

**SCHEDULE "B" EXCEPTIONS**

CERTIFICATE OF TITLE PREPARED BY: LAMBERT AND REITMAN, L.L.C., FILE NUMBER 2004 (27), COMMITMENT NO. 1, WITH AN EFFECTIVE DATE OF: 2/28/05.

- RIGHT-OF-WAY EASEMENT FROM SUSAN MANLEY LAW TO SOUTHERN BELL TELEPHONE AND TELEGRAPH COMPANY DATED DECEMBER 18, 1987, IN DEED BOOK 132, PAGE 255-256, CLERKS OFFICE, MORGAN COUNTY SUPERIOR COURT. EASEMENT LOCATED IN LAND LOT 264, DOES NOT EFFECT SUBJECT PROPERTY.
- CENTRAL GEORGIA E.M.C. HAS A UTILITY LINE RUNNING IN A GENERALLY NORTH-SOUTH DIRECTION FROM AMTICO ROAD TO LIONS CLUB ROAD WHICH APPEARS TO BE 15 FT. EASEMENT BUT THERE IS NO RECORDED DOCUMENT CONVEYING THIS EASEMENT TO CENTRAL GEORGIA E.M.C. EFFECTS SUBJECT PROPERTY, NOT PLOTTABLE (NO DEED OF REFERENCE PROVIDED).

NOTES:  
 1. EVERY DOCUMENT OF RECORD REVIEWED AND CONSIDERED AS A PART OF THIS SURVEY IS NOTED HEREON. THE TITLE COMMITMENT NOTED HEREON AND THE EXCEPTIONS NOTED HEREON ARE SHOWN ON THIS SURVEY. AFTER A CAREFUL FIELD EXAMINATION, THIS SURVEYOR HAS NOTED (AND HAS SHOWN ON THIS SURVEY) UNDERGROUND WATER LINES, GAS LINES AND TELEPHONE LINES, AS WELL AS OVERHEAD UTILITY LINES TRAVERSING THE SUBJECT PROPERTY. IT IS IN THIS SURVEYORS OPINION THAT THERE MAY BE OTHER DOCUMENTS OF RECORD THAT WOULD AFFECT THIS PARCEL.

2. IN A LETTER TO MR. DAVID NUNN, CITY MANAGER FOR THE CITY OF MADISON, GEORGIA, DATED APRIL 25, 2005, CENTRAL GEORGIA EMC, AGREES TO THE FOLLOWING:

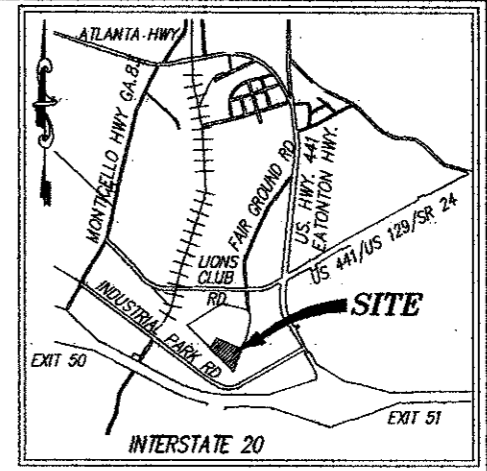
TO QUIT CLAIM THE ABANDON EASEMENT BACK TO THE CITY OF MADISON AND ALL SUBSEQUENT OWNER(S) AFTER THE EXISTING POWER LINES HAVE BEEN RELOCATED TO THE RIGHT-OF-WAY FAIRGROUND ROAD.

