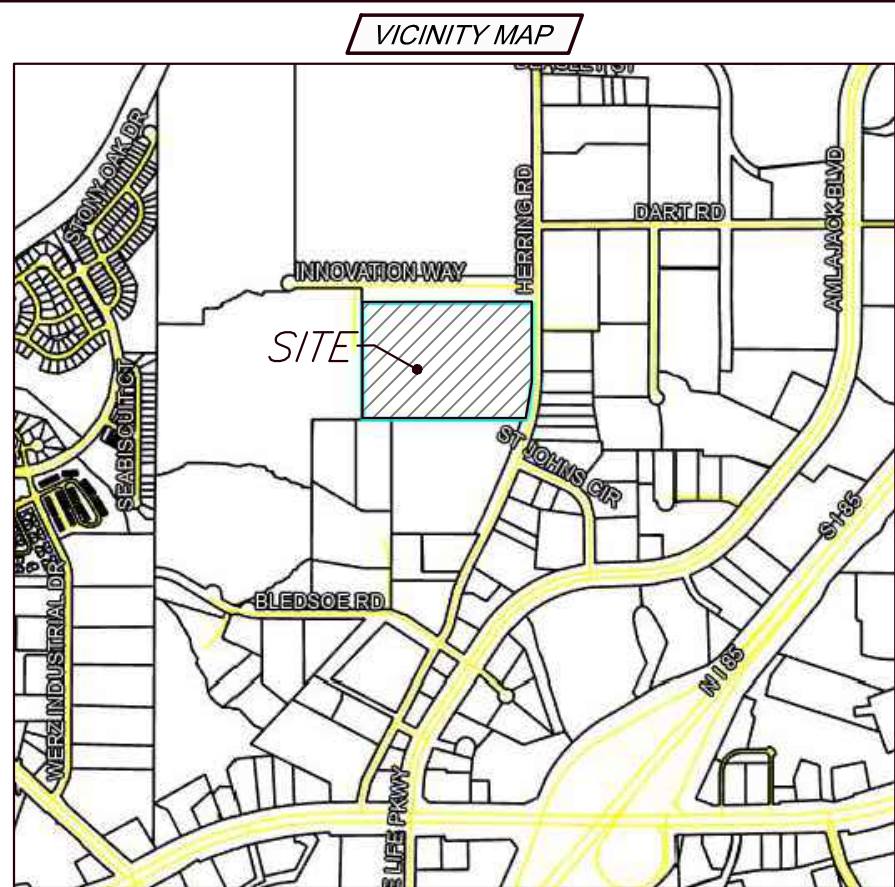


Date	06/10/2026
Revision	
REVISED PER COMMENTS	
No	1
Original Boundary: 09/25/2025	
Field Date: 04/17/2026	
Plot Date: 04/30/2026	
Scale: 1" = 60'	

ALTANSPS LAND TITLE SURVEY
FOR
36 HERRING ROAD, LLC
LAND LOT 85 5th DISTRICT
COWETA COUNTY, GEORGIA



EXCEPTIONS IN TITLE COMMITMENT
CHICAGO TITLE INSURANCE COMPANY
COMMITMENT NUMBER: 261108GA
COMMITMENT DATE: APRIL 18, 2026

- Fourth Amended and Restated Declaration of Covenants, Restrictions, Easements and Assessments by Shenandoah Property Owners Association, Inc., filed and recorded August 25, 2016 in Deed Book 4420, Page 452, aforesaid Record as Subject Property, as Shown Hereon.
- INTENTIONALLY DELETED Easement to Georgia-Utilities Company, filed and recorded in Deed Book 25, Page 351, aforesaid records.
- INTENTIONALLY DELETED Plat of survey filed and recorded October 4, 1995 in Plat Book 37, Page 57, aforesaid records discloses Easement.
- INTENTIONALLY DELETED Plat of survey filed and recorded September 1, 2015 in Plat Book 93, Page 200, aforesaid records discloses overhead Georgia power line.
- INTENTIONALLY DELETED Plat of survey filed and recorded April 22, 2019 in Plat Book 97, Page 186, aforesaid records discloses access easement.

