



SURVEYOR'S CERTIFICATE
Jan. 30, 2008 / Jan. 7, 2008
This survey is made for the benefit of Toccoa Retail I, LLC
Vanguard Associates Holdings, LLC
Condit Bunk, N.A.
Funderson, Day and Lane
United General Title Insurance Company
Smith, Burks & Corish, LLC
Truett Supply Company

I, V. Chikodze, Professional Land Surveyor do hereby certify to the aforesaid parties, as of the date set forth above that I have made a careful survey of a tract of land described as follows:

All that tract or parcel of land lying in the 440th G.M.D. of Stephens County, Georgia, the City of Toccoa and being more particularly described as follows:

Beginning of a point being the southeast intersection of Stephens Circle (50' R/W) and GA Hwy. 17 (100' R/W); thence along the right of way of GA Hwy. 17 South 85-32-37 East for a distance of 110.09 feet to a point, said point being the true point of beginning; thence along said right of way South 85-32-37 East for a distance of 208.80 feet to a point; thence along said right of way South 85-32-37 East for a distance of 82.20 feet to a point; thence South 24-28-36 West a distance of 185.00 feet to a point; thence South 85-32-37 East a distance of 167.87 feet to a point; thence South 47-12-18 East a distance of 144.40 feet to a point on the common property line with F.I. Hector; thence along said common line South 37-58-00 West a distance of 425.75 feet to a point in the centerline of Eastman Branch; thence meandering along said branch for the following courses and distances: South 80-12-14 West 30.61 feet; thence North 75-42-44 West 29.17 feet; thence South 34-49-35 West 22.03 feet; thence South 64-58-32 West 37.67 feet; thence South 45-17-17 West 40.62 feet; thence South 89-18-18 West 50.21 feet; thence South 04-45-56 East 30.62 feet; thence South 62-43-12 West 47.54 feet; thence South 44-32-08 West 58.84 feet; thence South 78-47-07 West 74.80 feet; thence South 65-47-40 West 81.77 feet; thence South 28-10-27 West 55.41 feet; thence South 51-32-40 West 46.56 feet; thence South 38-13-20 West 81.83 feet; thence along said branch North 54-01-41 West for a distance of 528.07 feet to a point on the southeastern right of way of Stephens Circle; thence along said right of way North 42-49-43 East a distance of 874.50 feet to a point; thence leaving said right of way and running along the common property line with Cornwell South 44-12-33 East a distance of 133.17 feet to a point; thence North 44-44-17 East a distance of 128.42 feet to a point; thence North 33-25-01 East a distance of 168.52 feet to a point on the southeastern right of way of GA Hwy. 17; said point being the true Point of Beginning.

Said tract contains 14.264 acres.
This is the description as presented in D.B. 510 Pg. 447

I further certify that:

1. The accompanying survey was made on the ground and correctly shows the location of all buildings, structures and other improvements, including, without limitation, foundations and loading docks, situated on the above premises, as well as all utility connections for power, telephone, storm drainage, sanitary waste disposal and drinking water; that there are no visible encroachments on the subject property or upon adjacent land existing and said property except as shown herein.

2. This map or plat and the survey on which it is based were made in accordance with laws regulating surveying in the State of Georgia, and with the Minimum Standard Detail Requirements for ALTA/ACSM Land Title Surveys, jointly established and adopted by ALTA and ACSM in 1989 and includes items 2, 3, 4, 6, 7, 9, 10 and 11(c) in Table A contained therein. Pursuant to the Accuracy Standards adopted by ALTA, NPS, and in effect on the date of this certification, I have caused the undersigned further certifies that proper field procedures, instrumentation, and adequate survey personnel were employed in order to reduce errors comparable to those outlined in the Minimum Standards and Accuracy Requirements for Survey Measurements Which Control Land Boundaries for ALTA/ACSM Land Title Surveys.

