

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	1080.49'	276.87'	276.11'	S 77°12'47" E	14°40'53"

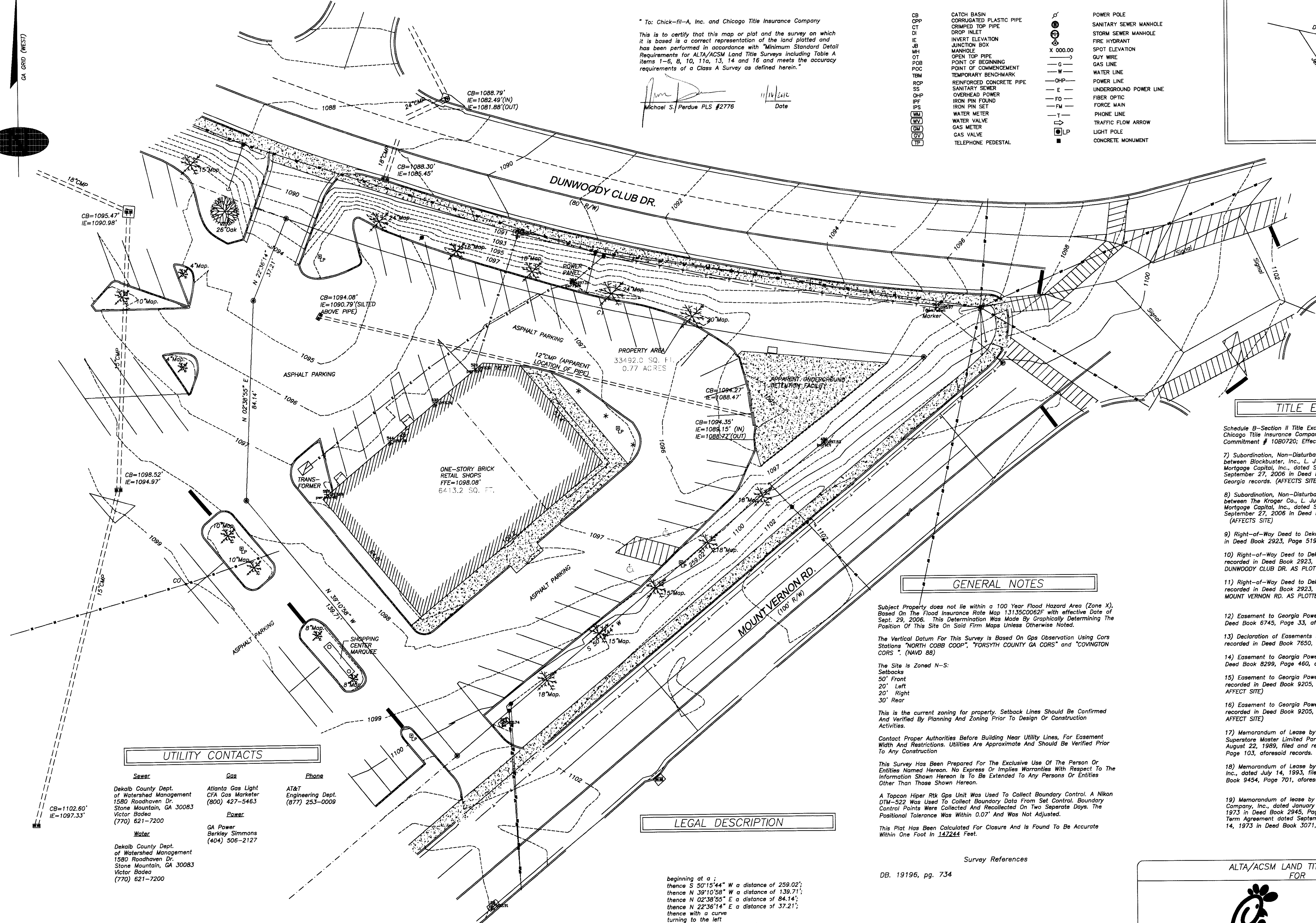
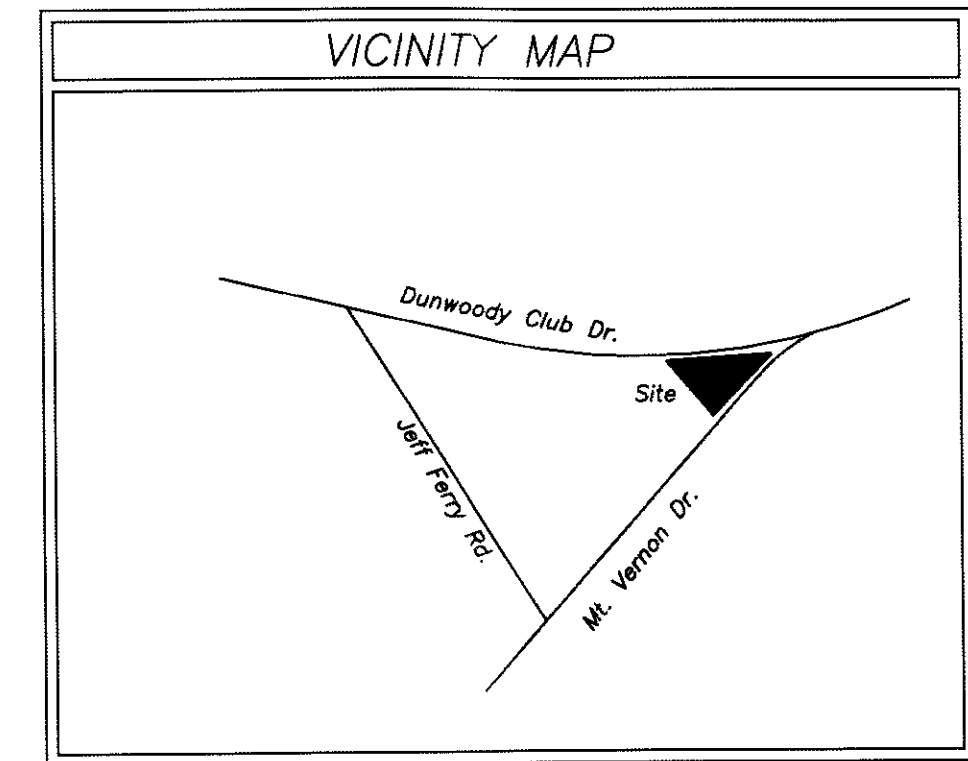
SURVEYORS CERTIFICATE

