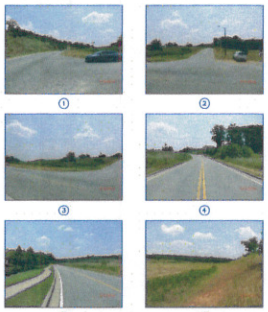
SITE PHOTOGRAPHS



PROPERTY DESCRIPTION

All that tract or parcel of land lying and being in the City of Woodstock, Georgia in Land Lots 878, 922 and 923 of the 15th District, 2nd Section of Cherokee County and being more particularly described as follows:

Beginning at the southern side of the radius intersection of the southerly right of way of Ridgewalk Parkway (f.k.a. Woodstock Parkway and Hope Mill Road Extension) having a variable right of way and the Easterly right of way line of Ridge Trail having a 90' right of way and thence running along and southerly right of way the following twelve (12) courses: thence along the arc of a curve, to the right having a radius of 1,382.40 feet a distance of 882.06 feet to a 5/8" rebar set with said curve being subtended by a chord bearing of South 44 degrees 44 minutes 17 seconds East and a chord distance of 866.71 feet; thence South 26 degrees 18 minutes 39 seconds East a distance of 216.71 feet to a 5/8"rebar set; thence South 63 degrees 43 minutes 28 seconds West a distance of 30.00 feet to a 5/8"rebar set; thence South 26 degrees 16 minutes 31 seconds East a distance of 30.00 feet to a 5/8"rebar set; thence North 63 degrees 43 minutes 28 seconds East a distance of 30.00 feet to a 5/8"rebar set; thence South 26 degrees 16 minutes 31 seconds East a distance of 178.94 feet to a 5/8"rebar set; thence along the arc of a curve, to the left having a radius of 1482.38 feet a distance of 287.34 feet to a 1/2" rebar found with said curve being subtended by a chord bearing of South 21 degrees 48 minutes 41 seconds East and a chord distance of 286.85 feet; thence South 57 degrees 16 minutes 02 seconds West a distance of 30.00 feet to a 1/2" rebar found; thence South 32 degrees 44 minutes 58 seconds East a distance of 63.40 feet to a concrete monument found; thence South 53 degrees 12 minutes 24 seconds East a distance of 18.66 feet to a 5/8"rebar found; thence North 13 degrees 18 minutes 18 seconds East a distance of 44.14 feet to a 5/8"rebar found; thence South 31 degrees 29 minutes 31 seconds East a distance of 159.77 feet to a concrete monument found on the western right of way line of the Georgia Northeastern Railroad having a 100' right of way; thence run along said right of way the following nineteen (19) courses: thence South 58 degrees 24 minutes 18 seconds West a distance of 5.58 feet to a 5/8"rebar set; thence South 72 degrees 28 minutes 18 seconds West a distance of 45.82 feet to a 5/8"rebar set; thence South 72 degrees 22 minutes 53 seconds West a distance of 43.63 feet to a 1/2"rebar found; thence South 72 degrees 30 minutes 29 seconds West a distance of 35.86 feet to a 5/8"rebar set; thence South 72 degrees 01 minutes 31 seconds West a distance of 50.61 feet to a 1/2" rebar found; thence South 72 degrees 32 minutes 19 seconds West a distance of 45.90 feet to a 5/8"rebar set; thence South 71 degrees 39 minutes 13 seconds West a distance of 45.31 feet to a 1/2"rebar found; thence South 70 degrees 11 minutes 17 seconds West a distance of 49.63 feet to a 1/2"rebar found; thence South 69 degrees 37 minutes 48 seconds West a distance of 48.96 feet to a 1/2"rebar found; thence South 67 degrees 19 minutes 38 seconds West a distance of 53.04 feet to a 1/2"rebar found; thence South 66 degrees 07 minutes 00 seconds West a distance of 46.25 feet to a 5/8" rebar set; thence South 64 degrees 50 minutes 48 seconds West a distance of 51.84 feet to a 5/8"rebar set; thence South 63 degrees 53 minutes 27 seconds West a distance of 50.04 feet to a 1/2"rebar found; thence South 61 degrees 47 minutes 18 seconds West a distance of 46.36 feet to a 5/8"rebar set; thence South 60 degrees 35 minutes 10 seconds West a distance of 48.87 feet to a 1/2"rebar found; thence South 58 degrees 09 minutes 57 seconds West a distance of 48.46 feet to a 1/2"rebar found; thence South 57 degrees 37 minutes 14 seconds West a distance of 46.80 feet to a 1/2"rebar found; thence South 57 degrees 15 minutes 23 seconds West a distance of 34.38 feet to a 1/2"rebar found; thence South 34 degrees 37 minutes 04 seconds West a distance of 43.81 feet to a 1/2"rebar found at the corner of the Mistlett at Ridgewalk Subdivision; thence run along said subdivision the following three (3) courses: thence North 38 degrees 10 minutes 24 seconds West a distance of 385.87 feet to a 1/2"rebar found; thence North 57 degrees 38 minutes 31 seconds West a distance of 462.40 feet to a 1/2"rebar found; thence North 58 degrees 00 minutes 00 seconds West a distance of 1,000.00 feet to a 1/2" rebar found on the western right of way line of Ridge Trail. Thence run along said right of way the following twelve (12) courses: thence along the arc of a curve, to the left having a radius of 538.28 feet a distance of 36.57 feet to a 5/8" rebar set with said curve being subtended by a chord bearing of North 07 degrees 34 minutes 01 seconds East and a chord distance of 36.21 feet; thence North 01 degrees 41 minutes 17 seconds East a distance of 54.22 feet to a 5/8" rebar set; thence North 00 degrees 39 minutes 13 seconds West a distance of 385.14 feet to a 5/8" rebar set; thence along the arc of a curve, to the right having a radius of 1015.21 feet a distance of 288.54 feet to a 5/8" rebar set with said curve being subtended by a chord bearing of North 10 degrees 28 minutes 20 seconds East and a chord distance of 287.57 feet; thence North 19 degrees 05 minutes 13 seconds East a distance of 86.71 feet to a 5/8" rebar set; thence North 24 degrees 24 minutes 45 seconds East a distance of 102.85 feet to a 5/8" rebar set; thence North 24 degrees 30 minutes 38 seconds East a distance of 41.05 feet to a 5/8" rebar set; thence North 24 degrees 31 minutes 59 seconds East a distance of 66.47 feet to a 5/8" rebar set; thence North 24 degrees 40 minutes 30 seconds East a distance of 71.62 feet to a 5/8" rebar set; thence North 26 degrees 33 minutes 50 seconds East a distance of 1.13 feet to a 5/8" rebar set; thence South 73 degrees 53 minutes 30 seconds East a distance of 15.73 feet to a 5/8" rebar set; thence North 22 degrees 41 minutes 52 seconds West a distance of 15.00 feet to a 5/8" rebar set at said radius intersection, thence run along the arc of a curve, to the right having a radius of 25.00 feet a distance of 25.40 feet to a 5/8" rebar set and the Point of Beginning with said curve being subtended by a chord bearing of North 67 degrees 18 minutes 41 seconds East and a chord distance of 24.32 feet.

