

Symbol Legend

Table with 2 columns: Symbol and Description. Includes symbols for AC UNIT, BOLLARD, CATCH BASINS, CLEAN OUT, CONCRETE RIGHT OF WAY MONUMENT, DROP INLET, DOWN SPOUT, ELECTRIC BOX, ELECTRIC METER, FIRE HYDRANT, FLAGPOLE, GAS METER, GAS VALVE, GROUND ELEVATION, GUY WIRE, HANDICAP PARKING, HEADWALL, IRON PIN FOUND (AS NOTED), IRRIGATION CONTROL VALVE, 1/2" REBAR SET W/CAP, JUNCTION BOX, LANDSCAPE LIGHT, LAMP POST, LAND LOT NUMBER, LIGHT STAND, MISCELLANEOUS UTILITY STRUCTURE, MONITORING WELL, OVERHEAD TRAFFIC LIGHT, POWER POLE, POWER POLE W/LIGHT, ROUND COLUMN, SANITARY SEWER MANHOLE, SECURITY CAMERA, SIGN, TELEPHONE MANHOLE, TELEPHONE MONUMENT, TEMPORARY BENCHMARK, TRAFFIC LIGHT POLE, TRAFFIC SIGNAL BOX, WATER METER, WATER VALVE.

Text Legend

Table with 2 columns: Text and Description. Includes: BLDG SETBACK LINE, CORRUGATED METAL PIPE, CONCRETE, CURB & GUTTER, DUCTILE IRON PIPE, FINISH FLOOR ELEVATION, FIRE HYDRANT, INVERT, IRON PIN SET, NOW OR FORMERLY, REINFORCED CONCRETE PIPE, RIGHT-OF-WAY, POWER POLE, TEMPORARY BENCHMARK.

Tree Legend

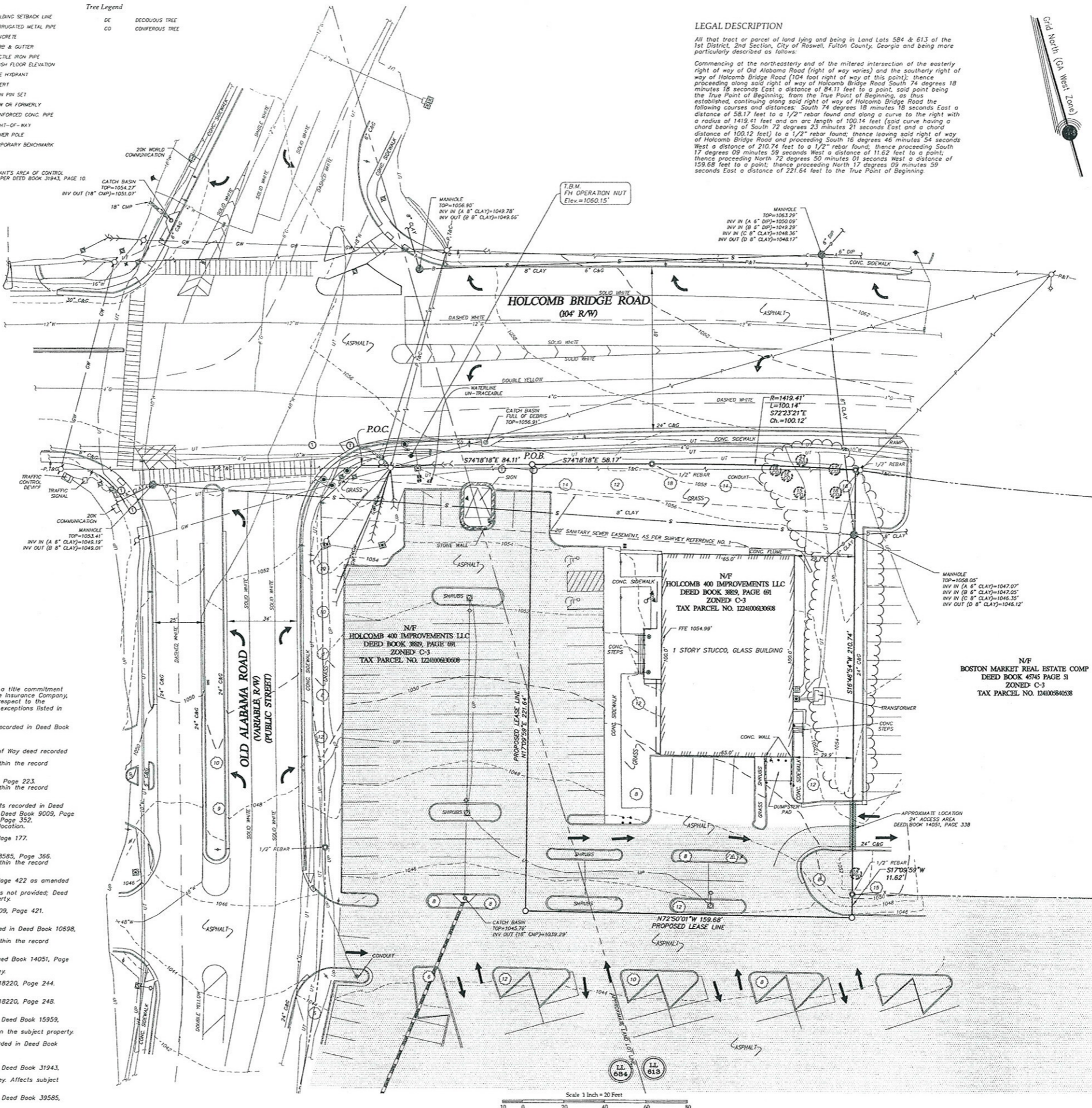
Table with 2 columns: Text and Description. Includes: DECIDUOUS TREE, CONIFEROUS TREE.