* To: Chick-fil-A, Inc. and Chicago Title Insurance Company
 This is to certify that this map or plat and the survey on which it is based is a correct representation of the land plotted and has been performed in accordance with "Minimum Standard Detail Requirements for ALTA/ACSM Land Title Surveys including Table A Items 1-5, 8, 10, 11a, 13, 14 and 16 and meets the accuracy requirements of a Class A Survey as defined herein."

Michael S. Perdue PLS #2776 Date

LEGEND

- | | | | |
|-----|--------------------------|----------|------------------------|
| CB | CATCH BASIN | ⊕ | POWER POLE |
| CPP | CORRUGATED PLASTIC PIPE | ⊙ | SANITARY SEWER MANHOLE |
| CT | CRAMPED TOP PIPE | ⊗ | STORM SEWER MANHOLE |
| DI | DROP INLET | X 000.00 | SPOT ELEVATION |
| IE | INVERT ELEVATION | → | GUY WIRE |
| JB | JUNCTION BOX | — G — | GAS LINE |
| MH | MANHOLE | — W — | WATER LINE |
| OT | OPEN TOP PIPE | — OHP — | POWER LINE |
| PBB | POINT OF BEGINNING | — E — | UNDERGROUND POWER LINE |
| PCC | POINT OF COMMENCEMENT | — FO — | FIBER OPTIC |
| TBM | TEMPORARY BENCHMARK | — FM — | FORCE MAIN |
| RCP | REINFORCED CONCRETE PIPE | — T — | PHONE LINE |
| SS | SANITARY SEWER | → | TRAFFIC FLOW ARROW |
| OHP | OVERHEAD POWER | ⊕ LP | LIGHT POLE |
| IPF | IRON PIN FOUND | ■ | CONCRETE MONUMENT |
| IPS | IRON PIN SET | | |
| WM | WATER METER | | |
| WV | WATER VALVE | | |
| GM | GAS METER | | |
| GV | GAS VALVE | | |
| TP | TELEPHONE PEDESTAL | | |



