

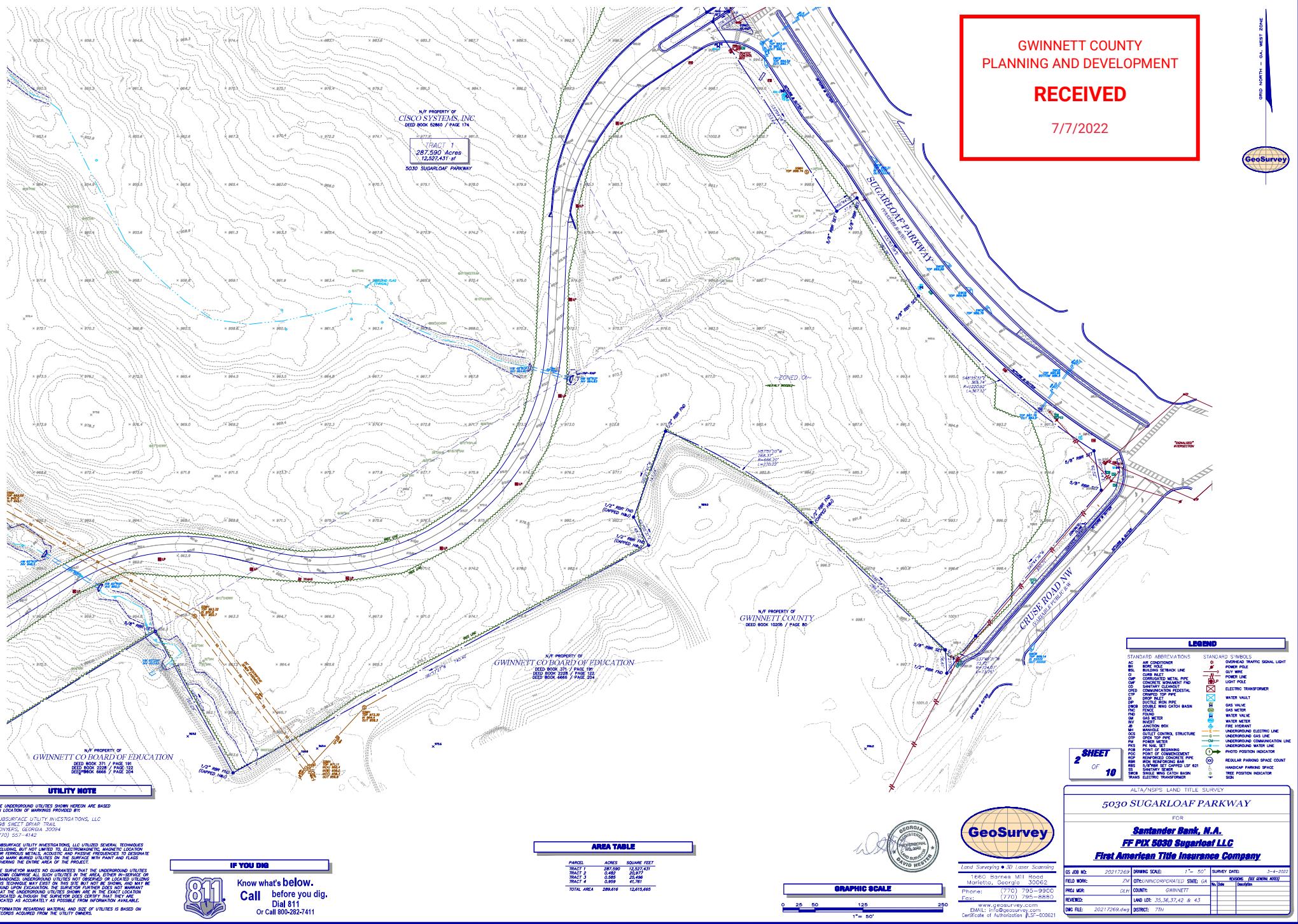
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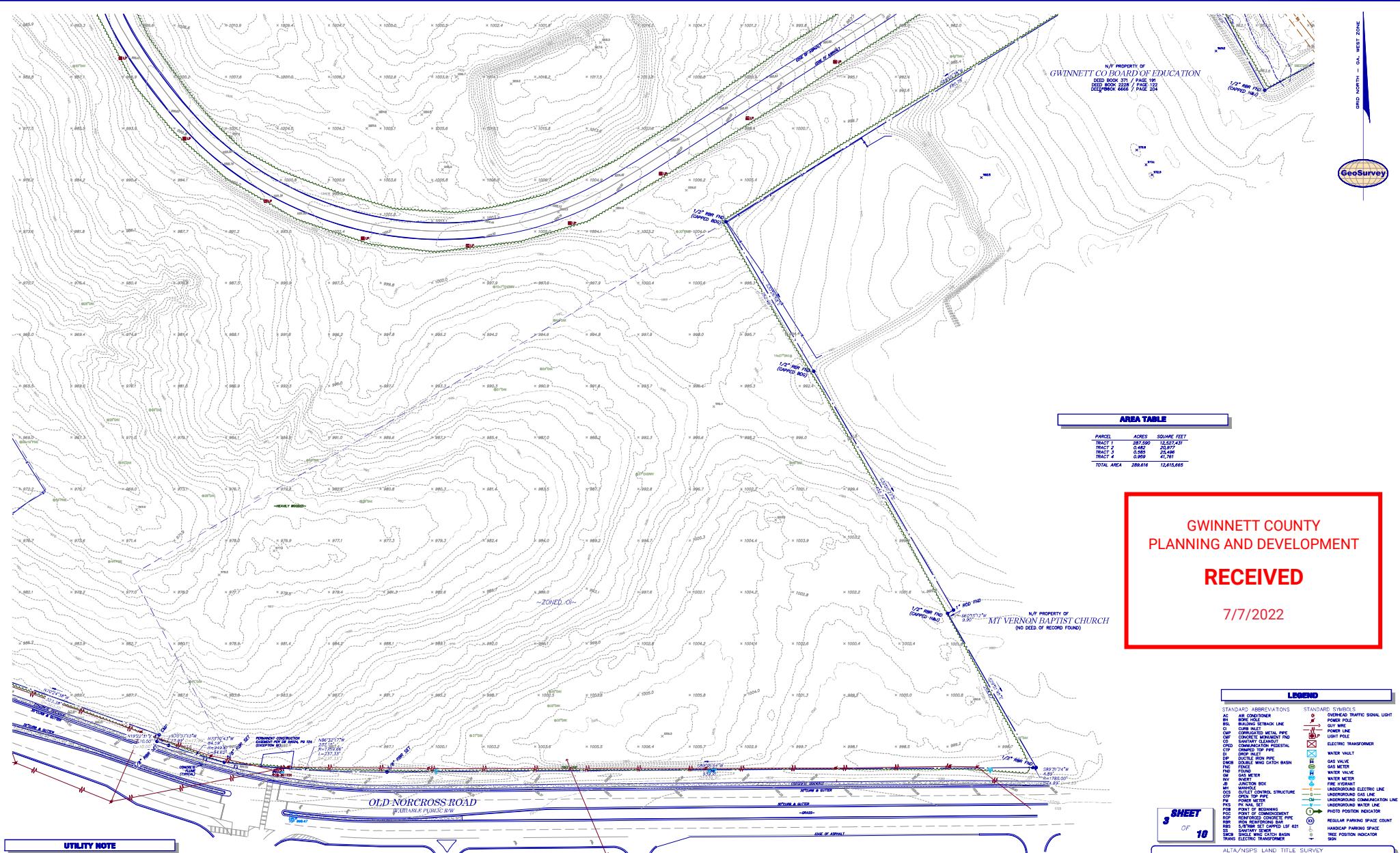
7/7/2022

**BUFFER REDUCTION APPLICATION
TO THE GWINNETT COUNTY BOARD OF COMMISSIONERS
FOR A BUFFER REDUCTION OF MORE THAN 50 PERCENT**

Please complete this application and submit with all necessary attachments as outlined on the **Buffer Reduction Information Form**. (Please type or print).

APPLICANT INFORMATION	PROPERTY OWNER INFORMATION
NAME: <u>FF PIX 5030 Sugarloaf, LLC c/o Mahaffey Pickens Tucker, LLP</u>	NAME: <u>FF PIX 5030 Sugarloaf, LLC</u>
ADDRESS: <u>1550 N Brown Road, Ste 125 Lawrenceville, GA</u>	ADDRESS: <u>1389 Peachtree St NE Atlanta, GA</u>
ZIP CODE: <u>30043</u>	ZIP CODE: <u>30309</u>
PHONE NUMBER: <u>770 232 0000</u>	PHONE NUMBER: <u>770 232 0000</u>
EMAIL ADDRESS: <u>slanham@mptlawfirm.com</u>	EMAIL ADDRESS: <u>slanham@mptlawfirm.com</u>
CONTACT INFORMATION	
NAME: <u>Shane Lanham, attorney for the Applicant</u>	PHONE NUMBER: <u>770 232 0000</u>
E-MAIL ADDRESS: <u>slanham@mptlawfirm.com</u>	
PROPERTY INFORMATION	
STREET ADDRESS OF PROPERTY: <u>5030 Sugarloaf Parkway</u>	
Proposed: M-1, M-2, C-2, & ZONING: <u>RM-24</u>	7036 001; 7037 001C; 7037 010; 7037 025; PARCEL NUMBER(S): <u>7037 001A; and 7037 019</u>
BUFFER REDUCTION INFORMATION	
STATE THE BUFFER REQUIREMENT OF THE UNIFIED DEVELOPMENT ORDINANCE FROM WHICH YOU SEEK A REDUCTION: <u>UDO Section 610-20 Table 610.1</u>	
BUFFER REQUESTED: <u>Reduction to zero feet</u>	
Please attach a Letter of Intent explaining what use is proposed and include your justification for this reduction.	





UTILITY NOTE

THE UNDERGROUND UTILITIES SHOWN HEREON ARE BASED
ON LOCATION OF MARKINGS PROVIDED BY:

SUBSURFACE UTILITY INVESTIGATIONS, LLC
898 SWEET BRIAR TRAIL
CONYERS, GEORGIA 30094
(770) 552-4142

(770) 557-4142

SUBSURFACE UTILITY INVESTIGATIONS, LLC UTILIZED SEVERAL TECHNIQUES INCLUDING GROUND PENETRATING ELECTROSCANNING, MARKING LOCATION FOR SERIOUS METALS, ACOUSTIC AND PASSIVE FREQUENCIES TO LOCATE AND MARK BURIED UTILITIES ON THE SURFACE WITH PAINT AND FLAGS COVERING THE ENTIRE AREA OF THE PROJECT.

THE SURVEYOR MAKES NO GUARANTEES THAT THE UNDERGROUND UTILITIES FOUND CONSTITUTE ALL THE UTILITIES IN THE AREA. OTHER UTILITIES OR

SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. UNDERGROUND UTILITIES NOT OWNED OR LOCATED UTILITIES WHICH MAY BE LOCATED ON THE SURFACE BUT NOT BE SHOWN, MAY BE FOUND UPON EXCAVATION. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED, ALTHOUGH THE SURVEYOR DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION AVAILABLE.

INFORMATION REGARDING MATERIAL AND SIZE OF UTILITIES IS BASED ON RECORDS ACQUIRED FROM THE UTILITY OWNERS.

IF YOU DIG
Know what's **below**.
Call before you dig.
Dial 811
Or Call 800-282-7411

811

A circular Georgia state seal. Inside the seal, the word "GEORGIA" is at the top, "REGISTERED" is in the middle, and "PROFESSIONAL LAND SURVEYOR" is at the bottom. In the center, the number "10,504,2" is stamped. The name "DAVID HESTER" is stamped across the bottom. A handwritten signature "W. Hester" is written over the top left of the seal.

GeoSurvey
Land Surveying • 3D Laser Scanning

Land Surveying • 3D Laser Scanning

1660 Barnes Mill Road
Marietta, Georgia 30062

GRAPHIC SCALE

ALTA/NSPS LAND TITLE SURVEY

5030 SUGARLOAF PARKWAY

FOR
Scotiabank N.A.

SANTAMONY BANK, N.A.

