CERTIFIED TO: EQR–ZURICH, L.L.C., A DELAWARE LIMITED LIABILITY COMPANY, TR DEERFIELD LLC, A DELEWARE LIMITED LIABILITY COMPANY, CHICAGO TITLE INSURANCE COMPANY, GRANDBRIDGE REAL ESTATE CAPITAL LLC, FANNIE MAE AND ITS SUCCESSORS AND ASSIGNS
THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE "2011 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/ACSM LAND TITLE SURVEYS," JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1–6a, & 6b, 7a, 8–10, 11a, &11b AND 13, 16, & 20 OF TABLE A THEREOF.
THE FIELD WORK WAS COMPLETED ON JULY 25, 2012

DATE:_____ SIGNED:_____

COMMITMENT # 14664034, CHICAGO TITLE INSURANCE COMPANY, JUNE 13, 2012
TITLE EXCEPTIONS:
1. DEFECTS, LIENS, ENCUMBRANCES, ADVERSE CLAIMS OR OTHER MATTERS, IF ANY, CREATED, FIRST APPEARING IN THE PUBLIC RECORDS OR ATTACHING SUBSEQUENT TO THE EFFECTIVE DATE HEREOF BUT PRIOR TO THE DATE THE PROPOSED INSURED ACQUIRES FOR VALUE OF RECORD THE ESTATE OR INTEREST OR MORTGAGE THEREON COVERED BY THIS COMMITMENT.

STANDARD EXCEPTIONS
2. RIGHTS OR CLAIMS OF PARTIES IN POSSESSION NOT SHOWN BY THE PUBLIC RECORDS. (DOES NOT AFFECT SURVEY)

3. ANY LIEN, OR RIGHT TO A LIEN, FOR SERVICES, LABOR, OR MATERIAL HERETOFORE OR HEREAFTER FURNISHED, IMPOSED BY LAW AND NOT SHOWN BY THE PUBLIC RECORDS
(DOES NOT AFFECT SURVEY)

4. TAXES OR SPECIAL ASSESSMENTS WHICH ARE NOT SHOWN AS EXISTING LIENS BY THE PUBLIC RECORDS.
(DOES NOT AFFECT SURVEY)

5. ALL MATTERS AS WOULD BE DISCLOSED BY A CURRENT AND ACCURATE SURVEY AND INSPECTION OF THE PREMISES, INCLUDING WITHOUT LIMITATION, ENCROACHMENTS, EASEMENTS, MEASUREMENTS, VARIATIONS IN AREA OR CONTENT, PARTY WALLS, OR RIPARIAN RIGHTS.

6. EASEMENTS, OR CLAIMS OF EASEMENTS, NOT SHOWN BY THE PUBLIC RECORDS

7A. RIGHTS OF TENNANTS IN POSSESSION UNDER UNRECORDED LEASES
B. TERMS AND CONDITIONS OF ANY UNRECORDED LEASES.

SPECIAL EXCEPTIONS
8. ALL TAXES FOR THE YEAR 2012 AND SUBSEQUENT YEARS, NOT YET DUE AND PAYABLE
(DOES NOT AFFECT SURVEY)

9. ANY ADDITIONAL TAXES, INTEREST AND/OR PENALTIES WHICH MAY BE ASSESSED FOR PRIOR TAX YEARS BY VIRTUE OF ADJUSTMENT, RE–APPRAISAL, RE–ASSESSMENT, APPEAL OR OTHER AMENDMENT TO THE TAX RECORDS OF THE CITY OR COUNTY IN WHICH THE SUBJECT PROPERTY IS LOCATED
(DOES NOT AFFECT SURVEY)

10. THIS COMMITMENT OF TITLE INSURANCE AFFORDS ASSURANCE AS TO THE LOCATION OF THE BOUNDARY LINES OF SUBJECT PROPERTY, BUT DOES NOT INSURE THE ENGINEERING CALCULATION AND COMPUTING FOR THE EXACT AMOUNT OF ACREAGE AND/OR SQUARE FOOTAGE CONTAINED THEREIN.
(BOUNDARY LINES DEPICTED ON SURVEY)

11. RIGHTS OF UPPER, LOWER AND ADJACENT RIPARIAN OWNERS IN AND TO THE WATERS OF CREEKS AND BRANCHES CROSSING OR ADJOINING SUBJECT PROPERTY AND THE NATURAL FLOW THEREOF, FREE FROM DIMINUTION OR POLLUTION.