TITLE EXCEPTIONS

- Schedule B-Section II Title Exceptions
 Chicago Title Insurance Company
 Commitment # 1080720; Effective Date: July 5, 2010
- Subordination, Non-Disturbance and Attornment Agreement by and between Blockbuster, Inc., L. Judson Akin No. Two, LLC, and Morgan Stanley Mortgage Capital, Inc., dated September 27, 2006, filed and recorded on September 27, 2006 in Deed Book 19197, Page 27, DeKalb County, Georgia records. (AFFECTS SITE)
 - Subordination, Non-Disturbance and Attornment Agreement by and between The Kroger Co., L. Judson Akin No. Two, LLC and Morgan Stanley Mortgage Capital, Inc., dated September 27, 2006, filed and recorded on September 27, 2006 in Deed Book 19197, Page 34, aforesaid records. (AFFECTS SITE)
 - Right-of-Way Deed to DeKalb County, dated November 1, 1972, recorded in Deed Book 2923, Page 519, aforesaid records. (DOES NOT AFFECT SITE)
 - Right-of-Way Deed to DeKalb County, dated November 1, 1972, recorded in Deed Book 2923, Page 520, aforesaid records. (80' R/W OF DUNWOODY CLUB DR. AS PLOTTED)
 - Right-of-Way Deed to DeKalb County, dated November 1, 1972, recorded in Deed Book 2923, Page 521, aforesaid records. (100' R/W OF MOUNT VERNON RD. AS PLOTTED)
 - Easement to Georgia Power Company, dated March, 1990, recorded in Deed Book 6745, Page 33, aforesaid records. (AFFECTS SITE)
 - Declaration of Easements by L. Judson Akin, dated April 27, 1993, recorded in Deed Book 7650, Page 563, aforesaid records. (AFFECTS SITE)
 - Easement to Georgia Power Company, dated June 30, 1994, recorded in Deed Book 8299, Page 460, aforesaid records. (DOES NOT AFFECT SITE)
 - Easement to Georgia Power Company, dated February 23, 1995, recorded in Deed Book 9205, Page 411, aforesaid records. (DOES NOT AFFECT SITE)
 - Easement to Georgia Power Company, dated February 23, 1995, recorded in Deed Book 9205, Page 412, aforesaid records. (DOES NOT AFFECT SITE)
 - Memorandum of Lease by and between L. Judson Akin and Video Superstore Master Limited Partnership, d/b/a Blockbuster Video, dated August 22, 1989, filed and recorded on March 8, 1990 in Deed Book 6654, Page 103, aforesaid records. (AFFECTS SITE)
 - Memorandum of Lease by and between L. Judson Akin and Harris Teeter, Inc., dated July 14, 1993, filed and recorded on May 23, 1997 in Deed Book 9454, Page 701, aforesaid records. (AFFECTS SITE)
 - Memorandum of lease by and between L. Judson Akin and J.C. Penny Company, Inc., dated January 3, 1973, filed and recorded on January 23, 1973 in Deed Book 2945, Page 607, aforesaid records; modified by lease Term Agreement dated September 5, 1973, filed and recorded on September 14, 1973 in Deed Book 3071, Page 496, aforesaid records. (AFFECTS SITE)

GENERAL NOTES

Subject Property does not lie within a 100 Year Flood Hazard Area (Zone X), Based On The Flood Insurance Rate Map 13135C0062F with effective Date of Sept. 29, 2006. This Determination Was Made By Graphically Determining The Position Of This Site On Said Firm Maps Unless Otherwise Noted.

The Vertical Datum For This Survey Is Based On Gps Observation Using Cors Stations "NORTH COBB COOP", "FORSYTH COUNTY GA CORS" and "COVINGTON CORS". (NAVD 88)

The Site is Zoned N-S:
 50' Front
 20' Left
 20' Right
 30' Rear

This is the current zoning for property. Setback Lines Should Be Confirmed And Verified By Planning And Zoning Prior To Design Or Construction Activities.

Contact Proper Authorities Before Building Near Utility Lines. For Easement Width And Restrictions. Utilities Are Approximate And Should Be Verified Prior To Any Construction

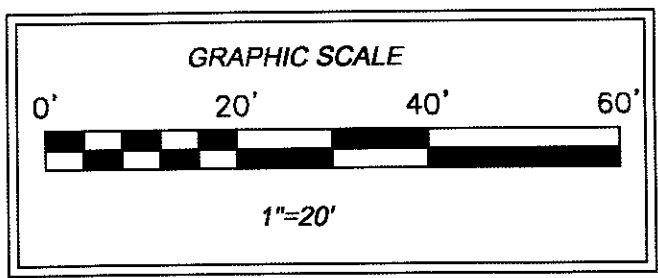
This Survey Has Been Prepared For The Exclusive Use Of The Person Or Entities Named Hereon. No Express Or Implied Warranties With Respect To The Information Shown Hereon Is To Be Extended To Any Persons Or Entities Other Than Those Shown Hereon.

