

The following is a draft of the actions taken at the March 4, 2021 Columbia County Planning Commission meeting. This document has not been reviewed or approved by the Planning Commission and is not an official record of the meeting. The Board will approve the official minutes on March 18, 2021.

(H2g4) RZ21-03-04, Major PUD (Planned Unit Development) Revision, Tax Map 072 Parcels 547 and 548, 8.55+/- acres, located at 850 Ronald Reagan Drive and 732 North Belair Road, and currently zoned PUD (Planned Unit Development).

Staff member Danielle Montgomery stated the following:

- This is a request for a major revision to the existing PUD (Planned Unit Development) zoning on 8.55 +/- acres located at 850 Ronald Reagan Drive and 732 North Belair Road in order to revise the approved site plan for the properties.
- The properties are located near the Plaza development in Evans Town Center and are bounded by Ronald Reagan Drive to the south, North Belair Road to the northeast, and Williamsburg Way to the northwest.
- Surrounding properties are primarily zoned PUD (Planned Unit Development), including the Plaza development to the south, and additional property from the Marshall Square PUD to the north and west.
- The property has been zoned PUD (Planned Unit Development) since 2004 (RZ04-07-06) ; the PUD at that time encompassed 57.5 acres bounded by North Belair Road to the north, Evans Town Center Boulevard to the south, and the existing professional complexes to the east.
- Since 2004, the PUD has been through multiple revisions; the most recent revision in 2019 (RZ19-12-02) approved the subject site for a mixed use development including a minimum 10,000 square feet of commercial space, up to 300 apartments, and a possible hotel site.
- The applicant is not proposing any changes to the allowed uses for the site but is proposing a revision to the building configuration.
- The revised site plan includes a total of 6 buildings, five of which now line Ronald Reagan Drive and Williamsburg Way.
- There is no longer a building wrapping the corner to continue down North Belair Road, and the former U-shaped building has been replaced by a building similar to the largely rectangular liner buildings, shifted to the perimeter of the site lining Williamsburg Way.
- Overall, staff supports the revision since it emphasizes the more urban design desired in Evans Town Center, lining both of the internal, pedestrian-oriented roads (Ronald Reagan Drive and Williamsburg Way) with buildings pulled up to the rights of way to enhance the streetscape.
- The proposed project is located within the Evans Activity Center, which is a Mixed Use Center on the future land use map.
- The intent of Activity Centers is to enhance and create concentrated commercial uses, employment centers, and mixed use developments in defined areas.
- These centers are generally characterized by compact, walkable, higher density developments providing employment opportunities and supporting residential uses such as townhomes, loft apartments, and condominiums that contribute to a live-work-play environment but are not consistent with the rural and suburban development patterns found in much of the county.
- The approved uses of the PUD remain in line with the Activity Center, and the revised site plan, bringing additional buildings closer to the streets, helps to enhance the desired compact, walkable design of the area.
- Staff recommends approval with condition:

Condition
Planning:

All adopted conditions with file RZ19-12-02 still apply to this property.

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Chairman Cox stated this was a public hearing and asked if the applicant was present. The applicant was not present.

Chairman Cox stated this was a public hearing and asked if there was anyone to speak for or against the Major Revision.

Wish Markwalter, 4414 Deer Run:

- Requested clarification on the proposed site plan.

Planning Director Scott Sterling and staff member Danielle Montgomery clarified the site plan uses the revised plan on the PowerPoint.

Chairman Cox stated this was a public hearing and asked if there was anyone else to speak for or against the Major Revision. Hearing none, he closed the public hearing and called for a motion.

Vice-Chairman Henderson made a motion to approve with condition RZ21-03-04, Major PUD (Planned Unit Development) Revision, Tax Map 072 Parcels 547 and 548, 8.55+/- acres, located at 850 Ronald Reagan Drive and 732 North Belair Road, and currently zoned PUD (Planned Unit Development). Commissioner Futch seconded the motion. The motion carried unanimously.



REZONING

March 4, 2021

FILE : RZ21-03-04

Major PUD Revision

Property Information	
Tax Map/Parcel ID	Tax Map 072 Parcels 547 & 548
Address/Location	850 Ronald Reagan Drive & 732 North Belair Road
Acreage (+/-)	8.55 +/- acres
Current Zoning	PUD (Planned Unit Development)
Existing Use	Vacant
Request	Major PUD Revision
Commission District	District 1 (Melear)
Recommendation	Approve with Condition

Summary and Recommendation

Owner Grand Oaks Evans LLC and applicant Matt Mills request a major revision to the existing PUD (Planned Unit Development) zoning for Tax Map 072 Parcels 547 and 548, 8.55 +/- acres located at 850 Ronald Reagan Drive and 732 North Belair Road, in order to revise the approved site plan for the properties.

The properties are located near the Plaza development in Evans Town Center and are bounded by Ronald Reagan Drive to the south, North Belair Road to the northeast, and Williamsburg Way to the northwest. Surrounding properties are primarily zoned PUD (Planned Unit Development), including the Plaza development to the south, and additional property from the Marshall Square PUD to the north and west. There is R-2 (Single Family Residential) zoning on the north side, across North Belair Road, and M-2 (General Industrial) zoning to the east on the opposite side of North Belair Road.

Zoning History

The property has been zoned PUD (Planned Unit Development) since 2004 (RZ04-07-06) ; the PUD at that time encompassed 57.5 acres bounded by North Belair Road to the north, Evans Town Center Boulevard to the south, and the existing professional complexes to the east. The PUD included a combination of retail, offices, hotel and convention space, and residential uses with a density up to 34 units per acre; the subject parcels were part of the area designated for office tower, hotel, and convention center development. The PUD included guidance for architecture, signage, parking, landscaping, setbacks, lighting, and street furniture.

Since 2004, the PUD has been through multiple revisions; the most recent revision in 2019 (RZ19-12-02) approved the subject site for a mixed use development including a minimum 10,000 square feet of commercial space, up to 300 apartments, and a possible hotel site. The approved site plan included a total of 5 buildings, four of which lined Ronald Reagan Drive and a portion of Williamsburg Way and



REZONING

March 4, 2021

FILE : RZ21-03-04

Major PUD Revision

the corner of North Belair Road. The fifth building was a U-shaped building situated in the middle of the site, providing an interior courtyard space for some of the proposed apartment units and a green linear park connection to the proposed pool and amenity area.

Proposed PUD Revision

The applicant is not proposing any changes to the allowed uses for the site but is proposing a revision to the building configuration. The revised site plan includes a total of 6 buildings, five of which now line Ronald Reagan Drive and Williamsburg Way. There is no longer a building wrapping the corner to continue down North Belair Road, and the former U-shaped building has been replaced by a building similar to the largely rectangular liner buildings, shifted to the perimeter of the site lining Williamsburg Way. The linear green space and courtyard therefore no longer exist in the center of the site, although the proposed pool and amenity area remains unchanged.