**SURVEY REFERENCES**

- SURVEY OF 37.88 acres PREPARED FOR CITY OF MADISON BY BALDWIN ENGINEERING SERVICES, DATED: 12-9-96.
- DEED BOOK 15, PAGE 254.
- PLAT BOOK 12, PAGE 120. PLAT BOOK 21, PAGE 99, FAILS TO FORM A MATHEMATICAL CLOSURE, OUT 14.7'.
- PLAT BOOK 6, PAGE 340a. PLAT BOOK 8, PAGE 552, FAILS TO FORM A MATHEMATICAL CLOSURE, OUT 10.79'.
- PLAT BOOK 26, PAGE 92.
- PLAT BOOK 33, PAGE 77.
- PLAT BOOK 15, PAGE 245.
- PLAT BOOK 10, PAGE 178.
- DEED BOOK 186, PAGE 816.
- SURVEY OF 23.34-ACRES, PREPARED FOR HARRIS DIVERSIFIED SERVICES, INC., BY BALDWIN ENGINEERING SERVICES, DATED: 9-16-02.
- STAKING AND PAVING PLAN FOR ANTICO INTERNATIONAL, INC., PREPARED BY CUNNINGHAM COMPANY ENGINEERS, DATED: 5-22-98.
- DEED BOOK 8, PAGE 552.
- DEED BOOK 193, PAGE 49.
- DEED BOOK 17, PAGE 630.
- DEED BOOK 102, PAGE 501.
- CONCEPT PLAN FOR THE CITY OF MADISON BY JORDAN, JONES & GOULDING DATE: 1-24-04.
- SURVEY FOR: "CITY OF MADISON", PREPARED BY WHITLEY LAND SURVEYING, WILLIAM E. WHITLEY, RLS, DATED 4-7-04.

**LEGEND**

- |          |                       |       |                         |
|----------|-----------------------|-------|-------------------------|
| IPS      | IRON PIN SET          | -Z-Z- | OVERHEAD UTILITY LINE   |
| IPF      | IRON PIN FOUND        | MH    | MAN HOLE                |
| CM       | CONC. MONUMENT FOUND  | CMP   | CORRUGATED METAL PIPE   |
| SS       | SANITARY SEWER        | RCP   | REINFORCED CONC. PIPE   |
| FC       | FENCE CORNER          | SSE   | SEWER EASEMENT          |
| -X-X-    | FENCE                 | DE    | DRAINAGE EASEMENT       |
| OT       | OPEN TOP PIN          | CB    | DOUBLE WING CATCH BASIN |
| CT       | CRIMP TOP PIN         | CB    | LEFT WING CATCH BASIN   |
| #4 REBAR | REINFORCING BAR       | CB    | RIGHT WING CATCH BASIN  |
| CL       | CENTERLINE            | JB    | JUNCTION BOX            |
| R/W      | RIGHT-OF-WAY          | DI    | DROP INLET              |
| -W-      | U/G WATER LINE        | HW    | HEAD WALL               |
| POC      | POINT OF COMMENCEMENT | GV    | GAS VALVE               |
| POB      | POINT OF BEGINNING    | WV    | WATER VALVE             |
| FH       | FIRE HYDRANT          | PP    | POWER POLE              |
| WM       | WATER METER           |       |                         |



