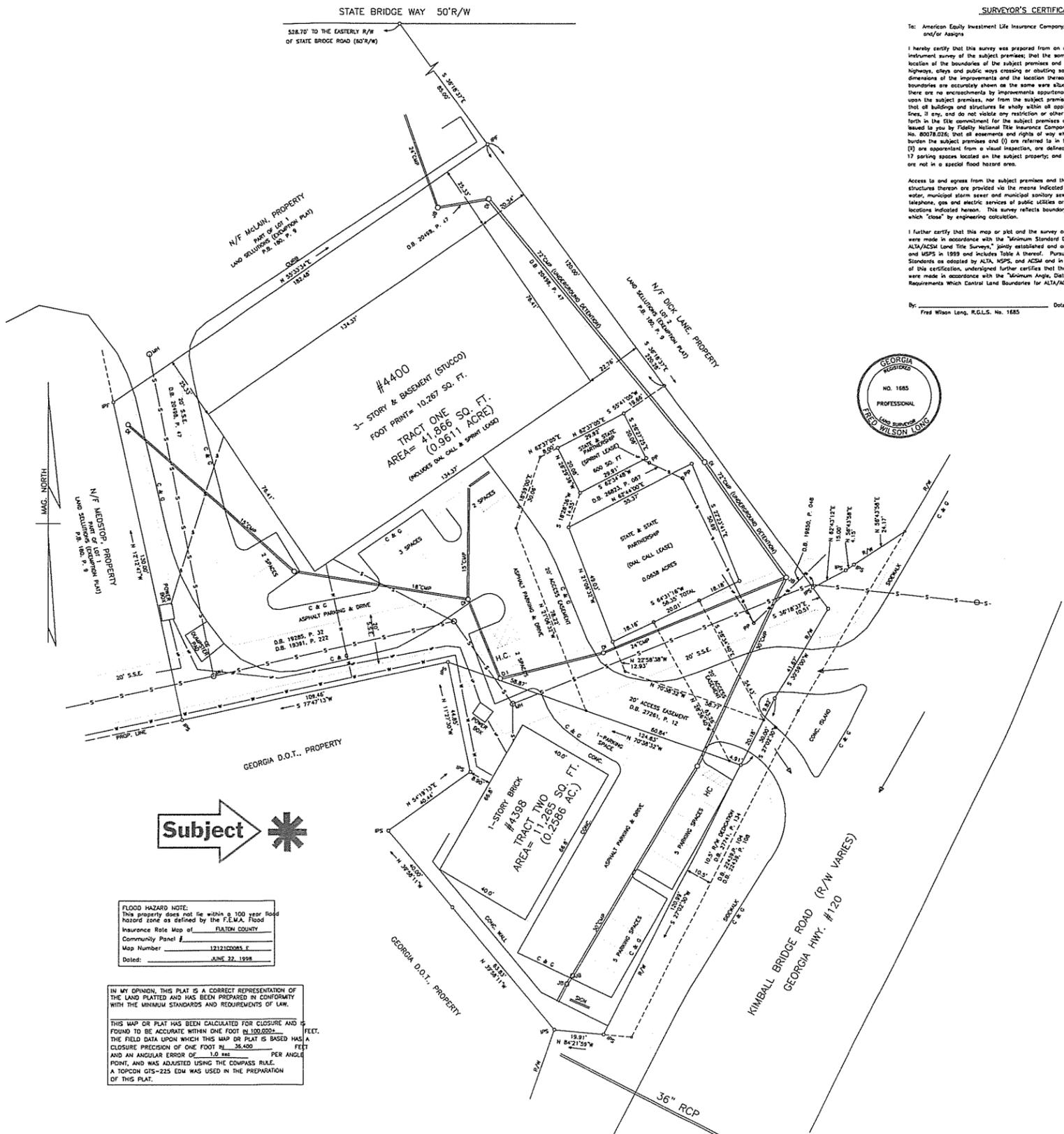


COMMENTS TO TITLE EXCEPTIONS AS NOTED IN ALTA (1992) POLICY FOR TITLE INSURANCE - FIDELITY NATIONAL TITLE INSURANCE COMPANY OF NEW YORK - COUNTYWIDE PROVISIONS, DATED JANUARY 14, 2005, SCHEDULE B.1.7.

