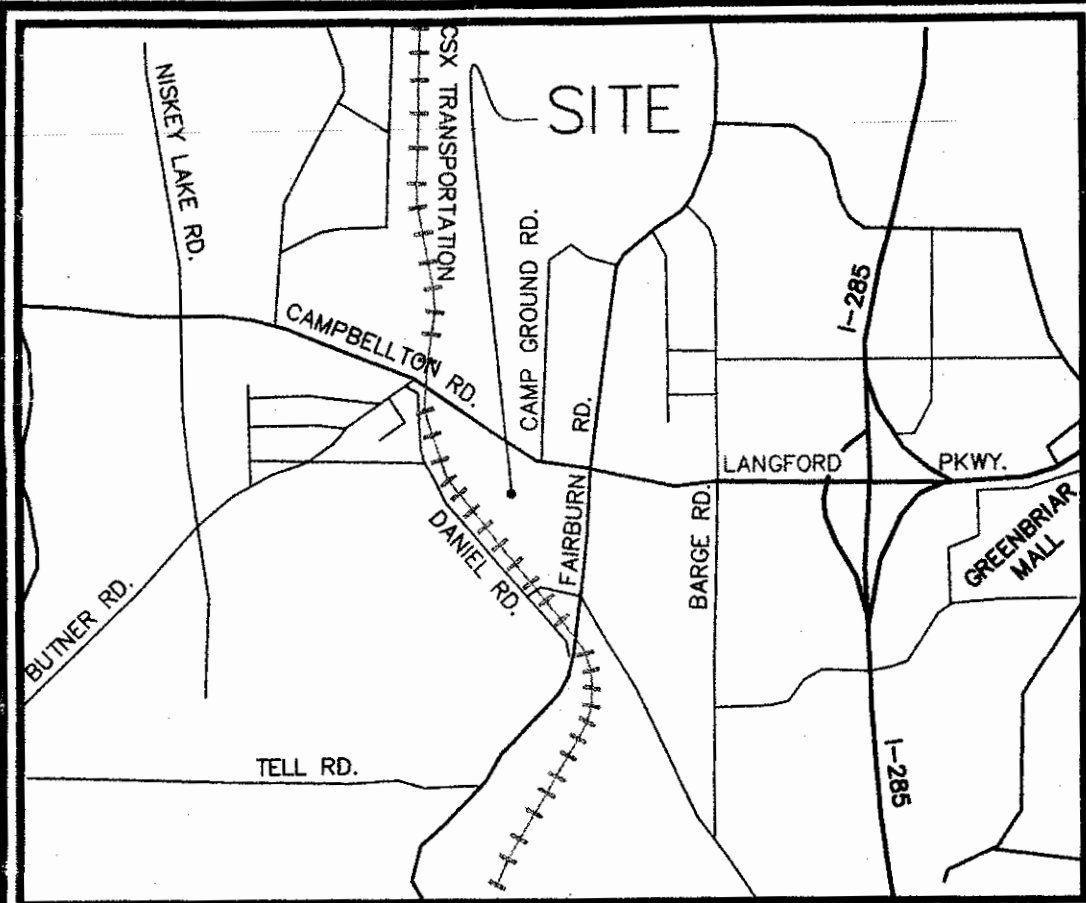


EXHIBIT B-3

EXISTING SITE SURVEY



VICINITY MAP
NOT TO SCALE

NOTES

1. THE FIELD DATA WHICH THIS MAP OR PLAT IS BASED HAS A CLOSURE PRECISION OF ONE FOOT IN 38,001 FEET, AND AN ANGULAR ERROR OF 1 SECOND PER ANGLE POINT, AND WAS ADJUSTED USING LEAST SQUARES METHOD.
2. THIS MAP OR PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 428,157 FEET.
3. BASIS OF BEARING IS PER REFERENCE NO. 1.
4. EQUIPMENT USED: TOPCON GTS-800 AND TDS DATA COLLECTOR.
5. PER F.I.R.M. PANEL 13121003345, EFFECTIVE DATE JUNE 22, 1998, THIS PROPERTY IS NOT DEPICTED WITHIN A ZONE "A" FLOOD HAZARD AREA.
6. THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT WHICH COULD REVEAL ENCUMBRANCES NOT SHOWN.
7. UTILITIES DEPICTED ARE BASED ON ABOVE GROUND VISIBLE EVIDENCE. ALL UTILITIES SHOULD BE FIELD VERIFIED PRIOR TO DIGGING.
8. ELEVATIONS ARE BASED ON SITE DATUM.

