



BOARD OF APPEALS APPLICATION

APPLICATION FOR APPEAL, VARIANCE OR WAIVER

City of Snellville
Planning & Development Department
2342 Oak Road, 2nd Floor
Snellville, GA 30078
Phone 770.985.3513 website: www.snellville.org

DATE RECEIVED: _____

CASE # **BOA**

Version 4-1-2025

Applicant is: (check one) ☒ Owner's Agent
☐ Contract Purchaser
☐ Property Owner

Owner (if not the applicant): ☐ Check here if there are additional property owners and attach additional sheets.

FELICIA JOHNSON/ ALTAIR SIGN & LIGHT

Name (please print)

549 WEBB INDUSTRIAL DR,

Address

MARIETTA GA 30062

City, State, Zip Code

Phone Number(s)

Fax

BOB DAKE

Name (please print)

302 DATURA ST. STE 100

Address

WEST PALM BEACH, FL 33401

City, State, Zip Code

Phone Number(s)

Fax

Contact Person: FELICIA JOHNSON

Title: AGENT/CONTRACTOR

Phone: _____

Cell Phone: _____

E-mail: _____

Application for (check one):

☐ Appeal (describe): _____

☒ Variance or Waiver from Unified Development Ordinance (describe below):

INCREASE SIGNAGE AGGREGATE ON FRONT ELEVATION BY 25%- 157.536SF ALLOWED. INCREASE TO 195.456SF

Property Address/Location: 1670 SCENIC HWY

District 10

Land Lot _____

Parcel

R5056 008

Subdivision or Project Name: PRESIDENTIAL COMMONS

Lot: _____

Block: _____

Application Submittal Checklist:

- ☐ Application original bearing original and notarized signatures and any supporting documents or exhibits.
- ☐ Letter of intent/written narrative detailing the appeal or requested variance or waiver.
- ☐ Responses to items on Attachment A.
- ☐ Responses to specific use criteria (see Criteria for Approval in Applicant Information).
- ☐ Site plan.
- ☐ Verification that county and city property taxes are paid.
- ☐ Warranty deed; security deed, or quit claim deed for subject property.
- ☐ Map indicating the subject property and adjacent properties identified by tax parcel number.
- ☐ Nine (9) stapled or bound copies of the application and any supporting documents or exhibits.
- ☐ Digital copy in .PDF format of application submittal (email, flash drive, etc.).
- ☐ Payment of application fee and public notification fees.

Board of Appeals Public Hearing Date and Time: _____ at 7:30 p.m.

Application Fees:

Please see the Planning Department Fee Schedule for application and public notification fees.

ATTACHMENT "A"

APPEALS

If request is to APPEAL the decision of the Planning Director, please discuss your grievance in detail below. You may attach additional sheets and provide additional documentation as appropriate.

☒ Check Box if NOT APPLICABLE

VARIANCES AND WAIVERS

To authorize, upon appeal in specific cases, variance or waiver from the terms of the Unified Development Ordinance ("UDO") as will not be contrary to the public interest where, owing to special conditions, a literal enforcement of the provisions of the UDO would result in unnecessary hardship.

A variance may not be granted by the Board of Appeals unless and until a written application for a variance or waiver is submitted demonstrating the following (you may attach additional sheets if necessary):

- 1) That special conditions and circumstances exist which are peculiar to the land, structure, or building involved and which are not applicable to other land, structures, or buildings in the same zoning district.

The wall sign does not face Scenic Hwy. The building faces Tree Lane which is over 1600ft away from the storefront and blocked by other stand alone buildings on the property.

The business would like to include the word "Mattress," on the elevation to complete their brand labeling and identifier of items sold. The square footage increase requested is 29.58SF

- 2) That literal interpretation of the provisions of the UDO would deprive the applicant or rights commonly enjoyed by other properties in the same zoning district under the terms of the UDO.

This request will align with other signage sizes in the plaza

- 3) That the special conditions and circumstances do not result from the actions of the applicant.

It does not result from the actions of the applicant.

- 4) That granting the variance or waiver requested will not confer on the applicant any special privilege that is denied by the UDO to other lands, structures, or buildings in the same zoning district.

this would not be a special privilege to be allowed 25% allowed by the jurisdiction.

No nonconforming use of neighboring lands, structures, or buildings in the same zoning district, and no permitted or nonconforming use of lands, will be considered grounds for the issuance of a variance.

APPLICATION CERTIFICATIONS

In the event an owner's agent or contract purchaser is filing this application, both certifications below must be completed. If the property owner is filing the application, both certifications must be completed.

APPLICANT CERTIFICATION

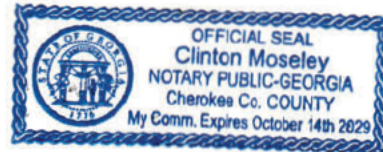
The undersigned below, is authorized to make this application and swears and affirms under penalty of perjury under the laws of the State of Georgia that the information provided herein is true and correct to the best of his/her knowledge and belief. The undersigned is aware that, in granting any variance or waiver, the Board of Appeals may prescribe appropriate conditions and safeguards in conformity with the Unified Development Ordinance. Violation of such conditions and safeguards when made a part of the terms under which the variance or waiver is granted, shall be deemed a violation of the Unified Development Ordinance and punishable under Article 3 of the UDO. If the application for variance or waiver is denied by the Board of Appeals, a re-application for such variance or waiver may not be made earlier than 12-months from the date of the original application. The undersigned is aware that any person aggrieved by a decision or order of the Board of Appeals may appeal by certiorari to the Superior Court of Gwinnett County. Such appeal must be filed within 30-days from the date of the decision of the Board of Appeals. Upon failure to file the appeal within 30-days from the date of decision, the decision of the Board of Appeals will be final.


Signature of Applicant
Date 7/21/2026

FELICIA JOHNSON-CONTRACTOR/AGENT
Type or Print Name and Title


Signature of Notary Public
Date 7/21/26

Notary Seal



PROPERTY OWNER CERTIFICATION

The undersigned below, is the owner of the property considered in this application as it is shown in the records of Gwinnett County, Georgia and the City of Snellville, Georgia. I authorize the person named above to act as applicant in the pursuit of obtaining a variance or waiver for this property.


Signature of Owner
Date 5/15/2026

Bob Dake, Vice President
Type or Print Name and Title

Notary Seal


Signature of Notary Public
Date 5/15/2026



JAYMI L. KATZ
Commission # HH 576688
Expires November 29, 2028

***** FOR OFFICE USE ONLY *****			
Date Received: _____	Received By: _____	Total Fees Paid: _____	Original RCVD: ☐ YES ☐ NO 9 Copies RCVD: ☐ YES ☐ NO
Legal Ad Requested (Date): _____	for Publication on (Date) _____	PUBLIC HEARING DATE & TIME: _____	
Public Notice Sign(s) Requested (Date): _____	for Posting by (date): _____	APO Notice Mailing (date): _____	
Comments: _____			

****** APPLICANT INFORMATION ONLY ******

ADMINISTRATIVE DECISION APPEALS

- A. Appeals to the Board of Appeals concerning interpretation or administration of the Unified Development Ordinance ("UDO") may be taken by any person aggrieved or by any officer or bureau of the governing body of the City affected by any decision of a staff member of the Department of Planning and Development. Appeals must be filed with the Department within **fifteen (15) days of said decision** on the form/application provided by the City, including payment of application fee and public notification fees as determined by the Department fee schedule. The Director must forthwith transmit to the board all papers constituting the record upon which the action appealed from was taken.
- B. An appeal stays all proceedings in furtherance of the action appealed from unless the Director certifies to the Board of Appeals that, by reason of facts stated in the certificate, a stay would, in their opinion, cause imminent peril, to life or property. In such a case, proceedings may not be stayed otherwise than by the Zoning Board of Appeals or by a restraining order granted by a court of record on application, and notice to the Director for good cause shown.
- C. The person requesting the appeal must first submit to Department a written statement clearly defining the nature of the disagreement, the specific reference to the sections of the regulations at issue, and the applicant's own opinion.
- D. If the Department fails to respond within ten (10) business days from the date of transmittal of the appeal, the Department must automatically forward a copy of the appeal to the Board of Appeals for final action in their normal course of business.
- E. The Board of Appeals must hear and act upon within fifty (50) days of receipt of the appeal application and give public notice thereof in accordance with Sec. 103-7.2.B.3 (Public Notifications). At the hearing, any party may appear in person or by agent or attorney.
- F. In exercising the above-mentioned powers, the Board of Appeals may, so long as such action is in conformity with the terms of the this UDO, reverse or affirm, wholly or partly, or may modify the order, requirement, decision, or determination as ought to be made, and to that end will have the powers of the Department staff member from whom the appeal is taken.

