

GENERAL NOTES

1. THE BEARING BASE FOR THIS SURVEY ORIGINATED FROM A MAGNETIC FIELD OBSERVATION TAKEN ABOUT 1982.
2. THIS PROPERTY HAS A TOTAL AREA OF 2.718 ACRES OR 118,384 SQUARE FEET.
3. THIS PROPERTY IS DESIGNATED BY DEKALB COUNTY AS TAX MAP PARCEL 18 069 02 025.
4. THERE WAS NO OBSERVABLE EVIDENCE OF CEMETERIES FOUND AT THE TIME OF THE SURVEY.
5. THERE WAS NO OBSERVABLE EVIDENCE OF EARTH MOVING WORK, BUILDING CONSTRUCTION OR ADDITIONS, NO CHANGES IN RIGHT OF WAY LINES, RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIRS AND NO OBSERVABLE EVIDENCE OF SITE USE AS SOLID WASTE DUMP, SUMP OR SANITARY LANDFILL.

SCHEDULE B TITLE EXCEPTION NOTES

THIS SURVEY IS BASED ON A TITLE REPORT PREPARED BY FIDELITY NATIONAL TITLE INSURANCE COMPANY, COMMITMENT NUMBER H096.552 WITH AN EFFECTIVE DATE OF AUGUST 30, 2006

ITEMS NOT LISTED BELOW ARE STANDARD TITLE EXCEPTIONS AND/OR ARE NOT MATTERS OR ISSUES THAT PERTAIN TO THIS SURVEY.

- (8) Easement Agreement between New York Life Insurance Company, a New York corporation and Morrison Cafeteria Company of Charlotte, Inc., a North Carolina corporation dated September 28, 1982, filed September 30, 1982 and recorded in Deed Book 4663, Page 561, records of the Superior court of DeKalb County, Georgia.-AFFECTS PROPERTY BUT IS NOT PLOTTABLE FROM THE INFORMATION THAT IS AVAILABLE.--
- (9) Easement Agreement between Morrison Cafeteria Company of Charlotte, Inc., a North Carolina corporation and New York Life Insurance Company, a New York Corporation dated September 28, 1982, filed September 30, 1982 and recorded in Deed Book 4663, Page 566, aforesaid records; as supplemented by that certain Affidavit Stating Facts Affecting Title to Real Property by Andrew C. Shovers dated July 6, 1983, filed July 22, 1983 and recorded in Deed Book 4798, Page 739 aforesaid records.-AFFECTS PROPERTY AS SHOWN.--
- (10) General Utility Easement from Morrison Cafeteria Company of Charlotte, Inc. to Georgia Power Company dated March 25, 1983, filed April 4, 1983 and recorded in Deed Book 4738, Page 51, aforesaid records.-AFFECTS PROPERTY BUT IS A GENERAL EASEMENT AND IS NOT PLOTTABLE.--
- (11) Grant of Easement between Morrison Cafeteria Company of Charlotte, Inc., a North Carolina corporation and Atlanta Gas Light Company dated September 20, 1984 and recorded in Deed Book 5068, Page 112, aforesaid records.- AFFECTS PROPERTY AS SHOWN.--

POTENTIAL ENCROACHMENT NOTES

THERE ARE NO ENCROACHMENTS BY IMPROVEMENTS ON THE ADJOINING PROPERTY ONTO THE "PREMISES" AND THERE ARE NO ENCROACHMENTS BY THE IMPROVEMENTS ON THE "PREMISES" ONTO THE ADJOINING PROPERTY.

ZONING NOTES

THIS PROPERTY IS ZONED "C1"
ALL ZONING REGULATIONS ARE SUBJECT TO INTERPRETATION
FOR MORE INFORMATION CONTACT:
CITY OF DEKALB COMMUNITY DEVELOPMENT
PHONE: 404-371-2155

BULK REGULATIONS:
MINIMUM FRONT SETBACK: 75 FEET.
MINIMUM SIDE SETBACK: 25 FEET.
MINIMUM REAR SETBACK: 30 FEET.
MAXIMUM HEIGHT: 35 FEET.

