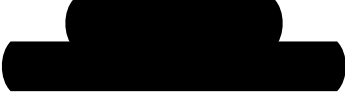


**APPRAISAL OF REAL PROPERTY
OF
THE GEORGIAN PARK CARWASH**

200 NEWGATE ROAD
PEACHTREE CITY, FAYETTE COUNTY, GEORGIA

AS OF:
September 7, 2007

PREPARED FOR


Two Midtown Plaza
1349 West Peachtree Street
Suite 100
Atlanta, GA 30309

PREPARED BY
FLETCHER & COMPANY
REAL ESTATE APPRAISERS AND CONSULTATION
PO Box 884
GRIFFIN, GA 30224
(770) 227-4008



KEN A. FLETCHER

FLETCHER & COMPANY
Real Estate Appraisals
P. O. Box 884 • 770-227-4008
Griffin, Georgia 30224

September 12, 2007



Two Midtown Plaza
1349 West Peachtree Street
Suite 100
Atlanta, GA 30309

RE: Summary Appraisal Report
The Georgian Park Carwash
200 Newgate Road
Fayette County, Peachtree City, Georgia

Dear Ms. Ingram:

In accordance with your request I have personally inspected the above captioned property for the purpose of estimating the As-Is and Prospective Market Value in the Fee Simple Interest. The effective date of this appraisal is September 7, 2007.

Submitted herewith is my report containing pertinent facts and data gathered in my investigation.

The method of appraising is detailed in this summary appraisal report. As of September 7, 2007 it is my opinion that the as is Market Value with Fee Simple Interest in the subject property is:

One Million Ten Thousand Dollars
~~(\$1,010,000)~~

The undersigned appraiser states that his employment was not conditioned upon his producing a specific value or a value within a given range. Further employment or the payment of the fee is not dependent upon producing specified values.

It has been a pleasure to serve you in this matter.

Respectfully submitted,

FLETCHER & COMPANY

Jason D. Fletcher

State of Georgia

Certified General Appraiser #211251

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Summary of Salient Facts and Conclusions

Intended User of Appraisal:	[REDACTED]
Property Type:	The Georgian Park Carwash
Property Address:	200 Newgate Road Peachtree City, Fayette County, Georgia
Parcel ID:	073518004 01
Owner:	[REDACTED]
Site Size:	43,560 square feet, or 1.00 acre
Building Sizes:	2,774 SF
Year Built:	2005
Zoning:	GC, General Commercial
Interest Appraised:	Fee Simple
Effective Date of Appraisal:	September 7, 2007
Date of Report	September 12, 2007
Final Estimate of Value:	\$1,010,000

Introduction

Assumptions and Limiting Conditions

The appraisal is made subject to the following conditions and assumptions:

1. Any legal description or plats reported herein are assumed to be accurate. Any sketches, plats or drawings included in this report are included to assist the reader in visualizing the property. I have made no survey of the property and assume no responsibility in connection with such matters.
2. No responsibility is assumed for matters legal in nature. Title is assumed to be good and marketable and in fee simple unless discussed otherwise in this report. The property is appraised as free and clear of existing liens, assessments and encumbrances, except as noted in the attached report.
3. The appraiser does not assume responsibility for sub-surface soil conditions. No geological reports have been furnished to the appraiser.
4. Unless otherwise noted, it is assumed that there are no encroachments, zoning or restriction violations affecting the subject property.
5. The property is assumed to be under competent and aggressive management.
6. Information, estimates, and opinions used in this appraisal are obtained from sources considered reliable; however, no liability for them can be assumed by the appraiser.
7. The value estimates reported herein apply to the entire property and any proration or division of the total into fractional interests will invalidate the value estimate, unless such proration or division of interests is set forth in the report.
8. This report may not be used for any purpose other than as stated in the report, by any other than the client without previous consent of the appraiser and his client and then only with proper qualifications.
9. The appraiser assumes the reader or user of this report has been provided with copies of all leases and amendments, if any, encumbering this property.
10. Neither all nor any part of the contents of this report shall be conveyed to the public through advertising, public relations, news sales or other media, without the prior written consent and approval of the author.

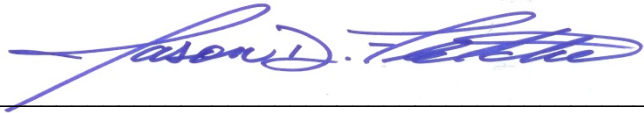
This pertains particularly to valuation conclusions, the identity of the appraiser or firm with which he is associated.

11. The final value estimate has been concluded on the basis that the property is environmentally compliant. Further the acreage was based on information provided by the owner and/or public records. If the actual acreage or developable unit is different than the amounts used in this report, the appraiser reserves the right to modify this report.
12. The final value estimate has been concluded on the basis that the subject is not subject to flooding. For an official determination a certified survey is recommended.
13. The financial probability of the carwash facility has not been performed. This appraisal report assumed that the business operation of the carwash facility is profitable and is able to support the subject improvements.

Certification

I certify that, to the best of my knowledge and belief:

- The statements of fact contained in this report are true and correct.
- Daniel Searcy visited and inspected the subject property and the comparables used in the report under review.
- The reported analyses, opinions, and conclusions in this review report are limited only by the assumptions and limiting conditions stated in this review report, and are my personal, unbiased professional analyses, opinions, and conclusions.
- I have no present or prospective interest in the property that is the subject of this report, and I have no personal interest or bias with respect to the parties involved. I have no bias with respect to the property that is the subject of this report.
- My engagement in this assignment or in any future assignment is not contingent upon developing or reporting predetermined results.
- My compensation is not contingent upon the reporting of a predetermined value or direction in value that favors the cause of the client, the amount of the value estimate, the attainment of a stipulated result, or the occurrence of a subsequent event.
- My analyses, opinions, and conclusions were developed, and this review report was prepared in conformity with the Georgia Real Estate Appraiser Classification and Regulation Act and the rules and regulations of the Georgia Real Estate Appraisers Board.



Jason D. Fletcher – Certified General Appraiser
#211251

Daniel B. Searcy III assisted in providing appraisal assistance to include gathering market data and assisted in the inspection of the subject tract.



Daniel B. Searcy III – Registered Appraiser
#286625

Appraiser Competency

- Jason D. Fletcher is experienced in the valuation of commercial, retail, office, industrial, land acquisition and development, multi-family, condemnation, recreational and special purpose properties. For additional information on the competency of the appraiser, please review the Qualifications of Appraiser in this report.

The appraiser has extensive experience in appraising various types of commercial developments similar to the subject property and is considered to be competent in performing an appraisal on the subject property. The appraiser is also considered to be competent in the area of which the subject property is located.

- Daniel B. Searcy III is experienced in the valuation of commercial, retail, office, industrial, land acquisition and development, and multi-family. For additional information on the competency of the appraiser, please review the Qualifications of Appraiser in this report.

The appraiser has extensive experience in appraising various types of commercial developments similar to the subject property and is considered to be competent in performing an appraisal on the subject property. The appraiser is also considered to be competent in the area of which the subject property is located.

Definitions

Market Value

Market Value is defined as:

“The most probable price which a property should bring in a competitive and open market under all conditions requisite to a fair sale, the buyer and seller each acting prudently and knowledgeably, and assuming the price is not affected by undue stimulus. Implicit in this definition are the consummation of a sale as of a specified date and the passing of title from seller to buyer under conditions whereby:

1. buyer and seller are typically motivated;
2. both parties are well informed or well advised, and acting in what they consider their best interests;
3. a reasonable time is allowed for exposure in the open market;
4. payment is made in terms of cash in United States dollars or in terms of financial arrangements comparable thereto; and
5. the price represents the normal consideration for the property sold unaffected by special or creative financing or sales concessions granted by anyone associated with the sale.”²

Fee Simple Interest or Estate

“Absolute ownership unencumbered by any other interest or estate, subject only to the limitations imposed by the governmental powers of taxation, eminent domain, police power, and escheat.”³

Real Property

“All interests, benefits, and rights inherent in the ownership of physical real estate; the bundle of rights with which the ownership of the real estate is endowed.” In some states, real property is defined by statute and is synonymous with real estate. See also personal property; real estate.⁴

Improvements

“Buildings or other relatively permanent structures or developments located on, or attached to, land.”⁵

² *Uniform Standards of Professional Appraisal Practice*, 2006 Edition (The Appraisal Foundation), p. 194 (as published in Title XI of the Financial Institutions Reform, Recovery, and Enforcement Act (FIRREA) of 1989).

³ *The Dictionary of Real Estate Appraisal*, 4th Ed., (Chicago Appraisal Institute, 2002), p. 113

⁴ Ibid, 234.

⁵ Ibid, 142

Personal Property

“Identifiable tangible objects that are considered by the general public as being ‘personal’ -for example, furnishings, artwork, antiques, gems and jewelry, collectibles, machinery and equipment; all tangible property that is not classified as real estate.”⁶

Intangible Personal Property

“Property that has no physical existence beyond merely representational, nor any extrinsic value; includes rights over tangible real and personal property, but not rights of use and possession. Its value lies chiefly in what it represents. Examples include corporate stock, bonds, money on deposit, goodwill, restrictions on activities (for example, patents and trademarks), and franchises. Note: Thus, in taxation, the rights evidenced by outstanding corporation stocks and bonds constitute intangible property of the security holders because they are claims against the assets owned and income received by the corporation rather than by the stockholders and bondholders; interests in partnerships, deeds, and the like are not ordinarily considered intangible property for tax purposes because they are owned by the same persons who own the assets and receive the income to which they attach.”⁷

Goodwill

“The intangible asset that arises as a result of a name, reputation, customer patronage, location, products, and similar factors that have not been separately identified and/or valued but that generate economic benefits.”⁸

Exposure Time

“The estimated length of time the property interest being appraised would have been offered on the market prior to a hypothetical consummation of a sale at market value on the effective date of the appraisal.”⁹

It is our opinion that the estimated exposure time for the subject property prior to the effective date of this report would have been less than twelve months.

⁶ *Uniform Standards of Professional Appraisal Practice*, 2006 Edition (The Appraisal Foundation), p.4.

⁷ *The Dictionary of Real Estate Appraisal*, 4th Ed., (Chicago Appraisal Institute, 2002), p. 148.

⁸ *The Dictionary of Real Estate Appraisal*, 4th Ed., (Chicago Appraisal Institute, 2002), p. 128.

⁹ *Uniform Standards of Professional Appraisal Practice*, 2006 Edition (The Appraisal Foundation), p. 90.

Marketing Time

“an opinion of the amount of time it might take to sell a real or personal property interest at the concluded market value level during the period immediately after the effective date of an appraisal.”¹⁰

With regard to marketability, primary consideration has been given to the subject's overall location, features, the socioeconomic characteristics of the area, and probable near-term and long-term market demand for the property. The marketing time for the appraised is based on a review of real estate sales, some of which are provided later in this report, together with conversations with brokers and other real estate professionals in the subject market.

The estimated marketing time for the subject property is estimated at twelve months or less based on current market conditions.

Market conditions are considered favorable with reasonable interest rates and no financing concessions necessary.

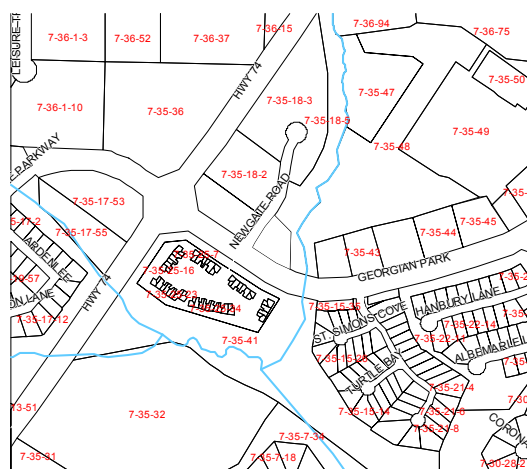
¹⁰ *Uniform Standards of Professional Appraisal Practice*, 2006 Edition (The Appraisal Foundation), p. 128.

Assignment Description

Property Identification

The subject property was constructed for its current use as a carwash facility, located at 200 Newgate Road Peachtree City, Georgia. The building is a single-story structure that was reportedly constructed in 2005. The building was in good condition at the time of inspection.

The total site contains approximately one acre, or 43,560 square feet. It is identified by Fayette County Assessor's Office as Parcel Number 073518004 01.



Appraisal Objective and Property Rights

The objective of this appraisal is to estimate the current fee simple market value of the real estate.

Intended Use and Intended Users

Per Standard Rule 1-2 of USPAP, the intended use and users of the appraisal must be stated. The [REDACTED] needs the market value of the Fee Simple Interest in the subject property for collateral evaluation purposes. The intended user of the report would be [REDACTED]. All information contained within this report is confidential between the client and the undersigned appraiser(s). Any information contained in this report cannot be released to a third party without written permission from the client only.

Effective Date of the Appraisal / Report Date

The final estimate of market value represents our opinion estimates as of September 7, 2007, the most recent date of the real estate inspection. The report date is September 12, 2007.

Statement of Ownership and Sales History

Standards Rule 1-5 of USPAP requires an analysis of all agreements of sale, options, or listings, and at least a three-year sales history of the subject property. According to Fayette County Deed Book 2409 Page 737, John and Phyllis Williams purchased said property from Peachtree City Holdings, LLC for consideration of \$241,800 on December 12, 2003. John and Phyllis Williams then transferred the property for the consideration of \$241,760 on March 22, 2004 to [REDACTED]. The officers of [REDACTED] are John and Phyllis Williams who are registered as the Chief Executive Officer and Corporate Secretary, respectively. There have been no other transfers of any interests, in whole or part, in the past three years. There are not any current agreements of sale, options, or listings known to the appraiser. A title search is recommended for official determination.

The Scope of Work

According to Advisory Opinion 28 of USPAP, an appraisal must “1) identify the problem to be solved; 2) determine and perform the scope of work necessary to develop credible assignment results; and 3) disclose the scope of work in the report.”¹

The primary purpose of the appraisal is to meet the requirements of Title XI of the Federal Financial Institutions Reform, Recovery, and Enforcement Act (“FIRREA”) of 1989 with respect to real estate-related financial transactions as we understand these requirements. Piedmont Bank needs an appraisal to assist it with collateral valuation of the subject property. This Summary appraisal report covers the necessary collection and analysis of data, property inspections and the application of accepted approaches to value. This report sets forth the rationale, assumptions, conditions and significant facts upon which the final value is based. All of the generally accepted approaches to value have been considered within this report.

Typically, the Cost, Sales Comparison and Income Approaches are applicable and reliable valuation methods. Our analysis has determined the highest and best use of the property is for the continued use as a Carwash facility. The Improved Sales Comparison, Cost, and Income Approaches to value have been performed in this report.

The following is a brief discussion of the various inspections and analysis and data collection and analysis considered and utilized in arriving at a conclusion of value.

1. An inspection and analysis of area and neighborhood factors which would have an impact on the subject property.
2. An inspection and analysis of the physical features of the subject property and any factors which would have a positive or negative influence on value.
3. Property consideration of the present zoning and a discussion of highest and best use of the subject.
4. The collection, analysis, and verification of market data considered pertinent to arriving at the value estimates made by the Sales Comparison, Cost and Income Approach (when applicable).

¹ Ibid. P. 213.

5. The value indications for the three approaches are then reconciled into a final estimate of value.
6. An inspection and analysis of the physical features of the subject property and any factors which would have a positive or negative influence on value.
7. Property consideration of the present zoning and a discussion of highest and best use of the subject.
8. The collection, analysis, and verification of market data considered pertinent to arriving at the value estimates made by the Sales Comparison, Cost and Income Approach (when applicable).
9. The value indications for the three approaches are then reconciled into a final estimate of value.

The appraisal has been prepared in accordance with Uniform Standards of Professional Appraisal Practice requirements (USPAP).

Identification of Property

Property Data

Description of Site

Location:	200 Newgate Road Peachtree City, Fayette County, Georgia
Land Area:	Approximately 1.0 acre or 43,560 square feet. The appraiser reserves the right to modify the concluded value if the actual size from a new survey is found to vary significantly from the size derived from the legal description in the deed on file in the Fayette County Clerk of Superior Court's Office.
Shape:	The subject property is basically rectangular in shape.
Frontage:	The site has 225.86' frontage along the northeast side of Georgian Park and 108.0' frontage along the southeast side of Newgate Road.
Topography:	The site is best described as basically level.
Utilities:	Water, Gas, Sewer and Electricity are all available to the subject property.
Environmental:	There were no visible signs of hazards from the visit to the site. It should be noted that a convenience/gas station and quick lube station is on the northwest corner of Newgate Road. This report assumes that there are no environmental hazards present that would impact the value of the property.
Flood Plain:	According to the FLOODSCAPE Flood Map. 13113C0080D, dated March 18, 1996, the subject is located in Zone X. Zone X is defined as areas determined to be outside the 500- year floodplain. This report assumes that the property is not in a flood hazard area and will not be subject to flooding. For

official determination, a certified survey is recommended.

Easements:

The appraiser is not aware of any detrimental easements or encroachments encumbering the site other than typical utility and access easements.

Real Estate

Taxes:

The subject is identified by Fayette County Tax Assessor's Office with a Parcel Number. The following table details the subject's current assessment and taxes payable to the city and county.

2006 Property Assessment Data								
<i>Parcel Number</i>	<i>Land Size</i>		<i>Tax Appraisal Data</i>			<i>Tax Assessed</i>	<i>Millage Rate</i>	<i>Property</i>
	<i>SF</i>	<i>Acres</i>	<i>Land</i>	<i>Improvements</i>	<i>Total</i>	<i>Value @ 40%</i>	<i>City & County</i>	<i>Taxes 2006</i>
073518004 01	43,560	1.000	<u>\$279,000</u>	<u>\$229,660</u>	\$508,660	\$203,464	33.625	\$6,841
Total	43,560	1.000	<u>\$279,000</u>	<u>\$229,660</u>	\$508,660	\$203,464	33.625	\$6,841

Millage Rate Per \$1,000 of Assessed Value
Annual Taxes

Based on the value conclusion in this report, The subject is under assessed for tax valorem purposes.

Zoning:

The subject site is zoned GC, General Commercial District by the City of Peachtree City. The use as a carwash development represents a compatible use with the surrounding neighborhood, which consists of various free standing as well as developed shopping center improvements along the major thoroughfare, with single and multi family residential developments along the secondary streets. According to officials at the City of Peachtree City, the subject property is a legal and conforming use. For official zoning and allowances, a letter of permissible uses must be obtained from the City of Peachtree City's Planning and Zoning Department. The excerpt from the City of Peachtree City's Zoning Ordinance is located in the Addenda section of this report.

Fletcher & Company

Description of Improvements

The subject property consists of carwash improvements inclusive of five (5) manual carwash bays and one (1) automatic touch less bay with an overall building area of 2,774 SF. The facility was constructed in 2005 and consists of a reinforced concrete slab with a trench drain system. The main structure of the building is concrete/masonry block with ceramic covered walls in the wash areas. In addition to the wash bays a portion of the building is utilized for an equipment room. The exterior walls are finished in decorative concrete block. The roof has a truss system with decking with a corrugated metal roof cover. Overall the building is of good quality construction and has been well maintained and is in very good condition.

Foundation:	Reinforced concrete slab foundation
Structural:	Concrete/masonry structural framework
Exterior Walls:	Split concrete and standard concrete block
Roof Covering:	Corrugated metal roofing
Equipment:	Each of the five bays contains one 5,000 psi washing wand, one foaming brush, and one color foam conditioning wand. The automated system is an Oasis Typhoon. The automatic washer also has an Oasis Gale Force dryer.
Other:	The five bays each contain a Townco Baymaster "auto-cashier", the automatic washer is serviced by a Townco Excel "auto-cashier" and one Townco Paymaster "auto-cashier" for general usage. A D/H Vend-master is also located on the front of the structure and contains carwash and car care associated products. Five shampoo and vacuum and fragrance and vacuum stations service the facility.
Site Improvements:	Site improvements consist of concrete and asphalt paved parking, exterior light poles and lighting, landscaping and signage.

Physical Condition:	The subject building was originally built in 2005 and is currently in good physical condition. The parking lot appears to be in good condition.
Functional Utility:	The subject building is designed for the utilizations of a self-service and automatic “one-touch” carwash system. The subject improvements are considered to be of good type construction and parking is typical of similar facilities in the market. The building layout is designed for a carwash and considered functional when compared to competing buildings in the market.
Actual Age, Effective Age, Remaining Economic Life:	The subject building was constructed in 2005 and has an actual age of 2 years. The main subject building is in good condition; therefore an effective age of 1 year has been estimated for the subject. The total economic life is estimated at 55 years, of which 53 is remaining.

Building Sketch



Sketch by Apix IV™

Comments:

AREA CALCULATIONS SUMMARY			
Code	Description	Net Size	Net Totals
GBAL	First Floor	2774.5	2774.5
Net BUILDING Area		(Rounded)	2775

BUILDING AREA BREAKDOWN			
Breakdown			Subtotals
First Floor			
29.0	x	36.5	1058.5
22.0	x	78.0	1716.0
2 Items (Rounded)			2775

Photographs of Subject Property



Front of Building



Rear of Building



Shampoo, Fragrance, and Vacuum



Signage



View of Newgate Rd Facing Northeast



View of Georgian Pk. Facing Northwest

AREA & NEIGHBORHOOD OVERVIEW

Introduction

The purpose of this analysis is to review historic and projected economic and demographic data to determine whether Fayette County and the subject neighborhood will experience future economic stability, or decline.

The subject property is located on the northeast corner of Georgian Park and Newgate Road in Peachtree City of Fayette County, Georgia. Georgian Park is a secondary commercial and residential thoroughfare just south of the intersection of North Peachtree Parkway and GA Hwy 74. The subject is located on the northwest portion of Peachtree City. This area is comprised mostly of single and multi-family residential, low density commercial and a large commercial development to the north on North Peachtree Parkway. The immediate neighborhood has not been fully developed to its commercial potential. Further, Fayette County is included in the 28 County Atlanta Metropolitan Statistical Area (MSA).

Population

In 1990, Fayette County's population was 62,415; in 2000 the population had grown to 91,263, indicating a compound annual growth rate of 3.16% between 1990 and 2000. The year-end 2005 population estimate was 104,248, indicating a compound annual increase of 2.49% between 2000 and 2005.

The following table illustrates historical population trends for Fayette County, and the State of Georgia.

	2005	2000	1990	Annual % Change from.1990 to 2005
Fayette County	104,248	91,263	62,415	2.67%
State of Georgia	9,072,576	8,186,453	6,478,216	1.91%
<i>Source: US Census Bureau</i>				

Between 2000 and 2005, the population in Fayette County grew at an estimated compound rate of 2.49%, while the State of Georgia grew at a rate of 1.95% for the same period. Given the recent compound increase in the

population base for Fayette County, the population growth trends foreshadow a steady growth and upward economic trend into the foreseeable future.

