



APPLICATION FOR A SPECIAL ADMINISTRATIVE PERMIT (SAP)

For SPI, Beltline, LW, MR, MRC, NC, I-Mix Zoning Districts & Unified Development Plans

File No.: _____

City of Atlanta, Office of Zoning and Development (404-330-6145)

APPLICANT (name) 3252 Peachtree LLC

ADDRESS 400 Perimeter Center Terrace NE, St. 800 Atlanta, GA 30346

PHONE NO. 678-338-4639 **EMAIL** pweitzner@roomstogo.com

PROPERTY LANDOWNER 3252 Peachtree LLC

ADDRESS 400 Perimeter Center Terrace NE, St. 800 Atlanta, GA 30346

PHONE NO. 678-338-4639 **EMAIL** pweitzner@roomstogo.com

ADDRESS OF PROPERTY 3252 Peachtree Road

Land District 17 **Land Lot** 61 **Council District** 7 **NPU** B

Is property within the BeltLine Overlay District? Yes No **Zoning Classification** SPI-9/Subarea 4

Is Inclusionary Zoning applicable to this project? Yes No Is this a Unified Development Plan? Yes No

Submittal Checklist (See detailed checklist on page 2):

- Project Summary:** Provide cover letter describing new construction, alterations, repairs or other changes to the exterior of existing structures and/or the site. Requests for administrative variations must be accompanied by a written justification for each.
- Property Survey:** Submit one (1) copy. Lot consolidation, re-platting or subdivision may be required prior to approval of SAP.
- Site Plan** (released for construction and sealed) **and Building Elevations:**
 - a. **Initial Submission** One(1) site plan & One (1) set of elevations.
 - b. **Other information** Copies of applicable Rezoning Legislation, Special Use Permit and any letters for Variance or Special Exception. Note: additional plans or documents may be required at the discretion of the Office of Zoning and Development.
- Property Owner Authorization:** Submit required notarized owner consent per attached form (page 4).
- Notice to Applicant:** Submit attached form with signature and date (page 10).
- Development Controls Specification Form** Provide the applicable information (pages 7 - 9).

Fees (non-refundable): Payable to the "City of Atlanta" in the form of cash, credit card, personal or cashier check, or money order.

- Exterior demo, outdoor dining new/expansion, or non-expansion: \$250.
- Developments < 50,000 sq.ft. of floor area: \$500.
- Developments 50,000 to 250,000 sq.ft. of floor area: \$1,000.
- Developments ≥ 250,000 sq.ft. of floor area: \$1,500.

I HEREBY AUTHORIZE CITY STAFF TO INSPECT PREMISES OF ABOVE DESCRIBED PROPERTY. I HEREBY DEPOSE THAT ALL STATEMENTS HEREIN ATTACHED & SUBMITTED ARE TRUE TO THE BEST OF MY KNOWLEDGE AND BELIEF.

Date 5/18/21 Signature of Applicant [Signature]

Additional Submittal Requirements (as applicable):

- **Inclusionary Zoning:** All new or conversion multifamily residential rental projects with 10 or more units in the Beltline Overlay District OR Westside neighborhoods of English Avenue, Vine City, Ashview Heights, or AUC must complete and submit the Inclusionary Zoning Certification Form with their application. Review and complete pages 11-12 of this SAP for certification forms.
- **Beltline, NC-2, NC-6, NC-10, NC-11, NC-12, & NC-14 Districts:** Applicant must send a copy of the filed SAP application to the NPU contact. Afterwards, complete the Notarized Affidavit of NPU Notification form (page 6), and provide a copy of U.S. Postal Service Certificate of Mailing. The NPU has up to 21 days to review the SAP and forward comments to the City.
- **Pre-application Conference with Zoning and Development Staff (prior to SAP submittal):** Required only for SPIs: 1, 9, 12, 15, 17, 18, 20, 21, 22 and *recommended* for all other districts. To request this meeting, contact Christian Olteanu at 404-330-6961 or colteanu@atlantaga.gov.
- **Development Review Committee (DRC):** Projects in the Beltline & SPIs 1, 9, 12, 15, 16, 17 districts may require DRC review (See page 3).
- **Development of Regional Impact (DRI) Study:** Mixed-use developments with at least 700,000 s.f. or residential with at least 700 residential units may require a DRI approval by GRTA and ARC. For full thresholds and rules contact GRTA and/or ARC.
 - **Initial submission:** DRI Form 1 with the SAP application. Zoning and Development staff will then submit information to GRTA and ARC.
- **Watershed Management (DWM) Requirements (Section 74-504(a)):** Consultation meeting with DWM is REQUIRED for any site disturbance to determine applicable storm water work. Call 404-330-6249 or visit: www.atlantawatershed.org/greeninfrastructure
- **Unified Development Plans:** Applicable to all zoning districts except R-1 to R-5, RLC, PD, & historic bldgs/districts (Section 16-28.030)

