

PARKING SPACE COUNT

REGULAR SPACES:	98
HANDICAP SPACES:	4
TOTAL SPACES:	102

SITE ADDRESS
 2355 CUMBERLAND PARKWAY SE
 ATLANTA, GA 30339

INTERSTATE I-285
 (R/W VARIES)

GA. D.O.T. PROJECT NO.'S I-285-1(22) & IM-285-1(349)
 LIMITED ACCESS HIGHWAY

GENERAL NOTES

- ALL UNDERGROUND UTILITIES SHOWN ON THIS SURVEY SHOULD BE CONSIDERED APPROXIMATE ONLY AND THE CONTRACTOR MUST NOTIFY THE UTILITY PROTECTION SERVICE AT (800) 282-7411 OR (770) 623-4344 THREE WORKING DAYS PRIOR TO CONSTRUCTION.
- ACCORDING TO THE F.E.M.A. FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NUMBER 13067 C0075F, DATED AUGUST 18, 1992, FOR COBB COUNTY, GA. THIS PROPERTY DOES NOT LIE WITHIN A 100 YEAR FLOOD HAZARD ZONE AS DEFINED BY F.E.M.A.
- CURRENT ZONING ACCORDING TO COBB COUNTY IS LISTED AS ZONING CRC, COMMUNITY RETAIL COMMERCIAL DISTRICT COBB COUNTY ZONING DEPARTMENT MUST BE REFERENCED FOR ALL REQUIREMENTS UNDER THIS ZONING.
 BUILDING SETBACKS:
 MINIMUM FRONT SETBACK = 50 FEET.
 MINIMUM REAR SETBACK = 30 FEET.
 MINIMUM SIDE SETBACK = 10 FEET.
 MAXIMUM BUILDING HEIGHT IS 50 FEET.
- HORIZONTAL AND VERTICAL REFERENCE SHOWN HEREON WAS TAKEN FROM COBB COUNTY CONTROL MONUMENT, NO. 170884-1, ELEVATION = 984.54 FEET.

EASEMENTS AND AGREEMENTS DISCLOSED IN SCHEDULE B-2 OF THE COMMITMENT FOR TITLE INSURANCE, PREPARED BY COMMONWEALTH LAND TITLE INSURANCE COMPANY, POLICY #H100.007, EFFECTIVE DATE: MAY 15, 2005

- Items 1-8) **These items were deleted from the title policy and/or not within the scope of this survey.
- Item 9) Declaration of Restictive Covenants recorded at Deed Book 11385, Page 475; **This document prohibits the construction, development, or operation of a Supermarket within the Subject Property.
- Item 10) Easement for the construction, operation, and maintenance of electric apparatus, recorded at Deed Book 13266, Page 148; **This document grants and conveys unto Georgia Power Company the right to go in, upon, and along subject property, for the purpose of constructing, operating, and maintaining cables and related appliances. By virtue of a letter dated 12/17/2003, Georgia Power claims no further interest in this easement, except the right to operate, maintain, rebuild or renew its existing facilities, which are shown on this survey.
- Item 11) Reciprocal Easement and Operation agreement at Deed Book 6934, Page 146; **The only affect that this document has on the Subject Property is an opportunity which grants the Subject Property the benefit of the perpetual, non-exclusive right to drain storm water through a tract of land known as the "South Adjacent Property," located across Cumberland Parkway (from the Subject Property).
- Item 12) Drainage Easement recorded at Deed Book 7955, Page 430; **This deed does not affect the Subject Property. This deed apparently benefits the 9.36 acre tract upon which Publix is currently situated. The Grantor (PF Partners #4) did not grant (or have the legal right to grant) any easements within the Subject Property, because they never had title to the Subject Property (burdened property is located directly across Cumberland Parkway from the Subject Property).
- Item 13) Warranty Deed at Deed Book 13503, Page 5919, and Agreement of Release at Deed Book 13896, Page 5394; **The Restrictive Covenants contained within Deed Book 13503, Page 5919, were modified, amended, and superseded by those covenants contained in Deed Book 13896, Page 5394. The revised Covenants prohibit the construction, development, and operation of assisted living or related facilities within the Subject Property.
- Item 14) Matters which affect the subject property as shown in Plat Book 172, Page 80, Plat Book 173, Page 75, and Plat Book 174, Page 68; **This survey supercedes all previous surveys.
- Item 15) Easement at Deed Book 14114, Page 6084; **This easement is apparently "Blanket" in nature, and allows for the installation and maintenance of electrical apparatus on the subject property.
- Item 16) "Notice of Commencement" recorded at Lien Book 3, Page 1408; **Not within the scope of this survey.

