

FIRST GUARANTY REALTY CORPORATION

6075 Barfield Road, NE - Suite 110 - Atlanta, Georgia 30328 - (404) 252-6111 Fax (404) 255-6499

CONDO / TOWNHOUSE LAND

COUNTY: *Fulton County*

ACRES: *18.34*

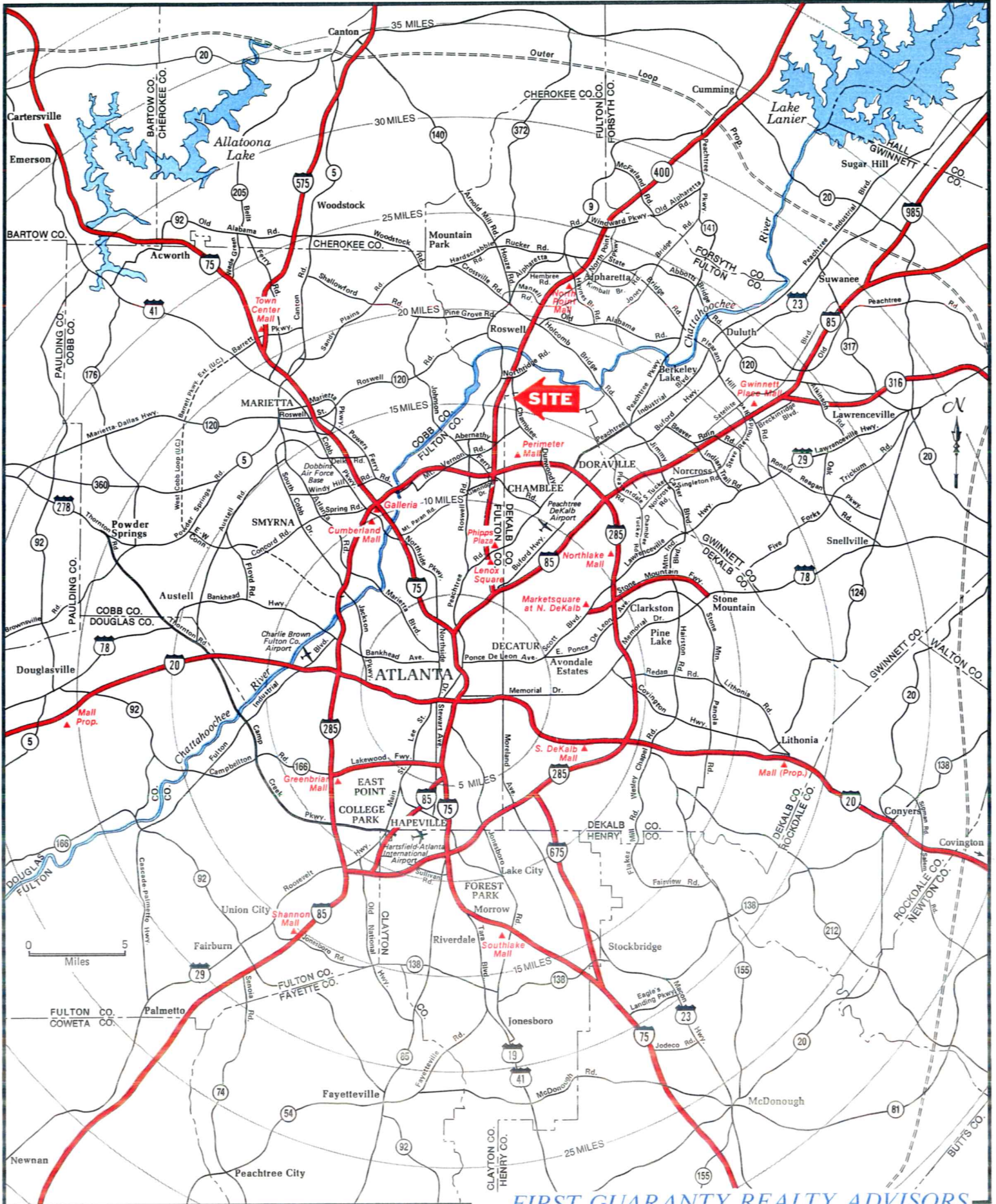
PRESENT ZONING: *12 units/acre*