The City Code provides that Zoning and Development Director shall review each request for an SAP within 30 days of a filing of a **completed*** application. (Atlanta Code Chapter 16, Section 16-25). * **Note: NPU/DRC notification and review, as applicable, are required to complete the SAP application.**

(FOR OFFICE OF ZONING AND DEVELOPMENT OFFICE USE ONLY)

14246712 v1

The above request for a Special Administrative Permit (SAP) was **approved** or **denied** on _____ See attached **Special Administrative Permit Approval Form(s)** for detailed approval information.

Signed for Director, Office of Zoning & Development

Staff Reviewer - Print Name

Project Summary
3252 Peachtree Road

This special administrative permit would allow the demolition of the existing commercial building formerly occupied by Yamin's Oriental Rugs. The existing parking would be removed and the paving would be narrowed to provide greenspace on either side of the driveway through the property. The adjacent property owner acquired the property in 2019 and the existing rug store operator vacated the property. To address safety and security issues currently occurring with the existing vacant building, the applicant proposes to demolish the building. Due to the condition of the building, the owner does not expect the existing building would be utilized for a new tenant. No changes are proposed to the vehicular access to the property from Peachtree Road. Further, no variations are sought in connection with this request.



City of Atlanta Office of Zoning & Development
SPECIAL ADMINISTRATIVE PERMIT (SAP) APPLICATION
Development Controls Specifications (Required)

File # _____

*Developmental Controls forms are required to be completed by the applicant, and all applicable specifications should be shown on the site plan in chart form. Items omitted will delay the plan review process. Refer to City of Atlanta Zoning Code (Chapters 8, 19, and 28) for clarification.

Definitions and Methods of Calculation						
<ul style="list-style-type: none"> <u>Net Lot Area (NLA)</u> = length of property line X width of property line <u>GLA for corner lots</u> = (NLA) + [(street "A" right-of-way width ÷2) X (street "A" length of property line)] + [(street "B" right-of-way width ÷2) X (street "B" length of property line)] + [(street "A" right-of-way width ÷2) X (street "B" right-of-way width ÷2)] <u>GLA (with only one front yard adjacent to street)</u> = (NLA) + [(street right-of-way width ÷2) X (length of front property line)] GLA may include half of the right-of-way (including streets, parks, lakes and cemeteries) up to 50 feet in width. GLA shall not be used for calculating FAR for properties within single-family or two-family-zoned subareas of SPI districts. <u>Building Lot Coverage provided</u> = (net lot area minus area of building footprint) ÷ (net lot area) 						
Lot Size (in square footage)						
Gross Land Area (GLA)						
Net Lot Area (NLA)						
Floor Area Ratio (FAR) – as applicable. Check which used for residential: <input type="checkbox"/> GLA, or <input type="checkbox"/> NLA						
	Residential FAR Ratio	Residential Square Footage	Non-Residential FAR Ratio	Non-Residential Square Footage		
Base Allowed						
Base Provided						
Bonus Allowed						
Bonus Provided						
Bonus FAR Program (check bonus utilized if applicable)						
Transit Station <input type="checkbox"/>	Ground Floor Retail <input type="checkbox"/>	Open Space and New Streets <input type="checkbox"/>	Community Center Facilities <input type="checkbox"/>	Workforce Housing <input type="checkbox"/>		
Residential Units			Total Provided: _____			
Number of Units Provided (without bonus)						
Number of Bonus Units Provided (without workforce housing)						
Number of Bonus Workforce Housing Units Provided (20% required)						
Total Number of Units per Acre						
Building Coverage <input type="checkbox"/> or Lot Coverage <input type="checkbox"/> (check applicable as required per zoning district)						
	Percentage (%)		Square Footage			
Max. Permitted						
Provided						
Fenestration (% of each street-fronting facade calculated separately, per district regulations)						
	Residential Façade Percentage (%)			Non-residential Façade Percentage (%)		
	Local Street	Arterial/Collector	Beltline Corridor	Local Street	Arterial/Collector	Beltline Corridor
Min. Required						
Provided (specify for each street)						



