NOTE NO SCHOOL, CHURCH, OR RESIDENTIAL STRUCTURES ARE WITHIN THE LIMITS OF THE SURVEY ACCORDING TO CITY OF DUNWOODY REGULATIONS REGARDING DISTANCE LIMITS TO ANY ESTABLISHMENT THAT SELLS ALCOHOLIC BEVERAGES.

TAX MAP LEGENO

- 1. GEORGETOWN SHOPPING CENTER LLC 4478 CHAMBLEE DUNWOODY RD PARCEL: 18 345 03 019 ZONED: "C-1"
- 2. JH HOLDINGS LTD 4468 CHAMBLEE DUNWOODY RD PARCEL: 18 345 03 003 ZONED: "C-1"
- 3. CENTRE POINTE INVESTMENTS INC. 4470 CHAMBLEE DUNWOODY RD PARCEL: 18 345 03 017 ZONED: "OI"
- 4. JH HOLDINGS LTD/CORO INC. 4536 CHAMBLEE DUNWOODY RD PARCEL: 18 345 03 010 ZONED: "C-1"
- 5. YAKUBOV SOSAN 4530 CHAMBLEE DUNWOODY RD PARCEL: 18 345 03 009 ZONED: "C-1"
- 6. R C GT INC. 4532 CHAMBLEE DUNWOODY RD PARCEL: 18 345 03 016 ZONED: "C-1"
- 7. JH HOLDINGS LTD 1745 OLD SPRING HOUSE LANE PARCEL: 18 345 03 006

ALL THAT TRACT OR PARCEL OF LAND lying and being in

BEGINNING at a concrete right-of-way marker found at

Chamblee-Dunwoody Road westbound ramp to Interstate

285 with the northwestern side of Interstate 285; thence

south 80°15'55" west along the northwestern right-of-way

line of Interstate 285, 524.26 feet to a 1 inch crimp top

pipe found; thence north 09°37'04" west 561.40 feet to a hole in asphalt; thence north 88°52'38" east 35.00 feet to

a P/K nail found; thence north 08°05'00" west 147.08

feet to a P/K nail found; thence north 72°18'23" east

444.38 feet to a point, iron pin not found; thence south

17°41'37" east 20.00 feet to a point, iron pin not found,

thence north 72°18'23" east 200.00 feet to a 1/2 inch

iron pin found on the southwestern right- of-way of

right-of-way); thence south 17"47'01" east along the

southwestern right-of-way of Chamblee-Dunwoody Road,

Chamblee- Dunwoody Road, 102.84 feet to a point, iron

southwestern right- of-way of Chamblee-Dunwoody Road

Chamblee—Dunwoody Road, 150.50 feet to a nail found;

right-of-way of Chamblee-Dunwoody Road, 97.47 feet to

right of way north 80°24'15" west 174.99 feet to a point.

80°24'15" east 167.06 feet to an iron pin with cap, iron

thence south 18°48'10" west along the north western side

thence south 46°10'17" west along the northwestern side

of the westbound ramp to Interstate 285, 98.67 feet to

northwestern side of Interstate 285, being the POINT OF

The above described property contains 10.669 acres and is described according to a plat of survey prepared for Branch and Associates by Hartrampf Powell Incorporated, dated January 19, 1977, which plat is incorporated herein

pin northwestern side of the Chamblee-Dunwoody Road;

of Chamblee-Dunwoody Road, 13.86 feet to a point;

a concrete right-of-way marker found on the

BEGINNING.

by this reference.

a point, iron pin not found, thence leaving said western

iron pin not found; thence south 09°35'45" west 175.00

94.29 feet to a 1/2 inch iron pin found; thence south

16°45'15" east along the southwestern right-of-way of

pin not found; thence south 12°30'03" east along the

102.29 to a 1/2 inch iron pin found; thence south

05°19'20" east along the western right-of-way of

feet to a point, iron pin not found; thence south

thence south 03°20'43" west along the western

Chamblee-Dunwoody Road (having a variable

Land Lot 345 of the 18th District of Dekalb County,

Georgia, being more particularly described as follows:

the intersection of the northwestern side of the

ZONED: "OI"

LECAL DESCRIPTION

PROPERTY DESCRIPTION

- 8. SCCN INC O OLD SPRING HOUSE LANE PARCEL: 18 345 03 021 ZONED: "OI"
- 9. FORTE AND ROSSETTI LLC 4546 CHAMBLEE DUNWOODY RD PARCEL: 18 345 07 004
- 10. MAJESTIC SPRING HOUSE 1720 OLD SPRING HOUSE LANE PARCEL: 18 345 07 019 ZONED: "OI"
- 4545 CHAMBLEE DUNWOODY RD PARCEL: 18 345 01 015 ZONED: "OI"

