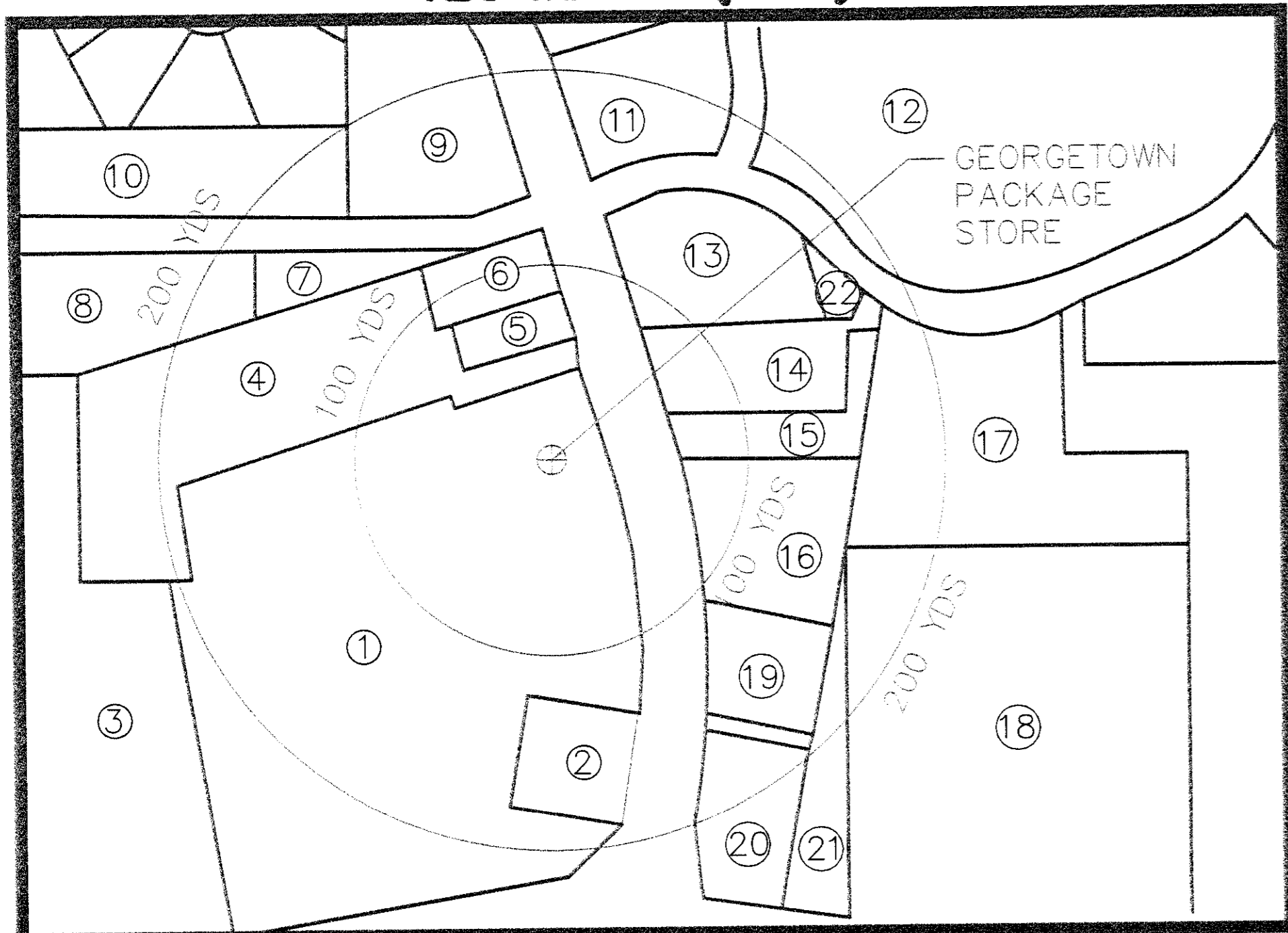


ABC TAX MAP (N.T.S.)