LEGAL DESCRIPTION

Parcel 1
All that tract or parcel of land lying and being in Land Lot 85 of the 5th District, Coweta County, Georgia and being more particularly described as follows:
To Reach the TRUE POINT OF BEGINNING commence at a point being the intersection of the centerline of Saint John Circle and centerline of Herring Road; thence running North 13° 18' 07" East a distance of 348.97 feet to a 1/2" rebar found on the westerly Right of Way of Herring Road (Variable R/W, said point being 33' from the centerline); thence North 89° 52' 58" West a distance of 20.59 feet to a 1/2" rebar found and the TRUE POINT OF BEGINNING, from point thus established thence South 89° 57' 20" West a distance of 1330.31 feet to a 2 1/2" open top pipe found; thence North 00° 01' 53" West a distance of 949.55 feet to a 2 1/2" open top pipe found; thence North 89° 58' 03" East a distance of 1382.63 feet to a 1/2" rebar found; thence South 00° 02' 37" East a distance of 540.96 feet to a point; thence running along a curve to the right an arc length of 412.74 feet, (said curve having a radius of 1652.00 feet, with a chord bearing of South 07° 13' 39" West, and a chord length of 411.67 feet) to the TRUE POINT OF BEGINNING. Said tract contains 29.972 Acres (1,305,586 Square Feet).

Parcel 2
All that tract or parcel of land lying and being in Land Lot 85 of the 5th District, Coweta County, Georgia and being more particularly described as follows:
To Reach the TRUE POINT OF BEGINNING commence at a point being the intersection of the centerline of Saint John Circle and centerline of Herring Road; thence running North 13° 18' 07" East a distance of 348.97 feet to a 1/2" rebar found on the westerly Right of Way of Herring Road (Variable R/W, said point being 33' from the centerline) and the TRUE POINT OF BEGINNING, from point thus established thence North 89° 52' 58" West a distance of 20.59 feet to a 1/2" rebar found; thence running along a curve to the left an arc length of 412.74 feet, (said curve having a radius of 1652.00 feet, with a chord bearing of North 07° 13' 39" East, and a chord length of 411.67 feet) to a point; thence North 00° 02' 37" West a distance of 540.96 feet to a 1/2" rebar found; thence South 89° 31' 25" East a distance of 20.18 feet to a 1/2" rebar found on the westerly Right of Way of Herring Road (Variable R/W, said point being 31' from the centerline); thence running along said Right of Way South 00° 02' 37" East a distance of 540.78 feet to a point; thence continuing along said Right of Way along a curve to the right an arc length of 412.72 feet, (said curve having a radius of 1672.00 feet, with a chord bearing of South 07° 13' 39" West, and a chord length of 411.67 feet) to the TRUE POINT OF BEGINNING. Said tract contains 0.441 Acres (19,193 Square Feet).

The above legal description describes the same property as described in Chicago Title Insurance Company Commitment #261108GA, commitment date April 18, 2026.

SURVEYOR'S CERTIFICATION

To TPA Ventures, LLC, Long Wharf Capital, LLC, 36 Herring Road, LLC; Long Wharf Real Estate Partners VII, L.P., LWREP VII REIT, Inc.; First Carolina Bank & Chicago 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 2026 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, 6(a), 6(b), 7(a), 7(b)(1), 7(c), 8, 9, 11(a), 13, 14, 16, 17, 18, 19 & 20, of Table A thereof. The fieldwork was completed on April 17, 2026.