The highest concentrated age group of the county's inhabitants is between the ages of 35-54, or 33.1%. In terms of household size, at the end of 2005 the number of households stood at 36,029 in Fayette County with an average household size of 2.88 persons and an average family size of 3.21 persons.

A demographic profile for Fayette County appears in the chart below.

Demographic Profile

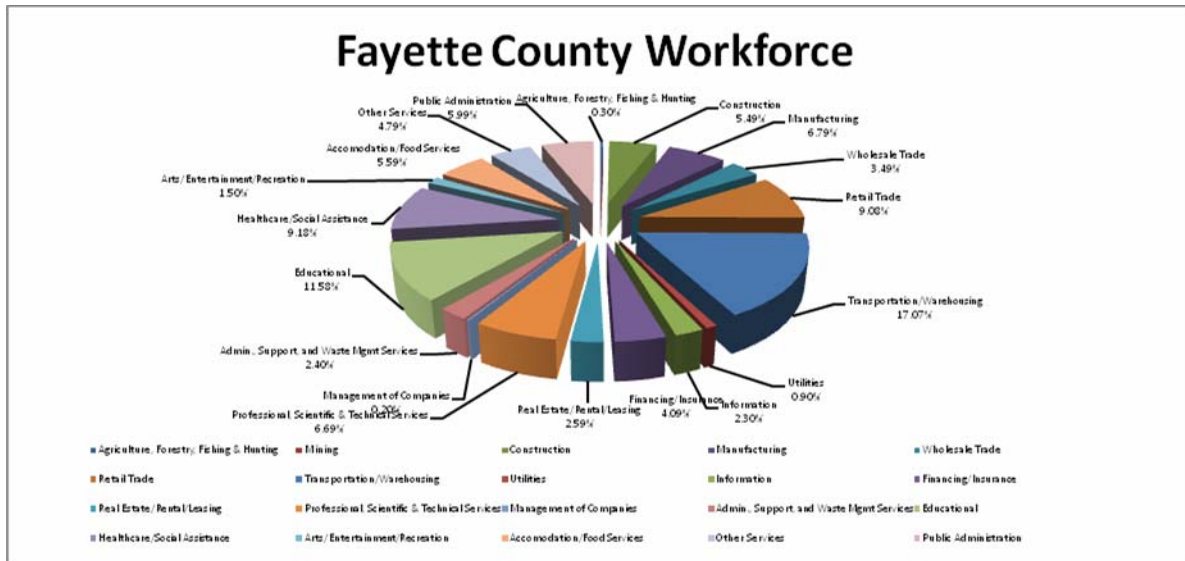
Category		<u>Fayette County</u>	<u>State of Georgia</u>
Age Distribution	0-19	27.6%	29.5%
	20-34	17.1%	23.1%
	35-54	33.1%	29.7%
	55+	22.2%	17.7%
Estimated Average Household Size:		2.88 persons	2.65 persons
Median Household Income:			
	\$0 – \$14,999	5.5%	15.4%
	\$15,000 - \$24,999	4.1%	11.6%
	\$25,000-\$34,999	9.5%	11.6%
	\$35,000 - \$49,999	13.2%	15.5%
	\$50,000 & \$74,999	16.5%	19.1%
	\$75,000 & Over	51.2%	26.8%
Median Household Income:			
		\$76,421	\$49,280

Source: US Census Bureau – 2000 & 2005. Data May not add due to rounding.

As the year end 2005 statistics indicates that 67.7% of the households in Fayette County earned over \$50,000 per annum. As indicated in the table above, Fayette County was well above the State of Georgia in median household income.

Area Business and Related Economic Trends

According to the US Census Bureau, the number of employed people in Fayette County in 2005 was 53,742, resulting in an unemployment rate of 4.8%, or 2,710 persons. A comparison of the major components of the estimated economic base for 2007 is presented in the chart below.



In summary, the Metropolitan Atlanta economy continues to send mixed messages, which is reflective as the national economy as a whole. Unemployment rates for both Metro Atlanta and the state of Georgia have recently remained stable; however, as two automotive plants close, the BellSouth/AT&T merger, and the fate of Delta Airlines and its attempt to restructure under bankruptcy protection, long-term economic predictions are not possible. These are major employers of not just the Atlanta area but suburban counties as well.

Market Analysis

The neighborhood consists of a combination commercial office and retail developments and predominately single family residential. Additional developments in the neighborhood include multi-family residential, retail strip centers, office parks, freestanding retail and offices, restaurants, and convenience stores/gas stations.

Fayette County has experienced steady growth in population and in return residential and commercial development has significantly increased over the past five years. Over the past five years, there has been several retail centers,

office parks, large box retail, and large anchored shopping centers been developed. Majority of commercial development has been concentrated along Highway 85 and Highway 54 West.

Fayette county is accessible by Interstate 85/75 and is located approximately 25 miles south of the central business district of Atlanta, which has been a major factor for the substantial growth of the county. The development trend in the county seems to be stable into the foreseeable future. Supply and demand for commercial property and vacant land tracts appear to be in balance at the present time. Occupancy levels for most retail and office use are 80% or better, even with the development of many small strip centers and office parks throughout the county.

In conclusion, the subject's immediate neighborhood is currently experiencing moderate growth. Given the close proximity to I-85 & 75 and good access to Atlanta and its surrounding metropolitan area as well as given the quality of developments, positive growth trends are anticipated in the future. Additional demographic reports detailing the marketability follow.

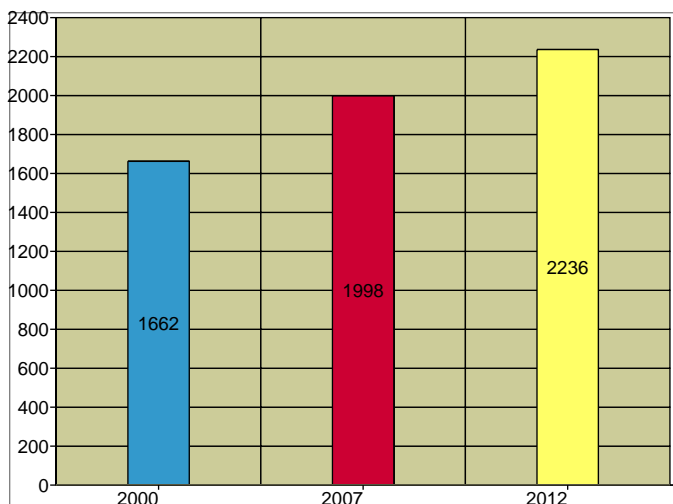
Subject Demographic Profile

200 Newgate Rd
200 Newgate Dr
Peachtree City, GA 30269

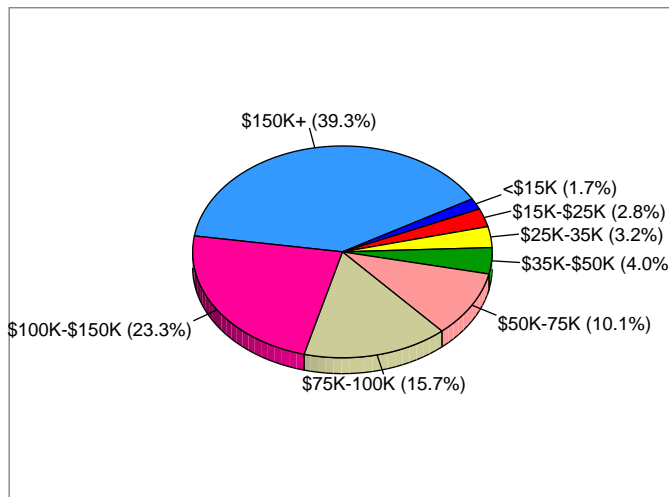
Site Type: Radius

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Longitude: -84.5942
Radius: 1.0 mile

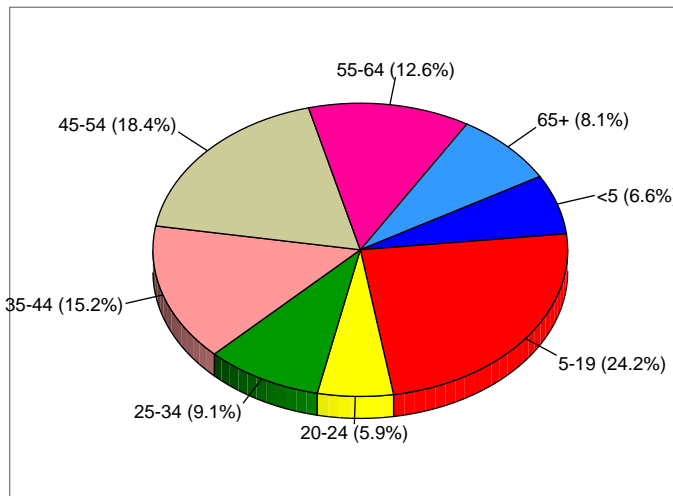
Households



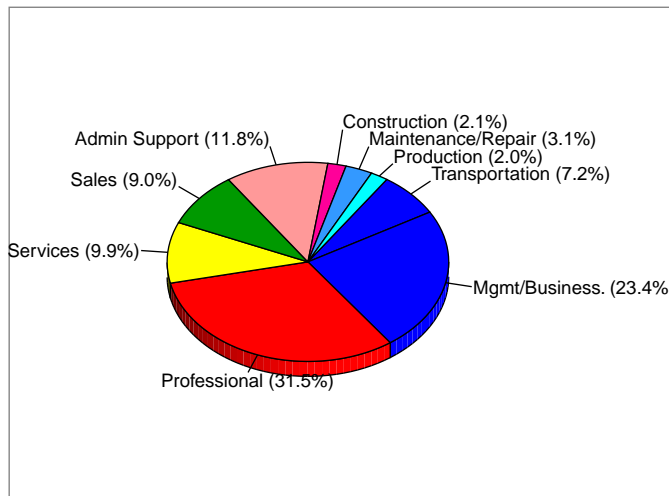
2007 Households by Income



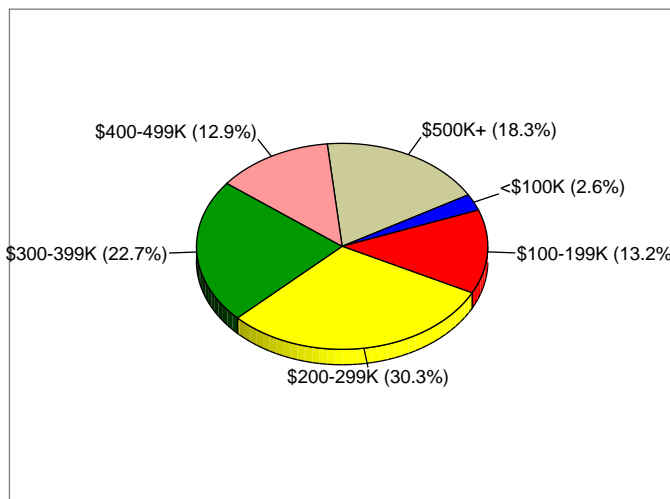
2007 Population by Age



2007 Employed 16+ by Occupation



2007 Owner Occupied HUs by Value



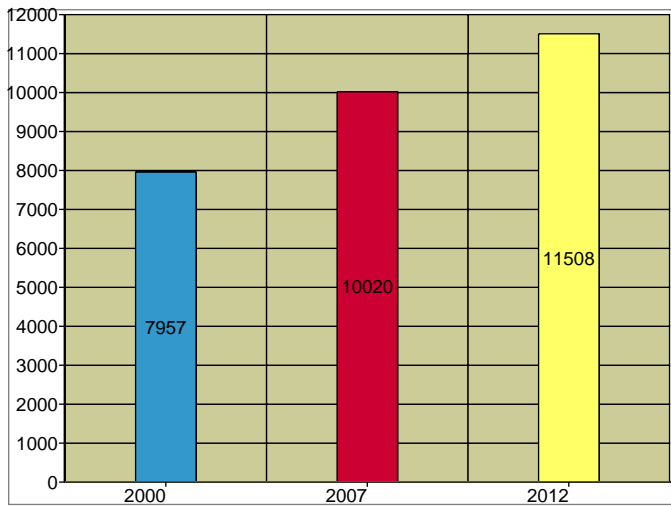
Source: U.S. Bureau of the Census, 2000 Census of Population and Housing. ESRI forecasts for 2007 and 2012.

200 Newgate Rd
200 Newgate Dr
Peachtree City, GA 30269

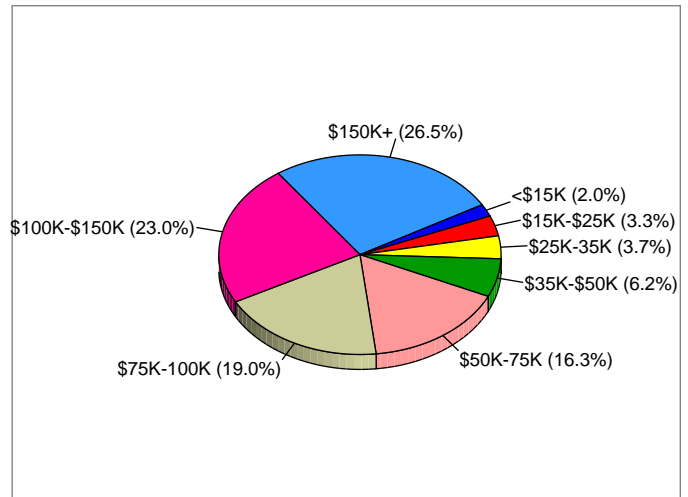
Site Type: Radius

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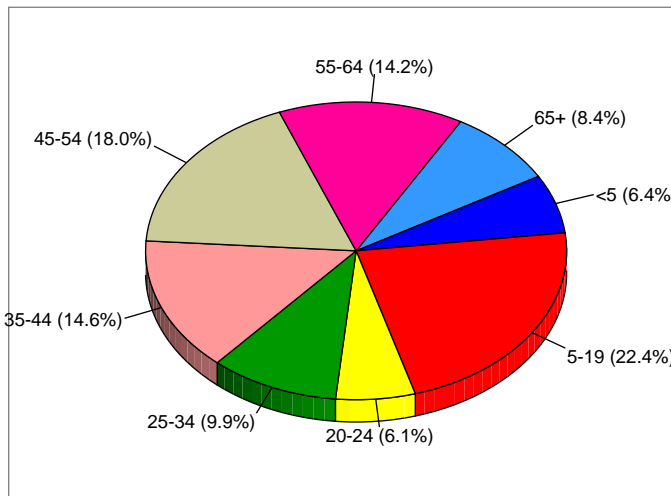
Households



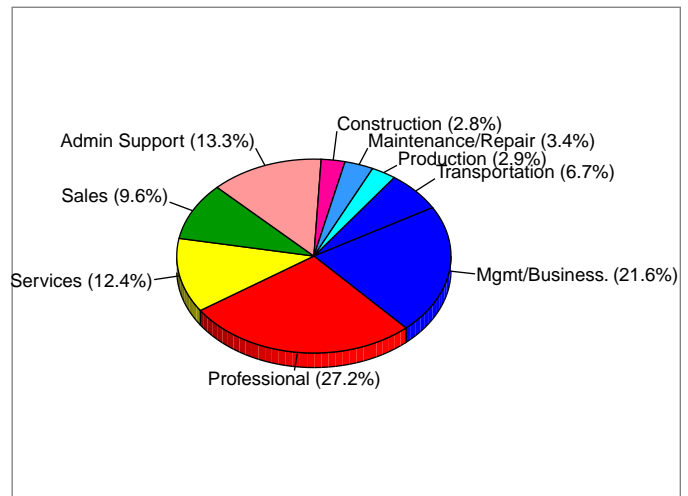
2007 Households by Income



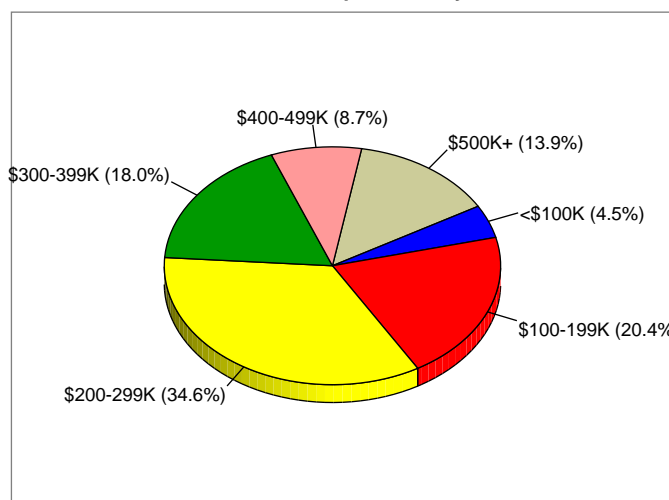
2007 Population by Age



2007 Employed 16+ by Occupation



2007 Owner Occupied HUs by Value



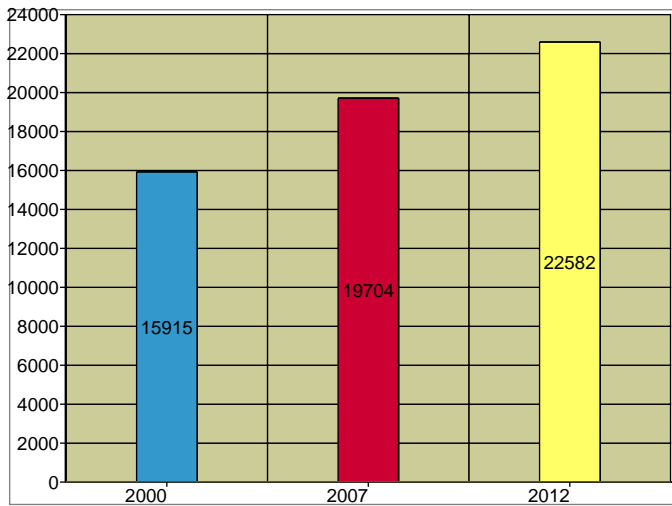
Source: U.S. Bureau of the Census, 2000 Census of Population and Housing. ESRI forecasts for 2007 and 2012.

200 Newgate Rd
200 Newgate Dr
Peachtree City, GA 30269

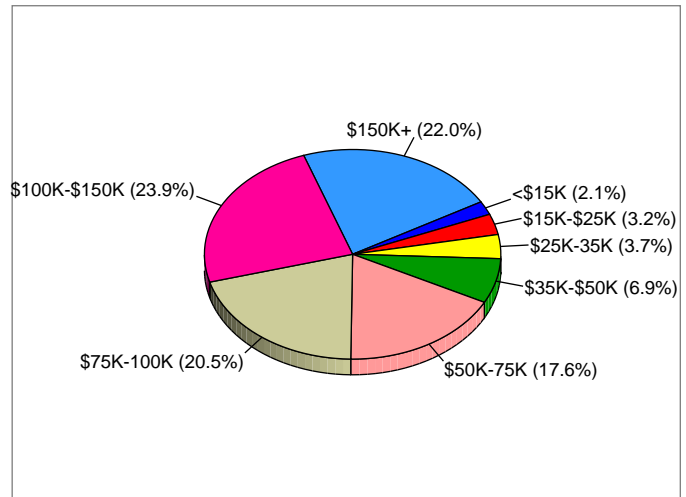
Site Type: Radius

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Radius: 5.0 mile

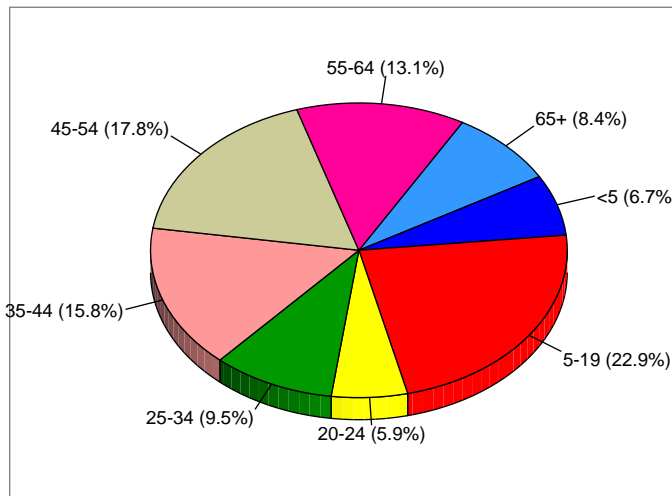
Households



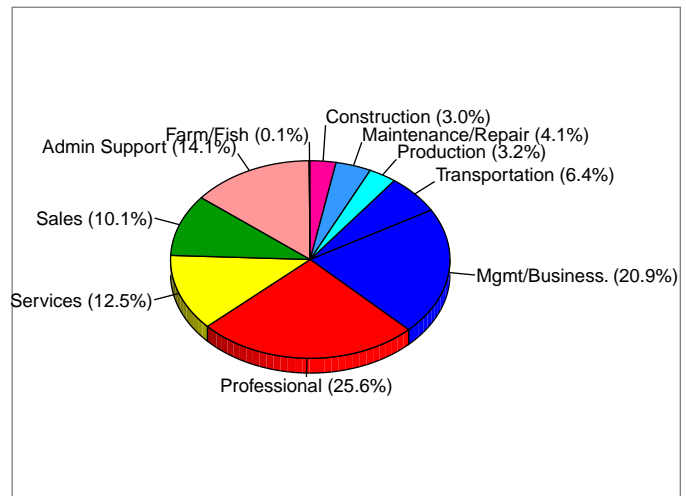
2007 Households by Income



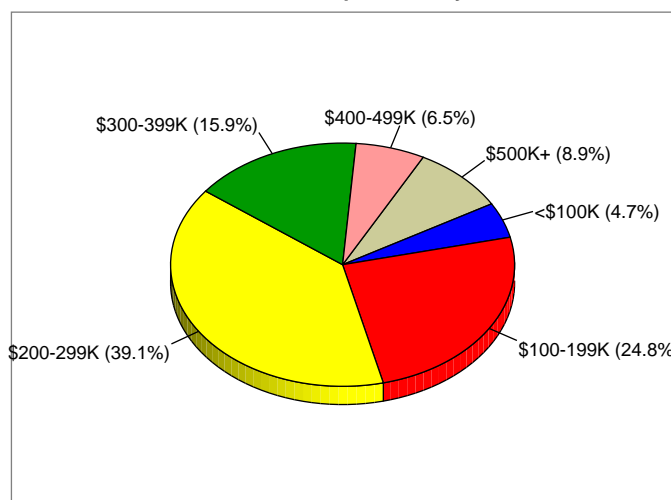
2007 Population by Age



2007 Employed 16+ by Occupation



2007 Owner Occupied HUs by Value



Source: U.S. Bureau of the Census, 2000 Census of Population and Housing. ESRI forecasts for 2007 and 2012.