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 LEGEND

- | | | |
|---|--|---|
| 1. GEORGETOWN SHOPPING CENTER LLC
4478 CHAMBLEE DUNWOODY RD
PARCEL: 18 345 03 019
ZONED: "C-1" | 8. SCOV INC
0 OLD SPRING HOUSE LANE
PARCEL: 18 345 03 021
ZONED: "O1" | 15. MAXUM PROPERTIES LLC
4515 CHAMBLEE DUNWOODY RD
PARCEL: 18 345 10 023
ZONED: "C-1" |
| 2. JH HOLDINGS LTD
4468 CHAMBLEE DUNWOODY RD
PARCEL: 18 345 03 003
ZONED: "C-1" | 9. FORTE AND ROSSETTI LLC
4546 CHAMBLEE DUNWOODY RD
PARCEL: 18 345 07 004
ZONED: "O1" | 16. 4511 CHAMBLEE DUNWOODY RD LLC
4511 CHAMBLEE DUNWOODY RD
PARCEL: 18 345 10 012
ZONED: "NS-NBHD" |
| 3. CENTRE POINTE INVESTMENTS INC.
4470 CHAMBLEE DUNWOODY RD
PARCEL: 18 345 03 017
ZONED: "O1" | 10. MAJESTIC SPRING HOUSE
1720 OLD SPRING HOUSE LANE
PARCEL: 18 345 07 019
ZONED: "O1" | 17. TERRACES OF DUNWOODY
4333 DUNWOODY PARK
PARCEL: 18 345 12 138
ZONED: "O1" |
| 4. JH HOLDINGS LTD/CORO INC.
4536 CHAMBLEE DUNWOODY RD
PARCEL: 18 345 03 010
ZONED: "C-1" | 11. BANK SOUTH CORPORATION
4545 CHAMBLEE DUNWOODY RD
PARCEL: 18 345 01 015
ZONED: "O1" | 18. EL. AD. DUNWOODY LLC
1850 COTILLION DR
PARCEL: 18 345 13 023
ZONED: "RM-HD" |
| 5. YAKUBOV SOSAN
4530 CHAMBLEE DUNWOODY RD
PARCEL: 18 345 03 009
ZONED: "C-1" | 12. DUNWOODY PARK DEVELOPMENT LP
4000 DUNWOODY PARK
PARCEL: 18 345 01 017
ZONED: "RM-HD" | 19. LONG TERM BENEFIT LLC
4485 CHAMBLEE DUNWOODY RD
PARCEL: 18 345 10 013
ZONED: "C-1" |
| 6. R C GT INC.
4532 CHAMBLEE DUNWOODY RD
PARCEL: 18 345 03 016
ZONED: "C-1" | 13. BURGER KING CORPORATION
4537 CHAMBLEE DUNWOODY RD
PARCEL: 18 345 10 017
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" |
| 7. JH HOLDINGS LTD
1745 OLD SPRING HOUSE LANE
PARCEL: 18 345 03 006
ZONED: "O1" | 14. INLAND AMERICAN ST PORTFOLIO
4529 CHAMBLEE DUNWOODY RD
PARCEL: 18 345 10 008
ZONED: "C-1" | 21. MCDONALDS USA LLC
1842 COTILLION DR
PARCEL: 18 345 10 010
ZONED: "C-1" |
| | | 22. NEWMAN WILLIAM T ESTATE
0 DUNWOODY PARK
PARCEL: 18 345 10 027
ZONED: "C-1" |

LEGAL DESCRIPTION

PROPERTY DESCRIPTION
ALL THAT TRACT OR PARCEL OF LAND lying and being in Land Lot 345 of the 18th District of DeKalb County, Georgia, being more particularly described as follows:
BEGINNING at a concrete right-of-way marker found at the intersection of the northwestern side of the Chamblee-Dunwoody Road westbound ramp to Interstate 285 with the northwestern side of Interstate 285; 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 Chamblee-Dunwoody Road (having a variable right-of-way); thence south 17°47'01" east along the southwestern right-of-way of Chamblee-Dunwoody Road, 94.29 feet to a 1/2 inch iron pin found; thence south 16°45'15" east along the southwestern right-of-way of Chamblee-Dunwoody Road, 102.84 feet to a point, iron pin not found; thence south 12°30'03" east along the southwestern right-of-way of Chamblee-Dunwoody Road, 122.29 feet to a 1/2 inch iron pin found; thence south 05°19'20" east along the western right-of-way of Chamblee-Dunwoody Road, 150.50 feet to a nail found; thence south 03°20'43" west along the western right-of-way of Chamblee-Dunwoody Road, 97.47 feet to a point, iron pin not found; thence leaving said western right of way north 80°24'15" west 174.95 feet to a point, iron pin not found; thence south 09°35'45" west 175.00 feet to a point, iron pin not found; thence south 80°24'15" east 167.08 feet to an iron pin with cap, iron pin not found; thence north 80°24'15" east along the northwestern side of Chamblee-Dunwoody Road, 13.86 feet to a point, thence south 46°10'17" west along the northwestern side of the westbound ramp to Interstate 285, 98.67 feet to a concrete right-of-way marker found on the northwestern side of Interstate 285, being the POINT OF BEGINNING.
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 by this reference.

