

TITLE EXCEPTIONS

THE FOLLOWING EXCEPTIONS ARE LISTED IN SCHEDULE B, SECTION 2, OF A COMMITMENT FOR TITLE INSURANCE, ISSUED BY CHICAGO TITLE INSURANCE COMPANY, COMMITMENT NO. 2-24785(N)(R), EFFECTIVE DATE: MAY 20, 2010.

(a) Right-of-Way Deed from J.E. Rohrer, Roger Thompson, et al. to Fulton County, dated April 24, 1938, filed for record October 14, 1938 at 6:45 a.m., recorded in Deed Book 3281, Page 452. MAY AFFECT SITE. EASEMENTS ARE BLANKET IN NATURE, NOT PLOTTABLE.

(b) Easement from W.E. Gorman to Georgia Power Company, dated May 27, 1959, filed for record June 23, 1959 at 2:45 p.m., recorded in Deed Book 3470, Page 466. MAY AFFECT SITE. EASEMENTS ARE BLANKET IN NATURE, NOT PLOTTABLE.

(c) Right-of-Way Easement from William Gorman to Southern Electric Membership Corporation, a corporation, dated November 21, 1964, filed for record December 29, 1964 at 8:39 a.m., recorded in Deed Book 4350, Page 218. MAY AFFECT SITE - UNABLE TO DETERMINE LOCATION OF WILLIAM GORMAN SHOP, EASEMENTS ARE BLANKET IN NATURE, NOT PLOTTABLE.

(d) Sewer Easement from William E. Gorman to Fulton County, Georgia, dated March 13, 1972, filed for record April 14, 1972 at 2:43 p.m., recorded in Deed Book 5564, Page 18. DOES NOT AFFECT SITE.

(e) Permit for Anchors, Guy Poles and Wires from Joan S. Hillard to Georgia Power Company, a corporation, dated May 3, 1977, filed for record August 16, 1977 at 1:08 p.m., recorded in Deed Book 6710, Page 343. MAY AFFECT SITE. EASEMENTS ARE BLANKET IN NATURE, NOT PLOTTABLE.

(f) Right of Way Deed from Kern & Company, Inc., a Georgia corporation to the City of Roswell, dated June 25, 1958, filed for record July 1, 1958 at 3:45 p.m., recorded in Deed Book 10192, Page 370. MAY AFFECT SITE. EASEMENTS ARE BLANKET IN NATURE, NOT PLOTTABLE.

(g) Declaration of Easements and Covenants for Northfield by Northfield Land Associates, Ltd., a Georgia limited partnership and Northfield Building One Associates, Ltd., a Georgia limited partnership, dated as of October 7, 1986, filed for record October 8, 1986 at 3:54 p.m., recorded in Deed Book 10367, Page 506, endorsed Records, as amended by that certain First Amendment to Declaration of Easements and Covenants for Northfield by Northfield Land Associates, Ltd., a Georgia limited partnership and Northfield Building One Associates, Ltd., a Georgia limited partnership, dated as of November 5, 1986, filed for record November 10, 1986 at 3:02 p.m., recorded in Deed Book 10424, Page 494, endorsed Records, as further amended by that certain Second Amendment to Declaration of Easements and Covenants for Northfield by Northfield Land Associates, Ltd., a Georgia limited partnership and Northfield Building One Associates, Ltd., a Georgia limited partnership, dated as of September 21, 1987, filed for record September 30, 1987 at 4:45 p.m., recorded in Deed Book 11026, Page 324, endorsed Records, as further amended by that certain Third Amendment to Declaration of Easements and Covenants for Northfield by Northfield Land Associates, Ltd., a Georgia limited partnership and Northfield Building One Associates, Ltd., a Georgia limited partnership, dated as of September 17, 1990, filed for record September 20, 1990 at 2:26 p.m., recorded in Deed Book 13712, Page 104. AFFECTS SITE. EASEMENTS ARE BLANKET IN NATURE, NOT PLOTTABLE.

PROPERTY DESCRIPTION

LOT 1 All that tract or parcel of land lying and being in Land Lot Number 592, in the 1st District, 2nd Section, City of Roswell, Fulton County, Georgia, and being more particularly described as follows:

BEGINNING at a 1/2-inch rebar set at the easternmost point of the mitered intersection between the northerly right-of-way line of Old Roswell Road (variable right-of-way) with the northerly right-of-way line of Northfield Court (50-foot right-of-way) running thence South 83 degrees 47 minutes 54 seconds West, a distance of 36.51 feet to a 5/8-inch rebar set at the westernmost point of said mitered intersection; thence continuing along said northerly right-of-way of Northfield Court, along a curve to the left having an arc length of 408.14 feet, with a radius of 601.50 feet, at a chord bearing of North 73 degrees 30 minutes 37 seconds West, for a chord length of 398.47 feet to a 5/8-inch rebar set; thence departing said right-of-way, North 02 degrees 08 minutes 34 seconds West, a distance of 348.15 feet to a 1/2-inch rebar found; thence North 68 degrees 22 minutes 42 seconds East, a distance of 225.00 feet to a concrete monument found; thence South 72 degrees 07 minutes 47 seconds East, a distance of 487.33 feet to a 5/8-inch rebar set on a right-of-way, South 39 degrees 40 minutes 50 seconds West, a distance of 227.58 feet to a 1/2-inch rebar found; thence along a curve to the left having an arc length of 106.79 feet, with a radius of 433.24 feet, at a chord bearing of South 39 degrees 07 minutes 50 seconds West, for a chord length of 106.79 feet to a 1/2-inch rebar found, said 1/2-inch rebar found being the TRUE POINT OF BEGINNING.