FRONTAGE: *250' Roswell Road*

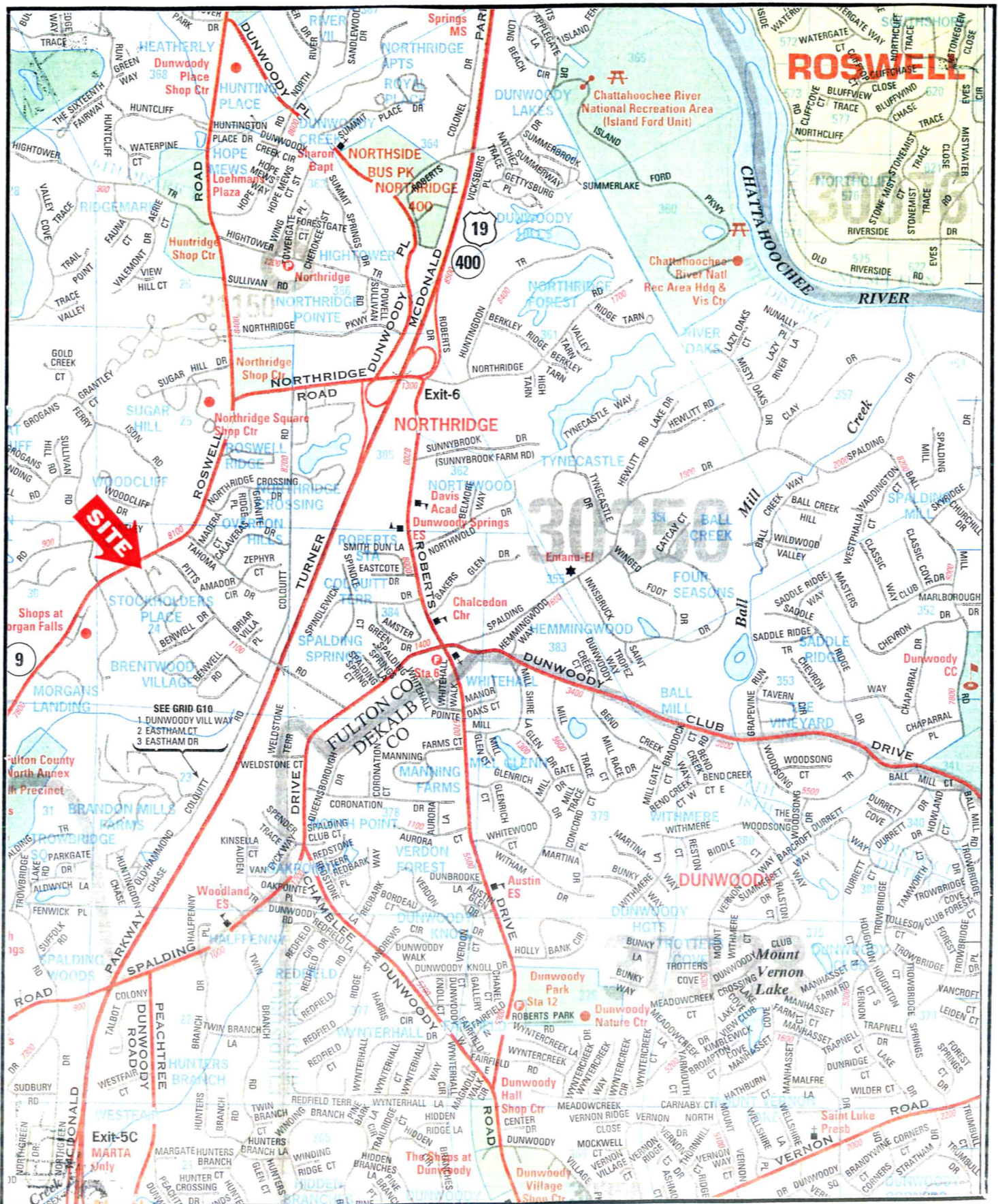
UTILITIES: *All Available*

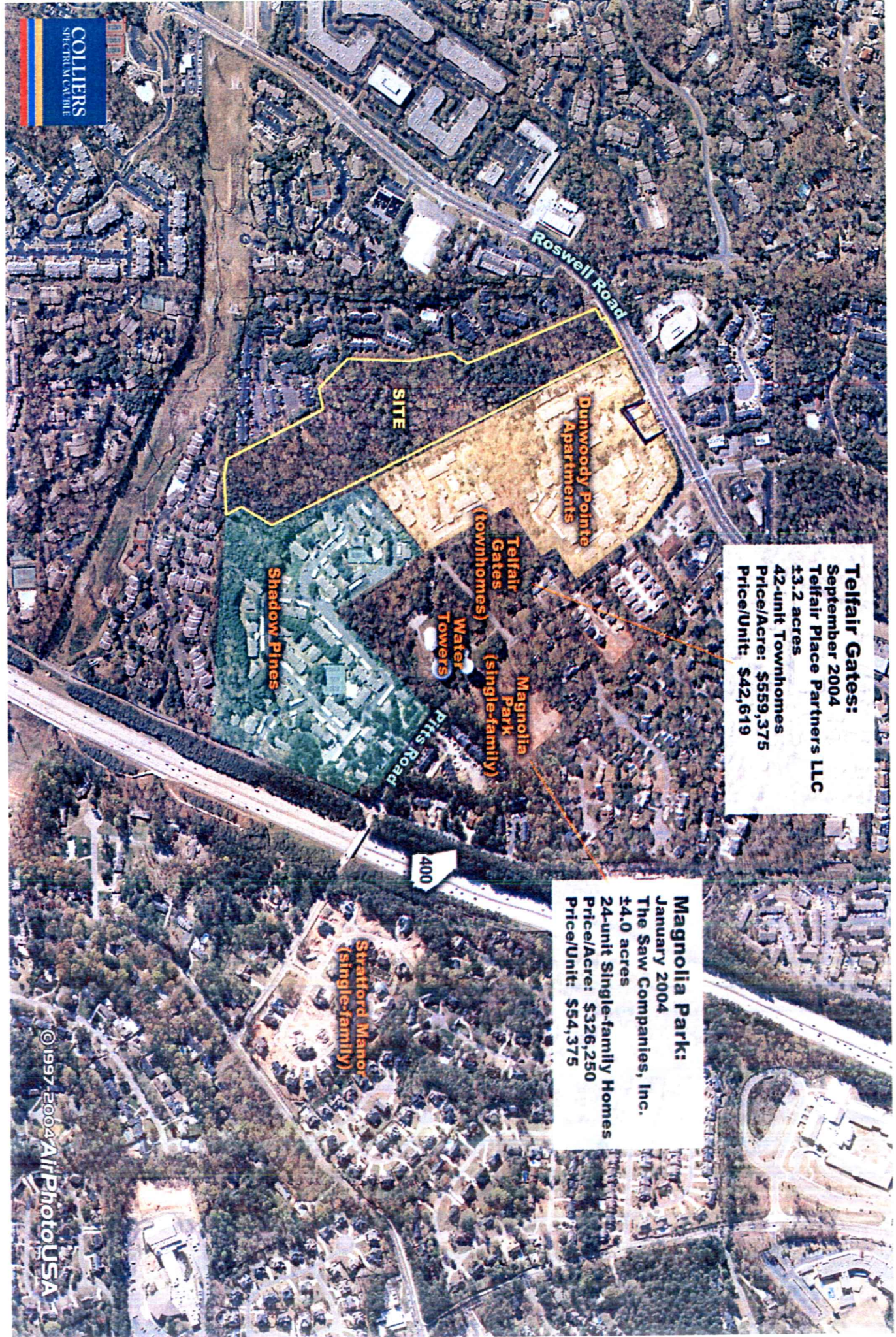
ACCESS: *Roswell Road,
400 & Northridge
Contiguous to Hampton
Hills Apartments*

METROPOLITAN ATLANTA MAP



NEIGHBORHOOD MAP



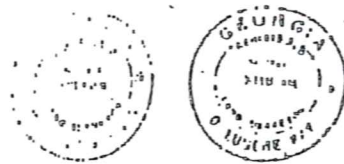


Telfair Gates:
September 2004
Telfair Place Partners LLC
±3.2 acres
42-unit Townhomes
Price/Acre: \$559,375
Price/Unit: \$42,619

Magnolia Park:
January 2004
The Saw Companies, Inc.
±4.0 acres
24-unit Single-family Homes
Price/Acre: \$326,250
Price/Unit: \$54,375