First American Title Insurance Company

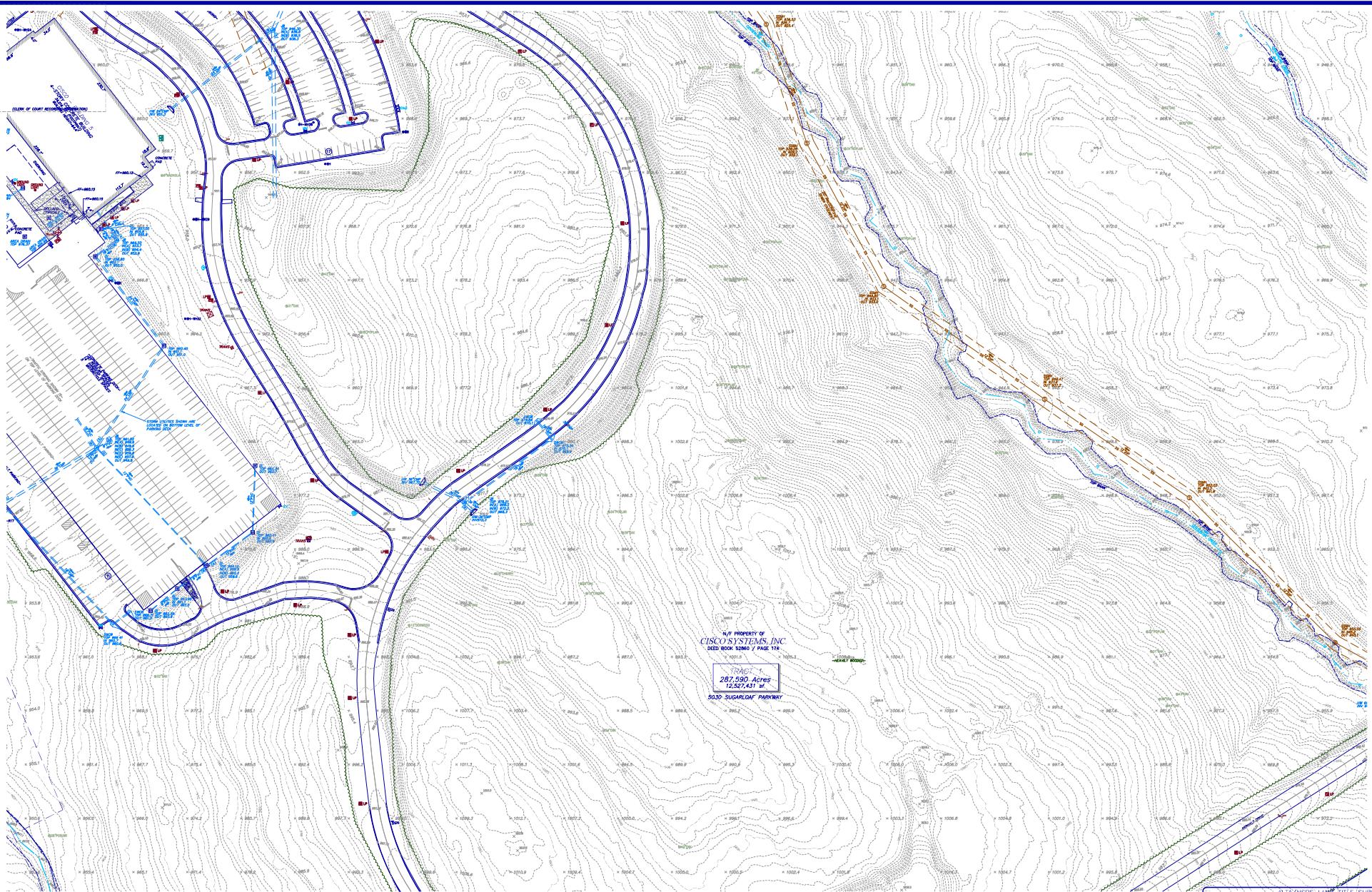
2005-2006 EDITION
PRINTED ON RECYCLED PAPER

20217269 DRAWING SCALE: 1 - 50' SURVEY DATE: 3-1-2021
ZM CITY: UNINCORPORATED STATE: GA

DLH COUNTY: GWINNETT

LAND LOT: 35,36,37,42 & 43
DISTRICT: 7TH

www.ijerph.org | [Volume 17](#) | [Issue 27](#) | [July 2020](#) | [Open Access](#) | [Editorial Office](#)



UTILITY NOTE

THE UNDERGROUND UTILITIES LOCATED ON THIS SURVEY ARE BASED ON LOCATION OF MARKINGS PROVIDED BY:

SUBSURFACE UTILITY INVESTIGATIONS, LLC
829 SWEET BRIAR TRAIL
CONYERS, GEORGIA 30034
(770) 557-4142

SUBSURFACE UTILITY INVESTIGATIONS, LLC UTILIZED SEVERAL TECHNIQUES TO LOCATE UTILITIES. THESE METHODS INCLUDE, BUT ARE NOT LIMITED TO, LOCATING FOR FERROUS METALS, ACOUSTIC AND PASSIVE FREQUENCIES TO DETERMINE AND LOCATE UTILITIES, AND THE SURFACE MARKING OF UTILITIES WITH PAINT AND FLAGS COVERING THE ENTIRE AREA OF THE PROJECT.

THE SURVEYOR MAKES NO GUARANTEES THAT THE UNDERGROUND UTILITIES LOCATED ON THIS SURVEY ARE THE ONLY UTILITIES PRESENT. UNDISCOVERED, UNRECORDED UTILITIES NOT DESCRIBED OR LOCATED UTILIZING THIS SURVEY ARE NOT IMPLIMENTED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UTILITIES LOCATED ON THIS SURVEY ARE IN GOOD WORKING ORDER. ALTHOUGH THE SURVEYOR DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE, THE SURVEYOR IS NOT RESPONSIBLE FOR THE LOCATION OF UTILITIES.

INFORMATION REGARDING MATERIAL AND SIZE OF UTILITIES IS BASED ON RECORDS ACQUIRED FROM THE UTILITY OWNERS.

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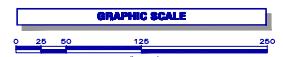
**GWINNETT COUNTY
PLANNING AND DEVELOPMENT**

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7/7/2022



Land Surveying • 3D Laser Scanning
1660 Barnes Mill Road
Marietta, Georgia 30064
Phone: (770) 795-2860
Fax: (770) 795-8880
Email: www.geosurvey.com
Certificate of Authorization #S-2000621



5030 SUGARLOAF PARKWAY

FOR

Santander Bank, N.A.

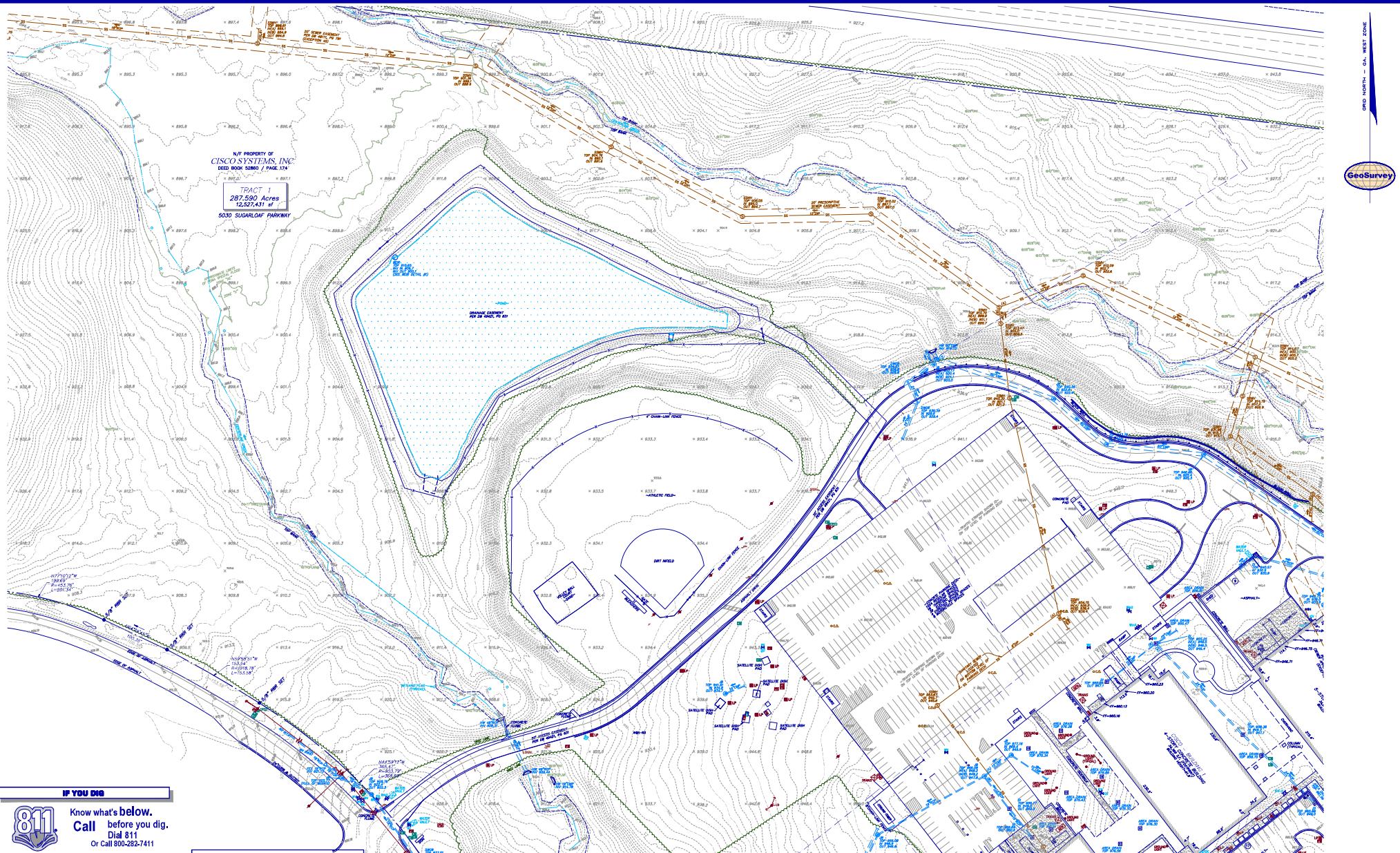
FF PIX 5030 Sugarloaf LLC

First American Title Insurance Company

DS #9 No.	DSING. DATE	1'-0"	50'-0"	SURVEY DATE	7/4/2022
20217269	ZH				
FIELD WORK:	ZH				
STRUCTURE/INCORPORATED. STATE:	GA				
PHONE:	(770) 795-2860				
FAX:	(770) 795-8880				
EMAIL:	www.geosurvey.com				
PROJ. NO.:					
DATE:					
COUNTY:	GWINNETT				
LAND USE:	35,16,37,42 & 43				
REVISED:					
DRNG FILE:	20217269.dwg				
DISTRIC:	7TH				

SHEET
OF 10

ALTA/NSPS LAND TITLE SURVEY



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LEGEND

GWINNETT COUNTY PLANNING AND DEVELOPMENT

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A blue rectangular label with a white border. The word 'SHEET' is written in large blue capital letters at the top. Below it, the number '8' is on the left and 'OF' is in the center, with '10' on the right. Below this, the word 'GRAPHIC SCALE' is written in blue capital letters. At the bottom, there is a horizontal scale bar with markings for 50 and 125, and a small circular stamp with the word 'DATE'.