**LINE TABLE**

LINE	LENGTH	BEARING
L1	70.12	S20°07'54"W
L2	20.00	S69°51'25"E

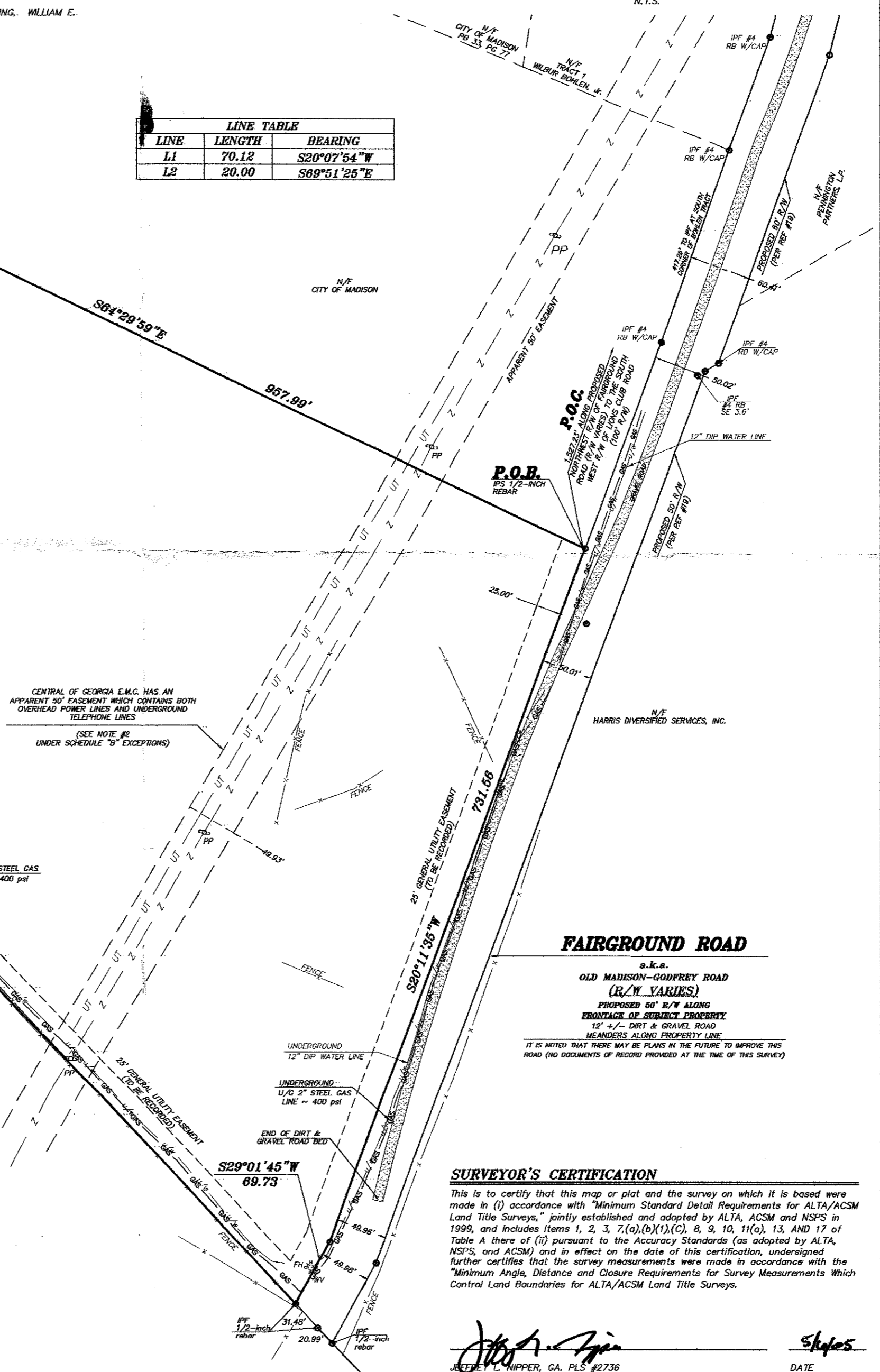
**AREA**  
 14.190 acres  
 or  
 618,114 sq. ft.  
 (INCLUDING ALL EASEMENTS  
 or  
 RIGHTS-OF-WAY)

**FLOOD STATEMENT**  
 BY GRAPHIC PLOTTING ONLY, THIS PROPERTY IS NOT IN A FLOOD HAZARD ZONE, ACCORDING TO THE FLOOD INSURANCE RATE MAP (FIRM), PANEL NO. 13211C 0225 A, WHICH BEARS AN EFFECTIVE DATE OF FEBRUARY 15, 2002, MORGAN COUNTY, GEORGIA.

- UTILITY INFORMATION**
- POTABLE WATER AND NATURAL GAS LINES LOCATED BY CITY OF MADISON UTILITY DEPARTMENT.
  - UNDERGROUND TELEPHONE LINE LOCATED BY BELLSOUTH. LINES TO BE RELOCATED WITHIN THE RIGHT-OF-WAY OF FAIRGROUND ROAD OR 25' UTILITY EASEMENT. OVERHEAD.
  - POWER LINES LOCATED BY FIELD OBSERVATIONS. POWER LINES OWNERSHIP NOT KNOWN AT THE TIME OF SURVEY. LINES TO BE RELOCATED WITHIN THE RIGHT-OF-WAY OF FAIRGROUND ROAD OR 25' UTILITY EASEMENT.