PLAT REFERENCES

- "SURVEY FOR PUBLIX SUPER MARKETS, INC. & CHICAGO TITLE INSURANCE COMPANY", PREPARED BY WATTS & BROWNING ENGINEERS, INC. DATED JANUARY 27, 1999. LAST REVISED DATE NOVEMBER 29, 1995.
- "ROAD DEDICATION PLAT OF CUMBERLAND PARKWAY", PREPARED BY WATTS & BROWNING ENGINEERS, DATED APRIL 8, 1981. LAST REVISED DATE MARCH 27, 1981. RECORDED PLAT BOOK 77 PAGE 158, COBB COUNTY RECORDS.
- "COMPILED PLAT OF PACES FERRY CENTER", PREPARED BY WATTS & BROWNING ENGINEERS, DATED APRIL 8, 1981. LAST REVISED DATE APRIL 28, 1981. RECORDED PLAT BOOK 78 PAGE 5, COBB COUNTY RECORDS.
- GEORGIA DEPARTMENT OF TRANSPORTATION RIGHT-OF-WAY MAP FOR PROJECT NO. I-285-1 (22), DATED 8-17-64, SHEET 17
- COMMITMENT FOR TITLE INSURANCE AS PREPARED BY COMMONWEALTH LAND TITLE INSURANCE COMPANY, FILE NO. H100.007, EFFECTIVE DATE: MAY 15, 2005.
- APPLICATION FOR REZONING FOR COBB COUNTY, APPLICATION NUMBER Z-1, APPLICANT GPF #1, L.P. & PF PARTNERS #3, L.P., HEARING DATE 2-16-93, ZONING MINUTES FOR Z-1-93-93.
- "SURVEY FOR PUBLIX SUPER MARKET, INC." PREPARED BY WATTS BROWNING ENGINEERS, SURVEY DATE 12-2-97, RECORDED PLAT BOOK 172 PAGE 80, COBB COUNTY RECORDS.
- "YOUNG STREET EXTENSION RIGHT-OF-WAY PLAT" PREPARED BY PBS&I TO COBB COUNTY D.O.T., SHEETS 10-11, 13-14, DATED 3-15-98.
- "BOUNDARY SURVEY FOR HARRIOTT SENIOR LIVING SERVICES, INC." PREPARED BY VALENTINO & ASSOCIATES, INC., DATED 6/1/98, LAST REVISED DATE 7/17/98, RECORDED PLAT BOOK 174 PAGE 68, COBB COUNTY RECORDS.
- "ALTA/ACSM LAND TITLE SURVEY FOR STREETSIDE DEVELOPERS, L.L.C. CHICAGO TITLE INSURANCE COMPANY, AND METROPOLITAN TITLE AGENCY, INC." PREPARED BY VALENTINO & ASSOCIATES, INC., DATED 9/27/03, LAST REVISED DATE 10/27/03.
- COMMONWEALTH LAND TITLE INSURANCE COMPANY TITLE COMMITMENT NO. H100.007, EFFECTIVE DATE MAY 15, 2005.