14. Easement(s) as contained in that Right-of-Way Deed from U-Store, LLC to Fulton County, dated August 23, 1998, recorded in Deed Book 27741, Page 134, Fulton County, Georgia Records. DOES AFFECT THE PROPERTY, AS SHOWN ON PLAT.
15. Right-of-Way Easement from U-Store, LLC to Sweeney Electric Membership Corporation, dated February 27, 2004, and recorded in Deed Book 37357, Page 493, aforesaid records. DOES AFFECT THE PROPERTY - BLANKET IN NATURE.
16. Easement contained in Road Deed from W.C. Austin, et al. to Fulton County dated March 28, 1957, filed April 11, 1957, recorded in Deed Book 3211, Page 807, records of Fulton County, Georgia. DOES NOT AFFECT THE PROPERTY.
17. Easement for right-of-way from Sara F. Austin and Walter C. Austin to Georgia Power Company, dated November 6, 1955, recorded in Deed Book 4518, Page 466, aforesaid records. DOES NOT AFFECT THE PROPERTY.
18. Right-of-Way Easement from Gilbert Rich to Fulton County, dated December 13, 1971, filed February 24, 1972, and recorded in Deed Book 3537, Page 500 aforesaid records. DOES NOT AFFECT THE PROPERTY.
19. Right-of-Way Easement from Henry M. Paul to Sweeney Electric Membership Corporation, dated April 2, 1975, filed April 28, 1975 recorded in Deed Book 6327, Page 465, aforesaid records. DOES NOT AFFECT THE PROPERTY.
20. Right-of-Way Easement from Sara F. Austin to Sweeney Electric Membership Corporation, dated October 8, 1977, filed November 25, 1977, and recorded in Deed Book 6838, Page 400, aforesaid records. DOES NOT AFFECT THE PROPERTY.
21. Easement for construction and maintenance of distribution line as contained in that certain Final Judgment of Court entered in that certain Cause No. 03-22727, entered January 15, 1986, filed January 15, 1986, and recorded in Deed Book 9921, Page 50, aforesaid records. DOES NOT AFFECT THE PROPERTY.
22. Right-of-Way Easement from Continental Southern, Inc. to Southern Bell Telephone and Telegraph Company, dated June 9, 1987, recorded in Deed Book 10961, Page 018, aforesaid records. DOES NOT AFFECT THE PROPERTY.
23. Right-of-Way Easement from Richard Wernick to Sweeney Electric Membership Corporation, dated April 10, 1991, filed May 8, 1991, and recorded in Deed Book 14239, Page 10, aforesaid records. DOES AFFECT THE PROPERTY - BLANKET IN NATURE.
24. Rights of tenant under lease for adjacent premises as set forth in Memorandum of Lease by and between State and State Partnership ("Landlord") and Dial Call, Inc., a Delaware corporation ("Tenant"), dated as of October 20, 1994, filed June 22, 1995, recorded in Deed Book 18900, Page 207, aforesaid records, as amended by Second Amendment to Ground Lease Agreement and Revised and Restated Memorandum of Lease by and between State and State Partnership, a Georgia general partnership ("Landlord") and Dial Call, Inc., a Georgia corporation, d/b/a Nextel Communications (Successor to Dial Call, Inc., a Delaware corporation) ("Tenant"), dated as of September 12, 1997, filed January 23, 1998, recorded in Deed Book 23858, Page 130, aforesaid records. DOES AFFECT THE PROPERTY, AS SHOWN ON SURVEY.
25. Sewer Easement from State and State Partnership, a Georgia general partnership to Fulton County, Georgia, dated November 16, 1993, recorded in Deed Book 17391, Page 249, aforesaid records. DOES NOT AFFECT THE PROPERTY.
26. Right-of-Way Easement from State and State Partnership, a Georgia general partnership, to Sweeney Electric Membership Corporation, dated March 22, 1995, recorded in Deed Book 18650, Page 48, aforesaid records. DOES AFFECT THE PROPERTY, AS SHOWN ON SURVEY.
27. Sanitary Sewer Easement Agreement by and between State and State Partnership, a Georgia general partnership, and Harold B. Mackintosh, dated February 9, 1995, filed February 13, 1995, recorded in Deed Book 19285, Page 32, aforesaid records. DOES AFFECT THE PROPERTY, AS SHOWN ON SURVEY.
28. Sewer Easement from State and State Partnership to Fulton County, Georgia, dated March 20, 1995, filed March 21, 1995, recorded in Deed Book 19391, Page 222, aforesaid records. DOES AFFECT THE PROPERTY, AS SHOWN ON SURVEY.
29. Water Drainage and Sewer Easement Agreement by and between State and State Partnership, a Georgia general partnership, and J. David McLean, dated September 1995, filed January 4, 1996, recorded in Deed Book 20458, Page 47, aforesaid records. DOES AFFECT THE PROPERTY, AS SHOWN ON SURVEY.
30. Easement for construction and maintenance of slopes as contained in Right-of-Way Deed from State & Kimball Partnership to Fulton County, Georgia, dated January 16, 1997, filed April 11, 1997, and recorded in Deed Book 22439, Page 104, aforesaid records. DOES NOT AFFECT THE PROPERTY.
31. Easement for construction and maintenance of slopes as contained in Right-of-Way Deed from State & Kimball Partnership to Fulton County, Georgia, dated January 16, 1997, filed April 11, 1997, and recorded in Deed Book 22439, Page 108, aforesaid records. DOES NOT AFFECT THE PROPERTY.
32. Easements contained in Declaration of Taking (Parcel No. 60/67) styled Fulton County (Plaintiff/Condemnor) vs 0.19 acres of land; Certain Easement Rights; and State and State Partnership, et al. (Defendants/Condemnees), Civil Action File No. E-64859, filed November 7, 1997, in the Superior Court of Fulton County, Georgia, recorded in Deed Book 23423, Page 241, aforesaid records. DOES NOT AFFECT THE PROPERTY.
33. Easement rights as set forth in that certain Declaration of Taking (Parcel No. 64/68) styled Fulton County (Plaintiff/Condemnor) vs. Certain Easement Rights; and State and State Partnership, et al. (Defendants/Condemnees), Civil Action File No. E-64860, filed November 7, 1997 in the Superior Court of Fulton County, Georgia, recorded in Deed Book 23423, Page 241, aforesaid records. DOES NOT AFFECT THE PROPERTY.
34. Rights of tenant under lease for adjacent premises as set forth in unrecorded PCS Site Agreement between State & State Partnership and SprintCom, Inc., dated May 18, 1998. DOES AFFECT THE PROPERTY, AS SHOWN ON SURVEY.
35. Right-of-Way Easement from State and State Partnership to Sweeney Electric Membership Corporation dated December 3, 1998, filed April 26, 1999, recorded in Deed Book 26823, Page 87, aforesaid records. DOES AFFECT THE PROPERTY, AS SHOWN ON SURVEY.
36. Easement for permanent rights of ingress and egress reserved in United Warranty Deed from State and State Partnership to U-Store, LLC, dated July 7, 1999, filed July 8, 1999, recorded in Deed Book 27261, Page 12, aforesaid records. DOES AFFECT THE PROPERTY - BLANKET IN NATURE.

