

LEGAL DESCRIPTION

TRACT 2
All that tract or parcel of land lying and being in Land Lots 49 and 80 of the 15th District, DeKalb County, Georgia and being more particularly described as follows:
Commencing at a 3/4" open top pipe found at the common corner of Land Lots 49, 50, 79, and 80; thence along the common line between Land Lot 49 and Land Lot 80 South 89 degrees 01 minutes 55 seconds West, a distance of 1,003.15 feet to a rail found; said rail being the POINT OF BEGINNING;

INGRESS/EGRESS AND UTILITY EASEMENT
All that tract or parcel of land lying and being in Land Lots 49 and 80 of the 15th District, DeKalb County, Georgia and being more particularly described as follows:
Commencing at a 3/4" open top pipe found at the common corner of Land Lots 49, 50, 79, and 80; thence along the common line between Land Lot 49 and Land Lot 80 South 89 degrees 01 minutes 55 seconds West, a distance of 1,003.15 feet to a rail found; said rail being the POINT OF BEGINNING;

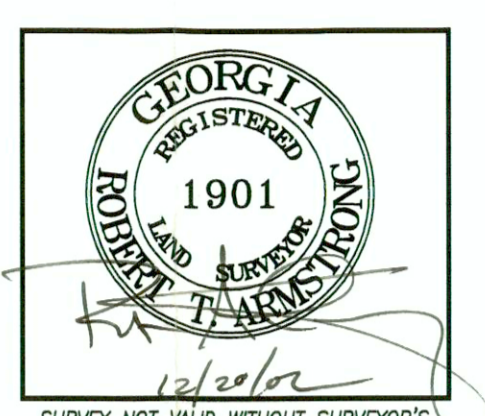
TRACT 1
AREA
3,209,027 S.F.
73.67 ACRES
100 YEAR FLOOD HAZARD AREA

GENERAL NOTES

A PORTION OF THIS PROPERTY IS SHOWN TO BE LOCATED WITHIN THE LIMITS OF A DESIGNATED 100 YEAR FLOOD HAZARD AREA ACCORDING TO FEMA FLOOD INSURANCE RATE MAP NO. 13068B 0112 C DATED JULY 5, 1981. THIS STATEMENT IS BASED ON GRAPHICALLY LOCATING THIS PROPERTY ON SAID MAP. NO ADDITIONAL FIELD WORK HAS BEEN PERFORMED TO MAKE OR VERIFY THIS DETERMINATION.

SURVEYOR'S CERTIFICATE

The undersigned, a duly registered professional land surveyor under the laws of the State of Georgia, hereby certifies to the Trust for Public Land, A Nonprofit California Public Benefit Corporation, d/b/a The Trust for Public Land (Inc.), Lawyers Title Insurance Corporation, and DeKalb County Government that (i) this survey was made on the ground and correctly and accurately shows the boundary lines and dimensions and area of the land and each individual parcel thereof; (ii) this survey correctly and accurately shows the location and dimensions of all poles, streets, roads, rights-of-way, easements and other improvements or visible items located on the subject property; (iii) except as shown hereon, there are no visible encroachments, rights-of-way, party walls, conflicts, springs, streams, creeks, rivers, ponds or lakes, cemeteries or family burying grounds; (iv) except as shown hereon, there are no visible encroachments on adjoining premises, streets or alleys by any of the structures or other improvements located on the subject property, and there are no visible encroachments on the subject property by any buildings, structures or other improvements situated on adjoining premises; (v) the rights-of-way adjoining the land are publicly dedicated and accepted and the land has unobstructed access thereto; (vi) the distances from the nearest intersecting streets or roads are as shown hereon; and (vii) except as shown hereon, no portion of the property lies within a flood plain or an officially-designated flood hazard or flood-prone area.



