

MISCELLANEOUS NOTES

- 1. REFERENCES FOR THE BOUNDARY INFORMATION SHOWN HEREON IS MADE TO: DEED BOOK 13756, PAGE 1935. ALL RECORDS ON FILE WITH THE CLERK OF SUPERIOR COURT IN COBB COUNTY, GEORGIA.

ZONING INFORMATION

SITE CURRENTLY ZONED - CRC (COMMUNITY RETAIL COMMERCIAL DISTRICT) FRONT SETBACK - 40 FEET ARTERIAL, 35 FEET COLLECTOR SIDE SETBACK - 15 FEET REAR SETBACK - 35 FEET MAXIMUM HEIGHT - 75 FEET MINIMUM LOT AREA - 20,000 SQ. FT. MAXIMUM LOT COVERAGE - NO REQUIREMENT NOTED MINIMUM REQUIRED PARKING - 29 SPACES REQUIRED

SIGNIFICANT OBSERVATIONS

THERE WERE NO ENCROACHMENTS AT THE TIME OF THE SURVEY.

VICINITY MAP - NOT TO SCALE



ITEMS CORRESPONDING TO SCHEDULE B-II

- FIDELITY NATIONAL TITLE INSURANCE COMPANY COMMITMENT NUMBER: GA-170234 EFFECTIVE DATE: APRIL 14, 2017
- 12. Easement from W.H. Wynne, Jr., to Board of Lights of Water Works, dated April 16, 1956, recorded at Deed Book 354, page 227, Cobb County, Georgia records.

EASEMENT AREA CHART: NON-EXCLUSIVE PARKING SPACES (1 OF 2): 1,800 SQ. FT. 10 NON-EXCLUSIVE PARKING SPACES NON-EXCLUSIVE PARKING SPACES (2 OF 2): 526 SQ. FT. 3 NON-EXCLUSIVE PARKING SPACES EXCLUSIVE PARKING SPACES (1 OF 2): 1,620 SQ. FT. 9 EXCLUSIVE PARKING SPACES TO RUBY TUESDAY, INC. EXCLUSIVE PARKING SPACES (2 OF 2): 1,440 SQ. FT. 8 EXCLUSIVE PARKING SPACES TO RUBY TUESDAY, INC. WEST ENTRANCE DRIVE: 0.11 ACRES EAST ENTRANCE DRIVE: 0.30 ACRES

LEGAL

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SURVEYOR'S CERTIFICATE

THIS PLAT IS A RETRACEMENT OF AN EXISTING PARCEL OR PARCELS OF LAND AND DOES NOT SUBDIVIDE OR CREATE A NEW PARCEL OR MAKE ANY CHANGES TO ANY REAL PROPERTY SUBDIVIDE BOUNDARIES. THE RECORDING INFORMATION OF THE DOCUMENTS, MAPS, PLATS, OR OTHER INSTRUMENTS WHICH CREATE A NEW PARCEL OR PARCELS ARE STATED HEREON. RECORDATION OF THIS PLAT DOES NOT IMPLY APPROVAL OF ANY LOCAL JURISDICTION, AVAILABILITY OF PERMITS, COMPLIANCE WITH LOCAL REGULATIONS OR REQUIREMENTS, OR SUITABILITY FOR ANY USE OR PURPOSE OF THE LAND.

PRELIMINARY

GARY S. HARVIN, JR., REGISTERED GEORGIA LAND SURVEYOR #3105 DATE 12/02/2017 246 GEIGER ROAD, JEFFERSON, GA. 30549 PHONE: (678) 640-5500

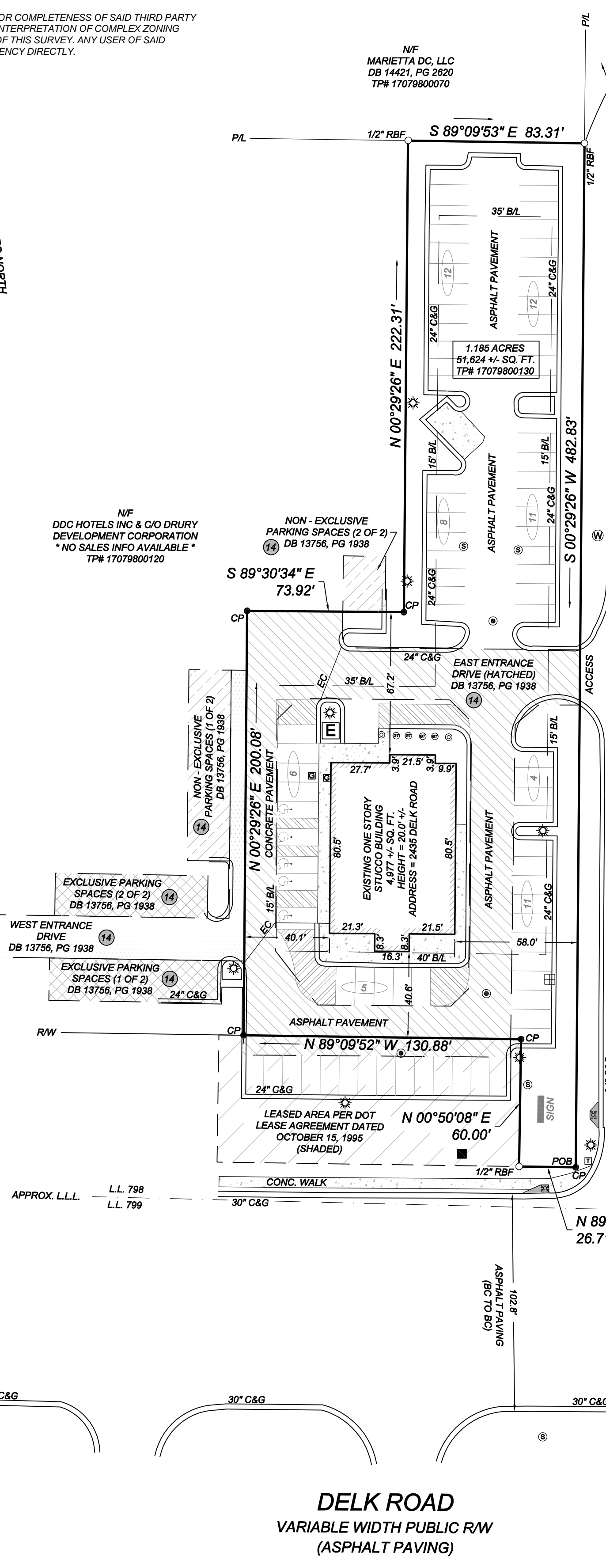
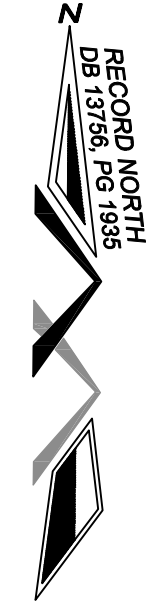
FLOOD NOTE