Sold tract of land contains 4.806 Acres.

LOT 2 All that tract or parcel of land lying and being in Land Lot Number 558 and 592, in the 1st District, 2nd Section, City of Roswell, Fulton County, Georgia, and being more particularly described as follows:

Commencing at a 1/2-inch rebar set at the easternmost point of the mitered intersection between the northerly right-of-way line of Old Roswell Road (variable right-of-way) with the northerly right-of-way line of Northfield Court (50-foot right-of-way) running thence South 83 degrees 47 minutes 54 seconds West, a distance of 36.51 feet to a 5/8-inch rebar set at the westernmost point of said mitered intersection; thence continuing along said northerly right-of-way of Northfield Court, along a curve to the left having an arc length of 408.14 feet, with a radius of 601.50 feet, at a chord bearing of North 73 degrees 30 minutes 37 seconds West, for a chord length of 398.47 feet to a 5/8-inch rebar set; thence departing said right-of-way, North 02 degrees 08 minutes 34 seconds West, a distance of 348.15 feet to a 1/2-inch rebar found; thence North 68 degrees 22 minutes 42 seconds East, a distance of 225.00 feet to a concrete monument found; thence South 72 degrees 07 minutes 47 seconds East, a distance of 487.33 feet to a 5/8-inch rebar set on a right-of-way, South 39 degrees 40 minutes 50 seconds West, a distance of 227.58 feet to a 1/2-inch rebar found; thence along a curve to the left having an arc length of 106.79 feet, with a radius of 433.24 feet, at a chord bearing of South 39 degrees 07 minutes 50 seconds West, for a chord length of 106.79 feet to a 1/2-inch rebar found, said 1/2-inch rebar found being the TRUE POINT OF BEGINNING.

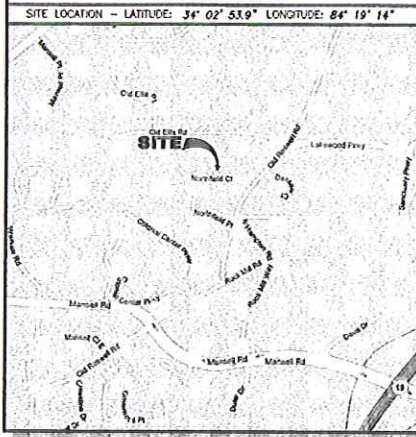
Sold tract of land contains 4.901 Acres.

IF YOU DIG



Know what's below.
Call before you dig.
Dial 811
Or Call 800-282-7411

VICINITY MAP



GENERAL NOTES

THIS SURVEY HAS BEEN PREPARED FOR THE EXCLUSIVE USE OF THE PERSON OR ENTITIES NAMED HEREON. NO EXPRESS OR IMPLIED WARRANTIES WITH RESPECT TO THE INFORMATION SHOWN HEREON IS TO BE EXTENDED TO ANY PERSONS OR ENTITIES OTHER THAN THOSE SHOWN HEREON.

THIS PROPERTY IS NOT LOCATED IN A 100 YEAR FLOOD HAZARD AREA BASED ON THE FLOOD INSURANCE RATE MAP FOR THIS AREA. THE MAP NUMBER FOR THIS AREA IS 131210000E AND THE DATE OF SAID MAP IS SEPTEMBER 22, 1998. THIS DETERMINATION WAS MADE BY GRAPHICALLY DETERMINING THE POSITION OF THIS SITE ON SAID FIRM MAPS UNLESS OTHERWISE NOTED.

THE HORIZONTAL DATUM FOR THIS SURVEY IS BASED ON SURVEY REFERENCE NO. 1.

THE SITE IS ZONED "7-1c" (OFFICE AND BUSINESS DISTRIBUTION DISTRICT). THE MINIMUM YARD SETBACKS ARE:
FRONT - 30 FEET (MAJOR STREET), 20 FEET (MINOR STREET);
SIDE - 10 FEET (MINOR), 20 FEET (SIDE MAJOR STREET),
REAR - 35 FEET.

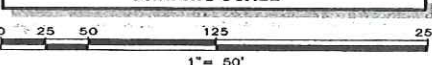
ZONING AND SETBACKS SHOULD BE CONFIRMED AND VERIFIED BY PLANNING AND ZONING prior to DESIGN OR CONSTRUCTION ACTIVITIES.

PLEASE NOTE: ABOVE GROUND UTILITIES ARE SHOWN HEREON. NO UNDERGROUND UTILITIES WERE MARKED OR LOCATED.