Said tract or parcel is contain 32.497 Acres

TITLE EXCEPTIONS

THE FOLLOWING EXCEPTIONS ARE LISTED IN SCHEDULE B, SECTION 2, OF A COMMITMENT FOR TITLE INSURANCE, AS PREPARED BY FIRST AMERICAN TITLE INSURANCE COMPANY, COMMITMENT NUMBER: NAH, LLC 12-0389-NA, EFFECTIVE DATE: JULY 31, 2012.

4. Easement to fell trees to a line 150 feet on either side of the center of the track of the Marietta and North Georgia Railroad conveyed in Deed from Jacob Harvey to Marietta and North Georgia Railroad, dated 3/30/1874, recorded 1/12/1878 in Deed Book U Page 595, Cherokee County Georgia Records. AFFECTS SITE AS SHOWN

5. Easements for slopes, fills and drainage contained in Right of Way Deed from J.B. Harvey to Georgia Highway Board dated 11/28/1956, recorded 1/15/1959 in Deed Book 98 Page 157, aforesaid records. DOES NOT AFFECT SITE

6. Easement from A.J. McAfee to Estate, Miles McAfee to Georgia Power Company dated 3/27/1945, recorded in Deed Book 11 Page 404, aforesaid records. MAY AFFECT SITE, EASEMENT IS BLANKET AND NOT PLOTTABLE

