

TITLE EXCEPTIONS

THE FOLLOWING EXCEPTIONS ARE LISTED IN SCHEDULE B, SECTION 2, OF A COMMITMENT FOR TITLE INSURANCE, AS PREPARED BY FIRST AMERICAN TITLE INSURANCE COMPANY, COMMITMENT NO. 11176.001, EFFECTIVE DATE AUGUST 7, 2016, LAST REVISED OCT. 31, 2016.

9. Relinquishment of access rights (except where designated by the DOT) pursuant to that certain Right of Way Deed (Limited Access) from H.O. Ethridge to the State Highway Department of Georgia, dated January 25, 1957, filed April 19, 1957 and recorded in Deed Book 135, Page 142, records of the Superior Court of Gwinnett County, Georgia.

DOES NOT AFFECT SITE (RIGHTS RELINQUISHED ALONG GA. HWY 400).

10. Easement from Falcons Nest I, Ltd. and Falcons Nest II, Ltd. to Gwinnett County, Georgia, dated March 7, 1986, filed April 3, 1987 and recorded in Deed Book 4208, Page 224, aforesaid records.

MAY AFFECT SITE -- PLANS REFERENCED IN SAID DOCUMENT NOT PROVIDED.

11. Easement Agreement by and between Falcon's Nest I and McDonald's Corporation, a Delaware corporation, dated April 18, 1988, filed April 28, 1988 and recorded in Deed Book 4866, Page 228, aforesaid records; as amended by First Amendment to Easement Agreement by and between Falcon's Nest Office, L.L.C., a Delaware limited liability company, Opus South Corporation, a Florida corporation and McDonald's Corporation, a Delaware corporation, dated as of February 29, 2008, filed March 20, 2008 and recorded in Deed Book 4879, Page 607, aforesaid records; as further amended by Second Amendment to Easement Agreement by and between Swanee Gateway One, LLC, a Delaware limited liability company, Piedmont Swanee Gateway Land, LLC, a Delaware limited liability company and McDonald's Corporation, a Delaware corporation, dated April 19, 2016, filed May 12, 2016 and recorded in Deed Book 54281, Page 466, aforesaid records.

DOES NOT AFFECT SITE

12. Right-of-Way Easement from Falcon Nest II, Ltd. to Jackson Electric Membership Corporation, dated August 30, 1991, filed December 20, 1991 and recorded in Deed Book 6974, Page 184, aforesaid records.

AFFECTS SITE AS SHOWN

13. Permanent Drainage Easement between Falcon Nest I, Ltd., Falcons Nest II, Ltd., a/k/a Falcon Nest II, Ltd and Gwinnett County, Georgia, dated April 24, 1992, filed April 29, 1992 and recorded in Deed Book 7390, Page 54, aforesaid records.

DOES NOT AFFECT SITE, NOT ON THE PROPERTY

14. Easement from Falcons Nest II, Ltd. to Gwinnett County, Georgia, dated July 27, 1993, filed August 6, 1993 and recorded in Deed Book 9140, Page 113, aforesaid records.

DOES NOT AFFECT SITE, NOT ON THE PROPERTY

15. Easement from Falcons Nest II, Ltd. to Gwinnett County, Georgia, dated July 27, 1993, filed August 6, 1993 and recorded in Deed Book 9140, Page 116, aforesaid records.

DOES NOT AFFECT SITE, NOT ON THE PROPERTY

16. Restrictions as contained in that certain Quitclaim Deed and Easement Termination Agreement by and between Falcons Nest I, Ltd., a Georgia limited partnership and The Five Smiths, Inc., a Georgia corporation (Grantors) and Lawrenceville-Swanee Associates, LLC, a Georgia limited liability company (Grantee), dated December 1, 2000, filed January 10, 2001 and recorded in Deed Book 22036, Page 230, aforesaid records.

DOES NOT AFFECT SITE

17. Restrictions contained in that certain Quitclaim Deed from Gwinnett County, Georgia to Falcon's Nest I, Ltd., a Georgia limited partnership, dated January 4, 2001, filed January 10, 2001 and recorded in Deed Book 22036, Page 237, aforesaid records.

DOES NOT AFFECT SITE

18. Non-Exclusive Access and Utilities Easement by and between Lawrenceville-Swanee Associates, LLC, a Georgia limited liability company and Opus South Corporation, a Florida corporation, dated September 26, 2007, filed October 19, 2007 and recorded in Deed Book 48366, Page 217, aforesaid records; as modified by Modification of Non-Exclusive Access and Utilities Easement between the same parties, dated May 15, 2008, filed July 2, 2008 and recorded in Deed Book 48948, Page 163, aforesaid records.

