

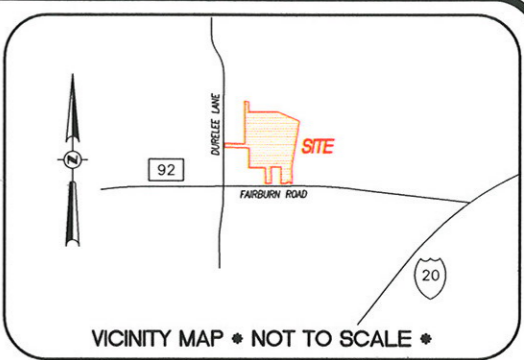
**TITLE EXCEPTIONS**

- THE LAND SURVEYOR RELIED UPON CHICAGO TITLE INSURANCE COMPANT TITLE COMMITMENT NO. 2-21266(M) DATED APRIL 21, 2008, IN THE COMPLETION OF THIS SURVEY.
- e. Easement Agreement by and between J.D.N. Enterprises, Inc. a Georgia corporation, Sharon Ruth Meltz Bressler, Brenda Joy Meltz Kustner, Hyman B. Meltz, Hirsch Bressler and R.L. Kusner Jr. (a.k.a. R.L. Kusner), dated July 9, 1982, filed for record July 12, 1982 at 4:07 p.m., recorded in Deed Book 400, Page 696, Records of Douglas County, Georgia. DOES AFFECT SUBJECT TRACT AND IS SHOWN HEREON.
  - f. Reciprocal Easement Agreement by and between J.D.N. Enterprises, Inc., a Georgia corporation, Peter F. Hoffmann and Wal-Mart Properties, Inc., a Delaware corporation, dated November 15, 1982, filed for record December 16, 1982 at 9:04 a.m., recorded in Deed Book 408, Page 221, Records of Douglas County, Georgia; amended by that certain First Agreement to Reciprocal Easement Agreement by and between J.D.N. Enterprises, Inc., a Georgia Corporation, Peter F. Hoffmann and Wal-Mart Properties, Inc., a Delaware Corporation, dated October 31, 1983, filed for record October 13, 1983 at 12:00 p.m., recorded in Deed Book 426, Page 710, Records of Douglas County, Georgia. DOES AFFECT SUBJECT TRACT. THE 2 UTILITY EASEMENTS ARE ALLOWED TO BE USED HOWEVER THEY ARE OFF SITE.
  - g. Conveyance of Access Rights by and between Wal-Mart Stores, Inc. and the Department of Transportation, State of Georgia, dated February 22, 1983, filed for record March 10, 1983 at 4:05 p.m., recorded in Deed Book 412, Page 338, Records of Douglas County, Georgia. DOES AFFECT SUBJECT TRACT. THIS DOCUMENT LAYS ACCESS TO THE SITE FROM S.R. 92/FAIRBURN RD. TO THE EXISTING DRIVEWAY.
  - h. Right of Way Easement from Wal-Mart Properties, Inc. To Douglas County Electric Membership Corporation, a corporation, dated April 5, 1983, filed for record August 3, 1983 at 2:41 p.m., recorded in Deed Book 422, Page 76, Records of Douglas County, Georgia. DOES AFFECT SUBJECT TRACT AND IS SHOWN HEREON.
  - i. Easement Agreement and Restrictive Covenant by and between Douglasville Property, L.L.C. and 0-Rally Automotive, Inc. a Missouri corporation, dated as of September 21, 2004, filed for record October 11, 2004 at 11:00 a.m., recorded in Deed Book 2043, Page 93, Records of Douglas County, Georgia, but omitting any restriction based on race, color, religion, sex, handicap, familial status, or national origin unless and only to the extent that said covenant (a) is exempt under Chapter 42, Section 3607 of the United States Code or (b) relates to handicap but does not discriminate against handicap persons. DOES AFFECT SUBJECT TRACT AND IS SHOWN HEREON.
  - j. Right of Way Easement from Douglasville Property, LLC to Greystone Power Corporation, an Electric Membership Corporation, dated as of March 7, 2005, filed for record July 22, 2005 at 11:09 a.m., recorded in Deed Book 2189, Page 466, Records of Douglas County, Georgia. DOES AFFECT SUBJECT TRACT AND IS SHOWN HEREON.
  - k. Reciprocal Easement Agreement by and between Douglasville Development Partners, LLC and Sanjay Patel, dated as of March 30, 2005, filed for record November 4, 2005 at 12:00 p.m., recorded in Deed Book 2253, Page 832, Records of Douglas County, Georgia. DOES AFFECT SUBJECT TRACT. BLANKET IN NATURE AND CAN NOT BE PLOTTED.
  - l. Conveyance of access rights and drainage rights as contained in that certain Right of Way Deed from Douglasville Development Partners, LLC to Georgia Department of Transportation, dated September 14, 2006, filed for record December 8, 2006 at 2:55 p.m., recorded in Deed Book 2483, Page 128, Records of Douglas County, Georgia. DOES AFFECT SUBJECT TRACT AND IS SHOWN HEREON.