PUBLIC NOTICE REQUIREMENTS

The Planning Department must provide notice of the date, time and place of the public hearing as follows:

- 1. **LEGAL AD:** Published in the Gwinnett Daily Post which carries the legal advertisements of the City, by advertising the application and date, time, place and purpose of the public hearing not fewer than 30-days, nor more than 45- days before the date of the public hearing.
- 2. **NOTICES TO ADJOINING PROPERTY OWNERS:** Notification to the owners of adjoining properties of the property for which the variance, or waiver is sought and/or their agent by first class USPS mail to the mailing address provided by the Gwinnett County Tax Commissioner's office. The notification must be mailed not fewer than 30-days, nor more than 45-days before the public hearing. The notification must include a description of the application and the date, time, and place of the public hearing.
- 3. **PUBLIC NOTICE SIGN:** Posting of a Public Notice Sign on the property, one sign per road frontage, per parcel, posted at least 30-days before the public hearing. The sign must include a description of the application and the date, time, and place of the public hearing.

Once advertised the public hearing must be held. Any party may appear in person, or by agent or attorney.

****** APPLICANT INFORMATION ONLY ******

RE-APPLICATION

If the application for variance or waiver is denied by the Board of Appeals, a re-application for such variance or waiver may not be made earlier than 12-months from the date of the original application.

APPEALS

Any person aggrieved by a decision or order of the Board of Appeals may appeal by certiorari to the Superior Court of Gwinnett County. Such appeal must be filed within 30-days from the date of the decision of the Board of Appeals. Upon failure to file the appeal within 30-days from the date of decision, the decision of the Board of Appeals will be final.

CRITERIA FOR APPROVAL

The Board of Appeals must further make findings that the requirements of UDO Sec. 103-7.2.B. (Attachment A) have been met by the applicant for a variance or waiver.

The Board of Appeals must further make a finding that the reasons set forth in the application justify the granting of the variance or waiver is the minimum variance that will make possible the reasonable use of the land, building, or structure.

The Board of Appeals must further make a finding that the granting of the variance or waiver will be in harmony with the general purpose and intent of the UDO, and will not be injurious to the neighborhood, or otherwise detrimental to the public welfare.

Specific approval criteria is also provided in the Unified Development Ordinance as follows:

- a) Sec. 205-1. (Towne Center Overlay District)
- b) Sec. 205-1.11. (Vehicle Access and Parking Locations)
- c) Sec. 205-1.12. (Fences and Walls)
- d) Sec. 206-8.26. (Roofed Accessory Structures)
- e) Sec. 207-1.7.H. (Large Parking Facility Requirements)
- f) Sec. 207-1.8.B. (Parking Location Limitations)
- g) Sec. 207-1.11. (Driveways and Parking Surfacing)
- h) Sec. 207-2.D. (Buffer Width Reduction)
- i) Sec. 207-2.3.B.4. (Fences in Front or Side Street Yards)
- j) Sec. 207-3.D. (Structures in Landscape Strips)
- k) Sec. 207-6.6. (General Requirements – Signs)
- l) Sec. 401-3.2.B. (Block Measurement)
- m) Sec. 401-3.4.C. (Stub-out Streets)
- n) Sec. 401-3.4.H. (Interparcel Access)
- o) Sec. 401-4. (Streetscapes)
- p) Sec. 401-4.3. (Streetscape Design Standards)

CONDITIONS OF APPROVAL

In granting any variance, the Board of Appeals may prescribe appropriate conditions and safeguards in conformity with the Unified Development Ordinance. Violation of such conditions and safeguards, when made a part of the terms under which the variance is granted, will be deemed a violation of the Unified Development Ordinance that is punishable under its provision.



Property Tax View Pay Your Taxes

View/Pay Your Taxes

View Bill

[Back to Account](#)

Tax Account

Parcel ID :
R5056 008

Property Type :
Real Property

Site Address :
1630 SCENIC HWY
SNELLVILLE GA 30078

Mailing Address :
SVAP IV PRESIDENTIAL LLC
302 DATURA ST STE
WEST PALM BEACH FL 33401-
5481

[Change Mailing Address](#)

Legal :
TR 1 SCENIC HWY RIDGEDALE
DRIVE

District :
SNELLVILLE

Last Update :
05/26/2026 08:04 PM

Tax Values

To view additional information on the valuation of your property, [click here](#). You will be redirected to the Assessors' Property Information page.

Assessments

	Net Tax	Savings
+ School Taxes	\$325,422.50	\$0.00
+ County Incorporated No Police	\$184,917.50	\$0.00
Total	\$510,340.00	\$0.00

Tax Installment Information

Period	Bill Number	Due Date	Tax Year	Tax	Fee	Penalty	Interest	Total Due
INST 1	27076333	03/01/2026	2025	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00

Payment History

Tax Year	Bill Number	Receipt Number	Amount Paid	Date Paid
2025	27076333	U26.1753	\$129,695.26	02/26/2026
2025	27076333	B25.154683	\$380,644.74	10/09/2025

02:41

04:28

[Understanding Your Property Tax Bill.](#)

[How to Pay Your Property Taxes Online](#)

Select Language ▼

Powered by Google Translate



Snellville, GA
2342 Oak Rd
Snellville, GA 30078
(770) 985-3508

2025 Property Tax Bill

Parcel ID	Tax District	Bill #
R5056 008	10 - City of Snellville	010903
Property Owner/Location/Description		Taxable Value
SVAP IV PRESIDENTIAL LLC 1630 SCENIC HWY		16,150,000
Fair Market Value		
40,375,000		
Levies	Taxable Value	- Exemptions = Net Assessment X Tax Rate = Net Tax
City of Snellville	16,150,000	0 16,150,000 4.0000000 \$64,600.00
2025 STORMWATER		\$31,580.00
Exemptions:		
Tax bills are sent to the owner on record as of January 1st of each year. THEY ARE NOT SENT TO MORTGAGE COMPANIES. If taxes are paid through escrow or by someone other than the name appearing on this statement (mortgage company, new owner) please forward a copy of this statement to the responsible party.		
All taxes and fees that are delinquent and paid after January 15, 2026 are subject to interest and penalties as allowed by law. FIFA costs are applied to delinquent property taxes after March 15, 2026.		
IF THIS TAX NOTICE INDICATES A PAST DUE AMOUNT, PLEASE CONTACT US TO DETERMINE PAYOFF AMOUNT.		
Current Year Tax		\$96,180.00
Interest		\$0.00
Penalty		\$0.00
Other Fees		\$0.00
Payments Received		\$96,180.00
Other Amounts Due		\$0.00
Total Due		\$0.00
Due Date		03/15/2026