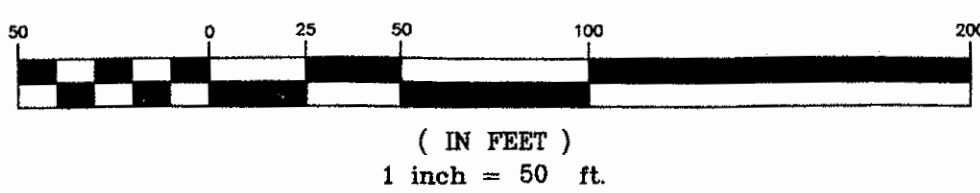
REFERENCES

1. A SURVEY OF THE ATLANTA PUBLIC SCHOOLS, TRACTS "A" AND "B", FOR THE CITY OF ATLANTA, PREPARED BY KCI TECHNOLOGIES, DATED MARCH 22, 2006.
2. A GRADING PLAN OF BENHILL PARK RECREATION CENTER, PREPARED BY THE CITY OF ATLANTA DEPT. OF PARKS, RECREATION AND CULTURAL AFFAIRS, PARK DESIGN OFFICE, DATED MAY 16, 1994.
3. A SITE SURVEY OF BENHILL PARK RECREATION CENTER, PREPARED BY THE CALVIN GIBSON GROUP, DATED MAY 31, 1994.

LEGEND

- PROPERTY LINE
- R/W RIGHT-OF-WAY LINE
- CHAIN LINK FENCE
- OHE OVERHEAD UTILITY LINE
- W WATER LINE
- SS SANITARY SEWER LINE
- LAND LOT LINE
- MONUMENT AS NOTED
- COMPUTED POINT
- 5/8" REINFORCING BAR SET
- CRIMP TOP PIPE
- OPEN TOP PIPE
- IRON PIN SET (5/8" REINFORCING BAR)
- CORRUGATED METAL PIPE
- REINFORCED CONCRETE PIPE
- POWER POLE
- LAMP STANDARD
- FIRE HYDRANT
- WATER VALVE
- WATER METER
- BENCH MARK
- TRANSFORMER
- STORM DRAIN MANHOLE
- SANITARY SEWER MANHOLE
- SANITARY SEWER CLEAN-OUT
- BELLSOUTH MANHOLE
- POINT OF COMMENCEMENT
- POINT OF BEGINNING
- FINISH FLOOR
- LL LAND LOT

GRAPHIC SCALE



LEGAL DESCRIPTION

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOTS 5 AND 6 OF DISTRICT 14F, CITY OF ATLANTA, FULTON COUNTY, GEORGIA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

TO FIND THE POINT OF BEGINNING, COMMENCE AT THE INTERSECTION OF THE SOUTHERN RIGHT-OF-WAY OF CAMPBELLTON ROAD (RIGHT-OF-WAY VARIES) AND THE WESTERN RIGHT-OF-WAY OF FAIRBURN ROAD (RIGHT-OF-WAY VARIES) AND PROCEED ALONG SAID FAIRBURN ROAD RIGHT-OF-WAY IN A SOUTHWESTERLY DIRECTION 368.43 FEET TO A 1 INCH ROD, SAID POINT BEING THE POINT OF BEGINNING;

THENCE continue along said right-of-way South 02 degrees 04 minutes 06 seconds West for a distance of 116.01 feet to an iron pin;

THENCE leaving said right-of-way North 89 degrees 25 minutes 43 seconds West for a distance of 189.37 feet to an iron pin;

THENCE South 03 degrees 57 minutes 09 seconds West for a distance of 200.82 feet to an iron pin;

THENCE North 89 degrees 23 minutes 14 seconds West for a distance of 5.00 feet to an iron pin;

THENCE South 03 degrees 57 minutes 09 seconds West for a distance of 99.73 feet to a disc;

THENCE North 89 degrees 18 minutes 31 seconds West for a distance of 89.12 feet to a point;

THENCE South 04 degrees 35 minutes 06 seconds West for a distance of 148.08 feet to an open top pipe;

THENCE North 88 degrees 22 minutes 54 seconds West for a distance of 839.30 feet to an iron pin on the eastern right-of-way of the CSX Railroad (200' right-of-way);

THENCE along said right-of-way North 40 degrees 38 minutes 20 seconds West for a distance of 491.59 feet to an iron pin;

THENCE leaving said right-of-way North 00 degrees 29 minutes 56 seconds West for a distance of 132.36 feet to a point;

THENCE South 88 degrees 54 minutes 36 seconds East for a distance of 31.23 feet to an iron pin;

THENCE North 15 degrees 18 minutes 49 seconds East for a distance of 323.43 feet to an iron pin;

THENCE North 75 degrees 44 minutes 13 seconds East for a distance of 282.50 feet to a nail;

THENCE North 06 degrees 15 minutes 05 seconds East for a distance of 208.50 feet to an iron pin on the southern right-of-way of said Campbellton Road;

THENCE along said right-of-way along a curve to the left having a radius of 1284.25 feet and an arc length of 210.35 feet, being subtended by a chord of South 65 degrees 51 minutes 59 seconds East for a distance of 210.11 feet to a nail;

THENCE North 05 degrees 52 minutes 42 seconds East for a distance of 9.25 feet to an iron pin;

THENCE South 73 degrees 59 minutes 36 seconds East for a distance of 95.20 feet to a nail;