Overall, staff supports the revision since it emphasizes the more urban design desired in Evans Town Center, lining both of the internal, pedestrian-oriented roads (Ronald Reagan Drive and Williamsburg Way) with buildings pulled up to the rights of way to enhance the streetscape. The architectural design of the buildings will of course contribute to the impact of this site plan revision; the conditions of the previous revision required Planning Commission to approve the building elevations, and the Architectural Review is being processed concurrently but separate from the Major Revision request.

The proposed project is located within the Evans Activity Center, which is a Mixed Use Center on the future land use map. The intent of Activity Centers is to enhance and create concentrated commercial uses, employment centers, and mixed use developments in defined areas. These centers are generally characterized by compact, walkable, higher density developments providing employment opportunities and supporting residential uses such as townhomes, loft apartments, and condominiums that contribute to a live-work-play environment but are not consistent with the rural and suburban development patterns found in much of the county. The Evans Activity Center in particular is forecast to include shops, restaurants, office, higher density residential, including apartments and/or condos above retail, civic uses, and open space. The approved uses of the PUD remain in line with the Activity Center, and the revised site plan, bringing additional buildings closer to the streets, helps to enhance the desired compact, walkable design of the area.

Due to the reasoning outlined above, staff recommends **approval with condition** of the request for a major revision to the existing PUD (Planned Unit Development) zoning for Tax Map 072 Parcels 547 and 548, 8.6 +/- acres located at 850 Ronald Reagan Drive and 732 North Belair Road, in order to revise the site plan for the properties.

Interdepartmental Review

A copy of this staff report, including a list of all recommended zoning conditions, is sent to the applicant and owner of the property in question prior to the public hearing.

Condition:

Planning:

All adopted conditions with file RZ19-12-02 still apply to this property.

Comments:

Building Standards:

We support the revision, as long as, all construction meets all applicable codes and amendments adopted by Columbia County, GA. These include but not limited to the International Building Code, International Fire Code, National Electrical Code, International Mechanical Code, International Fuel Gas Code, International Plumbing Code, Life Safety Code, Existing Building Code, Swimming Pool and Spa Code and Columbia County ordinances.

Broadband:

Broadband has underground fiber optic cable in the utility easement. Developers or subcontractors will not move, bury or relocate Broadband's fiber optic cable. The developer will be responsible to coordination with C3BU for the cable/ conduit lowering, relocating or any additional construction cost or movement of the cable. In addition, if the fiber optic cable or conduit is damage by the developer or subcontractors (grading the ground, digging and so forth), the developer will be responsible for repair cost and the loss of revenue. We support all comments from other departments.

Environmental:

No comments.

Stormwater:

1. The site improvements will disturb more than one acre, therefore the proper NPDES permit and associated fees must be submitted to the Georgia Environmental Protection Division (EPD) and Columbia County 14 days prior to land disturbance.
2. Stormwater detention will be required unless site improvements result in no net increase in runoff. The existing pond will need to be analyzed to determine if it can handle the increase in impervious area.
3. Stormwater quality will be required.

Fire Marshal:

Ensure compliance with applicable fire code requirements. See details in the International Fire Code and the GA Fire Marshal Rules and Regulations 120-3-3. Appendix D of the IFC has been adopted and is also applicable.



REZONING

March 4, 2021

FILE : RZ21-03-04

Major PUD Revision

Health Department:

This project should be on county water and sewer, therefore, the Health Department does not need to be contacted prior to advancement of the project and there are no specific comments or conditions.

Planning:

Conditions supplement but do not eliminate other code requirements which pertain to site development. No variances from Code have been expressed or implied. In case of conflicts, the more restrictive item shall prevail over the less restrictive item.

Traffic:

No comments.

Water and Sewer:

Water and sewer service is available to the properties. Water and sewer flow tests will be needed to determine available pressures and capacities.

Criteria for Evaluation of Rezoning Proposal

- 1. Whether the zoning proposal will permit a use that is suitable in view of the use and development of adjacent and nearby property.**
Surrounding properties include commercial and professional development on other portions of the Marshall Square PUD, industrial development on the east side of North Belair Road, and civic, commercial, and mixed use projects under the Plaza PUD. The proposed project includes a mixed use development with commercial and multifamily residential, which is suitable in view of the surrounding property development. The revised site plan is appropriate for the more urban development of the nearby properties, particularly that begun in the Plaza.
- 2. Whether the zoning proposal will adversely affect the existing use or usability of adjacent or nearby property.**
The proposal will not adversely impact adjacent or nearby properties.
- 3. Whether the property to be affected by the zoning proposal has a reasonable economic use as currently zoned.**
The property does have a reasonable economic use as currently zoned.
- 4. Whether the zoning proposal will result in a use which will or could cause an excessive or burdensome use of existing streets, transportation facilities, utilities or schools.**
The proposal will not cause an excessive burden on existing facilities.
- 5. If the local government has an adopted land use plan, whether the zoning proposal is in conformity with the policy and intent of the land use plan.**
The proposed project is located within the Evans Activity Center, which is a Mixed Use Center on the future land use map. The intent of Activity Centers is to enhance and create concentrated commercial uses, employment centers, and mixed use developments in defined areas. These centers are generally characterized by compact, walkable, higher density developments providing employment opportunities and supporting residential uses such as townhomes, loft

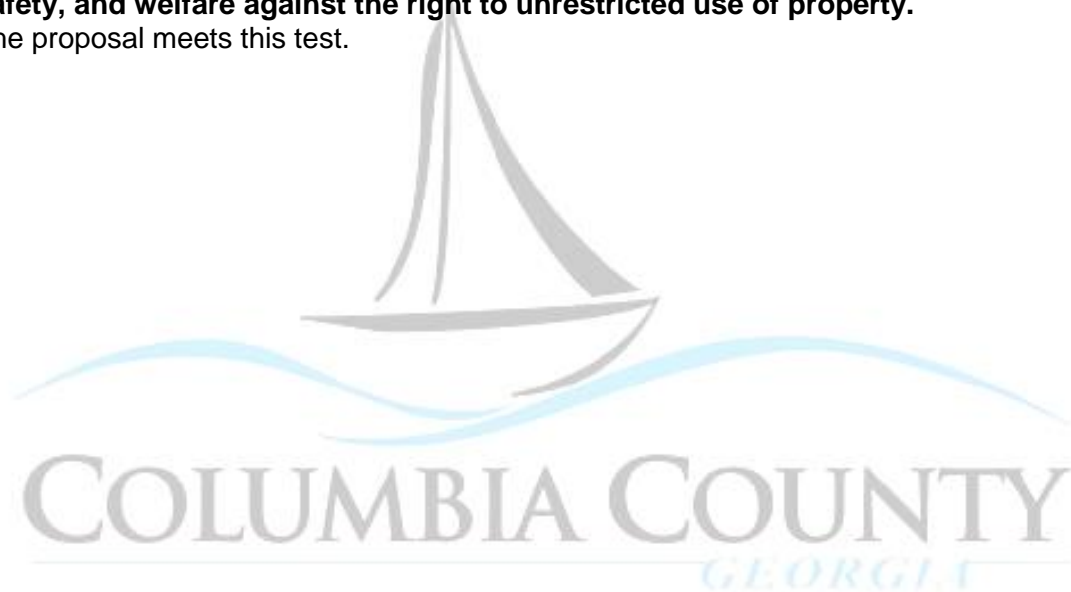
apartments, and condominiums that contribute to a live-work-play environment but are not consistent with the rural and suburban development patterns found in much of the county. The Evans Activity Center in particular is forecast to include shops, restaurants, office, higher density residential, including apartments and/or condos above retail, civic uses, and open space. The proposal is in keeping with this Character Area.

