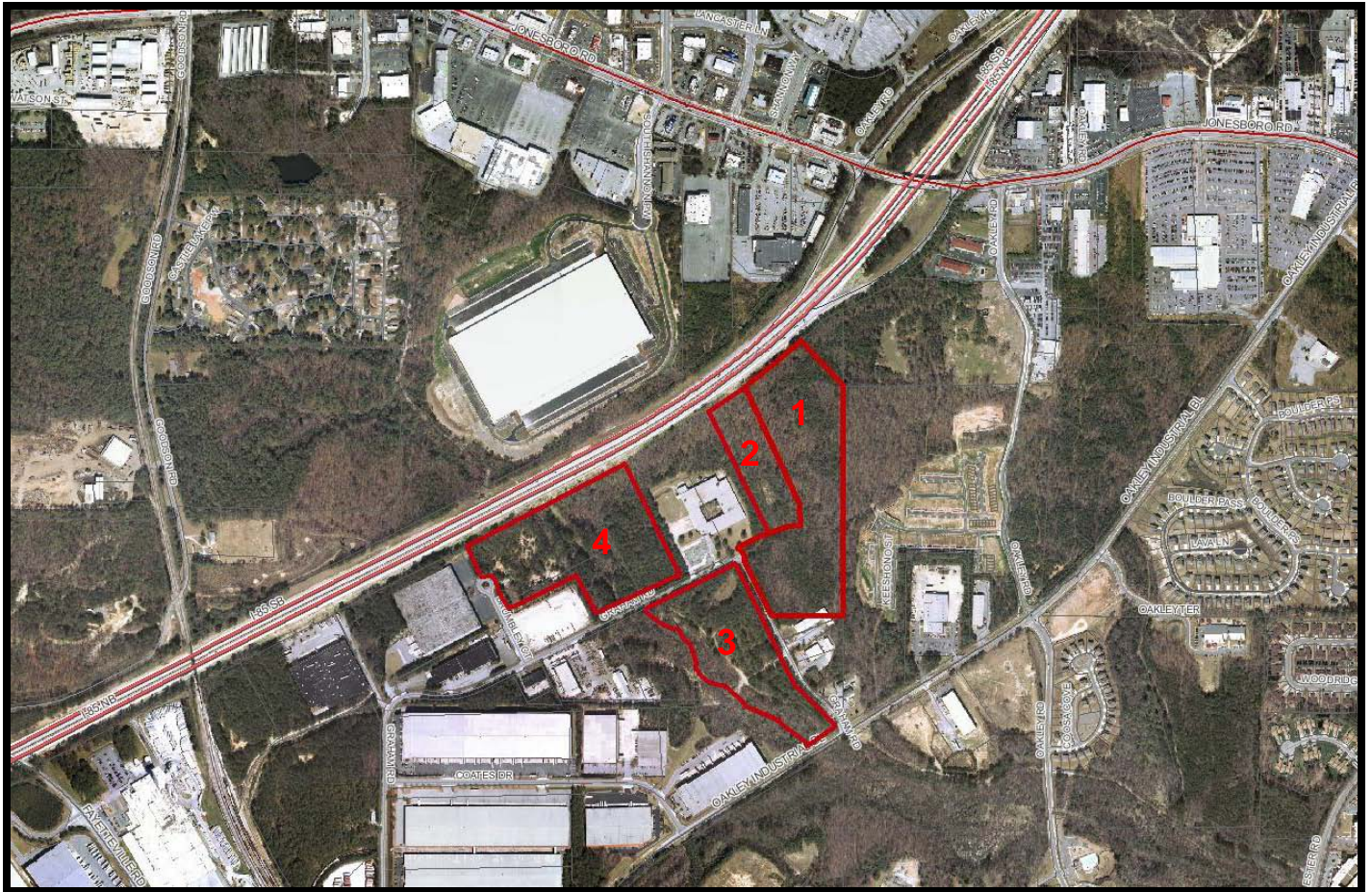


BANK OWNED

FOR SALE

**4 TRACTS OF INDUSTRIAL LAND
TOTALING 60.4767 ACRES
ON GRAHAM ROAD
IN FAIRBURN, FULTON COUNTY, GEORGIA**



**Located off Oakley Industrial Road, just south of Jonesboro Road
3 TRACTS HAVE FRONTAGE ON I-85**