Line-type Legend

Table with 2 columns: Line-type and Description. Includes: FENCE LINE, STORM SEWER LINE, CONTOUR LINE, APPROX. LOCATION OF UNDERGROUND GAS LINE, APPROX. LOCATION OF UNDERGROUND POWER LINE, LOCATION OF OVERHEAD POWER TELEPHONE AND CABLE LINE, APPROX. LOCATION OF UNDERGROUND TELEPHONE LINE, APPROX. LOCATION OF UNDERGROUND WATER LINE, LOCATION OF OVERHEAD GUY WIRE, LOCATION OF OVERHEAD POWER AND TELEPHONE LINE, SANITARY SEWER LINE.

Title Exceptions:

- This survey relied upon information contained within a title commitment number 10261566 prepared by Fidelity National Title Insurance Company, with an effective date of November 17, 2009, with respect to the property surveyed described in "Exhibit A", and the exceptions listed in Schedule B, Section 1.
8. Reservation of all mineral and mining privileges recorded in Deed Book 1, page 189. Comment: Affects subject property.
9. Slope easement contained in that certain Right of Way deed recorded in deed book 2846, Page 234. Comment: No specific potable location contained within the record document.
10. Drainage easement recorded in deed Book 3182, Page 223. Comment: No specific potable location contained within the record document.
11. Reservation of Easement and restrictive covenants recorded in Deed Book 8427, Page 167 as corrected and recorded in Deed Book 9009, Page 311 as modified and recorded in Deed Book 10616, Page 352. Comment: Affects subject property.
12. Sewer Easement recorded in Deed Book 8427, Page 177. Comment: Does not affect subject property.
13. Right of Way Easement recorded in Deed Book 8585, Page 366. Comment: No specific potable location contained within the record document.
14. Sewer Easement recorded in deed Book 8890, Page 422 as amended and recorded in Deed Book 11672, Page 25. Comment: Deed Book 8890, Page 422 Exhibit A was not provided; Deed Book 11672, Page 25 does not affect subject property.
15. Easement Agreement recorded in Deed Book 9009, Page 421. Comment: Does not affect the subject property.
16. Permit for Anchors, Guy Poles and Wires recorded in Deed Book 10698, Page 89. Comment: No specific potable location contained within the record document.
17. Easement for Ingress and Egress recorded in Deed Book 14051, Page 338. Comment: Approximate location shown on the survey.
18. Right of Way Easement recorded in Deed Book 18220, Page 244. Comment: Does not affect subject property.
19. Right of Way Easement recorded in Deed Book 18220, Page 248. Comment: Does not affect subject property.
20. Terms and conditions of the Lease recorded in Deed Book 15959, Page 148. Comment: Surveyor is unable to determine effect on the subject property.
21. Agreement regarding Water Line Easement recorded in Deed Book 27676, Page 174. Comment: Does not affect the subject property.
22. Terms and conditions of the Lease recorded in Deed Book 31943, Page 10. Comment: Approximate location shown on the survey. Affects subject property.
23. Terms and conditions of the Lease recorded in Deed Book 39585, Page 614. Comment: Affects subject property.