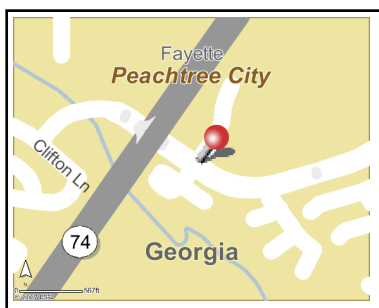
Subject Site Maps

200 Newgate Rd
 200 Newgate Dr
 Peachtree City, GA 30269

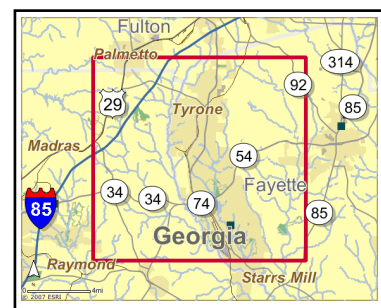
Site Map

Prepared by Fletcher & Company
 August 28, 2007

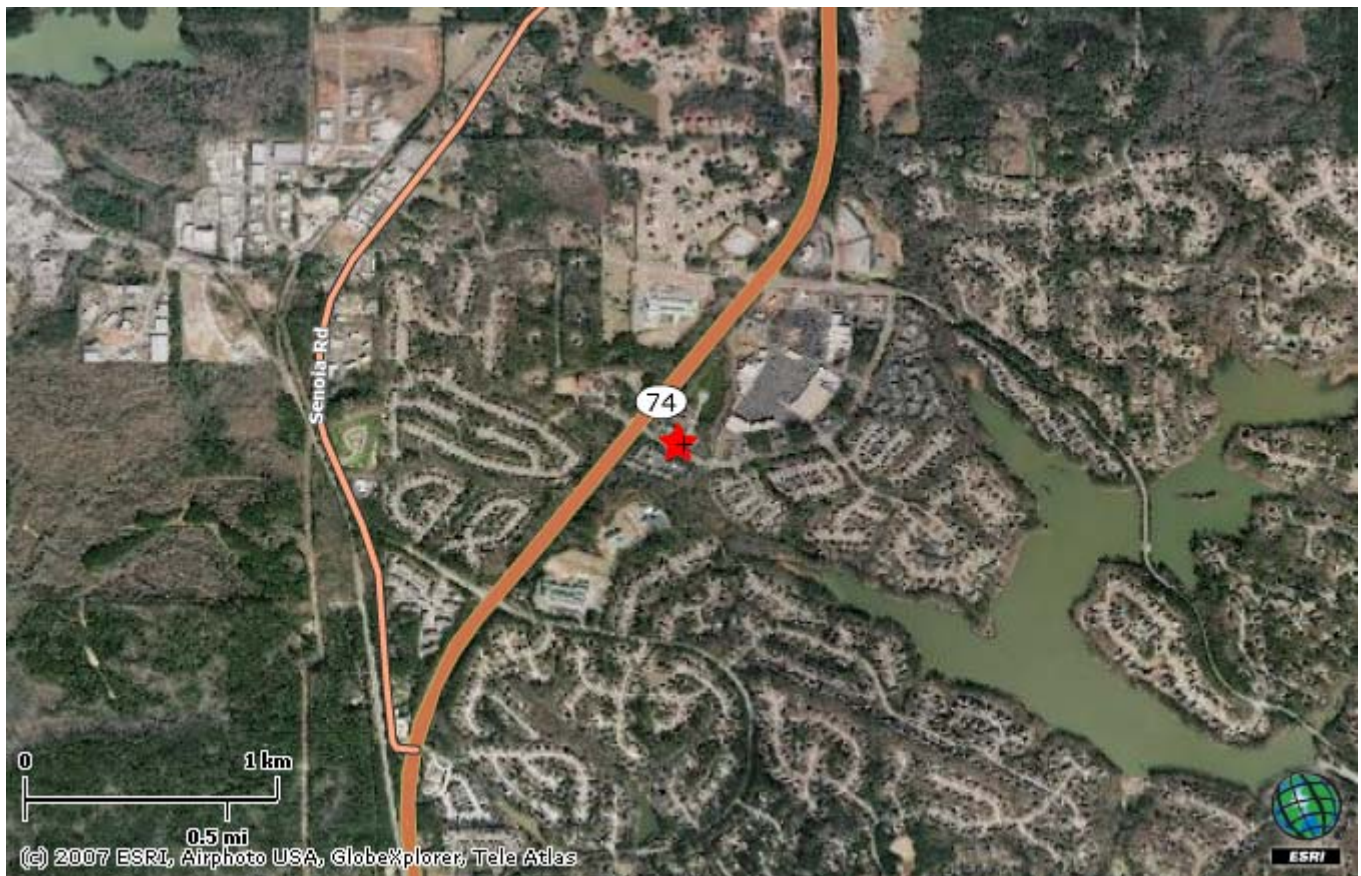
Latitude: 33.435449
 Longitude: -84.5942



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 Griffin, Georgia 30224



Area & Neighborhood Map



Highest and Best Use

Highest and Best Use is a real estate valuation principle that dictates that the market trends to put property to its most profitable use, and that use which provides the greatest benefits of ownership. The Appraisal of Real Estate, 12th Edition, defines highest and best use as:

The reasonably probable and legal use of vacant land or an improved property, which is physically possible, appropriately supported, financially feasible, and that results in the highest value.

Because the principle of highest and best use reflects the actions of the market, generally accepted professional appraisal practice requires that the subject property must be valued under this premise. If the property being appraised is improved with a structure, two highest and best use analyses are required; the highest and best use of the land as though vacant, and the highest and best use of the total property as developed. The highest and best use analysis is developed using the following four criteria. The highest and best use must be Legally Permissible, Physically Possible, Financially Feasible, and Maximally Productive.

Land as if Vacant

Physically Possible – As previously mentioned, the subject property contains 1.0 acre. Many uses would be physically possible including commercial, office, service, or other compatible use; however, developments requiring large parcels would not be possible due to the size and configuration of the site.

Legally Permissible – In estimating the highest and best use of a property, the legally permissible uses are typically determined by the zoning constraints of the jurisdiction in which the property is located. The subject parcel is located within Fayette County and is under this jurisdiction of the city of Peachtree City. The property is zoned GC, General Commercial District. The subject is located in a neighborhood that is predominately composed of retail on the primary streets, with detached single family residential improvements located on secondary outlets. According to the City of Peachtree City's Planning and Zoning Department, the subject's current use as a carwash facility is a legal and conforming use and is compatible with the surrounding land uses. For official zoning and allowances, a letter of permissible uses must be obtained from the City of Peachtree City's Planning and Zoning Department.

Financially Feasible and Maximally Productive Uses - After determining which uses are physically possible and legally permissible, it is necessary to determine what potential uses are economically feasible. A use that produces an overall positive return, be it cash flow or return on investment, is economically feasible. From the list of economically feasible uses, the one use that produces the greatest return is chosen. This is the maximally productive use and, therefore, is the highest and best use of the property. This thought process could be described as a detailed process of elimination.

The appraiser was not engaged in nor has performed a feasibility study whether new construction of a carwash development would or would not be financially feasible at the present time. However, according the buyer, the property's operation was reportedly profitable; therefore, new development of a carwash facility may be profitable to develop.

Maximally Productive – Of all the financially feasible uses, each use is analyzed to determine which use will return the highest profit or which use will be the maximally productive use.

Highest and Best Use as if Vacant - Of the available alternative uses that are physically and legally acceptable, the best alternative use for the subject site as if vacant would be to hold undeveloped until construction of a new retail/service development is determined financially productive.

Property as Currently Improved

The building is currently being operated as a carwash facility. The purpose of this analysis is to determine whether to leave the improvements as they are, to modify them, or to tear them down.

Physically Possible and Legally Permissible Uses - It would be physically possible and legally permissible to renovate the improvements or to tear them down. The subject improvements are considered to be in functional and in good condition. Therefore, it would be physically possible to remove them and to construct similar improvements.

Economically Feasible and Maximally Productive Uses – The property is currently operated as a carwash facility. The highest and best use, as improved, is considered to be its current use. The improvements represent a higher value than the land alone.

Therefore, based primarily upon the type and quality of the subject improvements, the subject's conformance with types and quality of land uses in the area, the lack of any apparent alternative use that would provide a higher return to the land, and demonstrated market acceptance of the subject property, as reflected in the valuation section of this report, it is my opinion that the current Highest and Best Use for the improved property is the continued use as a building that houses a carwash facility .

Valuation

THE VALUATION PROCESS

The valuation process is the orderly program in which data used to estimate the value of the subject property are acquired, classified, analyzed, and presented. The first step in the process is to define the appraisal problem, i.e., identify the real estate, the effective date of value estimate, the property rights being appraised, and the type of value sought. Once this has been accomplished, the Appraiser collects and analyzes the factors that affect the market value of the subject property. These factors are addressed in the area and neighborhood analysis, the site and improvement analysis, and the highest and best use analysis, and in the application of the three approaches to value: The sales comparison approach, the cost approach, and the income capitalization approach.

The sales comparison approach is used to estimate the value of the land as though vacant and/or the property as improved. The Appraiser gathers data on sales of comparable properties and analyzes the nature and conditions of each sale, making logical adjustments for dissimilar characteristics. Typically, a common denominator is found. For land value, the unit of comparison is usually price per square foot or per acre.

The second approach applied is the cost approach to value. Accrued depreciation is deducted from the new cost of the improvements and this figure is added to the land value to indicate the value of the whole property. The third approach applied is the income capitalization approach and is predicated on the assumption that a definite relationship exists between the amount of income a property can earn and its value. In other words, value is created by the expectation of benefits to be derived in the future. In this approach, the anticipated annual net income of the subject property is processed to produce an indication of value. Net income is the income generated before payment of any debt service. Income is converted into value through capitalization, in which net income is divided by a capitalization rate. Factors such as risk, time, interest on capital invested, and recapture of the depreciating assets are considered in selecting the capitalization rate.

The final step in the valuation process is the reconciliation or correlation of the value indications. In the reconciliation, the Appraiser considers the relative applicability of each approach used, examines the range of the value indications, and gives most weight to the approach that appears to produce the most reliable solution to the appraisal problem. The purpose of the appraisal, the type property, and the adequacy and reliability of each approach to value are all taken into consideration. To apply the three approaches to value, information pertaining to the fair market value of the subject property must be derived from the market because the Appraiser seeks to anticipate the actions of buyers and sellers in the market.

Approach To Value

The three traditional methods of appraisal will be performed for the subject site, which consists of 1.0 acres and a carwash. The Sales Comparison, Cost, and Income Approaches are set forth as follows.

Sales Comparison Approach

This indication of value for the subject property is based on an analysis of the sales of similar properties located in similar market areas. A search was conducted for the most comparable or similar type facilities transactions in the subject property's market area. The following sales are considered to be the most comparable and current sales data from which to compare the subject and have been adjusted for accordingly. A comparable analysis is set forth as follows:

IMPROVED SALES SUMMARY				
Sale Number	Sales Price	Size	Sales Price/SF	Date of Sale
1	\$600,000	1,996	\$300.60	May-06
2	\$1,050,000	4,864	\$215.87	Aug-06
3	\$1,250,000	2,590	\$482.63	Jan-06
4	\$820,000	4,837	\$169.53	Nov-06
5	\$2,500,000	8,912	\$280.52	Mar-07

Cash Equivalency - All of the sales were cash or cash equivalency sales that did not require cash equivalent adjustments.

Conditions of Sale – No condition of sale adjustments were made to the comparable sales.

Market/Time - The time adjustment represents a dollar/percentage change (plus or minus) applied to the sale for appreciation and/or depreciation in land values within the area. The sales range in date from January 2006 to March 2007. Sales 1, 2 and 3 occurred over one year ago and therefore required an adjustment for the time of sale.

Location - Location adjustments are made to comparable sales to recognize perceived value differences in relation to neighborhood influences, access to commercial services, location aesthetics, commercial density, overall exposure and visibility, and overall market demand. Sales 3, 4, and 5 are in a more desirable area than the subject and a downward adjustment was made.

Building Size - Smaller buildings tend to sell for higher prices per square foot than larger buildings due to a higher demand for smaller buildings. For the purposes of this report the building size is correlated to the number of potential vehicles that can be serviced at once. Sales 2 and 4 are considerably larger and considered to be inferior with respect to this factor. These Sales required adjustments for this factor.

Condition/Age – Condition and age adjustments are usually required when a property is older and more deferred maintenance is noted. A building can also be older but have a similar effective age as a newer building if it has been well maintained. An older property will obviously sell for less since a potential buyer may have to spend more money on curable physical deficiencies in the near future. The incurable physical depreciation must be considered as well. Sale 5 is approximately seven years older than the subject and therefore required an adjustment.

Quality of Improvements – When comparing sales in the market, the quality of construction must be noted. Quality is typically related to the class of the building. The appraiser must be aware of the materials and types of construction that may be considered above standard to appropriately adjust for this factor. Sale 3 is considered to be inferior due to differences in the quality and aesthetic appeal and was adjusted upward for this factor.

Access/Parking – The subject is located on Newgate Road just southeast of the intersection of GA Hwy 74 and Georgian Park and in a medium density commercial area. All sales have similar access from major thoroughfares that encompass its location. No adjustments were made for this factor.

Land Size – When estimating an overall value for the subject property the land size must be considered. If an improvement is situated on a larger or smaller size parcel than the subject property, an appropriate adjustment must be made to offset these factors. When considering the land of a comparable sale, the appraiser must recognize the size, estimated value, and any excess land that could be later divided for more development. There are scenarios where the comparable in question may be situated on a larger or smaller tract than the subject property but the value may be similar requiring no adjustment. However, in most cases the land difference must be adjusted properly to accurately conclude the appropriate value for the subject. All sales have comparable size tracts and no adjustments were deemed necessary.

Sales Comparison Conclusion - The land value for the site is estimated at \$325.00 per SF based on the sales above and giving consideration for location, size, zoning, available utility, overall topography and site conditions, and frontage. The improved value is estimated at \$900,000, which is shown in the adjustment grid on the following page.

IMPROVED SALES ADJUSTMENT GRID

IMPROVED SALES	SUBJECT	Improved Sale I-1	Improved Sale I-2	Improved Sale I-3	Improved Sale I-4	Improved Sale I-5
Facility Type	Commercial Carwash	Commercial Carwash	Commercial Carwash	Commercial Carwash	Commercial Carwash	Commercial Carwash
Facility Location	200 Newgate Road	8146 Highway 85	11120 Tara Blvd	2813 Highway 54	4747 North Henry Blvd	12274 Crabapple Rd
	Peachtree City, Fayette County, Georgia	Riverdale, Clayton County, Georgia	Hampton, Henry County, Georgia	Sharpsburg, Coweta County, Georgia	Stockbridge, Henry County, Georgia	Alpharetta, Fulton, County, Georgia
Facility Data						
Year Built	2005	2002	2000	2003	2003	1998
Land Area (Acres)	1.000	0.61	1.00	0.97	0.720	1.110
Building Area	2,774	1,996	4,864	2,590	4,837	8,912
Transaction Data						
Date of Sale		May-06	Aug-06	Jan-06	Nov-06	Mar-07
Sales Price		\$600,000	\$1,050,000	\$1,250,000	\$820,000	\$2,500,000
Sale Price Per SF		\$300.60	\$215.87	\$482.63	\$169.53	\$280.52
ORDERED ADJUSTMENTS:						
Financing Adjustments		0%	0%	0%	0%	0%
Adjusted Value		\$300.60	\$215.87	\$482.63	\$169.53	\$280.52
Conditions of Sale Adjustments		0%	0%	0%	0%	0%
Adjusted Value		\$300.60	\$215.87	\$482.63	\$169.53	\$280.52
Market Conditions/Time Adjustments		5%	5%	5%	0%	0%
Adjusted Value		\$315.63	\$226.67	\$506.76	\$169.53	\$280.52
OTHER ADJUSTMENTS:						
Location		0%	0%	-5%	-5%	-5%
Building Size		0%	5%	0%	5%	10%
Age/Condition		0%	0%	0%	0%	5%
Quality of Improvements		0%	0%	5%	0%	0%
Access/Parking		5%	0%	0%	0%	0%
Land Size		0%	0%	0%	0%	0%
Net Adjustments		5%	5%	0%	0%	10%
Net Adjusted Value		\$331.41	\$238.00	\$506.76	\$169.53	\$308.57
<i>Value Indications</i>	<i>Price Per SF</i>	SUBJECT Commercial Carwash				
Range Minimum:	\$169.53	2,774 Square Feet @ \$325.00				
Range Maximum:	\$506.76	Rounded \$901,550				
Range Average:	\$310.85					
Standard Deviation:	\$126.58					
Reconciled Value	\$325.00	Estimated Value Via Sales Comparison Approach \$900,000				

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Cost Approach

In the cost approach, value is established based on the cost of reproducing or replacing the property, less depreciation from physical deterioration, functional obsolescence, and economic/external obsolescence. The cost figures are based on similar size, quality, and type construction using the Marshall & Swift Cost Systems.

Land Analysis

The initial step in the Cost Approach is to estimate the value of the land in order to add this value to the cost of improvements less depreciation. The land will be valued as though vacant and available for highest and best use. The subject site consists of a total of 1.00 acre or 43,560 SF. Comparable sales of similar properties were identified for comparison to the subject. A comparative analysis is set forth as follows:

LAND SALES SUMMARY				
Sale Number	Sales Price	Size	Sales Price/SF	Date of Sale
1	\$565,000	83,200	\$6.79	Nov-05
2	\$1,100,000	127,631	\$8.62	Jul-05
3	\$1,050,000	65,340	\$16.07	Jun-07
4	\$585,000	88,427	\$6.62	Feb-05
5	\$958,400	98,446	\$9.74	Aug-06

Cash Equivalency - All of the sales were cash or cash equivalency sales that did not require cash equivalent adjustments.

Conditions of Sale – No condition of sale adjustments were made to the comparable sales.

Market/Time - The time adjustment represents a dollar/percentage change (plus or minus) applied to the sale for appreciation and/or depreciation in land values within the area. The land sales range in date from February 2006 to June 2007. Adjustments for time of sale were warranted for Sale3. This Sale occurred over one year ago but was used for its location and overall similarities.

Location - Location adjustments are made to comparable sales to recognize perceived value differences in relation to neighborhood influences, access to commercial services, location aesthetics, commercial density, overall exposure and visibility, and overall market demand. Sales 2, 4, and 5 required an adjustment for location. Each of these sales is located in a higher density commercial area.

Size - Smaller parcels tend to sell for higher prices per square foot than larger parcels due to a higher demand for smaller parcels. Sales 2 and 5 are both considerably larger than the subject tract and required an upward adjustment for this factor.

Shape - Tracts that may be irregular in shape in a way that limits the divisibility and/or overall utility will create a negative impact on value. Lots that are irregular in shape tend to be less desirable to the market. All sales are relatively regular in shape and none required an adjustment

Zoning – The zoning dictates what type of improvements and uses are allowed within the site. If a tract has a zoning that significantly limits the use of the site, the tract is obviously worth less. On the other hand, if the zoning of the tract allows majority of commercial uses, the value is more. Sale 1 is zoned O/I, which is considered an inferior zoning due to a decreased number of allowed uses.

Available Utilities –If a tract does not have sewer available, the tract is limited in use since high water use businesses such as restaurants, carwashes, and large developments would not be allowed. By not having sewer, the density of the tract is also limited since septic drain fields will have to be installed causing less developable land. All sales have comparable access to utilities available to the subject site.

Access – The subject is located along Fairburn Road, which is a major commercial corridor throughout the county. All sales have similar access from major thoroughfares that encompass its location. Access to the property does not appear to be an inferior issue from either bound lane. No adjustments were made to the sales due to overall similarity for access.

Topography/Site Conditions – The topography of a tract can be crucial for a tract. If a tract has a steep grade or rolling topo, grading costs can multiply and therefore a developer could not pay the same for the land as other competing tracts to compensate for the additional grading costs. Site Conditions are also crucial for commercial development. Any low or flood areas could affect the density, parking, and building size that could be constructed for a development. A developer typically pays for the developable land of a site that has poor site

conditions. The Sales all have similar topography to the subject requiring no adjustments.

Frontage/Divisibility - Frontage can make a significant difference in value. If a land tract has above average frontage and can be further subdivided into smaller tracts from existing road frontage with very little development costs, the value can be much higher. Also a tract with frontage on multiple roads is desirable due to access. Sale 5 has enough frontage to be divisible and also required an adjustment.

Land Value Conclusion – Based on the sales above and giving consideration for location size, zoning, available utilities, topography, and frontage, the appraiser has concluded that a value of \$8.00 per SF is appropriate for the subject tract, which is shown in the adjustment grid on the following page. The total value rendered for the subject site via Sales Comparison Approach is \$350,000.

LAND SALE ADJUSTMENT GRID

INPUT DATA:						
Property or Comparable	Subject	<u>Lot Comp 1</u>	<u>Lot Comp 2</u>	<u>Lot Comp 3</u>	<u>Lot Comp 4</u>	<u>Lot Comp 5</u>
Location	200 Newgate Road Peachtree City Fayette County, GA	Dogwood Trail Peachtree City Fayette Co., GA	GA Hwy 85 Fayetteville Fayette Co., GA	Walt Banks Road Peachtree City Fayette Co., GA	Commerce Dr North Peachtree City Fayette Co., GA	307 GA Hwy 74 Peachtree City Fayette Co., GA
Land Area (AC)	1.000	1.370	1.840	1.390	1.650	2.000
Land Area (SF)	43,560	59,677	80,150	60,548	71,874	87,120
Zoning/Use:	GC	O/I	Commercial	Commercial	CGC	CGC
Sale Date:		Nov-06	Jan-07	Feb-06	Mar-07	Jun-07
Transaction Price:		\$550,000	\$500,000	\$500,000	\$825,000	\$850,000
Price Per SF		\$9.22	\$6.24	\$8.26	\$11.48	\$9.76
Price Per AC		\$401,459.85	\$271,739.13	\$359,712.23	\$500,000.00	\$425,000.00
ORDERED ADJUSTMENTS:						
Financing		0%	0%	0%	0%	0%
Adjusted Indicated Price/SF		\$9.22	\$6.24	\$8.26	\$11.48	\$9.76
Conditions of Sale		0%	0%	0%	0%	0%
Adjusted Indicated Price/SF		\$9.22	\$6.24	\$8.26	\$11.48	\$9.76
Market Conditions		0%	0%	5%	0%	0%
Adjusted Indicated Price/SF		\$9.22	\$6.24	\$8.67	\$11.48	\$9.76
OTHER ADJUSTMENTS:						
Location		0%	-5%	0%	-10%	-10%
Size		0%	5%	0%	0%	5%
Shape		0%	0%	0%	0%	0%
Zoning		5%	0%	0%	0%	0%
Available Utility		0%	0%	0%	0%	0%
Access		0%	0%	0%	0%	0%
Topography/Site Conditions		0%	0%	0%	0%	0%
Frontage/Divisibility		0%	0%	0%	0%	-5%
Net Adjustments		5%	0%	0%	-10%	-10%
Adjusted Value		\$9.68	\$6.24	\$8.67	\$10.33	\$8.78
<i>Value Indications</i>	<i>Price Per SF</i>					
Range Minimum:	\$6.24	43,560	Square Feet @	\$8.00		\$348,480
Range Maximum:	\$10.33				Rounded	\$350,000
Range Average:	\$8.74					
Standard Deviation	\$1.56					
Reconciled Value	\$8.00			Estimated Value Via Sales Comparison Approach		\$350,000

Replacement Cost

<u>REPLACEMENT COST NEW:</u>				
Main Structure (Equipment included)	2,774 SF @	\$150.00	\$416,100	
Building Subtotal				\$416,100
Less Depreciation:				
Physical	5.00%		\$20,805	
Functional	0%		\$0	
External	0%		\$0	
Total			<u>(\$20,805)</u>	
Building Subtotal				\$395,295
Hard Costs:				
Sitework/Grading			\$50,000	
General Conditions			\$35,000	
Erosion Control			\$12,000	
Storm Water Drainage System			\$13,000	
Site Utilities			\$12,000	
Water Service			\$9,000	
Asphalt paving			\$11,000	
Concrete (sidewalks/curb & gutter)			\$3,000	
Signage			\$10,000	
Exterior lighting			\$5,000	
Landscaping/Irrigation			\$5,000	
Total Hard Costs				\$165,000
Soft Costs:				
Mobilization & Insurance/Permit			\$24,000	
Design Fees/Architect/Engineering			<u>\$22,000</u>	
Total Soft Costs:				\$46,000
Building Subtotal				\$606,295
Developers Profit	20%			<u>\$121,259</u>
Subtotal				\$727,554
REPLACEMENT COST NEW (rounded)				\$730,000
Plus: Land Value				\$350,000
INDICATED VALUE VIA COST APPROACH				\$1,080,000

Income Approach (Direct Capitalization)

In determining the value estimate for the subject property via the Income Approach the appraiser must calculate a reasonable and stabilized yearly net income utilizing factual income and expense data.