ASKING PRICE: \$ 750,000

BRING ALL OFFERS



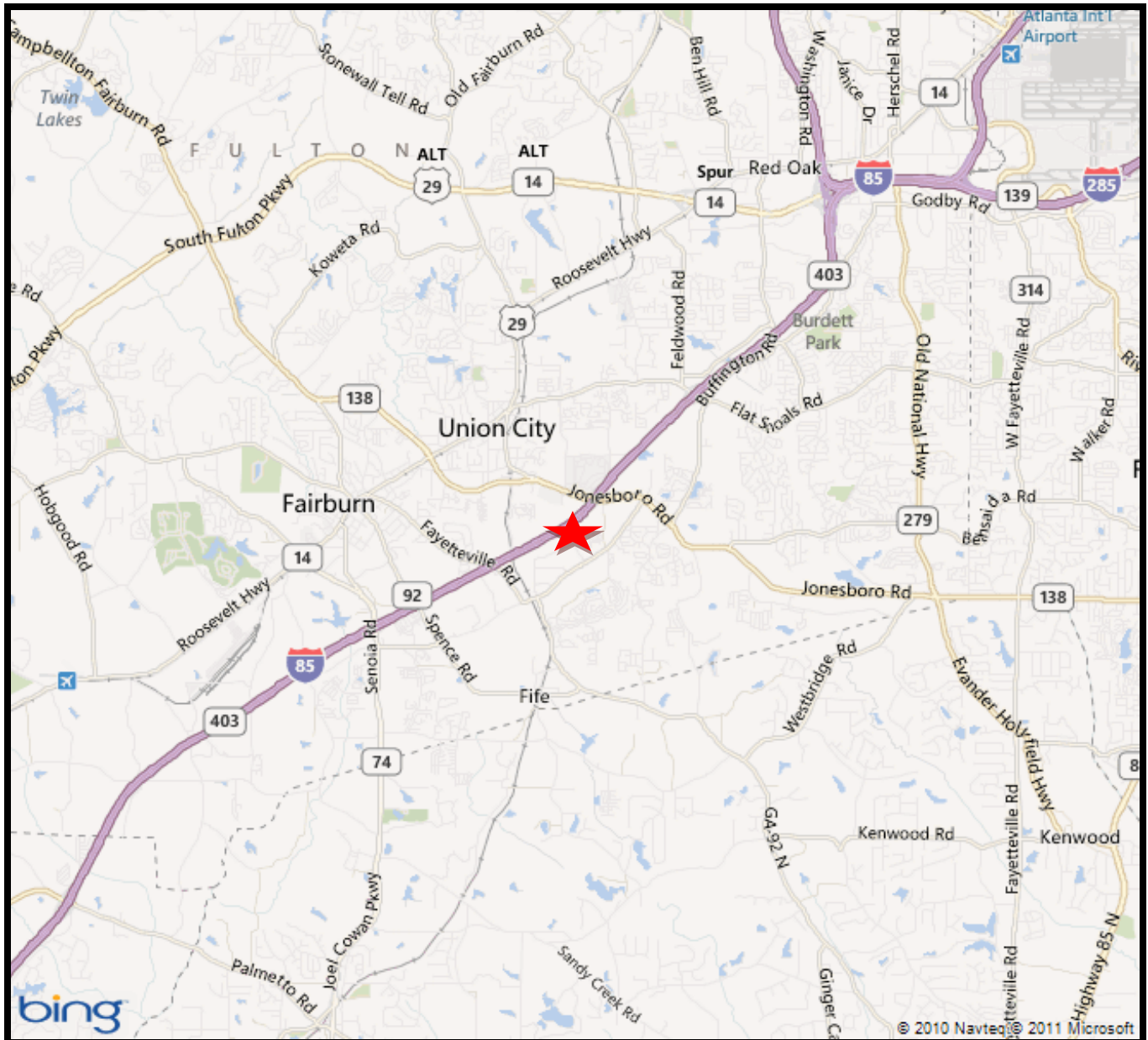
6185 Crooked Creek Road, Suite C
Norcross, Georgia 30092
Telephone: 770-449-1600
Fax: 770-449-6110
www.isicommercial.com

CONTACT:

Mark Moore
theiss@bellsouth.net
(404) 886-0552

Tommy Arnold
RT Realty Group
(404) 933-6100

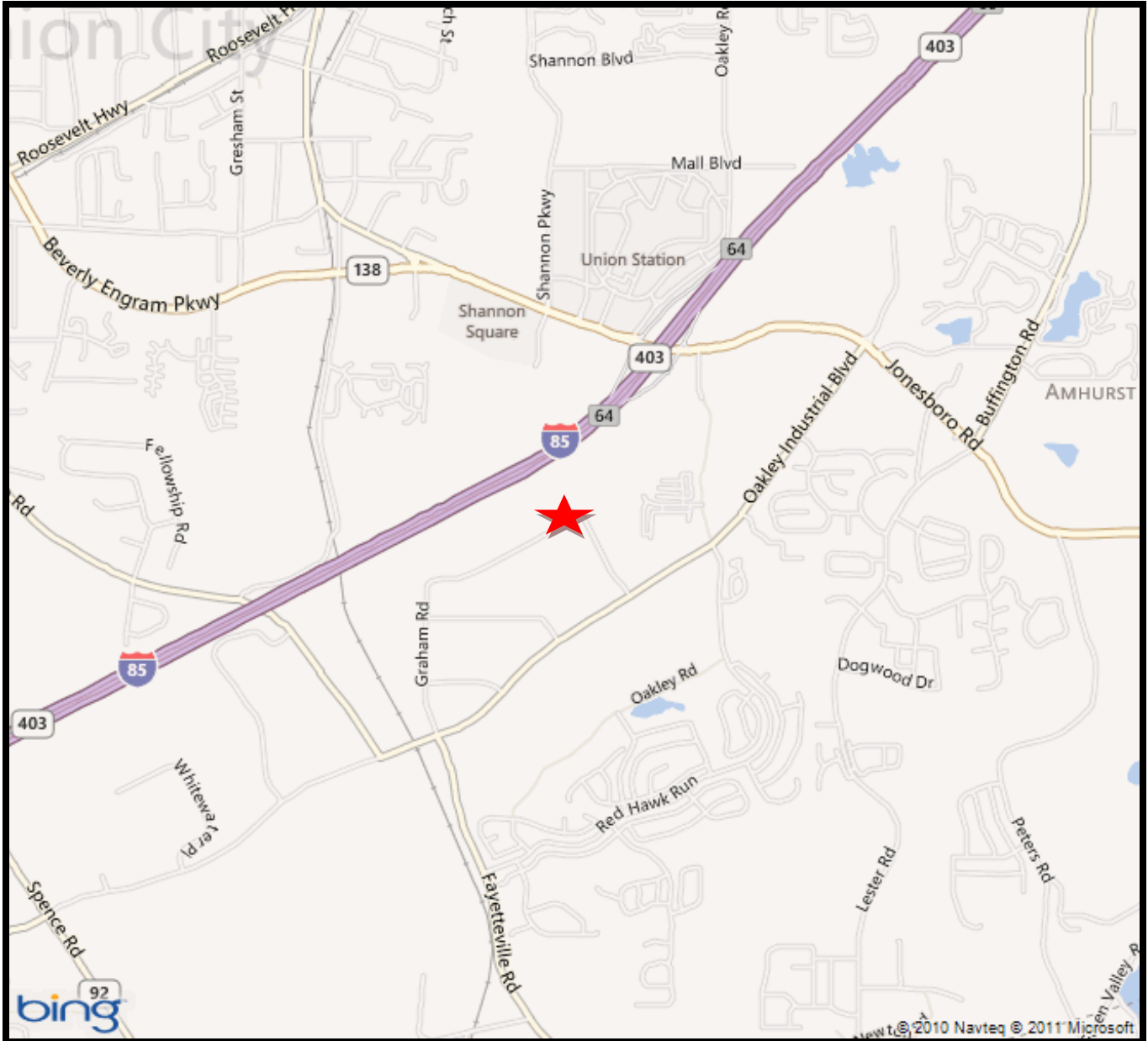
LOCATION MAP



PROPERTY FACTS

- Located in southern Fulton County, about 15 miles south of Downtown Atlanta
- Great visibility on I-85
- Surrounded by Industrial & Residential developmet
- Land is mostly wooded
- Great Access to I-85 & I-285 nearby
- Zoned M1A - Industrial & Manufacturing
- All public utilities are available
- Tract 1 – 19.0367 Acres
- Tract 2 – 19.58 Acres
- Tract 3 – 14.05 Acres
- Tract 4 – 7.81 Acres
- Tracts may be sold together or individually