SPECIAL NOTES

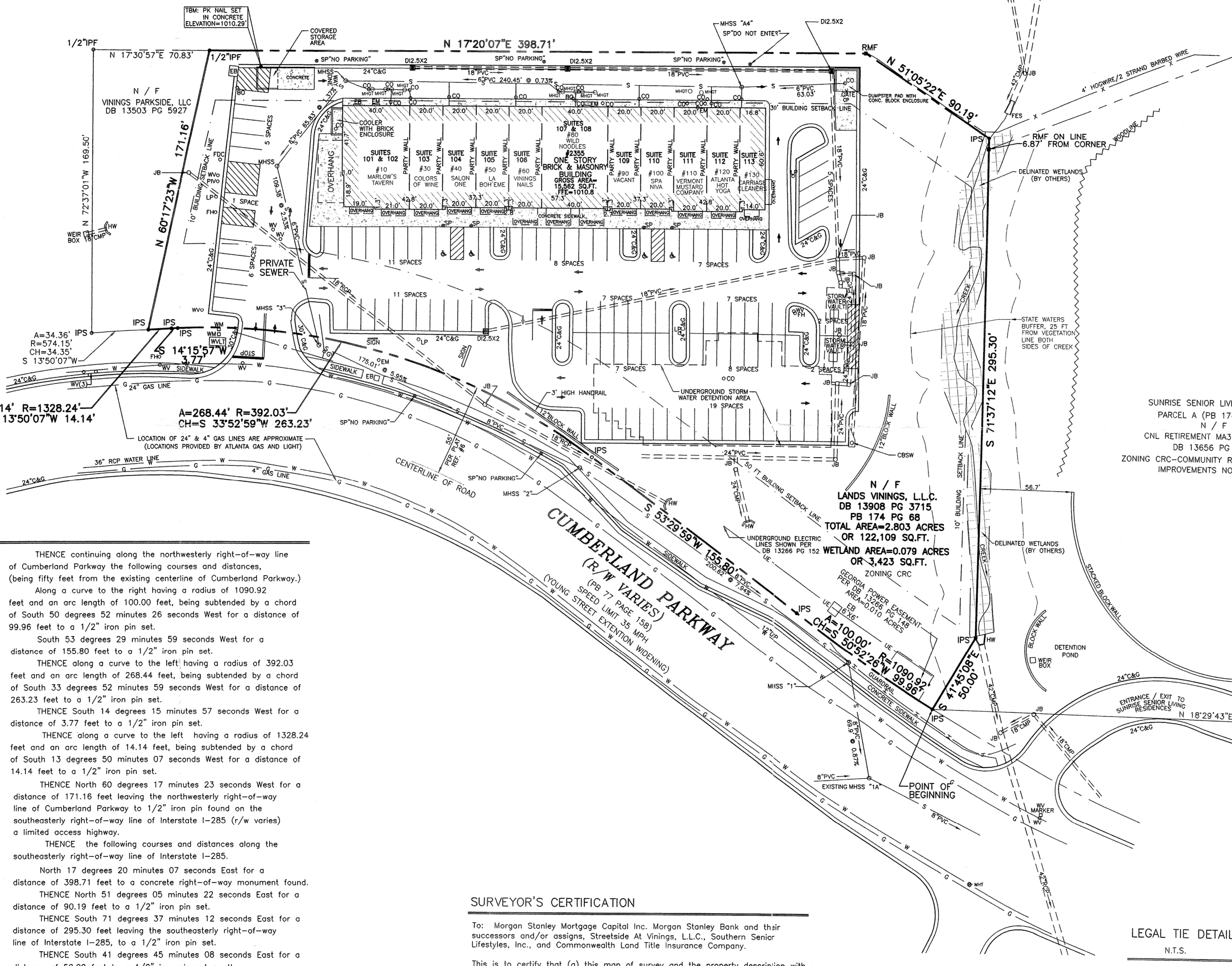
- CERTIFICATION AND DECLARATION IS MADE TO THE ENTITIES AS LISTED IN THE TITLE BLOCK AND/OR CERTIFICATIONS. THE CERTIFICATIONS AND DECLARATIONS ON THIS PLAT ARE NOT TRANSFERABLE TO ADDITIONAL INSTITUTIONS OR SUBSEQUENT OWNERS.
- SUBSURFACE AND ENVIRONMENTAL CONDITIONS WERE NOT EXAMINED OR CONSIDERED AS A PART OF THIS SURVEY. NO STATEMENT IS MADE CONCERNING THE EXISTENCE OF UNDERGROUND OR OVERHEAD CONTAINERS OR FACILITIES THAT MAY AFFECT THE USE OR DEVELOPMENT OF THIS PROPERTY.
- PURSUANT TO RULE 180-6.09 OF THE GEORGIA STATE BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND SURVEYORS, THE TERM "CERTIFICATION" RELATING TO PROFESSIONAL ENGINEERING AND LAND SURVEYING SERVICES SHALL MEAN A SIGNED STATEMENT BASED UPON FACTS AND KNOWLEDGE KNOWN TO THE REGISTRANT AND IS NOT A GUARANTEE OR WARRANTY, EITHER EXPRESSED OR IMPLIED.