TITLE EXCEPTIONS

- 1. Easements in favor of Georgia Power Company, as follows:
a) dated January 15, 1935, recorded in Deed Book 408, page 401; DOES NOT AFFECT.
b) dated April 17, 1935, recorded in Deed Book 413, page 166; MAY AFFECT SUBJECT TRACT. SURVEYOR UNABLE TO DETERMINE LOCATION OF HIGHWAY RIGHT OF WAY IN 1935, HOWEVER AT PRESENT NO POWER POLES OR WIRES ARE LOCATED ON PROPERTY ADJACENT TO HIGHWAY 23.
c) dated May 10, 1935, recorded in Deed Book 414, page 187; DOES AFFECT BUT BLANKET IN NATURE.
d) dated October 12, 1945, recorded in Deed Book 636, page 61; IN THE OPINION OF THE SURVEYOR THIS DOES NOT AFFECT THE SUBJECT TRACT.
e) dated February 14, 1952, recorded in Deed Book 913, page 447; DeKalb County Records. DOES NOT AFFECT.
2. Easement as contained within Right of Way Deed in favor of the State Highway Department of Georgia, dated September 24, 1976, recorded in Deed Book 3406, page 141; aforesaid records.
3. DRAINAGE AND SLOPE EASEMENTS DO AFFECT AND ARE SHOWN HEREON. HOWEVER, DRAWING NO.78-75-0154-81 WHICH IS REFERENCED IN DEED BOOK 3406, PAGE 142, DIFFERENTIATES THE EASEMENTS BY COLOR. SURVEYOR UNABLE TO DIFFERENTIATE BETWEEN THE DRAINAGE AND SLOPE EASEMENTS BASED UPON DOCUMENTS PROVIDED.
4. Easement as set forth in Warranty Deed from Southern Region Industrial Realty, Inc. to DeKalb County, dated January 30, 1979, filed January 25, 1980, recorded in Deed Book 4209, page 221; aforesaid records. DOES AFFECT AND IS SHOWN HEREON.
5. Railroad spur track as shown on plat recorded in Deed Book S, page 375, DeKalb County Records. SURVEYOR UNABLE TO DETERMINE FROM DOCUMENTS PROVIDED.

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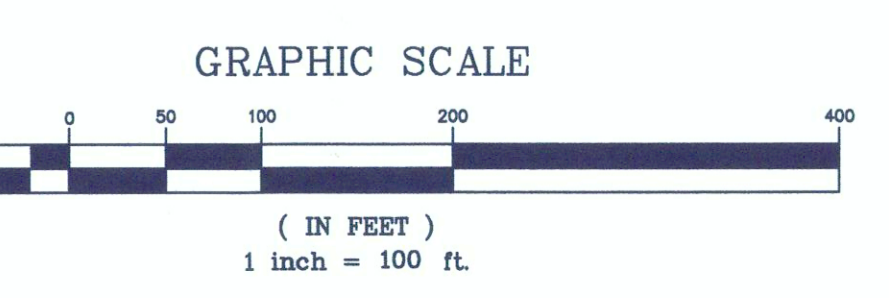
TRACT 1
All that tract or parcel of land lying and being in Land Lots 49, 50, 79, and 80 of the 15th District, DeKalb County, Georgia and being more particularly described as follows:
Commencing at a 3/4" open top pipe found at the common corner of Land Lots 49, 50, 79, and 80; thence along the common line between Land Lot 49 and Land Lot 80 South 89 degrees 01 minutes 55 seconds West, a distance of 2,006.30 feet to a point, said point being the POINT OF BEGINNING;