12. ATTENTION IS DIRECTED TO THE FACT THAT THE SUBJECT PROPERTY ABUTS GEORGIA HIGHWAY 400, WHICH IS A LIMITED ACCESS HIGHWAY WHOSE POINTS OF ACCESS ARE DETERMINED GOVERMENT AUTHORITIES
(GA. 400 RIGHT–OF–WAY DEPICTED ON SURVEY)

13. RIGHT OF WAY EASEMENT FROM LILLIE MAE STRICKLAND TO SAWNEE ELECTRIC MEMBERSHIP CORPORATION DATED JUNE 12, 1963, RECORDED IN DEED BOOK 4083, PAGE 9, OF THE RECORDS OF THE CLERK OF SUPERIOR COURT OF FULTON COUNTY, GEORGIA
(SAWNEE EMC CLAIMS NO FURTHER INTEREST IN THIS EASEMENT OTHER THAN THE RIGHT TO OWN, OPERATE, MAINTAIN, REBUILD)

14. FLOOD PLAIN INDEMNIFICATION FROM WILLIAM B. ORKIN TO FULTON COUNTY DATED NOVEMBER 20, 1989, RECORDED IN DEED BOOK 12973, PAGE 108, AFORESAID RECORDS.
(AFFECTS PROPERTY, NOT SURVEY)

15. SANITARY SEWER EASEMENT FROM WILLIAM B. ORKIN TO FULTON COUNTY DATED MARCH 16, 1993, RECORDED IN DEED BOOK 16589, PAGE 206, AFORESAID RECORDS.
(DEPICTED ON SURVEY)

16. MASTER DECLARATION OF PROTECTIVE COVENANTS AND OWNERS ASSOCIATION FOR DEERFIELD, WHICH INCLUDES EASEMENTS AND ASSESSMENT PROVISIONS, BY DEERFIELD PARK, LLC DATED JANUARY 10, 1997, RECORDED IN DEED BOOK 22035, PAGE 183, AFORESAID RECORDS, WITH THE FOLLOWING DOCUMENTS ALSO APPEARING OF RECORD:

A. FIRST SUPPLEMENTAL AMMENDMENT DATED JANUARY 8, 1998 RECORDED IN DEED BOOK 23758, PAGE 34, AFORESAID RECORDS;

B. SECOND SUPPLEMENTAL AMMENDMENT DATED MARCH 25, 1998, RECORDED IN DEED BOOK 24183, PAGE 103 AFORESAID RECORDS;

C. THIRD SUPPLEMENTAL AGREEMENT DATED APRIL 29, 1998, RECORDED IN DEED BOOK 24320, PAGE 62, AFORESAID RECORDS;

D. FOURTH SUPPLEMENTAL AGREEMENT DATED MAY 29, 1998, RECORDED IN DEED BOOK 24479, PAGE 70, AFORESAID RECORDS;

E. FIFTH SUPPLEMENTAL AGREEMENT DATED SEPTEMBER 4, 1998, RECORDED IN DEED BOOK 25097, PAGE 39 AFORESAID RECORDS;

F. SIXTH SUPPLEMENTAL AGREEMENT DATED SEPTEMBER 21, 1998, RECORDED IN DEED BOOK 25183, PAGE 86, AFORESAID RECORDS;

G. SEVENTH SUPPLEMENTAL AGREEMENT DATED FEBRUARY 26, 1999, RECORDED IN DEED BOOK 26197, PAGE 123, AFORESAID RECORDS;

H. EIGHTH SUPPLEMENTAL AGREEMENT DATED MARCH 12, 1999, RECORDED IN DEED BOOK 26273, PAGE 204, AFORESAID RECORDS;

I. NINTH SUPPLEMENTAL AGREEMENT DATED MARCH____, 1999 RECORDED IN DEED BOOK 26273, PAGE 216, AFORESAID RECORDS;

J. TENTH SUPPLEMENTAL AGREEMENT DATED APRIL 14, 2000, RECORDED IN DEED BOOK 28874, PAGE 76, AFORESAID RECORDS;

K. ELEVENTH SUPPLEMENTAL AGREEMENT DATED MAY 23, 2000, RECORDED IN DEED BOOK 29102, PAGE 231, AFORESAID RECORDS;

L. TWELFH SUPPLEMENTAL AGREEMENT DATED APRIL 27, 2001, RECORDED IN DEED BOOK 30302, PAGE 609, AFORESAID RECORDS;

M. THIRTEENTH SUPPLEMENTAL AGREEMENT DATED JANUARY____, 2003, RECORDED IN DEED BOOK 33933, PAGE 12, AFORESAID RECORDS;

N. FOURTEENTH SUPPLEMENTAL AGREEMENT DATED DECEMBER 5, 2007, RECORDED IN DEED BOOK 46096, PAGE 17, AFORESAID RECORDS;
(AFFECTS PROPERTY, NOT SURVEY)