SURVEY REFERENCES

1- BOUNDARY SURVEY FOR MALON D. MINNIS, et al., PREPARED BY FREDMONT, OLSEN, HENSLEY, DATED SEPTEMBER 22, 1992.

GRAPHIC SCALE



CLOSURE STATEMENT

THE FIELD CLOSURE SURVEY WHICH THIS PLAT IS BASED UPON HAS A CLOSURE FREEDOM OF THE FOOT IN .32813". AND WAS ADJUSTED USING THE LEAST SQUARES METHOD. A TOPCON ROBOTIC TOTAL STATION AND TDS RANGER DATA COLLECTOR WERE USED TO COLLECT THIS FIELD DATA.

THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND WAS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 152,150 FEET, 1/40,000.

LEGEND

STANDARD ABBREVIATIONS	STANDARD SYMBOLS
AC AIR CONDITIONER	X 000.00 SPOT ELEVATION
BI BORE HOLE	— POWER POLE
CI CURB INLET	— CUT WIRE
CMP CORRUGATED METAL PIPE	— POWER LINE
CMP CORRUGATED METAL PIPE	— LIGHT POLE
CMP CORRUGATED METAL PIPE	— ELECTRIC TRANSFORMER
CPED CONCRETE PAVEMENT	— WATER VAULT
CTP CRIMPED TOP PIPE	— GAS VALVE
DI DUCTILE IRON PIPE	— GAS METER
DI DUCTILE IRON PIPE	— WATER VALVE
DWCB DOUBLE WING CATCH BASIN	— WATER METER
DI DUCTILE IRON PIPE	— FIRE HYDRANT
DI DUCTILE IRON PIPE	— UNDERGROUND ELECTRIC LINE
DI DUCTILE IRON PIPE	— UNDERGROUND GAS LINE
DI DUCTILE IRON PIPE	— UNDERGROUND COMMUNICATION LINE
DI DUCTILE IRON PIPE	— UNDERGROUND WATER LINE
DI DUCTILE IRON PIPE	— PHOTO POSITION INDICATOR
DI DUCTILE IRON PIPE	— TREE POSITION INDICATOR

SURVEYOR CERTIFICATION

To: Northfield Court, LLC
MetroBank
Chicago Title Insurance Company

This is to certify that this map or plat and the survey on which it is based were made in accordance with "Minimum Standard Detail Requirements for ALTA/ACSM Land Title Surveys," jointly established and adopted by ALTA and ACSM in 2005, and includes items 1, 2, 3, 4, 6, 7(a), 7(b)(1), 7(b)(3), 8, 9, 10, 11(a) and 13 of Table A thereof. Pursuant to the Accuracy Standards as adopted by ALTA and NSPS 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.

Dated: JUNE 10, 2010



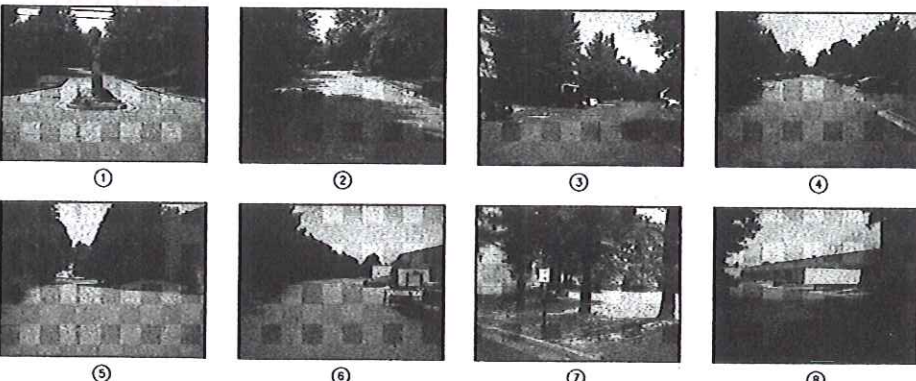
James R. Coleman
Georgia Registered
Land Surveyor # 2793



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www.geosurvey.com

PARKING SUMMARY
182 REGULAR
7 HANDICAP
189 TOTAL

SITE PHOTOGRAPHS



RECEIVED
SEP - 6 2012
City of Roswell
Community Development
Dept.

ALTA/ACSM LAND TITLE SURVEY OF			
1000 & 1050 Northfield Court			
FOR			
Northfield Court, LLC			
MetroBank			
Chicago Title Insurance Company			
GS JOB NO.	20103918	DRAWING SCALE:	1" = 50'
FIELD WORK:	JG	CITY:	ROSWELL STATE: GEORGIA
PROJ. MGR:	GEE	COUNTY:	FULTON
REVIEWED:	JRC	LAND LOTS:	558 & 592
DWG FILE:	20103918.dwg	DISTRICT:	1st SECTION: 2nd
SURVEY DATE:		06-07-2010	
REVISIONS			
1.	6/24/10	Revised property descriptions	
2.	6/29/10	Added updated title commitment	