Residential Open Space Requirements (refer to Chapter 28 for clarification)

Definitions and Methods of Calculation		
<ul style="list-style-type: none"> • LUI = Land Use Intensity Ratios Table (per Section 16-08 R-G District Regulations) • TOSR are calculated only for residential developments. TOSR includes the total horizontal area of uncovered open space plus ½ of the total horizontal area of covered open space subject to the limitations in Section 16-28.010 (4). Covered total open space is the open space closed to the sky but having two clear unobstructed open or partially open (50% or more) sides. <ul style="list-style-type: none"> ○ TOSR required = (LUI table) X (GLA). ○ TOSR provided = (GLA) – (area of building footprint) + (combined area of balconies and rooftop terraces). • UOSR requirements are calculated using the residential FAR (of the <u>corresponding net lot or GLA lot sized used</u> to calculate FAR) for both residential and mixed-use developments. It does not include areas for vehicles. However, newly created on-street parking (outside of existing travel lanes) and new streets may be counted towards the UOSR calculations as specified in the district regulations. <ul style="list-style-type: none"> ○ UOSR required = (LUI table) X (the corresponding lot size used to calculate FAR). ○ If GLA is used for USOR, then the amount provided shall be = (NLA) – (area of building footprint + surface area of parking lots, and driveways) + (balconies, rooftop terraces, and landscaped areas on sidewalks within the adjacent right-of-way). 		
TOSR: Total Open Space Requirements for Residential Only Projects		
<i>(Not required in SPI-9, SPI-16, SPI-17, SPI-18, SPI-20, SPI-21, MRC, MR, or LW districts, or in mixed-use developments.)</i>		
	Ratio	Total Square Footage
Minimum Required		
Provided		
Square Footage breakout of UNCOVERED TOSR amount provided by the following:		
	GLA minus building square footage	
	Open exterior balconies (per Section 16-28 or district regs)	
	Roof area improved as recreation space	
Square Footage breakout of COVERED TOSR amount provided by the following:		
	Areas closed to the sky (roof) but having two sides with a minimum of 50% open	
UOSR: Usable Open Space Requirements for Residential and or Mixed-use Developments		
<i>(These are areas not counted towards Public Space Requirements)</i>		
	Ratio	Total Square Footage
Minimum Required		
Provided		
Square Footage Breakdown of UOSR amounts provided by the following:		
	Balconies	
	Rooftop Terraces	
	Landscaped Areas and Plazas	
	Portions of Sidewalks on Private Property	
	Portions of Landscaped Areas in Right-of-way adjacent to Property	



City of Atlanta Office of Zoning & Development
SPECIAL ADMINISTRATIVE PERMIT (SAP) APPLICATION
[Development Controls Specifications \(Required\)](#)

File # _____

Non-Residential Public Space Requirements (refer to Chapter 28 for clarification)

PSR: Public Space Requirements for Non-residential & Mixed-use Developments		
<i>(These are areas not counted towards UOSR)</i>		
Public Space provided = (square footage area of exterior space) + (square footage area of interior space)		
	Percentage (%)	Total Square Footage
Minimum Required		
Provided		
Square Footage Breakdown of PSR amounts provided by the following:		
EXTERIOR (accessible to general public such as landscaped areas, plazas, terraces, patios, observation decks, fountains, sidewalks, common areas, open recreational spaces, etc.)		
INTERIOR (ground-level area accessible to the general public during normal business hours such as malls, galleries, atria, lobbies, concourses, plaza, walkways, fountains, landscape areas for public recreation, pedestrian seating, or eating and similar public amenities)		