The subject property has been in operation nearly six years. The appraiser was provided various operating income and expense records for the subject property, which were analyzed in order to estimate a reasonable stabilized net income amount for the subject property. The appraiser has extensive experience in appraising similar properties and utilized this experience in order to check the reasonableness of the information provided and adjust as necessary.

Income Analysis

The following summary will set out the yearly gross potential income associated with the subject property and allocate certain necessary expenses as deductions from the annual income in order to derive a reasonable overall net operating income. The Owner of the property supplied the appraiser with FY 2006 and FY 2007 year-to-date financials for the operations. The estimated FY 2007 financials have been modeled by the appraiser to reflect a complete year of operations. Due to the age of the carwash and accounting for the stabilization period all retail developments experience, the FY 2007 year-to-date financials were modeled instead of the complete FY 2006 financials. The net income figure determined by the analysis will then be capitalized based on a reasonable assumption of risk and a final value estimate via the Income Approach can then be concluded.

The following are income and expense figures obtained from other similar carwash operations in similar markets. This summary will exhibit the reasonableness of the income and expenses allocated to the subject property in the analysis of its past operating history.

Property Location	Size (SF)	Gross Income Per Month	Gross Income Per Year	NOI	% Expenses of Gross Income	# Bays
1603 Williamson Rd, Griffin, GA.	2,758	\$13,499	\$161,989	\$83,741	48%	6
*8146 Highway 85 Clayton County, GA	1,996	\$16,166	\$194,000	\$107,000	45%	5
7995 Senoia Road Fairburn, GA	2,000	\$16,333	\$196,000	\$107,800	45%	4
2138 Highway 154 Sharpsburg, GA	2,596	\$18,157	\$217,889	\$119,838	45%	5
74 Millard Farmer Ind. Blvd, Newnan, GA	3,190	\$18,157	\$217,889	\$119,838	45%	8

The year to date and estimate FY 2007 income and expenses from operations are as follows:

Profit & Loss Statement			
January 1 - September 10, 2007			
Income		Estimated FY 2007	
C-Store	\$ 16,753.00	\$	24,169.35
Credit Card Sales	\$ 56,334.06	\$	81,272.46
Sales- Other	\$ 62,269.50	\$	89,835.44
Total Income	\$ 135,356.56	\$	195,277.25
Cost of Goods Sold			
Cleaning Supplies	\$ 17,462.26	\$	26,229.32
Change	\$ 125.00	\$	187.76
Total COGS	\$ 17,587.26	\$	26,417.08
Gross Profit	\$ 117,769.30	\$	169,904.33
Expenses			
Repairs & Maint	\$ 2,917.34	\$	4,382.01
Insurance*	\$ 1,732.88	\$	2,500.00
Taxes- Non-payroll*	\$ 152.32	\$	7,000.00
Misc.	\$ 1,600.01	\$	2,403.31
Telephone	\$ 283.00	\$	425.08
Trash	\$ 660.26	\$	991.75
Utilities	\$ 8,325.91	\$	12,506.00
Bank Service Charge	\$ 155.86	\$	234.11
Professional Fees	\$ 1,251.99	\$	1,880.56
Total Expenses	\$ 17,079.57	\$	32,322.82
Net Operating Income	\$ 100,689.73	\$	136,537.35

*Estimated

Based on the expense ratios of the comparable sales, the subject' expense ratio of 27.92% is deemed lower than typical for the subject.

Capitalization Rate Analysis

The Net Operating Income must be capitalized at an appropriate rate to arrive at a value estimate for the subject property. The capitalization rate is associated with location, risk, past rental history, and current market conditions. An investor may purchase a property at a lower cap rate if that property is at least 90% occupied, is in a good location, and has satisfactory rental history. The appraiser has chosen to utilize three methods in order to arrive at an appropriate capitalization rate for the subject property.

Real Estate Investor Surveys (method 1)

One technique used to determine the proper capitalization rate involves analyzing surveys of real estate investors. These surveys include data on investors operating regionally, nationally, such as representative of insurance companies, commercial banks, pension funds, investment banking firms, syndication firms and investment advisory firms. Such companies invest in all types of real estate properties, including office buildings, retail shopping centers, restaurants, hotels, apartment complexes, and industrial and healthcare facilities. Anticipated yields varied according to perceived risks associated with different types of investment real estate. In addition, OARs are dependent on these types of investors, their cost of capital, expectations about future inflation, and anticipated holding period.

According to Realty Rates Investor Survey, Third Quarter 2007, indicated OAR's for special purpose buildings range from 7.38% to 16.56%, with an average of 11.19%

RealtyRates.com INVESTOR SURVEY - 3rd Quarter 2007*						
SPECIAL PURPOSE - ALL TYPES						
Item	Input					OAR
Minimum						
Spread Over 10-Year Treasury	1.81%	DCR Technique	1.15	0.076322	0.80	7.02
Debt Coverage Ratio	1.15	Band of Investment Technique				
Interest Rate	6.56%	Mortgage	80%	0.076322	0.061058	
Amortization	30	Equity	20%	0.083300	0.016660	
Mortgage Constant	0.076322	OAR				7.77
Loan-to-Value Ratio	80%	Surveyed Rates				
Equity Dividend Rate	8.33%					7.38
Maximum						
Spread Over 10-Year Treasury	12.00%	DCR Technique	1.95	0.182559	0.50	17.80
Debt Coverage Ratio	1.95	Band of Investment Technique				
Interest Rate	16.75%	Mortgage	50%	0.182559	0.091279	
Amortization	15	Equity	50%	0.166100	0.083050	
Mortgage Constant	0.182559	OAR				17.43
Loan-to-Value Ratio	50%	Surveyed Rates				
Equity Dividend Rate	16.61%					16.56
Average						
Spread Over 10-Year Treasury	4.10%	DCR Technique	1.70	0.105380	0.66	11.75
Debt Coverage Ratio	1.70	Band of Investment Technique				
Interest Rate	8.85%	Mortgage	66%	0.105380	0.069105	
Amortization	21	Equity	34%	0.128840	0.044351	
Mortgage Constant	0.105380	OAR				11.35
Loan-to-Value Ratio	65.6%	Surveyed Rates				
Equity Dividend Rate	12.88%					11.19

*2nd Quarter 2007 Data

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Capitalization Rates Extracted From The Market (method 2)

This method is considered to be the most reliable when estimating a capitalization rate since it is derived from the local market and proves what investors are willing to receive as a rate of return within the local market on similar properties.

Comparable #	1	2	3	4
Location	8146 Highway 85	7995 Senoia Road	2183 Highway 154	74 Millard Farmer Ind. Blvd
County	Clayton	Fulton	Coweta	Coweta
City		Fairburn	Sharpsburg	Sharpsburg
State	Georgia	Georgia	Georgia	Georgia
Sale Price	\$1,070,000	\$980,000	\$1,250,000	\$950,000
Property Type	Commercial Carwash	Commercial Carwash	Commercial Carwash	Commercial Carwash
Size	1,996 SF	2,000 SF	2,596 SF	3,190 SF
NOI	\$107,000	\$107,800	\$119,838	\$119,000
Cap Rate	10.00%	11.00%	9.58%	12.53%

Capitalization Rate Formula (method 3)

Another accepted method to develop an overall rate is a formula based on expected financial and funds cost. This is as follows:

Assumptions:

Mortgage at 8.50%; 20 year – Monthly Amortization; 70% LTV

Equity at 12%

Holding Period 10 years

No appreciation or depreciation

Method 3: Band of Investment					
Weighted Debt Component:	70%	x	8.50%	=	5.95%
Weighted Equity Component:	30%	x	12.00%	=	3.60%
					9.55%
				Rounded To:	9.60%

Capitalization Rate Conclusion

Due to the age, quality of construction, location investor expectations, and associated risks, the appraiser concludes that an overall rate of 13.5% is appropriate for this type of property under current market conditions.

Consideration was given to the previously mentioned rate from the capitalization rate formula above and other rates that were extracted from the investor surveys on the previous page. The concluded rate is higher than the extracted rates due to the rates being extracted from carwashes located in higher density commercial and residential areas and the unusually low expense ratio.

Capitalization

$$\frac{\text{NOI}}{\text{CR}} = \text{Value}$$

Direct Capitalization Analysis

$$\frac{\$136,537.35}{13.5} = 1,011,387.70$$

Indicated Value Via Income Approach – 1,010,000 (Called)

RECONCILIATION AND FINAL ESTIMATE

Summary of Value Conclusions		
Building Size (Square Feet)	2,774	
Sales Comparison Approach		\$900,000
Cost Approach (Tangible Assets Only)		\$1,080,000
Income Approach		\$1,010,000
Reconciled Market Value of Real Estate		\$1,010,000
Per Building Square Foot		\$364.10
Per Square Foot of Land Only		\$32.66

The Sales Comparison Approach is generally the most reliable indicator of value since it typically reflects actions of buyers and sellers in the market place, especially in an active market.

The Cost Approach is more reliable when appraising new construction or special purpose properties as to the highest and best use and for feasibility.

The Income Approach is the most basic of the three approaches and is normally the starting point for the developer or lender. The Income Approach is considered a reliable indication of value since the typical investor in this type property is concerned with the income producing aspect.

Conclusion:

Consideration is given to the Sales Comparison, Cost, and Income Approaches to value. In determining our final estimate, primary reliance was placed on the Income Approach since it is most common for this type of improvement to be designed for income production.

The method of appraising is detailed in this summary appraisal report. As of September 7, 2007 it is my opinion that the as is Market Value with Fee Simple Interest in the subject developed site of 1.0 acres is:

One Million Ten Thousand Dollars
(\$1,010,000)

Addenda

Supporting Documents
For
Subject Property

Exhibit “A”
Engagement Letter

Exhibit “B”
Subject Legal Description

Exhibit “C”
Subject Tax Assessment

Exhibit “D”
Flood Map



STDBONLINE.com
FLOODSOURCE
FLOODSCAPE™



PROPERTY ADDRESS:

200 Newgate Dr, Peachtree City, GA 30269

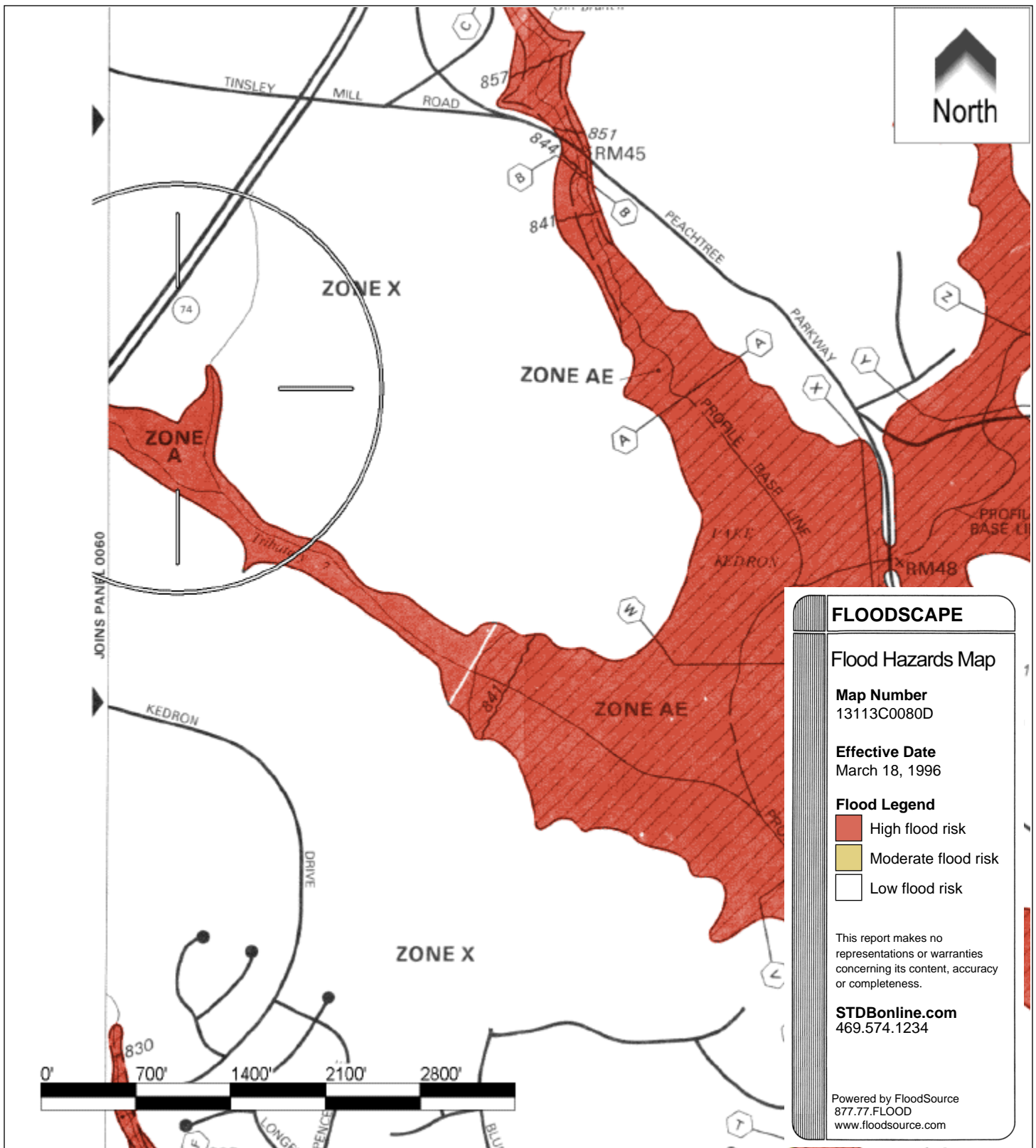


Exhibit “E”
Zoning Ordinance

Sec. 1006. GC general commercial district.

(1006.1)*Intent of district:* It is intended that the GC zoning district be established and reserved for general business purposes. The regulations that apply within this district are designed to encourage the formation and continuance of a stable, economically healthy and compatible environment for businesses to serve city and regional commercial needs. These regulations are also intended to accommodate businesses which benefit from being located in close proximity to each other, and to discourage any encroachment by other uses capable of adversely affecting the basic commercial character of the district. It is further intended that these regulations will reduce traffic congestion, provide for adequate off-street parking, and limit the development of "strip" type business areas.

The city council does hereby find that, based upon studies conducted on behalf of the city and by other cities, big box developments, typically over 32,000 square feet for an individual business, and developments with over 150,000 square feet of retail space, can have negative impacts on a community. In particular, such developments can have a negative impact on the scale of retail development in the community, and can also adversely impact existing retail businesses in the city. Additionally, such developments can result in an over-supply of commercial development within the city, thereby shifting the economic focus of the community. Employment opportunities may also be adversely affected by such developments. Finally, such developments are contrary to the city's comprehensive plan, as well as the goals and objectives of providing public safety services to the city's residents. For the foregoing reasons, the city council has determined it to be in the best interests of the city to provide that such developments may only be established pursuant to a special use permit, subject to the terms and conditions for the application and approval thereof set for in this section.

(1006.2)*Permitted uses:* The following uses shall be permitted in any GC zoning district:

- (a) Retail business involving the sale of merchandise on the premises, provided no single tenant, owner, occupant, or business occupies more than 10,000 square feet.
- (b) Business involving the rendering of a personal service on the premises.
- (c) Office for governmental, business, professional or general purposes.
- (d) Commercial recreation facility located entirely within a building on the premises.
- (e) Publicly owned building, facility or land.
- (f) Building, facility or land for the distribution of utility services.
- (g) Building, facility, or land for noncommercial park, recreation, thoroughfare or open space purposes.
- (h) Private or semiprivate club, lodge or social center.
- (i) Building, facility or land for off-street automobile parking.
- (j) Hotel or motel.
- (k) Commercial trade or vocational school.
- (l) Radio and/or television station, not including a transmission tower.
- (m) Wholesale business involving the sale of merchandise on the premises.
- (n) Newspaper publishing facility.
- (o) Accessory use: See section 908.

(1006.3)*Conditional uses:* The following uses shall be permitted in any GC zoning district on a conditional basis:

(a) Retail business involving the sale of merchandise on an individual zoning lot where an individual tenant, owner, occupant, or business occupies more than 10,000 square feet subject to the following conditions:

(1) In addition to the conditions set forth in this subsection 1006.3. The maximum aggregate size of any commercial development shall be 150,000 square feet of floor area.

(2) No single commercial tenant, owner, occupant, or business shall occupy more than 32,000 square feet of floor area.

(3) No three commercial tenants, owners, occupants, or businesses shall occupy a combined floor area of more than 80,000 square feet.

(4) No more than six commercial tenants, owners, occupants, or businesses shall occupy more than 10,000 square feet of floor area each.

(5) All exterior building elevations that face public streets and/ or customer parking areas shall be designed so that there are no large expanses of blank walls. This requirement can be met by employing the use of architectural features including but not limited to the following: doors, windows, pilasters, columns, horizontal and vertical offsets, material and color variations, decorative cornices, awnings, canopies, murals, and graphics. In order to assure conformance with this requirement, exterior building elevations must be reviewed and approved as a part of the overall final site plan review process.

(6) Any tenant, occupant, or business that occupies more than 10,000 square feet shall provide the city attorney with a copy of the rental agreement between such tenant, owner, occupant, or business and its landlord which contains a contract provision prohibiting such person or entity from voluntarily vacating such premises or otherwise ceasing to conduct its retail business on such premises while simultaneously preventing the landlord, by continuing to pay rent or otherwise, from leasing the premises to another person or company who will operate a permitted business on the premises. If such a tenant, occupant or business voluntarily vacates such premises or otherwise ceases to conduct its retail business on the premises, the landlord shall be free to market and lease such premises to another person or company.

(7) The owner of the zoning lot shall prepare a traffic management plan which identifies the traffic problems that will be generated by development on the premises and which presents reasonable solutions to those problems. The plan must be prepared by a qualified professional traffic planner at no cost to the city, and it must be approved by the city engineer prior to the approval of the preliminary site plan or the issuance of a land disturbance permit or building permit, whichever occurs first.

(8) The owner of the zoning lot shall prepare a water management plan which identifies the water management problems that will be generated by development on the premises and which presents reasonable solutions to those problems. The plan must be prepared by a qualified professional engineer at no cost to the city, and it must be approved by the city engineer prior to the approval of the preliminary site plan or the issuance of a land disturbance permit or building permit, whichever occurs first.

(b) All conditional uses permitted in subsection 1005.3 for LC zoning districts shall be permitted as conditional uses in the GC zoning district, subject to the same conditions set forth in subsection 1005.3 and any additional conditions set forth in this subsection 1006.3.

- (c) Open setback depth for the sale, rental and/or storage of materials or equipment, excluding junk or salvage materials, provided that the area is entirely screened from the street and adjoining properties by a suitable fence or wall at least six feet in height above finished grade. The above required fence or wall must provide for a reasonable visual separation between the use and adjoining properties.
- (d) Commercial recreational facility or land where the use is not located entirely within a building on the premises, on the following conditions:
 - (1) The zoning lot is not less than one acre in area.
 - (2) Except for golf courses or other passive recreation areas, the zoning lot is not adjacent to or across the street from any residential zoning lot.
- (e) Transportation facility or terminal, provided service is primarily for passenger transportation rather than freight transportation.
- (f) Community hospital, including customary accessory functions, provided the zoning lot is not less than ten acres in area.
- (g) Church or other legitimate place of worship, including a one-family dwelling for a minister, on the following conditions:
 - (1) Notwithstanding any other requirements in this section, the following conditions shall apply to all churches regardless of zoning district:
 - (2) Minimum zoning lot area is three acres.
 - (3) Minimum lot width is 100 feet.
 - (4) Minimum setback area, front:

TABLE INSET:

Building	40 feet
Parking	20 feet

- (5) Minimum setback area, side: 15 feet. If adjoining a residential lot, the building setback shall be 75 feet.
- (6) Minimum setback area, rear: 30 feet. If adjoining a residential zoning lot, the building setback shall be 75 feet.
- (7) Maximum building height: As approved by the fire department.
- (8) All zoning lots shall have direct access onto an arterial, major collector road or have access to an arterial, major collector or industrial/commercial road via a minor collector.
- (9) No parking shall be permitted within 20 feet of the property line of any adjoining residential zoning lot.
- (10) Parking and/or service areas shall be separated from adjoining residential lots by a suitable fence or wall six feet in height or a suitable planting screen six feet in height at time of planting. The required fence, wall, or screen must provide for a reasonable visual separation between properties. No fence or wall in excess of four feet may be placed in a setback area adjoining a public street.
- (11) One non-illuminated sign not greater than 32 square feet in area for each panel of a double-sided structure is permitted.
- (12) Parking: See section 909.
- (13) Lighting: See section (1005A.4)(n).
- (14) Any existing church in any zoning district may comply with either the requirement existing prior to enactment of this ordinance or they may comply with the conditions of

this section. They shall not be permitted to comply with various sections of both requirements.

