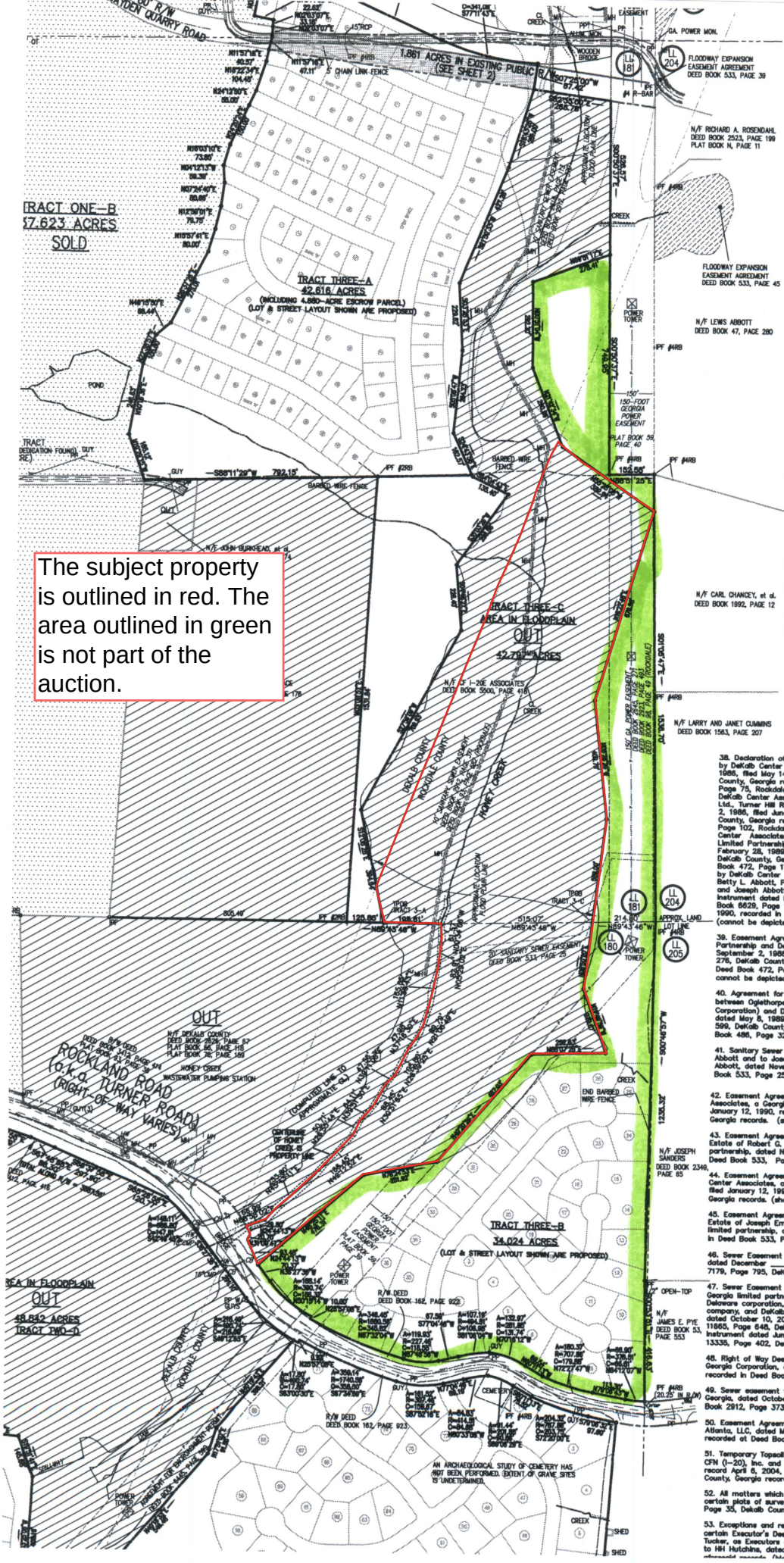


The subject property is outlined in red. The area outlined in green is not part of the auction.