GeoSurvey

ALTA/NSPS LAND TITLE SURVEY
5030 SUGARLOAF PARKWAY
FOR
Santander Bank, N.A.
FF PIX 6630 Sugarloaf LLC
First American Title Insurance Company

Land Surveying • 3D Laser Scanning
1660 Barnes Mill Road
Marietta, Georgia 30062
Phone: (770) 795-9900
Fax: (770) 795-8880
www.geosurvey.com
EMAIL: Info@geosurvey.com
Certificate of Authorization #LSF-000621

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7/7/2022

EXHIBIT A

TRACT 1

ALL THAT TRACT OR PARCEL OF LAND LYING OR BEING IN LAND LOTS 35, 36, 37, 42 AND 43 OF THE 7TH LAND DISTRICT, GWINNETT COUNTY, GEORGIA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING FROM A CONCRETE MONUMENT FOUND AT THE INTERSECTION OF THE SOUTHERLY RIGHT-OF-WAY LINE OF GEORGIA STATE HIGHWAY NUMBER 316 (HAVING A VARIABLE WIDTH RIGHT-OF-WAY) AND THE WESTERLY RIGHT-OF-WAY LINE OF SUGARLOAF PARKWAY (HAVING A VARIABLE WIDTH RIGHT-OF-WAY); THENCE FROM THE POINT OF BEGINNING AS THUS ESTABLISHED AND ALONG THE SAID WESTERLY RIGHT-OF-WAY LINE OF SUGARLOAF PARKWAY THE FOLLOWING EIGHT COURSES AND DISTANCES: ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 2,042.04 FEET, AN ARC LENGTH OF 295.97 FEET, BEING SUBTENDED BY A CHORD BEARING SOUTH 29 DEGREES 03 MINUTES 00 SECONDS EAST AND A CHORD DISTANCE OF 295.72 FEET TO A POINT; THENCE SOUTH 33 DEGREES 12 MINUTES 08 SECONDS EAST A DISTANCE OF 126.57 FEET TO A CONCRETE MONUMENT FOUND; THENCE NORTH 56 DEGREES 10 MINUTES 15 SECONDS EAST A DISTANCE OF 29.82 FEET TO A CONCRETE MONUMENT FOUND; THENCE SOUTH 33 DEGREES 21 MINUTES 56 SECONDS EAST A DISTANCE OF 316.76 FEET TO A CONCRETE MONUMENT FOUND; THENCE SOUTH 33 DEGREES 10 MINUTES 42 SECONDS EAST A DISTANCE OF 543.04 FEET TO A POINT; THENCE NORTH 56 DEGREES 44 MINUTES 55 SECONDS EAST A DISTANCE OF 37.87 FEET TO A POINT; THENCE SOUTH 32 DEGREES 03 MINUTES 08 SECONDS EAST A DISTANCE OF 180.76 FEET TO A POINT; THENCE ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 1,220.92 FEET, AN ARC LENGTH OF 367.12 FEET, BEING SUBTENDED BY A CHORD BEARING OF SOUTH 48 DEGREES 35 MINUTES 32 SECONDS EAST AND A CHORD DISTANCE OF 365.74 FEET TO AN IRON PIN SET (ONE HALF INCH REBAR); THENCE DEPARTING THE SAID WESTERLY RIGHT-OF-WAY LINE OF SUGARLOAF PARKWAY AND ALONG A MITER LINE COMMON TO THE NORTHWESTERLY RIGHT-OF-WAY LINE OF CRUSE ROAD SOUTH 10 DEGREES 37 MINUTES 44 SECONDS EAST A DISTANCE OF 62.52 FEET TO AN IRON PIN SET (ONE HALF INCH REBAR) ON THE SAID NORTHWESTERLY RIGHT-OF-WAY LINE OF CRUSE ROAD; THENCE ALONG SAID NORTHWESTERLY RIGHT-OF-WAY LINE OF CRUSE ROAD THE FOLLOWING TWO COURSES AND DISTANCES: SOUTH 40 DEGREES 44 MINUTES 36 SECONDS WEST A DISTANCE OF 300.71 FEET TO A POINT; THENCE ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 724.07 FEET, AN ARC LENGTH OF 73.75 FEET, BEING SUBTENDED BY A CHORD BEARING OF SOUTH 37 DEGREES 49 MINUTES 31 SECONDS WEST AND A CHORD DISTANCE OF 73.72 FEET TO AN IRON PIN SET (ONE HALF INCH REBAR); THENCE DEPARTING THE SAID NORTHWESTERLY RIGHT-OF-WAY LINE OF CRUSE ROAD NORTH 03 DEGREES 27 MINUTES 55 SECONDS WEST A DISTANCE OF 36.43 FEET TO AN IRON PIN SET (ONE HALF INCH REBAR); THENCE NORTH 46 DEGREES 20 MINUTES 13 SECONDS WEST A DISTANCE OF 288.64 FEET TO AN IRON PIN SET (ONE HALF INCH REBAR); THENCE ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 666.20 FEET, AN ARC LENGTH OF 270.43 FEET, BEING SUBTENDED BY A CHORD BEARING OF NORTH 57 DEGREES 57 MINUTES 42 SECONDS WEST AND A CHORD DISTANCE OF 268.58 FEET TO AN IRON PIN FOUND (ONE HALF INCH REBAR); THENCE SOUTH 20 DEGREES 25 MINUTES 51 SECONDS WEST A DISTANCE OF 143.27 FEET TO AN IRON PIN SET (ONE HALF INCH REBAR); THENCE SOUTH 28 DEGREES 05 MINUTES 47 SECONDS EAST A DISTANCE OF 49.86 FEET TO AN IRON PIN FOUND (ONE HALF INCH REBAR); THENCE SOUTH 61 DEGREES 12 MINUTES 30 SECONDS WEST A DISTANCE OF

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7/7/2022 740.18 FEET TO AN IRON PIN SET (ONE HALF INCH REBAR); THENCE NORTH 28 DEGREES 50 MINUTES 39 SECONDS WEST A DISTANCE OF 252.29 FEET TO AN IRON PIN SET (ONE HALF INCH REBAR); THENCE SOUTH 58 DEGREES 01 MINUTES 33 SECONDS WEST A DISTANCE OF 780.78 FEET TO AN IRON PIN FOUND (ONE HALF INCH REBAR); THENCE SOUTH 30 DEGREES 30 MINUTES 32 SECONDS EAST A DISTANCE OF 252.49 FEET TO AN IRON PIN FOUND (ONE HALF INCH REBAR); THENCE SOUTH 30 DEGREES 25 MINUTES 16 SECONDS EAST A DISTANCE OF 402.83 FEET TO AN IRON PIN FOUND (ONE INCH SOLID); THENCE SOUTH 60 DEGREES 46 MINUTES 02 SECONDS WEST A DISTANCE OF 9.94 FEET TO AN IRON PIN SET (ONE HALF INCH REBAR); THENCE SOUTH 29 DEGREES 33 MINUTES 57 SECONDS EAST A DISTANCE OF 256.16 FEET TO AN IRON PIN FOUND (ONE HALF INCH REBAR) ON THE NORTHERLY RIGHT-OF-WAY LINE OF OLD NORCROSS ROAD (HAVING A VARIABLE WIDTH RIGHT-OF-WAY); THENCE ALONG THE SAID NORTHERLY RIGHT-OF-WAY LINE OF OLD NORCROSS ROAD THE FOLLOWING SEVEN COURSES AND DISTANCES: ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 1,785.00 FEET, AN ARC LENGTH OF 4.89 FEET, BEING SUBTENDED BY A CHORD BEARING OF SOUTH 89 DEGREES 31 MINUTES 19 SECONDS WEST AND A CHORD DISTANCE OF 4.89 FEET TO A POINT; THENCE SOUTH 89 DEGREES 35 MINUTES 50 SECONDS WEST A DISTANCE OF 939.91 FEET TO A POINT; THENCE ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 1,759.66 FEET, AN ARC LENGTH OF 237.33 FEET, BEING SUBTENDED BY A CHORD BEARING OF NORTH 86 DEGREES 32 MINUTES 21 SECONDS WEST AND A CHORD DISTANCE OF 237.15 FEET TO A POINT; THENCE ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 949.81 FEET, AN ARC LENGTH OF 84.62 FEET, BEING SUBTENDED BY A CHORD BEARING OF NORTH 73 DEGREES 10 MINUTES 43 SECONDS WEST AND A CHORD DISTANCE OF 84.59 FEET TO A POINT; THENCE NORTH 70 DEGREES 37 MINUTES 35 SECONDS WEST A DISTANCE OF 17.99 FEET TO AN IRON PIN FOUND (ONE HALF INCH REBAR); THENCE NORTH 19 DEGREES 22 MINUTES 27 SECONDS EAST A DISTANCE OF 10.00 FEET TO A CONCRETE MONUMENT FOUND; THENCE NORTH 70 DEGREES 24 MINUTES 38 SECONDS WEST A DISTANCE OF 323.35 FEET TO AN IRON PIN SET (ONE HALF INCH REBAR) ON THE NORTHEASTERLY RIGHT-OF-WAY LINE OF OAKLAND ROAD (HAVING A VARIABLE WIDTH RIGHT-OF-WAY); THENCE DEPARTING THE SAID NORTHERLY RIGHT OF-WAY LINE OF OLD NORCROSS ROAD AND ALONG THE SAID NORTHEASTERLY RIGHT-OF-WAY LINE OF OAKLAND ROAD THE FOLLOWING FIVE COURSES AND DISTANCES: NORTH 33 DEGREES 38 MINUTES 51 SECONDS WEST A DISTANCE OF 121.28 FEET TO AN IRON PIN FOUND (ONE HALF INCH REBAR); THENCE NORTH 31 DEGREES 39 MINUTES 14 SECONDS WEST A DISTANCE OF 105.12 FEET TO A POINT; THENCE ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 632.65 FEET, AN ARC LENGTH OF 246.31 FEET, BEING SUBTENDED BY A CHORD BEARING OF NORTH 42 DEGREES 50 MINUTES 24 SECONDS WEST AND A CHORD DISTANCE OF 244.76 FEET TO A POINT; THENCE NORTH 53 DEGREES 59 MINUTES 36 SECONDS WEST A DISTANCE OF 95.15 FEET TO A POINT; THENCE ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 1302.29 FEET, AN ARC LENGTH OF 130.62 FEET, BEING SUBTENDED BY A CHORD BEARING OF NORTH 56 DEGREES 52 MINUTES 01 SECONDS WEST AND A CHORD DISTANCE OF 130.57 FEET TO AN IRON PIN FOUND (ONE HALF INCH REBAR); THENCE DEPARTING THE SAID NORTHEASTERLY RIGHT-OF-WAY LINE OF OAKLAND ROAD NORTH 13 DEGREES 25 MINUTES 41 SECONDS EAST A DISTANCE OF 134.04 FEET TO AN IRON PIN FOUND (ONE INCH OPEN TOP PIPE); THENCE NORTH 61 DEGREES 26 MINUTES 27 SECONDS WEST A DISTANCE OF 137.54 FEET TO AN IRON PIN FOUND (ONE HALF INCH REBAR); THENCE NORTH 61 DEGREES 20 MINUTES 35 SECONDS WEST A DISTANCE OF 144.67 FEET TO AN IRON PIN FOUND (ONE HALF INCH REBAR); THENCE NORTH 61 DEGREES 16 MINUTES 12 SECONDS WEST A DISTANCE OF 29.57 FEET TO A POINT; THENCE SOUTH 47 DEGREES 11 MINUTES 24 SECONDS WEST A DISTANCE OF 139.59 FEET TO AN IRON PIN FOUND (ONE HALF INCH REBAR) ON THE SAID NORTHEASTERLY RIGHT-OF-WAY