LEGAL DESCRIPTION

All that tract or parcel of land lying and being in Land Lots 584 & 613 of the 1st District, 2nd Section, City of Roswell, Fulton County, Georgia and being more particularly described as follows:
Commencing at the northeasterly end of the mitered intersection of the easterly right of way of Old Alabama Road (right of way varies) and the southerly right of way of Holcomb Bridge Road (104 feet right of way of this point); thence proceeding along said right of way of Holcomb Bridge Road South 74 degrees 18 minutes 18 seconds East a distance of 84.11 feet to a point, said point being the True Point of Beginning, from the True Point of Beginning, as thus established, continuing along said right of way of Holcomb Bridge Road the following courses and distances: South 74 degrees 18 minutes 18 seconds East a distance of 58.17 feet to a 1/2" rebar found and along a curve to the right with a radius of 1419.41 feet and an arc length of 100.14 feet (said curve having a chord bearing of South 72 degrees 23 minutes 21 seconds East and a chord distance of 100.12 feet) to a 1/2" rebar found; thence leaving said right of way of Holcomb Bridge Road and proceeding South 16 degrees 46 minutes 54 seconds West a distance of 210.74 feet to a 1/2" rebar found; thence proceeding South 17 degrees 09 minutes 59 seconds West a distance of 11.62 feet to a point; thence proceeding North 72 degrees 50 minutes 01 seconds West a distance of 159.65 feet to a point; thence proceeding North 17 degrees 09 minutes 59 seconds East a distance of 221.64 feet to the True Point of Beginning.



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This plot was prepared for the exclusive use of the person, persons, or entity named in the title block. Said use does not extend to any unmentioned person without express permission by the surveyor naming said person.

Utilities: A. Information regarding the reputed presence, size, character and location of existing underground utilities and structures is shown hereon. There is no certainty of the accuracy of this information and it shall be considered in that light by those using this drawing. The location and arrangement of underground utilities and structures shown hereon may be inaccurate and utilities and structures not shown may be encountered. The owner, his employees, his consultants and his contractors or anyone else who relies upon this survey shall hereby expressly understand that the surveyor is not responsible for the correctness or sufficiency of this information.

B. Underground utility research, field markings, size and character of material has been provided by OneVision Utility Services.

C. The continuation of utilities shown hereon is uncertain.

Flood Hazard Note: By graphic plotting only, this property Does Not lie within a 100 year flood hazard zone and is depicted as zone X, as defined by the F.E.M.A. Flood Insurance Rate Map of Fulton County, Georgia and incorporated areas map number 13121C0064E, effective date 6-22-1998.

Survey fieldwork performed on: 12-30-2009
This survey was authorized by: Jeffrey Schoch Representing BDC Architects.

The tract of land shown on this survey is for the client's convenience only. This survey is not intended to create new tracts of land or change existing tracts of land. This survey is not a subdivision plot and has not been approved by the correct jurisdictional authorities.

Certification: This is to certify that this survey was made under my supervision and is a true representation of the land surveyed. The field data upon which this survey is based has a closure precision of one foot in 10,160 feet, and an angular error of 0.3" per angle point, and was adjusted using the Least Squares Method. Angular and linear measurements were made using a Trimble 5603 Robotic Total Station. This map or plot has been calculated for closure and is found to be accurate within one foot in 224,115 feet.

This is to certify that this map or plot and the survey on which it is based was made (1) in accordance with "Minimum Standing Detail Requirements for ALTA/ACSM Land Title Surveys", jointly established and adopted by ALTA, ACSM and NSPS in 2005, and includes items 1, 2, 3, 4, 5, 6, 7(a), 8, 9, 10, 11(a), 13, 14, 15, and 16 of Table A thereof; and (2) pursuant to the accuracy standards (as adopted by ALTA, NSPS and ACSM) and in effect on the date of this certification. The undersigned further certifies that the survey measurements were made in accordance with the "Minimum Angle, Distance and Closure Requirements for Survey Measurements which Control Land Boundaries for ALTA/ACSM Land Title Surveys" 2.1.10.

Jon G. Adams, Date:
Georgia Reg. Land Surveyor No. 2768 For the Firm
Travis Pruitt & Associates, Inc.

Pursuant to Rule 180-6.09 of the Georgia State Board of Registration for Professional Engineers and Land Surveyors, the term "certify" or "certification" relating to land surveying services shall mean a signed statement based on facts and knowledge known to the land surveyor and is not a guarantee or warranty, either expressed or implied.

Site Address: 1475-B Holcomb Bridge Road
Zoning: C-3
Front Yard: 30'
Side Yard: 10'
Rear Yard: 10'
Maximum Height 30'

This information is reported from public information obtained from City of Roswell records on January 6, 2010. It is not the intent of the surveyor to interpret or make conclusions regarding the zoning designation shown hereon.

Area Summary: 0.81 acres

Survey References:
1. ALTA/ACSM Land Title Survey for Wachovia Bank, National Association, Holcomb 400 Improvements, LLC, and Royal Abstract Corporation by Watts & Browning Engineers, INC. Last revised October 12th, 2004.



Table with 4 columns: NO., DATE, REVISIONS, DESCRIPTION. Includes revision 1 dated 12/30/09 for 'REVISED LEASE LINE'.



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ALTA/ACSM Land Title Survey For:
J.P. Morgan Chase Bank &
Fidelity National Title Insurance Company

Table with 4 columns: NO., DATE, REVISIONS, DESCRIPTION. Includes revision 1 dated 12/30/09 for 'REVISED LEASE LINE'.