

47 E. MAY STREET WINDER, GA 30680

» Property Features

- Former Pizza Hut/Wing Street freestanding restaurant building
- Building size – 2,774 sf
- Property Size – .76 acres
- 45 parking spaces (including 2 HC)

FOR LEASE
\$27/ft NNN As/Is

47 E. May Street Winder, GA 30680

DOUG ADAIR

404.872.1828

www.dougadairllc.com

commercial real estate

» Property Description

The subject property is a former Pizza Hut/Wing Street restaurant building constructed in 1986 and remodeled in 2008 that sits in the city of Winder. Winder, which is the county seat of Barrow County, is in the northeast metro area approximately 50 miles from downtown Atlanta. The property is on E. May St., the east-west route through town, and .2 miles from its intersection with S. Broad St. which is the heart of Winder. E. May St. contains most of the convenience retail users such as banks and fast food restaurants. The zoning is B-1 and property taxes for 2017 are \$9,061.10.

Other details:

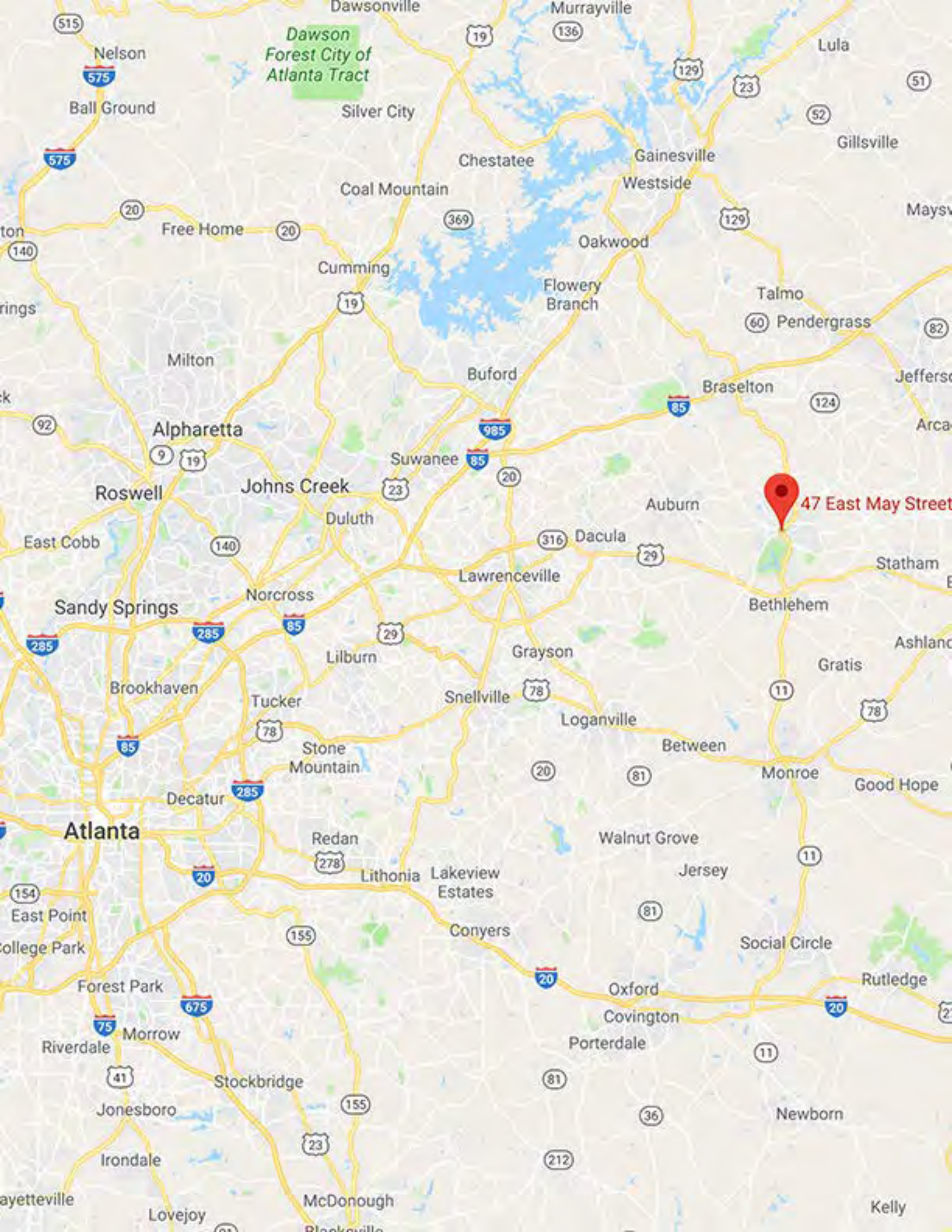
- Excellent visibility
- Good traffic counts and access
- Flexible B-1 zoning allows for numerous uses
- On the main commercial thoroughfare of Winder
- Good signage

» Demographics

	1 mile	3 miles	5 miles
Estimated Population	6,178	24,011	43,734
Median HH Income	\$35,467	\$50,572	\$54,976
Median Home Value	\$125,238	\$142,508	\$145,332

» Additional Information Included:

- Maps
- Aerials
- Survey



47 East May Street



47 East May Street

Barrow County Museum

Winder Historic Train Depot

Golden Corral Buffet and Grill

Publix Super Market at Winder Corners...