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7/7/2022 LINE OF OAKLAND ROAD; THENCE ALONG THE SAID NORTHEASTERLY RIGHT-OF-WAY LINE OF OAKLAND ROAD NORTH 61 DEGREES 39 MINUTES 20 SECONDS WEST A DISTANCE OF 24.05 FEET TO AN IRON PIN FOUND (ONE HALF INCH REBAR); THENCE DEPARTING THE SAID NORTHEASTERLY RIGHT-OF-WAY LINE OF OAKLAND ROAD NORTH 44 DEGREES 33 MINUTES 18 SECONDS EAST A DISTANCE OF 397.44 FEET TO AN IRON PIN FOUND (ONE HALF INCH REBAR); THENCE NORTH 52 DEGREES 42 MINUTES 41 SECONDS WEST A DISTANCE OF 104.56 FEET TO AN IRON PIN FOUND (THREE FOURTHS INCH OPEN TOP PIPE); THENCE SOUTH 44 DEGREES 34 MINUTES 27 SECONDS WEST A DISTANCE OF 142.82 FEET TO AN IRON PIN FOUND (THREE FOURTHS INCH OPEN TOP PIPE); THENCE SOUTH 44 DEGREES 50 MINUTES 52 SECONDS WEST A DISTANCE OF 262.08 FEET TO AN IRON PIN FOUND (ONE HALF INCH REBAR) ON THE SAID NORTHEASTERLY RIGHT-OF-WAY LINE OF OAKLAND ROAD; THENCE ALONG THE SAID NORTHEASTERLY RIGHT-OF-WAY LINE OF OAKLAND ROAD THE FOLLOWING SEVEN COURSES AND DISTANCES: ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 778.30 FEET, AN ARC LENGTH OF 155.35 FEET, BEING SUBTENDED BY A CHORD BEARING OF NORTH 49 DEGREES 58 MINUTES 41 SECONDS WEST AND A CHORD DISTANCE OF 155.09 FEET TO A POINT; THENCE NORTH 46 DEGREES 05 MINUTES 07 SECONDS EAST A DISTANCE OF 10.03 FEET TO A POINT; THENCE ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 273.29 FEET, AN ARC LENGTH OF 42.62 FEET, BEING SUBTENDED BY A CHORD BEARING OF NORTH 35 DEGREES 12 MINUTES 14 SECONDS WEST AND A CHORD DISTANCE OF 42.57 FEET TO A POINT; THENCE ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 557.33 FEET, AN ARC LENGTH OF 97.70 FEET, BEING SUBTENDED BY A CHORD BEARING OF NORTH 26 DEGREES 05 MINUTES 35 SECONDS WEST AND A CHORD DISTANCE OF 97.57 FEET TO A POINT; THENCE ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 16,010.02 FEET, AN ARC LENGTH OF 41.64 FEET, BEING SUBTENDED BY A CHORD BEARING OF NORTH 22 DEGREES 57 MINUTES 09 SECONDS WEST AND A CHORD DISTANCE OF 41.64 FEET TO A POINT; THENCE SOUTH 45 DEGREES 19 MINUTES 04 SECONDS WEST A DISTANCE OF 10.77 FEET TO A POINT; THENCE ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 16,020.03 FEET, AN ARC LENGTH OF 42.07 FEET, BEING SUBTENDED BY A CHORD BEARING OF NORTH 22 DEGREES 49 MINUTES 01 SECONDS WEST AND A CHORD DISTANCE OF 42.07 FEET TO AN IRON PIN FOUND (ONE INCH OPEN TOP PIPE); THENCE DEPARTING THE SAID NORTHEASTERLY RIGHT-OF-WAY LINE OF OAKLAND ROAD NORTH 45 DEGREES 47 MINUTES 20 SECONDS EAST A DISTANCE OF 361.46 FEET TO AN IRON PIN FOUND (ONE HALF INCH OPEN TOP PIPE); THENCE NORTH 82 DEGREES 12 MINUTES 40 SECONDS WEST A DISTANCE OF 201.61 FEET TO AN IRON PIN FOUND (ONE INCH OPEN TOP PIPE); THENCE SOUTH 61 DEGREES 27 MINUTES 20 SECONDS WEST A DISTANCE OF 153.12 FEET TO AN IRON PIN FOUND (ONE INCH OPEN TOP PIPE) ON THE SAID NORTHEASTERLY RIGHT-OF-WAY LINE OF OAKLAND ROAD; THENCE ALONG THE SAID NORTHEASTERLY RIGHT-OF-WAY LINE OF OAKLAND ROAD THE FOLLOWING SIXTEEN COURSES AND DISTANCES: NORTH 17 DEGREES 44 MINUTES 17 SECONDS WEST A DISTANCE OF 350.15 FEET TO A POINT; THENCE ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 10,779.68 FEET, AN ARC LENGTH OF 266.81 FEET, BEING SUBTENDED BY A CHORD BEARING OF NORTH 19 DEGREES 31 MINUTES 39 SECONDS WEST AND A CHORD DISTANCE OF 266.80 FEET TO A POINT; THENCE ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 2,747.35 FEET, AN ARC LENGTH OF 438.23 FEET, BEING SUBTENDED BY A CHORD BEARING OF NORTH 25 DEGREES 56 MINUTES 08 SECONDS WEST AND A CHORD DISTANCE OF 437.77 FEET TO A POINT; THENCE ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 803.79 FEET, AN ARC LENGTH OF 368.70 FEET, BEING SUBTENDED BY A CHORD BEARING OF NORTH 44 DEGREES 59 MINUTES 12 SECONDS WEST AND A CHORD DISTANCE OF 365.47 FEET TO A POINT; THENCE ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 1,918.78 FEET, AN ARC LENGTH OF 153.58 FEET, BEING SUBTENDED BY A CHORD BEARING OF NORTH 59 DEGREES 58

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MINUTES 51 SECONDS WEST AND A CHORD DISTANCE OF 153.54 FEET TO A POINT; THENCE NORTH 64 DEGREES 39 MINUTES 45 SECONDS WEST A DISTANCE OF 100.35 FEET TO A POINT; THENCE ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 453.76 FEET, AN ARC LENGTH OF 201.34 FEET, BEING SUBTENDED BY A CHORD BEARING OF NORTH 77 DEGREES 10 MINUTES 12 SECONDS WEST AND A CHORD DISTANCE OF 199.69 FEET TO A POINT; THENCE SOUTH 88 DEGREES 06 MINUTES 45 SECONDS WEST A DISTANCE OF 151.62 FEET TO A POINT; THENCE ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 367.25 FEET, AN ARC LENGTH OF 138.05 FEET, BEING SUBTENDED BY A CHORD BEARING OF NORTH 82 DEGREES 06 MINUTES 55 SECONDS WEST AND A CHORD DISTANCE OF 137.24 FEET TO A POINT; THENCE NORTH 70 DEGREES 09 MINUTES 47 SECONDS WEST A DISTANCE OF 256.81 FEET TO A POINT; THENCE ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 1,011.81 FEET, AN ARC LENGTH OF 159.56 FEET, BEING SUBTENDED BY A CHORD BEARING OF NORTH 75 DEGREES 12 MINUTES 11 SECONDS WEST AND A CHORD DISTANCE OF 159.39 FEET TO A POINT; THENCE ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 6,741.93 FEET, AN ARC LENGTH OF 195.77 FEET, BEING SUBTENDED BY A CHORD BEARING OF NORTH 79 DEGREES 58 MINUTES 34 SECONDS WEST AND A CHORD DISTANCE OF 195.76 FEET TO A POINT; THENCE NORTH 78 DEGREES 46 MINUTES 33 SECONDS WEST A DISTANCE OF 141.29 FEET TO A POINT; THENCE ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 4,822.82 FEET, AN ARC LENGTH OF 190.30 FEET, BEING SUBTENDED BY A CHORD BEARING OF NORTH 81 DEGREES 18 MINUTES 26 SECONDS WEST AND A CHORD DISTANCE OF 190.29 FEET TO A POINT; THENCE NORTH 08 DEGREES 00 MINUTES 17 SECONDS EAST A DISTANCE OF 4.29 FEET TO A POINT; THENCE NORTH 81 DEGREES 59 MINUTES 43 SECONDS WEST A DISTANCE OF 197.24 FEET TO AN IRON PIN SET (ONE HALF INCH REBAR); THENCE DEPARTING THE SAID NORTHEASTERLY RIGHT-OF-WAY LINE OF OAKLAND ROAD AND ALONG A MITER LINE COMMON TO THE EASTERLY RIGHT-OF-WAY LINE OF HERRINGTON ROAD (HAVING A VARIABLE WIDTH RIGHT OF WAY) NORTH 40 DEGREES 56 MINUTES 50 SECONDS WEST A DISTANCE OF 36.90 FEET TO AN IRON PIN SET (ONE HALF INCH REBAR) ON THE SAID EASTERLY RIGHT-OF-WAY LINE OF HERRINGTON ROAD; THENCE ALONG THE SAID EASTERLY RIGHT-OF-WAY LINE OF HERRINGTON ROAD THE FOLLOWING SEVEN COURSES AND DISTANCES: ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 573.00 FEET, AN ARC LENGTH OF 90.69 FEET, BEING SUBTENDED BY A CHORD BEARING OF NORTH 13 DEGREES 31 MINUTES 24 SECONDS EAST AND A CHORD DISTANCE OF 90.60 FEET TO A POINT; THENCE NORTH 08 DEGREES 59 MINUTES 21 SECONDS EAST A DISTANCE OF 240.76 FEET TO A POINT; THENCE NORTH 81 DEGREES 00 MINUTES 40 SECONDS WEST A DISTANCE OF 0.27 FEET TO A POINT; THENCE NORTH 09 DEGREES 07 MINUTES 26 SECONDS EAST A DISTANCE OF 206.98 FEET TO AN IRON PIN FOUND (ONE HALF INCH REBAR); THENCE NORTH 16 DEGREES 44 MINUTES 01 SECONDS EAST A DISTANCE OF 100.50 FEET TO AN IRON PIN FOUND (ONE HALF INCH REBAR); THENCE NORTH 11 DEGREES 15 MINUTES 50 SECONDS EAST A DISTANCE OF 100.00 FEET TO AN IRON PIN FOUND (ONE HALF INCH REBAR); THENCE NORTH 42 DEGREES 13 MINUTES 40 SECONDS EAST A DISTANCE OF 58.31 FEET TO A DISTURBED CONCRETE MONUMENT FOUND ON THE SOUTHERLY RIGHT-OF-WAY LINE OF GEORGIA STATE HIGHWAY NUMBER 316 (HAVING A VARIABLE WIDTH RIGHT-OF-WAY); THENCE DEPARTING THE SAID EASTERLY RIGHT-OF-WAY LINE OF HERRINGTON ROAD AND ALONG THE SAID SOUTHERLY RIGHT-OF WAY LINE OF GEORGIA STATE HIGHWAY NUMBER 316 THE FOLLOWING SEVEN COURSES AND DISTANCES: SOUTH 82 DEGREES 53 MINUTES 23 SECONDS EAST A DISTANCE OF 3,634.55 FEET TO AN IRON PIN FOUND (ONE HALF INCH REBAR) AT THE BASE OF A CONCRETE MONUMENT; THENCE SOUTH 78 DEGREES 32 MINUTES 21 SECONDS EAST A DISTANCE OF 511.72 FEET TO A CONCRETE MONUMENT FOUND; THENCE ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 1,070.91 FEET, AN ARC LENGTH OF 210.46 FEET, BEING SUBTENDED BY A CHORD BEARING OF SOUTH 73

RECEIVED

7/7/2022 DEGREES 08 MINUTES 26 SECONDS EAST AND A CHORD DISTANCE OF 210.12 FEET TO A CONCRETE MONUMENT FOUND; THENCE SOUTH 67 DEGREES 43 MINUTES 56 SECONDS EAST A DISTANCE OF 577.51 FEET TO A POINT; THENCE SOUTH 59 DEGREES 55 MINUTES 44 SECONDS EAST A DISTANCE OF 317.28 FEET TO A CONCRETE MONUMENT FOUND; THENCE ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 1,270.92 FEET, AN ARC LENGTH OF 136.47 FEET, BEING SUBTENDED BY A CHORD BEARING OF SOUTH 77 DEGREES 01 MINUTES 54 SECONDS EAST AND A CHORD DISTANCE OF 136.40 FEET TO A CONCRETE MONUMENT FOUND; THENCE NORTH 79 DEGREES 45 MINUTES 31 SECONDS EAST A DISTANCE OF 435.13 FEET TO POINT OF BEGINNING.

TOGETHER WITH

ALL THAT TRACT OR PARCEL OF LAND LYING OR BEING IN LAND LOT 36 OF THE 7TH LAND DISTRICT, GWINNETT COUNTY, GEORGIA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A CONCRETE MONUMENT FOUND AT THE INTERSECTION OF THE SOUTHERLY RIGHT-OF-WAY LINE OF GEORGIA STATE HIGHWAY NUMBER 316 (HAVING A VARIABLE WIDTH RIGHT-OF-WAY) AND THE WESTERLY RIGHT-OF-WAY LINE OF SUGARLOAF PARKWAY (HAVING A VARIABLE WIDTH RIGHT-OF-WAY); THENCE FROM THE POINT OF COMMENCEMENT SOUTH 33 DEGREES 47 MINUTES 04 SECONDS EAST A DISTANCE OF 909.09 FEET TO A POINT IN THE WESTERLY RIGHT-OF-WAY LINE OF SUGARLOAF PARKWAY TO THE POINT OF BEGINNING; THENCE FROM THE POINT OF BEGINNING NORTH 58 DEGREES 43 MINUTES 57 SECONDS EAST A DISTANCE OF 29.46 FEET TO A POINT; THENCE SOUTH 33 DEGREES 05 MINUTES 20 SECONDS EAST A DISTANCE OF 17.80 FEET TO A POINT; THENCE SOUTH 56 DEGREES 50 MINUTES 55 SECONDS WEST A DISTANCE OF 29.43 FEET TO A POINT ON THE SAID RIGHT-OF-WAY LINE; THENCE NORTH 33 DEGREES 10 MINUTES 42 SECONDS WEST A DISTANCE OF 17.74 FEET TO THE POINT OF BEGINNING.