Snellville, GA
2342 Oak Rd
Snellville, GA 30078

*Make check or money order payable to: City of Snellville
*Write the Tax Parcel ID Number on your check
*Full payment must be made by the due date
*Mailed payments will be posted using the official postmark date
*Taxes may be paid online by visiting www.snellville.org
*Convenience fees may apply to all credit/debit card payments

Parcel ID: R5056 008
Amount Due: \$0.00
Bill#: 010903
Due Date: 03/15/2026

AMOUNT PAID

SVAP IV PRESIDENTIAL LLC
302 DATURA ST
STE 100
WEST PALM BEACH, FL 33401-5481

Snellville, GA
2342 Oak Rd
Snellville, GA 30078

DEED B: 61448 P: 00404

10/01/2024 03:42 PM Pgs: 13 Fees: \$42,525.00

TTax: \$42,500.00

Tiana P Garner, Clerk of Superior Court

Gwinnett County, GA

PT-61 #: 0672024023355

ERECORDED

eFile Participant IDs: 9562359654,0466245412

After recording, return to:
SVAP IV Presidential, LLC
c/o The Sterling Organization, LLC
302 Datura Street, Suite 100
West Palm Beach, Florida 33401
Attention: Accounts Payable

Property ID: R5056 008

LIMITED WARRANTY DEED

THIS Limited Warranty Deed, made this 26th day of September, 2024, between DDR SOUTHEAST SNELLVILLE, L.L.C., a Delaware limited liability company (hereinafter referred to as "Grantor") and SVAP IV PRESIDENTIAL, LLC, a Delaware limited liability company (hereinafter referred to as "Grantee") (the terms Grantor and Grantee to include their respective successors, legal representatives and assigns where the context requires or permits.)

WITNESSETH

That, Grantor, for and in consideration of the sum of TEN AND NO/100 (\$10.00) DOLLARS, and other good and valuable consideration, in hand paid at and before the sealing and delivery of these presents, the receipt, adequacy, and sufficiency of which being hereby acknowledged, has granted, bargained, sold, and conveyed, and by these presents does hereby grant, bargain, sell, and convey unto Grantee, all that tract or parcel of land lying and being in Gwinnett County, Georgia, and being more particularly described on Exhibit A attached hereto and incorporated herein by this reference (hereinafter referred to collectively as the "Land").

TOGETHER WITH all rights, members, structures, improvements, chattels, timber, shrubbery, trees, plants, fixtures, strips, gores, easements, alleys, ways, appurtenances, privileges, tenements or hereditaments incident or appurtenant thereto (the foregoing, together with the Land, are herein collectively referred to as the "Property"), subject only to those matters described on Exhibit B attached hereto and made a part hereof (such matters, collectively, the "Permitted Exceptions"), but only to the extent the same affect or relate to the Property and without reimposing same.

TO HAVE AND TO HOLD the Property, together with all and singular the rights, members, easements, and appurtenances thereof, and all of Grantor's right, title, and interest in any public rights-of-way adjoining the Property, to the same being, belonging, or in any way appertaining, to the only proper use, benefit, and behoof of Grantee, subject to the Permitted Exceptions, forever, in FEE SIMPLE.

AND Grantor hereby covenants and warrants unto Grantee that Grantor is lawfully seized and possessed of the Property in fee simple. Grantor has good right and lawful authority to sell

and convey the Property and Grantor will forever defend the right and title to the Property, subject to the Permitted Exceptions, unto Grantee against the claims of all persons owning, holding or claiming by, through or under Grantor.

[Signatures on the following page]

IN WITNESS WHEREOF, Grantor has executed this Limited Warranty Deed and affixed its seal the date and year first written above.

Signed, sealed, and delivered in the presence of:

GRANTOR:

Unofficial Witness

DDR SOUTHEAST SNELLVILLE, L.L.C.,
Delaware limited liability company

By: DDR Snellville Holdings LLC, its sole
member

Notary Public

My Commission Expires: 6-1-25

By:

Print Name: Michael S. Owendoff

Its: Deputy General Counsel

Notary Seal/Stamp:



BARBRA BONEZZI
Notary Public, State of Ohio
My Commission Expires:
June 01, 2025

STATE OF OHIO) SS.

COUNTY OF CUYAHOGA)

The foregoing instrument was acknowledged before me on September 23rd, 2024, by Michael S. Owendoff, the Deputy General Counsel of DDR Snellville Holdings LLC, the sole member of DDR Southeast Snellville, L.L.C., a Delaware limited liability company, on behalf of the limited liability company.



BARBRA BONEZZI
Notary Public, State of Ohio
My Commission Expires:
June 01, 2025

Notary Public

My Commission Expires: 6-1-25

[Presidential Limited Warranty Deed Signature Page]