11. BANK SOUTH CORPORATION

- 12. DUNWOODY PARK DEVELOPMENT LP 4000 DUNWOODY PARK PARCEL: 18 345 01 017 ZONED: "RM-HD"
- 13. BURGER KING CORPORATION 4537 CHAMBLEE DUNWOODY RD PARCEL: 18 345 10 017 ZONED: "C-1"
- 14. INLAND AMERICAN ST PORTFOLIO 4529 CHAMBLEE DUNWOODY RD PARCEL: 18 345 10 008 ZONED: "C−1"

- 15. MAXUM PROPERTIES LLC 4515 CHAMBLEE DUNWOODY RD PARCEL: 18 345 10 023 ZONED: "C−1"
- 16. 4511 CHAMBLEE DUNWOODY RD LLC 4511 CHAMBLEE DUNWOODY RD PARCEL: 18 345 10 012 ZONED: "NS-NBHD"
- 17. TERRACES OF DUNWOODY 4333 DUNWOODY PARK PARCEL: 18 345 12 138 ZONED: "OI"
- 18. EL AD DUNWOODY LLC 1850 COTILLION DR PARCEL: 18 345 13 023 ZONED: "RM-HD"
- 19. LONG TERM BENEFIT LLC 4485 CHAMBLEE DUNWOODY RD PARCEL: 18 345 10 013 ZONED: "C-1"
- 20. LONG WALTER HAROLD CO-TR LONG ARTHUR QUINN CO-TR 4479 CHAMBLEE DUNWOODY RD PARCEL: 18 345 10 006 *ZONED:* "C−1"
- 21. MCDONALDS USA LLC 1842 COTILLION DR PARCEL: 18 345 10 010 ZONED: "C-1"
- 22. NEWMAN WILLIAM T ESTATE O DUNWOODY PARK PARCEL: 18 345 10 027 "C-1" ZONED:

PLAT FOR BRANCH AND ASSOCIATES BY HARTRAMPF POWELL INCORPORATED,

ALTA SURVEY PREPARED BY HARTRAMPF ENGINEERING FOR GEORGETOWN SHOPPING CENTER LLC. DATED MAY 25 2000, LAST REVISED JULY 30 2001.

THE FIELD DATA FOR THIS SURVEY WAS COLLECTED USING A TOPCON GTS-303 TOTAL STATION. THE FIELD DATA UPON WHICH THIS MAP OR PLAT IS BASED HAS A CLOSURE PRECISION OF ONE FOOT IN 58,000 FEET, AND AND ANGULAR ERROR OF 5.35" PER ANGLE POINT, AND WAS ADJUSTED USING

THIS PLAT HAS A CLOSURE PRECISION GREATER THAN 1 FOOT IN 952,000 FEET. ALL IRON PINS ARE 1/2 INCH UNLESS OTHERWISE NOTED

DATED JANUARY 19, 1977.

TOPOGRAPHIC SURVEY PREPARED BY HARTRAMPF ENGINEERING FOR GEORGETOWN SHOPPING CENTER DATED DECEMBER 06 2006 LAST REVISED DECEMBER 13