Surveyor's Certificate

To Stonecrest Atlanta, LLC, CFN (I-20), Inc., RBC Centura Bank, and Chicago Title Insurance Company:

I hereby certify that on the 15th day of January, 2005 the following is true:

a. I am a Registered Land Surveyor in the State of Georgia and this survey was prepared from an actual on-the-ground survey of the real property shown hereon conducted by me or under my supervision.

b. This survey correctly shows (i) the boundaries of the subject property and their dimensions and direction, and the areas of the subject property; (ii) the lot and block designation of any recorded subdivision or addition in which the subject property is located and the recording information with respect thereto; (iii) the size, location and type of buildings and improvements located thereon (if any) and the distance from such buildings or improvements to the nearest facing property line; (iv) building or improvement setback requirements (if any); (v) the location of easements, rights-of-way and other matters of record of which I have knowledge which affect the subject property including appurtenant easements; (vi) the location and dimensions of drives, parking areas, alleys, streets and roads on the subject property (if any), including the number of parking spaces provided thereto; (vii) abutting dedicated public streets providing access to the subject property together with the width and name thereof; (viii) the distance from the nearest intersecting streets or roads; (ix) the location, size and type of monuments referred to herein; and (x) other significant items on the subject property including but not limited to rivers, creeks, streams and lakes.

c. Except as shown on the survey, there are no (i) encroachments on the subject property by improvements located on adjacent property or by streets or alleys; (ii) protrusions by improvements located on the subject property onto adjacent property or streets or alleys; (iii) visible or apparent easements or rights-of-way; (iv) party walls; or (v) visible discrepancies, conflicts or boundary line disputes.

d. The subject property has adequate ingress and egress provided by paved and dedicated public streets maintained by the appropriate city or county governmental authority include access via McDaniel Mill Road and Rockland Road.

e. Except as specifically noted on the survey, no part of the subject property lies within any area designated as a "flood prone area" or 100-year flood plain by the Federal Emergency Management Agency, the United States Army Corps of Engineers, the State, County or City in which the subject property is located or other governmental agency or authority having jurisdiction over the subject property nor is any portion of the subject property located within any lake or any creek, steam, river or other watercourse required to be undisturbed by an appropriate governmental agency or authority.

f. The undersigned understands and agrees that the parties to whom this certification is addressed will be relying upon this certification in purchasing the property, borrowing and lending money to be secured by the property and issuing title insurance with respect to the subject property and the survey has been prepared for their respective benefits in anticipation of their reliance thereon.

38. Declaration of Surface and Storm Water Drainage Easements as set forth by DeKalb Center Associates, a Georgia limited partnership, dated May 13, 1985, filed May 14, 1985, recorded in Deed Book 5470, Page 390, DeKalb County, Georgia records; and filed June 13, 1986, recorded in Deed Book 321, Page 75, Rockdale County, Georgia records; as first amended by and between DeKalb Center Associates, a Georgia limited partnership and JDN Associates, Ltd., Turner Hill Road, a Georgia limited partnership by instrument dated May 2, 1986, filed June 4, 1986, recorded in Deed Book 5486, Page 511, DeKalb County, Georgia records; and filed July 21, 1986, recorded in Deed Book 326, Page 102, Rockdale County, Georgia records; as further amended by DeKalb Center Associates, a Georgia limited partnership and Atlanta East Mall Limited Partnership, a Georgia limited partnership, by instrument dated February 28, 1989, filed May 2, 1989, recorded in Deed Book 6421, Page 271, DeKalb County, Georgia records; and filed April 19, 1989, recorded in Deed Book 472, Page 176, Rockdale County, Georgia records; as further amended by DeKalb Center Associates, a Georgia limited partnership, Lewis G. Abbott, Betty L. Abbott, Pat Abbott as Executrix of the Estate of Robert G. Abbott, and Joseph Abbott as Executor of the Estate of Joseph Ernest Abbott by instrument dated November 13, 1989, filed January 1, 1990, recorded in Deed Book 6629, Page 189, DeKalb County, Georgia records; and filed January 12, 1990, recorded in Deed Book 533, Page 21, Rockdale County, Georgia records. (cannot be depicted at a specific location)

39. Easement Agreement by and between Atlanta East Mall, Limited Partnership and DeKalb Center Associates, a Georgia limited partnership, dated September 2, 1985, filed May 2, 1989, recorded in Deed Book 6421, Page 276, DeKalb County, Georgia records; and filed April 19, 1989, recorded in Deed Book 472, Page 171, Rockdale County, Georgia records. (offsite – cannot be depicted on this drawing)

40. Agreement for an Encroachment Permit and a Passage Easement by and between Oglethorpe Power Corporation (an Electric Generation & Transmission Corporation) and DeKalb Center Associates, a Georgia limited partnership, dated May 8, 1989, filed June 5, 1989, recorded in Deed Book 6445, Page 599, DeKalb County, Georgia records; filed June 28, 1989, recorded in Deed Book 486, Page 326, Rockdale County, Georgia records. (shown)

