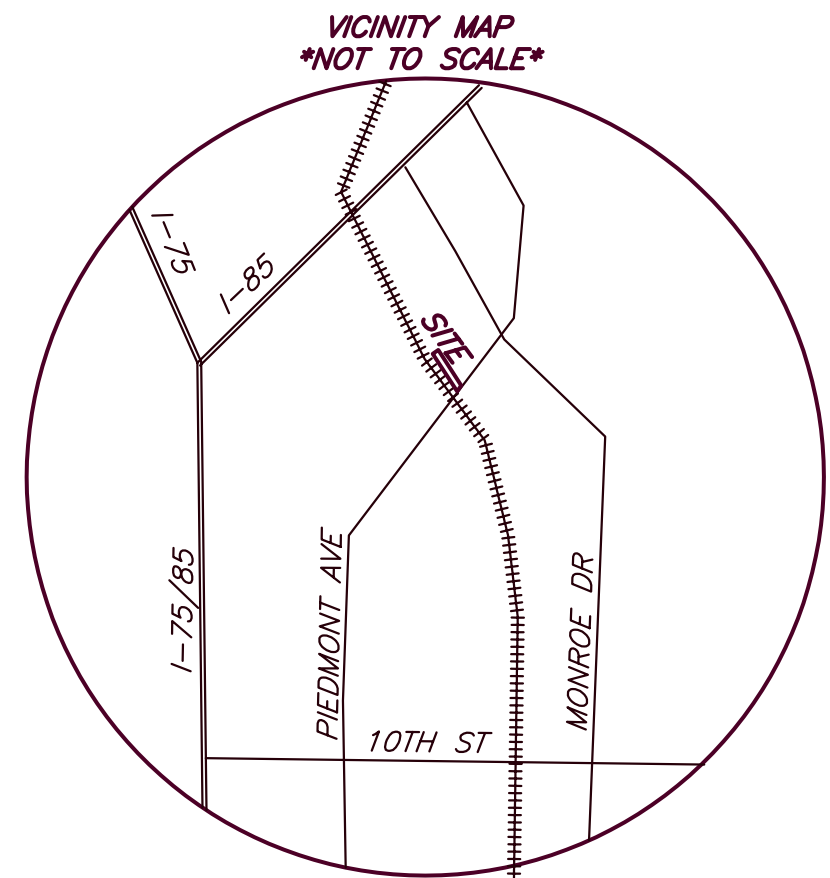


PARKING COUNT
 212 REGULAR SPACES
 4 HANDICAP SPACES
 216 TOTAL SPACES

- LEGEND:**
- IPF IRON PIN FOUND
 - IPS IRON PIN SET
 - RB REBAR
 - OT OPEN TOP PIPE
 - R/W RIGHT OF WAY
 - MH MANHOLE
 - CB CATCH BASIN
 - DI DROP INLET
 - JB JUNCTION BOX
 - RTDI RAISED TOP DROP INLET
 - HW HEADWALL
 - CMP CORRUGATED METAL PIPE
 - RCP REINFORCED CONCRETE PIPE
 - WM WATER METER
 - WV WATER VALVE
 - GV GATE VALVE
 - 24" C & G 24" CURB & GUTTER
 - FP POWER POLE
 - TP TELEPHONE POLE
 - LP LIGHT POLE
 - S- SEWER LINE
 - T- TELEPHONE LINE
 - P- POWER LINE
 - W- WATER LINE
 - 11R 11 REGULAR PARKING SPACES
 - 1H/C 1 HANDICAP PARKING SPACE
 - TR TRANSFORMER
 - FH FIRE HYDRANT
 - P/T POWER & TELEPHONE LINE
 - GW GUY WIRE
 - UT MARKED UNDERGROUND CABLE