PARKING TABULATION:
THERE ARE 147 - 9' X 18' PARKING SPACES
AND 6 - HANDICAPPED PARKING SPACES
FOR A TOTAL OF 153 - PARKING SPACES ON THE "PREMISES".
THE REQUIRED PARKING FOR THE "PREMISES" IS 48 SPACES.
THE TOTAL OF 48 REQUIRED SPACES SHOULD INCLUDE 2
HANDICAPPED SPACES PER THE GEORGIA ACCESSIBILITY CODE.

FLOOD ZONE NOTES

BY GRAPHIC PLOTTING ONLY, THIS PROPERTY IS IN ZONE "X" OF THE FLOOD INSURANCE RATE MAP, COMMUNITY PARCEL No. 13089C0086 H, WHICH BEARS AN EFFECTIVE DATE OF MAY 2, 2001 AND IS NOT IN A SPECIAL FLOOD HAZARD AREA. ZONE "X" REPRESENTS AN AREA OUTSIDE THE 500 YEAR FLOOD

FIELD TRAVERSE:
CLOSURE: ONE FOOT IN 49,152 FEET
USING A LIETZ SET 3.
ANGULAR ERROR: 0'00"01" PER ANGLE
POINT USING A LIETZ SET 3
ADJUSTED; USING THE COMPASS RULE.

NOTE: IRON PINS ARE (1/2"RE-BAR)
EXCEPT AS SHOWN.

PLAT CLOSURE: ONE FOOT
IN 879,000 FEET.

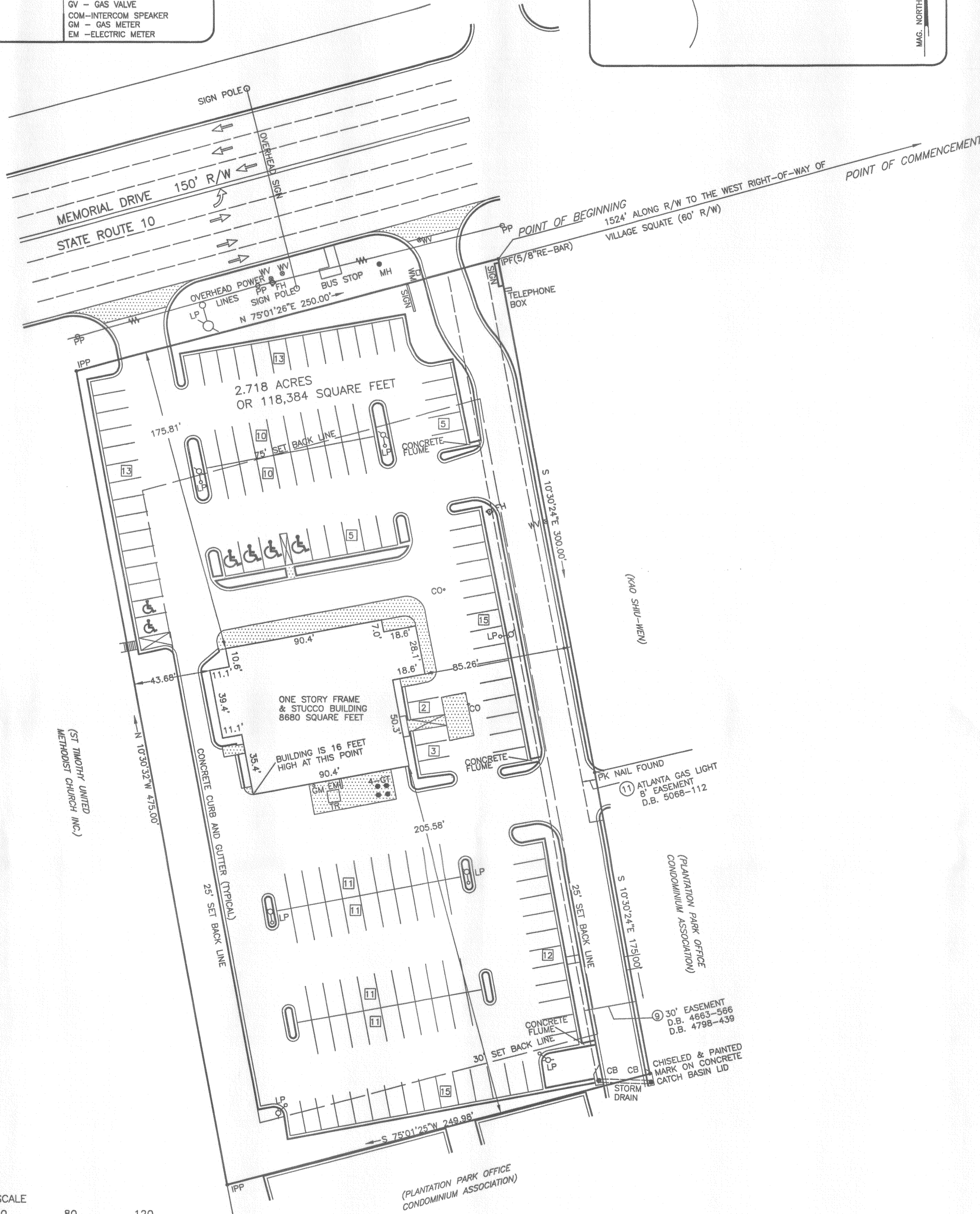
SMITH & SMITH LAND SURVEYORS, P.C.
2 SOUTH AVENUE, CARTERSVILLE, GA. 30120
PHONE 770-382-0457

