



Commercial Real Estate
Due Diligence Management
4125 State Route 43
Knox, TN 37603
908.290.8121
www.american-national.net

ALTA/ACSM Land Title Survey

AT&T - Atlanta
Surveyor Certification

2783 Caldwell Road
Atlanta, GA
County of DeKalb

To, and American National, LLC, this is to certify that the map or plat and the survey on which it is based were made in accordance with minimum Standard Detail Requirements for ALTA/ACSM Land Title Survey, jointly established and adopted by the American Land Title Association, the American Congress on Surveying and Mapping and the National Society of Professional Surveyors in 2006, and includes the 1, 2, 3, 4, 5, 6, 7a, 7b, 7c, 8, 9, 10, 11a, 12, 13, 14, 15, 16, 17, 18 of Table A thereof Pursuant to the Accuracy Standards as adopted by ALTA, NSPS, and ACSM and in effect on the date of the conclusion, undertaken further certifies that the survey measurements were made in accordance with the Minimum Angle, Distance and Closure Requirements for Survey Measurements which control land boundaries for ALTA/ACSM Land Title Surveys.

John W. Franklin
John W. Franklin

Land Surveyor Number: 1790
In state of: Georgia
Date of field survey: October 11, 2008
Date of last renewal: October 11, 2010
Date of this Platting: October 11, 2008



Legal Description

Record Legal Description

ALL THAT TRACT OR PARCELS OF LAND lying and being in Land Lot 241 of the 18th District of DeKalb County, Georgia, more particularly described as follows:

BEGINNING at a point on the southeastern side of the right-of-way of the Southern Railroad, at a point located eleven hundred thirty-five (1135) feet northwesterly, as measured along the southeastern side of said railroad right-of-way, from its intersection with Osborn Road, which point of beginning is the most northern corner of property of American Legion, said point of beginning also being five hundred (500) feet northwesterly from the northeastern corner of the property of Campbell Coal Company; running thence northwesterly along the southeastern side of said railroad right-of-way two hundred thirty-six and two-tenths (236.2) feet to a 20-foot reserved strip adjacent to property of Ashford Park; running thence southeasterly along the northern line of said 20-foot reserved strip a distance of five hundred thirty-three (533) feet to a point on the northern side of Caldwell Road, said point being located thirty (30) feet, as measured at right angles, from a point in the center line of Caldwell Road, then thence along said northern side of Caldwell Road, as measured along the center line of Caldwell Road, from the intersection of the corner line of Caldwell Road with the westerly line of Ashford Road; running thence southeasterly along the northern side of Caldwell Road two hundred thirty-five and two-tenths (236.2) feet to property of American Legion, said point being located by an iron pin located northwesterly along the northeastern line of property of American Legion five hundred (500) feet to right-of-way of Southern Railroad Company, at the point of beginning; said survey and plat, corners and distances being taken from survey of Southern Bell Telephone Company property of Gordon Hattery, Engineer, dated November 22, 1962, a copy of which is attached hereto and made a part hereof.

As Surveyed Legal Description

All that tract or parcel of land lying above and being in Land Lot 241 of the 18th District of DeKalb County, Georgia and being more particularly described as follows:

Commence at the intersection of the center line of Cheshire Way and Caldwell Road and run N40° 00' 00" E a distance of 514.20' to an iron pin located on the westerly right of way of Caldwell Road (70' R/W) and the Point of Beginning; thence run along the westerly right of way of Caldwell Road S20° 04' 11" W a distance of 255.77' to an iron pin located on the N40° 04' 00" W a distance of 604.00' to an iron pin located on the easterly right of way of Norfolk Southern Railroad (Variable R/W); thence run along the easterly right of way of said railroad N31° 00' 34" E a distance of 288.00' to an iron pin found; thence run S61° 44' 44" E a distance of 684.25' to the Point of Beginning.

Said tract contains 3.0108 acres or 163,999 square feet.
Note: The above legal description describes the same property as Lawyers Title Insurance Corporation Title Commitment No. 2-163588(71) dated September 16, 2008.

Legend of Symbols & Abbreviations

- | | | | |
|---------|-------------------------|---|----------------------------|
| X | Observed in Concrete | — | Force |
| + | Pin Nail Found | — | Sanitary Sewer Manhole |
| o | Concrete Monument Found | — | Storm Inlet |
| o | Iron Pin Found | — | Electrical Transformer |
| + | Iron Pin Set | — | Underground Electrical |
| + | Degrees | — | Overhead Electrical & Pole |
| + | Minuties or Feet | — | Water Valve |
| + | Seconds | — | Fire Hydrant |
| N | North | — | Gas Valve |
| S | South | — | Lamp Pole |
| E | East | — | Storm Manhole |
| W | West | — | Head Wall |
| Meas. | Measured | — | Clear Out |
| Rec. | Recorded | — | Handicapped Parking |
| Sq. Ft. | Square Feet | | |
| R/W | Right of Way | | |

Encroachment Statement

A Subject buildings encroach side setback line.

