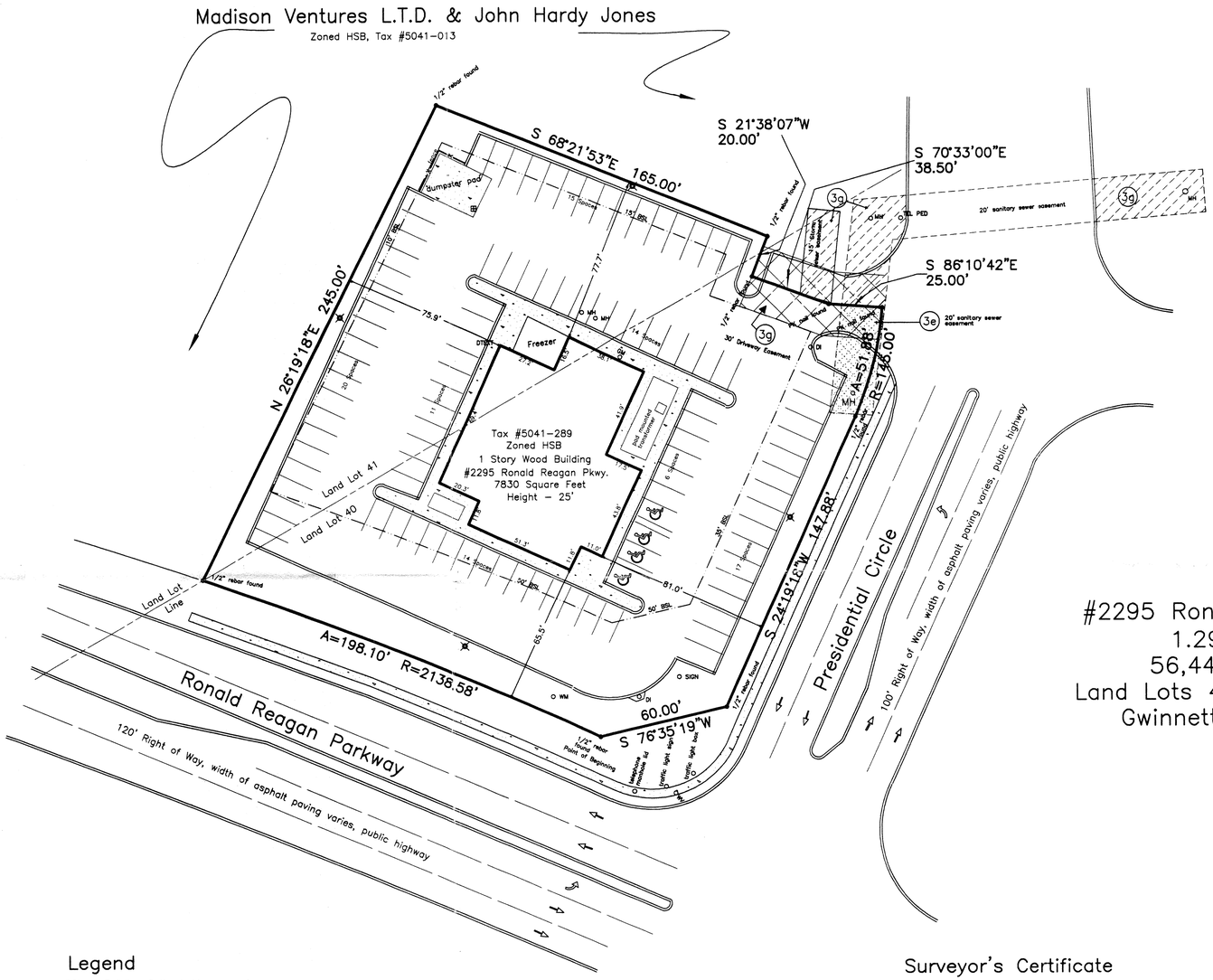
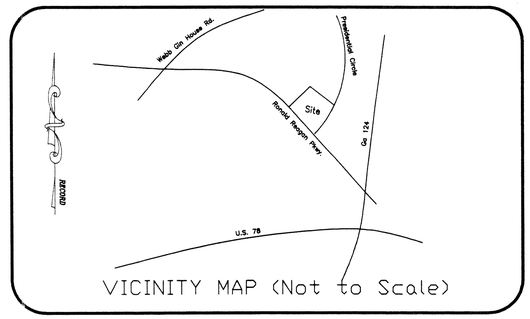
This Work Coordinated by: INTERNATIONAL LAND SERVICES, INC.