(1006.4)*Special Use Permit:* Certain uses, because of their unique characteristics or potential impacts on adjacent land uses, are not generally permitted within the GC zoning district as a matter of right, but may, under the right set of circumstances and conditions be acceptable in certain specific locations. These uses are permitted only through the issuance of a special use permit by the mayor and city council after ensuring that the use can be appropriately accommodated on the specific property, will be in conformance with the comprehensive plan, can be constructed and operated in a manner which is compatible with the surrounding land uses and overall character of the community, and that the public interest and general welfare of the citizens of the city will be protected. No inherent right exists to receive a special use permit; such permits are a special privilege granted by the city under a specific set of circumstances and conditions, and each application and situation is unique. Consequently, mere compliance with the generally applicable requirements may not be sufficient and additional measures, occasionally substantial, may be necessary to mitigate the impact of the proposed development. In other situations, no set of conditions would be sufficient to approve an application, even though the same request in another location might be approved.

1006.4(a)*Applicability:* The following uses may be permitted within the GC zoning district following issuance of a special use permit by city council:

- (a) Commercial and/or retail developments with more than 150,000 square feet of general commercial uses.
- (b) An individual retail business involving the sale of merchandise on an individual zoning lot where an individual tenant, owner, occupant or business occupies more than 32,000 square feet subject to the following:

1006.4(b)*Application:* The city planner shall prescribe the form(s) on which applications for a special use permit are made. Applications shall include the name and address of the applicant, the name and address of the owner of each zoning lot involved, and the relationship of the applicant and property owner in connection with the application. If the applicant or property owner is an entity other than an individual, the application shall also include detailed information regarding the principals of the entity. The city planners shall prescribe any other material that may reasonably be required to determine compliance with this article, with sufficient copies for necessary referrals and records.

Applications for special use permits shall not be deemed complete until each of the following items have been submitted to the city planner:

- (a) *Application package.* One copy of the appropriate application form and all necessary documentation must be fully completed and signed by the property owner or duly authorized agent with power of attorney.
- (b) *Fees.* Appropriate application fees as identified by city council shall be attached to the application package. Checks should be made payable to the City of Peachtree City.
- (c) *Property deed.* Two copies of the property deed(s) for all properties included in the application.
- (d) *Boundary survey.* Two copies of the boundary survey for each property included in the application shall be prepared by a certified land surveyor or licensed civil engineer and shall contain the following information:

- (1) Bearings and distances with a scale of 1" = 100' or less, for all property lines and existing and proposed zoning district lines.
- (2) Area of land proposed for consideration, in square feet or acres.
- (3) Scale and north arrow.
- (4) Names of boundary roads or streets and width of existing rights-of-way.
- (5) Geographic parcel identification number (GPIN).
- (6) The land use and/or zoning classification of adjacent properties.
- (7) An electronic copy of the legal description for each parcel included in the application.
- (e) *Written narrative.* The written narrative is a description of how the proposal relates to the relevant chapters of the comprehensive plan and should address the following elements at a minimum, as applicable:
 - (1) *Land use.* Whether the proposed zoning and/ or land uses are consistent with the long-range land use designation, as well as:
 - (a) Proposed uses and impacts on public facilities.
 - (b) Proposed maximum number of dwelling units.
 - (c) Maximum height of all proposed structures.
 - (d) Mitigation of impacts on neighboring properties, including vehicular access plan, landscaping and screening, setback and buffer requirements, and transitioning of density/ intensity of land use.
 - (e) Proposed special amenities including a commitment to landscaping with indigenous, drought tolerant species.
 - (f) Proposed phasing of development and their relationship to supportive utilities, facilities, transportation, and service components to accommodate the impacts of the development.
 - (2) *Community design.* How the proposal will address the principles and standards of community design including, but not limited to:
 - (a) How the project fits within the village concept of the city as set forth in the city's comprehensive plan.
 - (b) Providing multi-use path connections between residential and commercial properties and community facilities.
 - (c) Incorporating crime prevention principles into site and building designs.
 - (d) Providing parking at the rear of commercial buildings.
 - (e) Locating structures close to the street edge.
 - (f) Eliminating or limiting large parking lots between public streets and building entrances.
 - (g) Preserving natural resources on the site.
 - (h) Incorporating natural storm water management designs as wet ponds and as architectural features of new developments.
 - (i) Protecting and restoring the natural terrain, drainage, and vegetation.
 - (j) Aligning new roads to the natural contours of the land.
 - (k) Building architecture, signs, landscaping, lighting, and retention of natural vegetation along roadways and property boundaries.
 - (l) Preserving and/or providing open space.
 - (3) *Economic development.* Identify whether or not the proposed use is an existing county-based business or targeted industry, as identified by the Fayette County

development authority and/or the development authority of the city. Provide an estimate the development will have on the city's tax base.

(4) *Fire and rescue.* Discuss how fire safety will be addressed:

(a) Impacts of the proposal on established level of service (LOS) standards.

(b) Additional mitigation measures such as sprinklers and fire-rated construction if outside travel time.

(c) Proposed improvements, including possible transportation improvements to achieve a satisfactory LOS.

(5) *Potable water.* Describe how water will be provided to the site:

(a) Relationship of the proposed development to supportive public utilities.

(b) Improvements proposed, especially if the proposal relies on groundwater or recharge areas.

(6) *Sewer.* Describe how sanitary sewer service will be provided to the site:

(a) Relationship of the proposed development to supportive public utilities, where consistent with the comprehensive plan.

(b) Proposed improvements to accommodate development.

(7) *Transportation.* Describe measures to achieve level of service 'D' or better. The limits of any traffic study shall be determined by the city engineer and the city's traffic consultant and shall include:

(a) Impacts of the proposal on established level of service (LOS) standards.

(b) Improvements proposed, both motorized and non-motorized.

(c) Address connectivity of sidewalks and/ or multi-use path system to adjacent properties, as well as the connectivity of internal roads to adjacent properties.

(f) *Schematic site plan.* Ten full size, one 11" × 17" reduction and one electronic copy of the schematic site plan shall be submitted as a part of the application package. All graphic plans shall be prepared at a scale of 1" = 100' or less and on a sheet size not to exceed 24" × 36". If prepared on more than one sheet, match lines shall be clearly indicated where the sheets join.

The schematic site plan shall be prepared by a registered landscape architect, architect or civil engineer licensed to practice in the state, and shall identify the existing features of the property such as existing structures, vegetation, and watercourses, and provide a schematic presentation of its intended use in a graphic, visual, and written format. The schematic site plan shall include specific site plan features of the proposed development including layout of internal roads, lots, and open space. At a minimum, the schematic site plan shall include the following:

(1) Vicinity map at 1" = 2,000'.

(2) Owner and project name.

(3) Parcel identification numbers, name, present zoning, and zoning and use of all abutting or contiguous parcels.

(4) Property lines with bearings and distances, and existing and proposed zoning district lines.

(5) Area of land proposed for consideration, in square feet or acres.

(6) Scale and north arrow.

(7) Names of boundary roads or streets and width of existing rights-of-way.

(8) Any easements and encumbrances on the property.

(9) Topography, indicated by contour lines with an interval of not more than five feet.

- (10) Proposed roads, with right-of-way width, including those identified in the comprehensive plan that will connect with or pass through the subject property.
 - (11) General locations of proposed major access points to existing streets and to future rights-of-way identified in the comprehensive plan.
 - (12) Both sides of existing rights-of-way, with all existing and planned curb cuts shown.
 - (13) Tabulation of all building square footage proposed on the property.
 - (14) Location of any open space and buffer areas, storm water management facilities, and community and public facilities.
 - (15) Location of existing and proposed utilities.
 - (16) Vehicular and pedestrian circulation plan, including current and projected traffic counts and typical street sections, right-of-way improvements, access points, travel ways, parking, loading, stacking, sidewalks, and multi-use paths.
 - (17) Layout and orientation of any current and/or all proposed buildings and /or improvements, building use, height restrictions and building setback lines.
 - (18) Location and design of screening and landscaping.
- (g) *Environmental constraints analysis.* The environmental constraints analysis shall provide a description and generalized mapping of natural site conditions, with an emphasis on those significant environmental features that could be affected by the proposed development, and those that will be retained upon completion. A quantification of the acreage and percentage of the environmental features should also be included. The analysis shall include a written description and generalized mapping of natural site conditions, with an emphasis on those significant environmental features that could be affected by the proposed development and those that will be retained upon completion of the project. The analysis shall also describe avoidance efforts and/or mitigation techniques to minimize the environmental impacts of the proposal.
- The following information shall be addressed by a graphic plan and accompanying text:
- (1) Areas having slopes of 15 percent and greater, clearly indicated by separate shading devices (or written indication of "no areas having slopes of 15 percent and greater").
 - (2) Estimate the amount and extent of impervious and proposed pervious surfaces (show in tabular form). Identify general locations of impervious surfaces and estimate maximum impervious surface amounts upon completion of a development.
 - (3) Delineation of the areas of the property that will remain in a natural or undisturbed state upon completion of the project.
 - (4) Watercourses, to include the approximate location of the 100-year floodplain, if applicable, based on FEMA maps (or written indication of "no floodplain"), and proposed buffers along the watercourses.
- (h) *Traffic impact analysis.* A traffic impact analysis shall be submitted with each application. In addition, requests for a special use permit shall include the following:
- (1) Detailed transportation information identifying how the proposed development will interconnect with adjoining commercial and/or residential properties or developments, including, but not limited to, internal streets, sidewalks, multi-use paths, etc.
 - (2) A traffic impact analysis.
 - (3) An estimated parking tabulation for both on- and off-street parking, including an assessment for shared parking, which may supersede the requirements of the city's parking ordinance.

- (i) *Schematic land use plan.* This plan shall depict land areas within the overall development, including proposed land uses, buffers, open space, building setbacks and density.
- (j) *Phasing plan.* This plan shall identify the order in which development, public facilities, improvements, and amenities will be provided, constructed, dedicated, or reserved.
- (k) *Community facilities and infrastructure plan.* This plan shall identify the impact on community facilities and infrastructure, such as police and fire protection facilities, utilities, and other public use elements, and how the plan will address these issues.
- (l) *Urban design guidelines.* These guidelines shall address in narrative and/ or graphic form those characteristics relating to proposed buildings and structures, including heights, massing, setbacks, etc.
- (m) *Streetscape and landscape plan.* This plan shall demonstrate the planting concepts intended to be implemented within the proposed development.
- (n) *Emergency response plan.* This plan shall address how the various components of the development will be accessible in the event of an emergency, and shall be coordinated and acceptable to the city's fire and police chief.
- (o) *Architectural program.* This plan will identify the proposed architectural design, building materials and other aesthetic components of the overall development. The plan will also include details on the exterior lighting, site lighting and signage.
- (p) Any information submitted by the applicant which references an impact on the city shall also set forth the mitigation measures to be implemented by the applicant to offset, reduce, or eliminate such impacts.

1006.4(d)*Review procedures.* Application for the establishment of special uses shall be submitted to the city planner and, upon determination that such application contains all necessary elements, shall be deemed received by the city and referred to the planning commission for its review and recommendation.

The planning commission shall report to the mayor and city council its recommendation as to the approval or disapproval of such application and any recommendation for establishment of conditions, in addition to those set forth in this article, deemed necessary to protect the public interest and welfare.

In considering applications for special use permits, the planning commission and city council shall use the standards set forth in section 1305 of this appendix and shall consider the following criteria:

- (a) Compatibility of the proposed use and location with the policies established in the comprehensive plan.
- (b) Compatibility of the proposed use with the character of adjacent properties and the surrounding neighborhoods and with existing and proposed development.
- (c) Availability of, or ability to provide, adequate utilities, drainage, parking and loading space, lighting, screening, landscaping and open space.
- (d) Provision of safe and convenient vehicular, pedestrian, bicycle, and alternate modes of transportation.
- (e) Compatibility of the proposed use with the intent and function of the GC zoning district.
- (f) Compliance with applicable performance standards and requirements as set forth in the city's land development ordinance.

In approving any application for special use permit, the city may by resolution:

- (a) Impose such reasonable standards, conditions or requirements, in addition to any specified within this chapter, as it may deem necessary to protect the public interest and welfare. Such additional standards may include, but are not limited to, special setbacks, buffer requirements, increased screening or landscaping requirements, and standards pertaining to traffic, circulation, noise, lighting, hours of operation and similar characteristics.
- (b) Require that a performance guarantee, acceptable in form, content and amount to the city be posted by the applicant to ensure continued compliance with all conditions and requirements that may be specified.
- (c) Specify time limits or expiration dates for any such special use permits, including provisions for periodic review and renewal.

1006.4(e)*Procedures applicable to permits.* Unless otherwise specified by the conditions of the permit, failure to establish the special use authorized by the permit within two years from the date of approval by the city council shall cause the permit to terminate automatically. In the case of uses involving the construction of new buildings or other structures, the use shall be deemed "established" if all necessary foundation work has been completed within the two-year period and construction work is continuously and diligently pursued thereafter under a valid building permit. In the case of uses involving occupancy of land or an existing building, the use shall be deemed "established" only if the land or buildings have been occupied and the proposed activity conducted within the two-year period.

Unless otherwise specified in the conditions of a permit, the initial term of each special use permit shall be for one year from the date of approval. Upon compliance with those conditions and restrictions imposed by the city council and all relevant city ordinances, the special use permit shall, without application, be renewed automatically for additional successive one-year terms. However, a special use permit shall not be so renewed and shall expire at the end of the term or current renewal thereof if notice of noncompliance with any material condition or restriction is mailed by certified mail to the permittee, at the address shown on the application for the permit or any new address of which the city planner subsequently receives written notice, more than 30 days before the end of the term or the renewal thereof then in effect and such noncompliance is not corrected within 30 days to the satisfaction of the city planner.

The provisions of this section are cumulative with the power of injunction and other remedies afforded by law to the city and, further, shall not be so interpreted as to vest in any applicant any rights inconsistent or in conflict with the power of the city to rezone the subject property or to exercise any other power provided by law.

Once a special use permit is granted, such use may be enlarged, extended, increased in intensity or relocated only in accordance with the provisions of this section unless the city council, in approving the initial permit, has specifically established alternative procedures for consideration of future expansion or enlargement. If the use that is the subject of the special use permit becomes a use permitted as a matter-of-right through subsequent amendment of this chapter, the special use permit conditions shall be voided but only to the extent they are more restrictive than those conditions applicable generally to such by-right use.

Uses in a district for which a special use permit is required, which were legally existing without such a permit at the time of adoption of this chapter or an amendment thereto which required such a special use permit, shall not be deemed nonconforming uses, but shall, without further action, be deemed conforming special uses so long as they continue in existence. Such special uses shall be subject to the provisions of subsection (d) below with respect to any enlargement, extension, and increase in intensity or relocation.

Where any special use is discontinued for any reason for a continuous period of two years or more, the special use permit shall automatically terminate without notice. A use shall be deemed to have been "discontinued" when the use shall have ceased for any reason, regardless of the intent of the owner or occupier of the property to reinstitute the use at some later date. The approval of a new special use permit shall be required prior to any subsequent reinstatement of the use.

1006.4(f) *Amendment of special use permits.* An amendment is a request for any enlargement, expansion, and increase in intensity, relocation, or modification of any condition of a previously approved and currently valid special use. Amendments shall be processed as follows:

(a) Non-material and insignificant modifications, shifts in location, slight changes in size, shape, intensity, or configuration may be authorized by the city planner provided there is nothing in the currently valid permit to preclude such action, the changes comply fully with other provisions of the permit and the Code, and that there will be a five percent or less increase in either lot coverage or floor area over what was originally approved.

(b) Minor enlargements, expansions, increases in intensity, relocations, or modifications of any conditions of an approved and currently valid special use may, without public hearing, be authorized, including the establishment or reestablishment of reasonable conditions, by resolution of the city council provided that such minor changes comply with the following criteria:

(1) There will be a cumulative total of less than a ten percent increase in either total lot coverage or floor area;

(2) There will be no detrimental impact on any adjacent property caused by significant change in the appearance or the use of the property or any other contributing factor;

(3) Nothing in the currently valid special use permit precludes or otherwise limits such expansion or enlargement;

(4) The proposal conforms to the provisions of this article and is in keeping with the spirit and intent of the adopted comprehensive plan.

Any proposed amendment other than those provided for in subsections (1) and (2) above shall be considered a major amendment of a previously approved and currently valid special use and shall be approved in the same manner and under the same procedures as are applicable to the issuance of the original permit.

(1006.5) *Other requirements:* Unless otherwise specified in this Ordinance, uses permitted in GC zoning districts shall conform to the following standards:

(a) Minimum zoning lot area: 30,000 square feet.

(b) Minimum lot width: 150 feet.

(c) Minimum front setback depth:

(1) Building: 40 feet.

(2) Driveway/parking: 20 feet.

- (d) Minimum side setback depth: Ten feet. If adjoining a residential zoning lot, the building setback shall be 75 feet.
 - (e) Minimum rear setback depth: 20 feet. If adjoining a residential zoning lot, the building setback shall be 75 feet.
 - (f) Maximum building height: The height of all buildings shall be limited to no more than 35 feet above finish grade.
 - (g) Parking: Refer to section 909.
 - (h) Signs: Refer to chapter 66.
 - (i) Storage: No storage will be permitted on the zoning lot outside a fully enclosed building unless the storage area is entirely screened from the street and adjoining properties by a suitable fence or wall at least six feet in height above finished grade. The required fence or wall must provide for a reasonable visual separation between the storage area and any adjoining property.
 - (j) Access: All zoning lots shall have direct access onto an arterial, major collector or industrial/commercial road or have access to an arterial, major collector or industrial/commercial road via an access street.
 - (k) No automobile parking or service areas will be permitted within the required front setback depth or within 30 feet of the property line of any adjoining residential zoning lot.
 - (l) All parking and service areas must be separated from adjoining residential zoning lots by a suitable planting screen, fence or wall at least six feet in height above finished grade. The above required screen, fence or wall must provide for a reasonable visual separation between the properties.
 - (m) No outside loudspeaker systems shall be utilized.
 - (n) All lights or lighting arrangements used for purposes of advertising, security or night operations must be directed away from adjoining or nearby residential zoning lots.
 - (o) The plan must be designed in accordance with the requirements identified within the city's vegetation protection and landscape requirements ordinance.
 - (p) Items (c) and (o) above shall be binding standards on all development after March 5, 1981. Development completed prior to this date will not need to meet such standards now or in the future and will be limited to a 20-foot front setback depth.
 - (q) No use permitted in this zoning district shall be allowed to cover more than 75 percent of the zoning lot on which it is located with impervious surfaces.
 - (r) All properties developed for commercial purposes, whether they are occupied or not, shall be regularly maintained so they are not allowed to fall into a state of disrepair or neglect; and they shall consistently present a neat and orderly appearance to the general public as well as adjacent and nearby tenants and property owners.
- (Ord. No. 875, 3-2-2006)

Editor's note: Ord. No. 875, adopted March 2, 2006, repealed and reenacted § 1006 in its entirety to read as herein set out. Formerly, § 1006 pertained to similar subject matter and derived from Ord. No. 220, adopted November 6, 1980; Ord. No. 233, adopted April 2, 1981; Ord. No. 268, § 1(C)(7), adopted June 3, 1982; Ord. No. 366, § 19, adopted May 22, 1985; Ord. No. 408, adopted August 21, 1986; Ord. No. 650, adopted November 16, 1995; Ord. No. 743, § 1, adopted November 2, 2000.

Supporting Documents
For
Comparable Sales

Exhibit “F”
Profiles of Comparable
Improved Sales

Improved Sale 1

Property Identification

- | | |
|-------------------|---------------------------------|
| 1. Property Type: | Carwash |
| 2. Address: | 8146 GA Hwy 85
Riverdale, GA |
| 3. Tax ID: | 13-234A-00A-016 |

Sale Data

- | | |
|------------------------|-----------------------------------|
| 4. Grantor: | Jin Y. Nam |
| Grantee: | Sangbaek Corporation |
| 5. Sale Price: | \$ 600,000 |
| 6. Price Per SF: | \$ 300.60 |
| 7. Sale Date: | 05/10/2006 |
| 8. Deed Book/Page: | Clayton County Book 8673/Page 393 |
| 9. Verification: | Public Records/CoStar |
| 10. Condition of Sale: | Arm's Length |
| 11. Financing: | All Cash to Seller |

Property Data

- | | | |
|--------------------|---------------------|-------------|
| 12. Building Size: | 1,996 | Square Feet |
| 13. Land Area: | .61 | Acres |
| 14. Year Built: | 2002 | |
| 15. Zoning: | GB, General Busines | |
| 16. Utilities: | All Available | |
| 17. Comments: | | |

This is a sale of a carwash located in Riverdale, GA.



FILED
CLAYTON CO., GA

2006 MAY 15 PM 1:18

LINDA T. MILLER
CLERK SUPERIOR COURT
25240

Clayton County, Georgia
Real Estate Transfer Tax
Paid \$600.00
Date 5-15-06
Linda T. Miller
Clerk, Superior Court

AFTER RECORDING, RETURN TO:

Matt S. Smith, Esq.
ANDERSEN, TATE, MCGARITY & CARR, P.C.
Post Office Box 2000
Lawrenceville, Georgia 30046
File #15236.70209 (WP)

LIMITED WARRANTY DEED

STATE OF GEORGIA
COUNTY OF GWINNETT

THIS INDENTURE, Made this 10th day of May, 2006, between

JIN Y. NAM AND WILLIAM W. NAM

as party or parties of the first part, hereinafter called Grantor, and

SANGBAEK CORPORATION, a Georgia corporation

as parties of the second part, hereinafter called Grantee (the words "Grantor" and "Grantee" to include their respective heirs, successors and assigns where the context requires or permits).

WITNESSETH that: Grantor, for and in consideration of the sum of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATIONS (\$10.00) in hand paid at and before the sealing and delivery of these presents, the receipt whereof is hereby acknowledged, has granted, bargained, sold, aliened, conveyed and confirmed, and by these presents does grant, bargain, sell, alien, convey and confirm unto the said Grantee,

All that tract or parcel of land lying and being in Land Lot 234 of the 13th District, Clayton County, Georgia, as more particularly described in Exhibit "A" attached hereto and by reference made a part hereof.

Said property is conveyed subject to the permitted title exceptions as described on Exhibit "B" attached hereto and by reference made a part hereof.

BK08637PG393

EXHIBIT "A"

ALL that tract or parcel of land lying and being in Land Lot 234 of the 13th District, Clayton County, Georgia, and being more particularly described as follows:

BEGINNING at a rebar found on the southeasterly right of way of Georgia Highway 85 (170 foot right of way), which point is located southwesterly 508.3 feet (as measured along said right of way) from the intersection of the southeasterly right of way of Georgia Highway 85 with the southerly right of way of Webb Road (50 foot right of way); thence leaving the southeasterly right of way of Georgia Highway 85 and running thence south 88 degrees 32 minutes 00 seconds east 209.82 feet to an open top pipe found; running thence south 14 degrees 54 minutes 42 seconds west 128.01 feet to a rebar found; running thence north 88 degrees 38 minutes 23 seconds west 209.90 feet to a rebar found on the southeasterly right of way of Georgia Highway 85; running thence north 14 degrees 55 minutes 07 seconds east along the southeasterly right of way of Georgia Highway 85, 128.29 feet to a rebar found at the POINT OF BEGINNING; being a tract of 0.600 acres as shown on survey for Jin Nam, William Nam and Main Street Bank by McClung Surveying Services, Inc., dated April 6, 2004; and bearing the seal of Michael R. Niles, GRLS No. 2846.