EXHIBIT A

LEGAL DESCRIPTION

TRACT 1

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOTS 56 AND 73 OF THE 5TH DISTRICT, CITY OF SNELLVILLE GWINNETT COUNTY, GEORGIA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT AND IRON PIN FOUND AT THE INTERSECTION OF THE SOUTHERLY RIGHT-OF-WAY LINE OF RIDGEDALE DRIVE (80 FOOT RIGHT-OF-WAY) WITH THE WESTERLY RIGHT-OF-WAY LINE OF NORTH ROAD (A/K/A OLD SNELLVILLE HIGHWAY) (60 FOOT RIGHT-OF-WAY) AND THENCE RUNNING SOUTH 12 DEGREES 48 MINUTES 57 SECONDS WEST ALONG THE WESTERLY RIGHT-OF-WAY LINE OF NORTH ROAD A DISTANCE OF 183.45 FEET TO A POINT; THENCE CONTINUING ALONG SAID RIGHT-OF-WAY RUNNING SOUTH 12 DEGREES 48 MINUTES 57 SECONDS WEST A DISTANCE OF 24.13 FEET TO A POINT; THENCE CONTINUING ALONG SAID RIGHT-OF-WAY RUNNING SOUTH 11 DEGREES 30 MINUTES 48 SECONDS WEST A DISTANCE OF 104.03 FEET TO A POINT; THENCE CONTINUING ALONG SAID RIGHT-OF-WAY RUNNING SOUTH 12 DEGREES 31 MINUTES 42 SECONDS WEST A DISTANCE OF 222.35 FEET TO A POINT; THENCE CONTINUING ALONG SAID RIGHT-OF-WAY RUNNING SOUTH 13 DEGREES 14 MINUTES 00 SECOND WEST A DISTANCE OF 8.62 FEET TO A POINT; THENCE CONTINUING ALONG SAID RIGHT-OF-WAY RUNNING SOUTH 13 DEGREES 14 MINUTES 00 SECOND WEST A DISTANCE OF 99.73 FEET TO A POINT; THENCE CONTINUING ALONG SAID RIGHT-OF-WAY RUNNING SOUTH 13 DEGREES 25 MINUTES 15 SECONDS WEST A DISTANCE OF 265.53 FEET TO A POINT; THENCE CONTINUING ALONG SAID RIGHT-OF-WAY RUNNING SOUTH 13 DEGREES 25 MINUTES 15 SECONDS WEST A DISTANCE OF 20.09 FEET TO A POINT; THENCE CONTINUING ALONG SAID RIGHT-OF-WAY RUNNING SOUTH 13 DEGREES 42 MINUTES 56 SECONDS WEST A DISTANCE OF 148.09 FEET TO A POINT; THENCE CONTINUING ALONG SAID RIGHT-OF-WAY RUNNING SOUTH 11 DEGREES 41 MINUTES 17 SECONDS WEST A DISTANCE OF 183.24 FEET TO A POINT; THENCE CONTINUING ALONG SAID RIGHT-OF-WAY RUNNING SOUTH 12 DEGREES 07 MINUTES 57 SECONDS WEST A DISTANCE OF 79.83 FEET TO A POINT; THENCE CONTINUING ALONG SAID RIGHT-OF-WAY RUNNING SOUTH 13 DEGREES 42 MINUTES 54 SECONDS WEST A DISTANCE OF 88.92 FEET TO A POINT; THENCE RUNNING SOUTH 60 DEGREES 27 MINUTES 41 SECONDS WEST A DISTANCE OF 30.75 FEET TO A POINT; THENCE RUNNING NORTH 75 DEGREES 56 MINUTES 31 SECONDS WEST A DISTANCE OF 712.87 FEET TO A POINT; THENCE RUNNING NORTH 15 DEGREES 01 MINUTES 13 SECONDS EAST A DISTANCE OF 180.79 FEET TO A POINT; THENCE RUNNING NORTH 75 DEGREES 26 MINUTES 31 SECONDS WEST A DISTANCE OF 358.26 FEET TO A POINT ON THE EASTERLY RIGHT-OF-WAY LINE OF GEORGIA HIGHWAY 124 (A/K/A SCENIC HIGHWAY) (VARIABLE WIDTH RIGHT-OF-WAY); THENCE RUNNING ALONG THE EASTERLY RIGHT-OF-WAY OF GEORGIA HIGHWAY 124 FOLLOWING THE ARC OF A 22991.31 FOOT RADIUS CURVE, AN ARC DISTANCE OF 262.34 FEET TO A POINT (SAID ARC BEING SUBTENDED BY A CHORD BEARING NORTH 15 DEGREES 10 MINUTES 14 SECONDS EAST A DISTANCE OF 262.34 FEET); THENCE CONTINUING ALONG SAID RIGHT-OF-WAY RUNNING NORTH 14 DEGREES 50 MINUTES 37 SECONDS EAST A DISTANCE OF 454.91 FEET TO A POINT; THENCE DEPARTING SAID RIGHT-OF-WAY RUNNING SOUTH 75 DEGREES 09 MINUTES 23 SECONDS EAST FOR A DISTANCE OF 24.94 FEET TO A POINT; THENCE RUNNING NORTH 15 DEGREES 39 MINUTES 16 SECONDS EAST A DISTANCE OF 40.04 FEET TO A POINT; THENCE RUNNING NORTH 75 DEGREES 09 MINUTES 23 SECONDS WEST A DISTANCE OF 25.51 FEET TO A POINT ON THE EASTERLY RIGHT-OF-WAY LINE OF GEORGIA HIGHWAY 124; THENCE RUNNING NORTH 14 DEGREES 50 MINUTES 37 SECONDS EAST ALONG THE EASTERLY RIGHT-OF-WAY LINE OF GEORGIA HIGHWAY 124 A DISTANCE OF 725.18 FEET TO A POINT; THENCE DEPARTING SAID RIGHT-OF-WAY RUNNING SOUTH 75 DEGREES 09 MINUTES 23 SECONDS EAST A DISTANCE OF 15.00 FEET TO A POINT; THENCE RUNNING NORTH 14 DEGREES 50 MINUTES 37 SECONDS EAST A DISTANCE OF 30.00 FEET TO A POINT; THENCE RUNNING NORTH 75 DEGREES 09 MINUTES 23 SECONDS WEST A DISTANCE OF 15.00 FEET TO A POINT ON THE EASTERLY RIGHT-OF-WAY LINE OF GEORGIA HIGHWAY 124; THENCE RUNNING NORTH 14 DEGREES 50 MINUTES 37

SECONDS EAST ALONG THE EASTERLY RIGHT-OF-WAY LINE OF GEORGIA HIGHWAY 124 A DISTANCE OF 135.00 FEET TO A POINT; THENCE RUNNING NORTH 56 DEGREES 36 MINUTES 14 SECONDS EAST A DISTANCE OF 45.04 FEET TO A POINT ON THE SOUTHERLY RIGHT-OF-WAY LINE OF RIDGEDALE DRIVE; THENCE RUNNING SOUTH 72 DEGREES 00 MINUTE 08 SECONDS EAST ALONG THE SOUTHERLY RIGHT-OF-WAY LINE OF RIDGEDALE DRIVE FOR A DISTANCE OF 50.13 FEET TO A POINT; THENCE CONTINUING ALONG SAID RIGHT-OF-WAY FOLLOWING THE ARC OF A 740.92 FOOT RADIUS CURVE, AN ARC DISTANCE OF 167.54 FEET TO A POINT (SAID ARC BEING SUBTENDED BY A CHORD BEARING SOUTH 65 DEGREES 31 MINUTES 28 SECONDS EAST A DISTANCE OF 167.18 FEET); THENCE CONTINUING ALONG SAID RIGHT-OF-WAY FOLLOWING THE ARC OF A 900.30 FOOT RADIUS CURVE, AN ARC DISTANCE OF 292.20 FEET TO A POINT (SAID ARC BEING SUBTENDED BY A CHORD BEARING SOUTH 46 DEGREES 54 MINUTES 46 SECONDS EAST A DISTANCE OF 290.92 FEET); THENCE CONTINUING ALONG SAID RIGHT-OF-WAY RUNNING SOUTH 37 DEGREES 25 MINUTES 54 SECONDS EAST A DISTANCE OF 199.72 FEET TO A POINT; THENCE CONTINUING ALONG SAID RIGHT-OF-WAY FOLLOWING THE ARC OF A 969.86 FOOT RADIUS CURVE, AN ARC DISTANCE OF 151.13 FEET TO A POINT (SAID ARC BEING SUBTENDED BY A CHORD BEARING SOUTH 42 DEGREES 03 MINUTES 52 SECONDS EAST A DISTANCE OF 150.98 FEET); THENCE CONTINUING ALONG SAID RIGHT-OF-WAY FOLLOWING THE ARC OF A 319.88 FOOT RADIUS CURVE, AN ARC DISTANCE OF 147.73 FEET TO A POINT (SAID ARC BEING SUBTENDED BY A CHORD BEARING SOUTH 60 DEGREES 14 MINUTES 12 SECONDS EAST A DISTANCE OF 146.42 FEET); THENCE CONTINUING ALONG SAID RIGHT-OF-WAY RUNNING SOUTH 79 DEGREES 41 MINUTES 22 SECONDS EAST A DISTANCE OF 113.18 FEET TO A POINT WHICH IS THE POINT OF BEGINNING.

LESS AND EXCEPT FROM TRACT 1 THE FOLLOWING THREE (3) PARCELS:

(A) PROPERTY CONVEYED IN RIGHT OF WAY DEED FROM DDR SOUTHEAST SNELLVILLE, L.L.C. TO CITY OF SNELLVILLE, A POLITICAL SUBDIVISION OF THE STATE OF GEORGIA, DATED MARCH 8, 2018, FILED FOR RECORD APRIL 9, 2018, AND RECORDED IN DEED BOOK 55807, PAGE 690, GWINNETT COUNTY, GEORGIA RECORDS.

(B) PROPERTY CONVEYED IN FURTHER LESS AND EXCEPT PROPERTY CONVEYED IN RIGHT OF WAY DEED FROM DDR SOUTHEAST SNELLVILLE, L.L.C. TO GWINNETT COUNTY DATED AUGUST 6, 2019, FILED FOR RECORD AUGUST 28, 2019, AND RECORDED IN DEED BOOK 56839, PAGE 472, GWINNETT COUNTY, GEORGIA RECORDS.