LEGEND

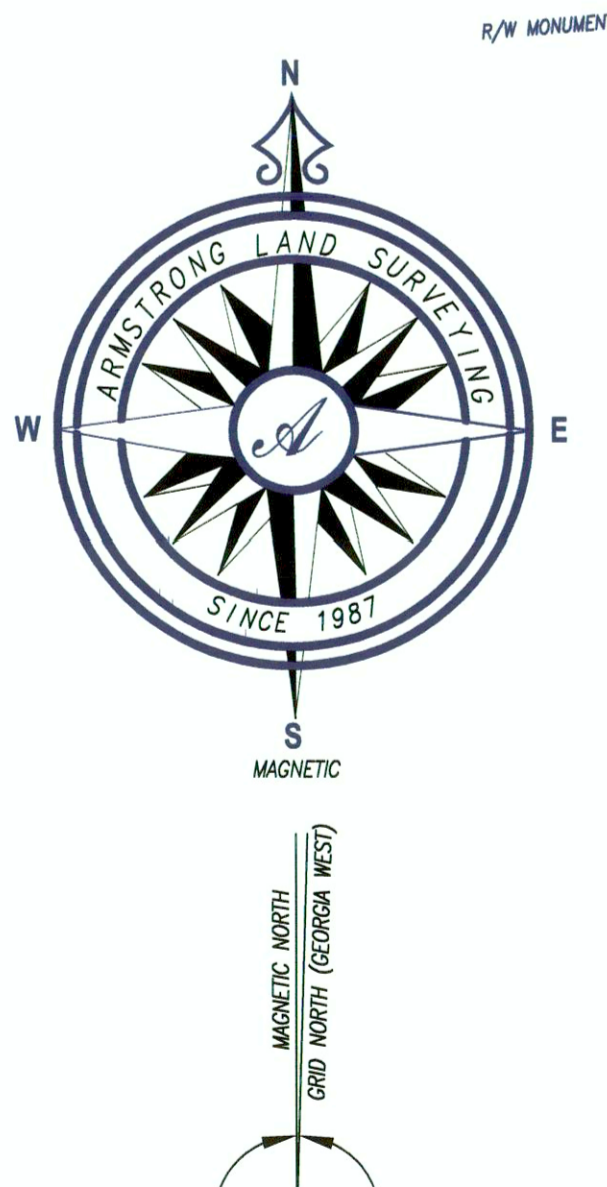
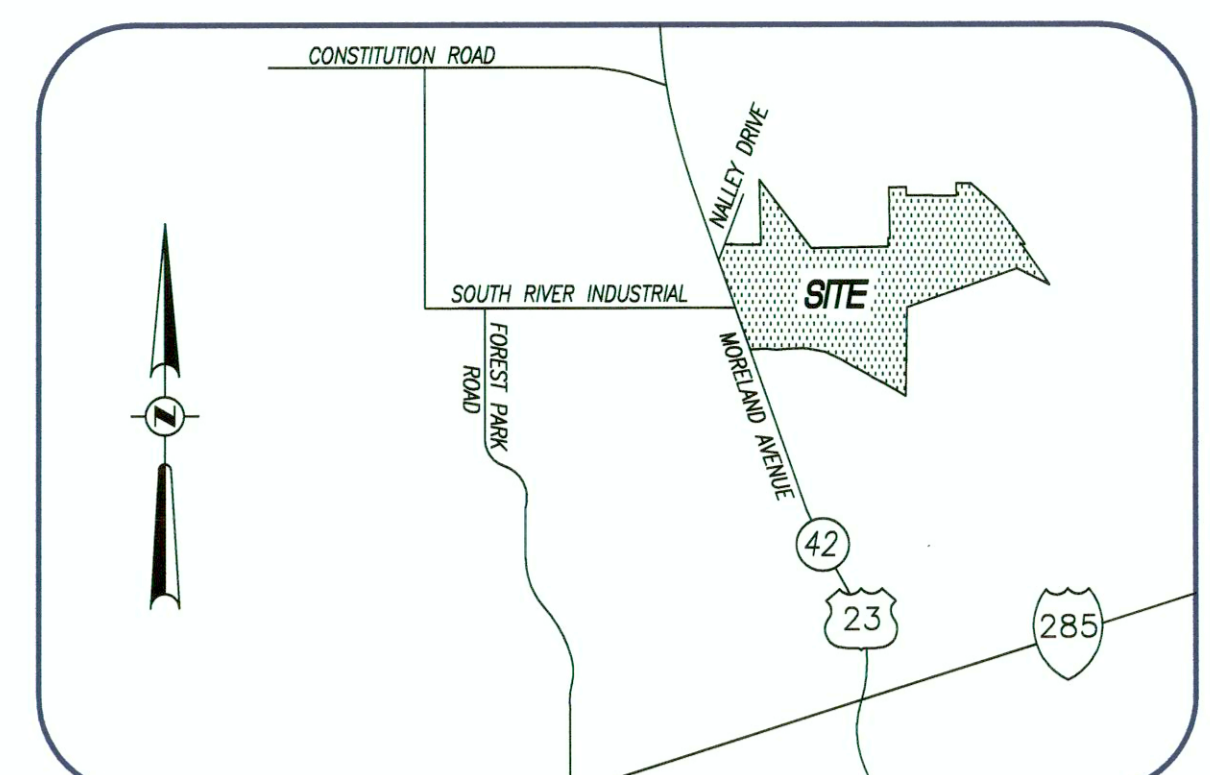
Table with 2 columns: STANDARD ABBREVIATIONS and STANDARD SYMBOLS. Lists symbols for water valve, catch basin, fire hydrant, sanitary sewer, clean out, telephone pole, etc.

