

CHICAGO TITLE INSURANCE COMPANY:
 AMERICAN LAND TITLE ASSOCIATION COMMITMENT
 ISSUING AGENT: CHICAGO TITLE INSURANCE COMPANY
 COMMITMENT NUMBER: 13158251
 EFFECTIVE DATE: SEPTEMBER 1, 2011
 SCHEDULE B - SECTION 2

EXCEPTIONS:

- GRANT OF EASEMENT BETWEEN NORTH BY NORTHWEST, INC. AND JAMES L. STEENHUIS, JR. DATED APRIL 24, 1973, RECORDED IN DEED BOOK 1417, PAGE 332, OF THE RECORDS OF THE CLERK OF SUPERIOR COURT OF COBB COUNTY, GEORGIA. (DOES AFFECT SUBJECT PROPERTY-TO VAGUE TO PLOT, APPROXIMATE LOCATION SHOWN.)
- SIGN EASEMENT BETWEEN THOMAS M. SHANE AND NORTH BY NORTHWEST, INC. DATED JUNE 22, 1984, RECORDED IN DEED BOOK 3167, PAGE 64, AFORESAID RECORDS. (DOES AFFECT SUBJECT PROPERTY- SIGN SHOWN ON SURVEY-EASEMENT TO VAGUE TO PLOT.)
- PERPETUAL NON-EXCLUSIVE EASEMENT BETWEEN THOMAS M. SHANE AND NORTH BY NORTHWEST, INC. DATED JUNE 22, 1984, RECORDED IN DEED BOOK 3167, PAGE 70, AFORESAID RECORDS. (DOES AFFECT SUBJECT PROPERTY AS SHOWN.)
- SANITARY SEWER EASEMENTS AGREEMENT AMONG KEMPER/CYMR0T REAL ESTATE INVESTMENT FUND A, L.P., NORTH BY NORTHWEST, INC. AND T MICHAEL & ASSOCIATES, LTD. DATED AUGUST 27, 1985, RECORDED IN DEED BOOK 3630, PAGE 97, AFORESAID RECORDS. (DOES AFFECT SUBJECT PROPERTY AS SHOWN.)
- EASEMENT FROM T MICHAEL & ASSOCIATES, LTD. TO GEORGIA POWER COMPANY DATED AUGUST 5, 1985, RECORDED IN DEED BOOK 3632, PAGE 558, AFORESAID RECORDS. (DOES AFFECT SUBJECT PROPERTY-APPROXIMATE LOCATION SHOWN.)
- EASEMENT AGREEMENT BETWEEN T MICHAEL & ASSOCIATES, LTD. AND WINDY HILL PARTNERS, LTD. DATED SEPTEMBER 20, 1993, RECORDED IN DEED BOOK 7618, PAGE 32, AFORESAID RECORDS. (DOES AFFECT SUBJECT PROPERTY AS SHOWN.)

2365 WINDY HILL ROAD

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 804 OF THE 17TH DISTRICT, 2ND SECTION, COBB COUNTY, GEORGIA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

TO FIND THE TRUE POINT OF BEGINNING, COMMENCE AT A #4 REBAR FOUND AT THE LAND LOT CORNER COMMON TO LAND LOTS 781, 782, 803 & 804; THENCE ALONG SAID LAND LOT LINE SOUTH 88 DEGREES 02 MINUTES 06 SECONDS EAST, A DISTANCE OF 249.30 FEET (DISTANCE TIE OF RECORD: 249.03 FEET) TO A #4 REBAR FOUND AND THE POINT OF BEGINNING;

FROM THE POINT OF BEGINNING; THENCE RUN SOUTH 87 DEGREES 52 MINUTES 34 SECONDS EAST, ALONG THE PROPERTY LINE NOW OR FORMERLY CPR GFI WESTMINSTER APARTMENTS L.L.C., A DISTANCE OF 250.19 FEET TO A #4 REBAR FOUND DISTURBED AT THE BASE OF A 15 INCH TREE;

THENCE CONTINUE ALONG THE PROPERTY LINE NOW OR FORMERLY CPR GFI WESTMINSTER APARTMENTS L.L.C., AND RUN SOUTH 33 DEGREES 16 MINUTES 03 SECONDS WEST, A DISTANCE OF 507.91 FEET TO A #4 REBAR FOUND ON THE RIGHT OF WAY OF WINDY HILL ROAD (100' R/W);