41. Sanitary Sewer Easement from DeKalb Center Associates to Betty Louise Abbott and to Joseph Abbott, Executor of the Estate of Joseph Ernest Abbott, dated November 14, 1989, filed January 12, 1990, recorded in Deed Book 533, Page 25, Rockdale County, Georgia records. (shown)

42. Easement Agreement by and between Lewis G. Abbott and DeKalb Center Associates, a Georgia limited partnership, dated November 14, 1989, filed January 12, 1990, recorded in Deed Book 533, Page 36, Rockdale County, Georgia records. (shown)

43. Easement Agreement by and between Pat Abbott, as Executrix of the Estate of Robert G. Abbott and DeKalb Center Associates, a Georgia limited partnership, dated November 14, 1989, filed January 12, 1990, recorded in Deed Book 533, Page 39, Rockdale County, Georgia records. (shown)

44. Easement Agreement by and between Betty Louise Abbott and DeKalb Center Associates, a Georgia limited partnership, dated November 14, 1989, filed January 12, 1990, recorded in Deed Book 533, Page 42, Rockdale County, Georgia records. (shown)

45. Easement Agreement by and between Joseph Abbott, as Executor of the Estate of Joseph Ernest Abbott and DeKalb Center Associates, a Georgia limited partnership, dated November 14, 1989, filed January 12, 1990, recorded in Deed Book 533, Page 45, Rockdale County, Georgia records. (shown)

46. Sewer Easement from CFN (I-20), Inc. to The City of Conyers, Georgia, dated December ___ 1991, filed February 13, 1992, recorded in Deed Book 7179, Page 795, DeKalb County, Georgia records. (shown)

47. Sewer Easement Agreement by and among Forest Lake Properties, L.P., a Georgia limited partnership (f/k/a Forest Lake, Ltd.), CFN (I-20), Inc., a Delaware corporation, Turner Hill Partners, LLC, a Georgia limited liability company, and DeKalb East Partners, LLC, a Georgia limited liability company, dated October 10, 2000, filed October 26, 2000, recorded in Deed Book 11865, Page 648, DeKalb County, Georgia records; as first amended by instrument dated June 15, 2002, filed June 18, 2002, recorded in Deed Book 13335, Page 402, DeKalb County, Georgia records. (shown)

48. Right of Way Deed from Mary C. Sills to Georgia Power Company, a Georgia Corporation, dated September 21, 1970, filed October 13, 1970, recorded in Deed Book 2580, Page 346, DeKalb County records. (shown)

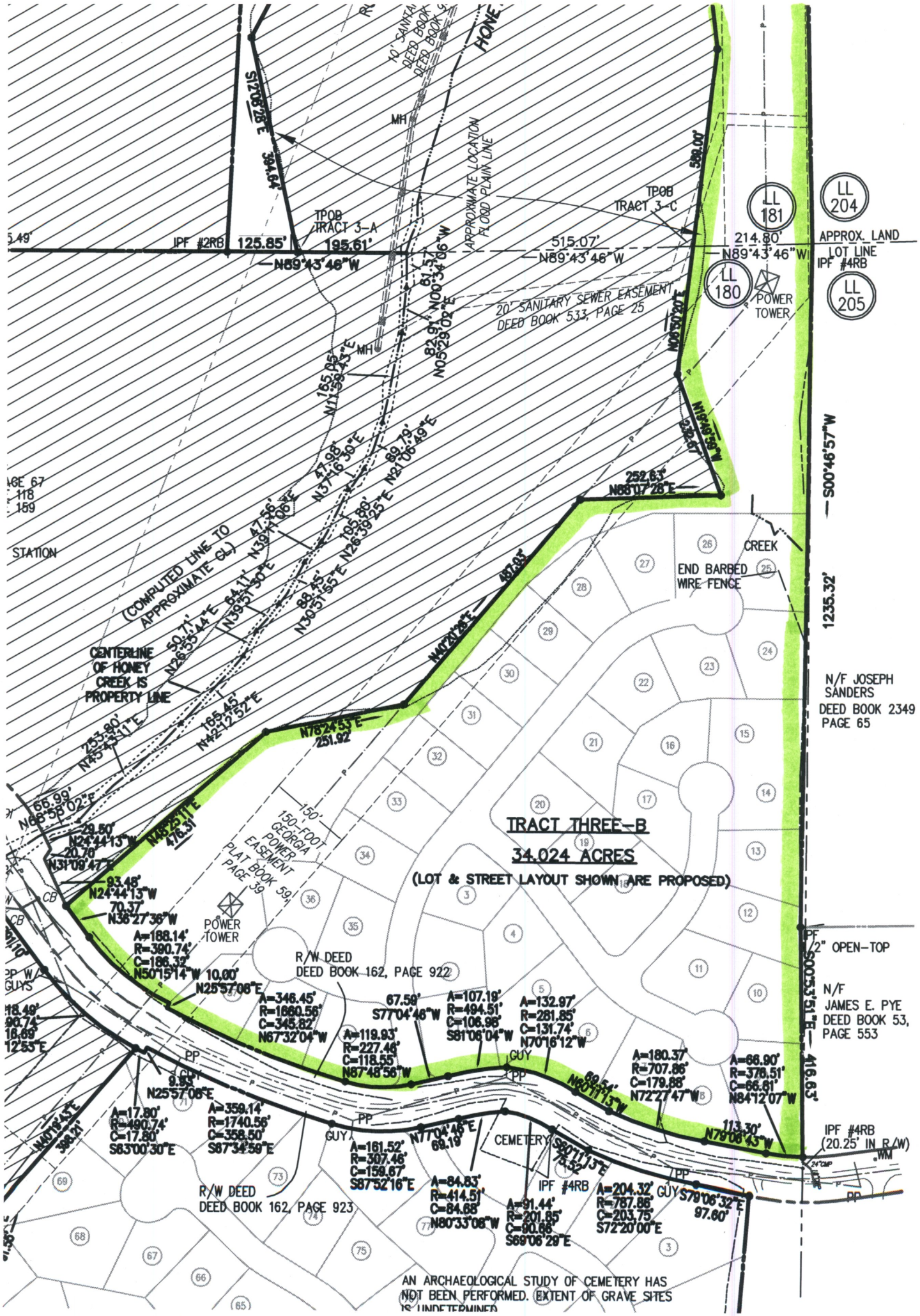
49. Sewer easement from Reynold Worthey & J.H. Cleland to DeKalb County, Georgia, dated October 24, 1972, filed November 13, 1972, recorded in Deed Book 2912, Page 373, aforesaid records. (shown)