7. Easements to Georgia Power Company, recorded in Deed Book 22 Page 290, aforesaid records, as follows:
(a) From J.B. Harvey dated 3/9/1950.
(b) From S.L. Johnston and S.L. Johnston, Jr. dated 3/8/1950.
MAY AFFECT SITE, EASEMENT IS BLANKET AND NOT PLOTTABLE

8. Right of Way Deed (Limited Access) from Smith L. Johnston, Jr. to Department of Transportation dated 1/11/1965, recorded in Deed Book 205 Page 144, aforesaid records. DOES NOT AFFECT SITE

9. Easements for slopes, fills and drainage contained in Condemnation Case, Cherokee County Superior Court 1985-11-135, styled Department of Transportation versus Smith L. Johnston, Jr. et al. DOES NOT AFFECT SITE

10. Sewer Easement from Richard Johnston Properties, Inc. to City of Woodstock, Georgia dated 4/22/1986, recorded in Deed Book 3420 Page 8, aforesaid records. DOES NOT AFFECT SITE

11. Permanent Construction/Maintenance Easement to Cherokee County dated 12/21/1988, recorded in Deed Book 3454 Page 88, aforesaid records. DOES NOT AFFECT SITE

12. Matters per plat of survey dated 8/21/1988, as revised, recorded 11/8/1988 in Plat Book 80 Page 102, aforesaid records, as affected by Sub Class Deed dated 6/28/2006, from The City of Woodstock, Georgia to Ridgewalk Holdings, LLC, recorded in Deed Book 15348 Page 103.
ALL MATTERS ON PLAT ARE SHOWN. SLOPE AND DRAINAGE EASEMENT NO LONGER AFFECTS SITE PER QUIT CLAIM DEED

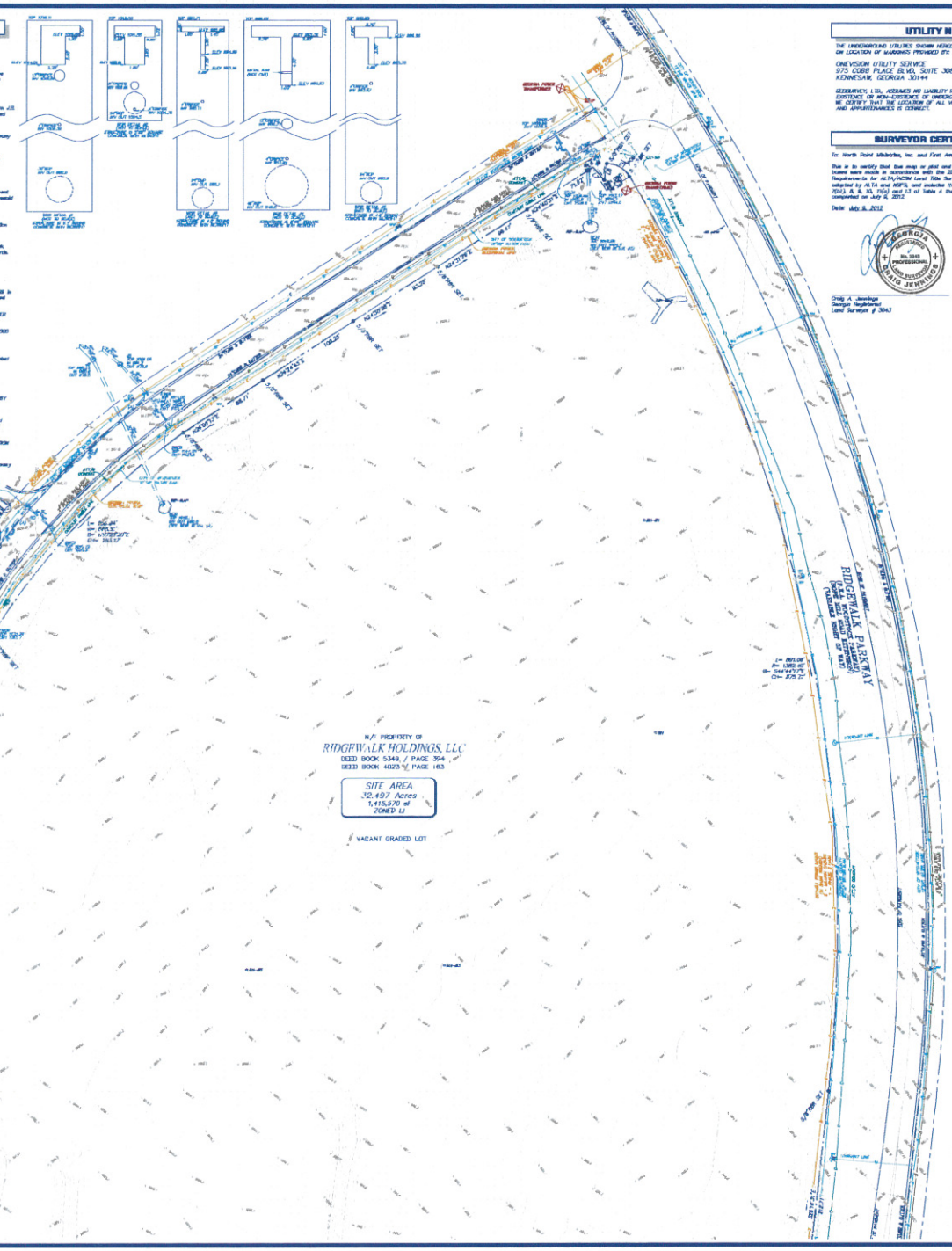
13. Matters per plat of survey dated 12/30/1988, as revised, recorded 2/18/2000 in Plat Book 97 Page 13, aforesaid records.
ALL MATTERS ON PLAT ARE SHOWN