Parking and Loading Requirements (refer to district regulations and Chapter 28 for clarification)

Residential Unit Breakout				
Number of Studios	Number of 1 BR	Number of 2 BR	Number of 3 BR	Number of 4 BR
On-site Parking Spaces	Residential		Non-residential Uses	
Minimum Required				
Provided				
Maximum Allowed				
Bicycle Parking Spaces	Residential		Non-residential Uses	
Minimum Required				
Provided				
On-site Loading Spaces (see applicable zoning district requirements or Section 16-028.015)				
	Residential/Hotel		Non-residential Uses (break out by use)	
Minimum Required (specify for each use)				
Provided (specify for each use)				



City of Atlanta Office of Zoning & Development
SPECIAL ADMINISTRATIVE PERMIT (SAP) APPLICATION
Notice to Applicant

File # _____

The applicant hereby acknowledges notification that in the process of design review in connection with the issuance of a **Special Administrative Permit (SAP)**, the City of Atlanta Office of Zoning & Development (OZD) will only review such documents as are deemed necessary for the approval of a project concept in compliance with the district regulations set forth in the City of Atlanta Zoning Code. Such documents may include, without limitation, the elevations of the structures proposed and site plans specifying the arrangement of such structures and other features of the project, but generally will not include a full set of construction drawings. This level of review is for the purpose of determining compliance with those sections of the Zoning Code applying to the district where the project is located or to be located and to allow the applicant the flexibility to receive approval for a project concept without the requirement that a full set of construction drawings, that would otherwise be necessary to obtain a building permit, be prepared, presented and reviewed.

It is the applicant's duty to ensure that all drawings or plans, that may be required for further permitting of the actual construction of the project, will result in a finished project that complies with the elevations, site plan and other plans on which the SAP was granted. The applicant is further notified that neither the Office of Buildings nor any of the other City of Atlanta agencies that review any other part of the overall project plans for compliance to building codes, zoning codes, the tree preservation, the riparian buffers ordinance, land disturbance regulations, drainage and sewer capacity or any other regulations in effect at the time of plan review have the authority to approve any changes to the exterior appearance of structures or site plans in a SAP.

It is the responsibility of the applicant to ensure that any changes required, requested, or allowed by any other City agency or any other agency reviewing the plans during any part of the building permit process will not alter the exterior appearance of any structure or cause the relocation, rearrangement and/or reorientation of any feature of the site plan. Therefore, it is important for the applicant to be aware that even changes which may be in compliance with other codes, including without limitation, an increase to the height of the structure, whether resulting from changes to the foundation plan or the grading plan of the site, alterations to the interior layout of the structure that affect the location or size of exterior doors or windows, or changes to the method of construction for any floor of a structure or the roof of any structure, may affect the exterior appearance in a manner which could cause the finished structure to be out of compliance with the elevations approved by the OZD.

The applicant is further put on notice that the location of any feature specified on the site plan is not to be changed from that location which is specified on the site plan approved by the OZD. This includes, without limitation, any such changes that might affect the setbacks of any structure, the orientation of structures or features on the lot, including, without limitation, accessory buildings, the location and size of driveways, walkways, fences, parking pads, parking spaces, loading zones and service areas. It shall be the responsibility of the applicant to ensure that any changes required by any agency reviewing plans for the project remain consistent with the site plan and elevations approved by the OZD.

It shall be the responsibility of the applicant, not the OZD, to monitor any plan changes during the permitting of the project to be sure that such changes do not affect the elevations and site plan approved by the OZD at the time of issuance of the SAP.

It is also the responsibility of the applicant to ensure that any changes made on site during the construction of the project, regardless of whether such changes are approved by a City building inspector, or representative of another City agency as being in compliance with the building codes or other applicable codes, do not result in a change to the exterior appearance of a structure or in a change to the site plan. The City of Atlanta Zoning Ordinance provides a process under which changes to the elevations and site plan in a SAP may be approved, however such approval is not guaranteed and the applicant is hereby notified that such changes are based on the application of the district regulations and not on the fact that a hardship, financial or otherwise may result if such permission is not given. The duty to adequately monitor the construction of the project to ensure compliance to the approved SAP and or any other City permit shall at all times be on the applicant, who assumes all risk of loss, financial or otherwise, from enforcement actions that result from the failure to comply with the SAP or any other City permit.