SURVEY FOR
**NORTH SPRINGS CROSSING, IN
 FIRST MUTUAL SAVINGS ASSOCIATION
 OF FLORIDA, A STOCK CORPORATION**

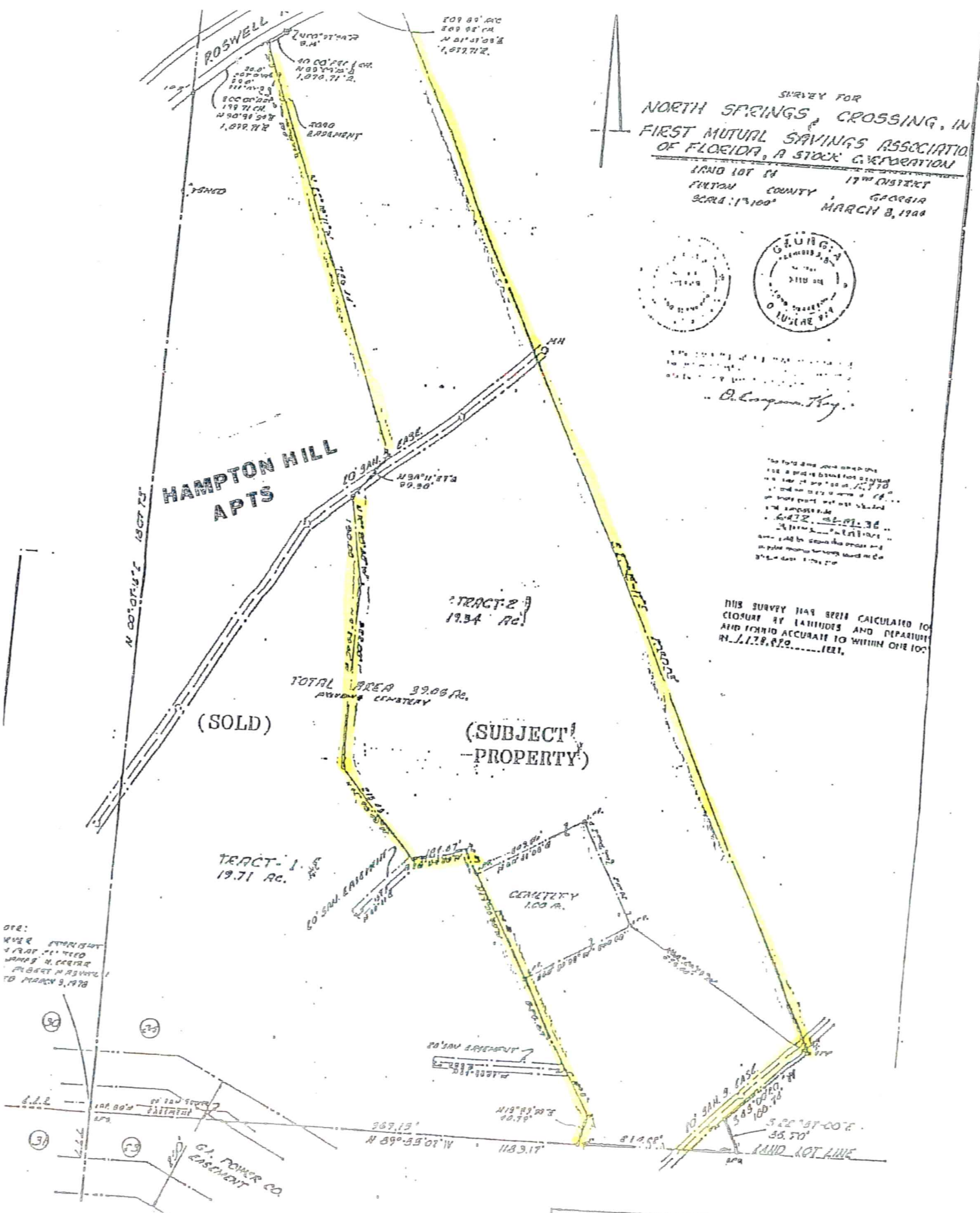
LAND LOT IN 17TH DISTRICT
 PUTMAN COUNTY GEORGIA
 SCALE: 1" = 100' MARCH 8, 1948



O. L. Campbell, Surveyor

This field and office work was done in accordance with the rules and regulations of the State of Georgia, and the survey is true and correct to the best of my knowledge and belief.

THIS SURVEY HAS BEEN CALCULATED FOR
 CLOSURE BY LATITUDES AND DEPARTURES
 AND FOUND ACCURATE TO WITHIN ONE 100'
 IN 112,832 FEET.