14. Declaration of Easement by and between Richard Johnston Properties, Inc., Durango Properties, LLC, Lorenzo Properties, LLC and Tahoe Properties, LLC, dated 5/16/2003, recorded in Deed Book 4463 Page 331, aforesaid records. DOES NOT AFFECT SITE

15. Declaration of Easement by and between Durango Properties, LLC, Lorenzo Properties, LLC, Tahoe Properties, LLC, and Carolina Homes dated 3/8/2005, recorded in Deed Book 4987 Page 338, aforesaid records.
NON EXCLUSIVE AFFECTS SITE AS SHOWN. ALL OTHER EASEMENTS TERMINATED BY DEDICATION OR DO NOT AFFECT THE PROPERTY

16. Water line easement contained in Limited Warranty Deed from Durango Properties, LLC to Ridgewalk Holdings, LLC dated 8/1/2006, recorded in Deed Book 5349 Page 364, aforesaid recording, as affected by Quit Claim Deed dated 6/5/2008, recorded in Deed Book 10867 Page 195
QUIT CLAIM DEED ABANDONED A PORTION OF THE WATER EASEMENT. NO EASEMENT WAS GRANTED FOR THE ABANDONED PORTION ON THE RETAINED PORTION OF THE WATER LINE EASEMENT. UNABLE TO FIELD VERIFY DISTANCE OF SAID WATER LINE

17. Underground Easement from Ridgewalk Holdings, LLC to Georgia Power Company dated 12/5/2005, recorded in Deed Book 5382 Page 86, aforesaid records. MAY AFFECT SITE, EASEMENT IS BLANKET AND NOT PLOTTED



UTILITY NOTE

THE UNDERGROUND UTILITIES SHOWN HEREON ARE BASED ON LOCATION OF MARKERS PROVIDED BY:

ONEVISION UTILITY SERVICE
975 COBB PLACE BLVD, SUITE 308
KENNESAW, GEORGIA 30144

GEOSURVEY, LTD. ASSUMES NO LIABILITY REGARDING THE EXISTENCE OR NON-EXISTENCE OF UNDERGROUND UTILITIES. WE CERTIFY THAT THE LOCATION OF ALL VISIBLE MARKINGS AND APPURTENANCES IS CORRECT.

SURVEYOR CERTIFICATION

To: North Point Ministries, Inc. and First American Title Insurance Company

This is to certify that this map or plat and the survey on which it is based was made in accordance with the 2011 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes items 1, 2, 3, 4, 6, 8(a), 7(a), 7(b1), 8, 9, 10, 11(a) and 13 of Table A thereof. The field work was completed on July 6, 2012

Date: July 6, 2012

GEORGIA REGISTERED No. 3043 PROFESSIONAL LAND SURVEYOR CRAIG JENNINGS

Craig A. Jennings
Georgia Registered
Land Surveyor # 3043

VICINITY MAP

SITE LOCATION - LATITUDE: 34° 07' 00" LONGITUDE: 84° 31' 01"

GENERAL NOTES

THIS SURVEY HAS BEEN PREPARED FOR THE EXCLUSIVE USE OF THE PERSON OR ENTITIES NAMED HEREON. NO EXPRESS OR IMPLIED WARRANTIES WITH RESPECT TO THE INFORMATION SHOWN HEREON IS TO BE EXTENDED TO ANY PERSONS OR ENTITIES OTHER THAN THOSE SHOWN HEREON.