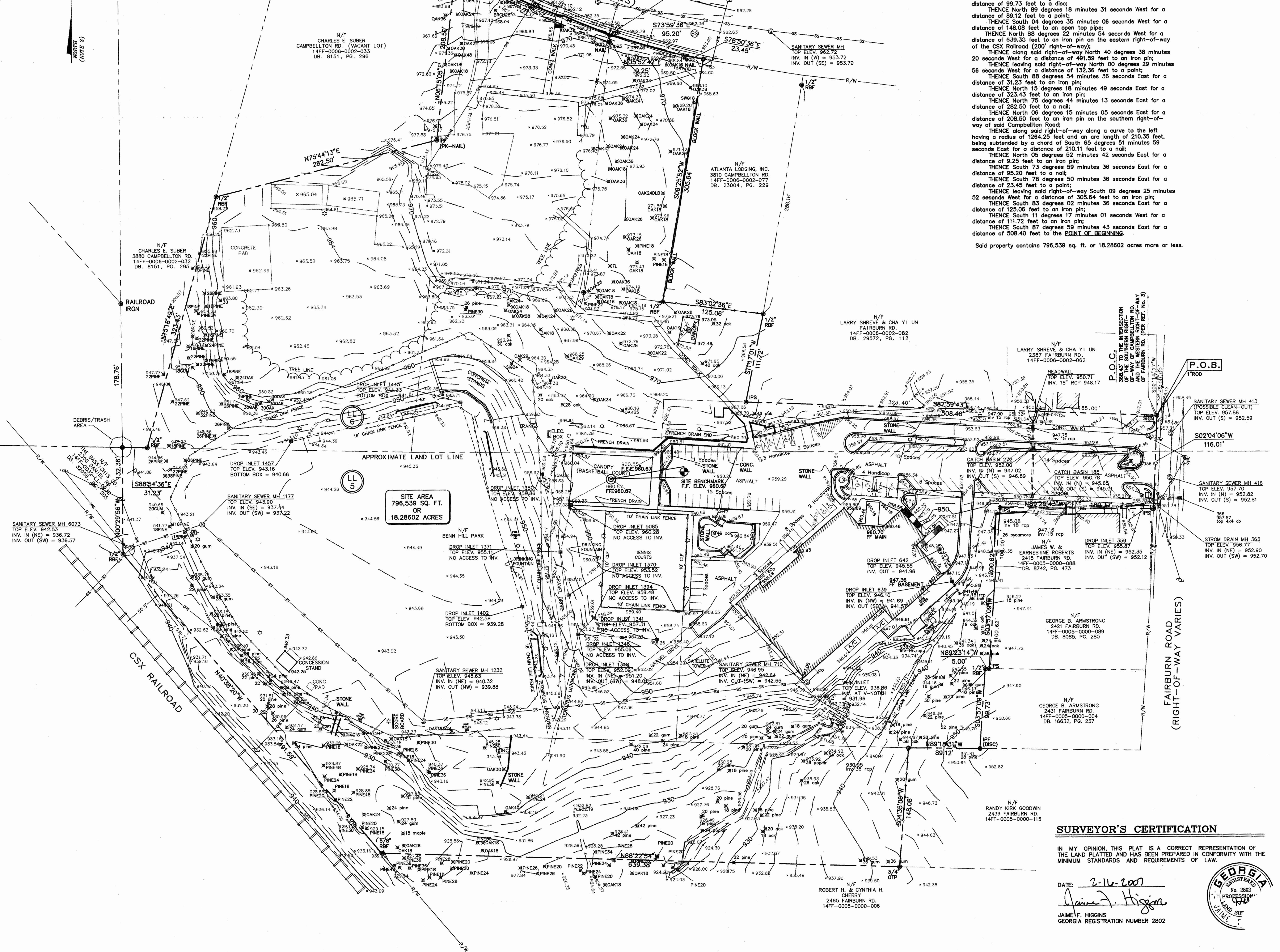
THENCE leaving said right-of-way South 09 degrees 25 minutes 52 seconds West for a distance of 305.84 feet to an iron pin;

THENCE South 83 degrees 02 minutes 36 seconds East for a distance of 129.08 feet to an iron pin;

THENCE South 11 degrees 17 minutes 01 seconds West for a distance of 111.72 feet to an iron pin;

THENCE South 87 degrees 59 minutes 43 seconds East for a distance of 508.40 feet to the POINT OF BEGINNING.

Said property contains 796,539 sq. ft. or 18.28602 acres more or less.



SURVEYOR'S CERTIFICATION

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.

DATE: 2-14-2007
JAMES F. HIGGINS
GEORGIA REGISTRATION NUMBER 2802



A BOUNDARY, TOPOGRAPHIC AND UTILITY SURVEY OF
BEN HILL PARK
FOR
THE CITY OF ATLANTA

HDR ENGINEERING, INC.
301 PERIMETER CENTER BLVD., SUITE 400
ATLANTA, GEORGIA 30346 770-775-4800
ENGINEERS • SURVEYORS • PLANNERS

LOCATION:
LAND LOTS 5 & 6
DISTRICT 14 F
CITY OF ATLANTA
FULTON COUNTY, GEORGIA

2-16-2007
DATE
REVISION