Winder

E 5th Ave

4th Ave

3rd Ave

2nd Ave

James St

Bellview St

Melrose St

Sweet Gum Ln

Betts St

W Candler St

W Midland Ave

N Woodlawn Ave

W New St

Alexander St

W Wright St

E New St

E Wright St

11

82

Mcelroy St

Georgia Ave

Lumpkin St

Nancy St

Highland

Folly St

Griffith Street

11

8

S Center St

Lee St

S Jackson St

Maynard St

Richardson St

Lanther

2nd Street

Williamson St

Capitol Ave

M.L.K. Jr Dr

Wood Ave

E Wright St

ick Mill Rd

Harpy

Scrooch Ct

Graham St

Oak St

Glen Ave

Tuggle Street

Golden Corral Buffet and Grill

Atlanta Ave

Savannah St

E Midland Ave

Yargo Camp Rd

Will-A-Way Rd

11

BUS 29

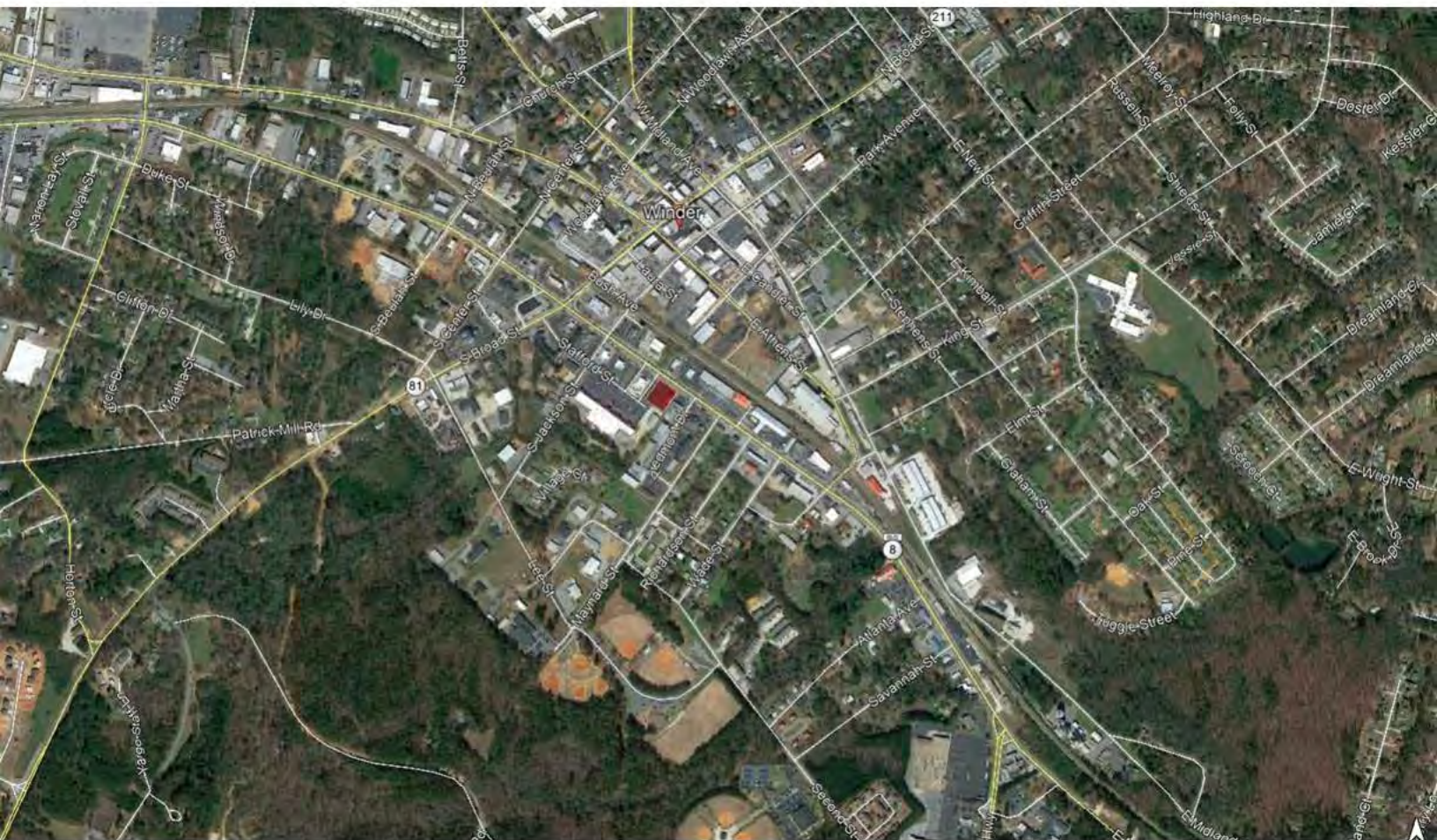
E Midland

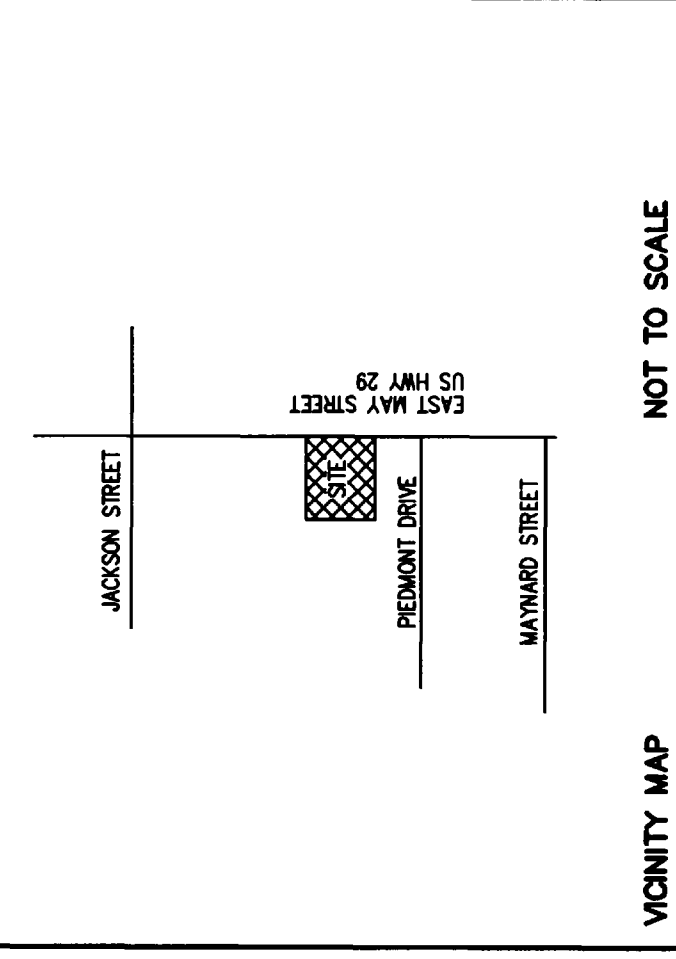
Firetower Road

Firetower Road

Ocean Liner Dr

Russell Cemetery Rd





NOT TO SCALE

SURVEYORS CERTIFICATE

TO: PIZZA HUT OF AMERICA INC., REALTY INCOME CORPORATION, A MARYLAND CORPORATION; REALTY INCOME PROPERTIES 13, LLC, A DELAWARE LIMITED LIABILITY COMPANY; FIDELITY NATIONAL TITLE INSURANCE COMPANY;

