

North Georgia Growth Fund II

#2 Martin Bridge Road Banks County



- **92 +/- Acres**
- **Rolling Topography**
- **A total of 650 +/- ft. of road frontage**
- **Located on last undeveloped exit on I-85**

Comments:

Located in Banks County, this property is located about 1 1/2 miles from I-85 at the Martin Bridge Road exit.. Individual estate lots or subdivision development are possibilities as well as industrial use.

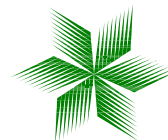
Driving Directions: From Gainesville, go south on Highway 129 to I-85 in Pendergrass. Merge onto I-85 North and follow until Martin Bridge Road/ Exit 154. At Exit 154 turn left onto Highway 63 and the property is approximately 1.5 miles on the left between Wilson Bridge Road and Bennett Road.

North GA Growth Fund II

Southern Capital Fund
434 Green St
Gainesville, GA 30501

For more information:
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FOR INVESTOR USE ONLY

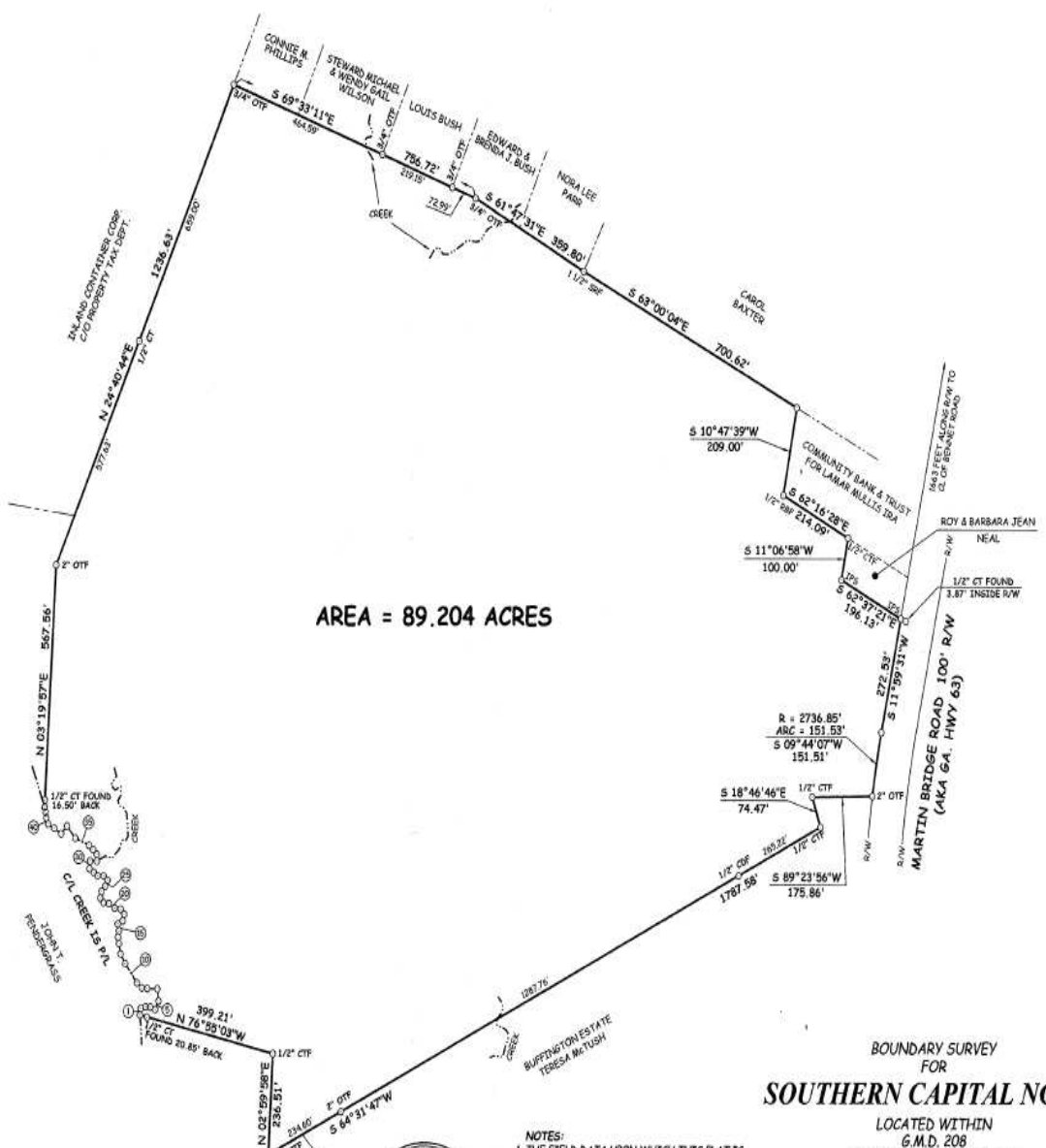


SOUTHERN CAPITAL FUND



CALLS ALONG CREEK

COURSE	BEARING	DISTANCE
1	N 00°02'44" W	4.67
2	N 49°22'52" E	21.83
3	S 87°27'37" E	13.81
4	S 69°18'43" E	15.20
5	N 26°09'49" E	21.90
6	N 06°29'53" W	28.83
7	N 87°49'29" W	33.82
8	N 85°26'03" W	12.09
9	N 49°41'29" W	18.50
10	N 37°37'39" W	56.78
11	N 31°47'29" W	29.02
12	N 10°28'00" W	29.10
13	N 10°46'06" W	17.88
14	N 14°57'31" E	12.34
15	N 06°45'29" W	10.55
16	N 43°33'12" E	17.50
17	N 16°59'49" E	21.09
18	N 45°14'18" W	9.98
19	N 83°56'29" W	23.37
20	N 57°32'49" W	19.55