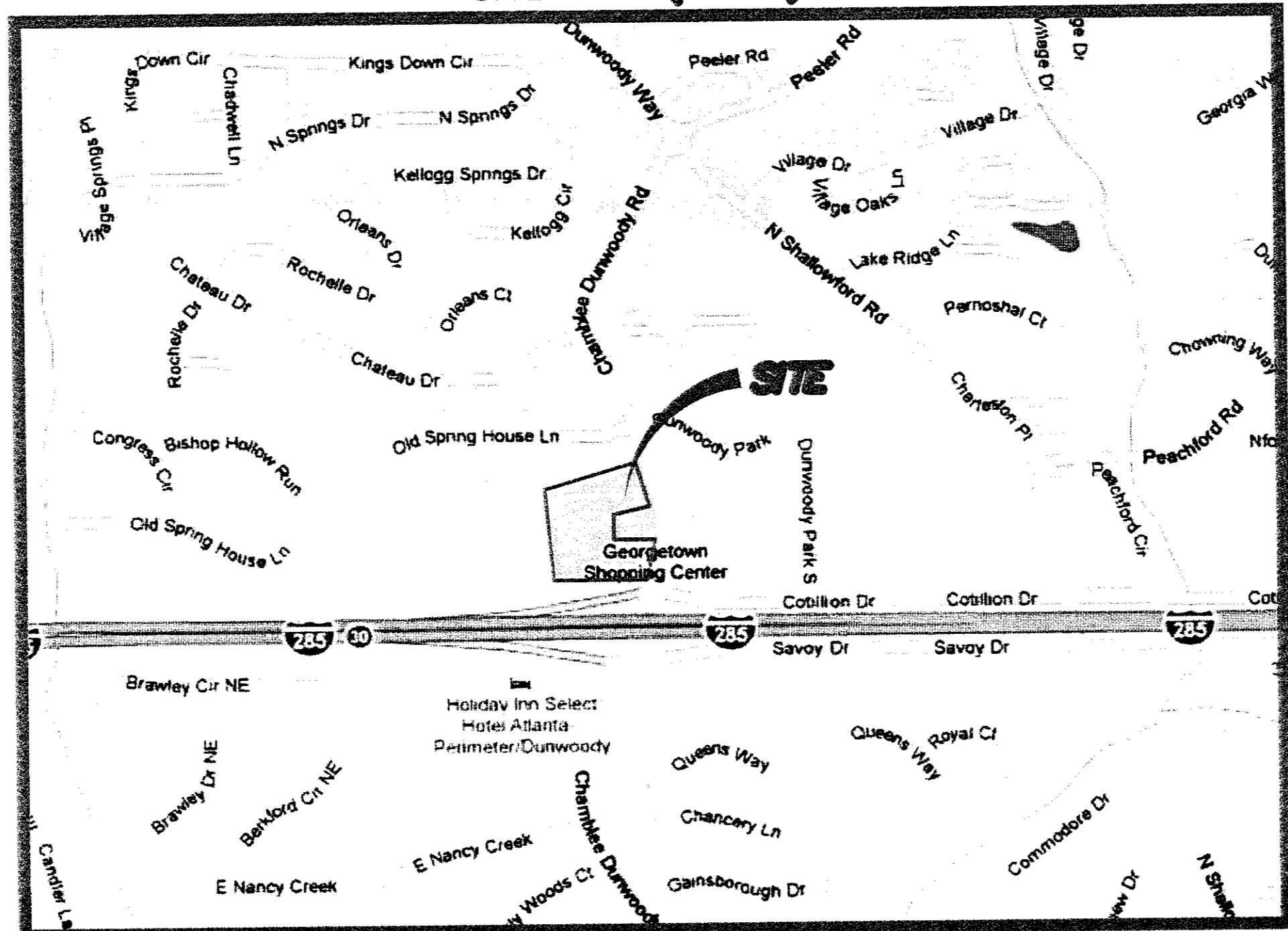
REFERENCES

- PLAT FOR BRANCH AND ASSOCIATES BY HARTRAMPF POWELL INCORPORATED, DATED JANUARY 19, 1977.
- ASBUILT SURVEY PREPARED BY HARTRAMPF ENGINEERING FOR CHAMBLEE DUNWOODY MEDICAL CENTER LTD, DATED JULY 28 1995.
- ALTA SURVEY PREPARED BY HARTRAMPF ENGINEERING FOR GEORGETOWN SHOPPING CENTER LLC, DATED MAY 25 2000, LAST REVISED JULY 30 2001.
- TOPOGRAPHIC SURVEY PREPARED BY HARTRAMPF ENGINEERING FOR GEORGETOWN SHOPPING CENTER DATED DECEMBER 06 2006 LAST REVISED DECEMBER 13 2007.
- LIMITED WARRANTY DEED DATED JULY 31, 2001 BEING RECORDED IN THE DEKALB COUNTY SUPERIOR COURT RECORDS IN DEED BOOK 12336 PAGE 371.