BEING ALSO DESCRIBED ON THAT CERTAIN ALTA/NSPS LAND TITLE SURVEY PREPARED BY GEOSURVEY JOB NO. 20217269 DATED MARCH 4, 2022 AS FOLLOWS:

ALL THAT TRACT OR PARCEL OF LAND LYING OR BEING IN LAND LOTS 35, 36, 37, 42 AND 43 OF THE 7TH DISTRICT, GWINNETT COUNTY, GEORGIA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A CONCRETE MONUMENT FOUND AT THE INTERSECTION OF THE SOUTHERLY RIGHT-OF-WAY LINE OF GEORGIA STATE HIGHWAY 316 (HAVING A VARIABLE WIDTH RIGHT-OF-WAY) AND THE WESTERLY RIGHT-OF-WAY LINE OF SUGARLOAF PARKWAY (HAVING A VARIABLE WIDTH RIGHT-OF-WAY); THENCE ALONG THE SAID WESTERLY RIGHT-OF-WAY LINE OF SUGARLOAF PARKWAY THE FOLLOWING COURSES AND DISTANCES: ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 2042.04 FEET AND AN ARC LENGTH OF 295.46 FEET, BEING SUBTENDED BY A CHORD BEARING OF SOUTH 28 DEGREES 58 MINUTES 56 SECONDS EAST FOR A DISTANCE OF 295.21 FEET TO A CONCRETE MONUMENT FOUND; SOUTH 33 DEGREES 29 MINUTES 12 SECONDS EAST A DISTANCE OF 126.57 FEET TO A CONCRETE MONUMENT FOUND; NORTH 56 DEGREES 14 MINUTES 30 SECONDS EAST A DISTANCE OF 29.90 FEET TO A CONCRETE MONUMENT FOUND; SOUTH 33 DEGREES 16 MINUTES 57 SECONDS EAST A DISTANCE OF 316.79 FEET TO A CONCRETE MONUMENT FOUND; SOUTH 33 DEGREES 09 MINUTES 08 SECONDS EAST A DISTANCE OF 171.57 FEET TO A NAIL SET; NORTH 56 DEGREES 44 MINUTES 29 SECONDS EAST A DISTANCE OF 29.50 FEET TO A NAIL SET; SOUTH 33 DEGREES 04 MINUTES 48 SECONDS EAST A DISTANCE OF 17.80 FEET TO A NAIL SET; SOUTH 56 DEGREES 51 MINUTES 27 SECONDS WEST A DISTANCE OF 29.48 FEET TO A NAIL SET; SOUTH 33 DEGREES 09 MINUTES 08

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SECONDS EAST A DISTANCE OF 353.64 FEET TO A 5/8-INCH REBAR SET; NORTH 56 DEGREES 44 MINUTES 55 SECONDS EAST A DISTANCE OF 37.87 FEET TO A 5/8-INCH REBAR SET; SOUTH 32 DEGREES 03 MINUTES 08 SECONDS EAST A DISTANCE OF 180.76 FEET TO A 5/8-INCH REBAR SET; ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 1220.92 FEET AND AN ARC LENGTH OF 367.12 FEET, BEING SUBTENDED BY A CHORD BEARING OF SOUTH 48 DEGREES 35 MINUTES 32 SECONDS EAST FOR A DISTANCE OF 365.74 FEET TO A 5/8-INCH REBAR SET; THENCE SOUTH 10 DEGREES 37 MINUTES 44 SECONDS EAST A DISTANCE OF 62.52 FEET TO A 5/8-INCH REBAR SET ON THE NORTHWESTERN RIGHT-OF-WAY OF CRUSE ROAD; THENCE ALONG SAID RIGHT-OF-WAY THE FOLLOWING TWO (2) COURSES AND DISTANCES: SOUTH 40 DEGREES 44 MINUTES 36 SECONDS WEST A DISTANCE OF 300.71 FEET TO A POINT; ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 724.07 FEET AND AN ARC LENGTH OF 73.75 FEET, BEING SUBTENDED BY A CHORD BEARING OF SOUTH 37 DEGREES 49 MINUTES 31 SECONDS WEST FOR A DISTANCE OF 73.72 FEET TO A 1/2-INCH REBAR FOUND; THENCE LEAVING SAID RIGHT-OF-WAY, NORTH 03 DEGREES 23 MINUTES 50 SECONDS WEST A DISTANCE OF 36.61 FEET TO A 5/8-INCH REBAR SET; THENCE NORTH 46 DEGREES 34 MINUTES 51 SECONDS WEST A DISTANCE OF 289.22 FEET TO A 1/2-INCH REBAR FOUND (CAPPED H&J); THENCE ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 666.20 FEET AND AN ARC LENGTH OF 270.22 FEET, BEING SUBTENDED BY A CHORD BEARING OF NORTH 57 DEGREES 51 MINUTES 20 SECONDS WEST FOR A DISTANCE OF 268.37 FEET TO A 1/2-INCH REBAR FOUND; THENCE SOUTH 20 DEGREES 21 MINUTES 41 SECONDS WEST A DISTANCE OF 143.24 FEET TO A 1/2-INCH REBAR FOUND (CAPPED H&J); THENCE SOUTH 27 DEGREES 55 MINUTES 31 SECONDS EAST A DISTANCE OF 49.72 FEET TO A 1/2-INCH REBAR FOUND (CAPPED H&J); THENCE SOUTH 61 DEGREES 17 MINUTES 27 SECONDS WEST A DISTANCE OF 740.40 FEET TO A 1/2-INCH REBAR FOUND (CAPPED H&J); THENCE NORTH 28 DEGREES 45 MINUTES 32 SECONDS WEST A DISTANCE OF 252.29 FEET TO A 5/8-INCH REBAR SET; THENCE SOUTH 58 DEGREES 05 MINUTES 38 SECONDS WEST A DISTANCE OF 780.78 FEET TO A 1/2-INCH REBAR FOUND (CAPPED BDG); THENCE SOUTH 30 DEGREES 26 MINUTES 58 SECONDS EAST A DISTANCE OF 252.46 FEET TO A 1/2-INCH REBAR FOUND (CAPPED BDG); THENCE SOUTH 30 DEGREES 20 MINUTES 27 SECONDS EAST A DISTANCE OF 402.74 FEET TO A 1-INCH ROD FOUND; THENCE SOUTH 60 DEGREES 15 MINUTES 12 SECONDS WEST A DISTANCE OF 9.90 FEET TO A 1/2-INCH REBAR FOUND (CAPPED H&J); THENCE SOUTH 29 DEGREES 51 MINUTES 45 SECONDS EAST A DISTANCE OF 258.67 FEET TO A 1/2-INCH REBAR FOUND ON THE NORTHERN RIGHT-OF-WAY LINE OF OLD NORCROSS ROAD (VARIABLE RIGHT-OF-WAY); THENCE ALONG SAID RIGHT-OF-WAY THE FOLLOWING COURSES AND DISTANCES: ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 1785.00 FEET AND AN ARC LENGTH OF 4.89 FEET, BEING SUBTENDED BY A CHORD BEARING OF SOUTH 89 DEGREES 31 MINUTES 24 SECONDS WEST FOR A DISTANCE OF 4.89 FEET TO A POINT; SOUTH 89 DEGREES 35 MINUTES 54 SECONDS WEST A DISTANCE OF 939.91 FEET TO A 5/8-INCH REBAR SET; ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 1759.66 FEET AND AN ARC LENGTH OF 237.33 FEET, BEING SUBTENDED BY A CHORD BEARING OF NORTH 86 DEGREES 32 MINUTES 17 SECONDS WEST FOR A DISTANCE OF 237.15 FEET TO A 5/8-INCH REBAR SET; ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 949.81 FEET AND AN ARC LENGTH OF 84.62 FEET, BEING SUBTENDED BY A CHORD BEARING OF NORTH 73 DEGREES 10 MINUTES 43 SECONDS WEST FOR A DISTANCE OF 84.59 FEET TO A POINT; NORTH 70 DEGREES 37 MINUTES 13 SECONDS WEST A DISTANCE OF 17.99 FEET TO A 5/8-INCH REBAR SET; NORTH 19 DEGREES 22 MINUTES 31 SECONDS EAST A DISTANCE OF 10.00 FEET TO A CONCRETE MONUMENT FOUND; NORTH 70 DEGREES 24 MINUTES 38 SECONDS WEST A DISTANCE OF 323.38 FEET TO A 1/2-INCH REBAR FOUND (CAPPED H&J) AT THE INTERSECTION OF THE NORTHERN RIGHT-OF-WAY OF OLD NORCROSS ROAD WITH THE EASTERLY RIGHT-OF-WAY OF OAKLAND ROAD (VARIABLE RIGHT-

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OF-WAY); THENCE ALONG SAID RIGHT-OF-WAY OF OAKLAND ROAD THE FOLLOWING COURSES AND DISTANCES: NORTH 33 DEGREES 33 MINUTES 36 SECONDS WEST A DISTANCE OF 120.57 FEET TO A POINT; NORTH 31 DEGREES 34 MINUTES 16 SECONDS WEST A DISTANCE OF 105.12 FEET TO A POINT; ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 632.65 FEET AND AN ARC LENGTH OF 246.31 FEET, BEING SUBTENDED BY A CHORD BEARING OF NORTH 42 DEGREES 45 MINUTES 26 SECONDS WEST FOR A DISTANCE OF 244.76 FEET TO A POINT; NORTH 53 DEGREES 54 MINUTES 38 SECONDS WEST A DISTANCE OF 95.14 FEET TO A POINT; ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 1302.29 FEET AND AN ARC LENGTH OF 130.63 FEET, BEING SUBTENDED BY A CHORD BEARING OF NORTH 56 DEGREES 47 MINUTES 02 SECONDS WEST FOR A DISTANCE OF 130.58 FEET TO A 1/2-INCH REBAR FOUND (CAPPED H&J); THENCE LEAVING SAID RIGHT-OF-WAY, NORTH 13 DEGREES 19 MINUTES 23 SECONDS EAST A DISTANCE OF 134.04 FEET TO A 5/8-INCH REBAR SET; THENCE NORTH 61 DEGREES 32 MINUTES 45 SECONDS WEST A DISTANCE OF 137.54 FEET TO A 5/8-INCH REBAR SET; THENCE NORTH 61 DEGREES 26 MINUTES 09 SECONDS WEST A DISTANCE OF 174.24 FEET TO A 5/8-INCH REBAR SET; THENCE SOUTH 47 DEGREES 05 MINUTES 06 SECONDS WEST A DISTANCE OF 139.59 FEET TO A 5/8-INCH REBAR SET ON THE NORTHEASTERN RIGHT-OF-WAY OF OAKLAND ROAD; THENCE ALONG SAID RIGHT-OF-WAY, NORTH 61 DEGREES 45 MINUTES 38 SECONDS WEST A DISTANCE OF 24.05 FEET TO A 5/8-INCH REBAR SET; THENCE LEAVING SAID RIGHT-OF-WAY, NORTH 44 DEGREES 27 MINUTES 00 SECONDS EAST A DISTANCE OF 397.44 FEET TO A 5/8-INCH REBAR SET; THENCE NORTH 52 DEGREES 47 MINUTES 45 SECONDS WEST A DISTANCE OF 104.61 FEET TO A 1/2-INCH OPEN TOP PIPE FOUND; THENCE SOUTH 44 DEGREES 32 MINUTES 57 SECONDS WEST A DISTANCE OF 404.77 FEET TO A 1/2-INCH REBAR FOUND (CAPPED HMR) ON THE NORTHEASTERN RIGHT-OF-WAY OF OAKLAND ROAD; THENCE ALONG SAID RIGHT-OF-WAY THE FOLLOWING COURSES AND DISTANCES: ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 778.30 FEET AND AN ARC LENGTH OF 156.97 FEET, BEING SUBTENDED BY A CHORD BEARING OF NORTH 49 DEGREES 52 MINUTES 35 SECONDS WEST FOR A DISTANCE OF 156.71 FEET TO A 5/8-INCH REBAR SET; NORTH 46 DEGREES 05 MINUTES 43 SECONDS EAST A DISTANCE OF 10.03 FEET TO A 5/8-INCH REBAR SET; ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 273.29 FEET AND AN ARC LENGTH OF 42.61 FEET, BEING SUBTENDED BY A CHORD BEARING OF NORTH 35 DEGREES 11 MINUTES 38 SECONDS WEST FOR A DISTANCE OF 42.57 FEET TO A POINT; ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 557.33 FEET AND AN ARC LENGTH OF 97.70 FEET, BEING SUBTENDED BY A CHORD BEARING OF NORTH 26 DEGREES 04 MINUTES 59 SECONDS WEST FOR A DISTANCE OF 97.57 FEET TO A POINT; ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 16010.02 FEET AND AN ARC LENGTH OF 41.64 FEET, BEING SUBTENDED BY A CHORD BEARING OF NORTH 22 DEGREES 56 MINUTES 33 SECONDS WEST FOR A DISTANCE OF 41.64 FEET TO A 5/8-INCH REBAR SET; SOUTH 45 DEGREES 19 MINUTES 40 SECONDS WEST A DISTANCE OF 10.77 FEET TO A 5/8-INCH REBAR SET; ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 16020.03 FEET AND AN ARC LENGTH OF 42.07 FEET, BEING SUBTENDED BY A CHORD BEARING OF NORTH 22 DEGREES 48 MINUTES 25 SECONDS WEST FOR A DISTANCE OF 42.07 FEET TO A 5/8-INCH REBAR SET; THENCE LEAVING SAID RIGHT-OF-WAY, NORTH 45 DEGREES 48 MINUTES 17 SECONDS EAST A DISTANCE OF 361.45 FEET TO A 1/2-INCH OPEN TOP PIPE FOUND; THENCE NORTH 82 DEGREES 16 MINUTES 54 SECONDS WEST A DISTANCE OF 201.75 FEET TO A 1/2-INCH OPEN TOP PIPE FOUND; THENCE SOUTH 61 DEGREES 31 MINUTES 59 SECONDS WEST A DISTANCE OF 156.20 FEET TO A 5/8-INCH REBAR SET ON THE NORTHEASTERN RIGHT-OF-WAY OF OAKLAND ROAD; THENCE ALONG SAID RIGHT-OF-WAY THE FOLLOWING COURSES AND DISTANCES: NORTH 17 DEGREES 43 MINUTES 41 SECONDS WEST A DISTANCE OF 351.35 FEET TO A 5/8-INCH REBAR SET; ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 10779.68 FEET AND AN ARC LENGTH OF 266.81 FEET, BEING SUBTENDED BY A CHORD