THENCE ALONG A CURVE TO THE LEFT, AN ARC DISTANCE 156.97 FEET TO A #4 REBAR FOUND [SAID CURVE HAVING A RADIUS OF 891.41 FEET AND IS SUBTENDED BY A CHORD HAVING A BEARING OF NORTH 84 DEGREES 05 MINUTES 00 SECONDS WEST WITH A CHORD LENGTH OF 156.76 FEET];

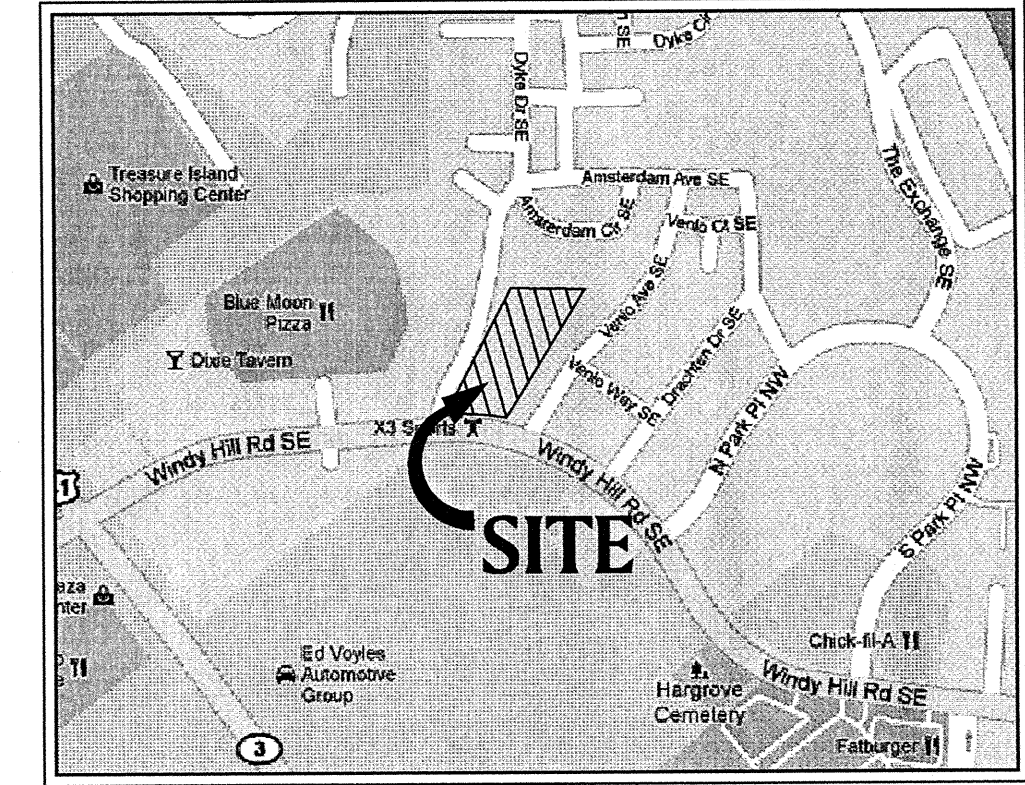
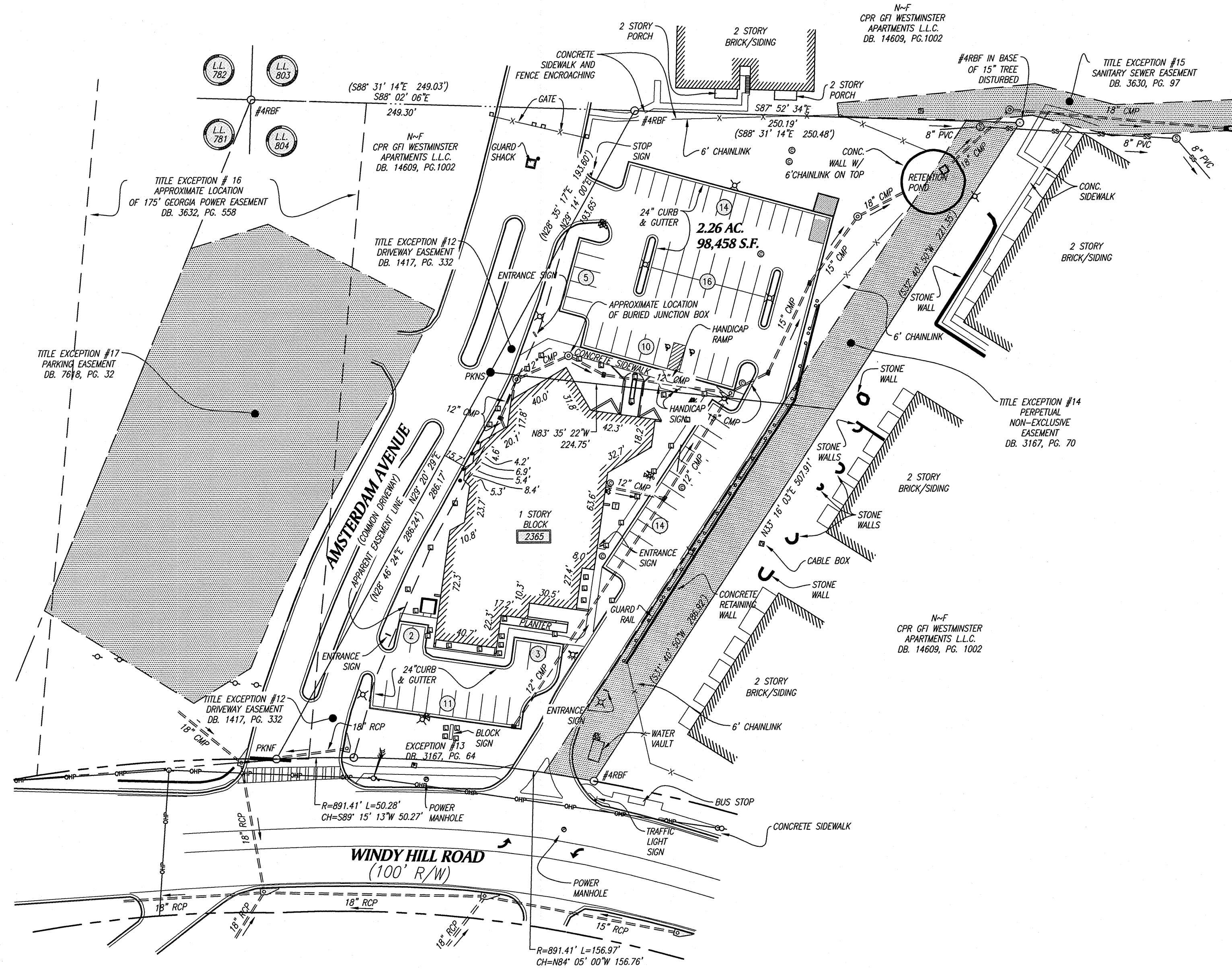
THENCE CONTINUE ALONG THE RIGHT OF WAY OF WINDY HILL ROAD ALONG A CURVE TO THE LEFT, AN ARC DISTANCE 50.28 FEET TO A PK NAIL FOUND [SAID CURVE HAVING A RADIUS OF 891.41 FEET AND IS SUBTENDED BY A CHORD HAVING A BEARING OF SOUTH 89 DEGREES 15 MINUTES 13 SECONDS WEST WITH A CHORD LENGTH OF 50.27 FEET];

