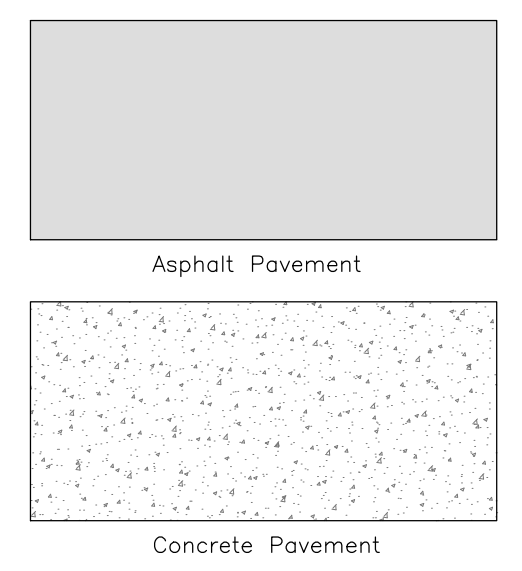


Legend

- Abbreviations
 POC Point of Commencing
 POB Point of Beginning
 DB Pg. Deed Book / Page
 PRB Pg. Plat Record Book / Page
 CMF Concrete Monument Found
 IRF Iron Rebar Found
 PIN Property Identification Number
 R/W Right of Way
 BSL Building Setback Line

- Linetypes
 --- Property Line
 --- Building Setback Line
 --- Easement Line
 --- OHL Overhead Lines
 --- SS Sanitary Sewer Line
 --- S Storm Drain Line

- Symbols
 PP Power Pole / Utility Pole
 TJB Telephone Junction Box
 LP Light Pole
 WMH Water Manhole
 WV Water Valve
 FH Fire Hydrant
 WM Water Meter
 BFP Backflow Prevention Device
 ICV Irrigation Control Valve
 SSMH Sanitary Sewer Manhole
 STMH Storm Drain Manhole
 CB Catch Basin
 CI Curb Inlet



Flood Note

According to the Flood Insurance Rate Maps, as prepared by the Federal Emergency Management Agency, this property does not lie in a flood hazard area as shown thereon. (Community Panel No. 1305101636; Zone X; Map Date 08-16-2018). It shall be the responsibility of the user of this drawing to verify the Flood Zone, Base Flood Elevation, and Freeboard Requirement with the proper municipal authorities before commencing the design and construction of improvements to the site. The user is also cautioned that there is a freeboard requirement above the Base Flood Elevation as mandated by Chatham County/City of Savannah.

This opinion is not a certification of flood hazard status, but is an interpretation of the referenced map and public data. If the exact location or elevation(s) of flood hazard boundaries are necessary, a more detailed study may be needed. This Surveyor and this Firm assumes no responsibility or liability for the accuracy of the referenced map or public data.

Building Setbacks, Buffers and Easements Note

The building setback lines, easements, and/or buffers, if shown hereon, have been taken from plats of record or other municipal documents. It shall be the responsibility of the user of this drawing to verify any and all building setback lines, easements and buffers with the proper municipal authorities before beginning the design or construction of improvements to the site. This Surveyor and this Firm assumes no responsibility or liability for the design, placement, staking, positioning or layout of any proposed structure or improvement to the site.

Surveyor's Notes

- The bearings as shown are based on the Georgia State Plane Coordinate System, East Zone, NAD83. A Champion Pro dual frequency GPS receiver using differential corrections obtained from the EGPS RTK network was used to determine the positions of control points used in the survey.
- Only above ground, readily visible utilities and structures were located for this survey. This Surveyor makes no warranty or guarantee as to the location, existence, or non-existence of any below ground, non-visible utilities or structures. Yawn Land Surveys has done no underground utility investigation, or environmental investigation. Underground utilities, if shown, represent the location of surface markings established by others. Sanitary sewer and storm drain pipe routes have been taken from City of Savannah utility maps.
- The field data upon which this drawing is based has a closure precision of 1 foot in 18,043 feet, an angular error of 10 seconds per station, and was not adjusted. The drawing has been checked for closure, and has been found to have a closure precision of 1 foot in 999,999 feet. A 5 second robotic total station was used to determine the angular and linear measurements that form the basis of the drawing.
- There was no evidence of recent earth moving work, building construction, or building additions observed during the course of the field work.
- There was no evidence of recent street or sidewalk construction was observed during the course of the field work.
- No proposed changes of street right of way lines are known to this Surveyor.
- There has been no field delineation of wetlands markers observed during the course of the field work.
- Lee Boulevard and Abercorn Street are publicly dedicated rights of way.
- The internal geometry and boundary lines as shown on the plat recorded at PRB 16-P, Page 43 and the internal geometry and boundary lines as shown on this drawing are the same. The bearings on the plat recorded at PRB 16-P, Page 43 are magnetic, and have been rotated to align with Grid North bearings. (Rotation angle 00°07'58")
- Building setback lines have been taken from Section 5.16.6 of the City of Savannah Zoning Ordinance for a B-C zoning designation.
- There are 69 regular parking spaces and 4 Handicap parking spaces on the property.

