THIS PROPERTY SUBJECT TO THE FOLLOWING

AUGUSTA TITLE, INC.
COMMITMENT NO. 650889 AND DATE SEPTEMBER 10, 2010
SCHEDULE B – SECTION II

9. RESTRICTIONS AS SET FORTH IN WARRANTY DEED FROM FULTON COUNTY, TO WILLIAM T. NEWMAN, DATED MAY 15, 1953, FILED FOR RECORD MAY 16, 1953, RECORDED AT DEED BOOK 4000, PAGE 30, FULTON COUNTY, GEORGIA RECORDS.
10. EASEMENT MADE BY AND BETWEEN FULTON COUNTY, TO GEORGIA POWER COMPANY, DATED APRIL 8, 1981, FILED FOR RECORD MAY 16, 1981, RECORDED AT DEED BOOK 3716, PAGE 558, AFORESAID RECORDS. (GENERAL EASEMENT FOR CONSTRUCTION, OPERATION AND MAINTENANCE)
11. RIGHT-OF-WAY (LIMITED ACCESS) MADE BY AND BETWEEN FULTON COUNTY AND STATE HIGHWAY DEPARTMENT OF GEORGIA, DATED JUNE 8, 1961, FILED FOR RECORD JULY 3, 1961, RECORDED AT DEED BOOK 3738, PAGE 438, AFORESAID RECORDS. (RIGHT-OF-WAY FOR FULTON COUNTY INDUSTRIAL BOULEVARD)
12. RIGHT-OF-WAY (LIMITED ACCESS) MADE BY AND BETWEEN FULTON COUNTY AND STATE HIGHWAY DEPARTMENT OF GEORGIA, DATED JUNE 8, 1961, FILED FOR RECORD JULY 3, 1961, RECORDED AT DEED BOOK 3738, PAGE 443, AFORESAID RECORDS. (RIGHT-OF-WAY FOR FULTON COUNTY INDUSTRIAL BOULEVARD)
13. RIGHT-OF-WAY EASEMENT MADE BY AND BETWEEN WILLIAM NEWMAN AND GEORGIA POWER COMPANY, DATED JANUARY 30, 1964, FILED FOR RECORD FEBRUARY 10, 1964, RECORDED AT DEED BOOK 4169, PAGE 484, AFORESAID RECORDS. (GENERAL EASEMENT FOR CONSTRUCTION, OPERATION AND MAINTENANCE) (4419 WENDELL DRIVE)
14. RIGHTS OF UPPER AND LOWER RIPARIAN OWNERS IN AND TO THE WATERS OF THE CREEKS AND BRANCHES CROSSING SUBJECT PROPERTY AND THE NATURAL FLOW THEREOF, FREE FROM DIMINUTION OR POLLUTION.
17. FIFTY (50') FOOT EASEMENT ALONG THE REAR OF PARCEL TO THE RAILROAD COMPANY FOR SLOPES AND FILLS AS SHOWN IN WARRANTY DEED FROM WILLIAM T. NEWMAN TO LEONARD GREENBAUM, DATED AUGUST 16, 1954, FILED FOR RECORD AUGUST 31, 1954, RECORDED AT DEED BOOK 4388, PAGE 220, AFORESAID RECORDS. AND IN WARRANTY DEED FROM LEONARD GREENBAUM TO AMBASSADOR CORPORATION, DATED NOVEMBER 3, 1954, FILED FOR RECORD NOVEMBER 4, 1954, RECORDED AT DEED BOOK 4332, PAGE 636, AFORESAID RECORDS. AND WARRANTY DEED FROM AMBASSADOR CORPORATION TO E B & M CORPORATION, DATED MAY 15, 1972, FILED FOR RECORD SEPTEMBER 25, 1972, RECORDED AT DEED BOOK 6611, PAGE 63, AFORESAID RECORDS. (AS SHOWN ON SURVEY)
18. PLAT OF SURVEY OF SUBJECT PROPERTY RECORDED IN PLAT BOOK 76, PAGE 33, AFORESAID RECORDS. INCLUDING BUT NOT LIMITED TO THE FOLLOWING:
    a) 50 FOOT RAILROAD SPUR AT REAR OF LOT; AND
    b) SANITARY SEWER LINE CROSSING SOUTHWEST PART OF LOT.