THIS PROPERTY IS NOT LOCATED IN A 100 YEAR FLOOD HAZARD AREA BASED ON THE FLOOD INSURANCE RATE MAP FOR THIS AREA. THE MAP NUMBER FOR THIS AREA IS 13057C0132G, AND THE DATE OF SAID MAP IS SEPTEMBER 26, 2008. THIS DETERMINATION WAS MADE BY GRAPHICALLY DETERMINING THE POSITION OF THIS SITE ON SAID FIRM MAPS UNLESS OTHERWISE NOTED.

THE DATUM FOR THIS SITE WAS ESTABLISHED UTILIZING GLOBAL POSITIONING SYSTEMS, AND BASED ON POSITIONAL VALUES FOR THE VIRTUAL REFERENCE STATION NETWORK DEVELOPED BY MPS SOLUTIONS. THE HORIZONTAL REFERENCE FRAME IS NORTH AMERICAN DATUM OF 1983(NAD83)-STATE PLANE COORDINATE SYSTEM OF GEORGIA-WEST ZONE, THE VERTICAL REFERENCE FRAME IS NORTH AMERICAN VERTICAL DATUM OF 1988 ANY DIRECTIONS OR DISTANCES SHOWN ARE A RECTANGULAR, GROUND LEVEL PROJECTION OF THE STATE PLANE COORDINATE SYSTEM.

THE SITE IS ZONED "LI" LIGHT INDUSTRIAL DISTRICT WITH A TECHNOLOGY PARK OVERLAY. INFORMATION WAS OBTAINED FROM CITY OF WOODSTOCK ZONING DEPARTMENT. AN ADDITIONAL SITE IS A DEVELOPMENT APPLICATION/PERMIT MORATORIUM IN PLACE CURRENTLY ON THE SUBJECT PROPERTY. A NEW FIRM BASED ZONING CODE FOR THIS AREA IS BEING CONSIDERED FOR ADOPTION BY COUNCIL AT THE END OF AUGUST. IF THIS IS APPROVED THE ABOVE NOTED MUST BE LONGER APPLY IN FAVOR OF THE NEW CODE. A PORTION OF THE SUBJECT PROPERTY IS ALSO AFFECTED BY BECOMING APPLICA BONS THAT WERE APPROVED IN 2005. 2004-08 & 2004-09
THE MINIMUM YARD SETBACKS ARE: FRONT - 50 FEET
SIDE - 25 FEET, AND REAR - 25 FEET.
MINIMUM LOT SIZE: 21,780 SF

PLEASE NOTE: ZONING AND SETBACKS SHOULD BE CONFIRMED AND VERIFIED BY PLANNING AND ZONING PRIOR TO DESIGN OR CONSTRUCTION ACTIVITIES

SURVEY REFERENCES

TO ALTA/ACSM LAND TITLE SURVEY AS PREPARED FOR RIDGEWALK HOLDINGS, LLC AND WINDSTREED CAPITAL LUMBER, LLC, AS PREPARED BY DAVID A. BURKE ENGINEERS & SURVEYORS, INC. DATED JULY 31, 2007, LAST REVISED AUGUST 16, 2007.

TO FINAL PLAT FOR UNIT TWOM RIDFIELD AT RIDGEWALK AS PREPARED BY DAVID A. BURKE ENGINEERS & SURVEYORS, INC. DATED SEPTEMBER 26, 2003.