Legal Description
Tract 1
 All that tract or parcel of land lying and being in Land Lots 55 and 56 of the 17th District of Fulton County, Georgia and being more particularly described as follows:
 BEGINNING at a point being the intersection of the northwesterly right of way of Piedmont Avenue (70' R/W) and the former northeastern Right of Way of Norfolk Southern Railway; thence along said Right of Way of Piedmont Avenue running South 36° 20' 19" West a distance of 40.15 feet to a point (said point being 30' from centerline of former Norfolk Southern Right of Way); thence leaving Piedmont Avenue Right of Way and running along a line 30' from the centerline of the former Norfolk Southern Right of Way the following courses: along a curve to the left on an arc distance of 84.11 feet (said curve having a radius of 2800.70 feet; a chord bearing of North 28° 03' 13" West and a chord distance of 84.11 feet) to a point; thence North 28° 17' 08" West a distance of 218.90 feet to a point; thence leaving said line and running North 39° 47' 38" West a distance of 25.05 feet to a point (said point being 25' from centerline of former Norfolk Southern Right of Way); thence along a line 25' from the centerline of the former Norfolk Southern Right of Way North 28° 17' 08" West a distance of 446.20 feet to a point; thence leaving said line and running North 61° 42' 52" East a distance of 75.00 feet to a point on the former northeastern Right of Way of Norfolk Southern Railway; thence along said former Right of Way the following courses: South 28° 17' 08" East a distance of 432.18 feet to a point common to Land Lots 55 and 56; thence running along the common Land Lot 55 and 56 North 89° 55' 00" West a distance of 38.64 feet to a point; thence South 28° 17' 08" East a distance of 275.43 feet to a point; thence along a curve to the right on an arc distance of 67.29 feet (said curve having a radius of 2836.70 feet; a chord bearing of South 28° 14' 04" East and a chord distance of 67.29 feet) to a point on the northwesterly right of way of aforementioned Piedmont Avenue and the TRUE POINT OF BEGINNING. Said tract containing 1.015 acres.

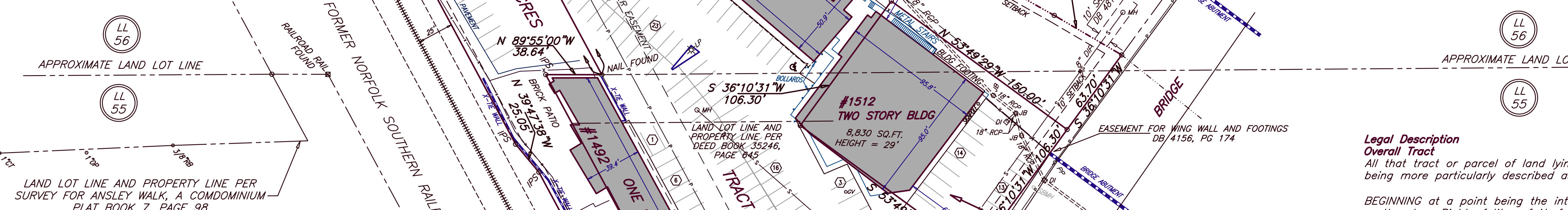
- EASEMENTS TRACT ONE**
 In my opinion the following easements and other documents of record listed as exceptions to title in Schedule B, Part II of First American Title Insurance Company A.L.T.A. Commitment for Title Insurance, Commitment Number 2-19755 (M), effective date April 9, 2007, do not affect the subject property.
- Easement (sewer Purposes) from Southern Railway Company, a Virginia corporation to City of Atlanta, a Georgia municipal corporation, dated August 23, 1922, recorded in Deed Book 2673, Page 601. (As clarified in Plat Book 44, Page 11)
 - Easement (sewer purposes) by and between Southern Railway Company, a Virginia corporation and City of Atlanta, a Georgia municipal corporation, dated July 6, 1938, recorded in Deed Book 1653, Page 565.
 - Easement (sewer Purposes) by and between Southern Railway Company, a Virginia corporation and George C. Finch, Jr., dated November 29, 1978, recorded in Deed Book 7124, Page 183.
 - Easement by and between Southern Railway Company, a Virginia corporation and Georgia Power Company, a Georgia corporation, dated April 4, 1962, recorded in Deed Book 3872, Page 469.
 - Reservation of Easements and Rights contained in that certain Special Warranty Deed from Norfolk Southern Railway Company, a Virginia corporation, successor to the Georgia Air Line Railway Company, the Atlanta and Richmond Air Line Railway Company, Richmond and Danville Railroad Company, the Atlanta and Charlotte Air Line Railway Company and Southern Railway Company to Anselly North Bellline, LLC as to Parcel 1, Anselly South Bellline, LLC as to Parcel 2, Piedmont Bellline, LLC as to Parcel 3, North Avenue Bellline, LLC as to Parcel 5, Corridor Bellline, LLC as to Parcels 4 and 6, Corridor Edgewood, LLC as to Parcel 7, dated December 30, 2004, recorded in Deed Book 39115, Page 430.