DOES NOT AFFECT SITE

19. Declaration of Reciprocal Easements, Covenants, Conditions and Restrictions [The Terraces at Swanee Gateway] by Lowe's Companies, Inc. and Opus South Corporation, a Florida corporation joined by Falcon's Nest Office, L.L.C., a Delaware limited liability company and consented to by KeyBank National Association, a national banking corporation, dated as of December 17, 2007, filed December 20, 2007 and recorded in Deed Book 48515, Page 57, aforesaid records; as amended by First Amendment to Declaration of Reciprocal Easements, Covenants, Conditions and Restrictions [The Terraces at Swanee Gateway] by SLF III-GA Swanee Gateway, LLC, dated as of September 1, 2011, filed September 16, 2011 and recorded in Deed Book 50875, Page 699, aforesaid records; as further amended by Second Amendment to Declaration of Reciprocal Easements, Covenants and Restrictions [The Terraces at Swanee Gateway] by SLF III-GA Swanee Gateway, LLC, dated as of March 22, 2012, filed March 23, 2012 and recorded in Deed Book 51255, Page 362, aforesaid records; as further amended by Amended and Restated Second Amendment to Declaration of Reciprocal Easements, Covenants, Conditions and Restrictions [The Terraces at Swanee Gateway] by SLF III-GA Swanee Gateway, LLC, dated as of March 22, 2012, filed June 6, 2012 and recorded in Deed Book 51412, Page 597, aforesaid records; as further amended by Third Amendment to Declaration of Reciprocal Easements, Covenants, Conditions and Restrictions [The Terraces at Swanee Gateway] by SLF III-GA Swanee Gateway, LLC, dated as of June 5, 2012 and recorded in Deed Book 51412, Page 603, aforesaid records; as re-filed August 14, 2012 and re-recorded in Deed Book 51570, Page 890, aforesaid records; as further amended by Fourth Amendment to Declaration of Reciprocal Easements, Covenants, Conditions and Restrictions [The Terraces at Swanee Gateway] by SLF III-GA Swanee Gateway, LLC, dated as of September 17, 2015, filed September 22, 2015 and recorded in Deed Book 53834, Page 379, aforesaid records; as further amended by Fifth Amendment to Declaration of Reciprocal Easements, Covenants, Conditions and Restrictions [The Terraces at Swanee Gateway] by SLF III-GA Swanee Gateway, LLC, dated as of September 17, 2015, filed September 22, 2015 and recorded in Deed Book 53834, Page 379, aforesaid records; as further amended by Sixth Amendment to Declaration of Reciprocal Easements, Covenants, Conditions and Restrictions [The Terraces at Swanee Gateway] by SLF III-GA Swanee Gateway, LLC, a Texas limited liability company, Swanee (Redbridge) LLC, a Georgia limited liability company, Swanee (Outpace) LLC, a Georgia limited liability company and Main Event Entertainment, LP, a Delaware limited partnership, effective as of March 22, 2016, filed April 4, 2016 and recorded in Deed Book 54197, Page 397, aforesaid records; as further amended by Seventh Amendment to Declaration of Reciprocal Easements, Covenants, Conditions and Restrictions [The Terraces at Swanee Gateway] effective as of August 19, 2016, filed September 12, 2016 and recorded in Deed Book 54577, Page 400, aforesaid records; as may be further amended and/or supplemented.

AFFECTS SITE -- BLANKET EASEMENTS AND RESTRICTIONS

20. Declaration of Easements, Covenants, Conditions and Restrictions by and between Opus South Corporation, a Florida corporation and Lowe's Home Centers, Inc., a North Carolina corporation, dated as of December 19, 2007, filed December 20, 2007 and recorded in Deed Book 48515, Page 128, aforesaid records; as amended by Amendment to Declaration of Easements, Covenants, Conditions and Restrictions by and between the same parties, dated as of June 5, 2012, filed June 6, 2012 and recorded in Deed Book 51412, Page 589, aforesaid records; as further amended by Second Amendment to Declaration of Easements, Covenants, Conditions and Restrictions by and between SLF III-GA Swanee Gateway, LLC, a Texas limited liability company, and between SLF III-GA Swanee Gateway, LLC, a Texas limited liability company, as successor in interest to Opus South Corporation, Lowe's Home Centers, LLC, a North Carolina limited liability company, (a/k/a Lowe's Home Centers, Inc., Swanee (Redbridge), LLC, a Georgia limited liability company, Swanee (Outpace) LLC, a Georgia limited liability company, dated September 17, 2015, filed September 22, 2015 and recorded in Deed Book 53834, Page 370, aforesaid records, as may be further amended and/or supplemented.