**LEGEND**

STANDARD ABBREVIATIONS	STANDARD SYMBOLS
CMP CORRUGATED METAL PIPE	WATER VALVE
RCP REINFORCED CONCRETE PIPE	WATER METER
INV. INVERT	FIRE HYDRANT
P.O.B. POINT OF BEGINNING	PRESSURE INTAKE VALVE
P.O.C. POINT OF COMMENCEMENT	AUTO SPRINKLER
C.T.P. CRAMPED TOP PIPE	SANITARY SEWER
O.T.P. OPEN TOP PIPE	CLEAN OUT
■ R.O.W. MONUMENT	TELEPHONE POLE
— U.G. UNDERGROUND GAS	SOUTHERN BELL MANHOLE
— U.E. UNDERGROUND ELECTRIC	FIBER OPTIC MARKER
— O.P. OVERHEAD POWER	TELEPHONE BOX
— S.S. SANITARY SEWER	ELECTRIC METER
— T. TELEPHONE	WATER TRANSFORMER
— U.T. UNDERGROUND TELEPHONE	GA. POWER MANHOLE
— W. WATER	GA. POWER MANHOLE
— C.F. CHAIN LINK FENCE	BARB WIRE FENCE
— P.F. PRIVACY FENCE	PRIVACY FENCE
—	DOUBLE WING CATCH BASIN
—	SINGLE WING CATCH BASIN
—	DROP INLET
—	JUNCTION BOX
—	YARD INLET
—	CURB INLET
—	GAS VALVE
—	GAS METER
—	UNDERGROUND TANK MANHOLE
—	GAS VENT
—	MONITORING WELL
—	GAS FILLER CAP
—	CONCRETE BOLLARD
—	SIGN
—	VACUUM/AIR DISPENSER
—	GROUND LAMP
—	LIGHT POLE (2)
—	LIGHT POLE (4)
—	LIGHT POLE (1)
—	LIGHT POLE (3)
—	CABLE T.V. BOX



**GENERAL NOTES**

THIS PROPERTY IS NOT SHOWN TO BE LOCATED WITHIN THE LIMITS OF A DESIGNATED 100 YEAR FLOOD HAZARD AREA ACCORDING TO FEMA FLOOD INSURANCE RATE MAP NO. 1302050058 DATED JUNE 25, 1982. THIS STATEMENT IS BASED ON GRAPHICALLY LOCATING THIS PROPERTY ON SAID MAP. NO ADDITIONAL FIELD WORK HAS BEEN PERFORMED TO MAKE OR VERIFY THIS DETERMINATION.

THE TERM "CORRECT" 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.

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.

THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION AND EXISTING DRAWINGS. THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN-SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED ALTHOUGH THE SURVEYOR DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION AVAILABLE. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES.

HORIZONTAL AND VERTICAL DATUM BASED UPON NAD 83, NAVD(83) AND WAS OBTAINED USING GPS OBSERVATIONS REFERENCED TO CORS STATIONS: GAMB, MOORE BASS ATLANTA, MCDONOUGH, GA, GALV, LAWRENCEVILLE, GA AND GAF, FULTON, ATLANTA, GA. CALCULATIONS WERE DERIVED BY USING THE rtk SOLUTIONS RFX (REAL TIME KINEMATIC) NETWORK.