THIS IS TO CERTIFY THAT THIS MAP OR PLAN 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, 2, 3, 4, 6(B), 7(A), 7(B)(1), 7(C), 8, 9, 10(A), 11(A), 13, 14, 16, 17, 18 AND 21 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON JULY 08, 2011.

DATE OF PLAN OR MAP: JULY 08, 2011

BY: T.A. SHERARD, P.E., R.L.S.

REGISTRATION NO. 2832
STATE OF GEORGIA
DATE: JULY 14, 2011

THE PROPERTY DESCRIBED AND SHOWN HEREON IS THE SAME PROPERTY DESCRIBED IN FIDELITY NATIONAL TITLE INSURANCE COMPANY TITLE COMMITMENT NO. 221856 LKW DATED JUNE 01, 2011.

PREPARED BY:
SITE DESIGN, INC.
CIVIL ENGINEERS - SURVEYORS - LANDSCAPE ARCHITECTS
420 EAST PARK AVE., SUITE 100, BREVILLE, SC 29601
TEL: (714) 979-7181 FAX: (714) 641-3840
WWW.SITEDSIGN-INC.COM

PREPARED FOR:
'ALTA/ACSM LAND TITLE SURVEY'

THE MATTHEWS COMPANY
National ALTA Survey Management

17220 Newhops Street, Suites 108-110, Fountain Valley, CA 92708
Tel: (714) 979-7181 Fax: (714) 641-3840
www.themathewscow.com