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



FLOOD HAZARD NOTE:
 This property does not lie within a 100 year flood hazard zone as defined by the F.E.M.A. Flood Insurance Rate Map of FULTON COUNTY.
 Community Panel # _____
 Map Number _____
 Date: JUNE 27, 1999

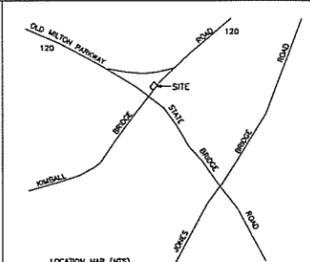
IN MY OPINION, THIS PLAT IS A CORRECT REPRESENTATION OF THE LAND PLATTED AND HAS BEEN PREPARED IN CONFORMITY WITH THE MINIMUM STANDARDS AND REQUIREMENTS OF LAW.
 THIS MAP OR PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 100,000 FEET. THE FIELD DATA UPON WHICH THIS MAP OR PLAT IS BASED HAS A CLOSURE PRECISION OF ONE FOOT IN 36,400 FEET AND AN ANGULAR ERROR OF 1.0 SEC PER ANGLE POINT, AND WAS ADJUSTED USING THE COMPASS RULE. A TOPCON GTS-225 EDM WAS USED IN THE PREPARATION OF THIS PLAT.