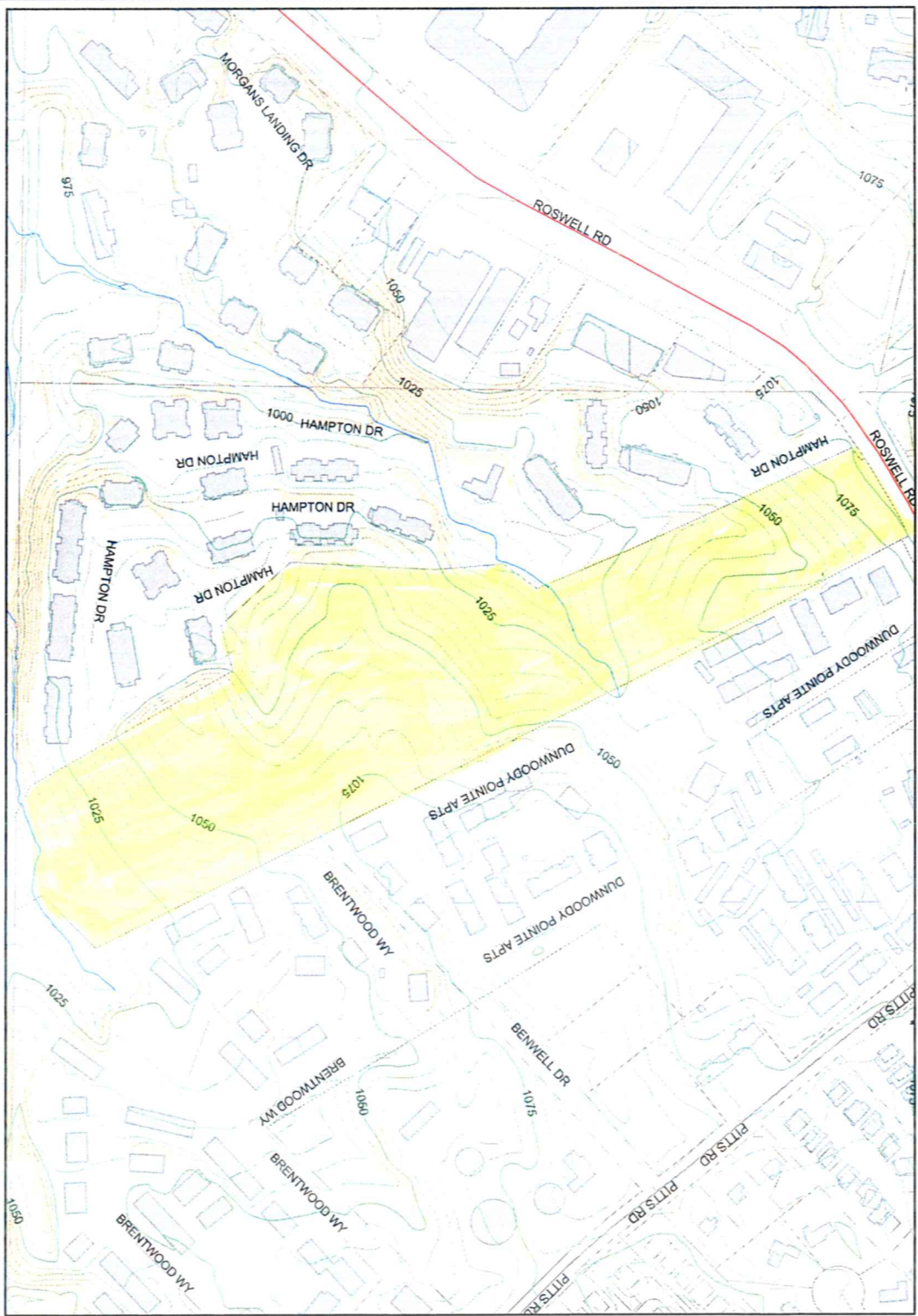


NOTE:
 THIS SURVEY WAS MADE BY
 JAMES H. COOPER
 ALBERT H. BROWN
 TO MARCH 3, 1948

CONSTRUCTION ENGINEERING ASSN
 LAND SURVEYORS
 1948

Legend

- Roads**
 - Interstates
 - Other Limited Access
 - State Route
 - Arterial Roads
 - Streets
 - Ramps
 - Unknown
- Parcel Boundaries**
- Elevation Contours**
- Buildings**
- Steep Slopes (<25%)**
- Historic Resources**
 - ★
- Rivers and Streams**
 - Intermittent
 - Perennial Streams (Unnamed)
 - Perennial Streams (Named)
 - 100 - Year Flood Plain
- National Wetlands Inventory**
 - INLAND AQUATIC BED
 - INLAND HERBACEOUS WETLAND
 - INLAND SHRUB SWAMP
 - INLAND HERBACEOUS WETLAND
 - INLAND FORESTED WETLAND
 - PONDS
 - UPPER PERENNIAL RIVER
 - LOWER PERENNIAL RIVER
 - LAKES (shallow)
 - INLAND AQUATIC BED
 - INLAND FORESTED WETLAND
 - INLAND HERBACEOUS WETLAND
 - INLAND SHRUB SWAMP
 - LAKES (shallow)
 - LOWER PERENNIAL RIVER
 - PONDS
 - PONDS (SHALLOW)
 - UPPER PERENNIAL RIVER
 - Lakes and Ponds
- 2003 Noise Contours**
 - 65 db
 - 70 db
 - 75 db



Environmental Impact

Fulton County, Georgia

Fulton County provides the data within these pages for your personal use "as is". The data are not guaranteed to be accurate, correct, or complete.