The applicant acknowledges that relief from any stop work order or other enforcement action, whether resulting from action taken by the OZD staff, the Office of Buildings staff or by the staff of any other City agency, must be appealed within the time and in the manner provided by the City Code. The applicant further acknowledges that the decision to apply to the OZD for permission to alter the approved plans is not an appeal of a stop work order or other enforcement action. The applicant acknowledges that it is solely within their own discretion to choose a process to resolve any dispute arising from the interpretation of any ordinance, the issuance of a stop work order or any other enforcement action and that the resolution of any such matter shall be made in compliance with the City Code and other applicable laws. The applicant further acknowledges that no written or oral representation of any City officer, employee, agent or elected official can waive or modify the City Code.

Peter Weitzner
Applicant Printed Name


Applicant Signature

5/18/21
Date

Site Information

Current Zoning

Zoning SPI-9
Subarea 4

Setbacks

Side Yard: 0'
Rear Yard: 0'

Use

n/a

FAR

Net Lot Area: 13,475 sf 0.31 acres
Gross Lot Area: 15,980 sf 0.37 acres
(1/2 n/w x frontage) + Net Lot Area

Proposed Bldg Area

Bldg Footprint 0 sf
of Bldgs 0
Total Area: 0 sf

Proposed FAR:

0.00

Bonus FAR:

n/a

Max Allowable FAR:

n/a

Fenestration

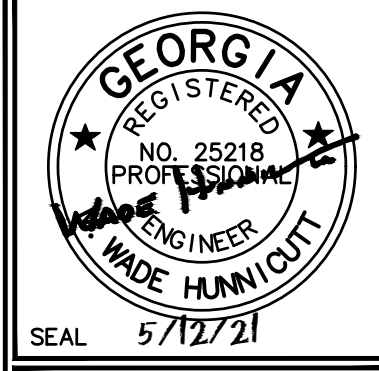
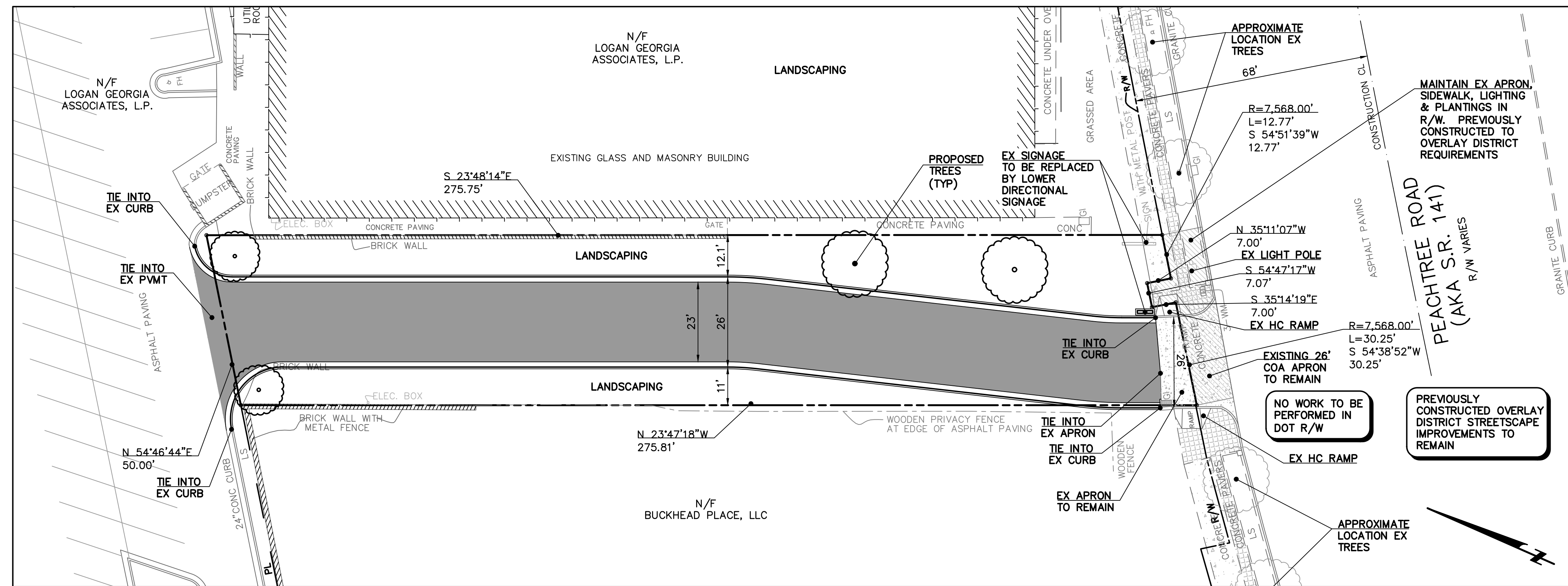
Non-Residential Min Req'd Arterial n/a
Non-Residential Provided Arterial: n/a
Non-Residential Provided Arterial: n/a