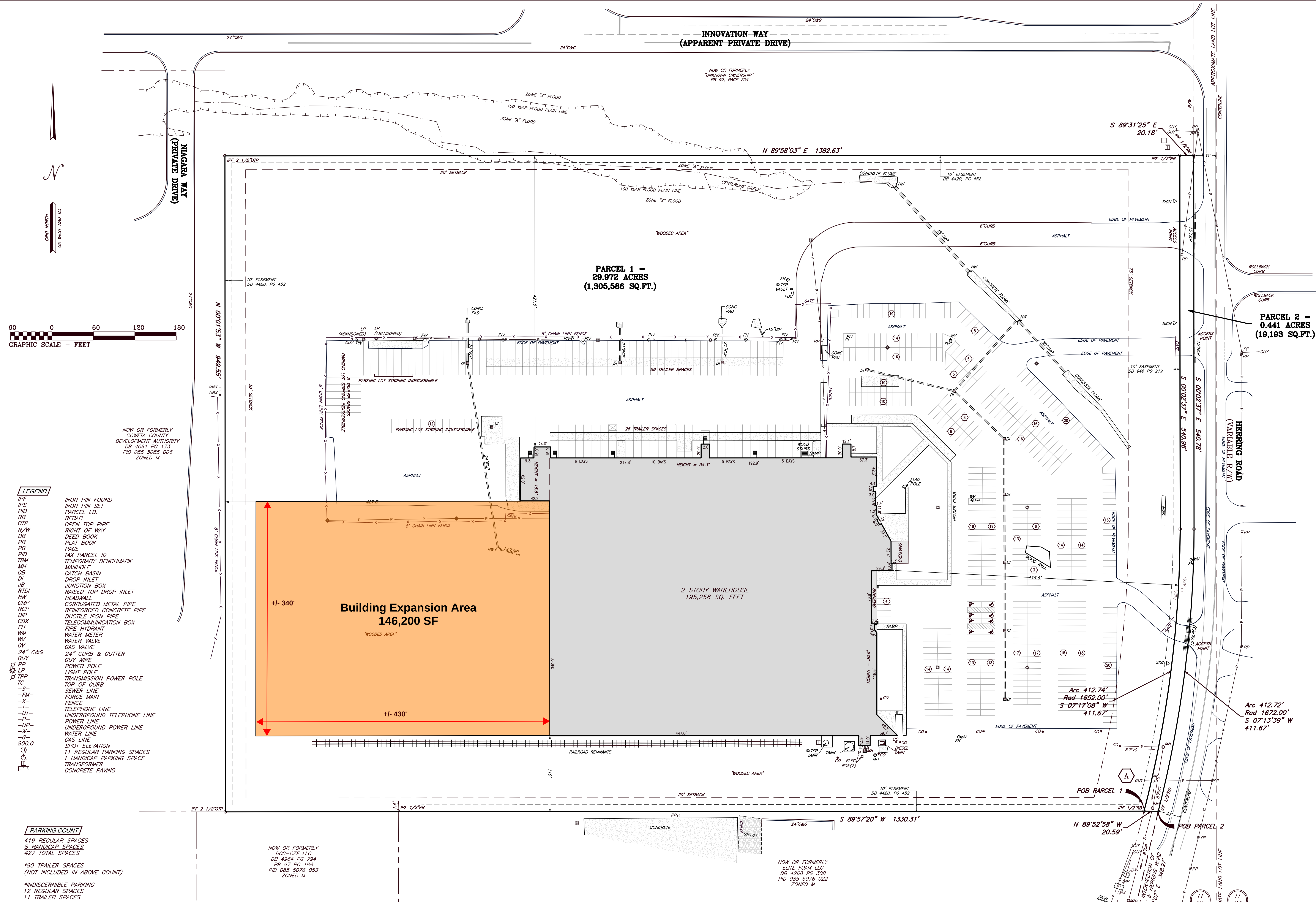


Aubrey J. Akin, R.L.S. #3138

April 30, 2026
Date of Plot

TAX PARCEL ID
085 5085 001

SITE ADDRESS
36 HERRING ROAD
NEWMAN, GEORGIA 30265



- LEGEND**
- IPF IRON PIN FOUND
 - IPS IRON PIN SET
 - PID PARCEL I.D.
 - REBAR REBAR
 - OTF OPEN TOP PIPE
 - R/W RIGHT OF WAY
 - DB DEED BOOK
 - PLAT BOOK
 - PAGE
 - PID TAX PARCEL ID
 - TBM TEMPORARY BENCHMARK
 - MH MANHOLE
 - CB CATCH BASIN
 - DI DRAIN INLET
 - JB JUNCTION BOX
 - RTDI RAISED TOP DROP INLET
 - HW HEADWALL
 - OMP CORRUGATED METAL PIPE
 - RCP REINFORCED CONCRETE PIPE
 - DIP DUCTILE IRON PIPE
 - CBX TELECOMMUNICATION BOX
 - PH FIRE HYDRANT
 - WM WATER METER
 - WV WATER VALVE
 - GV GAS VALVE
 - 24" C&G 24" CURB & GUTTER
 - GUY GUY WIRE
 - PP POWER POLE
 - LP LIGHT POLE
 - TP TRANSMISSION POWER POLE
 - TC TOP OF CURB
 - S- SEWER LINE
 - FM FORCE MAIN
 - K- FENCE
 - T- TELEPHONE LINE
 - UT UNDERGROUND TELEPHONE LINE
 - P- POWER LINE
 - UP UNDERGROUND POWER LINE
 - W- WATER LINE
 - G- GAS LINE
 - 900.0 SPOT ELEVATION
 - 11 REGULAR PARKING SPACES
 - 1 HANDICAP PARKING SPACE
 - TRANSFORMER
 - CONCRETE PAVING