DATE	REVISION
8-11-11	REUSE PER CLIENT COMMENTS

CHKD. BY: TBO/DRA
APPROVED: TAS
PHI NO.: 621178
SDI DWG. NO.: ST10231

47 East May Street
Barrow County
243 GMD.
Winder, Georgia

SCALE: 1" = 20'
DATE: 07/08/2011
DRAWN BY: DRA
CHKD. BY: TBO/DRA
SDI DWG. NO.: ST10231

#2958

SURVEY PIZZA HUT STORE #4808
47 E. MAY STREET
WINDER, GA

Parcel # WN13 113A
DEED BOOK 513, PAGE 330

N/F
RANDALL E. WILLIAMS
DEED BOOK 513, PAGE 330

WINDER ASSOCIATES
PARCEL # WN13 109
DEED BOOK 56, PAGE 137

N/F
WINDER ASSOCIATES
PARCEL # WN13 109
DEED BOOK 56, PAGE 137

N/F
WINDER ASSOCIATES
PARCEL # WN13 109
DEED BOOK 56, PAGE 137

N/F
WINDER ASSOCIATES
PARCEL # WN13 109
DEED BOOK 56, PAGE 137

N/F
WINDER ASSOCIATES
PARCEL # WN13 109
DEED BOOK 56, PAGE 137

N/F
WINDER ASSOCIATES
PARCEL # WN13 109
DEED BOOK 56, PAGE 137

N/F
WINDER ASSOCIATES
PARCEL # WN13 109
DEED BOOK 56, PAGE 137

N/F
WINDER ASSOCIATES
PARCEL # WN13 109
DEED BOOK 56, PAGE 137

N/F
WINDER ASSOCIATES
PARCEL # WN13 109
DEED BOOK 56, PAGE 137

N/F
WINDER ASSOCIATES
PARCEL # WN13 109
DEED BOOK 56, PAGE 137

N/F
WINDER ASSOCIATES
PARCEL # WN13 109
DEED BOOK 56, PAGE 137

N/F
WINDER ASSOCIATES
PARCEL # WN13 109
DEED BOOK 56, PAGE 137

N/F
WINDER ASSOCIATES
PARCEL # WN13 109
DEED BOOK 56, PAGE 137

N/F
WINDER ASSOCIATES
PARCEL # WN13 109
DEED BOOK 56, PAGE 137

N/F
WINDER ASSOCIATES
PARCEL # WN13 109
DEED BOOK 56, PAGE 137

N/F
WINDER ASSOCIATES
PARCEL # WN13 109
DEED BOOK 56, PAGE 137

N/F
WINDER ASSOCIATES
PARCEL # WN13 109
DEED BOOK 56, PAGE 137

N/F
WINDER ASSOCIATES
PARCEL # WN13 109
DEED BOOK 56, PAGE 137

N/F
WINDER ASSOCIATES
PARCEL # WN13 109
DEED BOOK 56, PAGE 137

N/F
WINDER ASSOCIATES
PARCEL # WN13 109
DEED BOOK 56, PAGE 137

N/F
WINDER ASSOCIATES
PARCEL # WN13 109
DEED BOOK 56, PAGE 137

N/F
WINDER ASSOCIATES
PARCEL # WN13 109
DEED BOOK 56, PAGE 137

N/F
WINDER ASSOCIATES
PARCEL # WN13 109
DEED BOOK 56, PAGE 137

N/F
WINDER ASSOCIATES
PARCEL # WN13 109
DEED BOOK 56, PAGE 137

N/F
WINDER ASSOCIATES
PARCEL # WN13 109
DEED BOOK 56, PAGE 137

N/F
WINDER ASSOCIATES
PARCEL # WN13 109
DEED BOOK 56, PAGE 137

N/F
WINDER ASSOCIATES
PARCEL # WN13 109
DEED BOOK 56, PAGE 137

N/F
WINDER ASSOCIATES
PARCEL # WN13 109
DEED BOOK 56, PAGE 137

N/F
WINDER ASSOCIATES
PARCEL # WN13 109
DEED BOOK 56, PAGE 137

N/F
WINDER ASSOCIATES
PARCEL # WN13 109
DEED BOOK 56, PAGE 137

N/F
WINDER ASSOCIATES
PARCEL # WN13 109
DEED BOOK 56, PAGE 137

N/F
WINDER ASSOCIATES
PARCEL # WN13 109
DEED BOOK 56, PAGE 137

N/F
WINDER ASSOCIATES
PARCEL # WN13 109
DEED BOOK 56, PAGE 137

N/F
WINDER ASSOCIATES
PARCEL # WN13 109
DEED BOOK 56, PAGE 137

N/F
WINDER ASSOCIATES
PARCEL # WN13 109
DEED BOOK 56, PAGE 137

N/F
WINDER ASSOCIATES
PARCEL # WN13 109
DEED BOOK 56, PAGE 137

N/F
WINDER ASSOCIATES
PARCEL # WN13 109
DEED BOOK 56, PAGE 137

N/F
WINDER ASSOCIATES
PARCEL # WN13 109
DEED BOOK 56, PAGE 137

ZONING NOTES

ZONED: I - INDUSTRIAL DISTRICT
33,326 SQ. FT.
33,326 ACRES

AREA

TYPE OF SPACES	NO. OF SPACES
REGULAR	36
COMPACT	0
HANDICAP	4
TOTAL	41

PARKING REQUIREMENTS

1 SPACE FOR EVERY 4 SEATS FOR RESTAURANTS AND 1 SPACE FOR EVERY 100 SQ. FT. OF FLOOR SPACE FOR PATRON USE WHICH DOES NOT INCLUDE SEATS