BK08637PG395

POOR ORIGINAL**EXHIBIT "A"****Acquisition Tract**

ALL THAT TRACT OR PARCEL OF LAND lying and being in Land Lot 1238 of the 2nd District, 2nd Section of Fulton County, Georgia, containing 1.1107 acres, as shown on that certain Boundary and Topographic Survey for Club Corners Car Wash II, L.L.C. and Chicago Title Insurance Company, prepared by David A. Burre, G.R.L.S. No. 1965 of David A. Burre Engineers & Surveyors, Inc., dated September 1, 1997, and being more particularly described as follows:

BEGIN at an iron pin found on the western right-of-way line of Crabapple Road (40-foot right-of-way), said point being located a distance of 98.94 feet in a southerly direction along said western right-of-way line from the intersection of the westerly right-of-way line of Crabapple Road and the northern land line of Land Lot 1238; thence continue along said right-of-way line South 19° 06' 53" West a distance of 38.04 feet to a point;

Thence continue along said right-of-way line South 20° 21' 05" West a distance of 103.36 feet to a point;

Thence continue along said right-of-way line South 20° 24' 38" West a distance of 55.31 feet to an iron pin set;

Thence leaving said right-of-way line run North 69° 27' 05" West a distance of 268.00 feet to an iron pin set;

Thence run North 20° 32' 55" East a distance of 192.26 feet to an iron pin set;

Thence run South 70° 24' 14" East a distance of 266.59 feet to an iron pin found on said western right-of-way line of Crabapple Road and the **POINT OF BEGINNING**.

LESS AND EXCEPT**Right-of-Way Dedication Tract**

ALL THAT TRACT OR PARCEL OF LAND lying and being in Land Lot 1238 of the 2nd District, 2nd Section of Fulton County, Georgia, containing 0.0842 acre, as shown on that certain R/W Dedication Plat for Estate of Sallie C. Swetmon, prepared by David A. Burre, G.R.L.S. No. 1965 of David A. Burre Engineers & Surveyors, Inc., dated August 29, 1997, and being more particularly described as follows:

Improved Sale 2

Property Identification

- | | |
|-------------------|--------------------------------|
| 1. Property Type: | Carwash |
| 2. Address: | 11120 Tara Blvd
Hampton, GA |
| 3. Tax ID: | 06-0130-131-24 |

Sale Data

- | | |
|------------------------|---------------------------------|
| 4. Grantor: | Community Capital Bank |
| Grantee: | J & YT Enterprises, LLC |
| 5. Sale Price: | \$ 1,050,000 |
| 6. Price Per SF: | \$ 215.87 |
| 7. Sale Date: | 08/01/2006 |
| 8. Deed Book/Page: | Henry County Book 8746/Page 412 |
| 9. Verification: | Public Records/CoStar |
| 10. Condition of Sale: | Arm's Length |
| 11. Financing: | All Cash to Seller |

Property Data

- | | | |
|--------------------|---------------|-------------|
| 12. Building Size: | 4,864 | Square Feet |
| 13. Land Area: | 1.00 | Acres |
| 14. Year Built: | 2000 | |
| 15. Zoning: | GB | |
| 16. Utilities: | All Available | |
| 17. Comments: | | |

This is a sale of a carwash located in Hampton, GA.



BOOK PAGE
009458 0145

DOCH 038984
FILED IN OFFICE
08/10/2006 03:35 PM
BK:9458 PG:145-146
JUDITH A LEWIS
CLERK OF SUPERIOR COURT
HENRY COUNTY

Judith A. Lewis
REAL ESTATE TRANSFER TAX
PAID: \$800.00

✓ RETURN TO:
SMITH, WELCH & BRITTAIN
280 Country Club Drive
Suite 200
Stockbridge, Georgia 30281
#06-6019

LIMITED WARRANTY DEED

STATE OF GEORGIA,

HENRY COUNTY.

PT-81 075-2006 - 10028

THIS INDENTURE made this the 1st day of August, 2006, between COMMUNITY CAPITAL BANK, a Georgia corporation, as Party of the First Part (hereinafter called "Grantor"), and J & YT ENTERPRISES, LLC, a Georgia limited liability company, as Party of the Second Part, (hereinafter called "Grantee"); (the words "Grantor" and "Grantee" to include their respective heirs, successors and assigns where the context requires or permits).

W I T N E S S E T H:

THAT, for and in consideration of the sum of One Dollar and other considerations (\$1.00) in hand paid to the Grantor by the Grantee at and before the execution, sealing and delivery of these presents, and other good and valuable considerations, the receipt, adequacy and sufficiency of which are hereby acknowledged, the Grantor, by these presents, does grant, bargain, sell, alien, convey and confirm unto the Grantee the following described real property and agreements (collectively the "Property"), to-wit:

All that tract or parcel of land lying and being in Land Lot 125 of the 7th District, Henry County, Georgia, being 0.97 acres as shown and delineated on a plat of survey prepared for Southland Contracting, by Andy D. Williams, Registered Land Surveyor, dated 10/9/2002, and being more particularly described as follows:

TO ARRIVE AT THE POINT OF BEGINNING, commence at an iron pin located at the intersection of the Southeasterly right-of-way line of McDonough Parkway (80' R/W) with the Southwesterly right-of-way line of Jonesboro Road; thence South 35 degrees 42 minutes 55 seconds West 30.02 feet to an iron pin; thence South 52 degrees 57 minutes 06 seconds East 164.41 feet to an iron pin; thence South 56 degrees 33 minutes 10 seconds East 70.03 feet to an iron pin and the POINT OF BEGINNING; thence South 56 degrees 33 minutes 10 seconds East 224.17 feet to an iron pin; thence South 33 degrees 25 minutes 30 seconds West 155.28 feet to an iron pin; thence South 72 degrees 02 minutes West 44.07 feet to an iron pin; thence North 56 degrees 32 minutes 55 seconds West 196.72 feet to an iron pin; thence North 33 degrees 26 minutes 35 seconds East 189.72 feet to the POINT OF BEGINNING.

LESS AND EXCEPT any portion of the subject property which lies within the right-of-way of Jonesboro Road (being an 80-foot right-of-way).

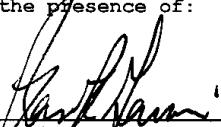
TO HAVE AND TO HOLD the property, together with all and singular the rights, members and appurtenances thereof, to the same being, belonging or in anywise appertaining, to the only proper use, benefit and behoof of the Grantee, its successors and assigns forever in fee simple.


GRANTOR FOR THEIRSELVES, THEIR HEIRS, EXECUTORS, ADMINISTRATORS, SUCCESSORS AND ASSIGNS shall warrant and forever defend the right and title to the property unto the Grantee, its successors and assigns, against the claims of all persons whomsoever claiming by, through or under Grantor.

IN WITNESS WHEREOF, Grantor has caused this Limited Warranty Deed to be executed in the manner provided by law as of the day and year first above written.

Signed, sealed and delivered in
the presence of:

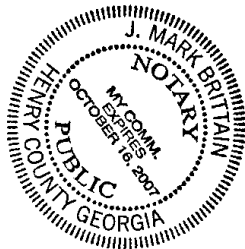
COMMUNITY CAPITAL BANK
A Georgia Corporation


Unofficial Witness

BY:  (SEAL)
W. KEVIN BRUMBELOE
President


Notary Public

SEAL AFFIXED



Improved Sale 3

Property Identification

- | | |
|-------------------|------------------------------|
| 1. Property Type: | Carwash |
| 2. Address: | 2813 GA Hwy 54
Newnan, GA |
| 3. Tax ID: | 121-6-59-059 |

Sale Data

- | | |
|------------------------|----------------------------------|
| 4. Grantor: | Marvin Ray Griffin |
| Grantee: | Willow Development, LLC |
| 5. Sale Price: | \$ 1,250,000 |
| 6. Price Per SF: | \$ 284.09 |
| 7. Sale Date: | 01/18/2006 |
| 8. Deed Book/Page: | Coweta County Book 2894/Page 183 |
| 11. Verification: | Public Records/CoStar |
| 12. Condition of Sale: | Arm's Length |
| 13. Financing: | All Cash to Seller |

Property Data

- | | | |
|--------------------|--------------------|-------------|
| 14. Building Size: | 2,596 | Square Feet |
| 15. Land Area: | .97 | Acres |
| 16. Year Built: | 2002 | |
| 17. Zoning: | General Commercial | |
| 18. Utilities: | All Available | |
| 19. Comments: | | |

This is a sale of a carwash located in Newnan, GA.



DOCH# 001686
FILED IN OFFICE
01/18/2006 04:21 PM
BK:2894 PG:183-184
CINDY G BROWN
CLERK OF SUPERIOR COURT
COWETA COUNTY

Cindy G. Brown
REAL ESTATE TRANSFER TAX
PAID: \$1250.00 ✓

06-392

Return Recorded Document to:
GLOVER & DAVIS, P.A.
10 Brown Street
Newnan, GA 30264

WARRANTY DEED

STATE OF GEORGIA

COUNTY OF COWETA

IN CONSIDERATION OF TEN (\$10.00) Dollars, the receipt whereof is hereby acknowledged, **Marvin R. Griffin**, of Coweta County, Georgia, (hereinafter called Grantor) does hereby give, grant, sell, alien, and convey unto **Willow Development Group, LLC**, a Georgia Limited Liability Company (hereinafter called Grantee) of Coweta County, Georgia, heirs and assigns, the following property, to-wit:

All that certain tract or parcel of land situate, lying and being in Land Lot 59 of the 6th Land District of Coweta County, Georgia, and being more particularly described on Exhibit "A" attached hereto and made a part hereof by reference.

together with all privileges and appurtenances thereto in anywise belonging in fee simple.

And the said Grantor(s) will warrant and forever defend the right and title to the above-described property unto the said Grantee(s) against the claims of all persons whomsoever.

IN WITNESS WHEREOF, the said **Marvin R. Griffin**, has hereunto set their hand(s), affixed their seal(s) and delivered these presents this **18th day of January, 2006**.

Signed, sealed and delivered in the presence of:

[Signature]

Witness

Marvin R. Griffin [SEAL]
Marvin R. Griffin

Notary Public, State of Georgia
My Commission Expires

[Seal]



[SEAL]

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 59,
6TH DISTRICT, COWETA COUNTY, GEORGIA AND BEING MORE
PARTICULARLY DESCRIBED AS FOLLOWS:

TO FIND THE POINT OF BEGINNING BEGIN AT AN IRON PIN LOCATED AT
THE INTERSECTION OF THE EASTERN RIGHT-OF-WAY LINE OF GEORGIA
HIGHWAY 154 (AN 80.00 FOOT RIGHT OF WAY) WITH THE SOUTHWESTERN
RIGHT-OF-WAY LINE OF GEORGIA HIGHWAY NO. 34 (A 115.00 FOOT RIGHT-
OF-WAY) AND RUN ALONG SAID RIGHT-OF-WAY LINE OF GEORGIA
HIGHWAY NO. 154 SOUTH 11 DEGREES 11 MINUTES 49 SECONDS EAST, A
DISTANCE OF 190.16 FEET TO AN IRON PIN; THENCE CONTINUE ALONG
SAID RIGHT-OF-WAY SOUTH 11 DEGREES 48 MINUTES 45 SECONDS EAST A
DISTANCE OF 118.22 FEET TO A POINT; THENCE CONTINUE ALONG SAID
RIGHT-OF-WAY LINE SOUTH 10 DEGREES 20 MINUTES 33 SECONDS EAST A
DISTANCE OF 110.54 FEET TO A POINT; SAID POINT ALSO BEING THE POINT
OF BEGINNING, THENCE RUN NORTH 34 DEGREES 37 MINUTES 27 SECONDS
EAST A DISTANCE OF 28.28 FEET TO A POINT; THENCE RUN NORTH 79
DEGREES 39 MINUTES 273 SECONDS EAST A DISTANCE OF 35.14 FEET TO A
POINT; THENCE RUN SOUTH 80 DEGREES 07 MINUTES 33 SECONDS EAST A
DISTANCE OF 138.11 FEET TO A POINT; THENCE RUN SOUTH 35 DEGREES 07
MINUTES 33 SECONDS EAST A DISTANCE OF 28.28 FEET TO A POINT;
THENCE RUN SOUTH 09 DEGREES 52 MINUTES 27 SECONDS WEST A
DISTANCE OF 138.88 FEET TO A POINT; THENCE RUN SOUTH 09 DEGREES 52
MINUTES 27 SECONDS WEST A DISTANCE OF 74.11 FEET TO A POINT;
THENCE RUN SOUTH 54 DEGREES 52 MINUTES 27 SECONDS WEST A
DISTANCE OF 21.19 FEET TO A POINT; THENCE RUN NORTH 80 DEGREES 07
MINUTES 33 SECONDS WEST A DISTANCE OF 120.66 FEET TO A POINT;
THENCE CONTINUE ALONG RIGHT-OF-WAY LINE ALONG THE ARC OF A
CURVE TO THE LEFT (SAID CURVE HAVING A RADIUS OF 1729.76 FEET AND
BEING SUBTENDED BY CHORD BEARING NORTH 06 DEGREES 48 MINUTES
02 SECONDS WEST AND HAVING A CHORD DISTANCE OF 56.87 FEET) AN
ARC DISTANCE OF 56.88 FEET TO A POINT; THENCE CONTINUE ALONG SAID
RIGHT-OF-WAY LINE OF GEORGIA HIGHWAY NO. 154 NORTH 08 DEGREES 05
MINUTES 27 SECONDS WEST A DISTANCE OF 152.00 FEET TO A POINT;
THENCE CONTINUE ALONG SAID RIGHT-OF-WAY LINE NORTH 10 DEGREES
20 MINUTES 33 SECONDS WEST, A DISTANCE OF 11.80 FEET TO A POINT,
SAID POINT ALSO BEING THE POINT OF BEGINNING.

SAID PROPERTY CONTAINS 0.97 ACRES, MORE OR LESS AND IS MORE
PARTICULARLY IDENTIFIED AS TRACTS 2A AND 2B ON THAT CERTAIN
SURVEY FOR SUNBELT-DIX, INC., NATIONAL WESTMINSTER BANK PLC
AND LAWYERS TITLE INSURANCE COMPANY, DATED JANUARY 31, 1994,
PREPARED BY CHRISTOPHER BROTHERS SURVEYORS, JOHN R.
CHRISTOPHER, GEORGIA R.L.S. #1766.

TOGETHER WITH AND SUBJECT TO those matters under that
certain Reciprocal Easement and Restrictive Covenant
Agreement dated February 15, 1994 between Bronze/Highway
34, Associates, L.P., and Sunbelt-Dix, Inc., recorded in
Deed Book 829, Page 523, Coweta County, Georgia Records.

Improved Sale 4

Property Identification

- | | |
|-------------------|--|
| 1. Property Type: | Carwash |
| 2. Address: | 4747 North Henry Blvd
Stockbridge, GA |
| 3. Tax ID: | S19-02010001 |

Sale Data

- | | |
|------------------------|--------------------------------|
| 4. Grantor: | Freedom Car Wash, LLC |
| Grantee: | 4747 North Henry Blvd, LLC |
| 5. Sale Price: | \$ 820,000 |
| 6. Price Per SF: | \$ 280.52 |
| 7. Sale Date: | 11/28/2006 |
| 8. Deed Book/Page: | Henry County Book 9785/Page 89 |
| 9. Verification: | Public Records/CoStar |
| 10. Condition of Sale: | Arm's Length |
| 11. Financing: | All Cash to Seller |

Property Data

- | | | |
|--------------------|---------------|-------------|
| 12. Building Size: | 4,837 | Square Feet |
| 13. Land Area: | .72 | Acres |
| 14. Year Built: | 2003 | |
| 15. Zoning: | C-2 | |
| 16. Utilities: | All Available | |
| 17. Comments: | | |

This is a sale of a carwash located in Stockbridge, GA.



BOOK PAGE
009785 0089

DOCH 059191
FILED IN OFFICE
12/01/2006 04:38 PM
BK:9785 PG:89-91
JUDITH A LEWIS
CLERK OF SUPERIOR COURT
HENRY COUNTY



REAL ESTATE TRANSFER TAX
PAID: \$820.00

AFTER RECORDING RETURN TO:

Thomas Bartolozzi, Esq.
Weinstock & Scavo, P.C.
3405 Piedmont Road, N.E.
Suite 300
Atlanta, Georgia 30305

STATE OF GEORGIA

COUNTY OF HENRY

PT-61 075-200 6-015616

WARRANTY DEED

THIS INDENTURE is made this 29th day of November, 2006, by and between Freedom Car Wash, LLC as party of the first part (hereinafter, called "Grantor"), and 4747 North Henry Blvd., LLC, a Georgia limited liability company, as party of the second part (hereinafter, called "Grantee"). The words "Grantor" and "Grantee" include their respective heirs, representatives, successors and assigns, where the content requires or permits.

WITNESSETH:

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars (\$10.00) in hand paid to Grantor by Grantee at and before the execution, sealing and delivery hereof, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, Grantor has granted, bargained, sold, aliened, conveyed and confirmed, and by these presents does hereby grant, bargain, sell, alien, convey and confirm unto Grantee, the following described property:

All that tract or parcel of land lying and being in Land Lot 61 of the 12th District of Henry County, Georgia, being 0.720 acres as shown and delineated on a plat of survey prepared for Don Henry, by Donald R. Milligan, Registered Land Surveyor, dated 5/27/03, and being more particularly described as follows:

Begin at a point formed by the intersection of the southerly right-of-way line of State Route 42, a/k/a N. Henry Blvd. (100' R/W) with the easterly right-of-way line of Tye Street; thence South 87 degrees 49 minutes 50 seconds East along said right-of-way line of State Route 42, 155.79 feet to a point; thence South 00 degrees 20 minutes 15 seconds West 200.35 feet to a point; thence North 87 degrees 43 minutes 25 seconds West, 157.78 feet to a point located on the easterly right-of-way line of Tye Street; thence North 00 degrees 54 minutes 11 seconds East along said right-of-way line of Tye Street, 200.00 feet to the Point of Beginning.

SUBJECT TO all easements, restrictions, covenants and zoning ordinances of record, if any.

TO HAVE AND TO HOLD said tract or parcel of land, together with any and all of the rights, members and appurtenances thereof, to the same being, belonging or in anyway appertaining to the only proper use, benefit and behoof of Grantee, forever in fee simple; and

GRANTOR SHALL WARRANT and forever defend the right and title to said tract or parcel of land unto Grantee, and the heirs, successors, legal representatives and assigns of Grantee, against the claims of all persons whomsoever; provided, however, that the warranties of title made by Grantor herein shall not extend to any claims arising under any matter set forth on Exhibit "A," attached hereto and incorporated herein by reference.

IN WITNESS WHEREOF, Grantor has executed and sealed this indenture, and delivered this indenture to Grantee, all on the day and year first written above.

Signed, sealed and delivered in
The presence of:

Debra J. McKay
Unofficial Witness

Don Moris
Notary Public
My Commission Expires: May 23, 2008

[NOTARY SEAL]

GRANTOR:

FREEDOM CAR WASH, LLC, a Georgia limited
Liability company

By: [Signature]
Don F. Henry, Member

By: [Signature]
Stephen Henry, Member

SEAL AFFIXED

Improved Sale 5

Property Identification

1. Property Type: Carwash
2. Address: 12274 Crabapple Road
Alpharetta, GA
3. Tax ID: 22-3730-1238-178

Sale Data

4. Grantor: Club Corners Carwash II, LLC
- Grantee: Blue Ventures, LLC
5. Sale Price: \$2,500,000
6. Price Per SF: \$280.52
7. Sale Date: 03/07/2007
8. Deed Book/Page: Fulton County Book 44604/Page 380
9. Verification: Public Records/CoStar
10. Condition of Sale: Arm's Length
11. Financing: All Cash to Seller

Property Data

12. Building Size: 8,912 Square Feet
13. Land Area: 1.11 Acres
14. Year Built: 1998
15. Zoning: C-1
16. Utilities: All Available
17. Comments:

This is a sale of a carwash located in Alpharetta, GA. Reported 36 free parking spaces.



Please record and return to:

Michael J. Hay, Esq.
ANDERSEN, TATE & CARR, P.C.
Post Office Box 2000
Lawrenceville, Georgia 30046-2000
File #19747.20003 (JW)

STATE OF GEORGIA

COUNTY OF GWINNETT

LIMITED WARRANTY DEED

THIS INDENTURE, made the 7th day of March, 2007, between

CLUB CORNERS CAR WASH II, L.L.C., a Georgia limited liability company

as party or parties of the first part (hereinafter called "Grantor"); and

BLUE VENTURES LLC, a Georgia limited liability company

as party of the second part (hereinafter called "Grantee") (the words Grantor and Grantee to include their respective heirs, successors and assigns where the context requires or permits);

WITNESSETH That: Grantor, for and in consideration of the sum of TEN DOLLARS (\$10.00) AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid at and before the sealing and delivery of these presents, the receipt whereof is hereby acknowledged, has granted, bargained, sold, aliened, conveyed and confirmed, and by these presents does grant, bargain, sell, alien, convey and confirm unto the said Grantee:

All that tract or parcel of land lying and being in Land Lot 1238 of the 2nd District, 2nd Section, Fulton County, Georgia, as more particularly described in Exhibit "A" attached hereto and incorporated herein by reference.

The property described herein is being conveyed subject to the items listed in Exhibit "B" attached hereto and incorporated by reference.

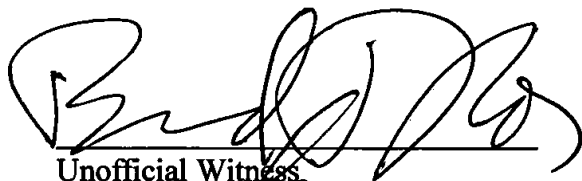
TO HAVE AND TO HOLD the said tract or parcel of land, with all and singular the rights, members and appurtenances thereof, to the same being, belonging, or in anywise appertaining, to the only proper use, benefit and behoof of the said Grantee forever in FEE SIMPLE.

AND THE SAID Grantor will warrant and forever defend the right and title to the above described property unto the said Grantee against the claims of Grantor and all others claiming by, through or under Grantor.


IN WITNESS WHEREOF, Grantor has signed and sealed this deed, the day and year first above written.