Exceptions to Title

The following exceptions to title as contained in Schedule B, Section II of the Title Commitment issued by Fidelity National Title Insurance Company, dated June 25, 2022, File No. 7367-6 are hereby addressed:

(Exception Key 9)

(Surveyor's comments shown in parenthesis)

(Items 1-8 not addressed by Surveyor)

- That certain easement from First Bank of Savannah to Savannah Electric and Power Company, dated May 14, 1984, filed for record and recorded on November 16, 1984, in the Office of the Clerk of the Superior Court of Chatham County, Georgia, in Deed Record Book 125-J, Folio 73, conveying the right to construct, operate, repair, renew and maintain facilities required for an electric transmission and distribution system over, under and across a fifteen (15') foot wide strip of property lying along and within the eastern boundary line of Block 182, Block 209, and the former twenty (20') foot wide lane lying within said Blocks, of the subject property. (Affects the property-shown hereon)
- That certain easement granted by First Bank of Savannah to the Mayor and Aldermen of the City of Savannah, filed for record and recorded on May 24, 1973, in the Office of the Clerk of the Superior Court of Chatham County, Georgia, in Deed Record Book 103-H, Folio 392, conveying the right to maintain water and sewage utilities along and within the southermost 7.5 feet of the subject property. (Affects the property-shown hereon)
- Those certain slope easements granted by the Estate of C. S. Rockwell to the Georgia State Highway Department, dated August 21, 1956, and recorded on March 25, 1957, in the Office of the Clerk of the Superior Court of Chatham County, Georgia, in Deed Record Book 66-R, Folios 250 and 251, said easements granting the right to slope and finish banks for Abercorn Street along and within the eastern boundary line of the subject property as shown in that certain plat recorded in the aforesaid Clerk's Office in Plat Record Book H, Page 123. (Affects the property-shown hereon)
- The following matters of survey shown on that certain plat recorded in the Office of the Clerk of the Superior Court of Chatham County, Georgia, in Plat Record Book 16-P, Page 43.
 - a fifteen (15') foot wide easement to Savannah Electric and Power Company, lying along and within the eastern fifteen (15') feet of the subject property;
 - light and power poles scattered throughout the subject property;
 - concrete headwalls, medians, and pipes lying along and within the western and eastern boundary lines of the subject property; and,
 - drop inlets positioned at various places on the subject property. (Affects the property-shown hereon)

ALTA/NSPS Certification

To: Alliance Savannah Cardio, LLC, A Georgia limited liability company, Ameris Bank and/or assigns, as their interest may appear. (ATIMA) Fidelity National 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 Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes items 2,3,4,6,7a,b(1),8,9,11,13,14,16,17, and 18 of Table A thereof. The fieldwork was completed on June 29, 2020.

Date of Plat or Map: June 30, 2020

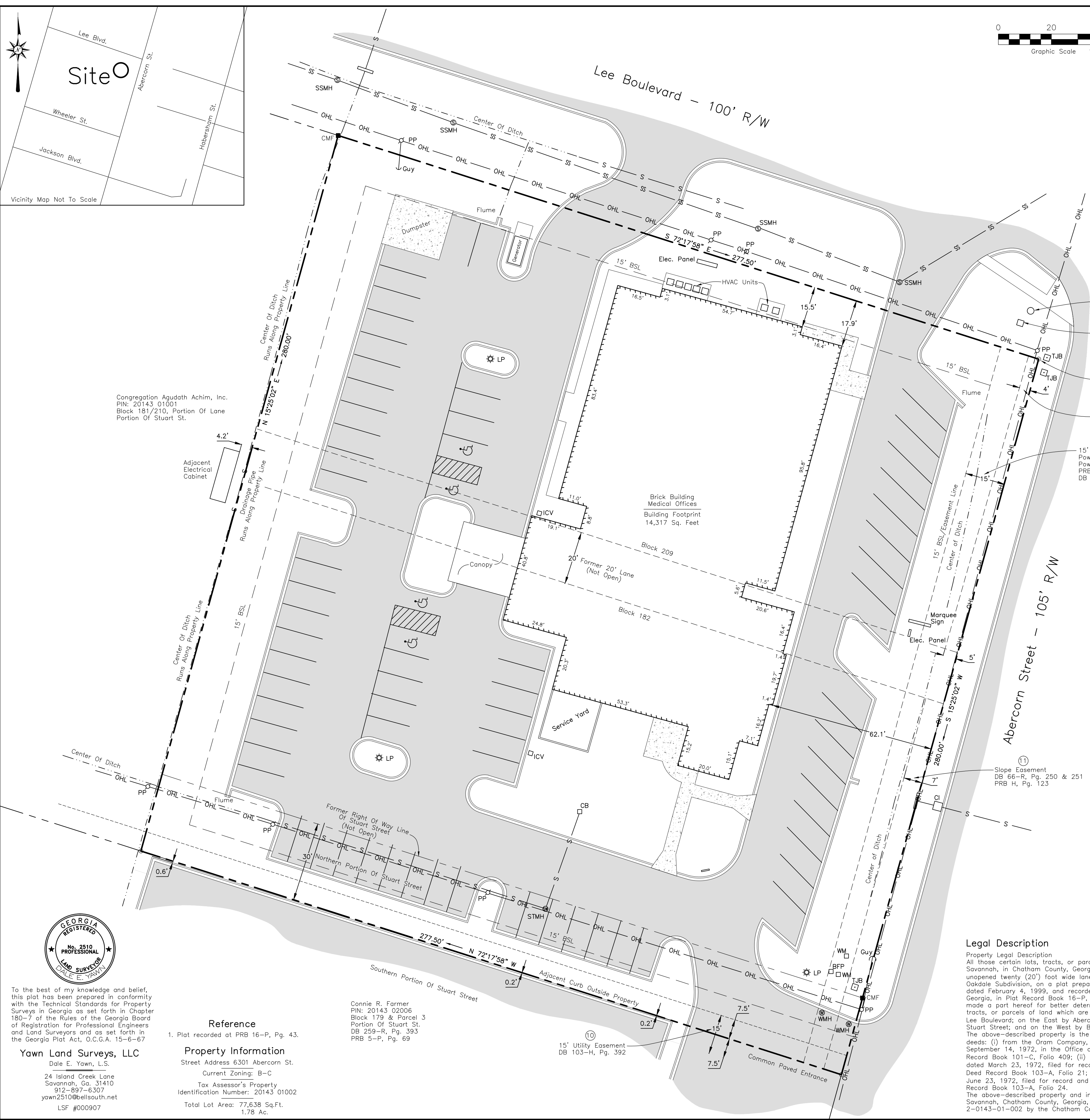
Dale E. Yawn, L.S.
 Georgia Registered Professional Land Surveyor No. 2510