SOURCE OF DATA

CITY OF WINDER, GEORGIA DEPARTMENT OF PUBLIC WORKS
45 E ATHENS STREET
WINDER, GA 30680
(770) 867-3106

TAX ASSESSOR PARCEL NO.

PARCEL #WN13 112

RESTRICTIONS

DB. 62, PG. 140
MAX. HEIGHT LIMITATION: 22'
MAX. Pylon SIGN HGT.: 18'

ACCESS NOTE

INDIRECT ACCESS TO SUBJECT PROPERTY VIA PUBLIC RIGHT OF WAY OF E. MAY STREET (US HWY 29) VIA ACCESS EASEMENT GRANTED BY DEED BOOK 62 PAGE 140

ENCROACHMENTS/PROJECTIONS

SUBJECT PROPERTY'S CONC. FLUME PROJECTS ONTO ADJACENT PROPERTY 3.6' AT THE GREATEST POINT

ADJOINER'S CONC. WALL ENROACHES ONTO SUBJECT PROPERTY 0.6' AT THE GREATEST POINT

ADJOINER'S CONC. PAD ENROACHES ONTO SUBJECT PROPERTY 1.0' AT THE GREATEST POINT

REFERENCE DEED

1. DEED BOOK 63, PAGE 113

REFERENCE PLAT

1. PLAT ENTITLED "AS-BUILT SURVEY 243 G.M.D., CITY OF WINDER, BARROW CO. GA, PIZZA HUT," DATED 10-26-85 AND PREPARED BY COVER TECHNICAL SERVICES, INC., (PROVIDED BY CLIENT)

BASIS OF BEARINGS

THE BEARING NORTH 33°30'00" EAST ON THE NORTHWESTERN PROPERTY LINE OF THE SUBJECT PROPERTY REF. DEED NOTED HEREON, WAS USED AS THE BASIS OF BEARINGS FOR THIS SURVEY

FLOOD ZONE

ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY'S FLOOD DATE OF DEC. 15, 2009, THE PROPERTY, SHOWN HEREON LIES WITHIN ZONE "X" PER COMMUNITY MAP NO. 1301300120C. (CITY OF WINDER COMMUNITY MAP NO. 130234)

SURVEYOR'S NOTES

1. THERE IS NO OBSERVED EVIDENCE OF EARTH MOVING WORK, BUILDING CONSTRUCTION OR BUILDING ADDITIONS WITHIN RECENT MONTHS.

2. THERE ARE NO KNOWN CHANGES IN STREET RIGHT OF WAY LINES EITHER COMPLETED OR PROPOSED, AVAILABLE FROM THE CONTROLLING JURISDICTION AND REFERENCE PLAT INFORMATION

3. THERE IS NO OBSERVED EVIDENCE OF RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIRS.

4. THERE IS NO EVIDENCE OF SITE USE AS A SOLID WASTE DUMP, SUMP OR SANITARY LANDFILL.

5. THE SUBJECT PROPERTY IS CONTIGUOUS TO THE SOUTHWESTERN RIGHT OF WAY OF E MAY STREET (US HWY 29) WITH NO GAPS OR GORES.

6. SUBJECT PROPERTY FIELD SURVEYED 07/08/2011.

7. OBSERVED POSTED ADDRESS: 47 E MAY STREET

8. NO EVIDENCE OF POTENTIAL WETLANDS WERE OBSERVED ON THE SUBJECT PROPERTY. THE SURVEYOR HAS CONDUCTED VISUAL SURVEYS AND HAS RECEIVED ANY DOCUMENTATION OF ANY WETLANDS BEING LOCATED ON THE SUBJECT PROPERTY.

9. (A) THIS SURVEY MAP CORRECTLY REPRESENTS THE FACTS FOUND AT THE TIME OF THE SURVEY.

(B) THERE ARE NO DISCREPANCIES BETWEEN THE BOUNDARY LINES OF THE PROPERTY AS SHOWN ON THIS SURVEY MAP AND AS DESCRIBED IN THE LEGAL DESCRIPTION PRESENTED IN THE TITLE COMMITMENT.

