

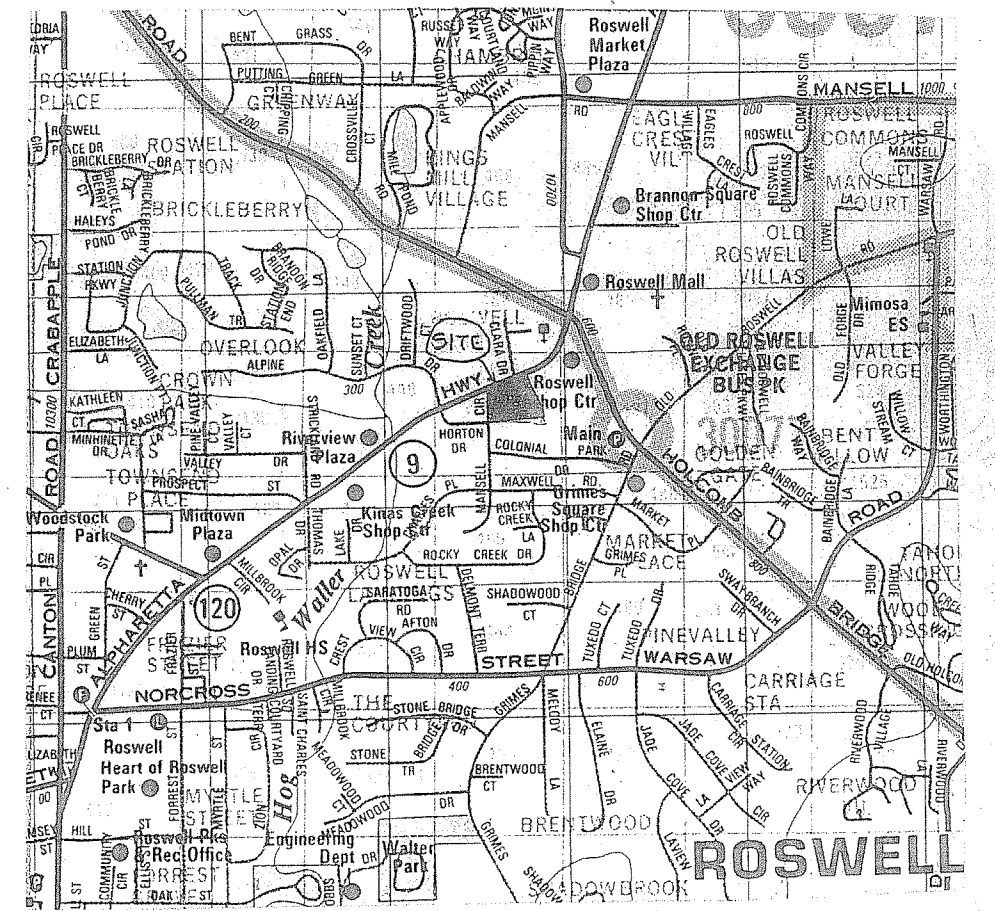
ALTA/ACSM LAND TITLE SURVEY FOR
Old Lake Place, LLC,
Holliday Fenoglio Fowler, L.P.,
its successors and/or assigns, and
Lawyers Title Insurance Corporation

LAND LOT 466
1st DISTRICT - 2ND SECTION
FULTON COUNTY, GEORGIA
CITY OF ROSWELL

SCALE 1"=30' DATE: SEPTEMBER 18, 1998

BATES LONG & ASSOCIATES

11205 ALPHARETTA HWY., SUITE A-1
ROSWELL, GA. 30076
PH. 770.442.0282



LOCATION MAP

SURVEY CERTIFICATION

This survey is made for the benefit of:
Old Lake Place, LLC,
Holliday Fenoglio Fowler, L.P.,
its successors and/or assigns, and
Lawyers Title Insurance Corporation

I, Fred Wilson Long, a Registered Land Surveyor in the State of Georgia, do hereby certify to the aforesaid parties, their successors and assigns, as of the date set forth above, that I have made a careful survey of a tract of land (the "Premises") described as follows:

Legal Description

All that tract or parcel of land lying and being in Land Lot 466 of the 1st District, 2nd section of Fulton County, Georgia, being more particularly described as follows:

Beginning at a point at the southeast corner of the intersection of Alpharetta Street (also known as State Route No. 9 and U.S. Highway No. 19) and Mansell Circle; thence running south 75 degrees 25 minutes 20 seconds east along the southerly right of way line of Alpharetta Street, 46.02 feet to a concrete monument; thence running north 71 degrees 01 minutes 00 seconds east along said right of way line, 10.00 feet to a concrete monument; thence running north 17 degrees 24 minutes 00 seconds west along said right of way line, 30.52 feet to a concrete monument; thence running north 73 degrees 44 minutes 24 seconds east along the southerly right of way line of Alpharetta Street, 60.80 feet to a concrete monument; thence running north 74 degrees 11 minutes 54 seconds east along said right of way line, 113.05 feet to a concrete monument; thence running south 16 degrees 50 minutes east along the right of way line of Alpharetta Street, 5.2 feet to a point; thence running north 73 degrees 10 minutes 00 seconds east along the southerly right of way line of Alpharetta Street, 88.60 feet to a point; thence running easterly along said right of way line and along an arc to the left, an arc distance of 78.26 feet to an iron pin set, said arc being subtended by a chord running north 70 degrees 35 minutes 07 seconds east 78.24 feet from the preceding point; thence running south 15 degrees 19 minutes 33 seconds east 339.70 feet to an iron pin found on the northwesterly line of the property now or formerly known as the Christian Center Church property; thence running south 72 degrees 59 minutes 02 seconds west along said northwesterly property line, 190.29 feet to an iron pin found at the northeast corner of the property now or formerly known as the Newkirk property; thence running south 76 degrees 44 minutes 55 seconds west along the northwesterly line of said Newkirk property, 56.94 feet to an iron pin found; thence running south 76 degrees 23 minutes 38 seconds west along the northwesterly line of the said Newkirk property, 94.78 feet to an iron pin found; thence running south 5 degrees 09 minutes 03 seconds west along the northerly line of the said Newkirk property, 121.88 feet to an iron pin found on the easterly right of way line of Mansell Circle (having a 50-foot right of way); thence running north 02 degrees 00 minutes 00 seconds west along the easterly right of way line of Mansell Circle, 215.18 feet to a point; thence continuing north 02 degrees 00 minutes 00 seconds west along the easterly right of way line of Mansell Circle, 98.68 feet to the point of beginning, being improved property, containing 3.256 acres as more fully shown on that certain survey for Old Lake Place, LLC, Holliday Fenoglio Fowler, L.P., its successors and/or assigns, and Lawyers Title Insurance Corporation dated September 18, 1998.

1. The survey reflected by this plat was actually made upon the ground, that the attached plat of survey is made at least in accordance with the minimum standards established by the State of Georgia for surveyors and with the "Minimum Standard Detail Requirements for ALTA/ACSM Land Title Surveys" jointly established and adopted by ALTA and ACSM in 1992 and meets the Accuracy Standards (as adopted by ALTA and ACSM and in effect on the date of this certification) of an Urban Survey, with accuracy and precision requirements modified to meet current minimum angular and linear tolerance requirements of the state in which the subject property is located, and contains Items 1, 2, 3, 4, 6, 7, 8, 9, 10, 11, 13, of Table A thereto.

2. The survey correctly shows the location of all buildings, structures and other improvements situated on the Premises.

3. All utilities serving the Premises enter through adjoining public streets and/or easements of record; that except as shown, there are no visible easements or rights of way across said Premises; that the property described hereon is the same as the property described in Lawyers Title Insurance Corporation, Commitment No. Case No. 36005 with an effective date of August 10, 1998 and that all easements, covenants and restrictions referenced in said title commitment, or easements which the undersigned has been advised or has knowledge, have been plotted hereon or otherwise noted as to their effect on the subject property.

4. There are no encroachments onto adjoining premises, streets or alleys by any buildings, structures or other improvements, and no encroachments onto said Premises by buildings, structures or other improvements situated on adjoining premises, except as shown on plat.

5. Said described property is located within an area having a Zone Designation "X" by the Secretary of Housing and Urban Development, on Flood Insurance Rate Map No. 13121C-0061E with a date of identification of June 22, 1998, for Community Number 13088, in Fulton County, State of Georgia, which is in the current survey for Old Lake Place, LLC, Holliday Fenoglio Fowler, L.P., its successors and/or assigns, and Lawyers Title Insurance Corporation in which said Premises is situated;

6. The property has direct physical access to Alpharetta St. (S.R. #9) and Mansell Circle, a public street or highway;

7. The number of striped parking spaces located on the subject property is 163, and to the extent possible, are graphically shown hereon.

8. All set back, side yard and rear yard lines shown on the recorded plat or set forth in the applicable zoning ordinance are shown on the survey.

Fred Wilson Long
Reg. Land Surveyor No. 3605
SEP. 18, 1998



SITE DATA:

1. TOTAL AREA = 3.256 ACRES (141,831 SQ. FT.)
2. TOTAL PARKING SPACES = 163
3. TOTAL BLDG. AREA = 32,166 SQ. FT.
4. ZONING = C-3
5. BLDG. HEIGHT = 19.5'

FLOOD HAZARD NOTE: This property is not contained within the limits of a flood hazard area as defined by the U.S. Dept. of Housing and Urban Dev. and/or U.S. Army Corps of Engineers.
F.T.R.N. Community Panel 130088-0061E
MAP # 13121C-0061E
Date: June 22, 1998

NOTE: UTILITY LOCATION (UNDERGROUND) SUPPLIED BY THE DEVELOPER.

LEGEND:
I.P.F. = IRON PIN FOUND
I.P.S. = IRON PIN SET
C.M. = CONCRETE MARKER
M.H. = MAN HOLE (SANITARY SEWER)
W. = WATER LINE
CMP = CORRUGATED METAL PIPE
P.P. = POWER POLE

IN MY OPINION, THIS PLAT IS A CORRECT REPRESENTATION OF THE LAND PLATTED AND HAS BEEN PREPARED IN CONFORMITY WITH THE MINIMUM STANDARDS AND REQUIREMENTS OF LAW.

Fred Wilson Long

THE FIELD DATA UPON WHICH THIS MAP OR PLAT IS BASED HAS A CLOSURE PRECISION OF ONE FOOT IN 1/200,000 FEET AND AN ANGULAR ERROR OF 2.055 PER ANGLE POINT, AND WAS ADJUSTED USING COMPASS RULE.

THIS MAP OR PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 100,000 FEET.

A TOPOLAND GTS-304

EDM

WAS USED TO OBTAIN THE LINEAR AND ANGULAR MEASUREMENTS USED IN THE PREPARATION OF THIS PLAT.