AS A MATTER OF INFORMATION

1. CURRENT ZONING PER FULTON COUNTY, GEORGIA C4 (FULTON COUNTY BOARD OF ASSESSORS)

SURVEY NOTES

1. STORM SEWER, SANITARY SEWER AND OTHER BURIED UTILITIES MAY HAVE BEEN PAINED OR COVERED OVER. THE LOCATION OF UNDERGROUND UTILITIES AS SHOWN HEREON ARE BASED ON ABOVE GROUND STRUCTURES AND RECORD DRAWINGS PROVIDED TO THE SURVEYOR. LOCATIONS OF UNDERGROUND UTILITIES MAY VARY FROM LOCATIONS SHOWN HEREON. ADDITIONAL BURIED UTILITIES MAY BE ENCOUNTERED. NO EXCAVATIONS WERE MADE DURING THE PROGRESS OF THIS SURVEY TO LOCATE BURIED UTILITIES. BEFORE EXCAVATIONS ARE BEGUN, THE FOLLOWING OFFICES SHOULD BE CONTACTED FOR VERIFICATION OF UTILITY TYPE AND FOR FIELD LOCATIONS. EASEMENTS AS SHOWN ARE APPROXIMATE AND TAKEN FROM RECORDED DOCUMENTS.

TELEPHONE: AT&T
ELECTRIC: GEORGIA POWER COMPANY
WATER AND SEWER: CITY OF ATLANTA
GAS: ATLANTA GAS LIGHT COMPANY

CALL THREE WORKING DAYS BEFORE YOU DIG
UTILITIES PROTECTION CENTER:
IN METRO ATLANTA 770-822-4344
THROUGH OUT GEORGIA 1-800-282-7411

2. SURVEYOR HAS MADE NO INVESTIGATION OR INDEPENDENT SEARCH FOR EASEMENTS OF RECORD, ENCUMBRANCES, RESTRICTIVE COVENANTS, OWNERSHIP TITLE EVIDENCE, OR ANY OTHER FACTS THAT AN ACCURATE AND CURRENT TITLE SEARCH MAY DISCLOSE.
3. THIS PLAT WAS PREPARED FOR THE EXCLUSIVE USE OF THE PERSON, PERSONS OR ENTITY NAMED HEREON. THIS PLAT DOES NOT EXTEND TO ANY UNNAMED PERSON, PERSONS, OR ENTITY WITHOUT THE EXPRESS RECERTIFICATION OF THE SURVEYOR MAKING SUCH PERSON, PERSONS OR ENTITY.
4. THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A CLOSURE PRECISION OF ONE FOOT IN 10,000+ FEET, AND AN ANGULAR ERROR OF 03" PER ANGLE POINT, AND WAS ADJUSTED USING COMPASS RULE. THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 100,000+ FEET. LINEAR AND ANGULAR MEASUREMENTS WERE OBTAINED BY USING A TOPCON TOTAL STATION.

BEARINGS SHOWN WERE COMPUTED FROM ANGLES TURNED FROM A SINGLE MAGNETIC OBSERVATION.

5. SQUARE FEET OF BUILDING IS FOR FIRST FLOOR ONLY.
6. PARKING AREA IS OFF STREET AND 53 PARKING SPACES ARE DESIGNATED, INCLUDING 2 HANDICAPPED DESIGNATED SPACES.
7. THIS PLAT NOT INTENDED FOR RECORDING.
8. THE FLOOD INFORMATION ON THIS PLAT HAS BEEN DETERMINED AFTER REVIEW OF MAPS WHICH ONLY APPROXIMATE THE LOCATION OF THE APPLICABLE FLOOD HAZARD AREA. A SEPARATE OR MORE COMPREHENSIVE FLOOD EVALUATION STUDY IS SUGGESTED FOR MORE ACCURATE INFORMATION. FOR FURTHER INFORMATION CONTACT THE LOCAL DRAINAGE DEPARTMENT, CORPS OF ENGINEERS, AN INSURANCE COMPANY OR APPRAISER.