PARKING COUNT

- 419 REGULAR SPACES
- 8 HANDICAP SPACES
- 427 TOTAL SPACES
- *30 TRAILER SPACES (NOT INCLUDED IN ABOVE COUNT)
- *INDISCERNIBLE PARKING
- 12 REGULAR SPACES
- 11 TRAILER SPACES

REFERENCES

- ALTA/ACSM LAND TITLE SURVEY FOR BRANCH BANKING AND TRUST COMPANY, ETAL PREPARED BY W.D. GRAY AND ASSOCIATES, INC. DATED JANUARY 4, 2012.

SURVEY NOTES

- NO OBSERVED EVIDENCE OF CURRENT EARTH MOVING WORK, BUILDING CONSTRUCTION OR BUILDING ADDITIONS
- NO KNOWN PROPOSED CHANGES IN STREET RIGHT OF WAY LINES. NO OBSERVED EVIDENCE OF RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIRS.
- THE SUBJECT PROPERTY HAS DIRECT ACCESS TO HERRING ROAD, A PUBLIC ROAD.
- THE SUBJECT PROPERTY FORMS A MATHEMATICALLY CLOSED FIGURE AND THE TRACTS ARE CONTIGUOUS ALONG COMMON PROPERTY LINES AND RIGHT OF WAYS WITH NO GAPS, CORES OR OVERLAPS.

CLOSURE STATEMENT

THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A CLOSURE PRECISION OF ONE FOOT IN 58,432 FEET AND AN ANGULAR ERROR OF .02" PER ANGLE AND WAS ADJUSTED USING THE COMPARIS RULE.

A LEICA TS12 TOTAL STATION AND AN CARLSON DATA COLLECTOR WERE USED TO OBTAIN THE LINEAR AND ANGULAR MEASUREMENTS USED IN THE PREPARATION OF THIS PLAT.

THIS MAP OR PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE TO WITHIN ONE FOOT IN 641,115 FEET.

ZONING NOTE

*SOURCE ZONING REPORT FOR TPA VENTURES, LLC PREPARED BY THE PLANNING & ZONING RESOURCE COMPANY, PROJECT NUMBER 188565-1, DATED MAY 12, 2026.

THE SUBJECT PROPERTY IS ZONED M (INDUSTRIAL DISTRICT).

MAX. BUILDING HEIGHT - 3 STORIES/ 34.92 FT.
MIN. LOT SIZE - 2 ACRES
MIN. LOT WIDTH - 30 FT.
APPROXIMATE GROSS FLOOR AREA - 219,753 SQ. FT.
MAX. LOT COVERAGE (IMPERVIOUS) - 90%

SETBACKS -
FRONT/ STREET - 75 FT.
SIDE/ REAR - 20 FT.
REAR - 30 FT.

MIN. PARKING - 219 TOTAL PARKING SPACES
MAX. PARKING - 435 TOTAL PARKING SPACES
MAX. PARKING FORMULA - 1 SPACE PER 2,000 SQ. FT. + 1 SPACE PER EMPLOYEE
MIN. PARKING FORMULA - 50% OF MAXIMUM

FLOOD NOTE

A PORTION OF THE SUBJECT PROPERTY DOES LIE WITHIN A FLOOD HAZARD AREA PER FIRM MAP NUMBER 13077C01420 & 13077C01440, DATED FEBRUARY 6, 2013. A PORTION OF THE SUBJECT PROPERTY LIES WITHIN A ZONE A, AND THE SUBJECT PROPERTY LIES WITHIN A ZONE X, WHICH IS DEFINED AS AREAS OUTSIDE THE 500 YEAR FLOODPLAIN.

CONFORMITY STATEMENT

This survey was 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 is set forth in the Georgia Plat Act O.C.G.A. 15-6-67.

SIGNIFICANT OBSERVATIONS

*THE LIST BELOW IS PROVIDED BY THE SURVEYOR TO AID IN THE REVIEW OF THE PLAT BY OTHERS. THERE MAY BE ITEMS THAT ARE NOT LISTED, BUT ARE SHOWN HEREON THAT ARE DEEMED SIGNIFICANT BY OTHERS OR BECOME SIGNIFICANT AT A LATER DATE.

- A GUY WIRE CROSSES THE PROPERTY LINE