

SCHEDULE B, PART I, Policy No. M-5402-PROFORMA
from STEWARD TITLE GUARANTY COMPANY

A. Special Exceptions: (1 and 2 are not listed)

3. All matters as shown on Plat Book 231, Page 19, recorded in FULTON County, Georgia Records. Easement to Georgia Power Co., dated 9/11/1973, filed 10/15/1973, at LB 5921, P. 302, FULTON County, Georgia Records. Georgia Power Co. Easement (created prior to 2002 property subdivision) appes a entire site.

4. Right of Way Deed to Department of Transportation, dated 04-09/1991, filed 5/29/1991, at DB 14218, P. 374, FULTON County, Georgia Records. Property frontage adjoins Department of Transportation right of way and does not affect the subject property.

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6. Easement to Cobb Electric Membership Corp., dated 2/5/2002, Rec 5/18/2002, at DB 32577, P. 8, FULTON County, Georgia Records. 15 foot from center line is plotted on the survey.

7. Easement (Storm Water) to Metro Group Development, LC, dated 7/16/2002, filed 7/18/2002, DB 32757, P. 314 FULTON County, Georgia Records. This easement does not affect the subject property.

REVISION NO. 2

UTILITIES

Gas: meter on west side of building
gas line to west (not field located)

Power: aerial, east side connecting to pole
along West Crossville Road

Water: meter at south end of building, connection
to main in West Crossville Road

Sewer: clean out field located at west side of building
Lateral not located, sewer connection as shown
on survey provided

Tel/Comm: not field located

Absence or presence of buried pipes, conduits or structures was not determined;
These improvements are not shown on this survey.

BURIED PIPES, WANS, SERVICES AND CABLES WERE NOT FIELD LOCATED AND ARE NOT SHOWN.

LEGEND

- sanitary sewer clean out
- sewer lateral
- Power - aerial
- △ iron traverse point, Survey control
- w— Welded wire
- Power pole
- ed— Edge driveway
- Iron pin found

This plat was prepared using a Wild T101 Electronic Total Station and Distance Meter. The field data upon which this map is based has a closure precision of one foot in 36,000 and an angular error 9 seconds per angle point.

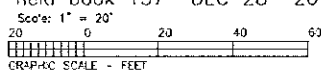
Date of survey: December 28 2011

DATE OF FIRST DRAFT: December 29 2011

This map has been calculated for closure and has been found to be accurate within one foot in 100,000 feet.

JOHN D. ROESER
Georgia Registered Land Surveyor No. 2073

1985west.crd 1985-60.dxf
field book 157 DEC 28 2011



1985 West Crossville 8 January 18 2012

Table A (modified)

- a) Vicinity Map (portion of FEMA panel shown)
- b) Flood Zone: This property is not located in a FEMA Flood hazard zone according to FEMA Panel Map number 13121C 0042E, effective date Jun 22 1998
- c) Property Area = 0.5841 acre
- d) Setbacks per survey provided
- e) Exterior dimensions (as shown)
- f) square footage of exterior footprint: 2743 square feet
- g) Building height (at highest point, measured from west entrance: 18.4'
- h) Substantial visible improvements (as shown)
- i) Parking Spaces: 7 regular (gravel) 2 handicapped (concrete)
- j) Property has access to public right of way (SR. 92, West Crossville Road)
 - ** westbound only, right turn in, right turn out
- k) UTILITIES listed hereon
- l) Adjoining Owners (as indicated)
- m) Point of Beginning Fe (as shown)
- n) No observable evidence of ongoing construction / site grading
- o) No observable evidence of (recent circa 2011) improvements on or along street right of way
- p) No observable evidence of solid waste / sanitary landfill

GENERAL NOTES:

1. This survey was authorized by and prepared for:
Bank of America, N.A., as Agent,
Single Source, Inc.,
Windaard Law Group, Inc.,
Bank of America, N.A., as Agent and
Executive Title Corporation of Georgia, Inc.,
as authorized agent of Stewart Title Guaranty Company
2. Date of plat preparation: (revised) February 22 2012
3. Date of field survey: December 28 2011
4. Original drawing scale: 1" = 20'
5. North Arrow and bearings based on survey provided