#2295 Ronald Reagan Parkway
1.2958 Acres or
56,443 Square Feet
Land Lots 40 & 41 5th District
Gwinnett County, Georgia



VICINITY MAP (Not to Scale)

Legend

BSL – Building Setback Line
GM – gas meter
WV – water valve
MH– manhole lid
WM – water meter
DI – drop inlet
– lamp pole
– catch basin
– concrete curb
– concrete surface

Surveyor's Notes

There are no visible evidence of any burial grounds on premises.

There are 96 regular (9' x 16') striped parking spaces + 4 handicap spaces (9' x 16')

This plat and attached legal description describes the same lands as Lawyers Title Insurance Corporation commitment #1197.031(P)(M), dated 11-2-2000.

This property is zoned HSB (Highway Service Business), per City of Snellville Planning and Development, contact Donna Root, 770-985-3513.
Setbacks, 50' major roads, 35' minor roads, 15' rear, 10' side.
Maximum Height – 80'
Maximum Bulk – 90% ground cover
Parking – 1 space per 3 seats + 1 space per full time employee

This property lies in flood zone X (area outside 500 year flood plain) as per FIRM map #130322-0285C, dated 5-4-92.

0 30 60 90
GRAPHIC SCALE – 1" = 30'

Surveyor's Certificate

I herby certify to U.S. Restaurant Properties, USRP Funding 2001-A, L.P. and American Title Company

This is to certify that this map or plat and the survey on which it is based were made in 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 (except in states that require record monument platting) 2,3,4,6,7(a),7(b)(1),7(c),8,9,10 and 11(a)(location of utilities per visible, aboveground, on-site observation)13,14,15 (removing all reference to proposed) and 16 of Table A thereof and pursuant to the Accuracy Standards (as adopted by ALTA, ACSM and NSPS), and in effect on the date of this Certification undersigned further certifies that the Positional Uncertainties resulting from the survey measurements made on the survey do not exceed the allowable positional tolerance

Princeton P. Pirkle, Jr.
Ga. R.L.S. #1474
Dated 2-6-01

GEORGIA REGISTERED No 1474 LAND SURVEYOR PRINCETON P. PIRKLE, JR.

Legal Description

Record & As Surveyed

All that tract or parcel of land lying and being in Land Lots 40 and 41 of the 5th District, Gwinnett County, Georgia and being more particularly described as follows:
To locate the Point of Beginning, begin at a point formed by the intersection of the northerly right-of-way line of Ronald Reagan Parkway (having a variable right-of-way at this point) and the westerly right-of-way line of frontage road (having a 100 foot right-of-way at this point.) If said right-of-way lines were extended to form a point of intersection instead of a miter: thence running along aforesaid right-of-way line of Ronald Reagan Parkway along a curve to the left having a radius of 2138.58 feet, a chord bearing of North 65 degrees 04 minutes 02 seconds West a chord distance of 47.45 feet, along said curve an arc distance of 47.46 feet to an iron pin found (one half inch rebar) being the True Point of Beginning: Thence from the point of beginning as established running along the aforesaid right-of-way line of Ronald Reagan Parkway along a curve to the left having a radius of 2138.58 feet, a chord bearing of North 68 degrees 21 minutes 23 seconds West a chord distance of 198.03 feet, along said curve an arc distance of 198.10 feet to an iron pin found (one half inch rebar); thence departing the north right-of-way line of Ronald Reagan Parkway running along the east (having a variable width right-of-way) right-of-way line of proposed Clyde Williams Parkway North 26 degrees 19 minutes 18 seconds East a distance of 245.00 feet to an iron pin found (one half inch rebar); thence departing the Clyde Williams Parkway right-of-way running along the property line of property now or formerly belonging to Parkway Associates, LLC the following four calls, South 68 degrees 21 minutes 53 seconds East a distance of 165.00 feet to an iron pin found (one half inch rebar); thence South 21 degrees 38 minutes 07 seconds West a distance of 20.00 feet to an iron pin found (one half inch rebar); thence South 70 degrees 33 minutes 00 seconds East a distance of 38.50 feet to an iron pin found (one half inch rebar); thence South 86 degrees 10 minutes 42 seconds East a distance of 25.00 feet to an iron pin found (one half inch rebar); being on the westerly right-of-way of the frontage road, running along the westerly right-of-way line of the frontage along with said pin being the point of curvature of a curve to the right having a radius of 148.00 feet, a chord bearing of South 14 degrees 04 minutes 20 seconds West a chord distance of 51.60 feet along said curve an arc distance of 51.88 feet to an iron pin found (one half inch rebar); thence continuing along aforesaid right-of-way line South 24 degrees 19 minutes 18 seconds West a distance of 147.88 feet to an iron pin found (one half inch rebar) being on the mitered right-of-way of the frontage road and Ronald Reagan Parkway; thence continuing along the mitered right-of-way line South 76 degrees 35 minutes 19 seconds West a distance of 60.00 feet to the iron pin found at the True Pont of Beginning.
Said tract or parcel of land being 1.2958 acre (being 56,443 sq. ft.) including all easements.