DRAWING DATA	REVISION DATES
SCALE: 1"=40'	10-26-06
DRAWN BY: WCS	
CHECKED BY: FA	
DWG. No.: 5851	

5851.CRD.DWG

LEGEND

FH --- FIRE HYDRANT	WV --- WATER VALVE
IPP --- IRON PIN PLACED	GT --- GREASE TRAP
IPF --- IRON PIN FOUND	WM --- WATER METER
JB --- JUNCTION BOX	MH --- MANHOLE
CH --- CHORD	BSL --- BUILDING SETBACK LINE
R --- RADIUS	D.B. --- DEED BOOK & PAGE NUMBER
A --- LENGTH OF CURVE	(4) --- NUMBER OF PARKING SPACES (IN A BAY OR GROUP)
LP --- LIGHT POLE	(5) --- TITLE EXCEPTION NUMBER
X --- X-FENCE	HW --- HEAD WALL
WL --- POWER LINE	HP --- HANDICAPPED PARKING
PP --- POWER POLE	GV --- GAS VALVE
DI --- DROP INLET	COM --- INTERCOM SPEAKER
CB --- CATCH BASIN	GM --- GAS METER
TR --- TRANSFORMER	EM --- ELECTRIC METER
FH --- FIRE HYDRANT	



LEGAL DESCRIPTION

SUNTRUST BANKS, INC.
BY VIRTUE OF WARRANTY DEED
RECORDED IN DEED BOOK 9542, PAGE 120
DEKALB COUNTY, GEORGIA

All that tract and parcel of land lying and being in Land Lot 69 of the 18th District of DeKalb County, Georgia and being more particularly described as follows:

Beginning at a 5/8 inch rebar found on the southerly right-of-way line of Memorial Drive (150 foot right-of-way), said point being located a distance of 1524 feet westerly, as measured along said southerly right-of-way line of Memorial Drive from the point of intersection of said southerly right-of-way line of Memorial Drive with the westerly right-of-way line of Village Square Drive; Thence departing said southerly right-of-way line of Memorial Drive South 10 degrees 30 minutes 24 seconds east 300.00 feet to a PK nail found; Thence South 10 degrees 30 minutes 24 seconds East 175.00 feet to a point; Thence South 75 degrees 01 minutes 25 seconds West 249.98 feet to a 5/8 inch rebar set; Thence North 10 degrees 30 minutes 32 seconds West 475.00 feet to a 1/2 inch rebar found on the southerly right-of-way line of Memorial Drive; Thence North 75 degrees 01 minute 26 seconds East along said southerly right-of-way line of Memorial Drive 250.00 feet to a 5/8 inch rebar found, and being the True Point of Beginning; and containing 2.718 acres; all as shown on ALTA/ASM Land Title Survey for Aaron Rents, Inc., Chicago Title Insurance Company, SunTrust Bank, Atlanta, as agent, and Morrison Fresh Cooking, Inc., prepared by Robert T. Armstrong, C. R. S. No. 1901 of Armstrong Land Surveying, Inc., dated June 11, 1997, as last revised on July 23, 1997 and said survey is hereby incorporated herein by reference.

TOGETHER WITH all the right, title and interest of Morrison Cafeteria Company of Charlotte, Inc. and its successors and assigns, in the access to and use and maintenance of that certain ten (10) foot sanitary sewer easement, as described in an Easement Agreement by and between New York Life Insurance Company, and Morrison Cafeteria Company of Charlotte, Inc. dated September 28, 1982, and recorded in Deed Book 4663, Page 561, DeKalb County, Georgia Records.