(C) PROPERTY CONVEYED IN (I) LIMITED WARRANTY DEED FROM BETWEEN DDR SOUTHEAST SNELLVILLE, L.L.C., A DELAWARE LIMITED LIABILITY COMPANY AND HOME DEPOT U.S.A., INC., A DELAWARE CORPORATION, DATED DECEMBER 1, 2022, FILED DECEMBER 2, 2022, AND RECORDED IN DEED BOOK 60335, PAGE 403, GWINNETT COUNTY, GEORGIA, RECORDS; AND (II) QUITCLAIM DEED BETWEEN DDR SOUTHEAST SNELLVILLE, L.L.C., A DELAWARE LIMITED LIABILITY COMPANY AND HOME DEPOT U.S.A., INC., A DELAWARE CORPORATION, DATED DECEMBER 1, 2022, FILED DECEMBER 2, 2022, AND RECORDED IN DEED BOOK 60335, PAGE 408, GWINNETT COUNTY, GEORGIA, RECORDS, DESCRIBED BELOW:

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOTS 56 AND 73 OF THE 5TH DISTRICT CITY OF SNELLVILLE, GWINNETT COUNTY, GEORGIA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A POINT AND IRON PIN FOUND AT THE INTERSECTION OF THE SOUTHERLY RIGHT- OF-WAY LINE OF RIDGEDALE DRIVE (80 FOOT RIGHT-OF-WAY) WITH THE WESTERLY RIGHT-OF-WAY LINE OF NORTH ROAD (A/K/A OLD SNELLVILLE HIGHWAY) (60 FOOT RIGHT-OF-WAY) AND THENCE RUNNING SOUTH 12 DEGREES 48 MINUTES 57 SECONDS WEST ALONG THE WESTERLY RIGHT-OF-WAY LINE OF NORTH ROAD A DISTANCE OF 147.82 FEET TO A POINT; THENCE CONTINUING ALONG SAID RIGHT-OF-WAY SOUTH 12 DEGREES 48 MINUTES 57 SECONDS WEST A DISTANCE OF 24.13 FEET TO A POINT; THENCE CONTINUING ALONG SAID RIGHT-OF-WAY RUNNING

SOUTH 11 DEGREES 30 MINUTES 48 SECONDS WEST A DISTANCE OF 104.03 FEET TO A POINT; THENCE CONTINUING ALONG SAID RIGHT-OF-WAY RUNNING SOUTH 12 DEGREES 31 MINUTES 42 SECONDS WEST A DISTANCE OF 222.35 FEET TO A POINT; THENCE CONTINUING ALONG SAID RIGHT-OF-WAY RUNNING SOUTH 13 DEGREES 14 MINUTES 00 SECONDS WEST A DISTANCE OF 8.62 FEET TO A POINT; THENCE CONTINUING ALONG SAID RIGHT-OF-WAY RUNNING SOUTH 13 DEGREES 14 MINUTES 00 SECONDS WEST A DISTANCE OF 99.73 FEET TO A POINT; THENCE CONTINUING ALONG SAID RIGHT-OF-WAY RUNNING SOUTH 13 DEGREES 25 MINUTES 15 SECONDS WEST A DISTANCE OF 195.25 FEET TO A POINT; SAID POINT BEING THE TRUE POINT OF BEGINNING THUS HAVING ESTABLISHED THE TRUE POINT OF BEGINNING AND CONTINUING ALONG SAID RIGHT OF WAY SOUTH 13 DEGREES 25 MINUTES 15 SECONDS WEST A DISTANCE OF 70.28 FEET TO A POINT; THENCE CONTINUING ALONG SAID RIGHT OF WAY SOUTH 13 DEGREES 25 MINUTES 15 SECONDS WEST A DISTANCE OF 20.09 FEET TO A POINT; THENCE CONTINUING ALONG SAID RIGHT-OF-WAY RUNNING SOUTH 13 DEGREES 42 MINUTES 56 SECONDS WEST A DISTANCE OF 148.09 FEET TO A POINT; THENCE CONTINUING ALONG SAID RIGHT-OF-WAY RUNNING SOUTH 11 DEGREES 41 MINUTES 17 SECONDS WEST A DISTANCE OF 134.08 FEET TO A POINT; THENCE CONTINUING ALONG SAID RIGHT-OF-WAY RUNNING SOUTH 23 DEGREES 14 MINUTES 52 SECONDS WEST A DISTANCE OF 97.52 FEET TO A POINT; THENCE CONTINUING ALONG SAID RIGHT-OF-WAY RUNNING SOUTH 22 DEGREES 51 MINUTES 41 SECONDS WEST A DISTANCE OF 76.70 FEET TO A POINT; THENCE CONTINUING ALONG SAID RIGHT OF WAY SOUTH 46 DEGREES 07 MINUTES 10 SECONDS WEST A DISTANCE OF 79.02 FEET TO A POINT; THENCE LEAVING RIGHT OF WAY RUNNING NORTH 75 DEGREES 56 MINUTES 31 SECONDS WEST A DISTANCE OF 629.49 FEET TO A POINT; THENCE RUNNING NORTH 14 DEGREES 03 MINUTES 28 SECONDS EAST A DISTANCE OF 591.86 FEET TO A POINT; THENCE RUNNING SOUTH 75 DEGREES 56 MINUTES 32 SECONDS EAST A DISTANCE OF 264.89 FEET TO A POINT; THENCE SOUTH 89 DEGREES 27 MINUTES 15 SECONDS EAST A DISTANCE OF 83.84 FEET TO A POINT; THENCE SOUTH 75 DEGREES 56 MINUTES 29 SECONDS EAST A DISTANCE OF 344.91 FEET TO THE POINT OF BEGINNING.

SAID TRACT OR PARCEL OF LAND CONTAINING 413,771.82 SQUARE FEET OR 9.4989 ACRES MORE OR LESS

BEING THE SAME PARCEL DESCRIBED AS TRACT 1 ON THAT CERTAIN PLAT RECORDED IN PLAT BOOK 84, PAGE 39, GWINNETT COUNTY, GEORGIA RECORDS.

FURTHER LESS AND EXCEPT THE FOLLOWING TWO (2) TRACTS:

(D) PROPERTY CONVEYED IN LIMITED WARRANTY DEED FROM BETWEEN DDR SOUTHEAST SNELLVILLE, L.L.C., A DELAWARE LIMITED LIABILITY COMPANY AND CL PRESIDENTIAL PLAZA GA, LLC, DATED MARCH 8, 2024, FILED MARCH 22, 2024, AND RECORDED IN DEED BOOK 61102, PAGE 706, GWINNETT COUNTY, GEORGIA, RECORDS, DESCRIBED BELOW:

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 56, IN THE 5TH DISTRICT, IN THE CITY OF SNELLVILLE, IN GWINNETT COUNTY, GEORGIA; AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A 5/8-INCH CAPPED REBAR SET AT THE EASTERLY MITERED INTERSECTION OF THE SOUTHERLY RIGHT OF WAY OF RIDGEDALE DRIVE SW (HAVING AN 80 FOOT, PUBLICLY DEDICATED RIGHT OF WAY) AND THE WESTERLY RIGHT OF WAY OF NORTH ROAD SW (AKA OLD SNELLVILLE HIGHWAY) (HAVING A 60 FOOT, PUBLICLY DEDICATED RIGHT OF WAY); SAID 5/8-INCH CAPPED REBAR BEING THE TRUE POINT OF BEGINNING.