AFFECTS SITE -- BLANKET EASEMENTS AND RESTRICTIONS

21. Restriction Agreement by and between Opus South Corporation, a Florida corporation and Lowe's Home Centers, Inc., a North Carolina corporation, dated as of December 19, 2007, filed December 20, 2007 and recorded in Deed Book 48515, Page 182, aforesaid records.

AFFECTS SITE -- BLANKET RESTRICTIONS

22. Covenants, Conditions, Limitations and Restrictions contained in that certain Limited Warranty Deed from Opus South Corporation, a Florida corporation to Flagstar Bank, FSB, dated December 20, 2007, filed December 28, 2007 and recorded in Deed Book 48530, Page 673, aforesaid records; as amended by Third Amendment to Declaration of Reciprocal Easements, Covenants, Conditions and Restrictions [The Terraces at Swanee Gateway] by SLF III-GA Swanee Gateway, LLC, dated as of June 5, 2012, filed June 6, 2012 and recorded in Deed Book 51412, Page 603, aforesaid records; as re-filed August 14, 2012 and re-recorded in Deed Book 51570, Page 890, aforesaid records.

DOES NOT AFFECT SITE

23. Encroachment Agreement by Opus South Corporation, a Florida corporation, dated November 15, 2007, filed January 4, 2008 and recorded in Deed Book 48547, Page 501, aforesaid records.

DOES NOT AFFECT SITE

24. Easement from Opus South Corporation, a Florida corporation to Lawrenceville-Swanee Associates, LLC, a Georgia limited liability company, dated May 15, 2008, filed July 2, 2008 and recorded in Deed Book 48948, Page 172, aforesaid records.

DOES NOT AFFECT SITE

25. Easement Agreement by and between Niro Properties, LLC, a Georgia limited liability company and Opus South Corporation, a Florida corporation, dated as of August 11, 2008, filed August 27, 2008 and recorded in Deed Book 49044, Page 609, aforesaid records.

DOES NOT AFFECT SITE

26. Water Metering Device Easement from Opus South Corporation to Gwinnett County Water and Sewerage Authority, dated March 19, 2008, filed October 16, 2008 and recorded in Deed Book 49123, Page 323, aforesaid records.

DOES NOT AFFECT SITE

27. Landscape Maintenance Agreement by Opus South Corporation, a Georgia corporation, dated December 8, 2008, filed February 17, 2009 and recorded in Deed Book 49288, Page 862, aforesaid records.

DOES NOT AFFECT SITE

28. Landscape Maintenance Agreement by Opus South Corporation, a Georgia corporation, dated December 8, 2008, filed February 17, 2009 and recorded in Deed Book 49288, Page 865, aforesaid records.

DOES NOT AFFECT SITE

29. All matters affecting subject property as shown on the following plats:
(A) Plat Book 122, Pages 233-240; and
(B) Plat Book 125, Pages 93-119, all aforesaid records.

SEWER & POWER EASEMENTS AFFECTS SITE AS SHOWN.

30. Declaration of Use Restrictions by SLF III-GA Swanee Gateway, LLC, a Texas limited liability company, effective as of March 22, 2016, filed March 24, 2016 and recorded in Deed Book 54714, Page 717, aforesaid records; as may be further amended and/or supplemented.

AFFECTS SITE -- BLANKET RESTRICTIONS

31. Declaration of Use Restrictions by SLF III-GA Swanee Gateway, LLC, a Texas limited liability company, effective as of April 31, 2016, filed April 4, 2016 and recorded in Deed Book 54714, Page 38, aforesaid records; as may be further amended and/or supplemented.

AFFECTS SITE -- BLANKET RESTRICTIONS

32. All matters affecting subject property as shown on Plat recorded in Plat Book 135, Page 264, aforesaid records.

DOES NOT AFFECT SITE

33. Declaration of Use Restrictions by SLF III-GA Swanee Gateway, LLC, a Texas limited liability company, effective as of April 31, 2016, filed April 4, 2016 and recorded in Deed Book 54714, Page 38, aforesaid records; as may be further amended and/or supplemented.