6. **Whether there are other existing or changing conditions affecting the use and development of the property which give supporting grounds for either approval or disapproval of the zoning proposal.**

Staff is not aware of any at this time.

7. **Whether the proposal reflects a reasonable balance between the promotion of health, safety, and welfare against the right to unrestricted use of property.**

The proposal meets this test.



ZONING APPLICATION

COLUMBIA COUNTY, GEORGIA

Office Use Only

Date Received: 2-5-21
Public Hearing Date: 3-4-21
File # R221-03-04
BOC Meeting Date: 3-16-21
Commission District: 1

PLEASE SELECTION ONE

Type of Application: ☐ Rezoning ☒ Plan Revision ☐ Variance ☐ Variation ☐ Conditional Use

Date of Application: 2/5/21

Rezoning: The undersigned requests that the property described be rezoned from _____ to _____.

Plan Revision¹: The undersigned requests a revision to the current PUD zoning.

Variance²: The undersigned requests a variance to Section _____ of the Columbia County Code of Ordinances.

Variation³: The undersigned requests a variation to Section _____ of the Columbia County Code of Ordinances.

NOTE: Please see footnotes on the backside of this sheet.

PROPERTY INFORMATION:

Tax Map # 072 Parcel # 547 + 548 Address: 850 RONALD REAGAN DR + 732 N. BELAIR RD
(For multiple properties, please use a separate sheet of paper.) Road Frontage: 650 feet on the North / South / East / West (circle one) side of N. BELAIR RD. Property area is approximately 8.55 acres and is located 0 feet from the intersection of RONALD REAGAN DR + N. BELAIR RD. The attached plat for the property was prepared by SOUTHERN PARTNERS INC. and dated MAY 13, 2013

PROPOSED USE (for rezoning):

If approved, the property will be used for the following purpose(s):

OWNERSHIP AND APPLICANT INFORMATION:

OWNER: <u>GRAND OAKS EVANS LLC</u>	APPLICANT: <u>MATT MILLS</u>
ADDRESS: <u>2743 PERIMETER PKWY BLDG 100 SUITE 370</u>	ADDRESS: <u>3009 LAKE FOREST DR</u>
CITY: <u>AUGUSTA</u> STATE: <u>GA</u> ZIP: <u>30909</u>	CITY: <u>AUGUSTA</u> STATE: <u>GA</u> ZIP: <u>30909</u>
PHONE #: <u>706 373 9007</u>	PHONE#: <u>706 373 9007</u>
Email (or) Fax: <u>matt.mills@southeastern-company</u>	Email (or) Fax: <u>Matt.mills@southeastern-company</u>

DISCLOSURE

Does any local government official or member of their family have a financial interest in the property, or has the applicant made campaign contributions in the aggregate of \$250 or more within the past two years to any local government official? (Yes or No) If yes, a full written disclosure must be submitted with this application.

I hereby depose and say under the penalty of perjury that all of the statements contained in or submitted with this application are true.

Owner's Signature

Matt Mills

Printed Name

Applicant's Signature

Matt Mills

Printed Name

Subscribed and sworn to before me on 5 day of February 20 21.

By: [Signature] Notary Public

Please return original notarized application with all supporting documentation and fees, to the Columbia County Planning Department, P.O. Box 498, Evans, GA 30809. Refer to Fee Schedule.

Plan Revision Narrative

Owner:

Grand Oaks Evans, LLC

Date:

February 5, 2021



SOUTHEASTERN

DEVELOPMENT • BROKERAGE • CONSULTING

Plan Revisions

I. Approval of Final Site Plan

Owner seeks approval to shift the location of buildings on the site to be more in keeping with the intent of the PUD. Per the zoning narrative "The basic premise of the land plan is to place the buildings close to the street with parking in the rear. This will promote a more aesthetically pleasing project from the public streets surrounding the site. Buildings will be separated by greenspace and the amenity package for the apartments will be located behind the buildings to insure privacy for the residents of the apartments. Walkability shall be promoted to coincide with the downtown nature of the design."

The Conceptual Site plan and the revised site plan have been attached hereto as Exhibit A, and Exhibit B.

The conceptual design that was submitted with the rezoning (shown below) had a "U" shaped building with parking shown between the building and N. Belair Road and between the building and Williamsburg Dr. In order to accomplish the goals stated in the narrative, the shape and size of the buildings have been changed to ensure that buildings will front Williamsburg Dr and Ronald Reagan Drive.

The difference in elevation between N. Belair Road and the proposed finished grade of the parking and improvements for the project varies between 3 feet and 16 feet. For this reason, the parking and improvements on the revised site plan will be shielded from cars and pedestrians on N. Belair Road. In addition, in order to meet the current landscaping requirements our landscaping plans include a larger number of trees and shrubs to be installed on the N. Belair Road frontage. This "vegetative buffer" will further screen the site improvements and the retaining wall that will need to be installed on the North Belair Frontage.

The main amenity package for the Apartments is situated behind Building 2 and will include a pool, pool-house, pool cabanas and heavy landscaping. The conceptual rendering of the pool amenities is attached hereto as Exhibit C.

II. Architectural Approval

Per the conditions of the zoning, the Owner seeks approval of the elevations for the proposed project from the Planning Commission. Architectural renderings have been provided to the planning department for review by planning staff and the planning commission.