PLEASE NOTE

THIS SURVEY HAS BEEN PREPARED FOR THE EXCLUSIVE USE OF THE PERSON OR ENTITIES NAMED HEREON. NO EXPRESS OR IMPLIED WARRANTIES WITH RESPECT TO THE INFORMATION SHOWN HEREON IS TO BE EXTENDED TO ANY PERSONS OR ENTITIES OTHER THAN THOSE SHOWN HEREON.



REVISIONS table with columns: No., Date, Description, Initials. Shows one revision on 11/20/02 for correcting curve bearing.



UNDERGROUND UTILITY NOTE

INFORMATION REGARDING THE PRESENCE, SIZE AND LOCATION OF UNDERGROUND UTILITIES IS SHOWN HEREON. THIS INFORMATION HAS BEEN SHOWN BASED ON THE LOCATION OF ABOVE GROUND APPURTENANCES, AVAILABLE DESIGN PLANS, AND PLANS AND PRINT PLACED BY THE UNDERGROUND PROTECTION SERVICE. NO CERTIFICATION IS MADE AS TO THE ACCURACY OF THIRDSOURCE INFORMATION CONCERNING UNDERGROUND UTILITIES AND STRUCTURES SHOWN HEREON. PER GEORGIA LAW, THE UNDERGROUND UTILITIES PROTECTION SERVICE MUST BE CALLED PRIOR TO THE COMMENCEMENT OF ANY AND ALL EARTH DISTURBING ACTIVITIES.

UTILITIES PROTECTION CENTER OF GEORGIA

CALL TOLL FREE THROUGHOUT GEORGIA 1-800-292-7411 IN METRO ATLANTA 632-4344 OUT-OF-STATE: CALL COLLECT (404) 325-0000 THREE WORKING DAYS BEFORE YOU DIG IT'S THE LAW BEFORE ANY EXCAVATION WORK BEGINS OR ANY WORK BEGINS WITHIN TEN (10') FT. OF OVERHEAD POWER LINES OF 750 VOLTS OR MORE, NOTIFICATION MUST BE MADE TO THE UTILITIES PROTECTION CENTER, INC. IT'S THE LAW

THE TRUST FOR PUBLIC LAND LAWYERS TITLE INSURANCE CORPORATION DEKALB COUNTY GOVERNMENT LAND LOTS 49, 50, 79, & 80 15TH DISTRICT CITY OF ATLANTA DEKALB COUNTY, GEORGIA ARMSTRONG LAND SURVEYING, INC. POST OFFICE BOX 775 DOUGLASVILLE, GEORGIA 30133 PHONE: (770)577-0077 / FAX: (770)577-0066