Nonresidential Useable Open Space

Public Space Req'd (10% net): n/a sf
Public Space Provided: n/a sf

Parking

Min Parking Req'd: n/a
Max Parking Allowed: n/a
Parking Provided: n/a
Loading Req'd: n/a
Loading Provided: n/a
Bicycle Req'd: n/a
Bicycle Provided: n/a



phairengineering
CIVIL ENGINEERS
5606 LIVE OAK PARKWAY, SUITE 20
NORCROSS, GEORGIA 30093
TEL: 770-447-6400 / 770-447-6442 FAX

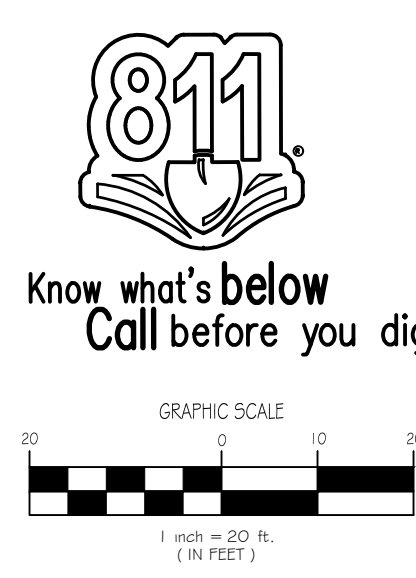
ROOMS TO GO
3262 PEACHTREE ROAD, NE
CITY OF ATLANTA, GEORGIA
3262 PEACHTREE, LLC
400 PERIMETER CENTER DR, SUITE 800
ATLANTA, GEORGIA 30346

REVISIONS :

NO. & DATE	DESCRIPTION

DRAWING TITLE :
SAP
SITE
PLAN

DATE : 5/12/21
PROJECT : 211499
DRAWING NO. :
SAP
SEQ. OF
SCALE : 1" = 20'



LEGEND:

BL - BUILDING LINE	CE - CONSTRUCTION EASEMENT (TEMPORARY)
BM - BENCH MARK	CMF - CONCRETE MONUMENT FOUND
CB - CATCH BASIN	CMP - CORRUGATED METAL PIPE
CD - CROSS DRAIN	CTF - CRIMP TOP TUBE FOUND
CL - CENTER LINE	DE - DRAINAGE EASEMENT
DA - DRAINAGE AREA	FES - FLARED END SECTION
DI - DROP INLET	FRM - FLOOD INSURANCE RATE MAP
EL - ELEVATION	HLP - HOUSE LOCATION PLAN REQUIRED
FF - FINISHED FLOOR	HTF - HOLLOW TUBE FOUND
FH - FIRE HYDRANT	HWL - 100 YEAR HIGH WATER LEVEL
HCB - HI-BACK CURB	IE - INVERT ELEVATION
HM - HEAD WALL	JPS - ONE-HALF INCH REBAR SET
JB - JUNCTION BOX	PC - POINT OF CURVATURE
LL - LAND LOT LINE	POC - POINT OF COMMENCEMENT
MT - MARKED TREE	PI - POINT OF INTERSECTION
MH - MANHOLE	PRC - POINT OF REVERSE CURVATURE
ML - MAIL IN CAP	PT - POINT OF TANGENCY
OL - ON LINE	RCP - REINFORCED CONCRETE PIPE
OR - OVERHEAD	SE - SEWER EASEMENT
PL - PROPERTY LINE	TPOB - TRUE POINT OF BEGINNING
R - RADIUS	---C---C--- - CABLE TV LINE & POLE
RFB - REBAR FOUND	---G---G--- - GAS LINE
R/W - RIGHT-OF-WAY	---P---P--- - POWER LINE & POLE
TH - TEST HOLE	---S---S--- - SEWER LINE & MANHOLE
TL - TRANSVERSE LINE	---T---T--- - TELEPHONE LINE & POLE
US - UNDERGROUND	---W---W--- - WATER LINE & FIRE HYDRANT
WV - WATER VALVE	---X---X--- - FENCE LINE
LP - LIGHT POLE	
POB - POINT OF BEGINNING	
POC - POINT OF COMMENCEMENT	
SWB - SINGLE KING LATCH BASIN	
GI - GRATE INLET	
SS - SANITARY SEWER MANHOLE	
LS - LANDSCAPED AREA	
WM - WATER METER BOX	