AFFECTS SITE -- BLANKET RESTRICTIONS

34. Declaration of Use Restrictions by SLF III-GA Swanee Gateway, LLC, a Texas limited liability company, effective as of April 31, 2016, filed April 4, 2016 and recorded in Deed Book 54714, Page 38, aforesaid records; as may be further amended and/or supplemented.

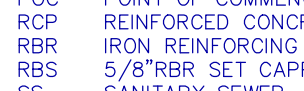
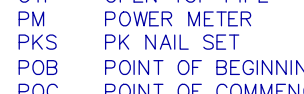
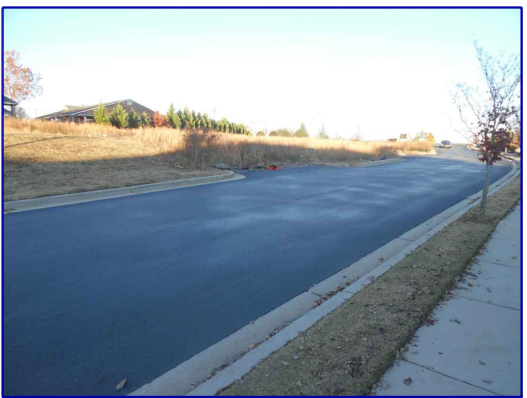
AFFECTS SITE -- BLANKET RESTRICTIONS

35. Declaration of Use Restrictions by SLF III-GA Swanee Gateway, LLC, a Texas limited liability company, effective as of April 31, 2016, filed April 4, 2016 and recorded in Deed Book 54714, Page 38, aforesaid records; as may be further amended and/or supplemented.

AFFECTS SITE -- BLANKET RESTRICTIONS

36. Declaration of Use Restrictions by SLF III-GA Swanee Gateway, LLC, a Texas limited liability company, effective as of April 31, 2016, filed April 4, 2016 and recorded in Deed Book 54714, Page 38, aforesaid records; as may be further amended and/or supplemented.

SITE PHOTOGRAPHS



N/F PROPERTY OF
**BSW CORPORATE
CENTER, L.P.**
DEED BOOK 13821 / PAGE 267
ZONED M1

IF YOU DIG



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

LEGEND

STANDARD ABBREVIATIONS

AC AIR CONDITIONER
BH BORE HOLE
BSL BUILDING SETBACK LINE
CMB CURB INLET
CMP CORRUGATED METAL PIPE
CMF CONCRETE MONUMENT FND
COP SANITARY CLEANOUT
CPED COMMUNICATION PEDESTAL
CTD CRIMPED TOP PIPE
DI DROP INLET
DIP DUCTILE IRON PIPE
DWBC DOUBLE WING CATCH BASIN
FNC FENCE
FND FOUND
GM GAS METER
HV JUNCTION BOX
MH MANHOLE
OHP OVERHEAD POWER
OP OPEN TOP PIPE
PM POWER METER
PK PK NAIL SET
PKS POINT OF BEGINNING
POB POINT OF COMMENCEMENT
RCP REINFORCED CONCRETE PIPE
RIR IRON REINFORCING BAR
RBS 5/8"RBR SET CAPPED LSF 621
SES SANITARY SES
SWCB SINGLE WING CATCH BASIN
TRANS ELECTRIC TRANSFORMER

STANDARD SYMBOLS

OVERHEAD TRAFFIC SIGNAL LIGHT
POWER POLE
GUY WIRE
POWER LINE
LIGHT POLE
ELECTRIC TRANSFORMER
WATER VAULT
GAS VALVE
GAS METER
WATER VALVE
WATER METER
FIRE HYDRANT
UNDERGROUND ELECTRIC LINE
UNDERGROUND GAS LINE
UNDERGROUND COMMUNICATION LINE
PHOTO POSITION INDICATOR
REGULAR PARKING SPACE COUNT
HANDICAP PARKING SPACE
TREE POSITION INDICATOR
SIGN

GRAPHIC SCALE

0 15 30 75 150

1" = 30'

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

SUBSURFACE UTILITY INVESTIGATIONS, LLC UTILIZED SEVERAL TECHNIQUES INCLUDING, BUT NOT LIMITED TO, ELECTROMAGNETIC, MAGNETIC LOCATION FOR FERROUS METALS, ACOUSTIC AND PASSIVE FREQUENCIES TO DESIGNATE 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 SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA. EITHER IN-SERVICE OR ABANDONED. UNDERGROUND UTILITIES NOT OBSERVED OR LOCATED UTILIZING THIS TECHNIQUE MAY EXIST ON THIS SITE BUT NOT BE SHOWN, AND 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.