THENCE LEAVE THE RIGHT OF WAY LINE OF WINDY HILL ROAD AND RUN ALONG THE PROPERTY LINE NOW OR FORMERLY CPR GFI WESTMINSTER APARTMENTS L.L.C., NORTH 29 DEGREES 20 MINUTES 29 SECONDS EAST, A DISTANCE OF 286.17 FEET TO A PK NAIL SET;

THENCE CONTINUE ALONG THE PROPERTY LINE NOW OR FORMERLY CPR GFI WESTMINSTER APARTMENTS L.L.C. AND RUN NORTH 29 DEGREES 14 MINUTES 00 SECONDS EAST A DISTANCE OF 193.65 FEET TO THE POINT OF BEGINNING;

SAID TRACT OR PARCEL IS KNOWN AS 2365 WINDY HILL ROAD AND CONTAINS 2.26 ACRES, MORE OR LESS, AND IS SHOWN ON THE ALTA/ACSM LAND TITLE SURVEY PREPARED FOR MLS GRANT L.L.C. AND CHICAGO TITLE INSURANCE COMPANY DATED 10/10-2011 BY PAULSON MITCHELL, INC. AND SEALED AND SIGNED BY DARRELL D. RAINES, GA. RLS 2403

LINE LEGEND			
---	SITE BOUNDARY LINE	---	EXISTING STORM SEWER
---	ADJACENT PROPERTY LINE	---	EXISTING CONTOURS
---	INTERIOR PROPERTY LINE	---	EXISTING TREELINE
---	LAND LOT LINE	---	EXISTING WATER LINE
---	EXISTING RIGHT-OF-WAY	---	EXISTING SANITARY SEWER
---	EXISTING ROAD CENTERLINE	---	EXISTING FIBER OPTIC LINE
---	EXISTING CURB & GUTTER	---	EXISTING TELEVISION CABLE
---	EXISTING GUARDRAIL	---	EXISTING GAS LINE
---	EXISTING FENCE	---	EXISTING TELEPHONE LINE
---	EXISTING RETAINING WALL	---	EXISTING OVERHEAD POWER
---	EXISTING RAILROAD	---	EXISTING UNDERGROUND POWER
---	EXISTING FLOODPLAIN	---	WETLANDS
---	STREAM CENTERLINE	---	STREAM TOP OF BANK



VICINITY MAP

SCALE: NTS

GENERAL PLAT NOTES:

THE FIELD DATA DATED SEPTEMBER 23, 2011 UPON WHICH THIS PLAT IS BASED HAS A CLOSURE PRECISION OF 1 FOOT IN 30,533 FEET AND AN ANGULAR ERROR OF 1 SECONDS PER ANGLE AND WAS ADJUSTED USING THE COMPASS RULE. THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN 1 FOOT IN 216,437 FEET. TRIMBLE S6 WAS USED FOR ANGULAR AND LINEAR MEASUREMENTS.

THIS PARCEL OF LAND IS/IS NOT IN THE 100 YEAR FLOOD PLAIN; ACCORDING TO F.E.M.A. (F.I.A.) COMMUNITY PANEL #13067001386 DATED DECEMBER 16, 2008.

THIS PLAT IS FOR THE EXCLUSIVE USE OF MLS GRANT, L.L.C. AND CHICAGO TITLE INSURANCE COMPANY. USE BY THIRD PARTIES IS AT THEIR OWN RISK.

THIS PLAT IS NOT VALID UNLESS IT BEARS THE ORIGINAL SIGNATURE OF THE REGISTRANT ACROSS THE REGISTRANT'S SEAL.

THE UTILITIES SHOWN HEREON HAVE BEEN LOCATED FROM ABOVE GROUND, VISIBLE EVIDENCE. THE SURVEYOR MAKES NO GUARANTEE THAT THE UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED ALTHOUGH HE DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION AVAILABLE. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES.

THIS PROPERTY MAY OR MAY NOT CONTAIN WETLAND AREAS. NO EFFORTS HAVE BEEN MADE BY THE SURVEYOR TO IDENTIFY OR LOCATE ANY WETLAND AREAS ON THIS PROPERTY. A QUALIFIED WETLAND SPECIALIST PRIOR TO ANY LAND DISTURBANCE SHOULD PERFORM WETLAND IDENTIFICATION AND DELINEATION.

THIS PROPERTY MAY BE SUBJECT TO EASEMENTS, CLAIMS, PRESCRIPTIONS, SUBSURFACE CONDITIONS, OR OTHER MATTERS OF TITLE WHICH ARE NOT VISIBLE, NOT RECORDED, OR NOT DISCLOSED IN THE TITLE ABSTRACT PROVIDED BY THE OWNER, THE PURCHASER, OR ANY AGENTS THEREOF.

ALL OR A PORTION OF THIS AREA MAY LIE WITHIN A RUNWAY APPROACH ZONE.

CURRENT ZONING: GOWS- GENERAL COMMERCIAL ZONING.

TOTAL PARKING SPACES: 75 (INCLUDE 2 HANDICAP)

MINIMUM FRONT YARD- 50 FOOT SETBACK (ARTERIAL)
 MINIMUM FRONT YARD- 40 FOOT SETBACK (COLLECTOR)
 MINIMUM FRONT YARD SETBACK- 40 FOOT SETBACK (LOCAL)
 MINIMUM SIDE YARD SETBACK- 10 FOOT
 MINIMUM REAR YARD- 30 FOOT SETBACK

REFERENCES:

ALTA/ACSM SURVEY FOR GREENBERG TRAUING, LLP., CHICAGO TITLE INSURANCE COMPANY, AND SUNTRUST EQUITY FUNDING DATED FEBRUARY 22, 2005 AND LAST REVISED ON APRIL 13, 2005.