GRAPHIC SCALE

0 20 40 100 200

1" = 40'

LEGEND

STANDARD ABBREVIATIONS

AC	AIR CONDITIONER
BH	BORE HOLE
CO	CLEAN OUT
CMP	CORRUGATED METAL PIPE
CMU	CONCRETE MONUMENT FND
CPP	CORRUGATED POLYETHYLENE
DE/PED	DRIVE/PEDESTRIAN
CTP	COATED TOP PIPE
D	DROP INLET
DIP	DUCTILE IRON PIPE
DNCB	DOUBLE NING CATCH BASIN
FND	FOUND
FN	FIRE NECK
GM	GAS METER
HH	HANDHOLE
JB	JUNCTION BOX
MH	MANHOLE
OHP	OVERHEAD POWER
PP	POWER POLE
PM	POWER METER
PCB	POINT OF BEGINNING
POC	POINT OF COMMENCING
RCP	REINFORCED CONCRETE PIPE
REB	ROD REINFORCING BAR
RNG	RANGE
SNCB	SINGLE NING CATCH BASIN
TRANS	ELECTRIC TRANSFORMER

STANDARD SYMBOLS

	ANCHOR
	POWER POLE
	GUY WIRE
	POWER LINE
	LIGHT POLE
	ELECTRIC TRANSFORMER
	WATER VAULT
	GAS VALVE
	GAS METER
	WATER VALVE
	WATER METER
	FIRE HYDRANT
	UNDERGROUND ELECTRIC LINE
	UNDERGROUND GAS LINE
	UNDERGROUND COMMUNICATION LINE
	PHOTO POSITION INDICATOR
	TREE POSITION INDICATOR

CLOSURE STATEMENT

THE FIELD CLOSURE UPON WHICH THIS PLAT IS BASED HAS A CLOSURE PRECISION OF ONE FOOT IN 12,481, AND WAS ADJUSTED USING THE LEAST SQUARES METHOD. A TOPCON ROBO SURETTO TOTAL STATION AND TDS SURVEY DATA COLLECTOR WERE USED TO COLLECT THE FIELD DATA.

THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND WAS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 328,128. FEET. (CAL. ACC.)

IF YOU DIG

811 Know what's below. Call before you dig.
Dial 811
Or Call 800-282-7411

Sheet 1 of 2

GeoSurvey, Ltd.
Land Surveying & Mapping
1660 Barnes Mill Road
Marietta, Georgia 30062
Phone: (770) 795-9900
Fax: (770) 795-8680
www.geosurvey.com

ALTA/ACSM LAND TITLE SURVEY OF

North Point Ministries, Inc.