EXHIBIT A

Conceptual Site plan submitted with rezoning



EXHIBIT B

Revised site plan submitted for approval

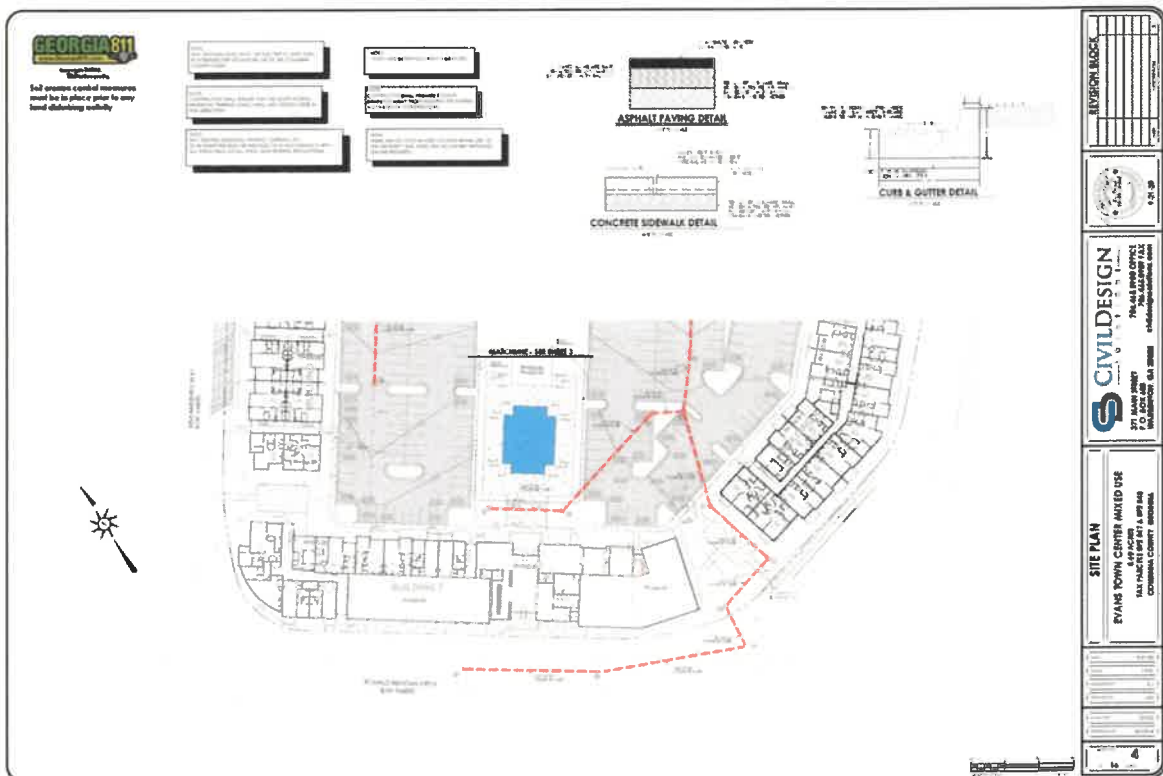
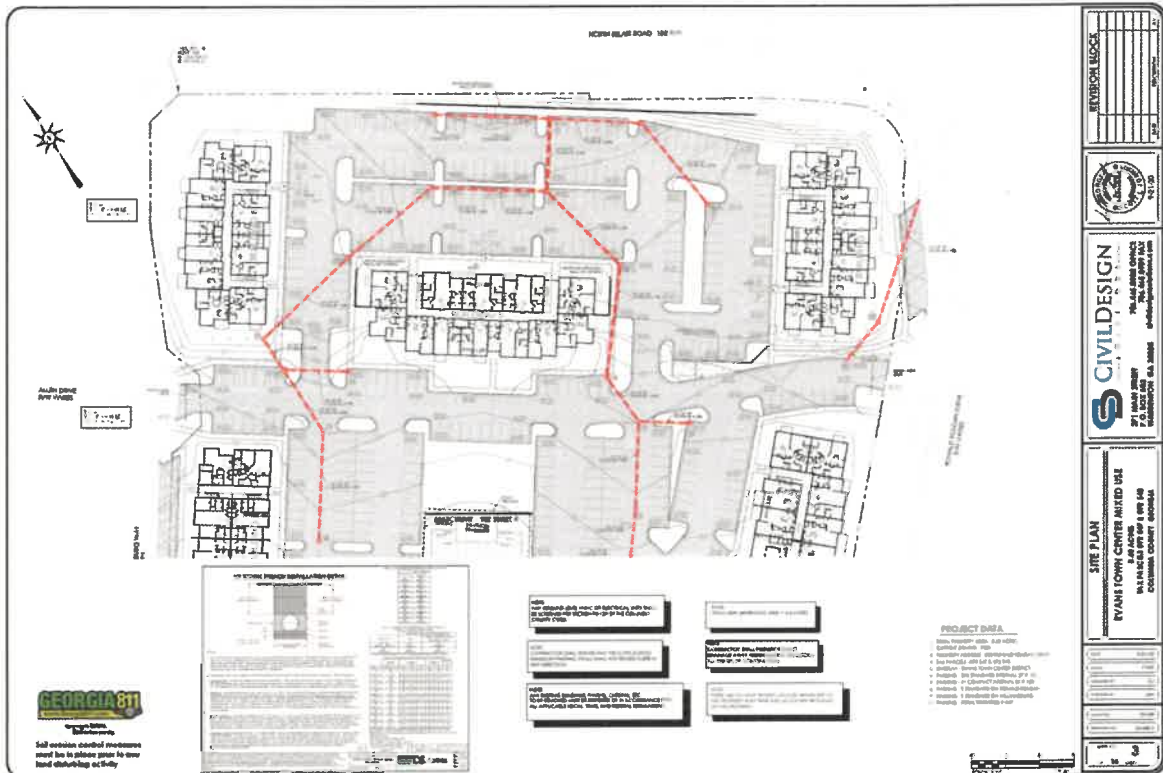


EXHIBIT C

Conceptual rendering of pool and amenity area



Please Return Recorded Document to:
Kłosinski Overstreet LLP
1229 Augusta West Parkway
Augusta, GA 30909

Deed Doc: WD
Recorded 06/26/2020 04:00PM
Georgia Transfer Tax Paid :
\$4,500.00
CINDY MASON
Clerk Superior Court, COLUMBIA
County, Ga.
Bk 12658 Pg 0169-0173
Penalty: \$0.00
Interest: \$0.00
Participants: 7390709340
\$(PT61)

LIMITED WARRANTY DEED

STATE OF GEORGIA
COUNTY OF COLUMBIA

THIS LIMITED WARRANTY DEED, is made as of this 24th day of June, 2020, between GEORGIA MFM PROPERTIES, LLC, a Georgia limited liability company ("Grantor") and GRAND OAK EVANS, LLC, LLC, a Georgia limited liability company ("Grantee") ("Grantor" and "Grantee" to include their respective legal representatives, successors, transferees 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, aliened, conveyed and confirmed, and by these presents does hereby grant, bargain, sell, alien, convey and confirm unto Grantee, all that tract or parcel of land lying and being in Columbia County, Georgia, as more particularly described on Exhibit A attached hereto and incorporated herein by this reference, together with all rights, entitlements, privileges, easements, rights of way, and other appurtenances thereof, to the same being, belonging or in any way appertaining thereto (collectively, the "*Property*").

TO HAVE AND TO HOLD the Property to the proper use, benefit, and behoof of Grantee, forever, in FEE SIMPLE.

SAID GRANTOR WILL WARRANT AND FOREVER DEFEND the right and title to the Property unto Grantee against the lawful claims of all persons claiming by, under or through Grantor, subject only to those matters set forth on Exhibit B attached hereto and incorporated herein by this reference. The foregoing warranty of title shall run to the benefit of Grantee hereunder, but shall not benefit subsequent purchasers of any interest in the said Property, in whole or in part.

(Signature appears on following page.)

Filed for Recording Electronically
Book: 12638
Page: 164-173
Date: 6/26/20

Please Return Recorded Document to:
Klosinski Overstreet LLP
1229 Augusta West Parkway
Augusta, GA 30909

LIMITED WARRANTY DEED

STATE OF GEORGIA
COUNTY OF COLUMBIA

THIS LIMITED WARRANTY DEED, is made as of this 26th day of June, 2020, between GEORGIA MFM PROPERTIES, LLC, a Georgia limited liability company ("**Grantor**") and GRAND OAK EVANS, LLC, LLC, a Georgia limited liability company ("**Grantee**") ("**Grantor**" and "**Grantee**" to include their respective legal representatives, successors, transferees and assigns where the context requires or permits).