SURVEYOR CERTIFICATION

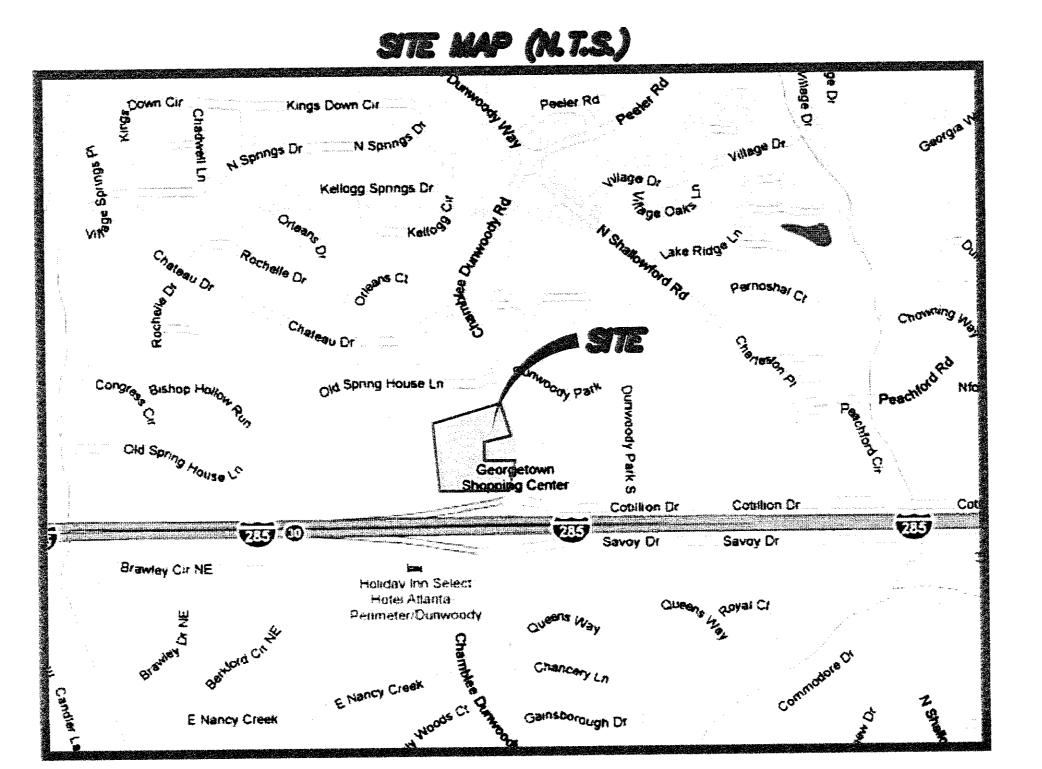
SIE PHOTO'S

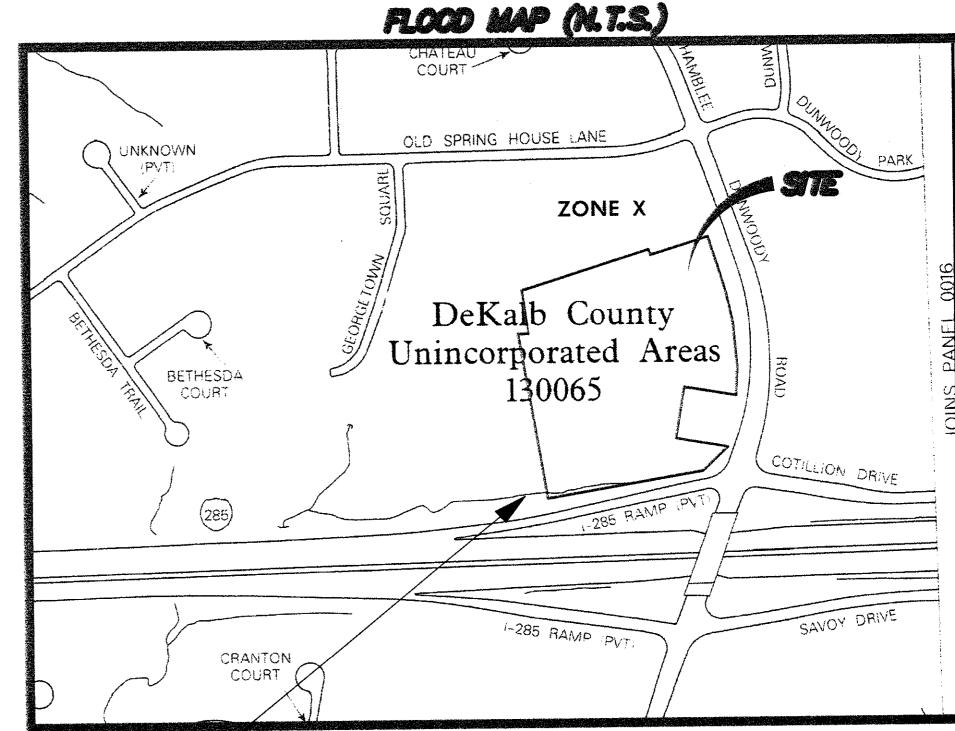
on which it is based were made in accordance with "Minimum Standard Detail Requirements for ALTA/ACSM Land Title Surveys," jointly established and adopted by ALTA, ACSM and NSPS in 2005, and includes Items 1-6.7(A)-(b), 8-10,11, AND 13, of Table A thereof. Pursuant to the Accuracy Standards as adopted by ALTA, NSPS, and ACSM and in effect on the date of this certification, undersigned further certifies that the proper field procedures, instrumentation, and adequate survey personnel were employed in order to achieve results comparable to those outlined in the "Minimum Angle, Distance and Closure Requirements for Survey Measurements Which Control Land Boundaries for ALTA/ACSM Land Title Surveys."