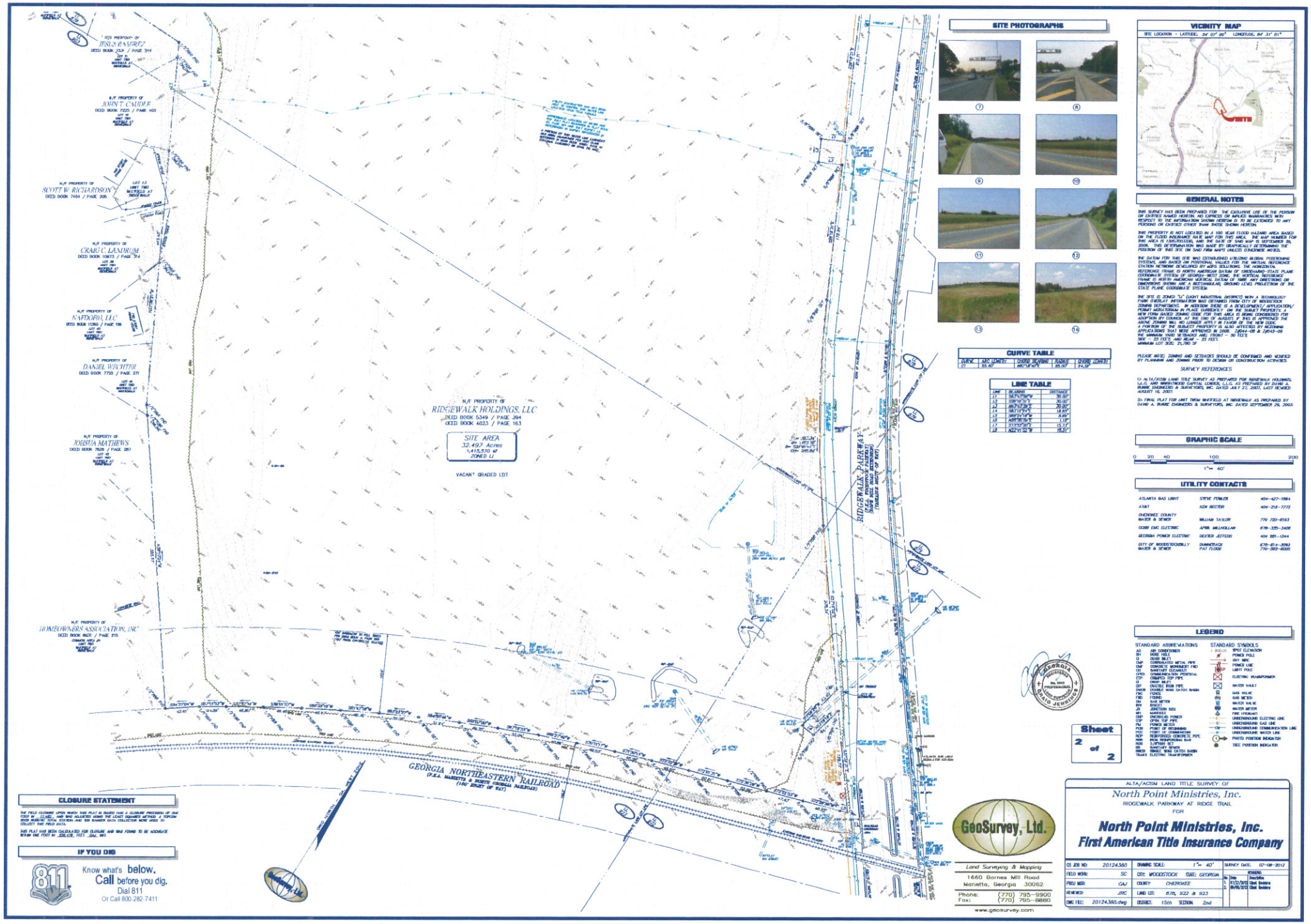
RIDGEWALK PARKWAY AT RIDGE TRAIL

FOR

North Point Ministries, Inc.
First American Title Insurance Company

GS JOB NO:	20124380	DRAWING SCALE:	1" = 40'	SURVEY DATE:	07-06-2012
FIELD WORK:	SC	CITY: WOODSTOCK	STATE: GEORGIA		
FIELD BOOK:	GAJ	COUNTY: CHEROKEE			
REVIEWER:	JRC	LAND LOT: 878, 922 & 923			
DWG FILE:	20124380.dwg	DISTRICT: 15th	SECTION: 2nd		

No.	Date	Revisions Description
1	07/22/2012	Client Revisions
2	08/08/2012	Client Revisions


N/F PROPERTY OF JESUS RAMIREZ
N/F PROPERTY OF JOHN T. CALDWELL
N/F PROPERTY OF SCOTT W. RICHARDSON
N/F PROPERTY OF CRAIG C. LANDRUM
N/F PROPERTY OF NAFTOFIX, LLC
N/F PROPERTY OF DANIEL WALTHER
N/F PROPERTY OF JOHSUA MATHEWS
N/F PROPERTY OF HOMEOWNERS ASSOCIATION, INC
N/F PROPERTY OF RIDGEWALK HOLDINGS, LLC
DEED BOOK 5349 / PAGE 294
DEED BOOK 4023 / PAGE 163
SITE AREA
32.493 Acres
1,415,570 sf
ZONED LI
VACANT GRADED LOT
RIDGEWALK PARKWAY
GEORGIA NORTHEASTERN RAILROAD
(F.K.A. MARIETTA & NORTH GEORGIA RAILROAD)
(100' RIGHT OF WAY)
SITE PHOTOGRAPHS
CURVE TABLE
LINE TABLE
VICINITY MAP
SITE
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GRAPHIC SCALE
1" = 40'
UTILITY CONTACTS
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STANDARD ABBREVIATIONS
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Sheet 2 of 2
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ALTA/ACSM LAND TITLE SURVEY OF
North Point Ministries, Inc.
RIDGEWALK PARKWAY AT RIDGE TRAIL
FOR
North Point Ministries, Inc.
First American Title Insurance Company
GS JOB NO: 20124360
DRAWING SCALE: 1" = 40'
SURVEY DATE: 07-09-2012
FIELD WORK: SC
CITY: WOODSTOCK
STATE: GEORGIA
PROJ MGR: GAJ
COUNTY: CHEROKEE
REVIEWED: JRC
LAND LOT: 878, 922 & 923
DWG FILE: 20124360.dwg
DISTRICT: 15th
SECTION: 2nd