPS LAND TITLE SURVEY FOR DEL LAGO VENTURES, INC. CHICAGO TITLE INSURANCE COMPANY METROPOLITAN TITLE AGENCY, INC. LOCATED AT MARTIN LUTHER KING JR PARKWAY - ZEBULON ROAD LL 119 & 120 2ND DISTRICT SPALDING COUNTY, GEORGIA DATE 11/30/16

Harkleroad and Associates logo and contact information: 1608 TREE LANE, BUILDING A SUITE 100, SNELLVILLE, GEORGIA 30078. PHONE (770) 982-1996 / FAX (770) 982-1998.

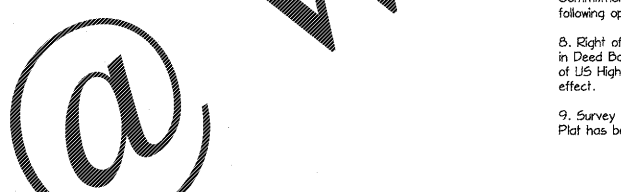
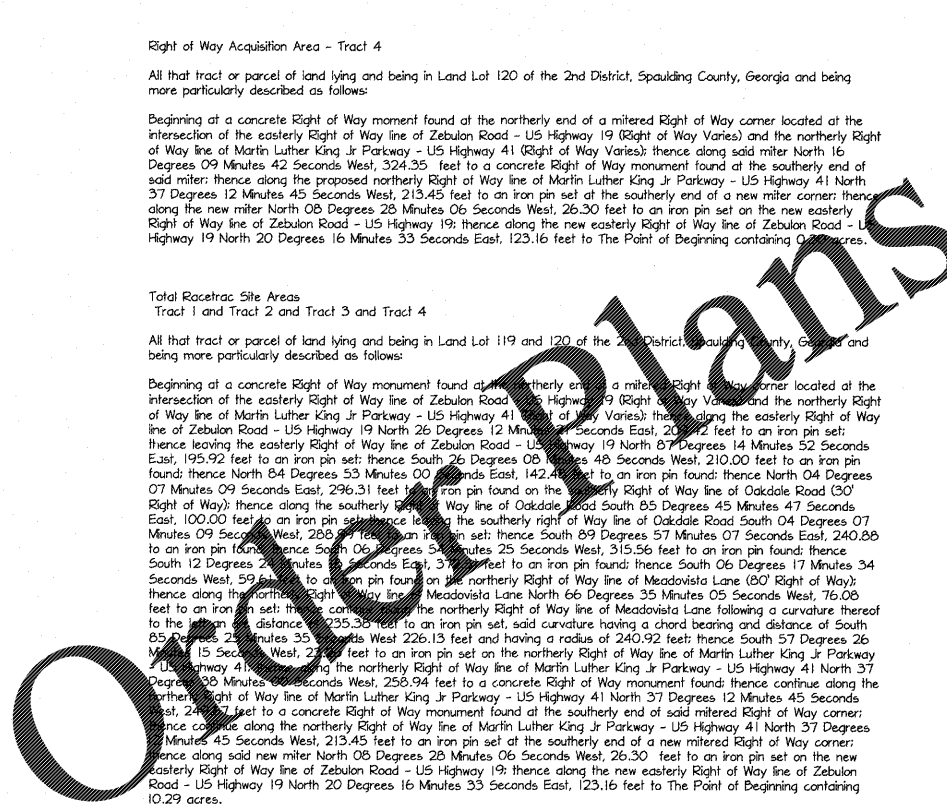
Table with columns: NO., DATE, BY, DESCRIPTION. Includes entries for Tract 1, 2, 3, and 4.



THIS IS TO CERTIFY THAT THIS MAP OR PLAN 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 THRU 4, 6 THRU 11, 13 AND 14 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON 11/22/17.

Racetrac logo and address: RACETRAC PETROLEUM, INC. 200 GALLERIA PARKWAY SE SUITE 900 ATLANTA, GA 30339 (770) 431-7600

Table with columns: SHEET, DATE, SCALE, DRAWN, TELLER, REV. Includes sheet number 53 and date 11/30/16.



RECORDED PLATS PB 3 PG 189 PB 6 PG 46 PB 10 PG 266 PB 26 PG 487