ALL PROPERTY CORNERS ARE 1/2" REBAR AND CAP STAMPED ARMSTRONG L.S. 1901 OR MAG NAIL AND DISK STAMPED ARMSTRONG L.S. 1901 UNLESS OTHERWISE NOTED.

THE FIELD CLOSURE UPON WHICH THIS PLAN IS BASED HAS A CLOSURE PRECISION OF ONE FOOT IN 19,230 FEET, AND AN ANGULAR ERROR OF 03 SECONDS PER SETUP AND WAS NOT ADJUSTED. A TRIMBLE S6 ROBOTIC TOTAL STATION WAS USED TO MEASURE ANGLES AND DISTANCES.

THIS PLAN HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 799,376 FEET.

THIS SURVEY HAS BEEN PREPARED FOR THE EXCLUSIVE USE OF THE PERSON OR ENTITIES NAMED HEREON. 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.

TO DOUGLASVILLE DEVELOPMENT PARTNERS, LLC & CHICAGO TITLE INSURANCE COMPANY: THIS IS TO CERTIFY THAT THIS MAP OR PLAN AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE "MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/ACSM LAND TITLE SURVEYS," JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS IN 2005, AND INCLUDES ITEMS OF TABLE A THEREOF. PURSUANT TO THE ACCURACY STANDARDS AS ADOPTED BY ALTA AND NSPS AND 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.

**LEGAL DESCRIPTION**

**PARCEL "A"**

All of that tract or parcel of land lying or being in Land Lot 52, 1ST Land District, 5TH Section, City of Douglasville, Douglas County, Georgia and being more particularly described as follows:

Commencing at a point at the intersection of the easterly right of way of Durelee Lane (variable R.O.W.) and the northerly right of way of Georgia State Route 92 a.k.a. Fairburn Road (variable R.O.W.); thence easterly along the northerly right of way of Georgia State Route 92 a.k.a. Fairburn Road (variable R.O.W.) 507.92 feet to a point;

thence northwesterly along said right of way North 00 degrees 12 minutes 12 seconds West, a distance of 49.60 feet to a 5/8" rebar and cap stamped Armstrong L.S. 1901;

said 5/8" rebar and cap stamped Armstrong L.S. 1901 being the POINT OF BEGINNING;

thence leaving said right of way North 00 degrees 11 minutes 12 seconds West, a distance of 144.40 feet to a 5/8" rebar and cap stamped Armstrong L.S. 1901;

thence North 00 degrees 12 minutes 18 seconds West, a distance of 247.70 feet to a mag nail and disk stamped Armstrong L.S. 1901;

thence North 89 degrees 54 minutes 38 seconds West, a distance of 200.00 feet to a 3/4" rebar and cap stamped HMB;

thence North 88 degrees 21 minutes 08 seconds West, a distance of 298.80 feet to a 5/8" rebar and cap stamped Armstrong L.S. 1901;

thence northwesterly along the easterly right of way of Durelee Lane (variable R.O.W.) North 00 degrees 21 minutes 19 seconds East, a distance of 50.00 feet to a mag nail and disk stamped Armstrong L.S. 1901;

thence leaving said right of way South 88 degrees 20 minutes 34 seconds East, a distance of 249.28 feet to a 1/2" open top pipe found;

thence North 00 degrees 10 minutes 45 seconds West, a distance of 228.99 feet to a 3/4" rebar and cap stamped HMB;

thence North 00 degrees 35 minutes 07 seconds West, a distance of 94.74 feet to a 1" crimp top pipe;

thence North 00 degrees 09 minutes 32 seconds West, a distance of 199.49 feet to a 5/8" rebar and cap stamped Armstrong L.S. 1901;

thence South 88 degrees 23 minutes 16 seconds East, a distance of 49.56 feet to a 5/8" rebar and cap stamped Armstrong L.S. 1901;