CERTIFICATION

I CERTIFY THAT THIS SURVEY WAS DONE UNDER MY SUPERVISION USING A TOPCON 302 TOTAL STATION WITH AN ANGULAR ERROR OF 2 SECONDS PER STATION. THE TRAVERSE UPON WHICH THIS PLAT IS BASED, HAS BEEN CALCULATED FOR CLOSURE BY THE LEAST SQUARE RULE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 15,747 FEET. THE ADJUSTED ACCURACY OF THIS PLAT IS ONE FOOT IN 300,141 FEET.

LEGEND

- IPS 1/2" IRON PIN SET
- RMF CONCRETE RIGHT-OF-WAY MONUMENT FOUND
- IPF IRON PIN FOUND
- DB PG DEED BOOK & PAGE
- PL PG PLAT BOOK & PAGE
- EB ELECTRIC BOX
- EM ELECTRIC METER
- MHT TELEPHONE MANHOLE
- FH FIRE HYDRANT
- WV WATER VALVE
- WM WATER METER
- PIV POST INDICATOR VALVE
- WV WATER VAULT
- GV GAS VAULT
- CO CLEANOUT
- BO BOLLARD
- SP SIGN POST
- FL FENCE LINE
- WL WATER LINE
- UG UNDERGROUND GAS LINE
- UE UNDERGROUND ELECTRIC LINE
- US SANITARY SEWER LINE
- BL BROKEN LINE NOT TO SCALE
- DI STORM WATER DRAIN INLET
- JB STORM WATER JUNCTION BOX
- RCP REINFORCED CONCRETE PIPE
- CMP CORRUGATED METAL PIPE
- PVC PLASTIC PIPE
- DIP DUCTILE IRON PIPE
- CBSW SINGLE WING CATCH BASIN
- HW HEADWALL
- FES FLARED END SECTION
- MHSS SANITARY SEWER MANHOLE
- OCREASE TRAP MANHOLE
- INV INVERT ELEVATION
- FFE FINISHED FLOOR ELEVATION
- TBM TEMPORARY BENCHMARK
- CP CONCRETE PAD
- 30"C&G 30 INCH WIDE CURB & GUTTER
- 24"C&G 24 INCH WIDE CURB & GUTTER
- 6"HC 6 INCH WIDE HEADER CURB
- C-171.16 DEED CALL FOR DISTANCE



LEGAL DESCRIPTION

PARCEL B

All that tract or parcel of land lying and being in Land Lot 816 of the 17th Land District, 2nd Section, Cobb County, Georgia, said tract or parcel of land being more particularly described as follows:
 To find the Point of Beginning commence at a point at the intersection of the southerly right-of-way line of Paces Ferry Road and the easterly right-of-way line of Interstate I-285 (r/w varies per Georgia D.O.T. Project No. IM-285-1(349)).
 THENCE the following courses and distances along the southerly right-of-way line of Paces Ferry Road:
 South 67 degrees 22 minutes 47 seconds East for a distance of 177.54 feet to a point.
 THENCE South 28 degrees 58 minutes 45 seconds West for a distance of 234.63 feet to a point.
 THENCE South 61 degrees 30 minutes 00 seconds East for a distance of 257.13 feet to a point on the northwesterly right-of-way line of Cumberland Parkway.
 THENCE the following courses and distances along the northwesterly right-of-way line of Cumberland Parkway (r/w varies):
 Along a curve to the right having a radius of 655.50 feet and an arc length of 437.38 feet, being subtended by a chord of South 18 degrees 38 minutes 14 seconds West for a distance of 429.31 feet to a point.
 THENCE South 37 degrees 44 minutes 59 seconds West for a distance of 229.78 feet to a point.
 THENCE along a curve to the left having a radius of 627.96 feet and an arc length of 120.11 feet, being subtended by a chord of South 32 degrees 16 minutes 12 seconds West for a distance of 119.93 feet to a 1/2" iron pin set.
 THENCE along a curve to the left having a radius of 627.96 feet and an arc length of 148.41 feet, being subtended by a chord of South 20 degrees 01 minutes 12 seconds West for a distance of 148.06 feet to a 1/2" iron pin set.
 THENCE South 13 degrees 14 minutes 59 seconds West for a distance of 191.26 feet to a 1/2" iron pin set.
 THENCE along a curve to the right having a radius of 517.96 feet and an arc length of 291.54 feet, being subtended by a chord of South 29 degrees 22 minutes 29 seconds West for a distance of 287.71 feet to a 1/2" iron pin set.
 THENCE South 45 degrees 29 minutes 58 seconds West for a distance of 29.69 feet to a 1/2" iron pin set.
 THENCE along a curve to the right having a radius of 1090.92 feet and an arc length of 52.32 feet, being subtended by a chord of South 46 degrees 52 minutes 25 seconds West for a distance of 52.32 feet to a 1/2" iron pin set, said 1/2" iron pin set being fifty five feet from the existing centerline of Cumberland Parkway, and also being the POINT OF BEGINNING.