17. EASEMENTS RESERVED IN LIMITED WARRANTY DEED FROM WILLIAM B. ORKIN TO DEERFIELD PARK, LLC DATED MARCH 12, 1999, RECORDED IN DEED BOOK 26273, PAGE 134, AFORESAID RECORDS WITH QUITCLAIM DEED OF RELEASE DATED OCTOBER 8, 2006, RECORDED IN DEED BOOK 43945, PAGE 679, AFORESAID RECORDS.
(AFFECTS PROPERTY, BLANKET IN NATURE, UNABLE TO PLOT)

18. RESTRICTIVE COVENANT BY DEERFIELD PARK, LLC DATED SEPTEMBER 6, 2001, RECORDED IN DEED BOOK 30983, PAGE 228, AFORESAID RECORDS.
(AFFECTS PROPERTY, NOT SURVEY)

19. TERMS AND CONDITIONS AS CONTAINED IN EASEMENT AGREEMENT AMONG DEERFIELD PARK, LLC, DEERFIELD MASTER ASSOCIATION, INC. AND FAIRFIELD DEERFIELD/McGINNIS LIMITED PARTNERSHIP DATED NOVEMBER 9, 2001, RECORDED IN DEED BOOK 31272, PAGE 602, AFORESAID RECORDS, WITH QUITCLAIM RELEASE DEED DATED APRIL 30, 2004, RECORDED IN DEED BOOK 37906, PAGE 503, AFORESAID RECORDS AND WITH QUITCLAIM RELEASE DEED DATED APRIL 30, 2004, RECORDED IN DEED BOOK 37906, PAGE 506, AFORESAID RECORDS.
(AFFECTS PROPERTY, DEPICTED ON SURVEY)

20. AS A MATTER OF INFORMATION ONLY, DENSITY AND SEWER ALLOCATION AGREEMENT BETWEEN DEERFIELD PARK. LLC AND FAIRFIELD DEERFIELD/McGINNIS LIMITED PARTNERSHIP DATED NOVEMBER 8, 2001, RECORDED IN DEED BOOK 31272, PAGE 671, AFORESAID RECORDS.

21. LOCATION LEASE AGREEMENT BETWEEN FAIRFIELD DEERFIELD/McGINNIS L.P.D.B.A. STONELEIGH AT DEERFIELD APARTMENTS AND LAUNDRY SERVICES INC. FEBRUARY 1, 2003, RECORDED IN DEED BOOK 34360, PAGE 150, AFORESAID RECORDS.

22. AS A MATTER OF INFORMATION ONLY, UNRECORDED EASEMENT AGREEMENT BETWEEN FAIR DEERFIELD/McGINNIS LIMITED PARTNERSHIP AND FULTON COUNTY, DATE NOVEMBER____, 2001.

NOTE:
AS TO TABE A, ITEM 16:
THERE IS NO CURRENT EARTH MOVING WORK, BUILDING CONSTRUCTION OR BUILDING ADDITIONS AT TIME OF THE SURVEY.
AS TO TABE A, ITEM 20:
ALL IMPROVEMENTS WITHIN ANY OFFSITE EASEMENTS OR SERVITUDES BENEFITTING THE SURVEYED PROPERTY ARE DEPICTEDE ON SURVEY

LEGEND

STEEL POWER POLE
WOODEN POWER POLE
EX. OVERHEAD POWER LINES
LIGHT POLE
EX. FENCE
GUARD RAIL
IPS = IRON PIN SET (#4 REBAR)
DB. = DEED BOOK
PB. = PLAT BOOK
PG. = PAGE
N/F = NOW OR FORMERLY
EX. = EXISTING
RCP = REINFORCED CONCRETE PIPE
CMP = CORRUGATED METAL PIPE
CPP = CORRUGATED PLASTIC PIPE
HANDICAPP PARKING
EX. FIRE HYDRANT
POB = POINT OF BEGINNING
EX. WATER METER
EX. WATER VALVE
SANITARY SEWER MANHOLE
SEWER CLEAN–OUT
MEAS. = MEASURED
REC. = RECORDED
GRATE INLET
STORM HEADWALL
EX. SINGLEWING CATCH BASIN
EX. DOUBLEWING CATCH BASIN
EX. FLARED END SECTION
JUNCTION BOX
YARD INLET
WIER INLET
EX. BUILDING
EX. ASPHALT
EX. CONCRETE
EX. BRICK WALK/DRIVE
EX. POOL
EX. WALL

THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A CLOSURE PRECISION OF ONE FOOT IN 68,655 FEET AND AN ANGULAR ERROR OF 0.01" PER ANGLE POINT AND WAS ADJUSTED USING THE COMPASS RULE
THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND WAS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 100,000 FEET.