A Topcon Hiper Rtk Gps Unit Was Used To Collect Boundary Data From Set Control. Boundary DTM-522 Was Used To Collect Boundary Data From Set Control. Boundary Control Points Were Collected And Recollected On Two Separate Days. The Positional Tolerance Was Within 0.07" And Was Not Adjusted.

This Plat Has Been Calculated For Closure And Is Found To Be Accurate Within One Foot In 147244 Feet.

LEGAL DESCRIPTION

beginning at a ;
 thence S 50°15'44" W a distance of 259.02';
 thence N 39°10'58" W a distance of 139.71';
 thence N 02°38'55" E a distance of 84.14';
 thence N 22°36'14" E a distance of 37.21';
 thence with a curve turning to the left with an arc length of 276.87'; with a radius of 1080.49'; with a chord bearing of S 77°12'47" E; with a chord length of 276.11'; which is the point of beginning, having an area of 33491.98 square feet, 0.769 acres



UTILITY CONTACTS

- | | | |
|---|---|---|
| Sewer
DeKalb County Dept. of Watershed Management
1580 Roadhaven Dr.
Stone Mountain, GA 30083
Victor Bodea
(770) 621-7200 | Gas
Atlanta Gas Light
CFA Gas Marketer
(800) 427-5463 | Phone
AT&T
Engineering Dept.
(877) 253-0069 |
| Water
DeKalb County Dept. of Watershed Management
1580 Roadhaven Dr.
Stone Mountain, GA 30083
Victor Bodea
(770) 621-7200 | Power
GA Power
Berkley Simmons
(404) 506-2127 | |

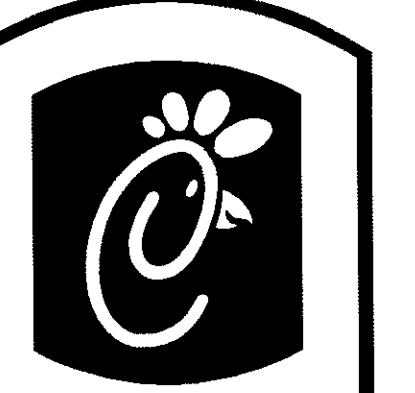
IF YOU DIG

IF YOU DIG GEORGIA... CALL US FIRST!
 1-800-282-7411
 (770) 623-4344
 (METRO ATLANTA ONLY)
 UTILITIES PROTECTION CENTER
 IT'S THE LAW

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.

PLEASE NOTE

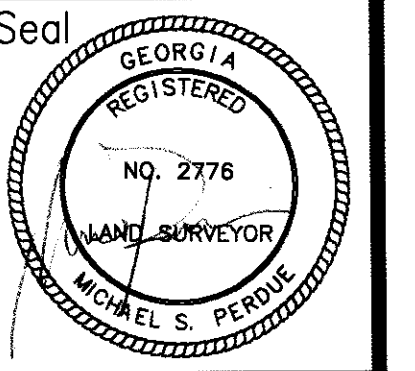
INFORMATION REGARDING THE PRESENCE, SIZE AND LOCATION OF UNDERGROUND UTILITIES IS SHOWN HEREON. THIS INFORMATION HAS BEEN SHOWN BASED ON THE LOCATION OF ABOVE GROUND APPURTENANCES, AVAILABLE DESIGN PLANS, AND FLAGS AND PAINT PLACED BY THE UNDERGROUND PROTECTION SERVICE. NO CERTIFICATION IS MADE AS TO THE ACCURACY OR THOROUGHNESS OF THE INFORMATION CONCERNING UNDERGROUND UTILITIES AND STRUCTURES SHOWN HEREON.



5200 Buffington Rd.
 Atlanta Georgia,
 30349-2998

Revisions:

Mark	Date	By
△		
△		
△		



MSP & ASSOCIATES
 LAND SURVEYING, INC.
 301 E. HILLCREST DR.
 864-370-2232
 WWW.MSPSURVEYING.COM

STORE

SHEET TITLE
ALTA/ACSM SURVEY

DWG EDITION 04.6

- Preliminary
- 80% Submittal
- For Construction

Job No. :
 Store : 2855
 Date :
 Drawn By : MSP
 Checked By : MSP

Sheet
C-11

ALTA/ACSM LAND TITLE SURVEY FOR

CITY: DUNWOODY COUNTY: DEKALB STATE: GEORGIA
 LAND LOT 339, 6th DISTRICT

DATE OF SURVEY: 9/10/2010 SCALE: 1:20
 FIELD WORK: MSP DRAWN BY: MSP REVIEWED BY: MSP
 MSP FILE: CFADWDY MSP JOB#: 10522