(C) THE BOUNDARY LINE DIMENSIONS AS SHOWN ON THIS SURVEY MAP FORM A MATHEMATICALLY CLOSED FIGURE WITHIN +/- 0.1 FOOT.

(D) THE BOUNDARIES OF THE PROPERTY ARE CONTIGUOUS WITH THE BOUNDARIES OF THE ADJACENT PROPERTIES, RIGHTS OF WAY AND EASEMENTS, PUBLIC OR PRIVATE, AS DESCRIBED IN THEIR MOST RECENT RESPECTIVE LEGAL DESCRIPTIONS OF RECORD.

(E) EXCEPT AS OTHERWISE NOTED, IF THE PROPERTY CONSISTS OF TWO OR MORE PARCELS, THERE ARE NO GAPS OR GORES BETWEEN SAID PARCELS.

LEGEND

- SS SE EASEMENT
- VCP VTRIPED CLAY PIPE
- CB CATCH BASIN
- DI DRAINAGE
- ELEC TRANS
- WATER METER
- WATER VALVE
- CABLE TV
- CABLE
- OPTIC CABLE
- GAS VALVE
- GAS METER
- CHAIN LINK FENCE
- IRON PIN OLD
- IRON PIN SET
- NAIL & CAP
- OPEN TOP
- REBAR
- CONCRETE CONC PIPE
- WMS WOOD MANHOLE (SS)
- STORM DRAIN
- RIGHT OF WAY
- SS SANITARY SEWER
- WMS WOOD MANHOLE (SS)
- UNDERGROUND TEL
- UT WATER POLE
- W WATER CALL
- (M) MEASURED CALL

ENCROACHMENTS/PROJECTIONS

SUBJECT PROPERTY'S CONC. FLUME PROJECTS ONTO ADJACENT PROPERTY 3.6' AT THE GREATEST POINT

ADJOINER'S CONC. WALL ENROACHES ONTO SUBJECT PROPERTY 0.6' AT THE GREATEST POINT

ADJOINER'S CONC. PAD ENROACHES ONTO SUBJECT PROPERTY 1.0' AT THE GREATEST POINT

REFERENCE DEED

1. DEED BOOK 63, PAGE 113

REFERENCE PLAT

1. PLAT ENTITLED "AS-BUILT SURVEY 243 G.M.D., CITY OF WINDER, BARROW CO. GA, PIZZA HUT," DATED 10-26-85 AND PREPARED BY COVER TECHNICAL SERVICES, INC., (PROVIDED BY CLIENT)

BASIS OF BEARINGS

THE BEARING NORTH 33°30'00" EAST ON THE NORTHWESTERN PROPERTY LINE OF THE SUBJECT PROPERTY REF. DEED NOTED HEREON, WAS USED AS THE BASIS OF BEARINGS FOR THIS SURVEY

FLOOD ZONE

ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY'S FLOOD DATE OF DEC. 15, 2009, THE PROPERTY, SHOWN HEREON LIES WITHIN ZONE "X" PER COMMUNITY MAP NO. 1301300120C. (CITY OF WINDER COMMUNITY MAP NO. 130234)

SURVEYOR'S NOTES

1. THERE IS NO OBSERVED EVIDENCE OF EARTH MOVING WORK, BUILDING CONSTRUCTION OR BUILDING ADDITIONS WITHIN RECENT MONTHS.

2. THERE ARE NO KNOWN CHANGES IN STREET RIGHT OF WAY LINES EITHER COMPLETED OR PROPOSED, AVAILABLE FROM THE CONTROLLING JURISDICTION AND REFERENCE PLAT INFORMATION

3. THERE IS NO OBSERVED EVIDENCE OF RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIRS.

4. THERE IS NO EVIDENCE OF SITE USE AS A SOLID WASTE DUMP, SUMP OR SANITARY LANDFILL.

5. THE SUBJECT PROPERTY IS CONTIGUOUS TO THE SOUTHWESTERN RIGHT OF WAY OF E MAY STREET (US HWY 29) WITH NO GAPS OR GORES.

6. SUBJECT PROPERTY FIELD SURVEYED 07/08/2011.

7. OBSERVED POSTED ADDRESS: 47 E MAY STREET

8. NO EVIDENCE OF POTENTIAL WETLANDS WERE OBSERVED ON THE SUBJECT PROPERTY. THE SURVEYOR HAS CONDUCTED VISUAL SURVEYS AND HAS RECEIVED ANY DOCUMENTATION OF ANY WETLANDS BEING LOCATED ON THE SUBJECT PROPERTY.

9. (A) THIS SURVEY MAP CORRECTLY REPRESENTS THE FACTS FOUND AT THE TIME OF THE SURVEY.

(B) THERE ARE NO DISCREPANCIES BETWEEN THE BOUNDARY LINES OF THE PROPERTY AS SHOWN ON THIS SURVEY MAP AND AS DESCRIBED IN THE LEGAL DESCRIPTION PRESENTED IN THE TITLE COMMITMENT.