By graphic plotting only, this property is in Zone X of the Flood Insurance Rate Map, Community No. 130028, Map No. 13067C01983 which bears an effective date of DECEMBER 16, 2008 and is not in a Special Flood Hazard Area. As shown on the FEMA website (http://msc.fema.gov) by firmette created on APRIL 21, 2017 we have learned this community does currently participate in the program. No field surveying was performed to determine this zone.

LEGEND OF SYMBOLS & ABBREVIATIONS

- BC - BACK OF CURB BL - BUILDING LINE BH - BUILDING HEIGHT BWF - BARBED WIRE FENCE C - CABLE TELEVISION LINE C&G - CURB AND GUTTER CBX - CABLE TV BOX CCH - CONCRETE NAIL CI - CURB INLET CL - CENTERLINE CLF - CHAIN LINK FENCE CMP - CONCRETE MONUMENT FOUND CCR - CORRUGATED METAL PIPE CO - CLEAN OUT CONC. - CONCRETE CP - CALCULATED POINT CTP - CRIMP TOP PIPE FOUND DB - DEED BOOK DE - DRAINAGE EASEMENT DI - DROP INLET DP - DUMPSTER PAD DWOB - DOUBLE WING CATCH BASIN DYL - DOUBLE YELLOW LINE EA - EDGE OF ASPHALT EP - EDGE OF PAVEMENT FES - FLARED END SECTION FH - FIRE HYDRANT FRM - FLOOD INSURANCE RATE MAP G - GAS LINE GI - GRATE INLET GM - GAS METER GMD - GEORGIA MILITIA DISTRICT GTHM - GREASE TRAP MANHOLE GP - GUY POLE GPTP - GUY POLE & TELEPHONE POLE GV - GAS VALVE GW - GUY WIRE

POWERS FERRY PLACE 60' BUILDING R/W WIDTH (ASPHALT PAVING)



NORTHCHASE PARKWAY VARIABLE WIDTH PUBLIC R/W (ASPHALT PAVING)

DELK ROAD VARIABLE WIDTH PUBLIC R/W (ASPHALT PAVING)



PROJECT REVISION RECORD table with columns for DATE, DESCRIPTION, and REVISIONS.

RECORD DESCRIPTION

All that tract or parcel of land lying and being in Land Lot 798 of the 17th District in the City of Marietta, Cobb County, Georgia. Said tract of land is more particularly described as follows. COMMENCE at an iron pin set at the intersection of the western right-of-way line of Northchase Parkway (right-of-way varies) and the northern right-of-way line of Delk Road (right-of-way varies), said point being the POINT OF BEGINNING.

ALTA/NSPS LAND TITLE SURVEY

Ruby Tuesday II Portfolio Project

B&C Project No. 201704428, 079 Pool 8 4381 - Marietta 2435 Delk Rd, Marietta, GA

Based upon Title Commitment No. GA-170234 of Fidelity National Title Insurance Company bearing an effective date of April 14, 2017

Surveyor's Certification

To: OREOF 2017 Ruby LLC, a Delaware limited liability company, Limestone Ruby, LLC, a Florida limited liability company, Orion Buying Corp., a Florida corporation, CIBC Bank USA, First National Bank of South Miami, ISAOA, Ruby Tuesday, Inc., Goldman Sachs Specialty Lending Group, L.P., as administrative agent and collateral agent, together with their respective subsidiaries and affiliates and their respective successors and assigns as their interests may appear, Fidelity National Title Insurance Company, and Bock and Clark Corporation.

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 Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes Items 1, 2, 3, 4, 6a, 6b, 7a, 7b, 7c, 8, 9, 13, 14, 16, 17, 18, and 20 of Table A thereof. The field work was completed on April 13, 2017.

PRELIMINARY Gary S. Harvin, Jr. Registered Land Surveyor No. 3105 In the State of Georgia Date of Plat or Map: December 2, 2017 Date of Last Revision: Network Project No. 201704428-079

SURVEY PREPARED BY:

EarthPro LAND SURVEYING logo and contact information including address, phone, and email.

SHEET 1 OF 1

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