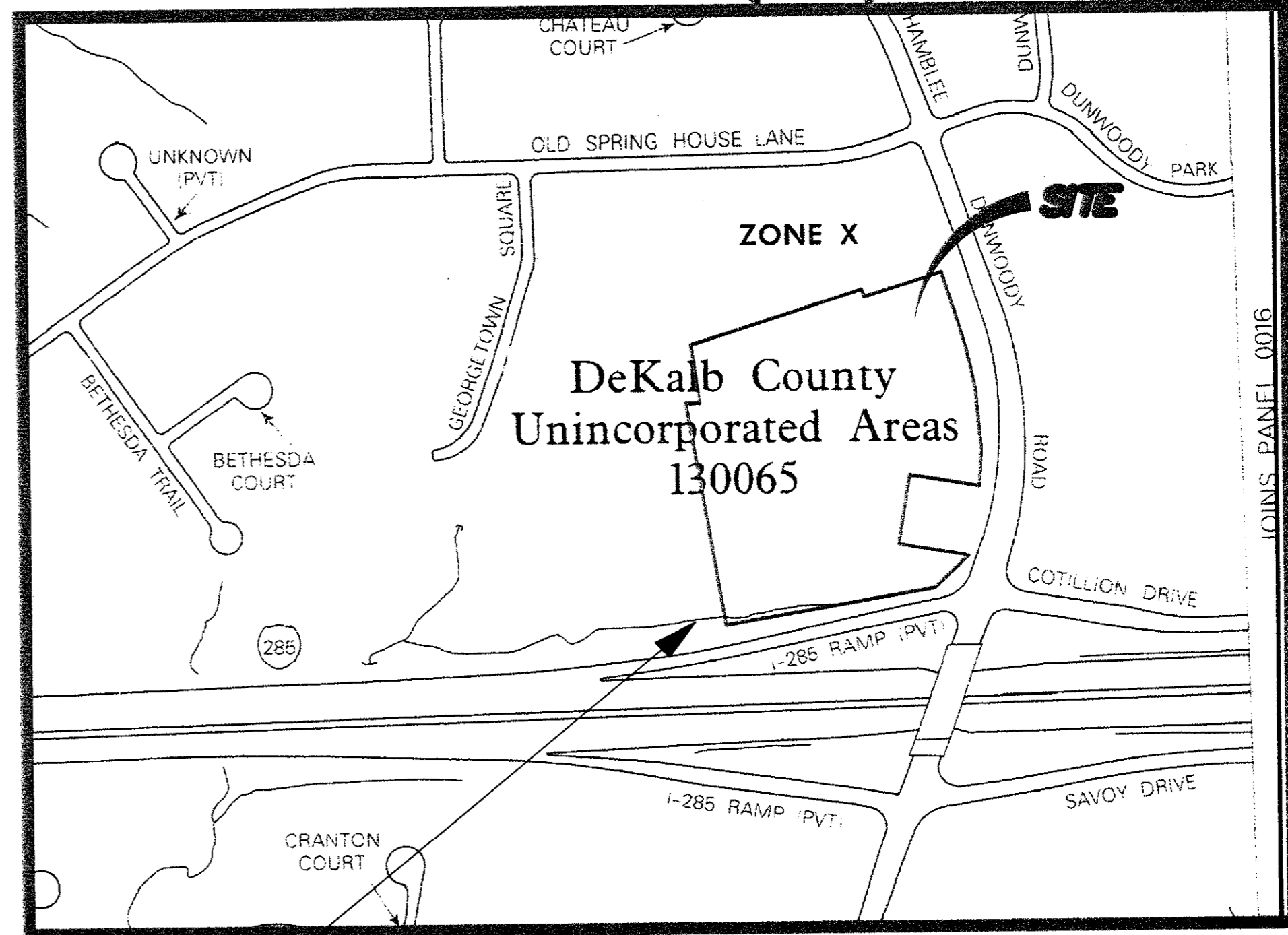
SURVEY CLOSURE

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 AN ANGULAR ERROR OF 5.35" PER ANGLE POINT, AND WAS ADJUSTED USING COMPASS RULE.
LEAST SQUARES AND COMPASS RULE WERE USED TO ADJUST THIS SURVEY DATED 08-23-10 ORIGINAL SURVEY USED COMPASS RULE.
THIS PLAT HAS A CLOSURE PRECISION GREATER THAN 1 FOOT IN 952,000 FEET.
ALL IRON PINS ARE 1/2 INCH UNLESS OTHERWISE NOTED
DATE SURVEYED: 8/23/10

SITE MAP (N.T.S.)



FLOOD MAP (N.T.S.)



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.

SITE PHOTO'S

SITE PHOTO'S WERE TAKEN IN 2010



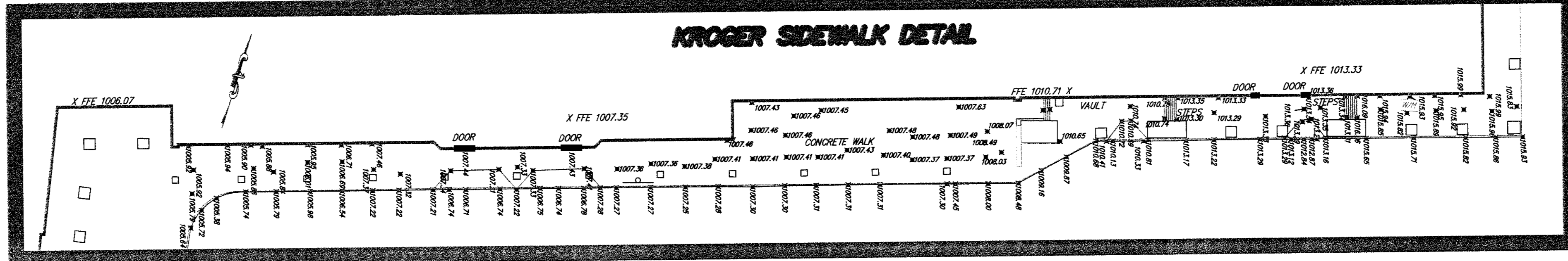
SURVEYOR CERTIFICATION

This is to certify that this map or plat and the survey upon 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
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 17291, PAGE 702, AFORESAID RECORDS. AFFECTS AS PLOTTED ON DRAWING.

KROGER SIDEWALK DETAIL



REVISIONS

Date	11/09/10	ADDED PARKING SPACES TO MEDICAL COMPLEX
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THE ORIGINAL OF THIS DOCUMENT WAS SEALED AND SIGNED BY LARRY P. ATKINSON. THIS REPRODUCTION IS NOT A CERTIFIED DOCUMENT.

THIS DOCUMENT, THE IDEAS AND DESIGNS INCORPORATED HEREIN, AS AN INSTRUMENT OF PROFESSIONAL SERVICE, IS THE PROPERTY OF HARTRAMPF, INC. AND IS NOT TO BE USED, IN WHOLE OR IN PART, FOR ANY OTHER PROJECT WITHOUT THE WRITTEN AUTHORIZATION OF HARTRAMPF, INC.



ALTA/ACSM LAND TITLE SURVEY FOR CORO REALTY ADVISORS, LLC OF GEORGETOWN SHOPPING CENTER LOCATED IN LAND LOT 345 18TH DISTRICT CITY OF DUNWOODY DEKALB COUNTY, GEORGIA

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