- SURVEY NOTES:**
- DEEDS VESTING TITLE OF PROPERTY IN MANOUCHERHR YAMIN AND GERLINDE YAMIN RECORDED IN DEED BOOK 7745, PAGE 71 AND DEED BOOK 32990, PAGE 346 OF FULTON COUNTY, GEORGIA RECORDS.
 - ALTA/NSPS LAND TITLE SURVEY FOR BUCKHEAD PLACE LLC, ETAL., DATED JANUARY 25, 2012, AND LAST REVISED FEBRUARY 14, 2012, PREPARED BY GASKINS ENGINEERING AND SURVEYING COMPANY.
 - AS-BUILT SURVEY FOR CASHEM, MULLIN ETAL., DATED NOVEMBER 4, 1994, AND LAST REVISED DECEMBER 14, 1995, PREPARED BY WATTS & BROWNING ENGINEERS, INC.
 - PLATS RECORDED IN PLAT BOOK 193, PAGE 35 AND IN PLAT BOOK 387, PAGES 82 & 83, RECORDS OF FULTON COUNTY, GA.
 - ACCORDING TO FULTON COUNTY TAX RECORDS, SUBJECT PROPERTY CONSISTS OF: TAX PARCEL # 17 006100020156 - 0.314 ACRES. STREET ADDRESS APPEARS TO BE 3252 PEACHTREE ROAD NE, ATLANTA, GA 30305.
 - NO PORTION OF THIS PROPERTY LIES WITHIN AN AREA DEFINED AS BEING WITHIN A SPECIAL FLOOD HAZARD AREA AS IDENTIFIED ON FIRM, COMMENT NO. 131527 MAP NOS. 13121C00291 & 13121C00292, COVERING THE CITY OF ATLANTA, GA, EFFECTIVE DATE SEPTEMBER 18, 2013. PROPERTY IS LOCATED IN ZONE (NOT SHADED) BEING DEFINED AS BEING DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN AS PER SAID PANEL.
 - SUBJECT PROPERTY APPEARS TO BE ZONED FOR COMMERCIAL USE - SPl-9 SA4 ACCORDING TO CITY OF ATLANTA GIS MAP.
 - THE LOCATION OF UNDERGROUND UTILITIES SHOWN IS APPROXIMATE BASED ON ABOVE-GROUND STRUCTURES. LOCATIONS OF UNDERGROUND UTILITIES/STRUCTURES MAY VARY FROM LOCATIONS SHOWN HEREON. ADDITIONAL BURIED UTILITIES AND/OR STRUCTURES MAY EXIST. THE SURVEYOR MAKES NO CERTIFICATION AS TO THE ACCURACY AND COMPLETENESS OF THE LOCATIONS SHOWN HEREON.
 - THIS SURVEY DOES NOT CONSTITUTE A TITLE SEARCH BY THE SURVEYOR. ALL INFORMATION REGARDING RECORD EASEMENTS, COVENANTS, RESTRICTIONS AND OTHER DOCUMENTS THAT MIGHT AFFECT THE QUALITY OF TITLE TO THE SUBJECT PARCEL WAS GAINED FROM CHICAGO TITLE INSURANCE COMPANY COMMITMENT FOR TITLE INSURANCE NUMBER 2-35536(2), EFFECTIVE DATE: NOVEMBER 21, 2018. COMMENTS ADDRESSING EXCEPTIONS LISTED IN PART II - SCHEDULE B OF SAID COMMITMENT MAY BE FOUND UNDER "TITLE EXCEPTIONS" ON THIS SHEET.
 - SURVEY DATUM IS PER REFERENCED SURVEY BY WATTS & BROWNING ENGINEERS, INC. BEARINGS SHOWN ARE MAGNETIC NORTH. DISTANCES SHOWN ARE SURFACE DISTANCES.
 - ORIGINAL FIELD WORK FOR THIS SURVEY WAS COMPLETED ON DECEMBER 26, 2012. SITE WAS REVIEWED AND UPDATED ON AUGUST 25, 2017 AND AGAIN ON MARCH 15, 2019.
 - THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A CLOSURE PRECISION OF ONE FOOT IN 106,537 FEET. AN ANGULAR ERROR OF 2.9 SECONDS PER ANGLE POINT, AND WAS ADJUSTED USING THE COMPASS RULE. ANGULAR AND LINEAR MEASUREMENTS WERE OBTAINED USING A TOPCON GT3-303 TOTAL STATION. THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS ACCURATE WITHIN ONE FOOT IN 120,425 FEET.
 - PROPERTY HAS ACCESS TO PEACHTREE ROAD AS SHOWN ON SURVEY.
 - SITE CONTAINS A TOTAL OF 11 REGULAR PARKING SPACES AND 1 HANDICAP PARKING SPACE.
 - NOTE: LARGE BILLBOARD IS SITUATED ON THE ROOF OF THE BRICK BUILDING ON SUBJECT PROPERTY.