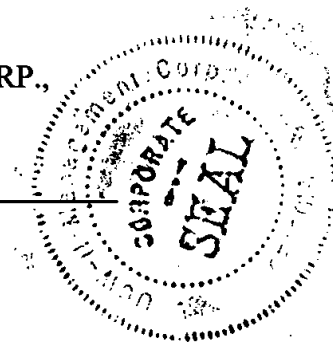
Signed, sealed and delivered
in the presence of:

CLUB CORNERS CAR WASH II, L.L.C.,
a Georgia limited liability company


Unofficial Witness

By: UCW-II MANAGEMENT CORP.,
a Georgia corporation, its Manager

By: 
Len J. Graziano, President



Notary Public

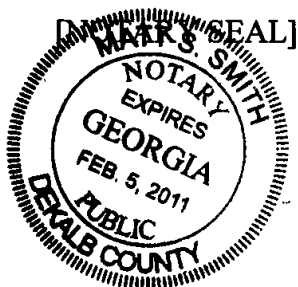


Exhibit “G”
Location Map of Improved Sales

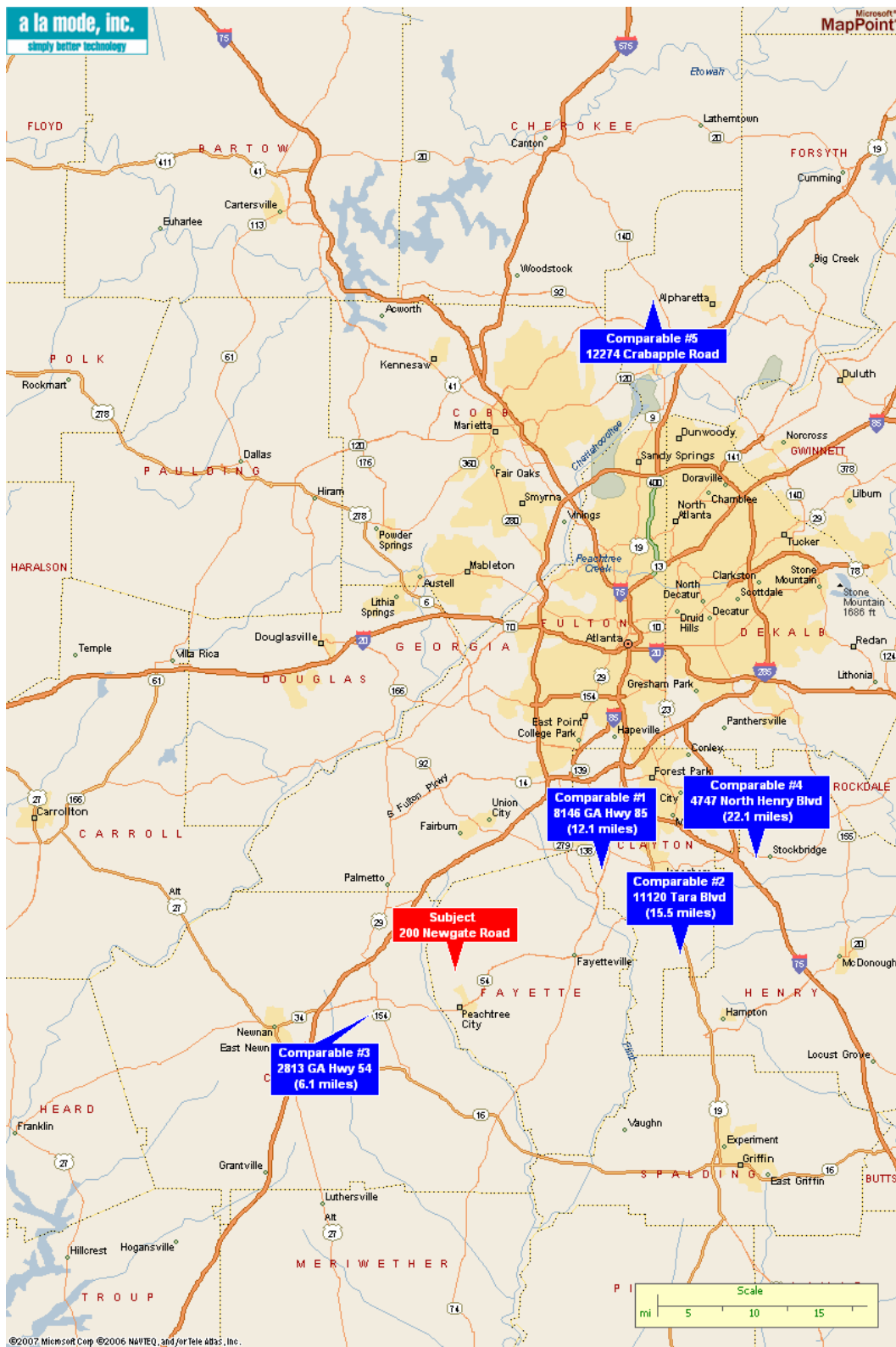


Exhibit “H”
Profiles for Land Sales

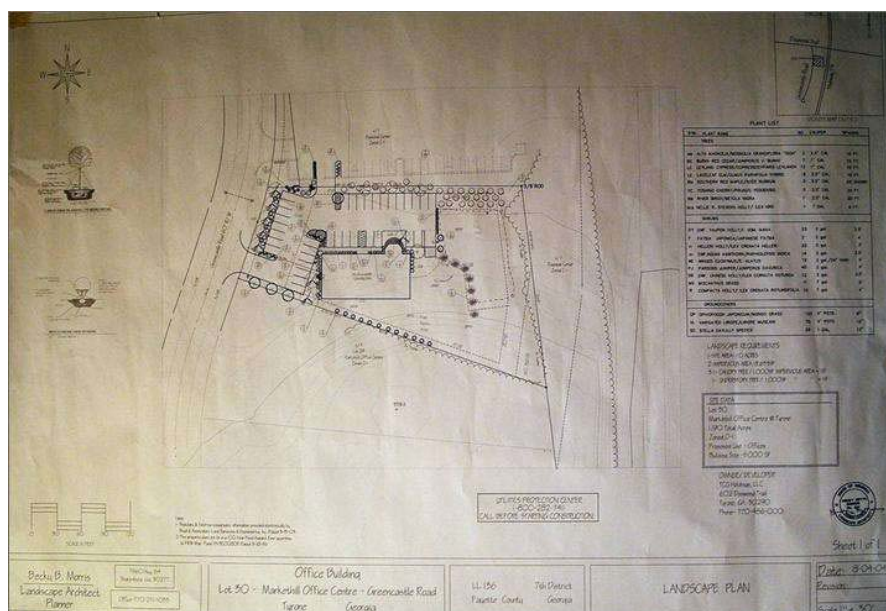
Land Sale 1

Property Identification

- | | | |
|------------------|--------------------|--|
| 1. | Property Type: | Vacant Land |
| 2. | Address: | 1.37 acres Dogwood Trail
Peachtree City, GA |
| 3. | Tax ID: | 07-36-12-003 |
| <u>Sale Data</u> | | |
| 4. | Grantor: | TCG Holdings, LLC |
| | Grantee: | Debra K. Faulkner, etal. |
| 5. | Sale Price: | \$ 555,000 |
| 6. | Price Per SF: | \$ 9.31 |
| 7. | Sale Date: | 11/15/2006 |
| 8. | Deed Book/Page: | Fayette County Book 3134/Page 41 |
| 9. | Verification: | Public Records/CoStar |
| 10. | Condition of Sale: | Arm's Length |
| 11. | Financing: | All Cash to Seller |

Property Data

- | | | |
|----------------|---------------|-------|
| 12. Land Area: | 1.37 | Acres |
| 13. Zoning: | O/I | |
| 16. Utilities: | All Available | |
| 17. Comments: | | |
- Land Lot 136, 7th Land District



Doc ID: 007319960002 Type: GLR
Filed: 11/21/2006 at 02:15:00 PM
Fee Amt: \$567.00 Page 1 of 2
Transfer Tax: \$555.00
Fayette, Ga. Clerk Superior Court
Sheila Studdard Clerk of Court
BK 3134 PG 41-42

Return Recorded Document to:
B. D. MURPHY, III, P.C.
370 WEST STONEWALL AVENUE
FAYETTEVILLE, GA 30214

WARRANTY DEED

STATE OF GEORGIA

COUNTY OF FAYETTE

File #: 06-608

This Indenture made this 15th day of November, 2006, between TCG HOLDINGS, LLC, of the County of FAYETTE, State of Georgia, as party or parties of the first part, hereinafter called Grantor, and DEBRA K. FAULKNER, GERALD W. BARNETT, JR., AND CHRIS M. BARNETT, as party or parties of the second part, hereinafter called Grantee (the words "Grantor" and "Grantee" to include their respective heirs, successors and assigns where the context requires or permits).

WITNESSETH that: Grantor, for and in consideration of the sum of TEN AND 00/100'S (\$10.00) Dollars and other good and valuable consideration in hand paid at and before the sealing and delivery of these presents, the receipt whereof is hereby acknowledged, has granted, bargained, sold, aliened, conveyed and confirmed, and by these presents does grant, bargain, sell, alien, convey and confirm unto the said Grantee,

See Attached Exhibit "A"

This Deed is given subject to all easements and restrictions of record, if any.

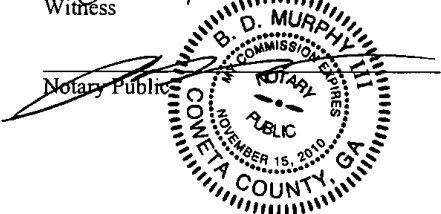
TO HAVE AND TO HOLD the said tract or parcel of land, with all and singular the rights, members and appurtenances thereof, to the same being, belonging, or in anywise appertaining, to the only proper use, benefit and behoof of the said Grantee forever in FEE SIMPLE.

AND THE SAID Grantor will warrant and forever defend the right and title to the above described property unto the said Grantee against the claims of all persons whomsoever.

IN WITNESS WHEREOF, Grantor has hereunto set grantor's hand and seal this day and year first above written.

Signed, sealed and delivered in the presence of:

Maure Lloyd
Witness



TCG HOLDINGS, LLC

By: *[Signature]* (Seal)
BURT CLARK, MANAGING MEMBER

By: _____ (Seal)

(Corporate Seal)

Exhibit "A"

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 136 OF THE 7TH DISTRICT OF FAYETTE COUNTY, GEORGIA, BEING LOT 12 OF MARKETHILL OFFICE CENTRE, PER PLAT RECORDED IN PLAT BOOK 37, PAGE 78-82, IN THE OFFICE OF THE CLERK OF THE SUPERIOR COURT OF FAYETTE COUNTY, GEORGIA, WHICH PLAT IS INCORPORATED HEREIN BY REFERENCE.

Land Sale 2

Property Identification

1. Property Type: Vacant Land
2. Address: 1.84 acres GA Hwy 85
Peachtree City, GA
3. Tax ID: 05-38-00-003A

Sale Data

4. Grantor: Fourth Quarter Properties II, Inc.
- Grantee: Treelane, LLC
5. Sale Price: \$ 500,000
6. Price Per SF: \$ 7.65
7. Sale Date: 01/23/2007
8. Deed Book/Page: Fayette County Book 3170/Page 027
9. Verification: Public Records/CoStar
10. Condition of Sale: Arm's Length
11. Financing: All Cash to Seller

Property Data

12. Land Area: 1.84 Acres
13. Zoning: Commercial
16. Utilities: All Available
17. Comments: Land Lot 167, 5th Land District



[SPACE ABOVE THIS LINE FOR RECORDER'S USE]

After recording, please return to:
WEBB, TANNER, POWELL, MERTZ & WILSON, LLP
P. O. Box 1390
Lawrenceville, GA 30046-1390

STATE OF GEORGIA

COUNTY OF GWINNETT

LIMITED WARRANTY DEED

THIS INDENTURE, made this 23rd day of January in the Year of Our Lord Two Thousand Seven between

FOURTH QUARTER PROPERTIES II, INC.,
a Georgia corporation

as party or parties of the first part, hereinafter called Grantor, and

TREELANE, L.L.C.
a Georgia limited liability company

as party or parties of the second part, hereinafter called Grantee (the words "Grantor" and "Grantee" to include their respective heirs, successors and assigns where the context requires or permits).

WITNESSETH:

That: Grantor, for and in consideration of TEN AND 00/100 (\$10.00) AND OTHER VALUABLE CONSIDERATIONS, in hand paid, at and before the sealing and delivery of these presents, the receipt of which is hereby acknowledged, has granted, bargained, sold aliened,

conveyed and confirmed, and by these presents does grant, bargain, sell, alien, convey and confirm unto the said Grantee, following described property, to wit:

ALL THAT TRACT or parcel of land lying and being in Land Lot 167 of the 5th Land District of Fayette County, Georgia, being more particularly described in Exhibit "A" attached hereto and made a part hereof by this reference.

TO HAVE AND TO HOLD the said tract or parcel of land, with all and singular the rights, members and appurtenances thereof, to the same being, belonging, or in anywise appertaining, to the only proper use, benefit and behoof of the said Grantee forever in FEE SIMPLE.

AND THE SAID Grantor will warrant and forever defend the right and title to the above described property unto the said Grantee against the claims of all persons whomsoever owning, holding or claiming by, through, or under Grantor, but not otherwise; provided, however, that the warranties of title made by Grantor herein shall not extend to any claims arising under any matter set forth on Exhibit "B" attached hereto and incorporated herein by reference (the "Permitted Exceptions").

IN WITNESS WHEREOF, the Grantor has signed and sealed this Limited Warranty Deed, the day and year above written.

GRANTOR:

Signed, sealed and delivered in the presence of:

FOURTH QUARTER PROPERTIES II, INC.,
a Georgia corporation

Cystal Cee
Unofficial Witness

By: [Signature]
Stanley E. Thomas, President



[Signature]
Notary Public
My Commission Expires: 8-8-8



EXHIBIT "A"

ALL THAT TRACT or parcel of land lying and being in Land Lot 167 of the 5th Land District, City of Fayetteville, Fayette County, Georgia, containing 1.84 acres, and being more particularly described according to a plat of survey entitled "ALTA/ACSM Land Title Survey for Discovery Development, Inc. and Lawyers Title Insurance Corporation," dated March 24, 2006, last revised January 4, 2007, prepared by Harkleroad and Associates, Engineers – Land Surveyors, certified by Donald W. Harkleroad, Georgia Registered Land Surveyor No. 1578, as follows:

TO FIND THE TRUE POINT OF BEGINNING, commence at the southwesterly end of the mitered right-of-way corner located at the intersection of the easterly right-of-way line of Georgia Highway 314 (right-of-way varies) and the southwesterly right-of-way line of New Hope Road (an eighty (80') foot right-of-way); thence along said right-of-way line of Georgia Highway 314 South 01 degrees 12 minutes 47 seconds West a distance of 80.02 feet to a point, thence continue along the Easterly right-of-way line of Georgia Highway 314 North 88 degrees 56 minutes 15 seconds West a distance of 15.06 feet to a point, thence continue along the easterly right-of-way line of Georgia Highway 314 South 01 degrees 12 minutes 47 seconds West a distance of 294.20 feet a point marked by an iron pin set, said point being the TRUE POINT OF BEGINNING. From said POINT OF BEGINNING as thus established, thence leaving said right-of-way run South 88 degrees 46 minutes 07 seconds East a distance of 95.73 feet to a point marked by an iron pin set; run thence South 69 degrees 59 minutes 40 seconds East a distance of 382.41 feet to a point marked by an iron pin set; run thence South 18 degrees 29 minutes 39 seconds West a distance of 95.73 feet to a point marked by an iron pin found; run thence South 87 degrees 49 minutes 52 seconds West a distance of 430.07 feet to a point marked by an iron pin set on the easterly right-of-way of Georgia Highway 314; run thence along the easterly right-of-way line of Georgia Highway 314 North 01 degrees 12 minutes 47 seconds East a distance of 240.00 feet to a point marked by an iron pin set; said point being the POINT OF BEGINNING.

TOGETHER WITH those easements, rights and privileges arising under that certain Declaration of Covenants, Easements and Restrictions by and between Fourth Quarter Properties II, Inc. and RSA Properties I, Inc., dated of even date herewith and recorded simultaneously herewith.

Land Sale 3

Property Identification

1. Property Type: Vacant Land
2. Address: 1.39 acres Walt Banks Road
Peachtree City, GA
3. Tax ID: 07-19-00-086

Sale Data

4. Grantor: Stony Brook Restaurant Group
- Grantee: John & Kathleen Thomas
5. Sale Price: \$ 500,000
6. Price Per SF: \$ 8.26
7. Sale Date: 02/16/2006
8. Deed Book/Page: Fayette County Book 2962/Page 127
9. Verification: Public Records/CoStar
10. Condition of Sale: Arm's Length
11. Financing: All Cash to Seller

Property Data

12. Land Area: 1.39 Acres
13. Zoning: Commercial
16. Utilities: All Available
17. Comments: Land Lot 92, 7th Land District



Return Recorded Document to:
B. D. MURPHY, III, P.C.

370 WEST STONEWALL AVENUE
FAYETTEVILLE, GA 30214

JOINT TENANCY WITH SURVIVORSHIP WARRANTY DEED

STATE OF GEORGIA,

COUNTY OF FAYETTE

File #: 06-062

This Indenture made this 16th day of February, 2006 between STONEYBROOK RESTAURANT GROUP, INC., of the County of FAYETTE, State of Georgia, as party or parties of the first part, hereinafter called Grantor, and JOHN R. THOMAS and KATHELEEN M. THOMAS, as joint tenants with survivorship and not as tenants in common as parties of the second part, hereinafter called Grantees (the words "Grantor" and "Grantees" to include their respective heirs, successors and assigns where the context requires or permits).

WITNESSETH that: Grantor, for and in consideration of the sum of **TEN AND 00/100'S (\$10.00) Dollars** and other good and valuable considerations in hand paid at and before the sealing and delivery of these presents, the receipts whereof is hereby acknowledged, has granted, bargained, sold, aliened, conveyed and confirmed, and by these presents does grant, bargain, sell, alien, convey and confirm unto the said Grantees, as joint tenants and not as tenants in common, for and during their joint lives, and upon the death of either of them, then to the survivor of them, in fee simple, together with every contingent remainder and right of reversion, and to the heirs and assigns of said survivor, the following described property:

FOR A FULL AND COMPLETE LEGAL DESCRIPTION OF THE PROPERTY HEREIN CONVEYED, SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF BY REFERENCE.

THIS CONVEYANCE is made subject to all zoning ordinances, easements and restrictions of record affecting said bargained premises.

TO HAVE AND TO HOLD the said tract or parcel of land, with all and singular the rights, members and appurtenances thereof, to the same being, belonging, or in anywise appertaining, to the only proper use, benefit and behoove of the said Grantees, as joint tenants and not as tenants in common, for and during their joint lives, and upon the death of either of them, then to the survivor of them in **FREE SIMPLE**, together with every contingent remainder and right of reversion, and to the heirs and assigns of said survivor.

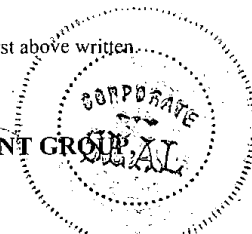
THIS CONVEYANCE is made pursuant to Official Code of Georgia Section 44-6-190, and it is the intention of the parties hereto to hereby create in Grantees a joint tenancy estate with right of survivorship and not as tenants in common.

AND THE SAID Grantor will warrant and forever defend the right and title to the above described property unto the said Grantee against the claims of all persons whomsoever.

IN WITNESS WHEREOF, the Grantor has hereunto set grantor's hand and seal this day and year first above written.

Signed, sealed and delivered in the presence of:

STONEYBROOK RESTAURANT GROUP
INC.



By:

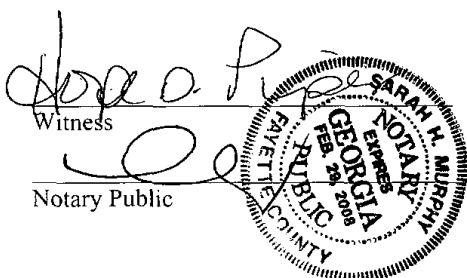
DALE D. KRATCHEN
President

(Seal)

(Seal)

(Seal)

(Seal)



Witness

Notary Public

EXHIBIT "A"

All that tract or parcel of land lying and being in Land Lot 92 of the 7th District, Peachtree City, Fayette County, Georgia, and more particularly described as follows:

COMMENCING at a point located at the southwesterly point of a mitered corner at the intersection of the northerly right-of-way of Walt Banks Road (60' right-of-way) and the westerly right-of-way of State Route #54 (right-of-way varies); thence proceed along said mitered corner N48°04'25"E, 37.39' to the northeasterly point of said mitered corner; thence along said right-of-way of State Route #54, N06°06'32"E, 1537.43' to an iron pin set (passing through a concrete monument at 859.98' located on the line common to Land Lots 92 and 93); thence departing said right-of-way, proceed along a line common to Lexington Park Phase 1A and Buckhead Brewery S89°31'37"W, 390.12' to a point and the TRUE POINT OF BEGINNING; thence proceed S00°28'23"E, 0.04' to a point; thence proceed along a curve concave northeasterly having an arc length of 93.66', said curve having a radius of 200.00', with a chord of S13°53'21"E, 92.81' to a point; thence proceed S27°18'20"E, 11.34' to a point; thence proceed along a curve concave southwesterly having an arc length of 116.64', said curve having a radius of 200.00', with a chord of S10°35'54"E, 114.99' to a point; thence proceed S06°06'32"W, 62.49' to a point; thence proceed N83°53'28"W, 53.32' to a point; thence proceed along a curve concave southeasterly having an arc length of 160.34', said curve having a radius of 200.00', with a chord of S73°08'30"W, 156.08' to a point; thence proceed N08°28'55"W, 313.74' to a point; thence proceed along a curve common to Lexington Park Subdivision Phase 1 concave southeasterly having an arc length of 51.71', said curve having a radius of 442.37', with a chord of N86°14'32"E, 51.68' to a point; thence proceed N89°31'37"E, 155.12' to a point and the TRUE POINT OF BEGINNING.

Said tract containing 1.39± acres and being more particularly described on that certain ALTA/ACSM Land Title Survey for Lexington McMetro II, LLC, Stonybrook Restaurant Group, Inc. and First American Title Insurance Company, dated July 25, 2003, prepared by Ashford Engineers, Inc., Ken Nutt, GRLS No. 2104, said survey being incorporated herein by this reference.