LIMITED CERTIFICATE OF TITLE FILE NUMBER: 30564.00

17291, PAGE 702, AFORESAID RECORDS. AFFECTS AS PLOTTED ON DRAWING

DATED: SEPTEMBER 2, 2010 6) RECIPROCAL EASEMENT AND JOIN MAINTENANCE AGREEMENT BY AND BETWEEN GEORGETOWN SHOPPING CENTER LLC AND JH HOLDINGS, LTD., DATED NOVEMBER 17,2004, FILED FOR RECORD APRIL 7, 2005 AT 3:23 O'CLOCK P.M., RECORDED IN DEED BOOK





THE DITCH OR CREEK THAT RUNS ALONG THE SOUTHERN PORTION OF PROPERTY HAS BEEN PERHAPS CLASSIFIED AS STATE WATERS ACCORDING TO FEMA AND THERE MAY BE A BUFFER ASSOCIATED WITH THIS CLASSIFICATION. THIS IS A SCANNED ELECTRONIC COPY OF THE FEMA MAP HOWEVER THIS AREA IS CONSIDERED CITY OF DUNWOODY NOW NOT DEKALB COUNTY



THE EXCEPTIONS

TITLE COMMITMENT NUMBER 09327.02 DATED MAY 11 2001

2) GENERAL UTILITY EASEMENTS IN FAVOR OF GEORGIA POWER COMPANY

a) UTILITY EASEMENT TO GEORGIA POWER FROM H.J WEST APRIL 14, 1931 DEED BOOK 348 PAGE 221 DOES AFFECT SUBJECT PROPERTY BUT IS UNLOCATABLE FROM RECORD.

b) UTILITY EASEMENT TO GEORGIA POWER COMPANY FROM FIFTY ASSOCIATES SEPTEMBER 11, 1961 DEED BOOK 1621 PAGE 401 DOES AFFECT SUBJECT PROPERTY BUT IS UNLOCATABLE FROM RECORD.

c) UTILITY EASEMENT TO GEORGIA POWER COMPANY FROM FIFTY ASSOCIATES JULY 19, 1962 DEED BOOK 1690 PAGE 402 DOES AFFECT SUBJECT PROPERTY BUT IS UNLOCATABLE FROM RECORD.

d) UTILITY EASEMENT TO GEORGIA POWER COMPANY FROM FIFTY ASSOCIATES AUGUST 27, 1965 DEED BOOK 2033 PAGE 16 DOES AFFECT SUBJECT PROPERTY BUT IS UNLOCATABLE

e) UTILITY EASEMENT TO GEORGIA POWER COMPANY FROM FIFTY ASSOCIATES MARCH 11, 1968 DEED BOOK 2302 PAGE 695 DOES AFFECT SUBJECT PROPERTY BUT IS UNLOCATABLE FROM RECORD.

f) UTILITY EASEMENT TO GEORGIA POWER COMPANY FROM JAMES H. COWART OCTOBER 14, 1971 DEED BOOK 2733 PAGE 360 DOES AFFECT SUBJECT PROPERTY BUT IS UNLOCATABLE FROM RECORD.

g) UTILITY EASEMENT TO GEORGIA POWER COMPANY FROM SCHAUMANN AND COMPANY INC. JULY 18, 1973 DEED BOOK 3064 PAGE 45 DOES AFFECT SUBJECT PROPERTY BUT IS UNLOCATABLE FROM RECORD.

h) UTILITY EASEMENT TO GEORGIA POWER COMPANY FROM SCHAUMANN AND COMPANY SEPTEMBER 19, 1973 DEED BOOK 3084 PAGE 535 DOES NOT AFFECT SUBJECT PROPERTY. i) UTILITY EASEMENT TO GEORGIA POWER COMPANY FROM SCHAUMANN AND COMPANY JANUARY 14, 1974 DEED BOOK 3121 PAGE 5 DOES AFFECT SUBJECT PROPERTY BUT IS UNLOCATABLE FROM RECORD.

i) UTILITY EASEMENT TO GEORGIA POWER COMPANY FROM GEORGETOWN ASSOCIATES SEPTEMBER 10, 1976 DEED BOOK 3564 PAGE 548 DOES AFFECT SUBJECT PROPERTY BUT IS UNLOCATABLE FROM RECORD.

*K) UTILITY EASEMENT TO GEORGIA POWER FROM J.H. HOLDINGS LTD. JUNE XX, 1990 DEED BOOK 6745 PAGE 16 DOES AFFECT SUBJECT PROPERTY BUT IS UNLOCATABLE FROM *L) UTILITY EASEMENT TO GEORGIA POWER COMPANY FROM J.H. HOLDINGS LTD. JANUARY 8, 1992 DEED BOOK 7148 PAGE 81 DOES NOT AFFECT SUBJECT PROPERTY.