- EASEMENTS TRACT TWO AND THREE**
 In my opinion the following easements and other documents of record listed as exceptions to title in Schedule B, Part II of First American Title Insurance Company A.L.T.A. Commitment for Title Insurance, Commitment Number 2-19755 (M), effective date April 9, 2007, do affect the subject property and are located on the plat where the recorded description is sufficient to plot or approximate the general location:
- Easement from Mrs. J.M. Liddell and Mrs. Ruth Johnson to Georgia Railway and Power Company, dated October 9, 1912, record in Deed Book 353, Page 259. (Affects Tract 2)
 - Easement as contained in that certain Deed from Mrs. Anna Ruth Wilson, as Executrix under the Will of Mrs. Ruth E. Johnson, deceased, and Mary Liddell Owen, as Executrix and D.W. Liddell, as Executor of the last will and testament of Mrs. Jessie M. Liddell to the City of Atlanta, dated November 15, 1963, recorded in Deed Book 4156, Page 174. (Affects Tract 2 & 3)
 - Right of Way Easement from Clairborne W. Futch, to Georgia Power Company, dated October 14, 1970, recorded in Deed Book 5303, Page 299. (Affects Tract 2 & 3) (#1500)
 - Easement from Clairborne W. Futch to Georgia Power Company, dated January 5, 1971, recorded in Deed Book 5332, Page 454. (Affects Tract 2) (#1492)
 - Right of Way Easement from Clairborne W. Futch to Georgia Power Company, dated September 20, 1971, recorded in Deed Book 5481, Page 395. (Affects Tract 2 & 3) (#1510)
 - Right of Way Easement from Clairborne W. Futch to Georgia Power Company, dated October 18, 1971, recorded in Deed Book 5490, Page 504. (Affects Tract 2) (#1492)
 - Easement from Saul Roberts to Georgia Power Company, dated June 17, 1982, recorded in Deed Book 8168, Page 17. (Affects Tract 2) (#1510)
 - Indemnity Agreement by Roberts Management, dated July 31, 1985, recorded in Deed Book 9635, Page 243. (Affects Tract 3)
 - Deed of Permanent Easement from Roberts & Shefrin, LLC to Level 3 Communications, LLC, dated October 29, 2003, recorded in Deed Book 36377, Page 211. (Affects Tract 2)
 - Deed of Permanent Easement from Roberts & Shefrin, LLC to Level 3 Communications, dated October 29, 2003, recorded in Deed Book 36377, Page 215. (Affects Tract 3)

In my opinion the following easements and other documents of record listed as exceptions to title in Schedule B, Part II of First American Title Insurance Company A.L.T.A. Commitment for Title Insurance, Commitment Number 2-19755 (M), effective date April 9, 2007, may or may not affect the subject property and are not plottable due to insufficient descriptions in recorded documents:

- Easement as contained in that certain Deed from Mrs. Jessie M. Liddell and Ruth E. Johnson to the City of Atlanta, dated June 1, 1923, recorded in Deed Book 2729, Page 698.

- SITE NOTES**
- NO OBSERVABLE EVIDENCE OF EARTH MOVING WORK OR BUILDING CONSTRUCTION.
 - NO OBSERVABLE EVIDENCE OF RECENT STREET OR SIDEWALK CONSTRUCTION OR CHANGES.
 - NO OBSERVABLE EVIDENCE OF SITE USED AS SOLID WASTE DUMP, SUMP, OR SANITARY LANDFILL.
 - ALL UTILITY LINES CONNECT TO THE PROPERTY THROUGH A PUBLIC RIGHT OF WAY OR AN INSURED EASEMENT.