NEIGHBORHOOD LOCATION MAP



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Telephone: 770-449-1600
Fax: 770-449-6110
www.isicommercial.com

CONTACT:

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(404) 886-0552

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(404) 933-6100

SURVEY

A/R
Engineering, Inc.
 3040 HICKORY BRIDGE ROAD
 SUITE 100-2
 NORFOLK, VA 23513
 TEL: (757) 291-0000
 FAX: (757) 291-0997

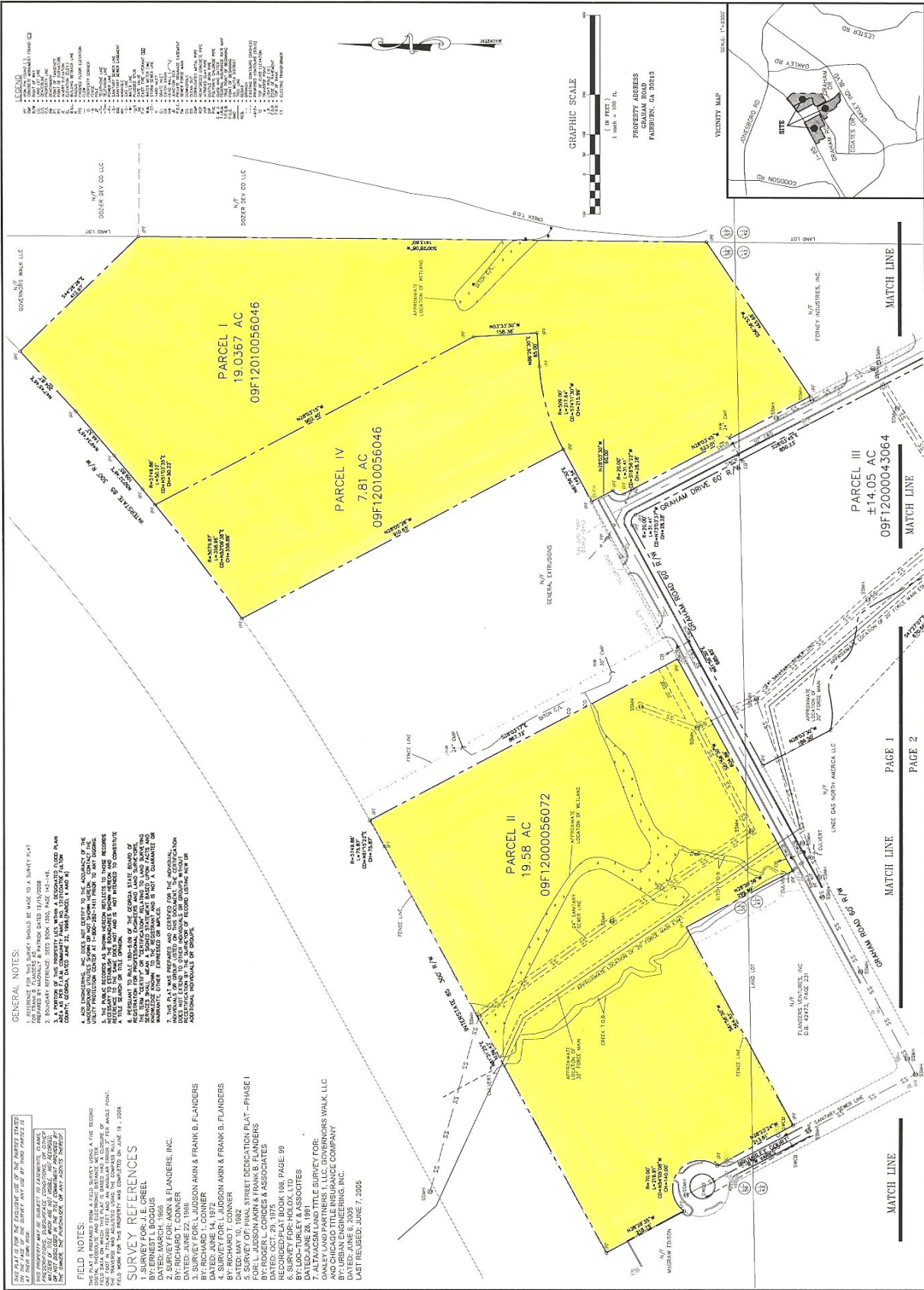
BOUNDARY SURVEY
 UNITED COMMUNITY BANK
 PARCELS I, II AND IV
 L.L. 66 AND 43, 9TH DISTRICT
 FULTON COUNTY, GEORGIA