Schedule B Section 2 Exceptions

(3d) Right of Way Easement from Clyde Williams to Walton Electric Membership Corporation dated December 20, 1984, filed for record May 13, 1985, recorded in Deed Book 3043, Page 263, Records of Gwinnett County, Georgia. Applies and affects subject property but cannot be graphically plotted due to being blanket in nature.

(3e) Easement by and between John Hardy Jones, Madison Ventures, Ltd and Gwinnett County, dated March 18, 1998, filed for record March 23, 1998 at 8:00 a. m., recorded in Deed Book 15675, Page 17, aforesaid Records. Applies and affects subject property as shown.

(3f) Non-Exclusive Parking Easement by and between John Hardy Jones, Madison Ventures, Ltd. and Restaurant Properties, LLC, dated April 14, 1998, filed for record May 22, 1998 at 8:38 a.m. recorded in Deed Book 16056, Page 114, aforesaid records, applies and affects premises but can not be graphically shown due to being blanket in nature (parking lot that exception pertains to has not yet been constructed).

(3g) Joint Driveway Easement Agreement Access Easement and Utility Easement by and between John Hardy Jones, Madison Ventures, Ltd. and Restaurant Properties, LLC, dated April 14, 1998, filed for record May 22, 1998 at 8:38 a.m., recorded in Deed Book 16056, Page 99, aforesaid records. Applies and affects subject as shown.

Encroachments

There are no encroachments onto or off of premises.

SHIPPED FEB 15 2001

ALTA/ACSM Land Title Survey

This Work Coordinated By:
International Land Services, Inc.
621 24th Avenue S.W.
Norman, Oklahoma 73069
(405) 364-9352 www.ils-alta.com

Dwn By: Keith Pirkle	Date: 2-14-2001
Surveyor Ref.No: 10142-10	Revision: client comments
Aprvd By: Princeton Pirkle Jr.	Date: Revision:
Field Date: 2-6-01	Date: Revision:
Scale: 1 inch = 30 feet	Date: Revision:

Prepared For:
U.S. Restaurant Properties
Client Ref. No:

Project Address: #2295 Ronald Reagan Pkwy.
Project Location: Snellville Ga.
Project Name: USR 5 Project
Job Number: 01-01-42:010

WARNING!
ERRORS & OMISSIONS INSURANCE PROTECTION
CALL INTERNATIONAL LAND SERVICES, INC.
This survey is covered by International Land Services, Inc.'s Errors and Omissions Insurance policy. Contacting the surveying company performing this survey will void the E & O Insurance coverage.
FOR YOUR PROTECTION, PLEASE DIRECT ALL QUESTIONS REGARDING THIS SURVEY TO:
INTERNATIONAL LAND SERVICES, INC.
Phone (405) 701-9352 Fax (405) 701-1002