Legal Description
Tract 2
 All that tract or parcel of land lying and being in Land Lots 55 and 56 of the 17th District of Fulton County, Georgia and being more particularly described as follows:
 BEGINNING at a point being the intersection of the northwesterly right of way of Piedmont Avenue (70' R/W) and the former northeastern Right of Way of Norfolk Southern Railway; thence running along former Right of Way of Norfolk Southern Right of Way the following courses: along a curve to the left having a radius of 2836.70 feet and an arc length of 67.29 feet, being subtended by a chord of North 28° 14' 04" West for a distance of 67.29 feet to a point; thence North 28° 17' 08" West a distance of 275.43 feet to a point; thence South 89° 55' 00" East a distance of 38.64 feet to a point; thence North 28° 17' 08" West a distance of 466.30 feet to a point at the centerline of Clear Creek; thence along the centerline of said creek the following courses: South 62° 47' 36" East a distance of 15.59 feet to a point; thence South 64° 15' 51" East a distance of 47.91 feet to a point; thence South 65° 26' 35" East a distance of 75.88 feet to a point; thence South 55° 12' 01" East a distance of 32.09 feet to a point; thence South 49° 39' 09" East a distance of 48.34 feet to a point; thence South 58° 04' 46" East a distance of 45.56 feet to a point; thence South 52° 49' 14" East a distance of 59.16 feet to a point; thence South 50° 05' 47" East a distance of 56.70 feet to a point; thence South 50° 37' 21" East a distance of 60.69 feet to a point; thence South 52° 01' 42" East a distance of 47.34 feet to a point; thence South 46° 33' 03" East a distance of 27.11 feet to a point; thence South 60° 05' 16" East a distance of 51.88 feet to a point; thence South 39° 09' 44" East a distance of 37.05 feet to a point; thence South 60° 36' 01" East a distance of 48.00 feet to a point; thence South 59° 35' 58" East a distance of 53.86 feet to a point on the northerly Right of Way of Piedmont Avenue (70' R/W); thence along said Right of Way South 36° 10' 31" West a distance of 63.70 feet to a point; thence leaving said Right of Way and running North 53° 49' 29" West a distance of 150.00 feet to a point; thence South 36° 10' 31" West a distance of 106.30 feet to a point; thence South 53° 49' 29" East a distance of 150.00 feet to a point on the aforementioned Northerly Right of Way of Piedmont Avenue; thence along said Right of Way South 36° 10' 31" West a distance of 106.30 feet to the POINT OF BEGINNING. Said property contains 2.893 acres.

Legal Description
Tract 3
 All that tract or parcel of land lying and being in Land Lots 55 and 56 of the 17th District of Fulton County, Georgia and being more particularly described as follows:
 To reach the True Point of Beginning commence at a point being the intersection of the northwesterly right of way of Piedmont Avenue (70' R/W) and the former northeastern Right of Way of Norfolk Southern Railway; thence along said Right of Way of Piedmont Avenue North 36° 57' 31" East a distance of 222.99 feet to the TRUE POINT OF BEGINNING, from point thus established and leaving said Right of Way of Piedmont Avenue and running North 53° 49' 29" West a distance of 150.00 feet to a point; thence North 36° 10' 31" East a distance of 106.30 feet to a point; thence South 53° 49' 29" East a distance of 150.00 feet to a point on the northwesterly right of way of aforementioned Piedmont Avenue; thence along said Right of Way South 36° 10' 31" West a distance of 106.30 feet to the POINT OF BEGINNING. Said tract containing 0.366 acres.

FLOOD NOTE
 A PORTION OF THE PROPERTY DOES LIE WITHIN A FLOOD ZONE "AE" PER FIRM MAP NUMBER 13121C0261 F, EFFECTIVE DATE MAY 7, 2001.

THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A CLOSURE PRECISION OF ONE FOOT IN 68,749 FEET AND AN ANGULAR ERROR OF .02 PER ANGLE AND WAS ADJUSTED USING THE COMPASS RULE.

A TOPCON 303 TOTAL STATION AND AN ALLEGRO DATA COLLECTOR WERE USED TO OBTAIN THE LINEAR AND ANGULAR MEASUREMENTS USED IN THE PREPARATION OF THIS PLAT.

THIS MAP OR PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE TO WITHIN ONE FOOT IN 249,350 FEET.

ZONING
 TRACT 1: ZONING NOT DEFINABLE
 TRACT 2 & 3: ZONED C-1 (COMMUNITY BUSINESS DISTRICT) SETBACKS
 FRONT: 10 FEET
 SIDE: NONE, EXCEPT IF BUILDING IS NOT BUILT TO PROPERTY LINE THEN 5 FEET.
 REAR: NONE
 *SETBACKS SHOWN ARE IF PROPERTY WAS ONE OVERALL TRACT.