50. Easement Agreement by and between CFN (I-20), Inc. and Stonecrest Atlanta, LLC, dated March 31, 2004, filed for record April 6, 2004, and recorded at Deed Book 15985, Page 239, DeKalb County, Georgia records.

51. Temporary Topsoil and Construction Easement Agreement by and between CFN (I-20), Inc. and Stonecrest Atlanta, LLC, dated March 31, 2004, filed for record April 6, 2004, and recorded at Deed Book 15985, Page 258, DeKalb County, Georgia records.

52. All matters which affect subject property as they may appear on those certain plats of survey recorded in Plat Book 13, Page 46 and Plat Book 56, Page 35, Dekalb County, Georgia records.

53. Exceptions and restrictions concerning granite mining contained in that certain Executor's Deed from Bond Almand, Claude A Almand and Sadie A Tucker, as Executors of the last will and testament of A.J.Almand, deceased to HH Hutchins, dated July 8, 1944, recorded in Deed Book 601, Page 157,


TRACT THREE-B
34.024 ACRES
(LOT & STREET LAYOUT SHOWN ARE PROPOSED)
TPOB TRACT 3-A
TPOB TRACT 3-C
IPF #2RB
IPF #4RB
IPF #4RB (20.25' IN R/W)
N89°43'46"W
515.07'
214.80'
APPROX. LAND LOT LINE
S00°46'57"W
1235.32'
S00°53'51"E
416.63'
N/F JOSEPH SANDERS DEED BOOK 2349 PAGE 65
N/F JAMES E. PYE DEED BOOK 53, PAGE 553
2" OPEN-TOP
CREEK
END BARBED WIRE FENCE
POWER TOWER
APPROXIMATE LOCATION FLOOD PLAIN LINE
20' SANITARY SEWER EASEMENT DEED BOOK 533, PAGE 25
10' SANITARY SEWER EASEMENT DEED BOOK
150-FOOT GEORGIA POWER EASEMENT PLAT BOOK 59, PAGE 39
CENTERLINE OF HONEY CREEK IS PROPERTY LINE
(COMPUTED LINE TO APPROXIMATE CL)
R/W DEED DEED BOOK 162, PAGE 922
R/W DEED DEED BOOK 162, PAGE 923
CEMETERY
LL 181
LL 204
LL 180
LL 205
AN ARCHAEOLOGICAL STUDY OF CEMETERY HAS NOT BEEN PERFORMED. EXTENT OF GRAVE SITES IS UNDETERMINED