N/F PROPERTY OF
JEFFREY S. BARNWELL, et al
DEED BOOK 10523 / PAGE 10
ZONED C2

N/F PROPERTY OF
W. ALEXIS MOSCOSO
DEED BOOK 13292 / PAGE 122
ZONED C2

N/F PROPERTY OF
LOWE'S HOME CENTERS, INC.
DEED BOOK 48515 / PAGE 124
ZONED PMUD

N/F PROPERTY OF
**SLF III - GA SUWANEЕ
GATEWAY, LLC**
DEED BOOK 50129 / PAGE 725

SITE AREA
1.250 Acres
54,458 sq
ZONED PMUD



Land Surveying • 3D Laser Scanning

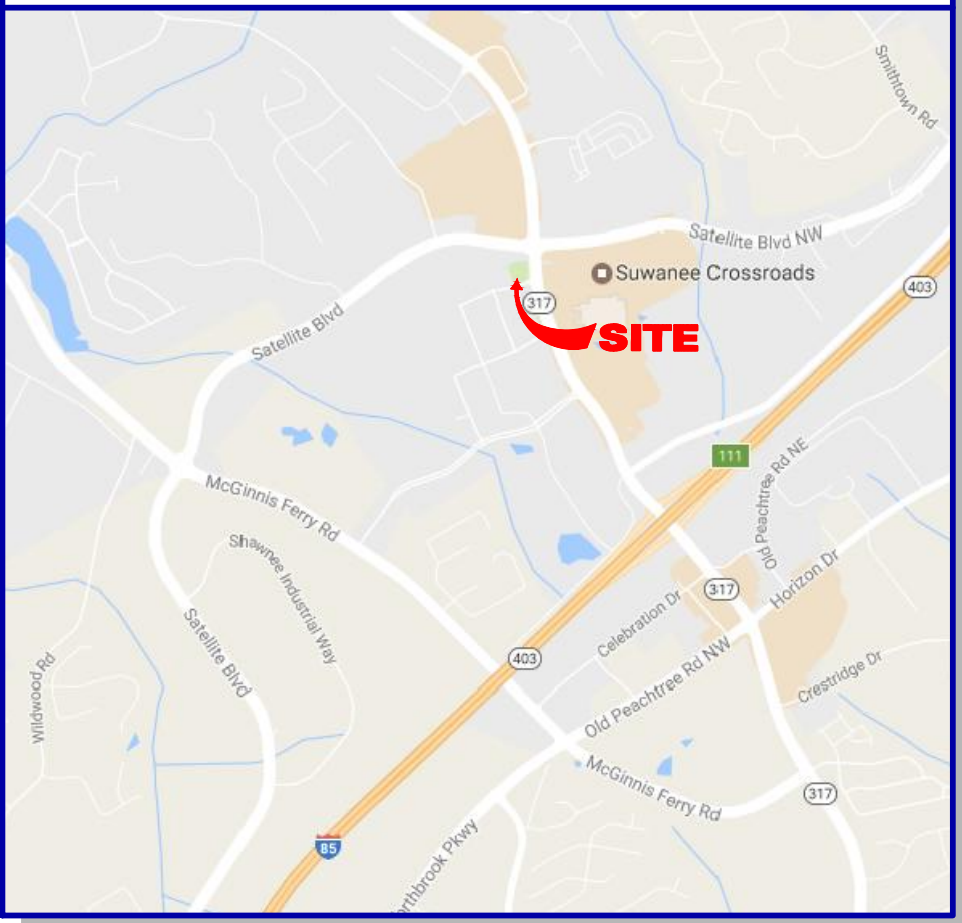
1660 Barnes Mill Road
Marietta, Georgia 30062

Phone: (770) 795-9900
Fax: (770) 795-8880

www.geosurvey.com
EMAIL: info@geosurvey.com
Certificate of Authorization #LSF-000621

VICINITY MAP

SITE LOCATION - LATITUDE: 34° 02' 16" LONGITUDE: 84° 03' 13"



GENERAL NOTES

THIS SURVEY HAS BEEN PREPARED FOR THE EXCLUSIVE USE OF THE PERSON OR ENTITIES NAMED HEREON. NO EXPRESS OR IMPLIED WARRANTIES WITH RESPECT TO THE INFORMATION SHOWN HEREON IS TO BE EXTENDED TO ANY PERSONS OR ENTITIES OTHER THAN THOSE SHOWN HEREON.