No.	Revision/Issue	By	Date

NO.	DATE	DESCRIPTION
1		
2		
3		

NO.	DATE	DESCRIPTION
1		
2		
3		



LEGEND

- 1. EXISTING BOUNDARY LINE
- 2. EXISTING EASEMENT
- 3. EXISTING UTILITY LINE
- 4. EXISTING FENCE LINE
- 5. EXISTING RIGHT-OF-WAY LINE
- 6. EXISTING SURVEY MONUMENT
- 7. EXISTING SURVEY MARK
- 8. EXISTING SURVEY POINT
- 9. EXISTING SURVEY STATION
- 10. EXISTING SURVEY CONTROL POINT
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- 100. EXISTING SURVEY CONTROL POINT

GENERAL NOTES:

1. THIS SURVEY WAS MADE TO A SURVEY PLAT FOR THE PURPOSES OF THE SURVEY PLAT ACT, CHAPTER 133, GEORGIA CODE ANNOTATED, SECTION 44-1-1, AS AMENDED.
2. ANY SURVEY MONUMENTS OR MARKS FOUND IN THE FIELD WERE LOCATED AND IDENTIFIED BY THE SURVEYOR.
3. A PORTION OF THIS SURVEY PLAT, WHEN APPROVED, SHALL BE FILED IN THE PUBLIC RECORDS OF FULTON COUNTY, GEORGIA, IN THE YEAR 2008.
4. ASSESSOR'S MAP NO. 10056046, PARCELS I AND IV, IS HEREBY RECORDED.
5. THE PUBLIC RECORDS AS REFERRED TO ABOVE RELATE TO THIS SURVEY AND NOT TO ANY OTHER SURVEY.
6. THIS SURVEY WAS MADE TO THE SURVEY PLAT ACT, CHAPTER 133, GEORGIA CODE ANNOTATED, SECTION 44-1-1, AS AMENDED.
7. THIS PLAT WAS PREPARED AND CHECKED FOR THE PURPOSES OF THE SURVEY PLAT ACT, CHAPTER 133, GEORGIA CODE ANNOTATED, SECTION 44-1-1, AS AMENDED.
8. THIS SURVEY WAS MADE TO THE SURVEY PLAT ACT, CHAPTER 133, GEORGIA CODE ANNOTATED, SECTION 44-1-1, AS AMENDED.
9. THIS SURVEY WAS MADE TO THE SURVEY PLAT ACT, CHAPTER 133, GEORGIA CODE ANNOTATED, SECTION 44-1-1, AS AMENDED.
10. THIS SURVEY WAS MADE TO THE SURVEY PLAT ACT, CHAPTER 133, GEORGIA CODE ANNOTATED, SECTION 44-1-1, AS AMENDED.

FIELD NOTES:

THIS SURVEY WAS MADE TO A SURVEY PLAT FOR THE PURPOSES OF THE SURVEY PLAT ACT, CHAPTER 133, GEORGIA CODE ANNOTATED, SECTION 44-1-1, AS AMENDED.