W I T N E S S E T H T H A T:

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, aliened, conveyed and confirmed, and by these presents does hereby grant, bargain, sell, alien, convey and confirm unto Grantee, all that tract or parcel of land lying and being in Columbia County, Georgia, as more particularly described on Exhibit A attached hereto and incorporated herein by this reference, together with all rights, entitlements, privileges, easements, rights of way, and other appurtenances thereof, to the same being, belonging or in any way appertaining thereto (collectively, the "**Property**").

TO HAVE AND TO HOLD the Property to the proper use, benefit, and behoof of Grantee, forever, in FEE SIMPLE.

SAID GRANTOR WILL WARRANT AND FOREVER DEFEND the right and title to the Property unto Grantee against the lawful claims of all persons claiming by, under or through Grantor, subject only to those matters set forth on Exhibit B attached hereto and incorporated herein by this reference. The foregoing warranty of title shall run to the benefit of Grantee hereunder, but shall not benefit subsequent purchasers of any interest in the said Property, in whole or in part.

(Signature appears on following page.)

IN WITNESS WHEREOF, Grantor has executed and delivered this Limited Warranty Deed under seal as of the day and year first above written.

GRANTOR:

Signed sealed and delivered in the presence of:

GEORGIA MFM PROPERTIES, LLC,
a Georgia limited liability company

Witness

By:

Miriam Katz, Manager

(SEAL)

Notary Public

My Commission Expires

(NOTARIAL SEAL)



Exhibit A
Property Description

All that certain tract or parcel of land situate, lying and being located in the 125th G.M.D., Columbia County, Georgia, containing 8.60 acres and being more particularly described as follows:

Beginning at a #4 rebar found on the northeastern end of the mitered right-of-way along the southeasterly right-of-way of Williamsburg Way with the southwesterly right-of-way of North Belair Road, said described #4 rebar found is the POINT OF BEGINNING; thence along the southwesterly right-of-way of North Belair Road South 57°05'33" East a distance of 364.73 feet to a #4 rebar set; thence continuing along the southwesterly right-of-way of North Belair Road South 32°55'44" West a distance of 5.00 feet to a #4 rebar set; thence continuing along the southwesterly right-of-way of North Belair Road South 57°04'41" East a distance of 114.06 feet to a #4 rebar set; thence continuing along the southwesterly right-of-way of North Belair Road as it curves an arc distance of 126.19 feet with a radius of 763.51 feet and a chord bearing of South 54°00'53" East a chord distance of 126.05 feet to a #4 rebar set on the northwesterly right-of-way of Ronald Reagan Drive; thence along the northwesterly right-of-way of Ronald Reagan Drive as it curves an arc distance of 76.16 feet with a radius of 50.00 feet and a chord bearing of South 03°57'20" East for a chord distance of 69.01 feet to a #4 rebar set; thence continuing along the northwesterly right-of-way of Ronald Reagan Drive as it curves an arc distance of 40.28 feet with a radius of 164.50 feet and a chord bearing of South 32°39'57" East for a chord distance of 40.18 feet to a #4 rebar set; thence continuing along the northwesterly right-of-way of Ronald Reagan Drive as it curves an arc distance of 60.48 feet with a radius of 200.00 feet and a chord bearing of South 34°18'52" West for a chord distance of 60.25 feet to a #4 rebar set; thence continuing along the northwesterly right-of-way of Ronald Reagan Drive South 42°58'41" West a distance of 126.26 feet to a #4 rebar set; thence continuing along the northwesterly right-of-way of Ronald Reagan Drive South 43°21'33" West a distance of 133.27 feet to a #4 rebar set; thence continuing along the northwesterly right-of-way of Ronald Reagan Drive as it curves an arc distance of 57.51 feet with a radius of 105.00 feet and a chord bearing of South 59°19'21" West for a chord distance of 57.75 feet to #4 rebar found on the northerly right-of-way of Ronald Reagan Drive; thence along the northerly right-of-way of Ronald Reagan Drive South 75°17'09" West a distance of 149.00 feet to a #4 rebar set; thence continuing along the northerly right-of-way of Ronald Reagan Drive as it curves an arc distance of 50.93 feet with a radius of 105.00 feet and a chord bearing of South 89°10'54" West for a chord distance of 50.43 feet to a #4 rebar set on the northeasterly right-of-way of Ronald Reagan Drive; thence continuing along the northeasterly right-of-way of Ronald Reagan Drive as it curves an arc distance of 101.56 feet with a radius of 101.56 feet and a chord bearing of North 66°08'47" West for a chord distance of 100.96 feet to a #4 rebar set; thence continuing along the northeasterly right-of-way of Ronald Reagan Drive North 55°22'13" West a distance of 268.52 feet to a #4 rebar set; thence continuing along the northeasterly right-of-way of Ronald Reagan Drive as it curves an arc distance of 86.13 feet with a radius of 65.00 feet and a chord bearing of North 17°24'34" West for a chord distance of 79.97 feet to a #4 rebar set on the southeasterly right-of-way of Williamsburg Way; thence along the southeasterly right-of-way of Williamsburg Way North 20°33'05" East a distance of 8.90 feet to a #4 rebar set; thence continuing along the southeasterly right-of-way of Williamsburg Way as it curves an arc distance of 98.29 feet with a radius of 400.00 feet and a chord bearing of North 27°34'58" East for a chord distance of 98.04 feet to a #4 rebar set; thence continuing along the southeasterly right-of-way of Williamsburg Way North 34°35'53" East a distance of 141.60 feet to a #4 rebar found; thence

continuing along the southeasterly right-of-way of Williamsburg Way North $78^{\circ}51'02''$ East a distance of 35.94 feet to a #4 rebar found; thence continuing along the southeasterly right-of-way of Williamsburg Way North $30^{\circ}41'05''$ East a distance of 45.19 feet to a #4 rebar found; thence continuing along the southeasterly right-of-way of Williamsburg Way North $16^{\circ}03'40''$ West for a distance of 37.47 feet to a #4 rebar found; thence continuing along the southeasterly right-of-way of Williamsburg Way North $25^{\circ}12'13''$ East for a distance of 102.66 feet to a #4 rebar set; thence continuing along the southeasterly right-of-way of Williamsburg Way as it curves an arc distance of 15.07 feet with a radius of 112.50 feet and a chord bearing of North $29^{\circ}01'55''$ East for a chord distance of 15.06 feet to a #4 rebar set; thence continuing along the southeasterly right-of-way of Williamsburg Way North $32^{\circ}55'19''$ East a distance of 85.08 feet to a #4 rebar found on the southwestern end of a mitered right-of-way; thence along the mitered right-of-way North $78^{\circ}00'41''$ East a distance of 35.28 feet to a #4 rebar set on the southwesterly right-of-way of North Belair Road and the Point of Beginning. (the "Property")

Also described as all that certain tract or parcel of land, with improvements thereon, situate, lying and being in the 125th G.M.D., Columbia County, Georgia, being known and designated as Tract "A", containing 7.25 acres, more or less, and Tract "B", containing 1.35 acres, more or less, as shown on a plat prepared for Marshall Square Retirement Community, LLC, by Southern Partners, Inc., dated May 13, 2013, and recorded August 23, 2013, in the Office of the Clerk of the Superior Court of Columbia County, Georgia, in Plat Cabinet H, Slide 4 #7; reference being hereby made to said plat for a more complete and accurate description of said property, its metes, bounds and location.