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7/7/2022 BEARING OF NORTH 19 DEGREES 31 MINUTES 03 SECONDS WEST FOR A DISTANCE OF 266.80 FEET TO A POINT, ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 2747.35 FEET AND AN ARC LENGTH OF 438.23 FEET, BEING SUBTENDED BY A CHORD BEARING OF NORTH 25 DEGREES 55 MINUTES 32 SECONDS WEST FOR A DISTANCE OF 437.77 FEET TO A POINT; ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 803.79 FEET AND AN ARC LENGTH OF 368.69 FEET, BEING SUBTENDED BY A CHORD BEARING OF NORTH 44 DEGREES 59 MINUTES 12 SECONDS WEST FOR A DISTANCE OF 365.47 FEET TO A POINT; ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 1918.78 FEET AND AN ARC LENGTH OF 153.58 FEET, BEING SUBTENDED BY A CHORD BEARING OF NORTH 59 DEGREES 58 MINUTES 51 SECONDS WEST FOR A DISTANCE OF 153.54 FEET TO A 5/8-INCH REBAR SET; NORTH 64 DEGREES 39 MINUTES 45 SECONDS WEST A DISTANCE OF 100.35 FEET TO A 5/8-INCH REBAR SET; ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 453.76 FEET AND AN ARC LENGTH OF 201.34 FEET, BEING SUBTENDED BY A CHORD BEARING OF NORTH 77 DEGREES 10 MINUTES 12 SECONDS WEST FOR A DISTANCE OF 199.69 FEET TO A 5/8-INCH REBAR SET; SOUTH 88 DEGREES 06 MINUTES 45 SECONDS WEST A DISTANCE OF 151.62 FEET TO A 5/8-INCH REBAR SET; ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 367.25 FEET AND AN ARC LENGTH OF 138.05 FEET, BEING SUBTENDED BY A CHORD BEARING OF NORTH 82 DEGREES 06 MINUTES 55 SECONDS WEST FOR A DISTANCE OF 137.24 FEET TO A 5/8-INCH REBAR SET; NORTH 70 DEGREES 09 MINUTES 47 SECONDS WEST A DISTANCE OF 256.81 FEET TO A 5/8-INCH REBAR SET; ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 1011.81 FEET AND AN ARC LENGTH OF 159.73 FEET, BEING SUBTENDED BY A CHORD BEARING OF NORTH 75 DEGREES 12 MINUTES 11 SECONDS WEST FOR A DISTANCE OF 159.56 FEET TO A 5/8-INCH REBAR SET; ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 6741.93 FEET AND AN ARC LENGTH OF 195.77 FEET, BEING SUBTENDED BY A CHORD BEARING OF NORTH 79 DEGREES 58 MINUTES 34 SECONDS WEST FOR A DISTANCE OF 195.76 FEET TO A 5/8-INCH REBAR SET; NORTH 78 DEGREES 46 MINUTES 33 SECONDS WEST A DISTANCE OF 141.29 FEET TO A 5/8-INCH REBAR SET; ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 4822.82 FEET AND AN ARC LENGTH OF 190.07 FEET, BEING SUBTENDED BY A CHORD BEARING OF NORTH 81 DEGREES 12 MINUTES 31 SECONDS WEST FOR A DISTANCE OF 190.06 FEET TO A 5/8-INCH REBAR SET; NORTH 08 DEGREES 02 MINUTES 34 SECONDS EAST A DISTANCE OF 4.29 FEET TO A 5/8-INCH REBAR SET; NORTH 81 DEGREES 57 MINUTES 26 SECONDS WEST A DISTANCE OF 197.24 FEET TO A 5/8-INCH REBAR SET; NORTH 40 DEGREES 54 MINUTES 39 SECONDS WEST A DISTANCE OF 36.91 FEET TO A 5/8-INCH REBAR SET ON THE EASTERN RIGHT-OF-WAY OF HERRINGTON ROAD (VARIABLE RIGHT-OF-WAY); THENCE ALONG SAID RIGHT-OF-WAY OF HERRINGTON ROAD THE FOLLOWING COURSES AND DISTANCES: ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 573.00 FEET AND AN ARC LENGTH OF 90.69 FEET, BEING SUBTENDED BY A CHORD BEARING OF NORTH 13 DEGREES 33 MINUTES 40 SECONDS EAST FOR A DISTANCE OF 90.60 FEET TO A 5/8-INCH REBAR SET; NORTH 09 DEGREES 01 MINUTES 31 SECONDS EAST A DISTANCE OF 240.76 FEET TO A POINT; NORTH 80 DEGREES 58 MINUTES 29 SECONDS WEST A DISTANCE OF 0.27 FEET TO A POINT; NORTH 09 DEGREES 09 MINUTES 34 SECONDS EAST A DISTANCE OF 206.76 FEET TO A 1/2-INCH REBAR FOUND; NORTH 16 DEGREES 44 MINUTES 13 SECONDS EAST A DISTANCE OF 100.65 FEET TO A 1/2-INCH REBAR FOUND (CAPPED HMB); NORTH 10 DEGREES 54 MINUTES 35 SECONDS EAST A DISTANCE OF 93.18 FEET TO A CONCRETE MONUMENT FOUND (DISTURBED); NORTH 41 DEGREES 10 MINUTES 54 SECONDS EAST A DISTANCE OF 66.15 FEET TO A CONCRETE MONUMENT FOUND (DISTURBED) ON THE SOUTHERN RIGHT-OF-WAY OF STATE HIGHWAY 316 (VARIABLE RIGHT-OF-WAY); THENCE ALONG SAID RIGHT-OF-WAY THE FOLLOWING COURSES AND DISTANCES: SOUTH 82 DEGREES 53 MINUTES 09 SECONDS EAST A DISTANCE OF 3634.51 FEET TO A CONCRETE MONUMENT FOUND; SOUTH 78 DEGREES 32 MINUTES 03 SECONDS EAST A DISTANCE OF 511.72 FEET TO A CONCRETE

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7/7/2023 MONUMENT FOUND; ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 1056.72 FEET AND AN ARC LENGTH OF 210.47 FEET, BEING SUBTENDED BY A CHORD BEARING OF SOUTH 73 DEGREES 08 MINUTES 08 SECONDS EAST FOR A DISTANCE OF 210.12 FEET TO A CONCRETE MONUMENT FOUND; SOUTH 67 DEGREES 43 MINUTES 38 SECONDS EAST A DISTANCE OF 577.51 FEET TO A 5/8-INCH REBAR SET; SOUTH 59 DEGREES 55 MINUTES 26 SECONDS EAST A DISTANCE OF 317.28 FEET TO A CONCRETE MONUMENT FOUND (DISTURBED); ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 1447.63 FEET AND AN ARC LENGTH OF 136.45 FEET, BEING SUBTENDED BY A CHORD BEARING OF SOUTH 77 DEGREES 01 MINUTES 36 SECONDS EAST FOR A DISTANCE OF 136.40 FEET TO A CONCRETE MONUMENT FOUND; NORTH 79 DEGREES 47 MINUTES 14 SECONDS EAST A DISTANCE OF 435.74 FEET TO A CONCRETE MONUMENT FOUND AT THE INTERSECTION OF THE SOUTHERLY RIGHT-OF-WAY LINE OF GEORGIA STATE HIGHWAY 316 (HAVING A VARIABLE WIDTH RIGHT-OF-WAY) AND THE WESTERLY RIGHT-OF-WAY LINE OF SUGARLOAF PARKWAY, SAID CONCRETE MONUMENT FOUND BEING THE TRUE POINT OF BEGINNING.

TRACT 2

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 37, 7TH DISTRICT, GWINNETT COUNTY, GEORGIA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT IN THE CENTER LINE OF OAKLAND ROAD (AN UNPAVED ROAD), WHICH IS 786 FEET NORTHWESTERLY FROM THE POINT OF INTERSECTION OF THE CENTER LINE OF OAKLAND ROAD AND THE CENTER LINE OF NORCROSS-LAWRENCEVILLE ROAD; SAID BEGINNING POINT ALSO BEING AT THE SOUTHWEST POINT OF PROPERTY NOW OR FORMERLY OWNED BY M. L. TURNER, JR.; RUNNING THENCE NORTH 60 DEGREES 34 MINUTES WEST ALONG THE CENTER LINE OF OAKLAND ROAD 100 FEET TO A POINT; RUNNING THENCE NORTH 66 DEGREES 34 MINUTES WEST 90.3 FEET TO A POINT; RUNNING THENCE NORTH 33 DEGREES 10 MINUTES EAST 161.6 FEET TO AN IRON PIN; RUNNING THENCE SOUTH 61 DEGREES 57 MINUTES EAST 137.2 FEET TO AN IRON PIN; RUNNING THENCE SOUTH 14 DEGREES 16 MINUTES WEST 160.8 FEET TO THE POINT OF BEGINNING, BEING IMPROVED PROPERTY AND BEING THE SAME AS SHOWN ON SURVEY PREPARED BY MILES A HANNON, REGISTERED LAND SURVEYOR, DATED JULY 6, 1970, GWINNETT COUNTY, GEORGIA. LESS AND EXCEPT ANY PORTION OF THE ABOVE REFERENCED PROPERTY LYING WITHIN THE RIGHT OF WAY OF OAKLAND ROAD.