LEGAL DESCRIPTION

All that tract or parcel of land lying and being in Land Lot 319 of the 1st District, 2nd Section (and being in the City of Roswell), Fulton County, Georgia and being more particularly described as follows:

Beginning at the intersection of the northeasterly right of way of West Crossville Road (also known as Georgia State Highway No. 92) and the southeasterly right of way of Hackett Road, thence southeast along the right of way of West Crossville Road a distance of 178.41 feet to a point at the back of a concrete sidewalk and the TRUE POINT OF BEGINNING.

THENCE North 46 degrees 35 minutes 20 seconds East for a distance of 141.38 feet to An iron pin found;

THENCE South 54 degrees 14 minutes 20 seconds East for a distance of 134.81 feet to a point adjacent to a 20 inch diameter oak tree;

THENCE South 24 degrees 59 minutes 38 seconds West for a distance of 179.11 feet to a Georgia DOT right of way monument found along the northeasterly right of way of State Route 92, West Crossville Road;

THENCE North 43 degrees 27 minutes 36 seconds West for a distance of 198.33 feet along the northeast right of way of West Crossville Road to the TRUE POINT OF BEGINNING.

Together with and subject to covenants, easements, and restrictions of record. Said property contains 0.5841 acres more or less.

Reference - Hackett Crossing, Tract B, recorded in Deed Book 31499, page 313 with the Clerk of Superior Court, Fulton County, Georgia

The undersigned hereby certifies to Bank of America, N.A., a national banking association, in its capacity as collateral and administrative agent for certain lenders (together with its successors and assigns in such capacity, the "Agent"), and title insurer as of _____ that the attached print of survey was prepared in accordance with the Minimum Standard Detail Requirements for ALTA/ACSM Land Title Surveys jointly established and adopted by the American Land Title Association and the American Congress on Surveying and Mapping in 2005 (verily 2011) and meets the accuracy requirements set forth therein, and includes the additional items specified in the Agent's Survey Requirements as provided to the undersigned. The undersigned further certifies that such print of survey correctly shows the location of all buildings, structures, parking spaces, and other improvements on the property located at 595 West Crossville Road, Fulton County, Georgia 30075, "Premises", including without limitation, all streets, easements, right of way and utility lines, and that, except as shown, there are no (a) easements or rights of way across the Premises, (b) party walls, (c) encroachments on adjoining premises, streets or alleys by any of said buildings, structures or other improvements, or (d) encroachments upon the Premises by any buildings, structures or the improvements situated upon any adjoining premises, and that the improvements do not violate any setbacks or other building lines. Adequate ingress and egress from the Premises is provided by West Crossville Road, the same being paved, dedicated public right of way maintained by the City of Roswell of Fulton County.

John Roeser, Georgia Registered Land Surveyor No. 2073 dated _____

file c2109



ALTA/ACSM LAND TITLE SURVEY
HACKETT CROSSING TRACT B
595 WEST CROSSVILLE ROAD
LOCATED IN LAND LOT 319 OF THE 1ST DISTRICT
2ND SECTION
AND IN THE CITY OF ROSWELL
FULTON COUNTY, GEORGIA
FILE 1985 DECEMBER 28 2011

ROESER CONSULTANTS, INC.
1136 OXFORD ROAD ATLANTA GA 30308
404-526-0166
JROESER@BELLSOUTH.NET

2 2/24/12 SPECIAL EXCEPTIONS ADDED
1 1/18/12 RESPONSE TO COMMENTS
REV. DATE

FULTON COUNTY, GEORGIA

595 WEST CROSSVILLE ROAD

PROJECT NO. 1985-60
CAD File: D:\1985\1985-60.dxf
Field Survey: Dec 28 2011
Field Book: 157
Scale: 1" = 20', Date: 02/08/12
Plot Name: Date: 01-18-12

2109