SURVEY REFERENCES

1. SURVEY FOR J.E. CREEL BY: ERNEST L. BOGGUS DATED: JUNE 22, 1975
2. SURVEY FOR A.M. & F. FLANDERS BY: RICHARD T. CONNER DATED: JUNE 22, 1975
3. SURVEY FOR A.M. & F. FLANDERS BY: RICHARD T. CONNER DATED: JUNE 14, 1972
4. SURVEY FOR A.M. & F. FLANDERS BY: RICHARD T. CONNER DATED: MAY 10, 1982
5. SURVEY FOR A.M. & F. FLANDERS BY: ROGER L. CORDIS & ASSOCIATES DATED: OCT. 29, 1975
6. SURVEY FOR HOOK, LTD. BY: LEO-TURLEY & ASSOCIATES DATED: OCT. 29, 1975
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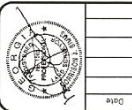
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SURVEY

ARF Engineering, Inc.
 3040 HIGHWAY BRIDGE ROAD
 MONROSVILLE, GA 30071
 TEL: (678) 291-0000
 FAX: (678) 291-8882

BOUNDARY SURVEY
 FOR
 UNITED COMMUNITY BANK
 L.L. 86 AND 43, 9TH DISTRICT
 FULTON COUNTY, GEORGIA



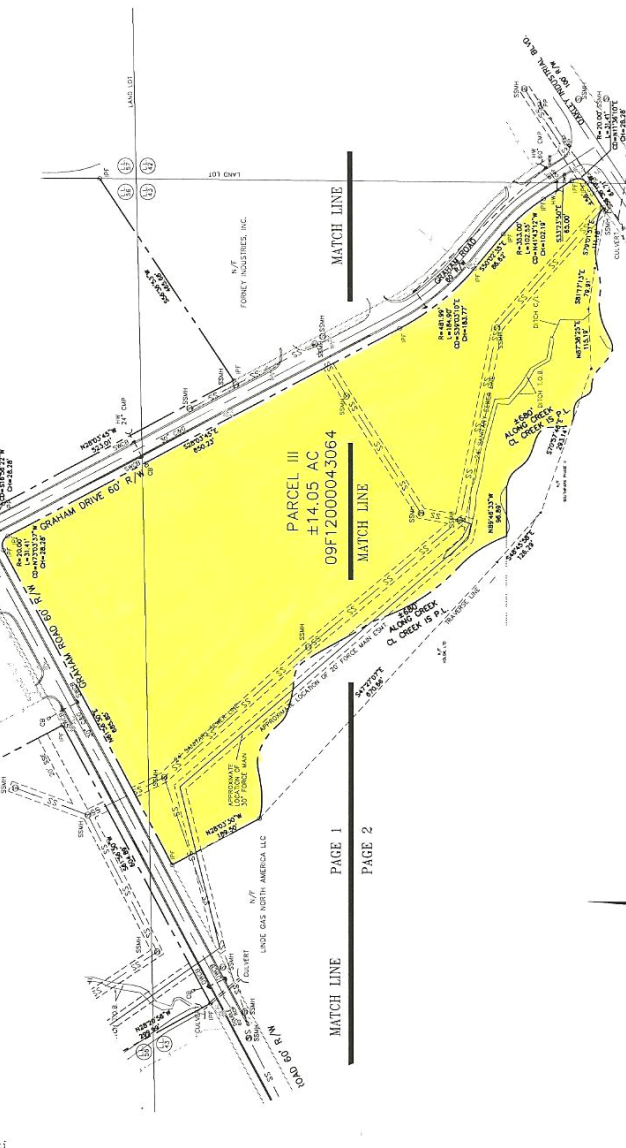
No.	Revision/Issue	By	Date

CHECKED BY: RBW/MS	DATE: 07/20/2008
DRAWN BY: RBW/MS	DATE: 07/20/2008
COUNTY: FULTON STATE: GEORGIA	DISTRICT: 9TH
LAND GRANT: 43 AND 86	PARCEL NUMBER: 09F12000043064

TOTAL ACRES	214.5
TOTAL SQUARE FEET	15,450,000

GENERAL NOTES:

1. REFERENCE TO THIS SURVEY SHOULD BE MADE TO A SURVEY PLAT FOR PARCELS 8, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100, 101, 102, 103, 104, 105, 106, 107, 108, 109, 110, 111, 112, 113, 114, 115, 116, 117, 118, 119, 120, 121, 122, 123, 124, 125, 126, 127, 128, 129, 130, 131, 132, 133, 134, 135, 136, 137, 138, 139, 140, 141, 142, 143, 144, 145, 146, 147, 148, 149, 150, 151, 152, 153, 154, 155, 156, 157, 158, 159, 160, 161, 162, 163, 164, 165, 166, 167, 168, 169, 170, 171, 172, 173, 174, 175, 176, 177, 178, 179, 180, 181, 182, 183, 184, 185, 186, 187, 188, 189, 190, 191, 192, 193, 194, 195, 196, 197, 198, 199, 200, 201, 202, 203, 204, 205, 206, 207, 208, 209, 210, 211, 212, 213, 214, 215, 216, 217, 218, 219, 220, 221, 222, 223, 224, 225, 226, 227, 228, 229, 230, 231, 232, 233, 234, 235, 236, 237, 238, 239, 240, 241, 242, 243, 244, 245, 246, 247, 248, 249, 250, 251, 252, 253, 254, 255, 256, 257, 258, 259, 260, 261, 262, 263, 264, 265, 266, 267, 268, 269, 270, 271, 272, 273, 274, 275, 276, 277, 278, 279, 280, 281, 282, 283, 284, 285, 286, 287, 288, 289, 290, 291, 292, 293, 294, 295, 296, 297, 298, 299, 300, 301, 302, 303, 304, 305, 306, 307, 308, 309, 310, 311, 312, 313, 314, 315, 316, 317, 318, 319, 320, 321, 322, 323, 324, 325, 326, 327, 328, 329, 330, 331, 332, 333, 334, 335, 336, 337, 338, 339, 340, 341, 342, 343, 344, 345, 346, 347, 348, 349, 350, 351, 352, 353, 354, 355, 356, 357, 358, 359, 360, 361, 362, 363, 364, 365, 366, 367, 368, 369, 370, 371, 372, 373, 374, 375, 376, 377, 378, 379, 380, 381, 382, 383, 384, 385, 386, 387, 388, 389, 390, 391, 392, 393, 394, 395, 396, 397, 398, 399, 400, 401, 402, 403, 404, 405, 406, 407, 408, 409, 410, 411, 412, 413, 414, 415, 416, 417, 418, 419, 420, 421, 422, 423, 424, 425, 426, 427, 428, 429, 430, 431, 432, 433, 434, 435, 436, 437, 438, 439, 440, 441, 442, 443, 444, 445, 446, 447, 448, 449, 450, 451, 452, 453, 454, 455, 456, 457, 458, 459, 460, 461, 462, 463, 464, 465, 466, 467, 468, 469, 470, 471, 472, 473, 474, 475, 476, 477, 478, 479, 480, 481, 482, 483, 484, 485, 486, 487, 488, 489, 490, 491, 492, 493, 494, 495, 496, 497, 498, 499, 500, 501, 502, 503, 504, 505, 506, 507, 508, 509, 510, 511, 512, 513, 514, 515, 516, 517, 518, 519, 520, 521, 522, 523, 524, 525, 526, 527, 528, 529, 530, 531, 532, 533, 534, 535, 536, 537, 538, 539, 540, 541, 542, 543, 544, 545, 546, 547, 548, 549, 550, 551, 552, 553, 554, 555, 556, 557, 558, 559, 560, 561, 562, 563, 564, 565, 566, 567, 568, 569, 570, 571, 572, 573, 574, 575, 576, 577, 578, 579, 580, 581, 582, 583, 584, 585, 586, 587, 588, 589, 590, 591, 592, 593, 594, 595, 596, 597, 598, 599, 600, 601, 602, 603, 604, 605, 606, 607, 608, 609, 610, 611, 612, 613, 614, 615, 616, 617, 618, 619, 620, 621, 622, 623, 624, 625, 626, 627, 628, 629, 630, 631, 632, 633, 634, 635, 636, 637, 638, 639, 640, 641, 642, 643, 644, 645, 646, 647, 648, 649, 650, 651, 652, 653, 654, 655, 656, 657, 658, 659, 660, 661, 662, 663, 664, 665, 666, 667, 668, 669, 670, 671, 672, 673, 674, 675, 676, 677, 678, 679, 680, 681, 682, 683, 684, 685, 686, 687, 688, 689, 690, 691, 692, 693, 694, 695, 696, 697, 698, 699, 700, 701, 702, 703, 704, 705, 706, 707, 708, 709, 710, 711, 712, 713, 714, 715, 716, 717, 718, 719, 720, 721, 722, 723, 724, 725, 726, 727, 728, 729, 730, 731, 732, 733, 734, 735, 736, 737, 738, 739, 740, 741, 742, 743, 744, 745, 746, 747, 748, 749, 750, 751, 752, 753, 754, 755, 756, 757, 758, 759, 760, 761, 762, 763, 764, 765, 766, 767, 768, 769, 770, 771, 772, 773, 774, 775, 776, 777, 778, 779, 780, 781, 782, 783, 784, 785, 786, 787, 788, 789, 790, 791, 792, 793, 794, 795, 796, 797, 798, 799, 800, 801, 802, 803, 804, 805, 806, 807, 808, 809, 810, 811, 812, 813, 814, 815, 816, 817, 818, 819, 820, 821, 822, 823, 824, 825, 826, 827, 828, 829, 830, 831, 832, 833, 834, 835, 836, 837, 838, 839, 840, 841, 842, 843, 844, 845, 846, 847, 848, 849, 850, 851, 852, 853, 854, 855, 856, 857, 858, 859, 860, 861, 862, 863, 864, 865, 866, 867, 868, 869, 870, 871, 872, 873, 874, 875, 876, 877, 878, 879, 880, 881, 882, 883, 884, 885, 886, 887, 888, 889, 890, 891, 892, 893, 894, 895, 896, 897, 898, 899, 900, 901, 902, 903, 904, 905, 906, 907, 908, 909, 910, 911, 912, 913, 914, 915, 916, 917, 918, 919, 920, 921, 922, 923, 924, 925, 926, 927, 928, 929, 930, 931, 932, 933, 934, 935, 936, 937, 938, 939, 940, 941, 942, 943, 944, 945, 946, 947, 948, 949, 950, 951, 952, 953, 954, 955, 956, 957, 958, 959, 960, 961, 962, 963, 964, 965, 966, 967, 968, 969, 970, 971, 972, 973, 974, 975, 976, 977, 978, 979, 980, 981, 982, 983, 984, 985, 986, 987, 988, 989, 990, 991, 992, 993, 994, 995, 996, 997, 998, 999, 1000.