REFERENCE MATERIAL

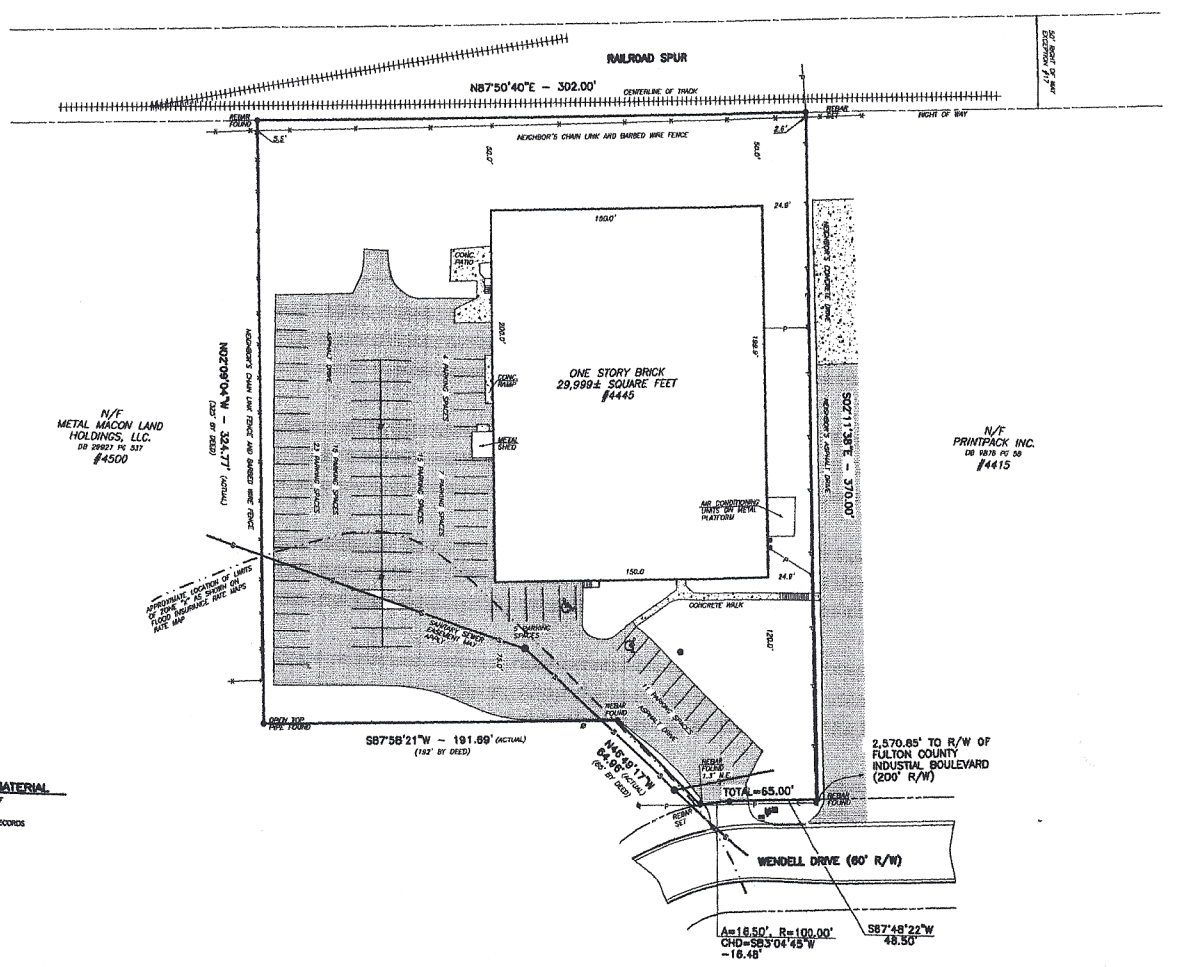
1. WARRANTY DEED IN FAVOR OF E.B. AND M CORPORATION DEED BOOK 5911 PAGE 63 FULTON COUNTY, GEORGIA RECORDS

