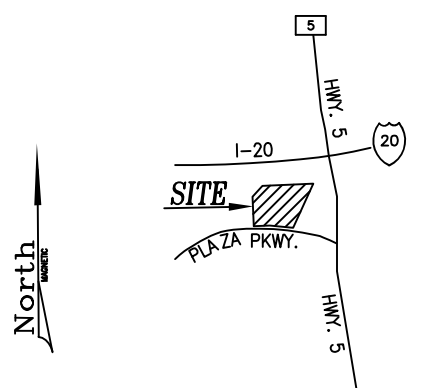


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LOCATION MAP
NO SCALE



TITLE COMMITMENT BY LAWYERS TITLE INSURANCE CORPORATION (# D04-47076), DATED 2/26/2004.

EXCEPTIONS LISTED IN THE TITLE COMMITMENT THAT AFFECT THIS PROPERTY (SHOWN WHERE PLOTABLE)

- 1) RESTRICTIONS SET FORTH IN DB 511 / 360, DOUGLAS CO. GA. (NOT PLOTABLE)
- 2) DRAINAGE EASEMENTS & RESTRICTIVE COVENANTS IN DB 680 / 121, DB 796 / 269 & DB 867 / 595, DOUGLAS CO. GA (NOT PLOTABLE)
- 3) EASEMENTS & OPTION AGREEMENT IN DB 535 / 832 & AMENDED IN DB 604 / 495 DOUGLAS CO. GA. (SHOWN ON THIS PLAN)
- 4) SEWER EASEMENT IN DB 603 / 78 DOUGLAS CO. GA. (SHOWN ON THIS PLAN)

EXCEPTIONS LISTED IN THE TITLE COMMITMENT THAT DO NOT AFFECT THIS PROPERTY

- 1) DECLARATION OF EASEMENTS & RESTRICTIONS IN DB 796 / 274 DOUGLAS CO. GA.
- 2) GA D.O.T. RIGHT OF WAY EASEMENT ALONG HIGHWAY 5, IN DB 17 / 216 DOUGLAS CO. GA.

ADDRESS NOTE:
MAILING ADDRESS LISTED AS: 5830 PLAZA PARKWAY.
ADDRESS LISTED IN COUNTY RECORDS: 5952 PLAZA PARKWAY.

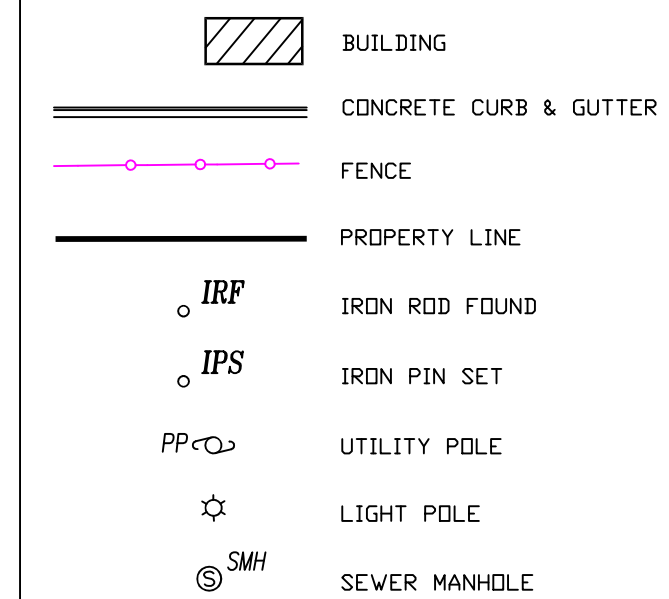
FLOOD HAZARD NOTE:

THIS PROPERTY LIES WITHIN ZONE "C" (AREA OF MINIMAL FLOODING) AS DEFINED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD MAP OF DOUGLAS CO. GA COMMUNITY PANEL NUMBER 13030-60030-A DATED 1/2/1980