(C) THE BOUNDARY LINE DIMENSIONS AS SHOWN ON THIS SURVEY MAP FORM A MATHEMATICALLY CLOSED FIGURE WITHIN +/- 0.1 FOOT.

(D) THE BOUNDARIES OF THE PROPERTY ARE CONTIGUOUS WITH THE BOUNDARIES OF THE ADJACENT PROPERTIES, RIGHTS OF WAY AND EASEMENTS, PUBLIC OR PRIVATE, AS DESCRIBED IN THEIR MOST RECENT RESPECTIVE LEGAL DESCRIPTIONS OF RECORD.

(E) EXCEPT AS OTHERWISE NOTED, IF THE PROPERTY CONSISTS OF TWO OR MORE PARCELS, THERE ARE NO GAPS OR GORES BETWEEN SAID PARCELS.

LEGEND

- SS SE EASEMENT
- VCP VTRIPED CLAY PIPE
- CB CATCH BASIN
- DI DRAINAGE
- ELEC TRANS
- WATER METER
- WATER VALVE
- CABLE TV
- CABLE
- OPTIC CABLE
- GAS VALVE
- GAS METER
- CHAIN LINK FENCE
- IRON PIN OLD
- IRON PIN SET
- NAIL & CAP
- OPEN TOP
- REBAR
- CONCRETE CONC PIPE
- WMS WOOD MANHOLE (SS)
- STORM DRAIN
- RIGHT OF WAY
- SS SANITARY SEWER
- WMS WOOD MANHOLE (SS)
- UNDERGROUND TEL
- UT WATER POLE
- W WATER CALL
- (M) MEASURED CALL

TITLE COMMITMENT LEGAL DESCRIPTION

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN THE CITY OF WINDER, 243 G.M.D. OF BARROW COUNTY, GEORGIA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

TO FIND THE TRUE POINT OF BEGINNING, COMMENCE AT A POINT ON THE SOUTHWESTERLY - MOST 60 FT. RIGHT OF WAY OF U.S. HWY. NO. 29, SAID POINT BEING 906.45 FT. SOUTHEASTERLY ALONG SAID RIGHT OF WAY FROM EASTERLY RIGHT OF WAY OF S.R. #81; THENCE S 33°30'00" W, A DISTANCE OF 15.00 FT. TO THE TRUE POINT OF BEGINNING;

THENCE S 56°30'00" E ALONG THE SOUTHWESTERLY - MOST 75 FT. RIGHT OF WAY OF U.S. HWY. NO. 29, A DISTANCE OF 180.00 FT. TO AN IRON PIN FOUND; THENCE S 33°30'00" W, A DISTANCE OF 180.00 FT. TO AN IRON PIN FOUND; THENCE N 56°30'00" W, A DISTANCE OF 185.00 FT. TO AN IRON PIN FOUND; THENCE N 33°30'00" E, A DISTANCE OF 185.00 FT. TO AN IRON PIN FOUND AND THE TRUE POINT OF BEGINNING.

SAID ABOVE DESCRIBED TRACT CONTAINING 0.764 ACRES.

TOGETHER WITH THE RIGHTS, EASEMENTS, PRIVILEGES AND OBLIGATIONS APPURTENANT TO THE ABOVE DESCRIBED LAND CREATED AND ESTABLISHED UNDER THE FOLLOWING INSTRUMENTS:

(1) DECLARATION OF EASEMENTS BY WINDER ASSOCIATES DATED JULY 1985, AND RECORDED IN DEED BOOK 62, PAGE 140, RECORDS OF BARROW COUNTY, GEORGIA, DATED SEPTEMBER 17, 1997, AND RECORDED IN DEED BOOK 382, PAGE 109, AFORESAID RECORDS; AND

(2) DRAINAGE EASEMENT FROM WINDER ASSOCIATES TO PIZZA HUT OF AMERICA, INC., DATED AUGUST 5, 1985, AND RECORDED IN DEED BOOK 63, PAGE 122, AFORESAID RECORDS.