BEING THE SAME TRACT OF LAND DESCRIBED IN FIDELITY NATIONAL TITLE INSURANCE COMPANY COMMITMENT NUMBER H096.552 WITH AN EFFECTIVE DATE OF AUGUST 30, 2006.

ALTA/ACSM LAND TITLE SURVEY

SUNTRUST/AARON RENTS III
5399 MEMORIAL DRIVE
STONE MOUNTAIN, GEORGIA

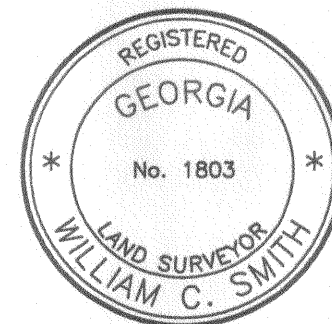
To: SunTrust Equity Funding, LLC a Delaware limited liability company;
Commodores AR, LLC, a Delaware limited liability company, and
Fidelity National Title Insurance Company

I hereby certify that on October 14, 2006 (a) an accurate, "as built" on the ground instrument survey entitled "ALTA/ACSM LAND TITLE SURVEY" (the "Survey") of the premises (the "Property") known as 5399 Memorial Drive, was conducted under my direction according to local professional practices; (b) the Survey and the information, courses and distances shown thereon are correct; (c) all monuments shown on the Survey actually exist, and the location, size and type of materials thereof are correctly shown; (d) the title lines and lines of actual possession of other Property are the same; (e) the size, location, and type of all buildings and improvements, if any, on the Property are shown on the Survey; (f) the Property has direct access to Memorial Drive, which is a dedicated public way; (g) there are no easements, rights-of-way, old highways, or abandoned roads, lanes, or driveways affecting the Property appearing from a careful physical inspection of the same, other than those shown and depicted on the Survey or those which may be discovered by a complete title examination of subject Property and all adjoining; (h) there are no visible boundary line conflicts; (i) all record easements, as noted in the Title Company Commitment No. H096.552 dated August 30, 2006 have been correctly plotted or noted on the Survey; (j) except as shown on the Survey there are no encroachments of improvements on the Property upon any easement, rights-of-way, or adjacent land nor encroachments of improvements located on adjacent land upon the Property; (k) the Survey shows the location of any visible telephone, telegraph, electric, other power lines, wires, and poles on the Property; (l) the Survey shows the location of all surface drainage located on the Property; (m) the parcels described on the Survey do not lie within flood areas in accordance with maps entitled "Flood Insurance Rate Map," which such map covers the area in which the Property is situated; (n) the Property is made up of one parcel, which constitutes a separate tax lot and none of which constitutes a portion of any other tax lot; (o) the Property is a separately subdivided tract; (p) all visible evidence and recorded easements for utilities for the operation of the Property are available at the lot lines, enter said tract through adjoining public streets, and by visible inspection and reference to recorded easements, do not appear to run through or under any buildings or improvements; (q) that there are no violations of zoning ordinances, restrictions, or rules or regulations with reference to the location of all buildings, structures, and improvements situated on the Property and the number and configuration of parking spaces.

I hereby certify that this Survey is made at least in accordance with the minimum standards established by the State of Georgia for surveys and 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 1,2,3,4,6,7(a),7(b)(1),7(c),8,9,10,11(a),13,14,16,17 and 18 of Table A thereof.

EXECUTED this 16th day of October, 2006.

By: *William C. Smith* 10-26-06
William C. Smith
Registered Land Surveyor No. 1803
in the State of Georgia
Date of Survey: October 14, 2006
Date of Last Revision: October 26, 2006



PROJECT NAME: SUNTRUST/AARON RENTS III PROJECT No.: 4406-06-1093005
ADDRESS: 5399 MEMORIAL DRIVE CITY: STONE MOUNTAIN STATE: GEORGIA

FOR INQUIRIES CONCERNING THIS SURVEY CONTACT:
6593 COMMERCE COURT - SUITE 100
WARRENTON, VIRGINIA 20187
PHONE: (540) 428-3550
FAX: (540) 428-3560
MKA associates, Inc.
A National Land Services Group