ALTA/ACSM SURVEY BY PLANNERS AND ENGINEERS COLLABORATIVE DATD MAY 11, 2011.

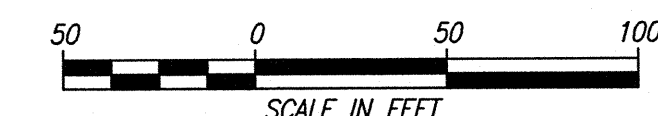
SYMBOL LEGEND			
+	BENCHMARK	⊠	FIRE DEPARTMENT CONNECTION-ON BUILDING
⊠	DUMPSTER	⊠	ELECTRIC MANHOLE
○	PROPERTY CORNER FOUND	⊠	ELECTRIC METER
⊠	MONUMENT FOUND	⊠	FIBER OPTIC/CABLE TV BOX
●	PROPERTY CORNER SET	⊠	FIRE DEPARTMENT CONNECTION-ON A POST
⊠	NIGHT MONUMENT SET	⊠	FIRE HYDRANT
⊠	STREET SIGN	⊠	GAS METER
⊠	TEST HOLE	⊠	GENERATOR
⊠	PAINTED TRAFFIC ARROW	⊠	GREASE TRAP
⊠	DIRECTIONAL REFERENCE TRAFFIC ARROW (UNPAINTED)	⊠	GUY WIRE
⊠	PHOTO LABEL	⊠	HOSE BIBB
⊠	DOUBLE WING CATCH BASIN	⊠	IRRIGATION CONTROL VALVE
⊠	FLARED END SECTION	⊠	LIGHT POLE
⊠	DROP INLET	⊠	POST INDICATOR VALVE (PIV)
⊠	HEADWALL	⊠	POWER POLE
⊠	CURB INLET	⊠	SANITARY SEWER MANHOLE
⊠	JUNCTION BOX	⊠	TELEPHONE BOX
⊠	OUTLET CONTROL STRUCTURE	⊠	TELEPHONE MANHOLE
⊠	YARD INLET	⊠	TRAFFIC CONTROL BOX
⊠	SAFETY END SECTION	⊠	TRAFFIC SIGNAL POLE
⊠	SINGLE WING CATCH BASIN	⊠	TRAFFIC WIRE PULLBOX
+435.83	EXISTING SPOT ELEVATION	⊠	TRANSFORMER
○	CLEANOUT	⊠	VALVE
		⊠	WATER METER

TO : MLS GRANT, L.L.C. AND CHICAGO TITLE INSURANCE COMPANY:

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2011 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/ACSM LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS IN 2005, AND INCLUDES ITEMS 1 THRU 4, 6a, 7a, 8, 9, 11a, & 13 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED SEPTEMBER 26, 2011.

Darrell D. Raines
 DARRELL D. RAINES GA. RLS # 2403

10/10/11
 DATE



LAND PLANNERS
 ENGINEERS • SURVEYORS
 TRANSPORTATION
 LANDSCAPE ARCHITECTS

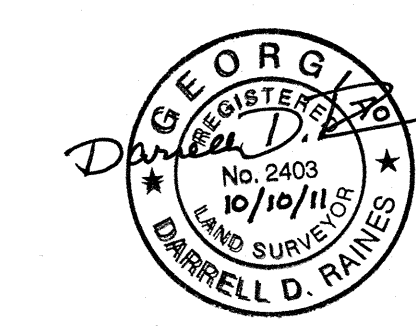
PAULSON MITCHELL
 INCORPORATED

ALTA/ACSM LAND TITLE SURVEY

**MLS GRANT LLC
 AND
 CHICAGO TITLE INSURANCE COMPANY**

LAND LOTS 804
 17TH DISTRICT, 2ND SECTION
 COBB COUNTY, GEORGIA

85-A MILL STREET
 SUITE 200
 ROSWELL, GEORGIA 30075
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 www.paulsonmitchell.com



REVISIONS

PROJECT NUMBER: 2011186.40
DATE: 10.10.2011
FIELD DATE: 9/23/2011
SCALE: 1" = 50'
DRAWN BY: S. KENNEDY
CHECKED BY: D. RAINES
FILE NAME: 2011186alta.dwg