c.m.u. - Conc. Monument Found
L.L.L. - Land Lot Line
R/W - Right-of-way
B.L. - Building Line
P.O.B. - Point of Beginning
H.P. - Fire Hydrant
w.m. - Water Meter
u.p. - Utility Pole
C.T.P. - Crimp Top Point
Pole - I Dip Wire
d.i.p. - Ductile Iron Pipe

m.h. - Manhole
D.E. - Drainage Easement
S.S.E. - Sanitary Sewer Easement
d.i. - Drop Inlet
J.B. - Junction Box
J.B. - Handhold
g.v. - Gas Valve
l.p. - Light Pole
F.P.S. - Fiberglass End Section
C - Centerline
p.v.c. - Polyvinylchloride Pipe

c.b. - Catch Basin
T.B.M. - Temp. Bench Mark
c.l. - Curb Inlet
U.E. - Utility Easement
C.E. - Construction Easement
w.v. - Water Valve
F.H.E. - Inter. Regional Flood
c.m.p. - Corrugated Metal Pipe
r.c.p. - Reinforced Conc. Pipe
v.c.p. - Vitrified Clay Pipe
c.o. - Clean Out

Water Line (U/G=Underground)
Sewer Line
Water Line
Gas Line
Creek / Ditch

Telephone Line (U/G=Underground)
Fence
Storm Drain
Sewer Force Main
Cable T.V.

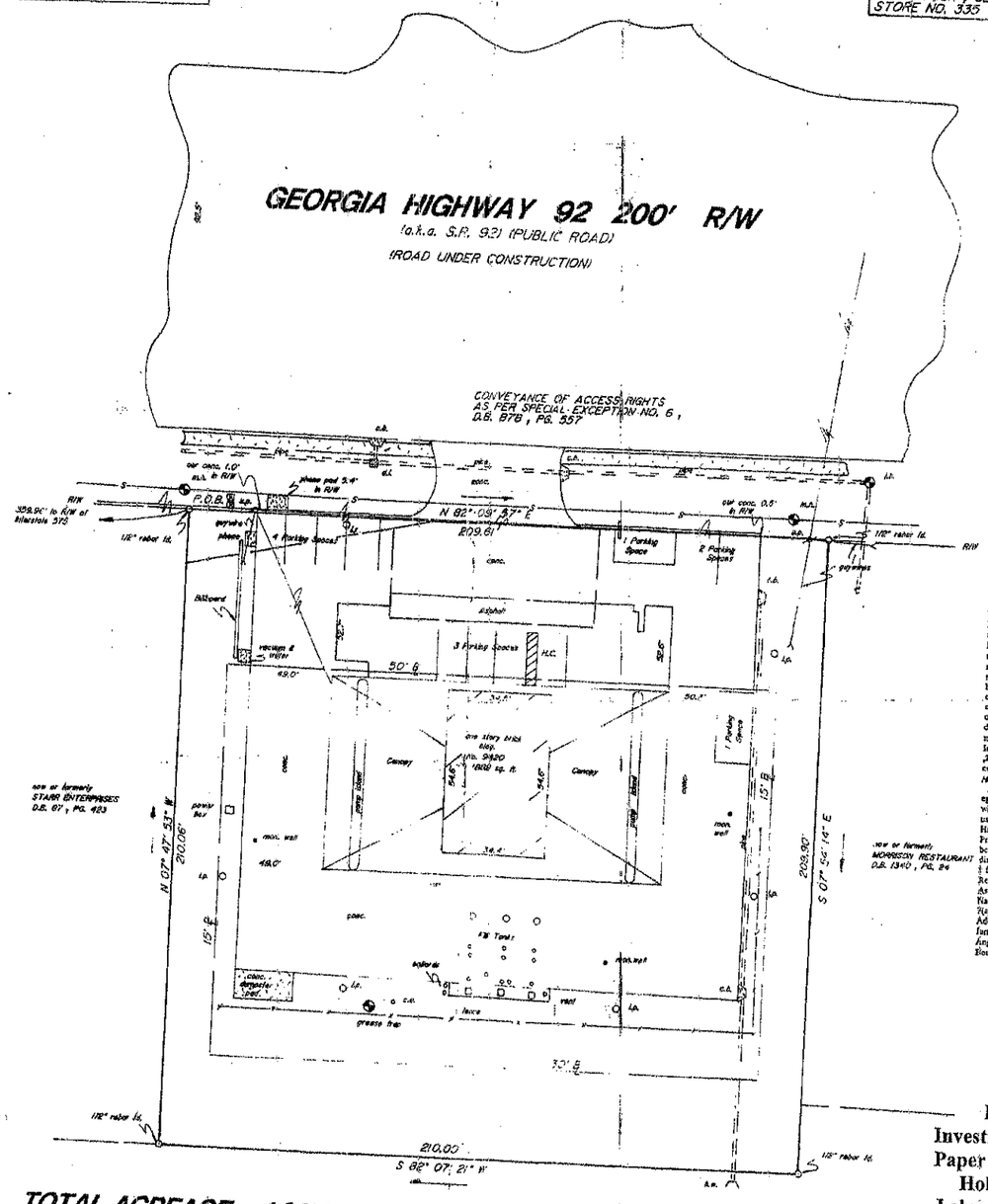
INFORMATION REGARDING THE PRESENCE, SIZE AND LOCATION OF UNDERGROUND UTILITIES IS SHOWN HEREON. THIS INFORMATION HAS BEEN SHOWN BASED ON THE LOCATION OF ABOVE GROUND APPURTENANCES, AVAILABLE DESIGN PLANS AND FLAGS AND PAINT PLACED BY THE UNDERGROUND PROTECTION SERVICE. NO CERTIFICATION IS MADE AS TO THE ACCURACY OR THOROUGHNESS OF THE INFORMATION CONCERNING UNDERGROUND UTILITIES AND STRUCTURES SHOWN HEREON PER GEORGIA LAW. THE UNDERGROUND UTILITIES PROTECTION SERVICE MUST BE CALLED PRIOR TO THE COMMENCEMENT OF ANY AND ALL EARTH DISTURBING ACTIVITIES.