3. The property described herein is the same as the property described in Fidelity National Title Insurance Co. Commitment No. 83047-3 with an effective date of Unknown and that of encumbrances, covenants and restrictions referenced in said title commitment or apparent from a physical inspection of the site or otherwise known to me have been plotted hereon or otherwise noted as to their effect on the subject property.

4. Said described property is located within an area having a Zone Designation X by the Federal Emergency Management Agency (FEMA), on Flood Insurance Rate Map No. 0003-C, with a date of identification of July 16, 1991, for Community No. 130231, in Stephens County, State of Georgia, which is the current Flood Insurance Rate Map for the community in which said premises is situated.

5. The Property has direct access to Big A Rd. (GA Hwy. 17), a dedicated public street or highway.

6. The total number of striped parking spaces on the subject property is 503, including 12 designated handicap spaces.

7. Except as shown, all visible utilities serving the subject property enter through adjoining public streets and/or easements of record.

V. Chikodze
Professional Land Surveyor No. 2197

TITLE EXCEPTIONS
Fidelity National Title Insurance Co.
COMMITMENT NO. 83047-3
EFFECTIVE DATE: **
SCHEDULE B - SECTION 2

4) Easement to Georgia Power Co. as recorded in D.B. 53, page 352; blanket type easement, not plottable.

5) Easement to Georgia Power Co. as recorded in D.B. 55, page 438; blanket type easement, not plottable.

6) Easement to Georgia Power Co. as recorded in D.B. 91, page 491; blanket type easement, not plottable.

7) Conveyance of access rights to GADOT as recorded in D.B. 249, page 461; effects property, not plottable.

8) Access easement between Wal-Mart Stores, Inc. and Sparden's Restaurant, Inc. as recorded in D.B. 258, page 211; effects property as shown.

9) Easement granted to Georgia Power Co. as recorded in D.B. 258, page 371; effects property as shown.

10) Indemnity Agreement between Wal-Mart Stores, Inc. and GADOT as recorded in D.B. 287, page 406; effects property, not plottable.

11) Access easement between Wal-Mart Stores and Joye Arancibia as recorded in D.B. 296, page 21; burdens property as shown.

12) Easement granted to Georgia Power Co. as recorded in D.B. 297, page 378.

REVISIONS

No.	REVISIONS	Date
1	Changes certification	12-28-06
2	Revised title - Minor changes	1-7-08

Revised title Jan. 7, 2008

LEGEND:

- LIGHT POLE
- POWER POLE
- WATER VALVE
- WM WATER METER
- SMH STORM DRAIN MANHOLE
- CB CATCH BASIN
- SSMH SANITARY SEWER MANHOLE
- GV GAS VALVE
- MH MANHOLE
- RCP REINFORCED CONCRETE PIPE
- I.E. INVERT ELEVATION
- F.H. FIRE HYDRANT
- IPS IRON PIPE SET (1/2" REBAR)
- IPF IRON PIPE FOUND
- O.P. OVERHEAD POWER
- S.S. SANITARY SEWER LINE
- W. WATER LINE
- G. GAS LINE
- U.D. UNDERGROUND POWER
- X FENCE LINE
- GUY ANCHOR
- T.B.M. TEMPORARY BENCHMARK
- C.O. CLEANGUT
- C.M.P. CORRUGATED METAL PIPE
- (M) MEASURED
- (R) RECORD

Revised title Jan. 7, 2008

NOTES:

- 1) Bound bearings and distances are for informational purposes only. Not for sale or lease purposes.
- 2) Information is for informational purposes only. Not for sale or lease purposes.
- 3) Information shown on this map is for informational purposes only. Not for sale or lease purposes.
- 4) Survey by V. Chikodze dated 12-28-06
- 5) From field to a 1/4 section of Stephens County, Georgia is property boundary.
- 6) Year of building has several portable storage containers (not shown).

ALTA / ACSM LAND TITLE SURVEY for WAL MART STORES (#1122)
City of Toccoa, Stephens County, State of Georgia
440th G.M.D.

SS: Road