Said property is conveyed subject to applicable zoning ordinances, easements and restrictions as shown on said plat and as filed of record.

Tax Map and Parcel Numbers: 072 548 Tract A
072 547 Tract B

Exhibit B
Permitted Title Exceptions

1. Taxes for the year 2020 and all subsequent years not yet due and payable and any and all taxes and assessments which may become due and payable for the current or previous years, due to, but not limited to, reassessments, rebillings, or errors by tax officials or their agents.
2. Easement of Georgia Power Company recorded on February 11, 2014 in Book 9267, Page 128-131 in the official records of the Columbia County Clerk of Superior Court.
3. All matters as shown on the Water and Sanitary Sewer Easement Plat prepared by Southern Partners, Inc. dated September 17, 2013 and recorded in PC H Slide 10 #7 in said records.
4. Permanent Easements recorded on November 14, 2013 in Book 9176, Page 295-297 in the official records of Columbia County Clerk of Superior Court.
5. Easement of Georgia Power Company, recorded on December 11, 2013 in Book 9206, Page 96-98 in the official records of the Columbia County Clerk of Superior Court.
6. Covenants, Conditions, Easements and Restrictions for Marshall Square, recorded on September 11, 2008 in Book 6635, Page 211-235; and as amended and recorded in Book 6681, Page 100-103; and as amended and recorded in Book 7456, Page 57-58 and rerecorded in Book 7616, Pages 159-161; and as amended and recorded in Book 8077, Page 151-154, and as amended in Book _____, Page _____, aforesaid records.
7. Easement of Georgia Power Company recorded in Book 30, Page 114 in the official records of the Columbia County Clerk of Superior Court.
8. Easement of Georgia Power Company, recorded in Book 52, Page 349 in the official records of the Columbia County Clerk of Superior Court.
9. Easement of Georgia Power Company, recorded in Book 53, Page 286 in the official records of the Columbia County Clerk of Superior Court.
10. Easement of Georgia Power Company, recorded on February 1, 1979 in Book 227, Page 154 in the official records of the Columbia County Clerk of Superior Court.
11. Right Of Way of Columbia County recorded on February 25, 2004 in Book 4163, Page 56-59 in the official records of the Columbia County Clerk of Superior Court.
12. Easement of Marshall Square Property Owner's Association recorded on February 19, 2009 in Book 6792, Page 94-95 in the official records of the Columbia County Clerk of Superior Court.
13. Deed of Dedication to Columbia County, Georgia recorded March 18, 2009 in Book 6834, Page 111-115 in said records.
14. Declaration of Covenants, Conditions, Easements and Restrictions for Columbia County and Marshall Square, recorded on July 30, 2010 in Book 7456, Page 46-56 in the official records of Columbia County Clerk of Superior Court, as amended by First Amendment to Declaration of Covenants, Easements and Restrictions for Columbia County and Marshall Square, recorded on _____ in Book _____, Page _____, aforesaid records.



CLERK OF SUPERIOR COURT
COLUMBIA COUNTY, GEORGIA
FILED IN OFFICE

2013 AUG 23 AM 10:42

BOOK PAGE
CHOT WASH. CLERK

BOUNDARY SURVEY

PREPARED FOR:

Marshall Square Retirement
Community, LLC

8040 Egar Drive, Lincoln, NE 68516

PROPERTY LOCATED IN THE 125TH G.M.D.,
COLUMBIA COUNTY, GEORGIA

DATE: MAY 13, 2013 SCALE: 1" = 80'

PREPARED BY:

SOUTHERN PARTNERS, INC.

ENGINEERS - SURVEYORS - PLANNERS
1233 AUGUSTA WEST PARKWAY, AUGUSTA, GA 30909 (706) 855-6000

WE HEREBY CERTIFY THAT WE ARE THE OWNERS OF
THE PROPERTY DEPICTED ON THIS PLAT AND THAT
WE ADOPT THIS PLAT OF OUR FREE CONSENT

OWNER: *Marshall Square Retirement Community, LLC* DATE: *5/13/2013*

APPROVED
Columbia County
Planning
Commission
9/19/2013

FIELD DATA
LINEAR CLOSURE: 1" / 34,080'
ANGULAR CLOSURE: 01"
ADJUSTMENT: COMPASS
PLAT CLOSURE: 1" / 218,343'
EQUIPMENT: TOPCON AT3301

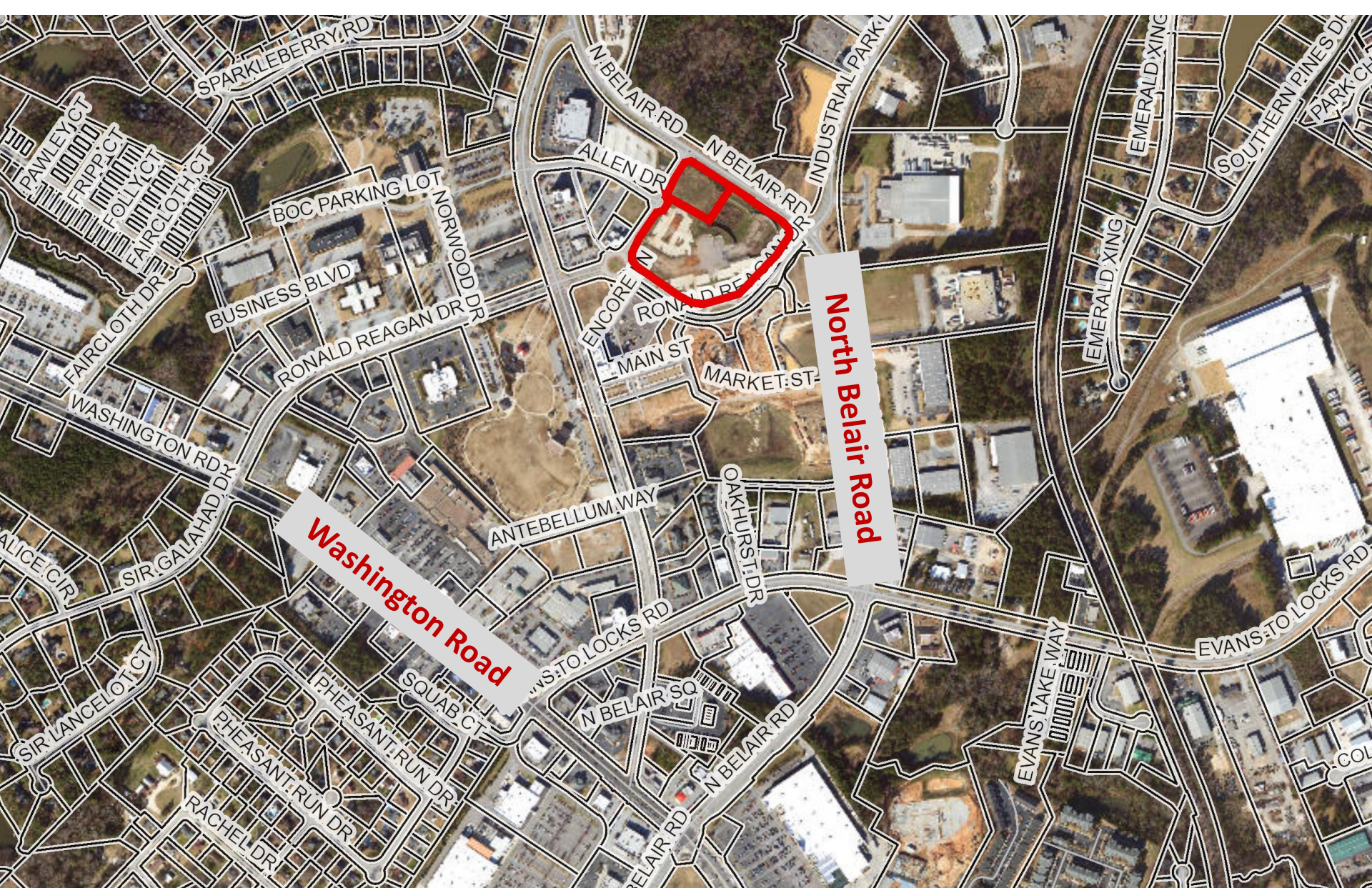
0' 80' 160' 240'