THENCE LEAVING SAID MITERED INTERSECTION AND SAID RIGHT OF WAY OF RIDGEDALE DRIVE SW AND CONTINUING ALONG SAID RIGHT OF WAY OF NORTH ROAD SW THE FOLLOWING COURSES AND DISTANCES: SOUTH 12 DEGREES 49 MINUTES 18 SECONDS WEST A DISTANCE OF 147.82 FEET TO A 5/8-INCH CAPPED REBAR SET; SOUTH 12 DEGREES 49 MINUTES 18 SECONDS WEST A DISTANCE

OF 24.13 FEET TO A 5/8-INCH CAPPED REBAR SET; SOUTH 11 DEGREES 31 MINUTES 09 SECONDS WEST A DISTANCE OF 104.03 FEET TO A 5/8-INCH CAPPED REBAR SET; SOUTH 12 DEGREES 32 MINUTES 03 SECONDS WEST A DISTANCE OF 222.35 FEET TO A 5/8-INCH CAPPED REBAR SET; SOUTH 13 DEGREES 14 MINUTES 21 SECONDS WEST A DISTANCE OF 8.62 FEET TO A 5/8-INCH CAPPED REBAR SET; SOUTH 13 DEGREES 14 MINUTES 21 SECONDS WEST A DISTANCE OF 99.73 FEET TO A 5/8-INCH CAPPED REBAR SET; SOUTH 13 DEGREES 25 MINUTES 37 SECONDS WEST A DISTANCE OF 195.25 FEET TO A 5/8-INCH CAPPED REBAR SET; THENCE LEAVING SAID RIGHT OF WAY NORTH 75 DEGREES 56 MINUTES 08 SECONDS WEST A DISTANCE OF 344.91 FEET TO A POINT; THENCE NORTH 89 DEGREES 26 MINUTES 54 SECONDS WEST A DISTANCE OF 83.84 FEET TO A POINT; THENCE NORTH 75 DEGREES 56 MINUTES 11 SECONDS WEST A DISTANCE OF 264.89 FEET TO A MAG NAIL SET; THENCE SOUTH 14 DEGREES 03 MINUTES 50 SECONDS WEST A DISTANCE OF 591.85 FEET TO A MAG NAIL SET; THENCE NORTH 75 DEGREES 56 MINUTES 55 SECONDS WEST A DISTANCE OF 31.14 FEET TO A 5/8-INCH CAPPED REBAR SET; THENCE NORTH 15 DEGREES 01 MINUTES 34 SECONDS EAST A DISTANCE OF 180.79 FEET TO A 1/2-INCH CAPPED REBAR FOUND; THENCE NORTH 75 DEGREES 27 MINUTES 47 SECONDS WEST A DISTANCE OF 309.08 FEET TO A 1/2-INCH REBAR FOUND ON THE EASTERLY RIGHT OF WAY OF SCENIC HIGHWAY NORTH (AKA GEORGIA HIGHWAY #124) (HAVING A VARIABLE WIDTH, PUBLICLY DEDICATED RIGHT OF WAY); THENCE CONTINUING ALONG SAID RIGHT OF WAY OF SCENIC HIGHWAY NORTH THE FOLLOWING COURSES AND DISTANCES: NORTH 75 DEGREES 15 MINUTES 58 SECONDS WEST A DISTANCE OF 49.18 FEET TO A 5/8-INCH CAPPED REBAR SET; WITH A CURVE TURNING TO THE LEFT WITH AN ARC DISTANCE OF 91.95 FEET, WITH A RADIUS OF 8056.87 FEET, WITH A CHORD BEARING OF NORTH 15 DEGREES 23 MINUTES 20 SECONDS EAST, WITH A CHORD LENGTH OF 91.95 FEET TO A 5/8-INCH CAPPED REBAR SET; WITH A CURVE TURNING TO THE LEFT WITH AN ARC DISTANCE OF 91.95 FEET, WITH A RADIUS OF 8056.87 FEET, WITH A CHORD BEARING OF NORTH 15 DEGREES 09 MINUTES 35 SECONDS EAST, WITH A CHORD LENGTH OF 91.95 FEET TO A 5/8-INCH CAPPED REBAR SET; WITH A CURVE TURNING TO THE LEFT WITH AN ARC DISTANCE OF 78.44 FEET, WITH A RADIUS OF 6873.55 FEET, WITH A CHORD BEARING OF NORTH 14 DEGREES 56 MINUTES 50 SECONDS EAST, WITH A CHORD LENGTH OF 78.44 FEET TO A 5/8-INCH CAPPED REBAR SET; NORTH 14 DEGREES 50 MINUTES 58 SECONDS EAST A DISTANCE OF 192.65 FEET TO A 5/8-INCH

CAPPED REBAR SET, SAID 5/8-INCH CAPPED REBAR BEING THE TRUE POINT OF BEGINNING.

THENCE CONTINUING ALONG SAID RIGHT OF WAY NORTH 14 DEGREES 50 MINUTES 58 SECONDS EAST A DISTANCE OF 148.60 FEET TO A 5/8-INCH CAPPED REBAR SET; THENCE LEAVING SAID RIGHT OF WAY SOUTH 76 DEGREES 00 MINUTES 12 SECONDS EAST A DISTANCE OF 165.37 FEET TO A 5/8-INCH CAPPED REBAR SET; THENCE SOUTH 14 DEGREES 05 MINUTES 00 SECONDS WEST A DISTANCE OF 148.62 FEET TO A MAG NAIL SET; THENCE NORTH 75 DEGREES 59 MINUTES 28 SECONDS WEST A DISTANCE OF 167.36 FEET TO A 5/8-INCH CAPPED REBAR FOUND ON THE EASTERLY RIGHT OF WAY OF SCENIC HIGHWAY NORTH (AKA GEORGIA HIGHWAY #124), SAID 5/8-INCH CAPPED REBAR BEING THE TRUE POINT OF BEGINNING.

SAID TRACT OR PARCEL OF LAND CONTAINING 0.568 ACRES (24,723 SQUARE FEET).

(E) PROPERTY CONVEYED IN LIMITED WARRANTY DEED FROM BETWEEN DDR SOUTHEAST SNELLVILLE, L.L.C., A DELAWARE LIMITED LIABILITY COMPANY AND CL PRESIDENTIAL PLAZA GA, LLC, DATED MARCH 8, 2024, FILED MARCH 22, 2024, AND RECORDED IN DEED BOOK 61102, PAGE 712, GWINNETT COUNTY, GEORGIA, RECORDS, DESCRIBED BELOW:

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 56, IN THE 5TH DISTRICT, IN THE CITY OF SNELLVILLE, IN GWINNETT COUNTY, GEORGIA; AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A 5/8-INCH CAPPED REBAR SET AT THE EASTERLY MITERED INTERSECTION OF THE SOUTHERLY RIGHT OF WAY OF RIDGEDALE DRIVE SW (HAVING AN 80 FOOT, PUBLICLY