Miscellaneous Notes

- Mn1 Subject property has driveways onto Caldwell Road, a public street.
- Mn2 No evidence of recent earth moving work, building construction or building addition.
- Mn3 No observable evidence of recent street or sidewalk construction or repairs.
- Mn4 No observable evidence of site used as solid waste dump, dump or sanitary landfill.
- Mn5 No evidence of structures or burial grounds.
- Mn6 Record legal description refers to a plot that does not close mathematically.

Utility Notes

The location of utilities shown hereon are from observed evidence of above ground appearances only. The surveyor was not provided with underground plans or surface ground markings to determine the location of any subsurface uses.

From above ground appearances only as shown hereon, electric, gas, sanitary sewer and water lines and/or service is available for the subject property within a dedicated street or easement.

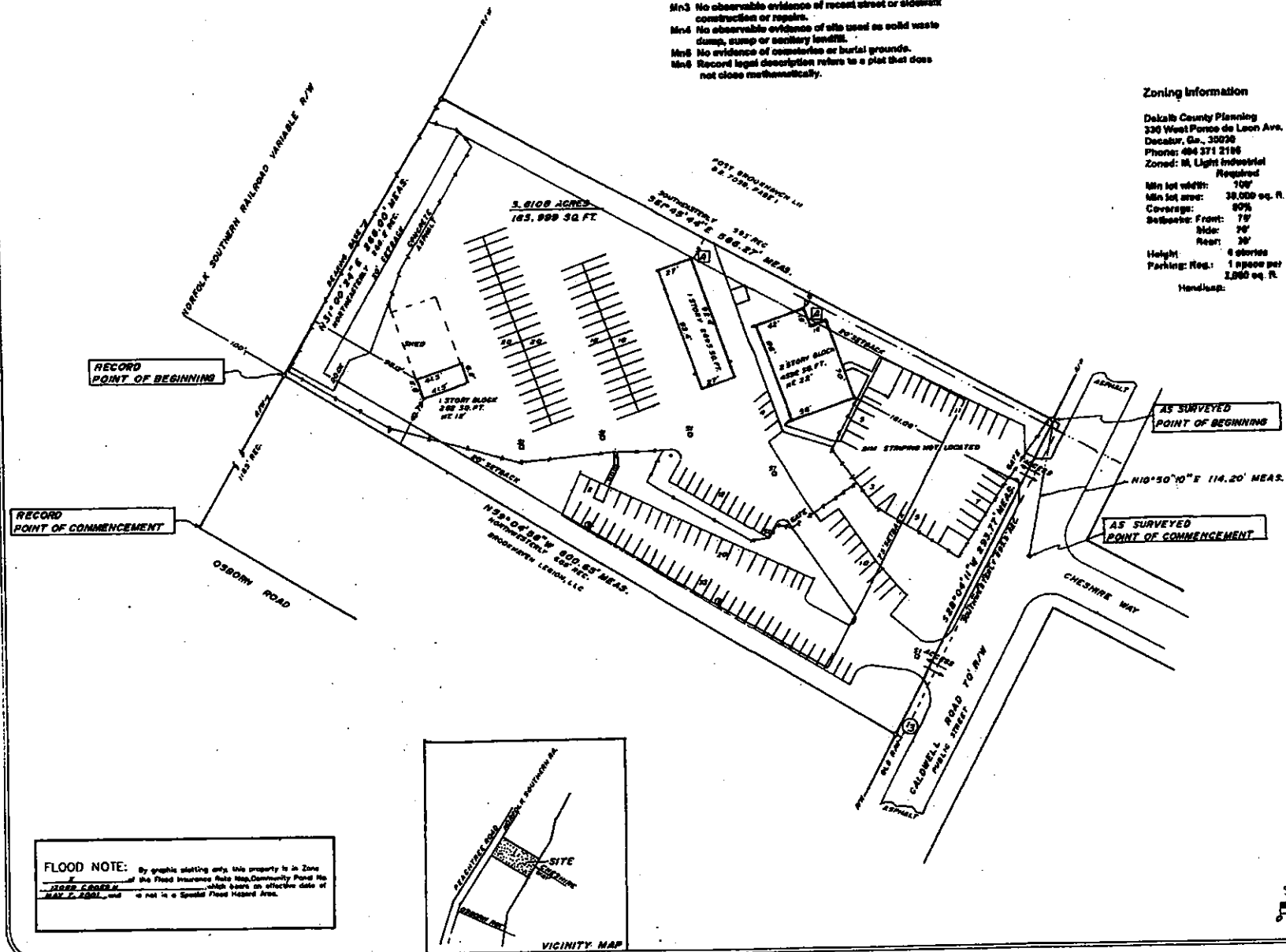
Notes Corresponding to Schedule B

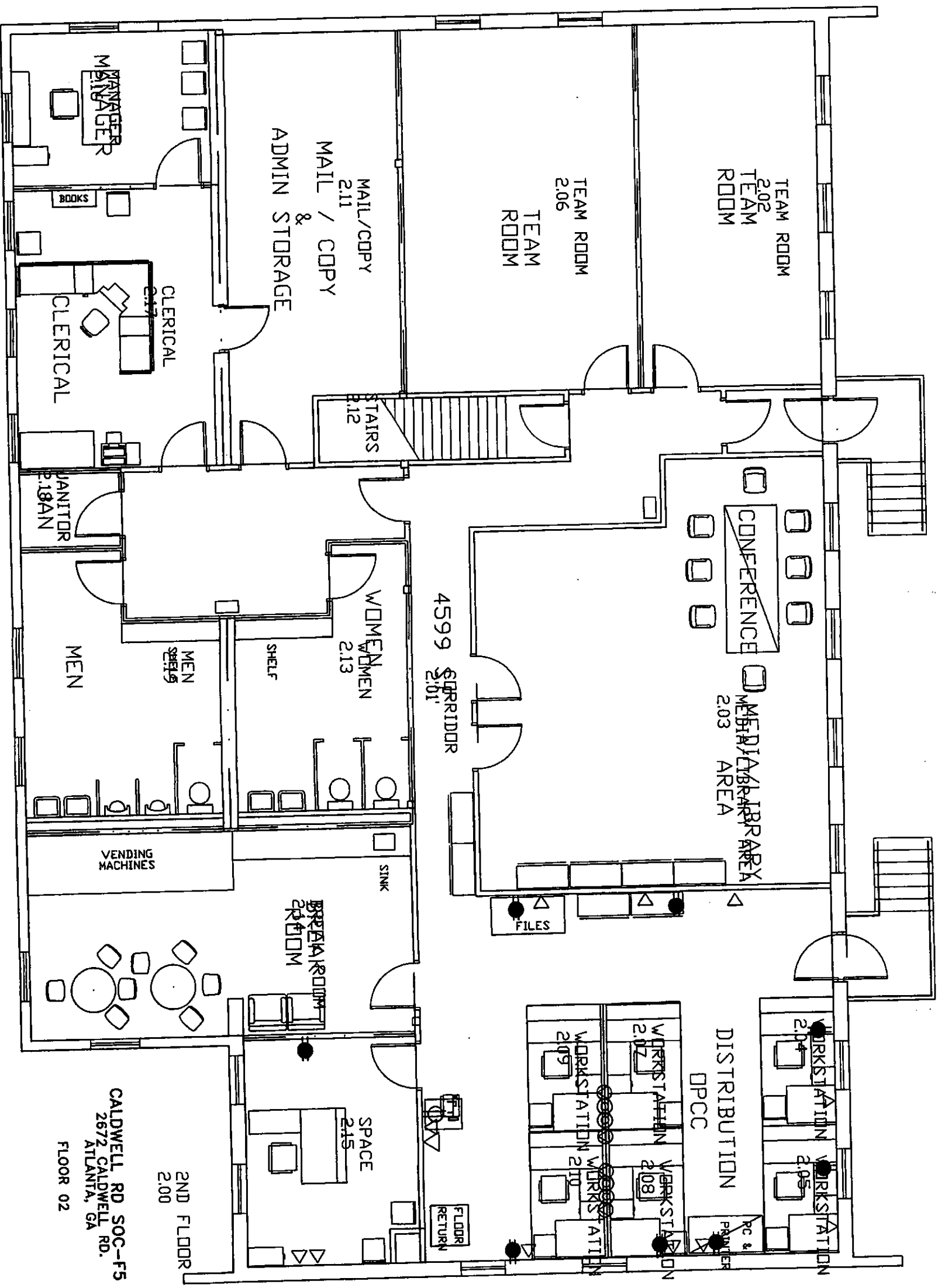
- 2 DeKalb County right of way deed recorded in Deed Book 6823, Page 35, is plotted hereon.

Zoning Information

DeKalb County Planning
330 West Peachtree Street, N.E.
Decatur, Ga., 30030
Phone: 404 371 2100
Zoned: M, Light Industrial

Recorded	Observed
Min lot width: 100'	283.77'
Min lot area: 30,000 sq. ft.	163,999 sq. ft.
Coverage: 80%	4%
Setbacks: Front: 70'	161.06'
Side: 30'	13.0'
Rear: 30'	90.12'
Height: 6 stories	2 stories 27'
Parking: Req: 1 space per 2,000 sq. ft.	164
Handicap:	





CALDWELL RD SOC-F5
2672 CALDWELL RD.
ATLANTA, GA
FLOOR 02

2ND FLOOR
2.00