Legal Description
Overall Tract
 All that tract or parcel of land lying and being in Land Lots 55 and 56 of the 17th District of Fulton County, Georgia and being more particularly described as follows:
 BEGINNING at a point being the intersection of the northwesterly right of way of Piedmont Avenue (70' R/W) and the former northeastern Right of Way of Norfolk Southern Railway; thence along said Right of Way of Piedmont Avenue running South 36° 20' 19" West a distance of 40.15 feet to a point (said point being 30' from centerline of former Norfolk Southern Right of Way); thence leaving Piedmont Avenue Right of Way and running along a line 30' from the centerline of the former Norfolk Southern Right of Way the following courses: along a curve to the left on an arc distance of 84.11 feet (said curve having a radius of 2800.70 feet; a chord bearing of North 28° 03' 13" West and a chord distance of 84.11 feet) to a point; thence North 28° 17' 08" West a distance of 218.90 feet to a point; thence leaving said line and running North 39° 47' 38" West a distance of 25.05 feet to a point (said point being 25' from centerline of former Norfolk Southern Right of Way); thence along a line 25' from the centerline of the former Norfolk Southern Right of Way North 28° 17' 08" West a distance of 446.20 feet to a point; thence leaving said line and running North 61° 42' 52" East a distance of 75.00 feet to a point on the former northeastern Right of Way of Norfolk Southern Railway; thence along said Right of Way North 28° 17' 08" West a distance of 432.18 feet to a point at the centerline of Clear Creek the following courses: South 62° 47' 36" East a distance of 15.59 feet to a point; thence South 64° 15' 51" East a distance of 47.91 feet to a point; thence South 65° 26' 35" East a distance of 75.88 feet to a point; thence South 55° 12' 01" East a distance of 32.09 feet to a point; thence South 49° 39' 09" East a distance of 48.34 feet to a point; thence South 58° 04' 46" East a distance of 45.56 feet to a point; thence South 52° 49' 14" East a distance of 59.16 feet to a point; thence South 50° 05' 47" East a distance of 56.70 feet to a point; thence South 50° 37' 21" East a distance of 60.69 feet to a point; thence South 52° 01' 42" East a distance of 47.34 feet to a point; thence South 46° 33' 03" East a distance of 27.11 feet to a point; thence South 60° 05' 16" East a distance of 51.88 feet to a point; thence South 39° 09' 44" East a distance of 37.05 feet to a point; thence South 60° 36' 01" East a distance of 48.00 feet to a point; thence South 59° 35' 58" East a distance of 53.86 feet to a point on the northerly Right of Way of Piedmont Avenue (70' R/W); thence along said Right of Way South 36° 10' 31" West a distance of 170.00 feet to a point; thence South 36° 57' 31" West a distance of 222.99 feet to the to the POINT OF BEGINNING. Said tract containing 4.274 acres.

SURVEYOR'S CERTIFICATE
 I hereby certify to RiverSource Life Insurance Company, its successors and/or assigns (Lender); Roberts & Shefrin, LLC, and First American Title Insurance Company, that this plat represents a survey made on the ground under my direct supervision on April 25, 2007 and this survey has been prepared (i) 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 1-4, 6, 7(a), 7(c), 8-10, 11(a), 14 and 16-18 of Table A thereof. Pursuant to Accuracy Standards as adopted by ALTA and NSPS and in effect on the date of this certification, the undersigned further certifies that, in my professional opinion and as a land surveyor registered in the State of Georgia, the maximum Relative Positional Accuracy does not exceed that which is specified therein. None of the buildings shown hereon encroach on any street, title or building lines, nor are there encroachments by improvements from adjoining properties, except as follows: 1. Chain Link Fence encroaches upon southwestern property line onto adjoining's property. (See Plat) 2. Planter with sign encroaches upon Piedmont Avenue Right of Way. (See Plat)

ALTA/ACSM LAND TITLE SURVEY
 FOR
ROBERTS & SHEFRIN, LLC & FIRST AMERICAN TITLE INSURANCE COMPANY
 LAND LOT 55 & 56 17TH DISTRICT FULTON COUNTY GEORGIA
 MARCH 21, 2005: ORIGINAL FIELD SCALE: 1" = 50'
 APRIL 25, 2007: ALTA
 MAY 25, 2007: REVISED PER COMMENTS

TECHNICAL SURVEY SERVICES, INC.
 Land Surveyors
 794 WEST CIRCLE, SW Telephone (770) 922-6391
 CONYERS, GEORGIA 30012 FAX (770) 922-0787
 JOB: NSMCRILL.DWG SCREEN FILE: NSMCRILL-ANSLYING