- GENERAL NOTES**
- INFORMATION REGARDING THE REPUTED PRESENCE, SIZE, CHARACTER, AND LOCATION OF EXISTING UNDERGROUND UTILITIES AND STRUCTURES ARE SHOWN HEREON. THERE IS NO CERTAINTY OF THE ACCURACY OF THIS INFORMATION AND IT SHALL BE CONSIDERED IN THAT LIGHT BY THOSE USING THIS DRAWING. THE LOCATION AND ARRANGEMENT OF UNDERGROUND UTILITIES AND STRUCTURES SHOWN HEREON MAY BE INACCURATE AND UTILITIES AND STRUCTURES NOT SHOWN MAY BE ENCOUNTERED. THE OWNER, HIS EMPLOYEES, HIS CONSULTANTS, HIS CONTRACTORS, AND/OR HIS AGENTS SHALL HEREBY DISTINCTLY UNDERSTAND THAT THE SURVEYOR IS NOT RESPONSIBLE FOR THE CORRECTNESS OR SUFFICIENCY OF THIS INFORMATION SHOWN HEREON AS TO SUCH UNDERGROUND INFORMATION.
  - BASIS OF BEARINGS WERE TAKEN FROM REFERENCE PLAT FOR: "CITY OF MADISON" BY: BALDWIN ENGINEERING SERVICES, DATED 12-9-96.
  - THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A CLOSURE PRECISION OF ONE FOOT IN 24,027.4 FEET AND AN ANGULAR ERROR OF 03" PER ANGLE POINT AND WAS ADJUSTED USING THE LEAST SQUARES METHOD.
  - NO (RECORDED) STATE PLANE COORDINATE MONUMENT WAS FOUND WITHIN 500' OF THIS PROPERTY.
  - THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND WAS FOUND TO BE ACCURATE TO WITHIN ONE FOOT IN 1,088,083+ FEET.
  - EQUIPMENT USED: WILD T-1000 ELECTRONIC TOTAL STATION WITH A DI-1000 ELECTRONIC DISTANCE MEASURING DEVICE.
  - FIELD WORK FOR SURVEY COMPLETED ON OR ABOUT 12-28-04. (NO SITE VISIT MADE SINCE THIS DATE).
  - 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.
  - DEED/PLAT DISCLAIMER: THIS PLAT MAY NOT CONFORM TO THE BEARINGS AND DISTANCES RECORDED ON THE DEED AND/OR PLAT OF RECORD DUE TO SEVERAL FACTORS INCLUDING, BUT NOT LIMITED TO, THE NATURE IN THE ADVANCES IN SURVEYING TECHNOLOGY SUCH AS ELECTRONIC MEASURING DEVICES, MORE PRECISE ANGULAR MEASUREMENTS AND THE USE OF SATELLITE SURVEYING TECHNIQUES USING THE GLOBAL POSITIONING SYSTEM ("GPS") SATELLITE CONSTELLATIONS. SURVEYS USING SATELLITE OBSERVATIONS ARE CORRECTED TO THE GEORGIA WEST STATE PLANE COORDINATE SYSTEM AND USE "GEODETTIC" OR "GRID" NORTH AS OPPOSED TO "MAGNETIC" NORTH.
  - ELEVATIONS (IF SHOWN) ARE BASED ON MEAN SEA LEVEL (NAVD 88).