SURVEYORS LEGAL DESCRIPTION

ALL THAT CERTAIN PIECE, PARCEL OR TRACT OF LAND SITUATE, LYING AND BEING IN G.M.D. 243 OF THE COUNTY OF BARROW, CITY OF WINDER, STATE OF GEORGIA, AND CONTAINING 0.765 ACRES ACCORDING TO A PLAT ENTITLED "ALTA/ACSM LAND TITLE SURVEY FOR PIZZA HUT OF AMERICA INC., 47 EAST MAY STREET, BARROW COUNTY, 243 G.M.D., WINDER, GEORGIA," DATED 7/08/11 BY SITE DESIGN, INC., ACCORDING TO SAID PLAT, HAVING THE FOLLOWING METES AND BOUNDS TO WIT:

BEGINNING AT A 1/2" REBAR IRON PIN SET LOCATED ON THE SOUTHWESTERN RIGHT OF WAY OF EAST MAY STREET (US HWY 29) AT THE JOINT CORNER OF RANDALL E. WILLIAMS PROPERTY, NOW OR FORMERLY, SAID IRON PIN ALSO BEING 96.6'± WEST OF THE WESTERN RIGHT OF WAY OF PIEDMONT DRIVE, THENCE LEAVING SAID SOUTHWESTERN RIGHT OF WAY AND RUNNING ALONG THE COMMON LINE OF THE WILLIAMS PROPERTY S 33°-30'-00" W 185.00 FEET TO A POINT ON WALL AT THE JOINT CORNER OF DRP COMPANY INC. PROPERTY, NOW SAID DRP COMPANY INC. PROPERTY, AND RUNNING ALONG THE COMMON LINE OF SAID DRP COMPANY INC. PROPERTY, NOW OR FORMERLY, N 56°-44'-48" W 180.00 FEET TO WINDER ASSOCIATES PROPERTY, NOW OR FORMERLY, N 56°-44'-48" W 180.00 FEET TO AN OLD 1/2" REBAR IRON PIN (BEAT WITH NAIL) AT THE JOINT CORNER OF THE WINDER ASSOCIATES PROPERTY, NOW OR FORMERLY, CROSSING OVER AN OLD 1/2" REBAR IRON PIN AT 110.99 FEET; THENCE TURNING AND RUNNING STILL WITH THE COMMON LINE OF THE WINDER ASSOCIATES PROPERTY N 33°-30'-00" E 185.29 FEET TO AN OLD 1/2" REBAR IRON PIN ON THE SOUTHWESTERN RIGHT OF WAY OF EAST MAY STREET (US HWY 29); THENCE TURNING AND RUNNING ALONG SAID RIGHT OF WAY S 56°-39'-14" E 180.00 FEET TO THE POINT AND PLACE OF BEGINNING.

THIS BEING THE SAME PROPERTY REFERRED TO IN FIDELITY NATIONAL TITLE INSURANCE COMPANY TITLE COMMITMENT NO. 221-856 LKW BEARING AN EFFECTIVE DATE OF JUNE 1, 2011.

ENCROACHMENTS/PROJECTIONS

SUBJECT PROPERTY'S CONC. FLUME PROJECTS ONTO ADJACENT PROPERTY 3.6' AT THE GREATEST POINT

ADJOINER'S CONC. WALL ENROACHES ONTO SUBJECT PROPERTY 0.6' AT THE GREATEST POINT

ADJOINER'S CONC. PAD ENROACHES ONTO SUBJECT PROPERTY 1.0' AT THE GREATEST POINT

REFERENCE DEED

1. DEED BOOK 63, PAGE 113

REFERENCE PLAT

1. PLAT ENTITLED "AS-BUILT SURVEY 243 G.M.D., CITY OF WINDER, BARROW CO. GA, PIZZA HUT," DATED 10-26-85 AND PREPARED BY COVER TECHNICAL SERVICES, INC., (PROVIDED BY CLIENT)

BASIS OF BEARINGS

THE BEARING NORTH 33°30'00" EAST ON THE NORTHWESTERN PROPERTY LINE OF THE SUBJECT PROPERTY REF. DEED NOTED HEREON, WAS USED AS THE BASIS OF BEARINGS FOR THIS SURVEY

FLOOD ZONE

ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY'S FLOOD DATE OF DEC. 15, 2009, THE PROPERTY, SHOWN HEREON LIES WITHIN ZONE "X" PER COMMUNITY MAP NO. 1301300120C. (CITY OF WINDER COMMUNITY MAP NO. 130234)

SURVEYOR'S NOTES

1. THERE IS NO OBSERVED EVIDENCE OF EARTH MOVING WORK, BUILDING CONSTRUCTION OR BUILDING ADDITIONS WITHIN RECENT MONTHS.

2. THERE ARE NO KNOWN CHANGES IN STREET RIGHT OF WAY LINES EITHER COMPLETED OR PROPOSED, AVAILABLE FROM THE CONTROLLING JURISDICTION AND REFERENCE PLAT INFORMATION

3. THERE IS NO OBSERVED EVIDENCE OF RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIRS.

4. THERE IS NO EVIDENCE OF SITE USE AS A SOLID WASTE DUMP, SUMP OR SANITARY LANDFILL.

5. THE SUBJECT PROPERTY IS CONTIGUOUS TO THE SOUTHWESTERN RIGHT OF WAY OF E MAY STREET (US HWY 29) WITH NO GAPS OR GORES.

6. SUBJECT PROPERTY FIELD SURVEYED 07/08/2011.