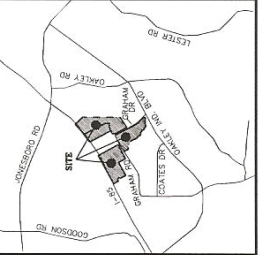


SURVEY REFERENCES
 1. SURVEY FOR: J.E. CREELE
 BY: ERNEST L. BOGGANS
 DATED: MARCH, 1956
 2. SURVEY FOR: RICHARD T. CONNER
 BY: RICHARD T. CONNER
 DATED: JUNE 22, 1986
 3. SURVEY FOR: RICHARD L. CONNER
 BY: RICHARD L. CONNER
 DATED: JUNE 14, 1972
 4. SURVEY FOR: LUDJON AMH & FRANK B. FLANDERS
 BY: ERNEST L. BOGGANS
 DATED: MAY 19, 1987
 5. SURVEY OF: FINAL STREET DEDICATION PLAT - PHASE I
 BY: ERNEST L. BOGGANS
 DATED: OCT. 28, 1975
 RECORDS PLAT BOOK 108, PAGE 99
 6. SURVEY FOR: LINDA GAE NORTH AMERICA LLC
 AND CHICAGO TITLE INSURANCE COMPANY
 BY: LINDA GAE NORTH AMERICA LLC
 LAST REVISION: JUNE 7, 2005

LEGEND
 [List of symbols and their corresponding descriptions for the survey map]

FIELD NOTES:
 THIS PROPERTY WAS SURVEYED BY GEORGE C. CLARK...
 THE DATE OF THE SURVEY WAS...
 THE PROPERTY WAS SURVEYED BY...
 THE DATE OF THE SURVEY WAS...
 THE PROPERTY WAS SURVEYED BY...
 THE DATE OF THE SURVEY WAS...

GRAPHIC SCALE
 1 inch = 100 feet



TOTAL AREA
 ±14.05 ACRES

PROPERTY ADDRESS
 GRAHAM ROAD
 FAIRBURN, GA 30213

PHOTOGRAPHS



VIEW OF TRACT 1 AND 4 FROM GRAHAM ROAD



VIEW OF TRACT 1 AND 4

PHOTOGRAPHS



VIEW OF TRACT 2



VIEW OF TRACT 3