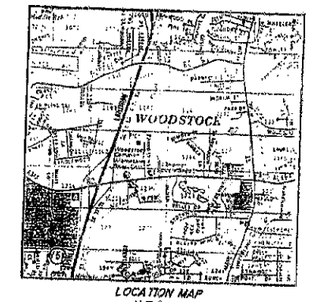
9420 HIGHWAY 92
WOODSTOCK, GEORGIA
STORE NO. 335

Pearson & Associates, Inc.
LAND SURVEYING-ENGINEERING-SITE PLANNING
DEVELOPMENT-CONSTRUCTION LAYOUT
330A FOREST PARKWAY
FOREST PARK, GA 30297
(404)366-7715 (404)366-6813 (FAX)
E-Mail pearsonsurvey@mindspring.com

LIST OF SPECIAL EXCEPTIONS, SCHEDULE B, SECTION 2, COMMITMENT NO. 0431-005.23, ISSUED BY CHICAGO TITLE INSURANCE COMPANY, DATED: 5/9/2000

6. Relinquishment of access rights and easements contained in that Conveyance of Access Rights from Conoco, Inc. to The Department of Transportation, State of Georgia, dated 5-24-60, filed 6-25-60 and recorded at Deed Book 878, page 557, Office of the Clerk of the Superior Court of Cherokee County, Georgia *SHOWN ON SURVEY.*





LOCATION MAP
N.T.S.

Surveyor's Certification

This is to certify to Chicago Title Insurance Company, petroleum Realty II, LLC, Petroleum Realty Investment Partners, L.P. (PRIP), Lehman Commercial Paper Inc., its successors and assigns, Lehman Brothers Holdings Inc. d/b/a Lehman Capital, a Division of Lehman Brothers Holdings Inc. and Siegfried, Rivera, Lerner, DeLaTorre & Sobel, P.A., and their successors and assigns, that I have surveyed the property described above ("Property") and this survey was made on the ground per the field notes shown on this survey and is a true representation thereof and correctly shows the size and location of the Property, its exterior boundaries, the location and the dimensions of all visible structures, fences, utility lines, locations of water, high tension lines, flood plain lines, applicable building set back lines, apparent easements, rights-of-way and roadways thereon and visible encroachments or overhangs, if any, on or from the Property. The survey also correctly shows by location, dimension and recording data (or title commitment exception number) all recorded easements, rights of way and other matters of record described in the commitment for title insurance issued by Chicago title Insurance Company Commitment No. 0431-005.23, with effective date of 5/9/2000, 2000. The Property depicted in the survey is the same property described in the foregoing title commitment. Ingress to and egress from the Property is provided by GEORGIA HIGHWAY 92, which is a paved and dedicated public right-of-way maintained by CHEROKEE COUNTY. The Property does not serve any adjoining Property for drainage, ingress and egress or any other purpose except as shown hereon. The Property is currently zoned GC which is assigned as GENERAL COMMERCIAL. This is the correct zoning for the Property's use. Except as shown on the survey, no portion of the Property lies within a Special Flood Hazard Area, as described on the Flood Insurance Rate Map for the community in which the Property is located. The Survey correctly indicates the zone designation of any area shown as being within a Special Flood Hazard Area. Except as shown on the survey, there are no visible discrepancies, conflicts, shortages in area or boundary line conflicts.