BEING ALSO DESCRIBED ON THAT CERTAIN ALTA/NSPS LAND TITLE SURVEY PREPARED BY GEOSURVEY JOB NO. 20217269 DATED MARCH 4, 2022 AS FOLLOWS:

ALL THAT TRACT OR PARCEL OF LAND LYING OR BEING IN LAND LOT 37 OF THE 7TH DISTRICT, GWINNETT COUNTY, GEORGIA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A 1/2-INCH REBAR FOUND (CAPPED H&J) AT THE INTERSECTION OF THE NORTHERN RIGHT-OF-WAY OF OLD NORCROSS ROAD WITH THE EASTERLY RIGHT-OF-WAY OF OAKLAND ROAD (VARIABLE RIGHT-OF-WAY); THENCE ALONG SAID RIGHT-OF-WAY OF OAKLAND ROAD THE FOLLOWING COURSES AND DISTANCES: NORTH 33 DEGREES 33 MINUTES 36 SECONDS WEST A DISTANCE OF 120.57 FEET TO A POINT; NORTH 31 DEGREES 34 MINUTES 16 SECONDS WEST A DISTANCE OF 105.12 FEET TO A POINT; ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 632.65 FEET AND AN ARC LENGTH OF 246.31 FEET, BEING SUBTENDED BY A CHORD BEARING OF NORTH 42 DEGREES 45 MINUTES 26 SECONDS WEST FOR A DISTANCE OF 244.76 FEET TO A POINT; NORTH 53 DEGREES 54 MINUTES 38 SECONDS WEST A

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7/7/2022 DISTANCE OF 95.14 FEET TO A POINT; ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 1302.29 FEET AND AN ARC LENGTH OF 130.63 FEET, BEING SUBTENDED BY A CHORD BEARING OF NORTH 56 DEGREES 47 MINUTES 02 SECONDS WEST FOR A DISTANCE OF 130.58 FEET TO A 1/2-INCH REBAR FOUND (CAPPED H&J); SAID 1/2-INCH REBAR FOUND BEING THE TRUE POINT OF BEGINNING. THENCE CONTINUING ALONG SAID RIGHT-OF-WAY, NORTH 62 DEGREES 43 MINUTES 48SECONDS EAST A DISTANCE OF 181.73 FEET TO A 5/8-INCH REBAR SET; THENCE LEAVING SAID RIGHT-OF-WAY, NORTH 32 DEGREES 23 MINUTES 20 SECONDS EAST A DISTANCE OF 133.46 FEET TO A 5/8-INCH REBAR SET; THENCE SOUTH 61 DEGREES 32 MINUTES 45 SECONDS EAST A DISTANCE OF 137.54 FEET TO A 5/8-INCH REBAR SET; SOUTH 13 DEGREES 19 MINUTES 23 SECONDS WEST A DISTANCE OF 134.04 FEET TO A 1/2-INCH REBAR FOUND (CAPPED H&J) ON THE EASTERLY RIGHT-OF-WAY OF OAKLAND ROAD, SAID 1/2-INCH REBAR FOUND BEING THE TRUE POINT OF BEGINNING.

TRACT 3

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF GWINNETT, STATE OF GEORGIA, AND IS DESCRIBED AS FOLLOWS:

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 37 OF THE 7TH DISTRICT, GWINNETT COUNTY, GEORGIA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT AN IRON PIN SET ON THE NORTHEAST RIGHT OF WAY OF OAKLAND (60 FOOT RIGHT OF WAY) A DISTANCE OF 955. 7 FEET FROM THE NORTHWEST INTERSECTION OF THE 60 FOOT RIGHT OF WAY OF OAKLAND ROAD WITH THE 80 FOOT RIGHT OF WAY NORCROSS-LAWRENCEVILLE ROAD AS MEASURED ALONG THE NORTHEAST RIGHT OF WAY OF OAKLAND ROAD; THENCE NORTH 59 DEGREES 47 MINUTES 16 SECONDS WEST A DISTANCE OF 209. 87 FEET ALONG THE RIGHT OF WAY OF OAKLAND ROAD TO AN IRON PIN; THENCE NORTH 48 DEGREES 35 MINUTES 25 SECONDS EAST A DISTANCE OF 139.67 FEET TO AN IRON PIN; THENCE SOUTH 59 DEGREES 53 MINUTES 06 SECONDS EAST A DISTANCE OF 174.40 FEET TO AN IRON PIN; THENCE SOUTH 33 DEGREES 54 MINUTES 05 SECONDS WEST A DISTANCE OF 133.11 FEET TO AN IRON PIN AT THE POINT OF BEGINNING.

BEING ALSO DESCRIBED ON THAT CERTAIN ALTA/NSPS LAND TITLE SURVEY PREPARED BY GEOSURVEY JOB NO. 20217269 DATED MARCH 4, 2022 AS FOLLOWS:

ALL THAT TRACT OR PARCEL OF LAND LYING OR BEING IN LAND LOT 37 OF THE 7TH DISTRICT, GWINNETT COUNTY, GEORGIA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A 1/2-INCH REBAR FOUND (CAPPED H&J) AT THE INTERSECTION OF THE NORTHERN RIGHT-OF-WAY OF OLD NORCROSS ROAD WITH THE EASTERLY RIGHT-OF-WAY OF OAKLAND ROAD (VARIABLE RIGHT-OF-WAY); THENCE ALONG SAID RIGHT-OF-WAY OF OAKLAND ROAD THE FOLLOWING COURSES AND DISTANCES: NORTH 33 DEGREES 33 MINUTES 36 SECONDS WEST A DISTANCE OF 120.57 FEET TO A POINT; NORTH 31 DEGREES 34 MINUTES 16 SECONDS WEST A DISTANCE OF 105.12 FEET TO A POINT; ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 632.65 FEET AND AN ARC LENGTH OF 246.31 FEET, BEING SUBTENDED BY A CHORD BEARING OF NORTH 42 DEGREES 45 MINUTES 26 SECONDS WEST FOR A DISTANCE OF 244.76 FEET TO A POINT; NORTH 53 DEGREES 54 MINUTES 38 SECONDS WEST A DISTANCE OF 95.14 FEET TO A POINT; ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 1302.29 FEET AND AN ARC LENGTH OF 130.63 FEET, BEING SUBTENDED BY A CHORD BEARING OF NORTH 56 DEGREES

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47 MINUTES 02 SECONDS WEST FOR A DISTANCE OF 130.58 FEET TO A 1/2-INCH REBAR FOUND (CAPPED H&J); THENCE NORTH 62 DEGREES 43 MINUTES 48 SECONDS WEST A DISTANCE OF 181.73 FEET TO A 5/8-INCH REBAR SET; SAID 5/8-INCH REBAR SET BEING THE TRUE POINT OF BEGINNING. THENCE CONTINUING ALONG SAID RIGHT-OF-WAY, NORTH 61 DEGREES 12 MINUTES 57 SECONDS WEST A DISTANCE OF 209.68 FEET TO A 5/8-INCH REBAR SET; THENCE LEAVING SAID RIGHT-OF-WAY, NORTH 47 DEGREES 05 MINUTES 06 SECONDS EAST A DISTANCE OF 139.59 FEET TO A 5/8-INCH REBAR SET; THENCE SOUTH 61 DEGREES 26 MINUTES 09 SECONDS EAST A DISTANCE OF 174.24 FEET TO A 5/8-INCH REBAR SET; THENCE SOUTH 32 DEGREES 23 MINUTES 20 SECONDS WEST A DISTANCE OF 133.46 FEET TO A 5/8-INCH REBAR SET ON THE EASTERLY RIGHT-OF-WAY OF OAKLAND ROAD, SAID 5/8-INCH REBAR SET BEING THE TRUE POINT OF BEGINNING.

TRACT 4

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF GWINNETT, STATE OF GEORGIA, AND IS DESCRIBED AS FOLLOWS:

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN THE 7TH LAND DISTRICT OF GWINNETT COUNTY, GEORGIA, IN MARTINS MILITIA DISTRICT, CONTAINING 1 ACRE, MORE OR LESS, AND BEING MORE FULLY DESCRIBED AS FOLLOWS:

BEGINNING AT AN IRON PIN CORNER ON THE EASTERLY SIDE OF HUGHES ROAD, SAID CORNER BEING 394 FEET, MORE OR LESS, SOUTHEASTERLY FROM AN IRON PIN CORNER ON THE BILLY HUGHES AND O. L. MOULDER LINE, AND RUNNING IN A SOUTHEASTERLY DIRECTION ALONG SAID HUGHES ROAD 105 FEET, MORE OR LESS, TO AN IRON PIN CORNER; THENCE IN AN EASTERLY DIRECTION AT RIGHT ANGLES TO SAID ROAD 420 FEET, MORE OR LESS, TO AN IRON PIN CORNER; THENCE IN A NORTHERLY DIRECTION AND PARALLEL TO SAID ROAD, 105 FEET, MORE OR LESS, TO AN IRON PIN CORNER; THENCE IN A WESTERLY DIRECTION AT RIGHT ANGLES TO SAID ROAD 420 FEET, MORE OR LESS, TO THE POINT OF BEGINNING.

SAID PROPERTY BEING BOUNDED ON THE WEST BY HUGHES ROAD AND ON THE NORTH AND SOUTH BY PROPERTY NOW OR FORMERLY OF HUGHES AND ON THE EAST BY PROPERTY NOW OR FORMERLY OF TURNER, AND BEING A PART OF THE TRACT OF LAND CONVEYED BY J. H. BUCHANAN TO O. L. MOULDER BY WARRANTY DEED DATED 4/10/54 AND RECORDED IN DEED BOOK 114, PAGE 383, GWINNETT COUNTY, GEORGIA RECORDS.

BEING ALSO DESCRIBED ON THAT CERTAIN ALTA/NSPS LAND TITLE SURVEY PREPARED BY GEOSURVEY JOB NO. 20217269 DATED MARCH 4, 2022 AS FOLLOWS:

ALL THAT TRACT OR PARCEL OF LAND LYING OR BEING IN LAND LOT 37 OF THE 7TH DISTRICT, GWINNETT COUNTY, GEORGIA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

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7/7/2022 POINT; ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 632.65 FEET AND AN ARC LENGTH OF 246.31 FEET, BEING SUBTENDED BY A CHORD BEARING OF NORTH 42 DEGREES 45 MINUTES 26 SECONDS WEST FOR A DISTANCE OF 244.76 FEET TO A POINT; NORTH 53 DEGREES 54 MINUTES 38 SECONDS WEST A DISTANCE OF 95.14 FEET TO A POINT; ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 1302.29 FEET AND AN ARC LENGTH OF 130.63 FEET, BEING SUBTENDED BY A CHORD BEARING OF NORTH 56 DEGREES 47 MINUTES 02 SECONDS WEST FOR A DISTANCE OF 130.58 FEET TO A 1/2-INCH REBAR FOUND (CAPPED H&J); THENCE NORTH 62 DEGREES 43 MINUTES 48 SECONDS WEST A DISTANCE OF 181.73 FEET TO A 5/8-INCH REBAR SET; THENCE NORTH 61 DEGREES 12 MINUTES 57 SECONDS WEST A DISTANCE OF 209.68 FEET TO A 5/8-INCH REBAR SET; THENCE NORTH 61 DEGREES 45 MINUTES 38 SECONDS WEST A DISTANCE OF 24.05 FEET TO A 5/8-INCH REBAR SET; SAID 5/8-INCH REBAR SET BEING THE TRUE POINT OF BEGINNING. THENCE CONTINUING ALONG SAID RIGHT-OF-WAY, NORTH 56 DEGREES 39 MINUTES 59 SECONDS WEST A DISTANCE OF 106.48 FEET TO A 1/2-INCH REBAR FOUND (CAPPED HMR); THENCE LEAVING SAID RIGHT-OF-WAY, NORTH 44 DEGREES 32 MINUTES 57 SECONDS EAST A DISTANCE OF 404.77 FEET TO A 1/2-INCH OPEN TOP PIPE FOUND; THENCE SOUTH 52 DEGREES 47 MINUTES 45 SECONDS EAST A DISTANCE OF 104.61 FEET TO A 5/8-INCH REBAR SET; THENCE SOUTH 44 DEGREES 27 MINUTES 00 SECONDS WEST A DISTANCE OF 397.44 FEET TO A 5/8-INCH REBAR SET ON THE EASTERN RIGHT-OF-WAY OF OAKLAND ROAD, SAID 5/8-INCH REBAR SET BEING THE TRUE POINT OF BEGINNING.

FOR INFORMATIONAL PURPOSES ONLY:

TRACT 1 - 5030 Sugarloaf Parkway; 1100 Oakland Road; 1182 Oakland Road, Lawrenceville, GA
TRACT 2 - 1122 Oakland Road, Lawrenceville, GA
TRACT 3 - 1132 Oakland Road, Lawrenceville, GA
TRACT 4 - 1142 Oakland Road, Lawrenceville, GA

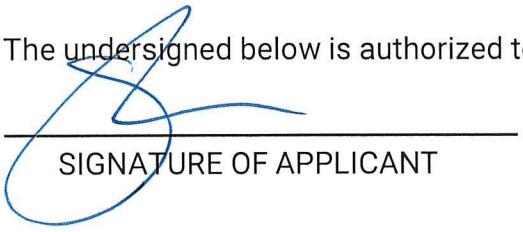
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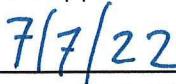
7/7/2022

Gwinnett County Planning Division
Buffer Reduction Application
Revision Date 10/2021

APPLICANT CERTIFICATION

The undersigned below is authorized to make this application by the property owner.