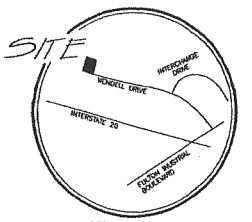
LEGEND

P	DENOTES PROPERTY LINE
R/W	DENOTES RIGHT-OF-WAY
BC	DENOTES CENTERLINE
C	DENOTES EDGE OF CURB
EP	DENOTES GUTTER
TW	DENOTES EDGE OF PAVING
BW	DENOTES TOP OF WALL
X	DENOTES BOTTOM OF WALL
RCP	DENOTES FENCE
CMP	DENOTES REINFORCED CONCRETE PIPE
PP	DENOTES CORRUGATED METAL PIPE
LP	DENOTES POWER POLE
GW	DENOTES LIGHT POLE
P	DENOTES GUY WIRE
PM	DENOTES POWER LINE
PB	DENOTES POWER METER
A/C	DENOTES POWER BOX
TB	DENOTES AIR CONDITION
BM	DENOTES TELEPHONE BOX
GM	DENOTES GAS METER
GLM	DENOTES GAS VALVE
WM	DENOTES GAS LINE MARKER
WV	DENOTES WATER METER
FH	DENOTES WATER VALVE
MW	DENOTES FIRE HYDRANT
HW	DENOTES MONITORING WELL
JB	DENOTES HEADWALL
DI	DENOTES JUNCTION BOX
S	DENOTES DROP INLET
SSLH	DENOTES SANITARY SEWER LINE
CO	DENOTES CLEAN OUT

FLOOD ZONE DESIGNATION

EXCEPT AS SHOWN ON THE SURVEY, NO PORTION OF THE PROPERTY LIES WITHIN A SPECIAL FLOOD HAZARD AREA AS DESCRIBED ON THE FLOOD INSURANCE RATE MAP FOR THE COMMUNITY IN WHICH THE PROPERTY IS LOCATED. THE SURVEY CORRECTLY INDICATES THE ZONE DESIGNATION OF ANY AREA SHOWN AS BEING WITHIN A SPECIAL FLOOD HAZARD AREA)
COMMUNITY PANEL NO. 13121C0220 E
EFFECTIVE DATE: JUNE 20, 1988
FULTON COUNTY, GEORGIA
SHADED ZONE "X"





VICINITY MAP
NOT TO SCALE

DESCRIPTION

All that tract or parcel of land lying and being in Land Lot 52 of the 14th District of Fulton County, Georgia and being more fully described as follows:

To reach the Point of Beginning, start at the intersection of the northwest right-of-way of Fulton County Industrial Boulevard (200' R/W) and the northwest right-of-way of Wendell Drive (60' R/W). Thence running northeasterly and easterly along the said northwest and northerly right-of-way of Wendell Drive a distance of 255.65 feet to an iron pin and the Point of Beginning. Thence from the Point of Beginning running S87°48'22" E along the said northerly right-of-way of Wendell Drive a distance of 48.50 feet to a point. Thence running easterly along the said northerly right-of-way of Wendell Drive and following the arc of a curve to the left an arc distance of 16.50 feet (said arc having a radius of 100.00 feet, a chord being of S83°04'45"W, and a chord distance of 16.48 feet) to an iron pin. Thence leaving the said northerly right-of-way of Wendell Drive and running N48°59'17"W a distance of 64.66 feet to an iron pin. Thence running S87°58'21"W a distance of 191.89 feet to an open top pipe. Thence running N00°00'04"W a distance of 324.77 feet to an iron pin located on the southerly right-of-way of an existing railroad spur line (50' R/W). Thence running N87°50'40"E along the said southerly right-of-way of the said existing railroad spur line a distance of 302.00 feet to an iron pin. Thence leaving the said existing railroad spur line right-of-way and running S87°11'38"E a distance of 370.00 feet to the said iron pin located on the northerly right-of-way of Wendell Drive and the Point of Beginning.