THENCE continuing along the northwesterly right-of-way line of Cumberland Parkway the following courses and distances, (being fifty feet from the existing centerline of Cumberland Parkway.)
 Along a curve to the right having a radius of 1090.92 feet and an arc length of 100.00 feet, being subtended by a chord of South 50 degrees 52 minutes 26 seconds West for a distance of 99.96 feet to a 1/2" iron pin set.
 South 53 degrees 29 minutes 59 seconds West for a distance of 155.80 feet to a 1/2" iron pin set.
 THENCE along a curve to the left having a radius of 392.03 feet and an arc length of 268.44 feet, being subtended by a chord of South 33 degrees 52 minutes 59 seconds West for a distance of 263.23 feet to a 1/2" iron pin set.
 THENCE South 14 degrees 15 minutes 57 seconds West for a distance of 3.77 feet to a 1/2" iron pin set.
 THENCE along a curve to the left having a radius of 1328.24 feet and an arc length of 14.14 feet, being subtended by a chord of South 13 degrees 50 minutes 07 seconds West for a distance of 14.14 feet to a 1/2" iron pin set.
 THENCE North 60 degrees 17 minutes 23 seconds West for a distance of 171.16 feet leaving the northwesterly right-of-way line of Cumberland Parkway to 1/2" iron pin found on the southeasterly right-of-way line of Interstate I-285 (r/w varies) a limited access highway.
 THENCE the following courses and distances along the southeasterly right-of-way line of Interstate I-285:
 North 17 degrees 20 minutes 07 seconds East for a distance of 398.71 feet to a concrete right-of-way monument found.
 THENCE North 51 degrees 05 minutes 22 seconds East for a distance of 90.19 feet to a 1/2" iron pin set.
 THENCE South 71 degrees 37 minutes 12 seconds East for a distance of 295.30 feet leaving the southeasterly right-of-way line of Interstate I-285, to a 1/2" iron pin set.
 THENCE South 41 degrees 45 minutes 08 seconds East for a distance of 50.00 feet to a 1/2" iron pin set on the northwesterly right-of-way line of Cumberland Parkway, said 1/2" iron pin set being the POINT OF BEGINNING.
 Said tract or parcel of land contains 2.803 acres or 122,109 square feet.