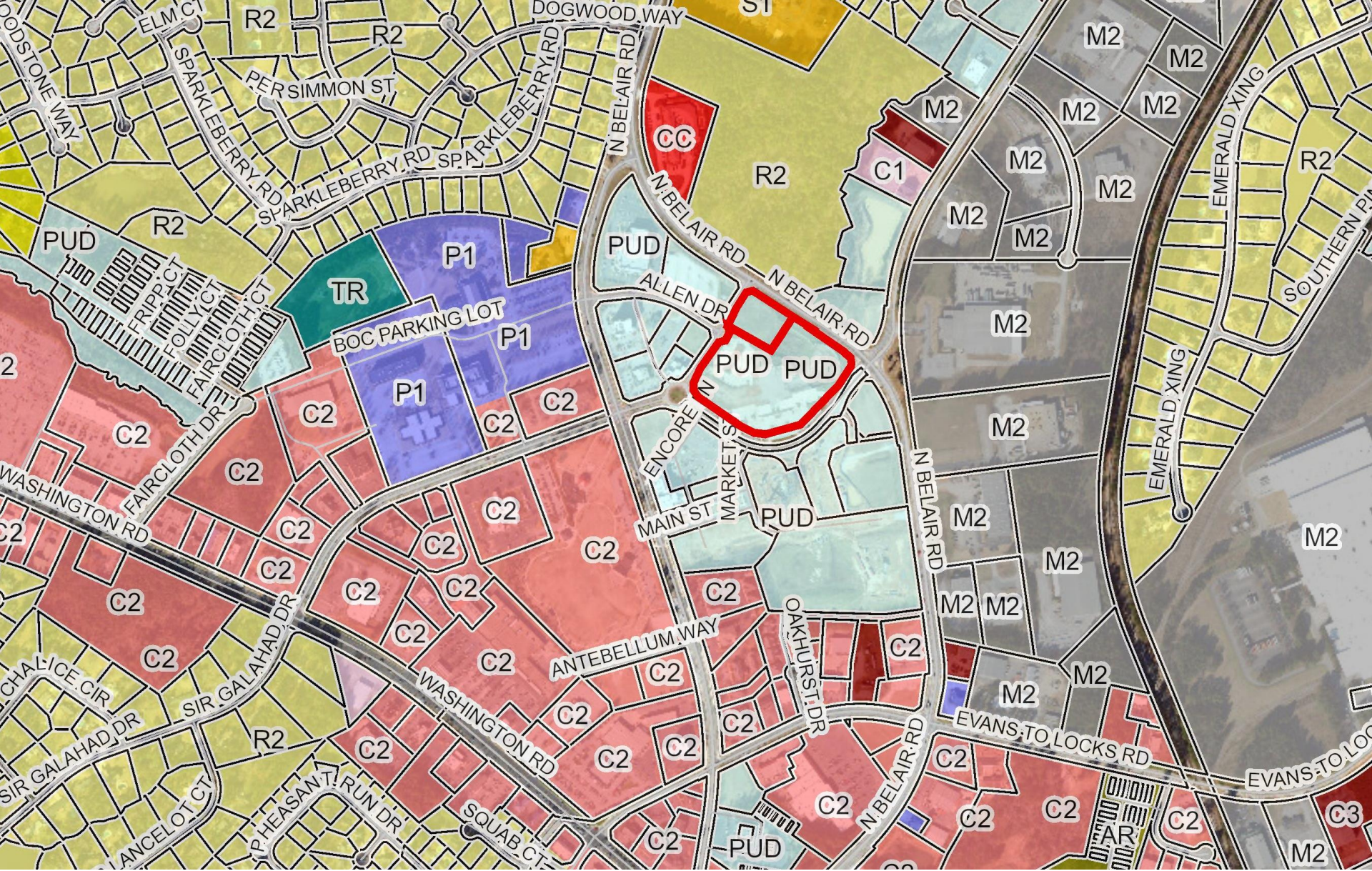
This Survey was prepared in conformity
with the Technical Standards for Property
Survey in Georgia as set forth in Chapter
180 of the Rules of the Georgia Board
of Registration for Professional Engineers
and Land Surveyors and as set forth in
the Georgia Plat Act O.C.G.A. 43-6-67