Said tract or parcel containing 2.3464 acres or 102,181± square feet.

ASSURANCE NOTE

THE FOREGOING LEGAL DESCRIPTION DESCRIBES THE SAME PROPERTY AS SHOWN IN THE VESTING DEED, RECORDED AT DEED BOOK 5911 PAGE 63 AND IS THE SAME PROPERTY DESCRIBED IN SCHEDULE A OF TITLE COMMITMENT NO. 650889 BEARING AN EFFECTIVE DATE OF SEPTEMBER 10, 2010 AS PREPARED BY AUGUSTA TITLE INC.

SURVEYORS CERTIFICATION

TO: ALEA PROPERTIES (USA) LLC.
NORTHSIDE CORPORATION
FIRST AMERICAN TITLE INSURANCE COMPANY
AUGUSTA TITLE, INC.

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE "Minimum Standard Detail Requirements for ALTA/ACSM Land Title Surveys," JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS IN 2005, AND INCLUDES ITEMS 1, 2, 3, 4, 7A, 8, 9, 10, 11, 13, 14, 16, 17 AND 18 OF Table A THEREOF.

PURSUANT TO THE Accuracy Standards AS ADOPTED BY ALTA and NSPS AND IN EFFECT ON THE DATE OF THIS CERTIFICATION, UNDERSIGNED FURTHER CERTIFIES THAT IN MY PROFESSIONAL OPINION, AS A LAND SURVEYOR REGISTERED IN THE STATE OF GEORGIA, THE RELATIVE POSITIONAL ACCURACY OF THIS SURVEY DOES NOT EXCEED THAT WHICH IS SPECIFIED THEREIN.

THE UNDERSIGNED HAS RECEIVED AND EXAMINED A COPY OF AUGUSTA TITLE INC. TITLE COMPANY'S COMMITMENT NO. 650889, DATED SEPTEMBER 8, 2010, AND THE LOCATION OF ANY MATTER SHOWN THEREON, TO THE EXTENT IT CAN BE LOCATED, HAS BEEN SHOWN ON THIS SURVEY WITH THE APPROPRIATE RECORDING REFERENCE.

EXECUTED THIS 16TH DAY OF SEPTEMBER, 2010

Date

Michael R. Iglesias Ga. RLS #2646
Member SAMGO
4833 South Cobb Drive Suite 200
Smyrna, Georgia 30080
(770) 434-3383

This original or this document was signed and sealed by Michael R. Iglesias RLS #2646 on 9-16-10. THIS REPRODUCTION IS NOT A CERTIFIED DOCUMENT.

TOTAL AREA = 2.346± ACRES
OR 102,181± SQ. FT.

IF YOU DIG GEORGIA... CALL US FIRST! 1-800-282-7411 (METRO ATLANTA 770-822-4344) VALID FOR 10 WORKING DAYS IN THE "LAB"

SCALE IN FEET 30' 15' 0' 30' 60'

No.	Revision	Date

McCLUNG SURVEYING SERVICES, INC. 4445 WENDELL DRIVE ATLANTA, GEORGIA
4833 South Cobb Drive Suite 200 Smyrna, Georgia 30080 (770) 434-3383

ALTA/ACSM Asbuilt Survey For
ALEA PROPERTIES (USA) LLC.
NORTHSIDE CORPORATION
FIRST AMERICAN TITLE COMPANY
AUGUSTA TITLE, INC.

LOCATED IN
LAND LOT 52 14TH. DISTRICT
CITY OF ATLANTA
FULTON COUNTY, GEORGIA

PLAT PREPARED: 9-16-10
FIELD: 9-14-10 SCALE: 1"=30'

JOB #228973