I further certify that this survey is made in accordance with the "Minimum Standard Detail Requirements for ALTA/ACSM Land Title Surveys" as adopted by the American Land title Association, ("ALTA"), American Congress on Surveying & Mapping ("ACSM") and the National Society of Professional Surveyors ("NSPS") in 1999, and includes Items 1, 2, 3, 4, 6, 7(a), 8, 9, 10, 11(a), 11(b), 13 and 15 of Table A thereof. 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".

William W. DeLoach
William W. DeLoach
Ga. R.L.S. No. 1711

LEGAL DESCRIPTION

All that tract or parcel of land lying and being in Land Lot 121A, of the 15th District, 2nd Section, Cherokee County, Georgia, containing 1.0114 acres (44,056 square feet), and being more particularly described as follows:

Beginning at a rebar found on the southerly right-of-way of Georgia Highway 92 (S.R. 92), a distance of 359.96 feet easterly from the right-of-way marker found at the intersection of said Georgia Highway 92 and the southeasterly right-of-way of Interstate 575 Highway, said point also being the northwest corner of the property now or formerly belonging to Star Enterprises;

Thence along the southerly right-of-way of Georgia Highway 92, North 82 degrees 09 minutes 37 seconds East, 209.61 feet to a rebar found;

Thence leaving said right-of-way, South 07 degrees 54 minutes 14 seconds East, 203.90 feet to a rebar placed;

Thence South 82 degrees 07 minutes 21 seconds West, 210.00 feet to a rebar found;

Thence North 07 degrees 47 minutes 53 seconds West, 210.06 feet to a rebar found on the southerly right-of-way of Georgia Highway 92 and the point of beginning.

TOTAL ACREAGE = 1.0114
44,056 SQ. FT.

TOTAL PARKING SPACES = 12 (THIS INCLUDES 1 H.C. SPACE)
PROPERTY ZONED : GC (GENERAL COMMERCIAL)
SETBACKS : FRONT - 50', SIDE - 15' & REAR - 30'

BASED ON THE INFORMATION SHOWN ON THE FLOOD HAZARD BOUNDARY MAPS FURNISHED BY THE DEPT. OF H.U.D. THROUGH THE FEDERAL INSURANCE ADMINISTRATION. IT IS MY OPINION THAT THE PROPERTY SHOWN HEREON IS OUTSIDE OF THE FLOOD HAZARD AREA. AS PER COMMUNITY PANEL # 305700309 C, 9/14/90, ZONE X

REFERENCE PLAT(S)
SURVEY FOR: CAMDEN OIL COMPANY ETA-
PREPARED BY: J.A. EVANS & ASSOCIATES
DATED: 7/31/98

THE DATA SHOWN ON THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND HAS A PRECISION RATIO OF ONE FOOT IN 100,000 FEET. TRAVERSE DATA OBTAINED USING A TOPCON GTS-3 SERIES TOTAL STATION.

THIS PLAT IS BASED UPON FIELD DATA WHICH HAS A PRECISION RATIO OF ONE FOOT IN 15,000 FEET. AN AVERAGE ANGULAR ERROR OF 03 SECONDS PER ANGLE POINT AND WAS ADJUSTED USING THE COMPASS RULE.

GEORGIA REGISTERED No. 1711 PROFESSIONAL LAND SURVEYOR WILLIAM W. DeLOACH

BOUNDARY & ABOVE GROUND "AS-BUILT" SURVEY FOR:

Petroleum Realty II, LLC, Petroleum Realty Investment Partners, L.P. (PRIP), Lehman Commercial Paper Inc., its successors and assigns, Lehman Brothers Holdings Inc. d/b/a Lehman Capital, a Division of Lehman Brothers Holdings Inc., and Siegfried, Rivera, Lerner, DeLaTorre & Sobel, P.A., and their successors and assigns and Chicago Title Insurance Company

LAND LOT(S) 1214 — 2nd Section — 15th DISTRICT
CHEROKEE COUNTY, GEORGIA
SCALE 1" = 30' — JUNE 6, 2000

GRAPHIC SCALE
30 0 30 60 90 120

PLAT NO. 00-0673906

9420 Hwy 92