UTILITY WARNING

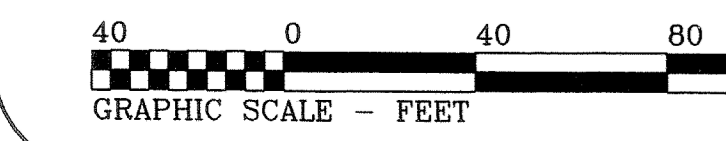
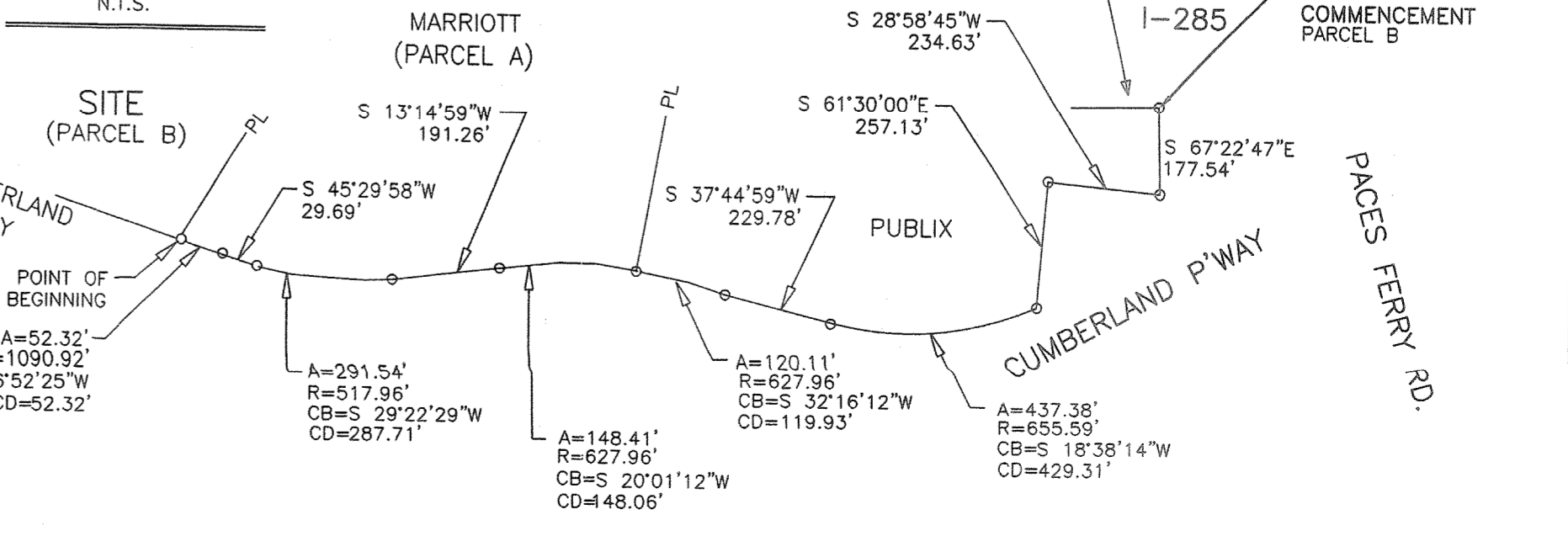
THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM VISIBLE FIELD EVIDENCE INFORMATION ONLY. THE UNDERSIGNED SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THEIR EXACT LOCATION. ADDITIONAL BURIED UTILITY LINES AND/OR STRUCTURES MAYBE ENCOUNTERED. NO EXCAVATIONS WERE MADE DURING THE PROGRESS OF THIS SURVEY TO LOCATE BURIED UTILITY LINES AND/OR STRUCTURES.

SURVEYOR'S CERTIFICATION

To: Morgan Stanley Mortgage Capital Inc. Morgan Stanley Bank and their successors and/or assigns, Streetside At Vinings, L.L.C., Southern Senior Lifestyles, Inc., and Commonwealth Land Title Insurance Company.
 This is to certify that (a) this map of survey and the property description with respect thereto are true and correct and represent an actual field survey of the real property shown hereon; (b) such survey was conducted under the direct supervision of the undersigned Registered Land Surveyor; (c) such map of survey shows the premises specifically described in [title commitment]; and (d) such map of survey was made (i) in accordance with "Minimum Standard Detail Requirements for ALTA/ACSM Land Title Surveys", jointly established and adopted by ALTA and ACSM in 1997 and includes items 2, 3, 4, 6, 7(a), 8, 9 and) 0, and to the extent necessary to determine compliance with applicable zoning requirements, items 7(b) and 7(c), on Table A, "Optional Survey Responsibilities and Specifications", specifically defined therein, and (ii) pursuant to the Accuracy Standards (as adopted by ALTA and ACSM and in effect on the date of this certification) of an Urban Survey.

Signed Name: _____ Date: _____
 Printed Name: Glenn A. Valentino, Georgia Registered Surveyor #2528.

LEGAL TIE DETAIL



FIELD DATE(S): 7/6/05

ALTA/ACSM LAND TITLE SURVEY FOR:
MORGAN STANLEY MORTGAGE CAPITAL INC. MORGAN STANLEY BANK AND THEIR SUCCESSORS AND/OR ASSIGNS, STREETSIDE AT VININGS, L.L.C., SOUTHERN SENIOR LIFESTYLES, INC., AND COMMONWEALTH LAND TITLE INSURANCE COMPANY.
 LAND LOT 816 17TH LAND DISTRICT 2ND SECTION COBB COUNTY GEORGIA

VALENTINO & ASSOCIATES, INC.
 LAND SURVEYORS
 1280 WINCHESTER PARKWAY SUITE 243 SMYRNA, GEORGIA 30080
 PHONE (770) 438-0015 FAX (770) 435-6050

REVISIONS

SCALE:	1" = 40'
DATE:	7/29/05
JOB NUMBER:	24053
FILE NUMBER:	24053A15
PLOTTED:	7/29/05

ALTA/ACSM LAND TITLE SURVEY