21	N 82°14'46" W	16.24
22	N 40°35'22" W	13.97
23	N 03°16'29" E	12.42
24	N 39°48'06" E	20.83
25	N 11°33'39" E	15.84
26	N 44°14'12" W	11.74
27	N 89°14'34" W	16.67
28	N 56°15'22" W	14.69
29	N 55°35'21" W	14.32
30	N 05°13'21" E	18.32
31	N 65°20'04" E	17.56
32	S 61°32'39" E	5.69
33	N 29°35'14" W	25.71
34	N 49°36'52" W	14.80
35	N 67°29'08" W	43.89
36	N 40°41'23" W	37.99
37	S 43°07'01" W	25.05
38	N 57°49'27" W	24.02
39	N 60°29'39" W	19.97
40	N 21°07'36" W	15.90
41	N 10°25'44" W	24.36
42	N 33°09'54" W	1.15



AREA = 89.204 ACRES

BOUNDARY SURVEY FOR
SOUTHERN CAPITAL NGGS2

LOCATED WITHIN
G.M.D. 208
BANKS COUNTY, GEORGIA
SCALE: 1" = 200' NOVEMBER 22, 2006

PREPARED BY
VENABLE & ASSOCIATES, INC.
1842 WINDER HIGHWAY - P.O. BOX 366
JEFFERSON, GEORGIA 30549
PHONE: (706) 367-8253 FAX 367-4957
JOB NO. 05223 P.B. 2-1718

- NOTES:
1. THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A CLOSURE PRECISION OF ONE FOOT IN 11,028 FEET AND AN ANGULAR ERROR OF .04" PER ANGLE POINT AND WAS ADJUSTED USING THE COMPASS RULE.
 2. THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 423,129 FEET.
 3. THE FIELD EQUIPMENT USED IN THIS SURVEY WAS A TOPCON GTS-303 TOTAL STATION.
 4. THE FIELD WORK WAS COMPLETED 11-21-06.

LEGEND:
S&W = BEAR OF WAY
GMD = GEORGIA METRIA DISTRICT
CTF = CRIMP TOP PIFE FOUND
OTF = OREN TOP PIFE FOUND
SBF = SEBAR FOUND
TFS = 1/2" REBAR SET
CFL = CONULIT FOUND
PL = PROPERTY LINE
SRF = SQUARE ROD FOUND



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