DEDICATED RIGHT OF WAY) AND THE WESTERLY RIGHT OF WAY OF NORTH ROAD SW (AKA OLD SNELLVILLE HIGHWAY) (HAVING A 60 FOOT, PUBLICLY DEDICATED RIGHT OF WAY); THENCE RUNNING ALONG SAID MITER NORTH 44 DEGREES 22 MINUTES 16 SECONDS WEST A DISTANCE OF 61.58 FEET TO A 5/8-INCH CAPPED REBAR SET; THENCE LEAVING SAID MITER AND CONTINUING ALONG SAID SOUTHERLY RIGHT OF WAY OF RIDGEDALE DRIVE SW THE FOLLOWING COURSES AND DISTANCES: NORTH 79 DEGREES 41 MINUTES 01 SECONDS WEST A DISTANCE OF 61.40 FEET TO A 5/8-INCH CAPPED REBAR SET; WITH A CURVE TURNING TO THE RIGHT WITH AN ARC DISTANCE OF 147.73 FEET, WITH A RADIUS OF 319.88 FEET, WITH A CHORD BEARING OF NORTH 60 DEGREES 13 MINUTES 51 SECONDS WEST, WITH A CHORD LENGTH OF 146.42 FEET TO A 5/8-INCH CAPPED REBAR SET; WITH A CURVE TURNING TO THE RIGHT WITH AN ARC DISTANCE OF 151.13 FEET, WITH A RADIUS OF 969.86 FEET, WITH A CHORD BEARING OF NORTH 42 DEGREES 03 MINUTES 31 SECONDS WEST, WITH A CHORD LENGTH OF 150.98 FEET TO A 5/8-INCH CAPPED REBAR SET; NORTH 37 DEGREES 25 MINUTES 13 SECONDS WEST A DISTANCE OF 199.72 FEET TO A 5/8-INCH CAPPED REBAR SET; WITH A CURVE TURNING TO THE LEFT WITH AN ARC DISTANCE OF 292.20 FEET, WITH A RADIUS OF 900.30 FEET, WITH A CHORD BEARING OF NORTH 46 DEGREES 54 MINUTES 25 SECONDS WEST, WITH A CHORD LENGTH OF 290.92 FEET TO A 5/8-INCH CAPPED REBAR SET; WITH A CURVE TURNING TO THE LEFT WITH AN ARC DISTANCE OF 16.51 FEET, WITH A RADIUS OF 740.92 FEET, WITH A CHORD BEARING OF NORTH 59 DEGREES 40 MINUTES 44 SECONDS WEST, WITH A CHORD LENGTH OF 16.51 FEET TO A 5/8-INCH CAPPED REBAR SET, SAID 5/8-INCH CAPPED REBAR BEING THE TRUE POINT OF BEGINNING.

THENCE LEAVING SAID RIGHT OF WAY SOUTH 15 DEGREES 14 MINUTES 45 SECONDS WEST A DISTANCE OF 158.33 FEET TO A 5/8-INCH CAPPED REBAR SET; THENCE NORTH 76 DEGREES 01 MINUTES 59 SECONDS WEST A DISTANCE OF 212.90 FEET TO A 5/8-INCH CAPPED REBAR SET ON THE EASTERLY RIGHT OF WAY OF SCENIC HIGHWAY NORTH (AKA GEORGIA HIGHWAY #124) (HAVING A VARIABLE WIDTH, PUBLICLY DEDICATED RIGHT OF WAY); THENCE CONTINUING ALONG SAID RIGHT OF WAY THE FOLLOWING COURSES AND DISTANCES: NORTH 14 DEGREES 50 MINUTES 58 SECONDS EAST A DISTANCE OF 19.33 FEET TO A 5/8-INCH CAPPED REBAR SET; NORTH 75 DEGREES 09 MINUTES 02 SECONDS WEST A DISTANCE OF 15.00 FEET TO A 5/8-INCH CAPPED REBAR SET; NORTH 14 DEGREES 50 MINUTES 58 SECONDS EAST A DISTANCE OF 135.00 FEET TO A 5/8-INCH CAPPED REBAR SET ON THE SOUTHWESTERLY MITERED INTERSECTION OF SAID RIGHT OF WAY AND SOUTHERLY RIGHT OF WAY OF RIDGEDALE DRIVE SW; THENCE RUNNING ALONG SAID MITER NORTH 56 DEGREES 36 MINUTES 35 SECONDS EAST A DISTANCE OF 45.04 FEET TO A POINT ON THE SOUTHERLY RIGHT OF WAY OF RIDGEDALE DRIVE SW; THENCE CONTINUING ALONG SAID RIGHT OF WAY THE FOLLOWING COURSES AND DISTANCES: SOUTH 71 DEGREES 59 MINUTES 47 SECONDS EAST A DISTANCE OF 50.13 FEET TO A 5/8-INCH CAPPED REBAR SET; WITH A CURVE TURNING TO THE RIGHT WITH AN ARC DISTANCE OF 151.03 FEET, WITH A RADIUS OF 740.92 FEET, WITH A CHORD BEARING OF SOUTH 66 DEGREES 09 MINUTES 24 SECONDS EAST, WITH A CHORD LENGTH OF 150.77 FEET TO A 5/8-INCH CAPPED REBAR FOUND, SAID 5/8-INCH CAPPED REBAR BEING THE TRUE POINT OF BEGINNING.

SAID TRACT OR PARCEL OF LAND CONTAINING 0.917 ACRES (39,948 SQUARE FEET).

TRACT 1-A

EASEMENTS AND OTHER INTERESTS IN REAL PROPERTY CONTAINED IN RECIPROCAL EASEMENT AND OPERATION AGREEMENT BY AND BETWEEN SNELLVILLE ASSOCIATES LIMITED PARTNERSHIP, A GEORGIA LIMITED PARTNERSHIP AND HOME DEPOT U.S.A., INC., A DELAWARE CORPORATION, DATED JUNE 4, 1998, FILED FOR RECORD JUNE 5, 1998, AND RECORDED IN DEED BOOK 16138, PAGE 35, GWINNETT COUNTY, GEORGIA RECORDS; AS AMENDED BY FIRST AMENDMENT TO RECIPROCAL EASEMENT AND OPERATING AGREEMENT BY AND BETWEEN DDR SOUTHEAST SNELLVILLE, L.L.C. TO INLAND SOUTHEAST SNELLVILLE, L.L.C., SUCCESSOR-INTEREST TO SNELLVILLE ASSOCIATES LIMITED PARTNERSHIP, AND HOME DEPOT U.S.A., INC., DATED JULY 19, 2010, FILED FOR RECORD JULY 27, 2010, AND RECORDED IN DEED BOOK 50182, PAGE 576, AFORESAID RECORDS; AS AMENDED BY SECOND AMENDMENT TO RECIPROCAL EASEMENT

AND OPERATION AGREEMENT, BETWEEN DDR SOUTHEAST SNELLVILLE, L.L.C., A DELAWARE LIMITED LIABILITY COMPANY AND HOME DEPOT U.S.A., INC., A DELAWARE CORPORATION, DATED DECEMBER 1, 2022, FILED FOR RECORD DECEMBER 2, 2022, AND RECORDED IN DEED BOOK 60335, PAGE 397, AFORESAID RECORDS.

TRACT 1-B

NON-EXCLUSIVE EASEMENTS CONTAINED IN THAT TEMPORARY CONSTRUCTION AND ACCESS EASEMENT AGREEMENT BY AND BETWEEN DDR SOUTHEAST SNELLVILLE, L.L.C. AND PARK PLACE SNELLVILLE, LLC, DATED APRIL 3, 2018, FILED FOR RECORD APRIL 30, 2018 AND RECORDED IN DEED BOOK 55851, PAGE 465, GWINNETT COUNTY, GEORGIA, REAL PROPERTY RECORDS, AS AFFECTED BY THAT LENDER CONSENT BY IBERIABANK FILED FOR RECORD MAY 24, 2018 AND RECORDED IN DEED 55903, PAGE 558, AFORESAID RECORDS.