**LEGAL DESCRIPTION**  
 All that tract or parcel of land lying in and being in Land Lot 331 of the 15th Land District (276th G.M.D. in the City of Madison) of Morgan County, Georgia, and being more particularly described as follows:  
 COMMENCING at a point located at the intersection of the southern right-of-way of Lions Club Road (having a 100-foot right-of-way) and the western right-of-way of Fairground Road (a.k.a. Old Madison-Godfrey Road) and having a variable right-of-way, running thence in a southerly direction along said right-of-way of Fairground Road and following the curves and tangents thereof, a distance of 1,527.23 feet to an iron pin set (1/2-inch rebar) at a point on said right-of-way (being 50 feet at this point), said iron pin set also being known as the TRUE POINT OF BEGINNING.  
 With the TRUE POINT OF BEGINNING as thus established, thence continue along the proposed 50 foot right-of-way of Fairground Road (a.k.a. Old Madison-Godfrey Road), running South 20 degrees 11 minutes 35 seconds West a distance of 731.56 feet to an iron pin found (1/2-inch rebar), thence continue running South 29 degrees 01 minutes 45 seconds West a distance of 69.73 feet to an iron pin found (1/2-inch rebar), thence leaving said right-of-way running North 43 degrees 16 minutes 51 seconds West a distance of 1239.52 feet to an iron pin set (1/2-inch rebar), thence running North 46 degrees 30 minutes 02 seconds East a distance of 374.26 feet to an iron pin set (1/2-inch rebar), thence running South 64 degrees 29 minutes 59 seconds East a distance of 957.99 feet to an iron pin set (1/2-inch rebar) on the right-of-way of Fairground Road (a.k.a. Old Madison-Godfrey Road), said iron pin set also being known as the TRUE POINT OF BEGINNING.  
 Said tract or parcel of land contains 14.190-acres or 618,114 sq. ft., more or less, as shown on ALTA/ACSM Land Title Survey, prepared for Madison Morgan Associates, LLC, Stock Building Supply Company, Inc., and Chicago Title Insurance Company, dated January 28, 2005, last revised May 6, 2005, prepared by Surveying Solutions, Inc., and bearing the seal of Jeffrey L. Nipper, Georgia Registered Land Surveyor No. 2736.



**SURVEYOR'S CERTIFICATION**  
 This is to certify that this map or plat and the survey on which it is based were made in (1) accordance with "Minimum Standard Detail Requirements for ALTA/ACSM Land Title Surveys," jointly established and adopted by ALTA, ACSM and NSPS in 1999, and includes items 1, 2, 3, 7(a),(b),(c), 8, 9, 10, 11(a), 13, AND 17 of Table A hereof (if) 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 survey measurements were made in accordance with the "Minimum Angle, Distance and Closure Requirements for Survey Measurements Which Control Land Boundaries for ALTA/ACSM Land Title Surveys."  
 JEFFREY L. NIPPER, GA. PLS #2736  
 DATE

**Surveying Solutions, Inc.**  
 A Professional Land Surveying Company  
 P.O. BOX 320 REX, GEORGIA 30273-0320  
 Telephone (770) 961-0305 ~ Fax (678) 422-7888  
 e-mail address: jnipper@comcast.net

**GRAPHIC SCALE**  
 1 inch = 100 ft.

PLAT DATE:	1/28/05
FIELD DATE:	12/28/04
JOB #:	04-076
DRAWING NAME:	04-076(ALTA 6-9-05)REV.dwg
SCALE:	1" = 100'
PLAT BOOK:	.PAGE
Sheet 1 of 1	
REVISIONS (#)	BY DATE
REVISED FOR R/W TAKE	JN 3/4/05
REVISED PLAT TO A	
RECORDABLE SIZE & ADDED	
SCHEDULE "B" NOTES	JN 5/6/05
REVISED LEGAL	JN 5/6/05

REGISTERED PROFESSIONAL LAND SURVEYOR  
 JEFFREY L. NIPPER  
 No. 2736  
 GEORGIA

This plat was prepared for the exclusive use of the person, persons, or entity named hereon. This plat does not extend to any unnamed person, persons, or entity without the surveyor naming such person, persons, or entity.

ALTA/ACSM LAND TITLE SURVEY PREPARED FOR:  
**MADISON MORGAN ASSOCIATES, LLC, INC.**  
**STOCK BUILDING SUPPLY COMPANY, INC.**  
 AND  
**CHICAGO TITLE INSURANCE COMPANY**

LOCATED IN LAND LOT 331 OF THE 15th LAND DISTRICT AND 276 of the G.M.D. MORGAN COUNTY, GEORGIA  
 ALSO LOCATED IN THE "CITY OF MADISON"

SURVEYED: R. AMOS  
 DRAFTED: J. N.  
 APPROVED: J. NIPPER