*M) UTILITY EASEMENT TO GEORGIA POWER COMPANY FROM J.H. HOLDINGS L.P. JUNE 21 1993 DEED BOOK 7890 PAGE 067 DOES AFFECT SUBJECT PROPERTY BUT IS UNLOCATABLE FROM RECORD.

*N) UTILITY EASEMENT TO GEORGIA POWER COMPANY FROM J.H. HOLDINGS L.P. JUNE 21 1993 DEED BOOK 7890 PAGE 066 DOES NOT AFFECT SUBJECT PROPERTY. *P) UTILITY EASEMENT TO GEORGIA POWER COMPANY FROM J.H. HOLDINGS INC. C/O

BRANCH REALTY MANAGEMENT JULY 29 1994 DEED BOOK 8299 PAGE 407 DOES AFFECT

SUBJECT PROPERTY BUT IS UNLOCATABLE FROM RECORD. 3) GENERAL PERMIT TO SOUTHERN BELL TELEPHONE AND TELEGRAPH COMPANY FROM FIFTY ASSOCIATES OCTOBER 26, 1961 DEED BOOK 1624 PAGE 228 DOES AFFECT

SUBJECT PROPERTY BUT IS UNLOCATABLE FROM RECORD.

4) UTILITY EASEMENT TO GEORGIA POWER COMPANY DEKALB SUPERIOR COURT CASE NUMBER 68,160 DEED BOOK 2892 PAGE 147 DOES AFFECT SUBJECT PROPERTY AND IS SHOWN ON SURVEY

7) COVENANTS RESTRICTIONS CONDITIONS AND EASEMENTS AS SET IN DEED BOOKS 1976.1978 PAGES 391,142 DOES AFFECT SUBJECT PROPERTY.

11) EASEMENT TO CHAMBLEE DUNWOODY MEDICAL CENTER FROM SCHAUMANN AND COMPANY DECEMBER 18 1974 DEED BOOK 3275 PAGE 517 DOES AFFECT SUBJECT PROPERTY AND IS SHOWN ON SURVEY.

12) 60 FOOT WIDE PRIVATE DRIVE ACCESS TO CHAMBLEE DUNWOODY MEDICAL CENTER FROM SCHAUMANN AND COMPANY MAY 21 1970 DEED BOOK 2533 PAGE 600 DOES AFFECT SUBJECT PROPERTY AND IS SHOWN ON SURVEY.

14) DECLARATION OF EASEMENT BY SCHAUMANN AND COMPANY JANUARY 31 1974 DEED BOOK 3129 PAGE 309 DOES AFFECT SUBJECT PROPERTY AND IS SHOWN ON SURVEY. 18) DRIVEWAY EASEMENT FROM SAN FRANCISCO REAL ESTATE AUGUST 18 1978 DEED BOOK 4029 PAGE 483 DOES AFFECT SUBJECT PROPERTY AND IS SHOWN ON SURVEY.

REVISIONS

11/09/10 ADDED PARKING SPACES TO MEDICAL COMPLEX

THE ORIGINAL OF THIS

DOCUMENT WAS SEALED

AND SIGNED BY

DOCUMENT

LARRY P. ATKINSON.

THIS REPRODUCTION IS NOT A CERTIFIED

THIS DOCUMENT, THE IDEAS AND DESIGNS INCORPORATED HEREIN, A

AN INSTRUMENT OF PROFES-

SIONAL SERVICE, IS THE PROPERTY

OF HARTRAMPF, INC. AND IS NOT

TO BE USED, IN WHOLE OR IN PART FOR ANY OTHER PRO-JECT

WITHOUT THE WRITTEN AUTHORIZATION OF HARTRAMPF, IN

77 > TOWN EOR

Drawn By *RBM* Checked By L.P.A. Date 8-30-10 Job No. 10056.00 Drawing Number



ASBUILT SURVEY PREPARED BY HARTRAMPF ENGINEERING FOR CHAMBLEE DUNWOODY MEDICAL CENTER LTD. DATED JULY 28 1995.

LIMITED WARANTY DEED DATED JULY 31, 2001 BEING RECORDED IN THE DEKALB COUNTY SUPERIOR COURT RECORDS IN DEED BOOK 12336 PAGE 371.

SURVEY CLOSURE

COMPASS RULE.

LEAST SQUARES AND COMPASS RULE WERE USED TO ADJUST THIS SURVEY DATED 08-23-10 ORIGINAL SURVEY USED COMPASS RULE.

DATE SURVEYED: 8/23/10