FIELD TRAVERSE CLOSURE
1" in 24,644
USING SOKKIA POWERSET
3000 TOTAL STATION
ANGULAR ERROR: 0'00"4"
PER POINT

TRAVERSE ADJUSTED BY
WEIGHTED COMPASS METHOD
PLAT CLOSURE: > 1:100,000

LEGEND



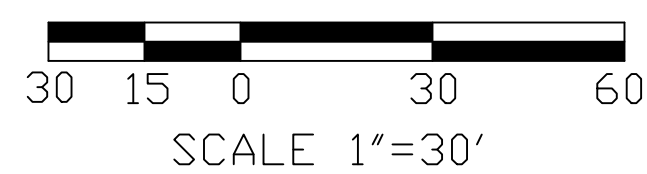
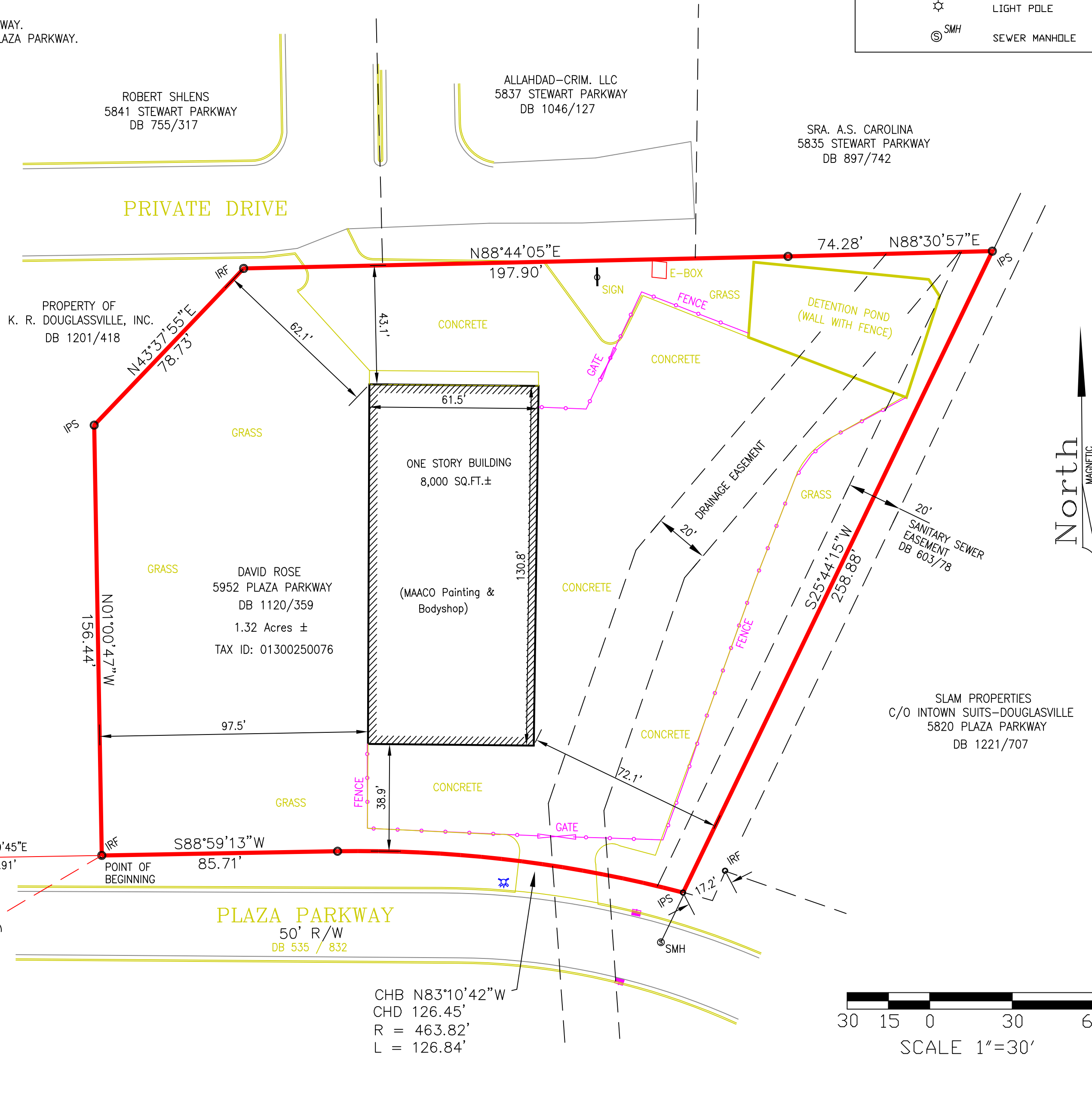
Surveyor's Certificate:

In connection with the Closing Loan to Esmark, Ltd., LLC. ("Borrower") by Buckhead Community Bank ("Lender"), the undersigned, understanding that the lender will rely upon the certificate contained herein in making and distributing said loan, hereby certifies to the lender, William H. Dodson II, LLC., and Lawyers Title Insurance Corporation ("Title Company") that;

- 1) The Survey ("Survey") to which this certificate is attached, prepared by the undersigned, a Registered Land Surveyor in the State of Georgia, entitled "Plan of Property" was actually made by instrument survey upon the ground;
- 2) The Survey and the information, courses and distances shown thereon are correct;
- 3) The title lines described in the security instrument, being executed and delivered in connection with the closing of said loan, and shown on the Survey, and the lines of actual possession are the same;
- 4) The size, location and type of buildings, structures and improvements are shown;
- 5) Said buildings, structures and improvements constitute all of the improvements on said premises and all are within the boundary lines of the property;
- 6) There are no known violations of Zoning ordinances, restrictions or other rules and regulations with reference to the location of the said buildings, structures and improvements.
- 7) Based upon careful physical inspection of the premises, there are no easements or rights of way over, encroachments by improvements located on adjacent property onto, or uses affecting, this property or easement areas existing for the benefit of Land appurtenant to this property, other than those shown on the Survey;
- 8) There are no encroachments by any of the improvements located on said premises onto adjacent property or onto easement areas of others, other than as shown on the Survey;
- 9) All utility services required for the operation of the premises either enter the premises through adjoining public streets, or the Survey shows the point of entry and location of any utilities which pass through or are located on adjoining private land;
- 10) The premises have direct access to Plaza Parkway, a dedicated public right of way;
- 11) The Survey shows the location (where possible), of all recorded easements and title exceptions listed in the title commitment, policy number D04-47076, issued by the Title Company.
- 12) The Survey shows the location of any storm drainage systems for the collection and disposal of all surface drainage.
- 13) Any discharge into streams, rivers or other conveyance system is shown on the Survey; and
- 14) The parcel described hereon does not lie within any flood hazard area in accordance with the document entitled "Department of Housing & Urban Development, Federal Insurance Administration - Special Flood Hazard Map". This Survey is made in accordance with the "Minimum Standard Detail Requirements for Land Title Surveys", jointly established and adopted by ALTA & ACSM in 1962.

Dated this 30th Day of August, 2004, by Mario G. Forte, RLS, of Beginning Point Surveys, Inc.

Signed _____



BEGINNING POINT SURVEYS, INC.
Consulting Land Surveyors
101 Tuxedo Circle, Chattanooga TN 37411
(423) 624-0020

PLAN OF PROPERTY
5952 PLAZA PARKWAY
DOUGLASSVILLE, DOUGLAS COUNTY, GEORGIA
PREPARED FOR
Esmark, Ltd., LLC., Buckhead Community Bank,
William H. Dodson, II, LLC, and
Lawyers Title Insurance Corporation

Mario G. Forte, PLS.

DRAWN BY:	MGF
CHECKED BY:	MGF
DATE:	8/31/04
SCALE:	1" = 30'
SECTION:	L.L. 130
TOWNSHIP:	2nd District
RANGE:	5th SECT.

SHEET NO. 1 OF 1
JOB NO. GA-0418