EQUIPMENT USED:TOPCON GTS–313.

AS PER OFFICIAL FLOOD INSURANCE MAPS BY THE F.E.M.A. A PORTION OF THIS PROPERTY IS LOCATED IN A FLOOD HAZARD AREA (ZONE A) AS PER COMMUNITY – PANEL NUMBERS 13121C0057E
DATED: JUNE 22, 1998
13121C0076E
DATED: JUNE 22, 1998

SURVEYOR'S CERTIFICATION:
IT IS HEREBY CERTIFIED THAT IN MY OPINION, THIS IS A TRUE AND CORRECT REPRESENTATION OF THIS PROPERTY AND THIS PLAT HAS BEEN PREPARED IN CONFORMITY WITH THE MINIMUM STANDARDS AND REQUIREMENTS OF THE LAW.

UNDERGROUND UTILITIES ARE DEPICTED AS PER ABOVE GROUND VISIBLE AT TIME OF SURVEY, LOCATION MARKERS AS PLACED BY UTILITY COMPANIES, AND CONSTRUCTION PLAN LOCATIONS

ZONING NOTES:
ZONED A MEDIUM DENSITY APARTMENTS
MINIMUM LOT SIZE = 2,000 SQ. FT
MINIMUM LOT WIDTH = 200'
MINIMUM FLOOR AREA = 700 SQ. FT.
SETBACKS
FRONT OTHER = 40' FROM RIGHT–OF–WAY
INTERIOR SIDE = 25'
STREET SIDE = 40'
REAR = 25'
MAXIMUM HEIGHT = 3 STORIES, OR 45'
WHICHEVER IS HIGHER
PARKING REQUIRED 621 SPACES
PARKING PROVIDED
REGULAR 496 SPACES
COMPACT 23 SPACES
GARAGE 92 SPACES
HANDI CAPP 22 SPACES

All that tract or parcel of land lying and being in Land Lots 974, 975, 1041, and 1042, of the 2nd. District, City of Milton, Fulton County, Georgia, and being more particularly described as follows:

Beginning at a rebar found at the intersection of the East line of Land Lot 974, which is the West line of Land Lot 975, and the Southerly right-of-way of McGinnis Ferry Road, (variable width right-of-way)
Thence with a curve
Turning to the right along said right-of-way
With an arc length of 271.32',
With a radius of 1070.62',
With a chord bearing of S 76°17'30" E,
With a chord length of 270.59' to a pk nail set
Thence S 68°45'05" E along said right-of-way a distance of 97.35' to a pk nail set
Thence S 24°12'14" E leaving said right-of-way a distance of 149.38' to a rebar found on the West side of Deer Field Point, a private entry drive, with an access easement
Thence S 20°57'28" W along the West side of Deer Field Point a distance of 29.98' to a point
Thence with a curve
Turning to the left along the West side of Deer Field Point
With an arc length of 100.82',
With a radius of 208.00',
With a chord bearing of S 06°51'53" W,
With a chord length of 99.84' to a point
Thence with a curve
Turning to the right along the West side of Deer Field Point
With an arc length of 149.96',
With a radius of 167.00',
With a chord bearing of S 18°42'05" W,
With a chord length of 144.57' to a rebar found
Thence S 44°25'33" W along the West side of Deer Field Point a distance of 94.37' to a pk nail found
Thence S 43°00'34" E leaving the West side of Deer Field Point a distance of 777.71' to a rebar found
Thence N 89°32'26" E a distance of 172.48' to a concrete monument found on the Western right-of-way of GA. Highway 400
Thence S 47°30'12" W along said right-of-way a distance of 136.89' to a concrete monument found
Thence S 47°52'00" W along said right-of-way a distance of 67.40' to a concrete monument found
Thence S 46°58'03" W along said right-of-way a distance of 848.07' to a concrete monument found
Thence S 45°29'13" W along said right-of-way a distance of 199.89' to a point in the centerline of Camp Creek
Thence N 09°34'09" W along said centerline a distance of 14.06' to a point
Thence N 57°39'28" W along said centerline a distance of 25.59' to a point
Thence N 29°57'53" W along said centerline a distance of 41.05' to a point
Thence N 20°59'35" W along said centerline a distance of 273.66' to a point
Thence N 25°22'54" W along said centerline a distance of 166.31' to a point
Thence N 10°46'39" W along said centerline a distance of 53.60' to a point
Thence N 21°05'27" W along said centerline a distance of 352.76' to a point
Thence N 07°39'37" W along said centerline a distance of 61.28' to a point
Thence N 00°13'03" W along said centerline a distance of 390.10' to a point
Thence N 09°14'44" W along said centerline a distance of 52.04' to a point
Thence N 00°05'23" E along said centerline a distance of 312.81' to a point
Thence N 03°40'29" W along said centerline a distance of 278.79' to a point
Thence N 47°07'01" E along said centerline a distance of 10.42' to a point
Thence N 01°14'49" E along said centerline a distance of 33.54' to a point on the Southerly right-of-way of McGinnis Ferry Road
Thence N 84°11'22" E along said right-of-way a distance of 80.90' to a rebar found
Thence with a curve
Turning to the right along said right-of-way
With an arc length of 228.46',
With a radius of 1070.62',
With a chord bearing of S 89°39'54" E,
With a chord length of 228.03' to a rebar found
which is the point of beginning, having an area of 31.960 acres

