THIS PROPERTY SUBJECT TO THE FOLLOWING

AUGUSTA TITLE, INC.
COMMITMENT NO. 65089B 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, 1963, FILED FOR RECORD MAY 16, 1963, RECORDED AT DEED BOOK 4060, PAGE 30, FULTON COUNTY, GEORGIA RECORDS.
10. EASEMENT MADE BY AND BETWEEN FULTON COUNTY, TO GEORGIA POWER COMPANY, DATED APRIL 6, 1961, FILED FOR RECORD MAY 16, 1961, RECORDED AT DEED BOOK 3716, PAGE 555, 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 9, 1961, FILED FOR RECORD JULY 3, 1961, RECORDED AT DEED BOOK 3736, PAGE 439, 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 9, 1961, FILED FOR RECORD JULY 3, 1961, RECORDED AT DEED BOOK 3736, 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 18, 1964, RECORDED AT DEED BOOK 4192, PAGE 464, 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 CAPTION TO THE RAILROAD COMPANY FOR SLOPES AND FILLS AS SHOWN IN WARRANTY DEED FROM WILLIAM T. NEWMAN TO LEONARD GREENBAUM, DATED AUGUST 18, 1964, FILED FOR RECORD AUGUST 31, 1964, RECORDED AT DEED BOOK 4289, PAGE 228, AFORESAID RECORDS; AND IN WARRANTY DEED FROM LEONARD GREENBAUM TO AMBASSADOR CORPORATION., DATED NOVEMBER 2, 1964, FILED FOR RECORD NOVEMBER 6, 1964, RECORDED AT DEED BOOK 4322, PAGE 536, AFORESAID RECORDS; AND WARRANTY DEED FROM AMBASSADOR CORPORATION TO E B & M CORPORATION, DATED MAY 15, 1973, FILED FOR RECORD SEPTEMBER 25, 1973, RECORDED AT DEED BOOK 5911, 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 PAVED 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 ATLANRA
GAS:	ATLANTA GAS LIGHT COMPANY

CALL THREE WORKING DAYS BEFORE YOU DIG
UTILITIES PROTECTION CENTER:
IN METRO ATLANTA 770-623-4344
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 NAMING 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 02" 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 82 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 SECOND OPINION OR 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

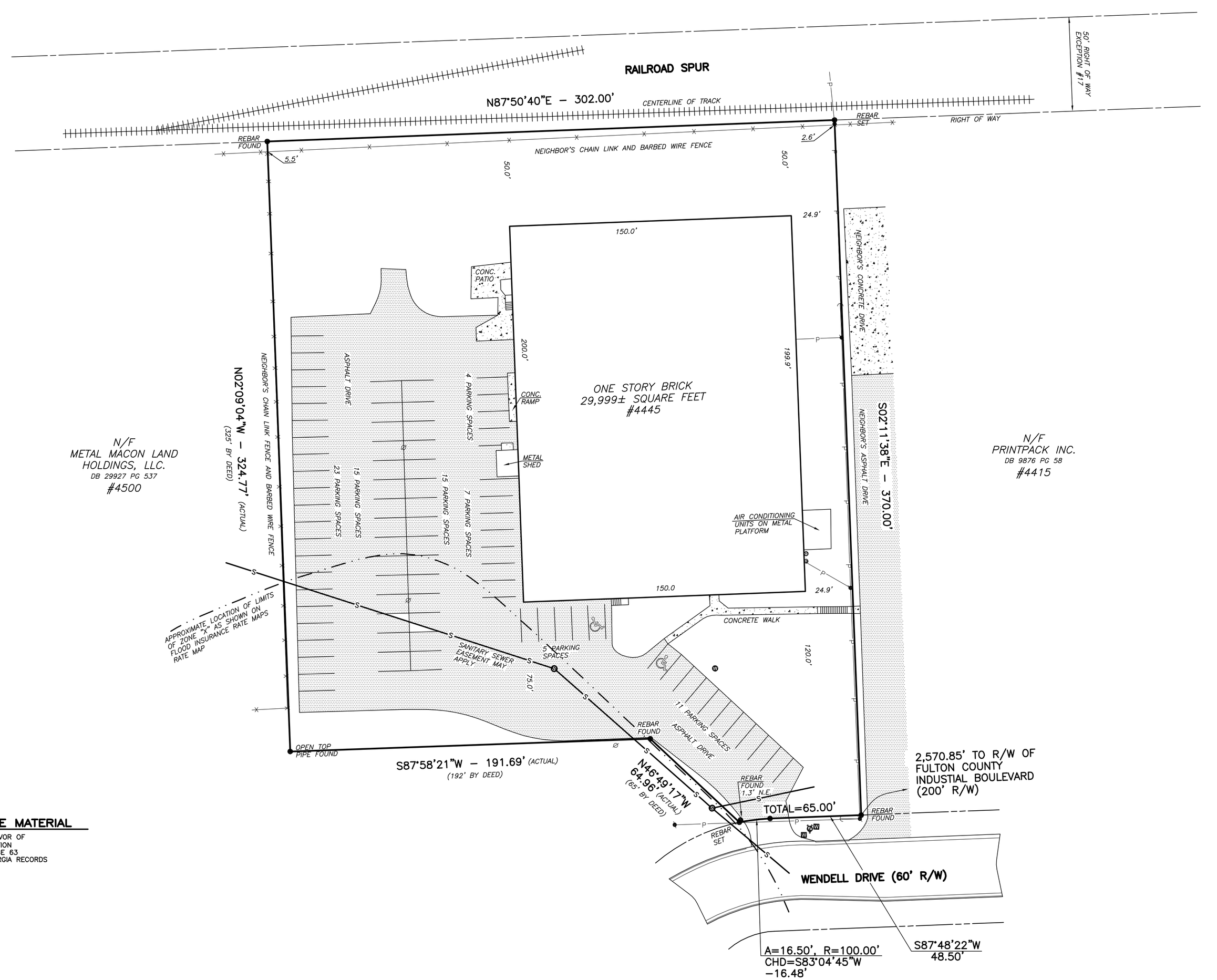
1. WARRANTY DEED IN FAVOR OF E.B. AND M CORPORATION DEED BOOK 5911 PAGE 63 FULTON COUNTY, GEORGIA RECORDS