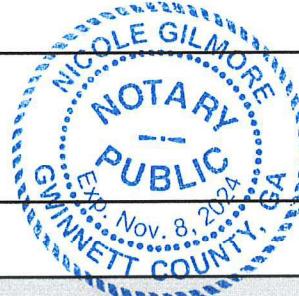

SIGNATURE OF APPLICANT


DATE

Shane Lanham, attorney for the Applicant

TYPE OR PRINT NAME AND TITLE


NOTARY



PROPERTY OWNER CERTIFICATION

The undersigned below, or as attached, is the owner of record of the property considered in this application and is aware that this application is made on his or her behalf.

SIGNATURE OF PROPERTY OWNER

DATE

TYPE OR PRINT NAME AND TITLE

NOTARY

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7/7/2022

APPLICANT CERTIFICATION

The undersigned below is authorized to make this application by the property owner.



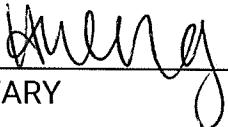
SIGNATURE OF APPLICANT

7.7.22

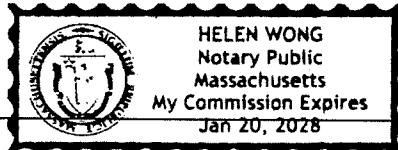
DATE

Jeffrey Theobald, Authorized Signer

TYPE OR PRINT NAME AND TITLE



NOTARY



PROPERTY OWNER CERTIFICATION

The undersigned below, or as attached, is the owner of record of the property considered in this application and is aware that this application is made on his or her behalf.



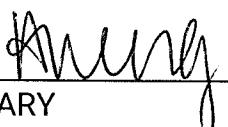
SIGNATURE OF PROPERTY OWNER

7.7.22

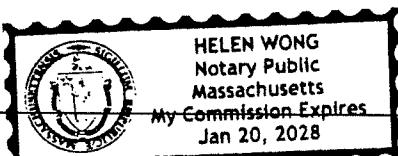
DATE

Jeffrey Theobald, Authorized Signer

TYPE OR PRINT NAME AND TITLE



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7/7/2022



Matthew P. Benson
Catherine W. Davidson
Gerald Davidson, Jr.*
Rebecca B. Gober
Brian T. Easley
Christopher D. Holbrook

Shane M. Lanham
Jeffrey R. Mahaffey
Jessica R. Pickens
Steven A. Pickens
Andrew D. Stancil
R. Lee Tucker, Jr.

*Of Counsel

**COMBINED LETTER OF INTENT FOR REZONING APPLICATION OF
FF PIX 5030 SUGARLOAF, LLC**

Mahaffey Pickens Tucker, LLP submits the attached rezoning and buffer reduction applications (the “Applications”) on behalf of FF PIX 5030 Sugarloaf, LLC (the “Applicant”), relating to a proposed mixed-use development on an approximately 289.65-acre assemblage of land (the “Assemblage”) located at the intersection of Sugarloaf Parkway and University Parkway (State Route 316). The Assemblage also has road frontage on Cruse Road, Old Norcross Road, Oakland Road, and Herrington Road.

Overall, the proposed development would include a total of approximately 2,283,200 square feet of industrial uses, 784 multifamily residential units (including carriage-style units), and 18,000 square feet of commercial uses. The proposed development is compatible with surrounding land uses and zoning classifications and is compatible with the policies of the Gwinnett County 2040 Unified Plan (the “2040 Plan”) which designates the Assemblage as within the Innovation District Character Area on the 2040 Plan’s Future Development Map. According to the 2040 Plan, “[t]he Innovation District is intended where the predominant use is research and development, technological uses, industrial parks, and areas where there are colleges and universities.” Additionally, the 2040 Plan provides that “[t]hese elements should be supported where appropriate by opportunities for uses including residential and multi-use commercial uses.” Moreover, the 2040 Plan specifically identifies research & development, technology-related businesses, office parks, industrial parks, mixed-use developments, townhomes, and apartments as potential

Sugarloaf Office || 1550 North Brown Road, Suite 125, Lawrenceville, Georgia 30043

NorthPoint Office || 11175 Cicero Drive, Suite 100, Alpharetta, Georgia 30022

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www.mptlawfirm.com

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7/7/2022 development types. The proposed development, with its diverse mixture of land uses, falls squarely within this policy.

The proposed office/distribution facilities and light industrial uses would be provided within a total of eight buildings which would feature attractive concrete tilt-up panel construction. Office areas within these buildings would include additional architectural treatments including windows and glass accents. The proposed commercial component of the proposed development would be located along Sugarloaf Parkway and would accommodate a variety of retail, restaurant, and commercial uses in character with the existing commercial uses along this segment of Sugarloaf Parkway. The proposed residential components would be provided along Oakland Road and Sugarloaf Parkway with robust amenities including a clubhouse, pool and patio areas, as well as smaller pocket parks and green spaces for the use and enjoyment of residents. The existing Hughes Lake would be retained and would also function as an amenity for residents both because of its aesthetic value as well as the opportunity to activate this feature with walking trails and other recreational activities.

Most of the Assemblage is already zoned to accommodate the proposed development. However, there are certain components which have disparate zoning classifications and would not accommodate the proposed development as depicted on the master site plan submitted with the Applications. In the case of the multifamily tracts, the Applications are submitted to add a missing land use to the overall campus. Aside from the multifamily rezoning requests, the Applications are submitted primarily to consolidate and clean-up the varying zoning classifications on the Assemblage. That is, the subject properties of the Applications are defined to remedy gaps in the existing zoning, which is primarily M-1 and M-2. For example, the subject property of the rezoning for Building 300 does not contain any buildings. The subject property of that rezoning application would contain only driveways, parking spaces, and a portion of the existing stormwater pond. Post-zoning, the subject property of that rezoning case would be combined with a larger portion of the Assemblage as depicted on the master site plan submitted with the Applications. Similarly, rezoning applications are submitted relative to proposed Commercial Parcel 2 and Commercial Parcel 3 to expand those existing commercial sites. Accordingly, the Applicant hereby submits the following applications:

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- Building 100: Rezoning to M-1
- Building 300: Rezoning to M-2
- Building 500: Rezoning to M-2 including:
 - Variance to increase building height to 55 feet
- Commercial Tract 2: Rezoning to C-2
- Commercial Tract 3: Rezoning to C-2
- Multifamily Tract 1: Rezoning to RM-24
- Multifamily Tract 2: Rezoning to RM-24
- Buffer Reduction: reduce all buffers to zero feet

The proposed development is compatible with existing land uses and zoning classifications of the surrounding area, is in line with the policy and intent of the 2040 Plan, and is an appropriate land use due to the Property's proximity to major transportation corridors including Sugarloaf Parkway, University Parkway, and Interstate 85. The Buffer Reduction application primarily relates to internal buffers and would alleviate the proposed development from providing buffering against itself. The only external buffer reduction that the Applicant is requesting relates to the proposed Building 500. The future Building 500 parcel is adjacent to two tracts of land zoned RA-200 which contain a cemetery. The Applicant welcomes the opportunity to meet with staff of the Gwinnett County Department of Planning and Development to answer any questions or to address any concerns relating to the matters set forth in this letter or in the Application filed herewith. The Applicant respectfully requests your approval of the Application.

Respectfully submitted this 7th day of July, 2022.

MAHAFFEY PICKENS TUCKER, LLP

Shane Lanham

Shane M. Lanham
Attorneys for the Applicant

GWINNETT COUNTY
PLANNING AND DEVELOPMENT

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7/7/2022

Kimley Horn
SUGARLOAF PARKWAY ASSOCIATES, INC.
11720 AMERI PARK DRIVE, SUITE 600
ALPHARETTA, GEORGIA 30009
www.kimleyhorn.com

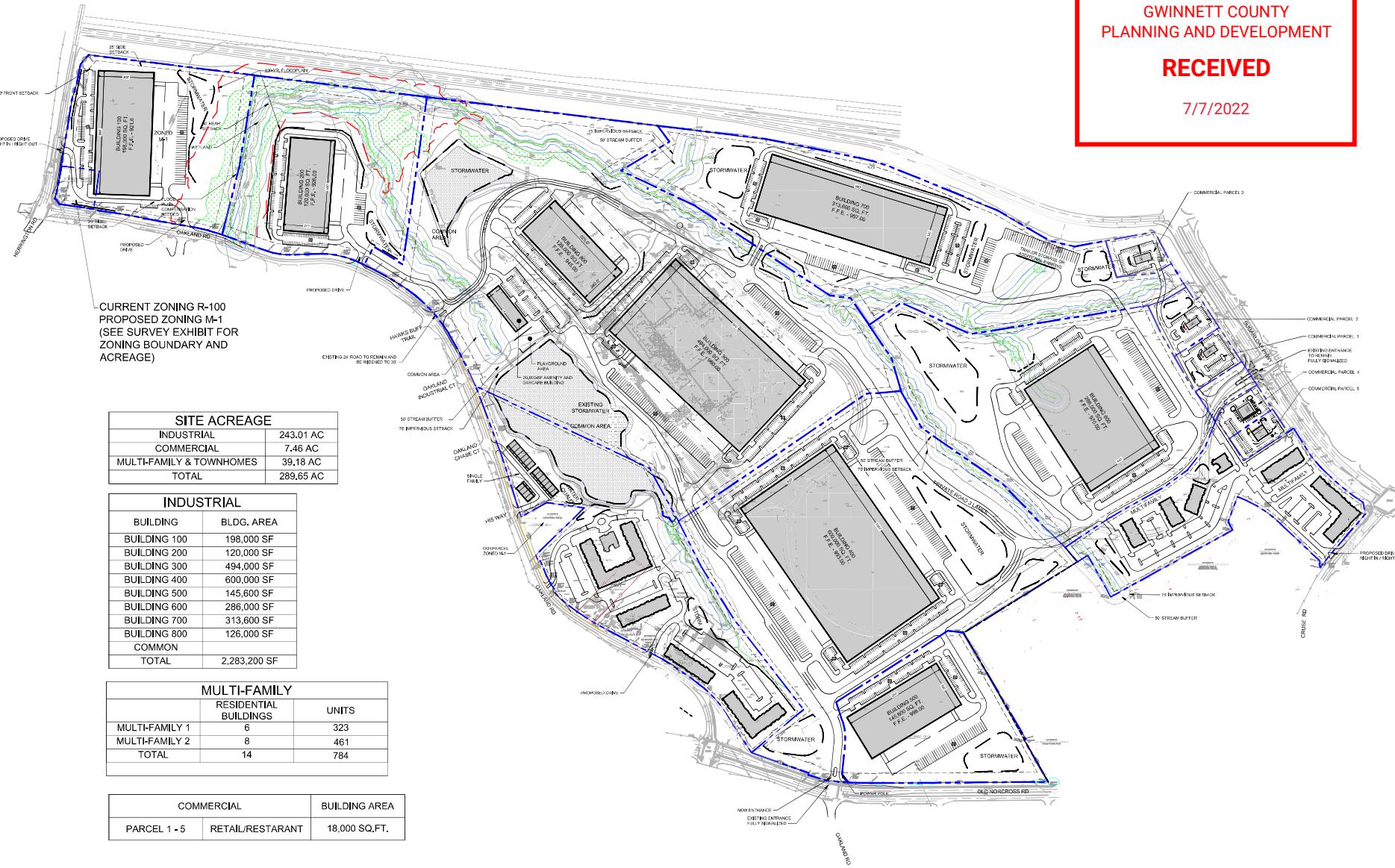
FOXFIELD LLC
2050 SUGARLOAF PARKWAY, SUITE 100
MARIETTA, GEORGIA 30060
(770) 426-2660

FOXFIELD
2050 SUGARLOAF PARKWAY, SUITE 100
MARIETTA, GEORGIA 30060
DATE: 07/07/2022

SUGARLOAF PARKWAY
INDUSTRIAL
5030 SUGARLOAF PARKWAY, MARIETTA, GA



GRAPHIC CHECKED
LEVEL: 0000000130
DRAWN BY: JDT
DEIGNED BY: JDT
REVIEWED BY: GMM
DATE: 07/07/2022
PRODUCT NO: 014698602
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OVERALL
SITEPLAN
SHEET NUMBER
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5030 SUGARLOAF PARKWAY MASTER PLAN & PARCELING PLAN - 07/07/2022



GRAPHIC SCALE IN FEET
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