COLUMBIA COUNTY, GEORGIA
PLAT COPY FILED: *8/23/13*
RECORDED PC: *H* SUE: *4#7*

SP No. 25976
25976\SURVEY\25976-SD Plat



RZ21-03-04 LOCATION



RZ21-03-04 ZONING



RZ21-03-04 AERIAL



RZ21-03-04 EXISTING SITE



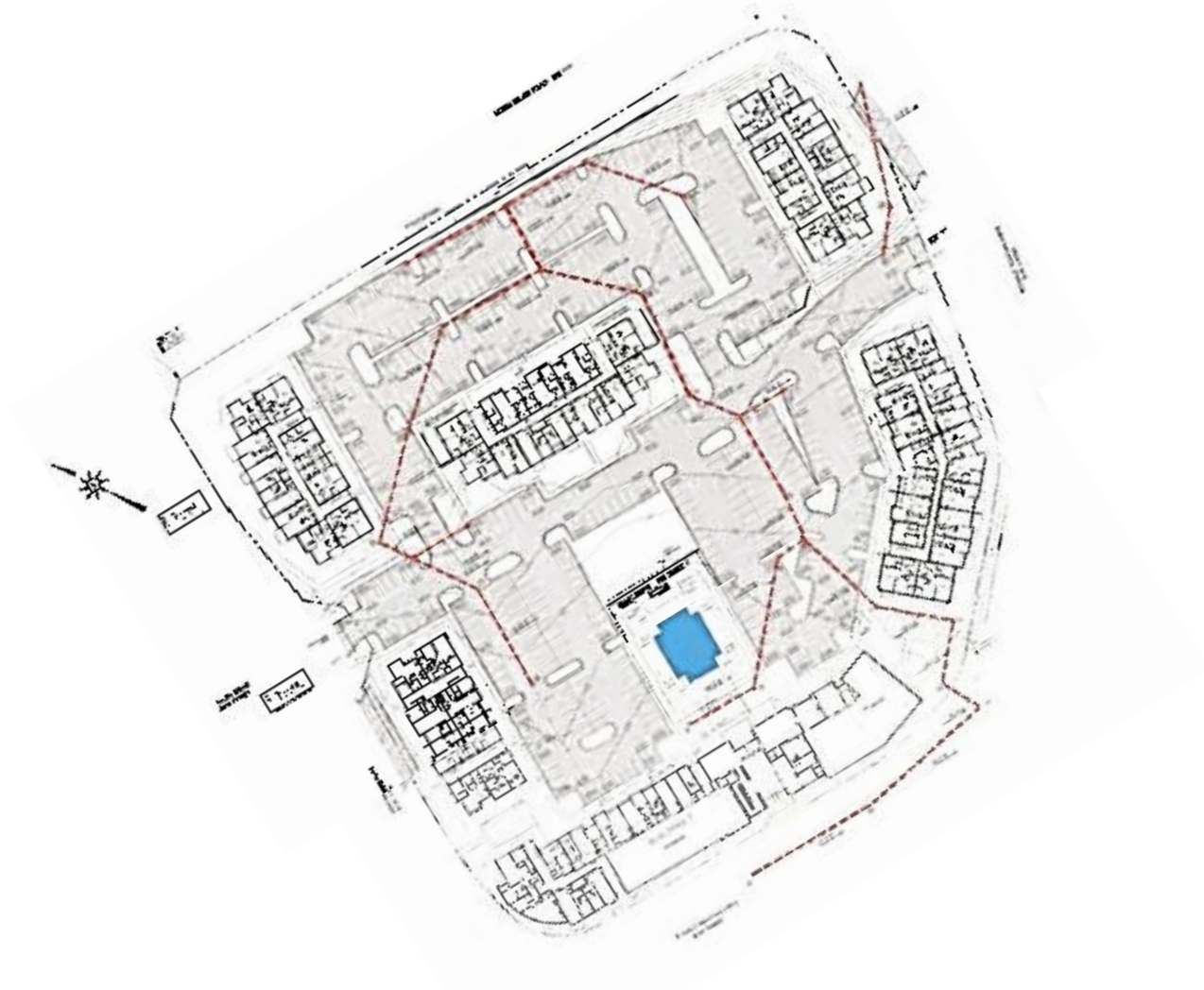
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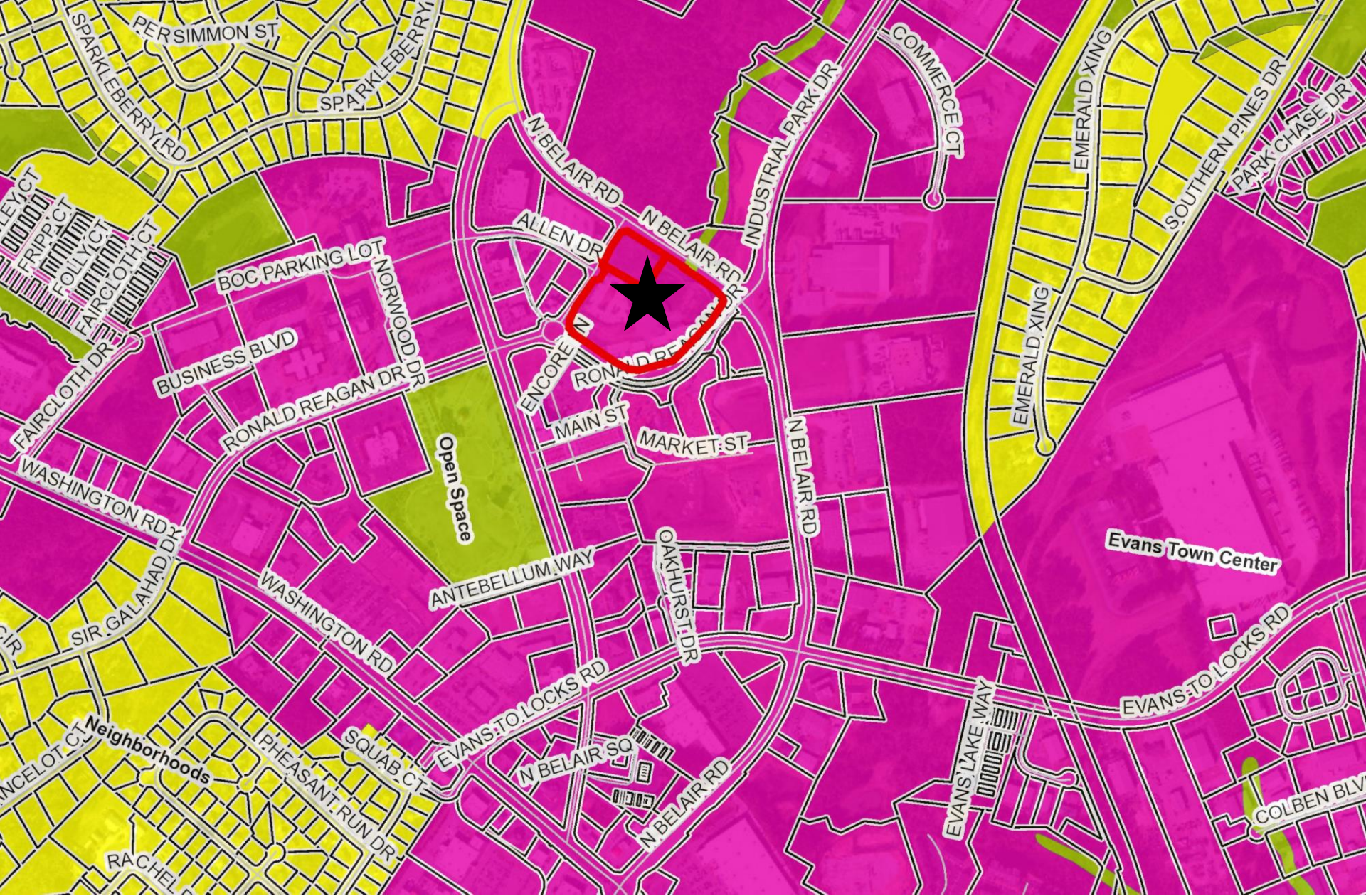
RZ21-03-04 EXISTING SITE



RZ21-03-04 APPROVED PLAN



RZ21-03-04 REVISED PLAN



RZ21-03-04 FUTURE LAND USE