SURVEYOR'S CERTIFICATE

To: American Equity Investment Life Insurance Company, its Successors and/or Assigns
 I hereby certify that this survey was prepared from an actual on-the-ground instrument survey of the subject premises; that the same accurately shows the location of the boundaries of the subject premises and the location of all streets, highways, alleys and public ways crossing or abutting said premises; that the dimensions of the improvements and the location thereof with respect to the boundaries are accurately shown on the same as stated on page 26, 2005, that there are no encroachments by improvements appurtenant to adjoining premises upon the subject premises, nor from the subject premises unless shown hereon; that all buildings and structures are wholly within all applicable building restriction lines, if any, and do not violate any restriction or other recorded agreement set forth in the file commitment for the subject premises dated January 14, 2005, issued to you by Fidelity National Title Insurance Company of New York, Commitment No. 80078026, that all easements and rights of way which are appurtenant to or burden the subject premises and (i) are referred to in the Title Commitment, or (ii) are apparent from a visual inspection, are delineated hereon; that there are no parking spaces located on the subject property, and that the subject premises are not in a special flood hazard area.

Access to and egress from the subject premises and the improvements and structures thereon are provided via the means indicated hereon. Municipal water, municipal storm sewer and municipal sanitary sewer facilities and telephone, gas and electric services of public utilities are available in the locations indicated hereon. This survey reflects boundary lines of the premises which "close" by engineering calculation.
 I further certify that this map or plat and the survey on which it is based were made in accordance with the "Minimum Standard Detail" requirements for ALTA/ACSM Land Title Surveys, jointly established and adopted by ALTA, ACSM, and NPS in 1989 and includes Table A thereof. Pursuant to the Accuracy Standards as adopted by ALTA, NPS, and ACSM and in effect on the date of this certification, undersigned further certifies that the survey measurements were made in accordance with the "Minimum Angle, Distance, and Closure Requirements Which Control Land Boundaries for ALTA/ACSM Land Title Surveys."

By: Fred Wilson Long, R.G.L.S. No. 1685 Date: _____



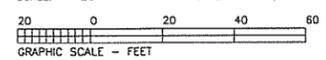
LEGEND:

- AC = AIR CONDITIONER
- AE = ACCESS EASEMENT
- BC = BACK OF CURB
- BL = BUILDING LINE
- BM = BENCHMARK
- BSM = BELLSOUTH MANHOLE
- CB = CATCH BASIN
- CD = CHORD
- CMF = CONCRETE MONUMENT FOUND
- CMR = CORRUGATED METAL PIPE
- CT = CRUMP TOP
- CO = CREAM-OUT
- CAG = CURB & GUTTER
- DE = DRAINAGE EASEMENT
- DI = DRAIN INLET
- DS = DUCTILE IRON PIPE
- EB = ELECTRICAL BOX
- EC = EDGE OF CONCRETE
- ED = EMERGENCY DRAINAGE EASEMENT
- EP = EDGE OF PAVEMENT
- FI = FIRE HYDRANT
- HE = HEADWALL
- IE = INVERT ELEVATION
- IPF = IRON PIN FOUND (RE-BAR)
- ISF = IRON PIN SET (RE-BAR)
- JJ = JUNCTION BOX
- LL = LAND LOT
- LLI = LAND LOT LINE
- LP = LIGHT POLE
- MAN = MANHOLE
- MSL = MEAN SEA LEVEL
- N/F = NOW OR FORMERLY
- OS = OUTLET STRUCTURE
- OST = OPEN TOP
- PL = PROPERTY LINE
- PP = POWER POLE
- RAC = RADIUS
- RCR = REINFORCED CONCRETE PIPE
- R/W = RIGHT OF WAY
- SP = SIGNAL POLE
- SE = SANITARY SEWER EASEMENT
- SW = SODWALK
- TEB = TELEPHONE BOX
- TBM = TEMPORARY BENCHMARK
- WM = WATER METER
- WL = WATER MAIN
- FL = FENCE LINE
- GL = GAS LINE
- SSL = SANITARY SEWER LINE
- TL = TELEPHONE LINE
- WL = WATER LINE
- PL = POWER LINE
- UL = UNDERGROUND POWER
- UT = UNDERGROUND TELEPHONE

ALTA/ACSM LAND TITLE SURVEY FOR
 U-STORE, LLC
 AMERICAN EQUITY INVESTMENT LIFE INSURANCE COMPANY,
 FIDELITY NATIONAL TITLE INSURANCE COMPANY OF NEW YORK

PART OF LOT 1
 LAND SELLUTIONS (EXEMPTION PLAT)
 P.B. 180, P. 9

LAND LOT 129
 1st DISTRICT, 1st SECTION
 FULTON COUNTY, GEORGIA
 SCALE: 1" = 20' DATE: MAY 11, 2005



PREPARED BY:
 BATES-LONG & ASSOCIATES
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