thence South 00 degrees 11 minutes 34 seconds East, a distance of 129.67 feet to a 3/4" iron rod found;

thence North 89 degrees 31 minutes 24 seconds East, a distance of 356.56 feet to a 5/8" rebar and cap stamped Armstrong L.S. 1901;

thence South 66 degrees 57 minutes 11 seconds East, a distance of 292.66 feet to a point;

thence South 00 degrees 37 minutes 14 seconds West, a distance of 524.63 feet to a 5/8" rebar and cap stamped Armstrong L.S. 1901;

thence South 89 degrees 39 minutes 49 seconds West, a distance of 265.33 feet to a mag nail and disk stamped Armstrong L.S. 1901;

thence South 00 degrees 21 minutes 05 seconds East, a distance of 50.00 feet to a p.k. nail;

thence South 00 degrees 05 seconds East, a distance of 155.55 feet to a 5/8" rebar and cap stamped Armstrong L.S. 1901;

thence North 89 degrees 59 minutes 05 seconds West, a distance of 71.30 feet to a 5/8" rebar and cap stamped Armstrong L.S. 1901;

thence North 89 degrees 21 minutes 05 seconds West, a distance of 155.55 feet to a p.k. nail;

said p.k. nail being the POINT OF BEGINNING.

thence North 00 degrees 21 minutes 05 seconds West, a distance of 50.00 feet to a mag nail and disk stamped Armstrong L.S. 1901;

thence North 89 degrees 39 minutes 49 seconds East, a distance of 265.33 feet to a 5/8" rebar and cap stamped Armstrong L.S. 1901;

thence South 09 degrees 37 minutes 14 seconds West, a distance of 64.57 feet to a 5/8" rebar and cap stamped Armstrong L.S. 1901;

thence South 02 degrees 33 minutes 11 seconds East, a distance of 92.53 feet to a 5/8" rebar and cap stamped Armstrong L.S. 1901 on the northerly right of way of Georgia State Route 92 a.k.a. Fairburn Road (variable R.O.W.);

thence northwesterly along the northerly right of way of Georgia State Route 92 a.k.a. Fairburn Road (variable R.O.W.) North 89 degrees 58 minutes 11 seconds West, a distance of 40.91 feet to a 5/8" rebar and cap stamped Armstrong L.S. 1901;

thence leaving said right of way North 00 degrees 20 minutes 11 seconds West, a distance of 154.52 feet to a 5/8" rebar and cap stamped Armstrong L.S. 1901;

thence South 89 degrees 58 minutes 41 seconds West, a distance of 120.05 feet to a p.k. nail;

said p.k. nail containing 374,729 square feet or 8.60 acres.

**LEGAL DESCRIPTION**

**PARCEL "B"**

All of that tract or parcel of land lying or being in Land Lot 52, 1ST Land District, 5TH Section, City of Douglasville, Douglas County, Georgia and being more particularly described as follows:

Commencing at a point at the intersection of the easterly right of way of Durelee Lane (variable R.O.W.) and the northerly right of way of Georgia State Route 92 a.k.a. Fairburn Road (variable R.O.W.); thence easterly along the northerly right of way of Georgia State Route 92 a.k.a. Fairburn Road (variable R.O.W.) 507.92 feet to a point;

thence northwesterly along said right of way North 00 degrees 12 minutes 12 seconds West, a distance of 49.60 feet to a 5/8" rebar and cap stamped Armstrong L.S. 1901;

thence southwesterly along said right of way South 89 degrees 59 minutes 05 seconds East, a distance of 71.30 feet to a 5/8" rebar and cap stamped Armstrong L.S. 1901;

thence leaving said right of way North 00 degrees 21 minutes 05 seconds West, a distance of 155.55 feet to a p.k. nail;

said p.k. nail being the POINT OF BEGINNING.

thence North 00 degrees 21 minutes 05 seconds West, a distance of 50.00 feet to a mag nail and disk stamped Armstrong L.S. 1901;

thence North 89 degrees 39 minutes 49 seconds East, a distance of 265.33 feet to a 5/8" rebar and cap stamped Armstrong L.S. 1901;

thence South 09 degrees 37 minutes 14 seconds West, a distance of 64.57 feet to a 5/8" rebar and cap stamped Armstrong L.S. 1901;