TOGETHER WITH:

Rights and easements contained in the Master Declaration of Protective Covenants and Owner's Association for Deerfield dated January 10, 1997, recorded in Deed Book 22035, page 183, Fulton County, Georgia, as amended.

ALSO TOGETHER WITH:

Rights, benefits and easements, including a perpetual non-exclusive access easement, granted under the Easement Agreement by and among Deerfield Park LLC, a Georgia limited liability company, Deerfield Master Association, Inc., a Georgia non-profit corporation, and Fairfield Deerfield/McGinnis Limited Partnership, a Georgia not for profit corporation, dated December 1, 2001, and recorded November 13, 2001, in Deed Book 31272, page 506, aforesaid records.

LESS AND EXCEPT:

Drainage Construction Easement and Grading and Construction Easement conveyed to Deerfield Park LLC by Quitclaim Deeds recorded in Deed Book 37906, page 503, and Deed Book 37906, page 506, aforesaid records.

REVISIONS

| NO. | DATE | DESCRIPTION |
|---|---|---|
| | | |
| | | |
| | | |
| | | |
| | | |
| | | |
| | | |
| | | |
| | | |
| | | |

©SIBLEY–MILLER
SURVEYING & PLANNING INC.
(ALL RIGHTS RESERVED)
PURSUANT TO AGREEMENT BETWEEN SMSP AND THE PARTY FOR WHICH THESE DOCUMENTS HAVE BEEN PREPARED. THESE DOCUMENTS AND ALL DATA, PLANS, SPECIFICATIONS, AND OTHER INFORMATION CONTAINED HEREIN ARE THE SOLE AND EXCLUSIVE PROPERTY OF SMSP, AND MAY BE USED ONLY IN CONNECTION WITH THE PROJECT FOR WHICH THESE DOCUMENTS HAVE BEEN PREPARED AND FOR NO OTHER PURPOSES. ANY UNAUTHORIZED USE OF THESE DOCUMENTS SHALL BE WITHOUT LIABILITY TO SMSP AND SUBJECT TO REASONABLE COMPENSATION BY THE USER AS DETERMINED BY SMSP. ALL RIGHTS OF THIS DESIGN ARE RESERVED.

SIBLEY–MILLER
SURVEYING & PLANNING INC.
2062 HWY. 42 NORTH
McDONOUGH, GA. 30253
PHONE:(770) 957-1555
FAX:(770) 926-7533
www. sibleysurveying.com
*TOPOGRAPHICAL SURVEYS
*LAND SURVEYING
*LAND PLANNING
*CONSTRUCTION LAYOUT
*LAND DEVELOPMENT DESIGN
*CIVIL ENGINEERING

ALTA/ACSM LAND TITLE SURVEY
GRANDBRIDGE REAL ESTATE CAPITAL LLC
LAND LOTS 974,975, 1041, & 1042
2nd. DISTRICT
CITY OF MILTON
FULTON COUNTY, GEORGIA

GEORGIA REGISTERED PROFESSIONAL NO. 3150 LAND SURVEYOR TIM L. MILLER

PROJECT NO.: B12057

DRAWN BY: TLM

SCALE:1" = 50'

DATE: 7–27–2012

SHEET 4 OF 4