Land Sale 4

Property Identification

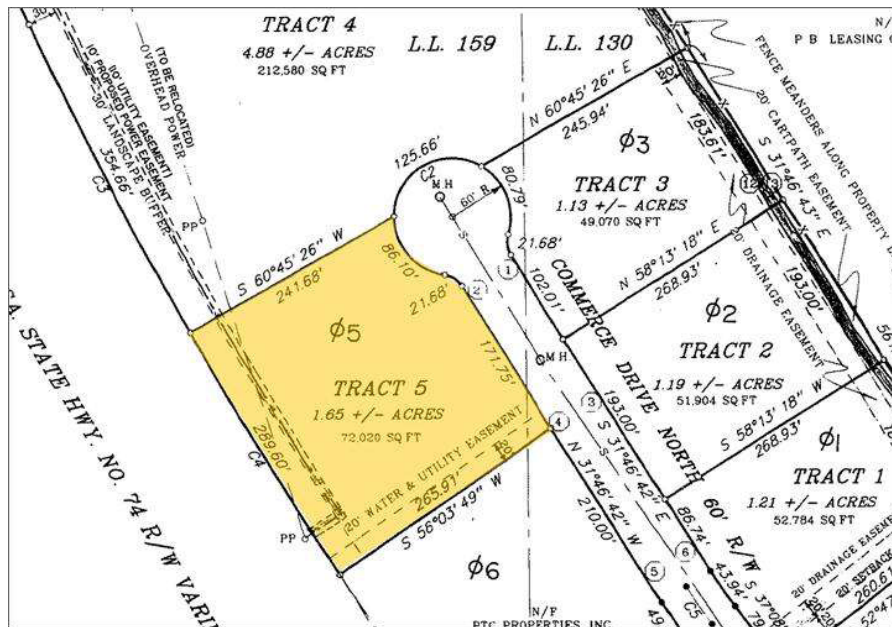
1. Property Type: Vacant Land
2. Address: 1.65 Commerce Drive North
Peachtree City, GA
3. Tax ID: 07-03-09-005

Sale Data

4. Grantor: Peachtree City Holdings, LLC
- Grantee: Branch Bank & Trust
5. Sale Price: \$ 825,000
6. Price Per SF: \$ 11.48
7. Sale Date: 03/29/2007
8. Deed Book/Page: Fayette County Book 3219/Page 340
9. Verification: Public Records/CoStar
10. Condition of Sale: Arm's Length
11. Financing: All Cash to Seller

Property Data

12. Land Area: 1.65 Acres
13. Zoning: GC
16. Utilities: All Available
17. Comments: Land Lot 130 & 159, 7th Land District





Doc ID: 007472470008 Type: GLR
Filed: 04/25/2007 at 03:00:00 PM
Fee Amt: \$849.00 Page 1 of 8
Transfer Tax: \$825.00
Fayette, Ga. Clerk Superior Court
Sheila Studdard Clerk of Court

BK **3219** PG **340-347**

STATE OF GEORGIA

COUNTY OF FAYETTE

AFTER RECORDING RETURN TO:
Charles C. Benedict, Esq.
Womble Carlyle Sandridge & Rice, PLLC
1201 W. Peachtree Street, Suite 3500
Atlanta, GA 30309

LIMITED WARRANTY DEED

THIS INDENTURE, made and entered into this the 29th day of March, 2007 between PEACHTREE CITY HOLDINGS, L.L.C., a Georgia limited liability company, as party of the first part, hereinafter called "Grantor", and BRANCH BANKING AND TRUST COMPANY, as party of the second part, hereinafter called "Grantee" (the words "Grantor" and "Grantee" to include their respective heirs, successors and assigns where the context requires or permits).

WITNESSETH THAT: Grantor, for and in consideration of the sum of TEN AND NO/100THS DOLLARS (\$10.00) in hand paid at and before the sealing and delivery of these presents, the receipt whereof is hereby acknowledged, has granted, bargained, sold, aliened, conveyed and confirmed, and by these presents does grant, bargain, sell, alien, convey and confirm unto the said Grantee, its successors and assigns, subject to the reservations and restrictions hereinafter stated, unto the following described property:

SEE ATTACHED EXHIBIT "A"

This conveyance and the limited warranty of title herein are expressly made subject to the following:

- (i) Current city, state and county ad valorem property and sanitary taxes not yet due and payable;
- (ii) All zoning ordinances and governmental restrictions affecting the above described property;
- (iii) Deed Restrictions attached hereto as **Exhibit " B "**;

- (iv) General utility, sewage, drainage and access easements and pedestrian or cart paths now affecting the Property;
- (v) Those matters that would be revealed by a survey, or physical inspection, of the Property if such survey or inspection were made.

TO HAVE AND TO HOLD the said tract or parcel of land, with all and singular the rights, members and appurtenances thereof, to the same being, belonging, or in anywise appertaining, to the only proper use, benefit and behoof of the said Grantee forever in FEE SIMPLE.

AND THE SAID Grantor, for itself, its successors and assigns, will warrant and forever defend the right and title to the above described property unto the said Grantee, its successors and assigns only, against the claims of all persons claiming under, by or through Grantor and no other.

IN WITNESS WHEREOF, the Grantor has caused this indenture to be executed by and through its duly authorized officer on this the day and year first above written.

Signed, sealed and delivered in our presence this 29th day of March, 2007

PEACHTREE CITY HOLDINGS, L.L.C.

B. Port Hug
Unofficial Witness

By: Efeth Nuts
Title: CFO

Ruth Arthur
Notary Public



EXHIBIT "A"
LEGAL DESCRIPTION
(72,021 SQ. FT or 1.653 Acres)

All and singular that certain tract of land lying and being in Land Lot 130 & 159, 7th District of City of Peachtree city, Fayette County, Georgia, being more particularly described as follows:

Commencing at the Northwesternly mitered corner at the intersection of the Northwesternly Right-of-Way line of Georgia State Route #74 (200' R/W) and Northeastery Right-of-Way line of Aberdeen Parkway (R/W varies), THENCE continue along said Northwesternly Right-of-Way line of Georgia State Route #74 along a chord bearing of North 35°01'44" West, a distance of 321.50 feet to a ½" rebar set, said point being the POINT OF BEGINNING;

From the true point as thus established, continue along said Northwesternly Right-of-Way line of Georgia State Route #74 along an arc of a curve to the right, 289.61 feet said curve having a radius of 4399.84 feet and a chord of North 31°02'49" West, 289.56 feet, to a ½" rebar set.

THENCE leaving said Northwesternly Right-of-Way line of Georgia State Route #74 North 60°45'26" East, a distance of 241.68 feet to a ½" rebar set on the Southwesterly Right-of-Way line of Commerce Drive (60' R/W);

THENCE continue along said Southwesterly Right-of-Way line of Commerce Drive along an arc of a curve to the left a distance of 86.10 feet, said curve having a radius of 60.00 feet and a chord bearing of South 40°20'58" East, 78.90 feet, to a point;

THENCE continue along said Southwesterly Right-of-Way line of Commerce Drive along the arc of a curve to the right a distance of 21.68 feet, said curve having a radius of 25.00 feet and a chord bearing of South 56°37'06" East, 21.00 feet, to a point;

THENCE continue along said Southwesterly Right-of-Way line of Commerce Drive South 31°46'42" East, a distance of 171.75 feet to a ¾" rebar found;

THENCE leaving Southwesterly Right-of-Way line of Commerce Drive South 56°03'49" West, a distance of 265.91 feet to a ½" rebar set on the aforementioned Northwesternly Right-of-Way line of Georgia State Route #74; said point being the POINT OF BEGINNING.

Land Sale 5

Property Identification

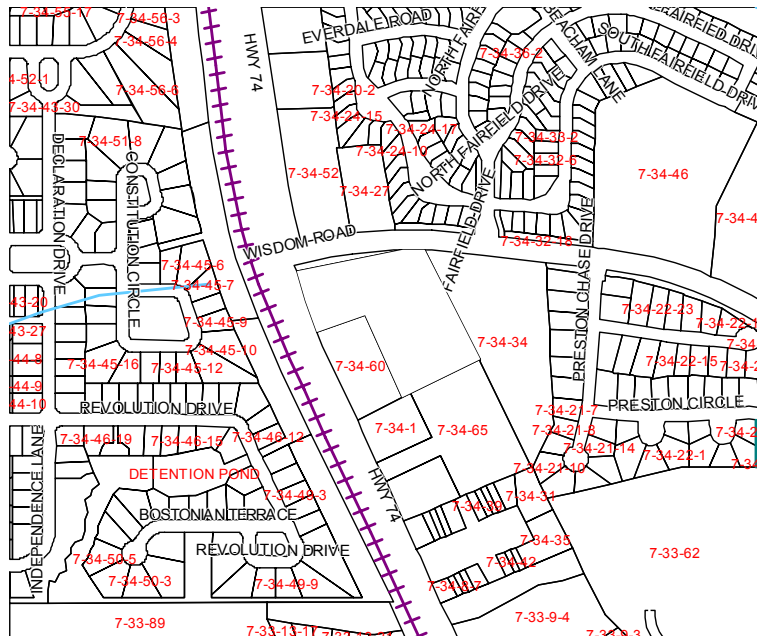
1. Property Type: Vacant Land
2. Address: 307 GA Hwy 74
Peachtree City, GA
3. Tax ID: 73-40-05-001

Sale Data

4. Grantor: Jamie A. Wyatt
- Grantee: Kasandas Properties Peachtree City, LLC
5. Sale Price: \$ 850,000
6. Price Per SF: \$ 9.76
7. Sale Date: 06/27/2007
8. Deed Book/Page: Fayette County Book 3273/Page 249
9. Verification: Public Records/GAMLS
10. Condition of Sale: Arm's Length
11. Financing: All Cash to Seller

Property Data

12. Land Area: 2.00 Acres
13. Zoning: GC
16. Utilities: All Available
17. Comments: Land Lot 158, 7th Land District



Fletcher & Company

Real Estate Appraisals & Consultation 18



Doc ID: 007565740004 Type: GLR
Filed: 07/31/2007 at 09:30:00 AM
Fee Amt: \$866.00 Page 1 of 4
Transfer Tax: \$850.00
Fayette, Ga. Clerk Superior Court
Sheila Studdard Clerk of Court

BK **3273** PG **249-252**

After recording, please return to:
Kumar, Prabhu, Patel & Banerjee, LLC
Samir C. Patel, Esq.
1117 Perimeter Center West, W311
Atlanta, Georgia 30338

**STATE OF GEORGIA
COUNTY OF FAYETTE**

LIMITED WARRANTY DEED

THIS INDENTURE is made this 21st day of June, 2007, by and between **JAMIE A. WHITE WYATT** (hereinafter called "**Grantor**"); and **KASANDAS PROPERTIES PEACHTREE CITY, LLC**, a Georgia limited liability company (hereinafter called "**Grantee**"). The words "**Grantor**" and "**Grantee**" include the neuter, masculine and feminine genders, and the singular and the plural.

WITNESSETH:

FOR AND IN CONSIDERATION of the sum of Ten Dollars (\$10.00) in hand paid to Grantor by Grantee at and before the execution, sealing and delivery hereof, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, Grantor has granted, bargained, sold, aliened, conveyed and confirmed, and by these presents does grant, bargain, sell, alien, convey and confirm unto Grantee, and the successors, legal representatives and assigns of Grantee, all that tract or parcel of land lying and being in Fayette County, Georgia, being more particularly described on Exhibit "A", attached hereto and incorporated herein by reference.

TO HAVE AND TO HOLD said tract or parcel of land, together with any and all of the rights, members and appurtenances thereof to the same being, belonging or in anywise appertaining to the only proper use, benefit and behoof of Grantee forever, in fee simple, subject to the matters set forth on Exhibit "B", attached hereto and incorporated herein by reference; and

GRANTOR SHALL WARRANT and forever defend the right and title to said tract or parcel of land unto Grantee, and the successors, legal representatives and assigns of Grantee, against the claims of all persons claiming by, through or under Grantor;

119

EXHIBIT "A"

Property Description

All that tract or parcel of land lying and being in Land Lot 158 of the 7th District, Fayette County, Georgia, and being more particularly described as follows:

Commencing at the point of intersection of the easterly right-of-way of State Route 74 (R/W varies) and the Southerly right-of-way of Wisdom Road (80' R/W), thence along said southerly right-of-way 439.09 feet to a PK nail set in the centerline of a private asphalt driveway, said point being the TRUE POINT OF BEGINNING;

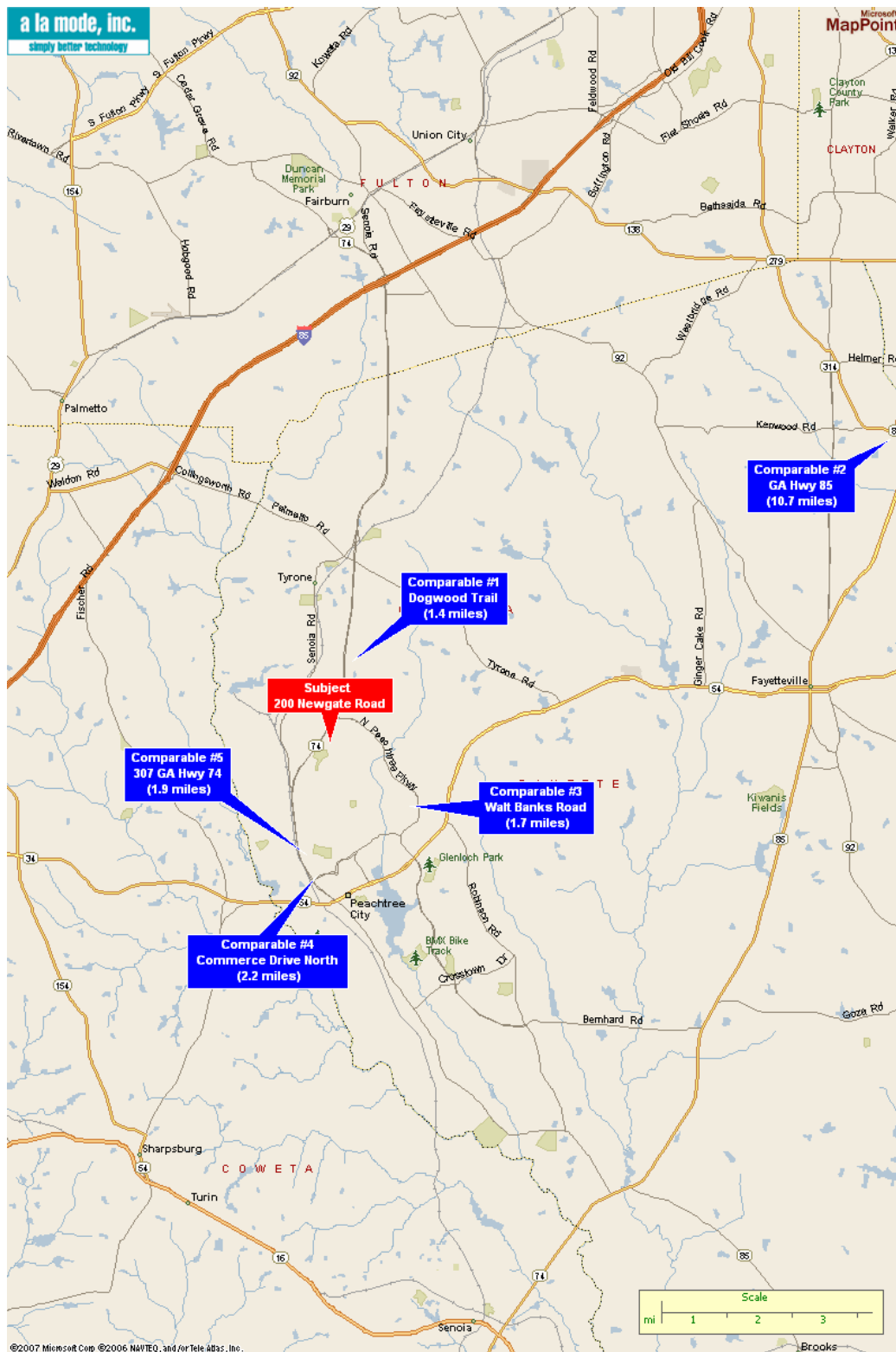
thence along said southerly right-of-way and a curve to the right an arc distance of 33.25 feet, said curve having a radius of 1754.50 feet and being subtended by a chord of 33.25 feet, at South 88 degrees 55 minutes 36 seconds East, to a 1/2" rebar found; thence leaving said southerly right-of-way South 26 degrees 39 minutes 37 seconds East, 515.04 feet to a 3/4" open top pipe found; thence South 63 degrees 39 minutes 54 seconds West, 300.17 feet to a PK nail set; thence North 23 degrees 50 minutes 45 seconds West, 399.93 feet to a PK nail found in the centerline of said private asphalt driveway; thence along said centerline the following courses and distances: North 71 degrees 06 minutes 03 seconds East, 86.84 feet to a point; along a curve to the left, an arc distance of 130.67 feet, said curve having a radius of 112.69 feet and being subtended by a chord of 123.47 feet, at North 37 degrees 52 minutes 56 seconds East, to a point; North 04 degrees 39 minutes 49 seconds East, 103.03 feet to a PK nail set, said point being the TRUE POINT OF BEGINNING;

Said tract or parcel of land contains 2.846 acres and is more accurately depicted on a plat of survey prepared by GeoSurvey, Ltd., dated November 14, 2006, job number 20063002.

Together with easement rights reserved in Warranty Deed from Jamie A. White Wyatt to John Barrow, dated September 1, 1999, filed September 14, 1999, recorded in Deed Book 1429, page 623, Fayette County, Georgia records.

And together with easement rights contained in Storm Water Sewer Easement from Peachtree Housing, Ltd. to Jamie A. White Wyatt and Borrow and Hirsch Properties, Inc., dated April 26, 2002, filed August 7, 2002, recorded in Deed Book 1919, page 75, Fayette County, Georgia records.

Exhibit “T”
Location Map for Land Sales



**Appraiser Qualifications
License & Resume**

FLETCHER & COMPANY
Real Estate Appraisal Service Since 1971
Commercial – Industrial – Land – Residential

122 West Solomon Street
Griffin, Georgia 30224
Office Phone: (770) 227-4008
Fax: (770) 227-7329

107 East Main Street
Buford, Georgia 30518
Office Phone: (678) 714-3782
Fax: (678) 546-7998

Resume for Jason D. Fletcher

Client list:

United Bank
First National Bank of Griffin
First National Bank of Barnesville
United Community Bank
BB & T
Regions Bank
West Central Georgia Bank of Thomaston
Georgia Banking Company
Colony Bank and Trust
McIntosh State Bank
First Georgia Bank
Heritage Bank
Park Avenue Bank
Bank of Atlanta

Peachtree Bank of Gwinnett
Southern Community Bank
Georgia Power Company
First Liberty Building & Loan
Security Bank
Spalding County
Southern Horizon Bank
City of Griffin
Main Street Bank
Neighborhood Community Bank
Bank of Coweta
First City Bank
United Community Bank
First Choice Community Bank

Attorneys:

Drew Whalen – Griffin, Ga
Tim Cramer – Griffin, Ga
Hal Sturdivant – Griffin, Ga
Sam Sullivan – Griffin, Ga
Smith, Welch, & Brittain – McDonough, Ga

Allan Connell – Thomaston, Ga
Dianne Wheeler – Thomaston, Ga
Lance Owen – Griffin, Ga
Dillard & Galloway – Atlanta, Ga
David Dunaway – Thomaston, Ga

Accountants – CPA:

Robinson, Whaley, Hammonds, & Allison – McDonough, Ga
Alton Knight – Griffin, Ga

Qualified as Valuation Expert Witness: Superior Court of Spalding, Pike, Fayette,
Lamar, Henry, Fulton, and Upson Counties in the State of Georgia.

Education:

Graduate of Griffin High School – 1994
Graduate of Real Estate 2000 Appraisal School – 90 hrs – First licensed in 1999
Income Capitalization courses – 90 hrs
Legal & Economic Aspects of Appraisal – 15 hrs
Additional 180 hrs. of various Appraisal, USPAP, Math, & Georgia Appraisal law classes
State of Georgia - Certified General Real Property Appraiser – No. 211251
State of South Carolina - Certified General Real Property Appraiser – No. 5906

**STATE OF GEORGIA
REAL ESTATE APPRAISERS BOARD**

JASON D FLETCHER

211251

IS AUTHORIZED TO TRANSACT BUSINESS IN GEORGIA AS A

CERTIFIED GENERAL REAL PROPERTY APPRAISER

THE PRIVILEGES AND RESPONSIBILITIES OF THIS APPRAISER CLASSIFICATION SHALL CONTINUE IN EFFECT AS LONG AS THE APPRAISER PAYS REQUIRED APPRAISER FEES AND COMPLIES WITH ALL OTHER REQUIREMENTS OF THE OFFICIAL CODE OF GEORGIA ANNOTATED, CHAPTER 43-39-A. THE APPRAISER IS SOLELY RESPONSIBLE FOR PAYMENT OF ALL FEES ON A TIMELY BASIS.

CHARLES B. BRAMLETT
Chairperson

WILLIAM R. COLEMAN, JR.
Vice Chairperson

PATRICIA K. LOVE
D. SCOTT MURPHY
SANDRA MCALISTER WINTER

JASON D FLETCHER
211251

Status ACTIVE

CERTIFIED GENERAL REAL PROPERTY APPRAISER

THIS APPRAISER CLASSIFICATION EXPIRES IF
YOU FAIL TO PAY RENEWAL FEES OR IF YOU
FAIL TO COMPLETE ANY REQUIRED EDUCATION
IN A TIMELY MANNER. SEE REVERSE SIDE.

State of Georgia
Real Estate Appraisers Board
Suite 1000 - International Tower
229 Peachtree Street, N.E.
Atlanta, GA 30303-1605

ORIGINALLY LICENSED
09/13/1999
END OF RENEWAL
07/31/2008



JEFFREY LEDFORD
Real Estate Commissioner

FLETCHER & COMPANY
Real Estate Appraisal Service Since 1971
Commercial – Industrial – Land – Residential

122 West Solomon Street
Griffin, Georgia 30224
Office Phone: (770) 227-4008
Fax: (770) 227-7329

107 East Main Street
Buford, Georgia 30518
Office Phone: (678) 714-3782
Fax: (678) 546-7998

Resume for Daniel B. Searcy III

Client list:

United Bank
First National Bank of Griffin
BB & T
Regions Bank
Georgia Banking Company
Heritage Bank
Bank of Atlanta
First State Bank

First Bank of Pike
Southern Community Bank
Security Bank
Bank of Coweta
Southern Horizon Bank
First City Bank
First Choice Community Bank

Attorneys:

John T Newton – Griffin, GA

Accountants – CPA:

Robinson, Whaley, Hammonds, & Allison – McDonough, Ga
Alton Knight – Griffin, Ga

Education:

Presbyterian College, Clinton, SC - B.S. Business Administration - Sep. 1994 – May 1998
Registered Real Property Appraiser, State of Georgia – Licensed 2005
Associate Broker, State of Georgia – Licensed 2000
Candidate, Certified Commercial Investment Member (CCIM)
Graduate, Realtor Institute

DANIEL BARTLETT SEARCY, III

286625

Status ACTIVE

ORIGINALLY LICENSED

04/26/2005

END OF RENEWAL

01/31/2008

STATE REGISTERED REAL PROPERTY APPRAISER

THIS APPRAISER CLASSIFICATION EXPIRES IF YOU FAIL TO PAY RENEWAL FEES OR IF YOU FAIL TO COMPLETE ANY REQUIRED EDUCATION IN A TIMELY MANNER. SEE REVERSE SIDE.

State of Georgia
Real Estate Appraisers Board
Suite 1000 – International Tower
229 Peachtree Street, N.E.
Atlanta, GA 30303-1605



Real Estate Commissioner