EXHIBIT B

PERMITTED EXCEPTIONS

1. Any minerals or mineral rights leased, granted or retained by current or prior owners.
2. Taxes and assessments for the year 2024 and subsequent years, not yet due and payable.
3. Rights of tenants in possession under unrecorded lease agreements, as tenants only, as evidenced by those leases set forth on the Rent Roll attached hereto as Exhibit A, with no options to purchase or rights of first refusal to purchase the Land.
4. Easements as conveyed in Right-of-Way Deed from Bernice M. Britt, et al. to Gwinnett County, a political subdivision of the State of Georgia, dated July 7, 1981, filed for record July 24, 1981 and recorded in Deed Book 2217, Page 231, aforesaid records.
5. Easements as conveyed in Right-of-Way Deed from Mrs. Grace P. Roberts to Gwinnett County, a political subdivision of the State of Georgia, dated July 23, 1981, filed for record August 10, 1981 and recorded in Deed Book 2228, Page 1, aforesaid records.
6. Easements as conveyed in Right-of-Way Deed from Yulee T. Pharr to Gwinnett County, a political subdivision of the State of Georgia, dated August 18, 1981, filed for record September 10, 1981 and recorded in Deed Book 2248, Page 25, aforesaid records.
7. Easements as conveyed in Right-of-Way Deed from Myrtis W. Pharr to Gwinnett County, a political subdivision of the State of Georgia, dated October 3, 1981, filed for record October 6, 1981 and recorded in Deed Book 2263, Page 243, aforesaid records.
8. Easements as conveyed in Right-of-Way Deed from Bernice M. Britt, et al. to Gwinnett County, a political subdivision of the State of Georgia, dated February 11, 1982, filed for record August 2, 1982 and recorded in Deed Book 2429, Page 333, aforesaid records.
9. Right-of-Way Easement from D. L. Smith to Walton Electric Membership Corporation, a corporation, dated October 8, 1984, filed for record December 5, 1984, and recorded in Deed Book 2928, Page 204, aforesaid records.
10. Easements as conveyed in Right-of-Way Deed from Martha Lou Britt, Individually and as Executrix U/W of W.C. Britt, Deceased, Helen B. Hancock, N/K/A Helen Britt Powell, Bernice M. Britt, Laurie Britt, A/K/A Frances Laurie Britt, and William Clarkie Britt, A/K/A William Clark Britt to The Georgia Department of Transportation, dated February 1, 1991, filed for record February 6, 1991 and recorded in Deed Book 6386, Page 285, aforesaid records.

11. Water Metering Device Easement from Selig Enterprises, Inc. to Gwinnett County, a political subdivision of the State of Georgia, dated June 19, 1997, filed for record June 20, 1997, and recorded in Deed Book 14342, Page 246, aforesaid records.
12. Terms and provisions of Sewer Easement Agreement by and between Cousins Properties Incorporated, a Georgia corporation and Snellville Associates Limited Partnership, a Georgia limited partnership, dated November 21, 1997, filed for record January 14, 1998, and recorded in Deed Book 15311, Page 69, aforesaid records.
13. Easement from Cousins Properties Incorporated and Snellville Associates Limited Partnership to Gwinnett County, a political subdivision, dated May 20, 1998, filed for record June 5, 1988, and recorded in Deed Book 16140, Page 40, aforesaid records.
14. Terms and provisions of Reciprocal Easement and Operation Agreement by and between Snellville Associates Limited Partnership, a Georgia limited partnership and Home Depot U.S.A., Inc., a Delaware corporation, dated June 4, 1998, filed for record June 5, 1998, and recorded in Deed Book 16138, Page 35, aforesaid records; as amended by First Amendment to Reciprocal Easement and Operating Agreement by and between DDR Southeast Snellville, L.L.C. to Inland Southeast Snellville, L.L.C., successor-in-interest to Snellville Associates Limited Partnership, and Home Depot U.S.A., Inc., dated July 19, 2010, filed for record July 27, 2010, and recorded in Deed Book 50182, Page 576, aforesaid records; as amended by Second Amendment to Reciprocal Easement and Operation Agreement, between DDR Southeast Snellville, L.L.C., a Delaware limited liability company and Home Depot U.S.A., Inc., a Delaware corporation, dated December 1, 2022, filed for record December 2, 2022, and recorded in Deed Book 60335, Page 397, aforesaid records.
15. Rights of The Kroger Co., an Ohio corporation, as tenant only, without right of first refusal/offer or option to purchase, under the terms and provisions of an unrecorded lease by and between Snellville Associates Limited Partnership, a Georgia limited partnership, as landlord, and The Kroger Co., an Ohio corporation, as tenant, as evidenced by Memorandum of Lease dated March 3, 1998 and filed for record on July 13, 1998 in Deed Book 16362, Page 154, aforesaid records.
16. Right-of-Way Easement from Snellville Associates, L.P. to Walton Electric Membership Corporation, a corporation, dated November 17, 1997, filed for record July 22, 1998, and recorded in Deed Book 16421, Page 22, aforesaid records.
17. Easement from Snellville Associates Limited Partnership, a Georgia limited partnership to Gwinnett County Water and Sewerage Authority, dated July 6, 1999, filed for record August 2, 1999, and recorded in Deed Book 18910, Page 105, aforesaid records, and shown on ALTA/NSPS Land Title survey made by Alfred J. Kesler, PLS No. 3436 for Southern Geomatics Services, LLC on June 5, 2024, last revised September 24, 2024, designated as Job No. 24-128.

18. Temporary Construction and Access Easement Agreement by and between DDR Southeast Snellville, LLC, a Delaware limited liability company and Park Place Snellville, LLC, a Georgia limited liability company, dated April 3, 2018, filed for record April 30, 2018, and recorded in Deed Book 55851, Page 465, aforesaid records.

19. Permanent Drainage Easement from DDR Southeast Snellville, LLC, a Delaware limited liability company to Gwinnett County, a political subdivision of the State of Georgia, dated August 6, 2019, filed for record August 28, 2019, and recorded in Deed Book 56839, Page 477, aforesaid records, and shown on ALTA/NSPS Land Title survey made by Alfred J. Kesler, PLS No. 3436 for Southern Geomatics Services, LLC on June 5, 2024, last revised September 24, 2024, designated as Job No. 24-128.

20. License Agreement by and between DDR Southeast Snellville, LLC, a Delaware limited liability company and Comcast Cable Communications Management, LLC, a Delaware limited liability company, dated September 11, 2019, filed for record October 25, 2019, and recorded in Deed Book 56981, Page 68, aforesaid records.

21. Rights of Burlington Coat Factory Warehouse Corporation a Florida corporation, as tenant only, without right of first refusal/offer or option to purchase, under the terms and provisions of an unrecorded lease by and between DDR Southeast Snellville, L.L.C., a Delaware limited liability company, as landlord, and Burlington Coat Factory Warehouse Corporation a Florida corporation, as tenant, as evidenced by Memorandum of Lease dated January 19, 2021 and filed for record on December 6, 2021 in Deed Book 59478, Page 456, aforesaid records

22. Rights of Ulta Salon, Cosmetics & Fragrance, Inc., a Delaware corporation, as tenant only, without right of first refusal/offer or option to purchase, under the terms and provisions of an unrecorded lease by and between DDR Southeast Snellville, LLC, a Delaware limited liability company, as landlord, and Ulta Salon, Cosmetics & Fragrance, Inc., a Delaware corporation, as tenant, as evidenced by Memorandum of Lease dated June 30, 2023 and filed for record on October 3, 2023 in Deed Book 60842, Page 116, aforesaid records .

23. Terms and provisions of Declaration of Easements, Covenants and Restrictions by DDR Southeast Snellville, LLC, a Delaware limited liability company, dated January 24, 2024, filed for record February 1, 2024, and recorded in Deed Book 61025, Page 238, aforesaid records.

24. Terms and provisions of Declaration of Easements, Covenants and Restrictions by DDR Southeast Snellville, LLC, a Delaware limited liability company, dated January 24, 2024, filed for record February 1, 2024, and recorded in Deed Book 61025, Page 282, aforesaid records.

25. Matters shown on plat recorded in Plat Book 84, Page 39, aforesaid records.

26. Matters shown on plat recorded in Plat Book 160, Page 282, aforesaid records and shown on ALTA/NSPS Land Title survey made by Alfred J. Kesler, PLS No. 3436 for Southern Geomatics Services, LLC on June 5, 2024, last revised September 24, 2024, designated as Job No. 24-128.