THIS PROPERTY IS NOT LOCATED IN A SPECIAL FLOOD HAZARD AREA BASED ON THE FLOOD INSURANCE RATE MAP FOR THIS AREA. THE MAP NUMBER FOR THIS AREA IS 13135C0044F, AND THE DATE OF SAID MAP IS SEPTEMBER 29, 2006. THIS DETERMINATION WAS MADE BY GRAPHICALLY DETERMINING THE POSITION OF THIS SITE ON SAID FIRM MAPS UNLESS OTHERWISE NOTED.

PLEASE NOTE: TREES 12-INCH DBH (DIAMETER AT BREAST HEIGHT) AND LARGER WERE LOCATED FOR THIS SURVEY (NO TREES MEETING SIZE CRITERIA EXIST IN THE SURVEY AREA).

THE DATUM FOR THIS SITE WAS ESTABLISHED UTILIZING GLOBAL POSITIONING SYSTEMS, AND BASED ON POSITIONAL VALUES FOR THE VIRTUAL REFERENCE STATION NETWORK DEVELOPED BY NGS SOLUTIONS. THE HORIZONTAL REFERENCE FRAME IS NORTH AMERICAN DATUM OF 1983 (NAD83) - STATE PLANE COORDINATE SYSTEM OF GEORGIA - WEST ZONE. THE VERTICAL REFERENCE FRAME IS NORTH AMERICAN VERTICAL DATUM OF 1988. ANY DIMENSIONS SHOWN ARE A RECTANGULAR, GROUND LEVEL PROJECTION OF THE STATE PLANE COORDINATE SYSTEM.

THE SITE IS ZONED "PMUD" (PLANNED MIXED-USE DEVELOPMENT DISTRICT). PLEASE NOTE: ZONING AND SETBACKS SHOULD BE CONFIRMED AND VERIFIED BY PLANNING AND ZONING prior TO DESIGN OR CONSTRUCTION ACTIVITIES.

SURVEY REFERENCES

1- FINAL PLAT FOR THE TERRACES AT SUWANEЕ GATEWAY, RECORDED IN PLAT BOOK 125, PAGE 93.

CLOSURE STATEMENT

THE FIELD CLOSURE UPON WHICH THIS PLAT IS BASED HAS A CLOSURE PRECISION OF ONE FOOT IN 268,213, AND WAS ADJUSTED USING THE LEAST SQUARES METHOD. A TRIMBLE S-8 TOTAL STATION AND TRIMBLE TSC-3 DATA COLLECTOR WERE USED TO COLLECT THIS FIELD DATA.

THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND WAS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 418,147 FEET .011 INCH.

PROPERTY DESCRIPTION

Tract 1A as shown on the plat of subdivision entitled "The Terraces at Swanee Gateway", said plat being duly recorded in Plat Book 125, Page 93, among the records of the Clerk of Superior Court of Gwinnett County, Georgia.

SURVEYOR CERTIFICATION

To: Panda Restaurant Group, Inc.
CFT NV Developments, LLC
Cheng Family Trust dated October 30, 1987, as amended
Panda Express, Inc., and their affiliated entities, successors and assigns
First American Title Insurance Company

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2016 Minimum Standards (e.g., Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes Items 1, 2, 3, 4, 5, 6(a), 7a, 7(b-1), 8, 9, 10(a), 11, 13, 14, 16, 17, 18, 19, and 20 of Table A thereof. The field work was completed on December 15, 2016.

Date: December 15, 2016

Jamey R. Coleman
Georgia Registered
Land Surveyor # 2798



This survey has been 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.

ALTA/NSPS LAND TITLE SURVEY

3276 Lawrenceville Suwanee Road

FOR

Panda Restaurant Group, Inc.
CFT NV Developments, LLC
Cheng Family Trust
Panda Express, Inc.,
First American Title Insurance Company

CS JOB NO:	20165390	DRAWING SCALE:	1" = 30'	SURVEY DATE:	12-15-2016
FIELD WORK:	CS	CITY:	SUWANEЕ	STATE:	GA
PROJ MGR:	GEE	COUNTY:	GWINNETT	REVISIONS:	
REVIEWED:	JRC	LAND LOT:	169	1. 12/21/16	Added revised title; revised title exception comments
DWG FILE:	20165390-01.dwg	DISTRICT:	7TH	2. 1/4/17	Added offset SSMH