Legal Description

Property Legal Description
 All those certain lots, tracts, or parcels of land situate, lying, and being in Mingleddorf Ward of the City of Savannah, in Chatham County, Georgia, shown and designated as Block 182, Block 209, a portion of an unopened twenty (20') foot wide lane, and the northern thirty (30') feet of a portion of Stuart Street, in Oakdale Subdivision, on a plat prepared by Paul Howard Lester, Georgia Registered Land Surveyor No. 1914, dated February 4, 1999, and recorded in the Office of the Clerk of the Superior Court of Chatham County, Georgia, in Plat Record Book 16-P, Page 43, said plat being incorporated herein by reference and being made a part hereof for better determining the metes, bounds, courses, and distances of the subject lots, tracts, or parcels of land which are contiguous and, as a whole, are bounded as follows: On the North by Lee Boulevard; on the East by Abercorn Street; on the South by the southern thirty (30') feet of a portion of Stuart Street; and on the West by Block 181 and Block 210 of said Subdivision.

The above-described property is the same property conveyed to First Bank of Savannah under the following deeds: (i) from the Oram Company, as Agent, dated May 29, 1970, filed for record and recorded on September 14, 1972, in the Office of the Clerk of the Superior Court of Chatham County, Georgia, in Deed Record Book 101-C, Folio 409; (ii) from Columbian Realty Co., as Trustee of Columbian Realty Company, dated March 23, 1972, filed for record and recorded on November 7, 1973, in the aforesaid Clerk's Office in Deed Record Book 103-A, Folio 21; and (iii) from the Mayor and Aldermen of the City of Savannah, dated June 23, 1972, filed for record and recorded on November 7, 1973, in the aforesaid Clerk's Office in Deed Record Book 103-A, Folio 24.

The above-described property and improvements thereon are more commonly known as 6301 Abercorn Street, Savannah, Chatham County, Georgia, and have been assigned a Property Tax Identification Number of 2-0143-01-002 by the Chatham County Board of Assessors.



Reference

1. Plat recorded at PRB 16-P, Pg. 43.

Property Information

Street Address 6301 Abercorn St.
 Current Zoning: B-C
 Tax Assessor's Property Identification Number: 20143 01002
 Total Lot Area: 77,638 Sq.Ft.
 1.78 Ac.

Connie R. Farmer
 PIN: 20143 02006
 Block 179 & Parcel 3
 Portion Of Stuart St.
 DB 250-R, Pg. 393
 PRB 5-P, Pg. 69

15' Utility Easement
 DB 103-H, Pg. 392



To the best of my knowledge and belief, this plat 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

Yawn Land Surveys, LLC
 Dale E. Yawn, L.S.
 24 Island Creek Lane
 Savannah, Ga. 31410
 912-897-6307
 yawn2510@bellsouth.net
 LSF #000907

Draft Copy 2
 ALTA / NSPS Land Title Survey

Block 182, Block 209, Portion Of An Unopened 20 Foot Lane, And The Northern 30 Feet Of A Portion Of Stuart Street
 Oakdale Subdivision
 4th G.M. District
 City Of Savannah
 Chatham County, Georgia

Prepared For:
 Alliance Savannah Cardio, LLC,
 a Georgia limited liability company

Ameris Bank and/or Assigns,
 as their interest may appear (ATIMA)

Fidelity National Title Company

Drawing Date: June 30, 2020
 Field Date: June 29, 2020