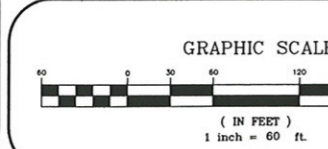
thence South 02 degrees 33 minutes 11 seconds East, a distance of 92.53 feet to a 5/8" rebar and cap stamped Armstrong L.S. 1901 on the northerly right of way of Georgia State Route 92 a.k.a. Fairburn Road (variable R.O.W.);

thence northwesterly along the northerly right of way of Georgia State Route 92 a.k.a. Fairburn Road (variable R.O.W.) North 89 degrees 58 minutes 11 seconds West, a distance of 40.91 feet to a 5/8" rebar and cap stamped Armstrong L.S. 1901;

thence leaving said right of way North 00 degrees 20 minutes 11 seconds West, a distance of 154.52 feet to a 5/8" rebar and cap stamped Armstrong L.S. 1901;

thence South 89 degrees 58 minutes 41 seconds West, a distance of 120.05 feet to a p.k. nail;

said p.k. nail containing 32,261 square feet or 0.74 acres.



**REVISIONS**

No.	Date	Description	Initials
1.	04/29/2008	ADD TITLE COMMITMENT	JHB

**UNDERGROUND UTILITY NOTE**

INFORMATION REGARDING THE PRESENCE, SIZE AND LOCATION OF UNDERGROUND UTILITIES IS SHOWN HEREON. THIS INFORMATION HAS BEEN SHOWN BASED ON THE LOCATION OF ABOVE-GROUND APPURTENANCES, AVAILABLE DESIGN PLANS, AND PLACS AND PAINT PLACED BY THE UNDERGROUND PROTECTION SERVICE. NO CERTIFICATION IS MADE AS TO THE ACCURACY OF THOROUGHNESS OF THE INFORMATION CONCERNING UNDERGROUND UTILITIES AND STRUCTURES SHOWN HEREON. FOR THE UNDERGROUND UTILITIES PROTECTION SERVICE MUST BE CALLED PRIOR TO THE COMMENCEMENT OF ANY AND ALL EARTH DISTURBING ACTIVITIES.

**UTILITIES PROTECTION CENTER OF GEORGIA**

CALL TOLL FREE THROUGHOUT GEORGIA  
1-800-282-7411  
IN METRO ATLANTA 632-4344

OUT-OF-STATE: CALL COLLECT (404) 325-5000  
THREE WORKING DAYS BEFORE YOU DIG.  
IT'S THE LAW.

BEFORE ANY EXCAVATION WORK BEGINS OR ANY WORK BEGINS WITHIN TEN (10') FT. OF OVERHEAD POWER LINES OF 750 VOLTS OR MORE, NOTIFICATION MUST BE MADE TO THE UTILITIES PROTECTION CENTER, INC. IT'S THE LAW.

**GEORGIA STATE ROUTE 92**  
A.K.A. FAIRBURN ROAD  
(100' PUBLIC-RIGHT-OF-WAY)

ALTA/ACSM LAND TITLE SURVEY FOR:

**DOUGLASVILLE DEVELOPMENT PARTNERS, LLC**  
**CHICAGO TITLE INSURANCE COMPANY**

CITY OF DOUGLASVILLE  
LAND LOT 52 ~ 1ST. LAND DISTRICT ~ 5TH. SECTION  
DOUGLAS COUNTY, GEORGIA

SCALE 1" = 60'  
SURVEY DATE: 01/18/2008  
PLAT DATE: 01/29/2008

FIELD: SDA DRAWN: JHB CHECKED: RFA  
DRAWING NAME: 08-006  
JOB NUMBER: 08-006

**ARMSTRONG LAND SURVEYING, INC.**

POST OFFICE BOX 775  
DOUGLASVILLE, GEORGIA 30133

PHONE: (770)577-0077 / FAX: (770)577-0066  
© COPYRIGHT ARMSTRONG LAND SURVEYING, INC., 2008