SCHEDULE BII
Commitment Number 21R128.1
Commitment Date: February 14, 2021 at 5:00 o'clock p.m.

SPECIAL EXCEPTIONS

11. Rights of upper and lower riparian owners to and to the waters of any creek or stream that bounds or traverses the Land, free from increase, decrease or pollution.

12. Right of Way Deed from Dr. Anne Mazzoni to Gwinnett County dated October 8, 2010, filed October 20, 2010 and recorded in Deed Book 50338, Page 627, Gwinnett County, Georgia Records. (Affects surveyed property and is shown on Survey)

13. Permanent Construction Easement from Dr. Anne Mazzoni to Gwinnett County dated October 8, 2010, filed October 20, 2010 and recorded in Deed Book 50338, Page 632, Gwinnett County, Georgia Records. (Affects surveyed property and is shown on Survey)

14. Permanent Drainage Easement from Dr. Anne Mazzoni to Gwinnett County dated October 8, 2010, filed October 20, 2010 and recorded in Deed Book 50338, Page 637, Gwinnett County, Georgia Records. (Affects surveyed property and is shown on Survey)

15. Permanent Drainage Easement from Dr. Anne Mazzoni to Gwinnett County dated October 8, 2010, filed October 20, 2010 and recorded in Deed Book 50338, Page 642, Gwinnett County, Georgia Records. (Affects surveyed property and is shown on Survey)

SURVEY LEGAL DESCRIPTION (TRACT ONE)

All that tract or parcel of land lying and being in Land Lot 67 of the 5th District, Gwinnett County, Georgia, and being more particularly described as follows:

BEGINNING at an iron pin set (1/2 rebar w/cap) located at the intersection of the southwest line of Land Lot 67 with the common line between Land Lot 62 and 67, and the westerlywesterly right-of-way of Temple Johnson Road (variable width right-of-way); thence from said point of BEGINNING leaving said iron pin and running in a generally northwesterly direction along the westerlywesterly right-of-way of Temple Johnson Road for the following courses and distances: running thence along a curve to the left for an arc length of 206.34 feet (said arc being subtended by a chord of N78°13'32"E - 206.13 feet and having a radius of 306.31 feet) to a point; thence running N60°17'32"E for a distance of 83.56 feet to a point; thence running S60°07'58"E for a distance of 343.64 feet to a point; thence running along a curve to left on an arc length of 370.79 feet (said arc being subtended by a chord of N69°37'11"E - 370.34 feet and having a radius of 3060.31 feet) to a point; thence running N69°33'43"E for a distance of 415.49 feet to a point; thence running S83°24'47"E for a distance of 288.57 feet to an iron pin found (if any); thence leaving said right-of-way and running S29°34'47"E for a distance of 1120.75 feet to an iron pin found (if any); thence running S29°34'47"E for a distance of 1138.09 feet to a point in the centerline of a creek; thence running in a generally southwesterly direction along the centerline of said creek for the following courses and distances: running thence S77°25'53"W for a distance of 33.55 feet to a point; thence running S53°21'14"W for a distance of 13.21 feet to a point; thence running S12°50'32"W for a distance of 31.50 feet to a point; thence running S38°16'15"W for a distance of 26.84 feet to a point; thence running S60°33'31"W for a distance of 16.41 feet to a point; thence running S70°33'14"W for a distance of 11.05 feet to a point; thence running S19°31'14"W for a distance of 11.35 feet to a point; thence running S33°13'00"W for a distance of 4.61 feet to a point; thence running N23°57'00"W for a distance of 13.75 feet to a point; thence running S81°56'53"W for a distance of 13.31 feet to a point; thence running S73°39'11"W for a distance of 37.39 feet to a point; thence running S81°41'17"W for a distance of 33.82 feet to a point; thence running S31°41'08"W for a distance of 32.53 feet to a point; thence running S54°15'57"W for a distance of 33.84 feet to a point; thence running S22°30'11"W for a distance of 32.61 feet to a point; thence running S26°10'37"W for a distance of 27.21 feet to a point; thence running S42°17'47"W for a distance of 17.84 feet to a point; thence running S16°00'21"W for a distance of 13.55 feet to a point; thence running S34°31'35"W for a distance of 31.08 feet to a point; thence running S01°23'20"W for a distance of 14.21 feet to a point; thence running N87°25'18"W for a distance of 4.56 feet to a point; thence running S21°04'17"W for a distance of 21.04 feet to a point; thence running N73°20'08"W for a distance of 4.56 feet to a point; thence running S70°53'47"W for a distance of 18.83 feet to a point; thence running S57°07'58"W for a distance of 17.19 feet to a point; thence running S11°33'33"W for a distance of 13.31 feet to a point; thence running N79°10'31"W for a distance of 21.50 feet to a point; thence running N07°15'28"W for a distance of 12.73 feet to a point; thence running S63°12'38"W for a distance of 31.55 feet to a point; thence running N05°32'54"W for a distance of 15.11 feet to a point; thence running S39°36'49"W for a distance of 25.12 feet to a point; thence running S87°11'16"W for a distance of 5.30 feet to a point; thence running N33°47'17"W for a distance of 7.33 feet to a point; thence running S39°33'43"W for a distance of 2.43 feet to a point; thence running S44°00'50"W for a distance of 21.43 feet to a point; thence running S67°35'11"W for a distance of 16.78 feet to a point; thence running S23°13'06"W for a distance of 5.83 feet to a point; thence running N33°31'17"W for a distance of 6.20 feet to a point; thence running S53°33'17"W for a distance of 12.10 feet to a point; thence running S13°24'31"W for a distance of 5.83 feet to a point; thence running N44°21'30"W for a distance of 6.16 feet to a point; thence running S38°16'28"W for a distance of 7.84 feet to a point; thence running S58°24'58"W for a distance of 13.68 feet to a point; thence running N82°55'37"W for a distance of 12.84 feet to a point; thence running S49°26'14"W for a distance of 15.62 feet to a point; thence running S83°41'47"W for a distance of 9.33 feet to a point; thence running S09°39'12"W for a distance of 7.52 feet to a point; thence running N53°30'17"W for a distance of 7.84 feet to a point; thence running N32°55'37"W for a distance of 10.92 feet to a point; thence running N83°25'15"W for a distance of 13.51 feet to a point; thence running N07°47'14"W for a distance of 9.28 feet to a point; thence running S30°55'12"W for a distance of 7.84 feet to a point; thence running S22°11'37"W for a distance of 10.54 feet to a point; thence running S14°12'34"W for a distance of 8.20 feet to a point; thence running S27°30'11"W for a distance of 14.29 feet to a point; thence running S06°16'15"W for a distance of 14.29 feet to a point; thence running S32°54'59"W for a distance of 31.08 feet to a point; thence running S34°13'29"W for a distance of 33.02 feet to a point; thence running S31°12'41"W for a distance of 33.57 feet to a point; thence running S50°09'54"W for a distance of 15.28 feet to a point; thence running S73°30'11"W for a distance of 10.82 feet to a point; thence running N53°31'27"W for a distance of 8.92 feet to a point; thence running S83°13'41"W for a distance of 10.10 feet to a point; thence running S53°31'17"W for a distance of 12.79 feet to a point; thence running S27°29'17"W for a distance of 21.81 feet to a point; thence running S31°29'17"W for a distance of 21.45 feet to a point; thence running S14°12'31"W for a distance of 5.31 feet to a point; thence running S56°01'57"W for a distance of 7.73 feet to a point; thence running S73°23'41"W for a distance of 14.02 feet to a point; thence running S02°33'17"W for a distance of 8.80 feet to a point; thence running S38°21'40"W for a distance of 23.23 feet to a point; thence running S19°41'31"W for a distance of 11.16 feet to a point; thence running S60°11'31"W for a distance of 6.26 feet to a point; thence running S82°41'36"W for a distance of 28.55 feet to a point; thence running S03°13'17"W for a distance of 13.10 feet to a point; thence running S12°41'11"W for a distance of 9.52 feet to a point; thence running N87°57'43"W for a distance of 14.51 feet to a point; thence running S03°33'17"W for a distance of 8.30 feet to a point; thence running N87°57'43"W for a distance of 14.51 feet to a point; thence running S47°13'17"W for a distance of 14.12 feet to a point; thence running S38°42'41"W for a distance of 13.52 feet to a point; thence running S03°33'17"W for a distance of 13.86 feet to a point; thence running N83°17'41"W for a distance of 13.74 feet to a point; thence running S54°23'11"W for a distance of 13.21 feet to a point; thence running S07°33'17"W for a distance of 11.31 feet to a point; thence running S38°42'41"W for a distance of 14.14 feet to a point; thence running S17°23'53"W for a distance of 21.10 feet to a point; thence running S12°26'50"W for a distance of 26.93 feet to a point; thence running S37°13'17"W for a distance of 14.14 feet to a point; thence running S73°36'17"W for a distance of 13.52 feet to a point; thence running S12°26'50"W for a distance of 21.10 feet to a point; thence running S17°23'53"W for a distance of 13.52