LEGEND

℄		DENOTES PROPERTY LINE
R/W		DENOTES RIGHT-OF-WAY
℄		DENOTES CENTERLINE
BC		DENOTES BACK OF CURB
G		DENOTES GUTTER
EP		DENOTES EDGE OF PAVING
TW		DENOTES TOP OF WALL
BW		DENOTES BOTTOM OF WALL
— X —		DENOTES FENCE
RCP		DENOTES REINFORCED CONCRETE PIPE
CMP		DENOTES CORRUGATED METAL PIPE
PP	●	DENOTES POWER POLE
LP	⌀	DENOTES LIGHT POLE
GW		DENOTES GUY WIRE
— P — P —		DENOTES POWER LINE
PM		DENOTES POWER METER
PB		DENOTES POWER BOX
A/C		DENOTES AIR CONDITION
TB		DENOTES TELEPHONE BOX
GM		DENOTES GAS METER
GV		DENOTES GAS VALVE
GLM	▪	DENOTES GAS LINE MARKER
WM		DENOTES WATER METER
WV		DENOTES WATER VALVE
FH		DENOTES FIRE HYDRANT
MW	●	DENOTES MONITORING WELL
HW		DENOTES HEADWALL
JB		DENOTES JUNCTION BOX
DI		DENOTES DROP INLET
— S — S —		DENOTES SANITARY SEWER LINE
SSMH	●	DENOTES SANITARY SEWER MANHOLE
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 22, 1998
FULTON COUNTY, GEORGIA
SHADED ZONE "X"



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 northeast right-of-way of Wendell Drive (60' R/W). Thence running northwesterly and westerly along the said northeast and northerly right-of-way of Wendell Drive a distance of 2570.85 feet to an iron pin and the Point of Beginning. Thence from the Point of Beginning running S87°48'22"W along the said northerly right-of-way of Wendell Drive a distance of 48.50 feet to a point. Thence running westerly 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 N46°49'17"W a distance of 64.96 feet to an iron pin. Thence running S87°58'21"W a distance of 191.69 feet to an open top pipe. Thence running N02°09'04"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 S02°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 2.346± 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. 650898 BEARING AN EFFECTVE 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.

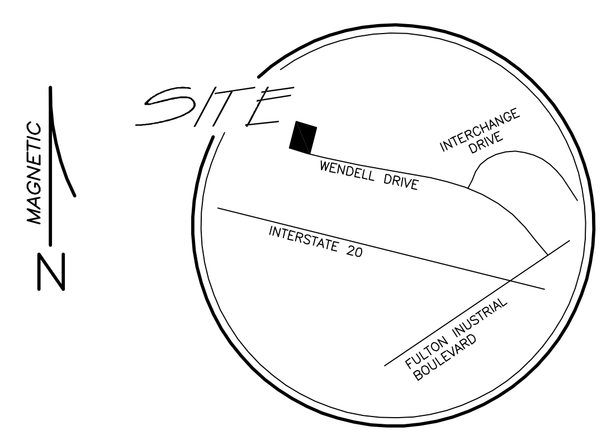
THE UNDERSIGNED HAS RECEIVED AND EXAMINED A COPY OF AUGUSTA TITLE INC. TITLE COMPANT'S COMMITMENT NO. 650898, DATED SEPTEMBER 9, 2010, AND THE LOCATION OF ANY MATTER SHOWN THEREON, TO THE EXTENT IT CAN BE LOCATED, HAS BEEN SHOWN ON THIS SURVEY WITH THE APPROPRIATE RECORDING REFERENCE.

EXECUTED THIS 16TH DAY OF SEPTEMBER, 2010

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

This original of this document was sealed and signed by Michael R. Noles L.S. #2646 on 9-16-10. THIS REPRODUCTION IS NOT A CERTIFIED DOCUMENT.

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



VICINITY MAP
NOT TO SCALE

IF YOU DIG GEORGIA... CALL US FIRST! 1-800-282-7411 770-623-4344 (METRO ATLANTA ONLY) UTILITIES PROTECTION CENTER IT'S THE LAW

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

DR: DP	No.	Revision	Date

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

4445 WENDELL DRIVE
ATLANTA, GEORGIA

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