TITLE EXCEPTIONS
 CHICAGO TITLE INSURANCE COMPANY COMMITMENT FOR TITLE INSURANCE NUMBER 2-35536(2)
 EFFECTIVE DATE: NOVEMBER 21, 2018

PART II - SCHEDULE B LISTS THE FOLLOWING:

- Stipulations as contained in that certain Easement from JH Holdings, LTD, to Georgia Power Company, dated June 19, 2006, filed for record August 7, 2006 at 8:24 a.m., recorded in Deed Book 43184, Page 128, Records of Fulton County, Georgia. (AFFECTS SUBJECT PROPERTY - CONCERNS UTILITY SERVICE TO BUILDING FROM ADJOINING PROPERTY - AS SHOWN ON PLAT)
- Order and judgement as entered in that certain Condemnation - Department of Transportation VS 0.029 acres of land and certain easement rights on Manoucherhr Yamini, Gerlinde Yamini, et al, being Docket No. 2005CV108555, dated October 13, 2005, filed for record November 2, 2005 at 3:09 p.m., recorded in Deed Book 41313, page 557, Records of Fulton County, Georgia. (AFFECTS SUBJECT PROPERTY - PERMANENT EASEMENTS ARE AS SHOWN ON SURVEY - TEMPORARY EASEMENT EXPIRED ON JUNE 30, 2008)
- (INTENTIONALLY OMITTED)
- (INTENTIONALLY OMITTED)
- All those matters as disclosed by that certain survey entitled "ALTA/NSPS Land Title Survey For 3252 Peachtree LLC and Chicago Title Insurance Company, prepared by McNally & Patrick, dated December 26, 2012, last revised September 7, 2017. (ALL MATTERS ARE SHOWN ON THIS PLAT)

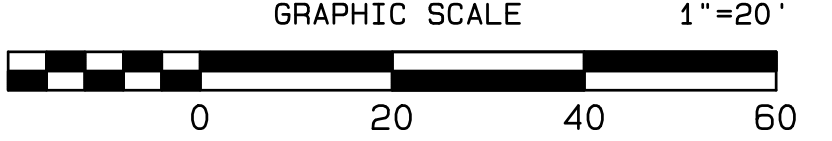
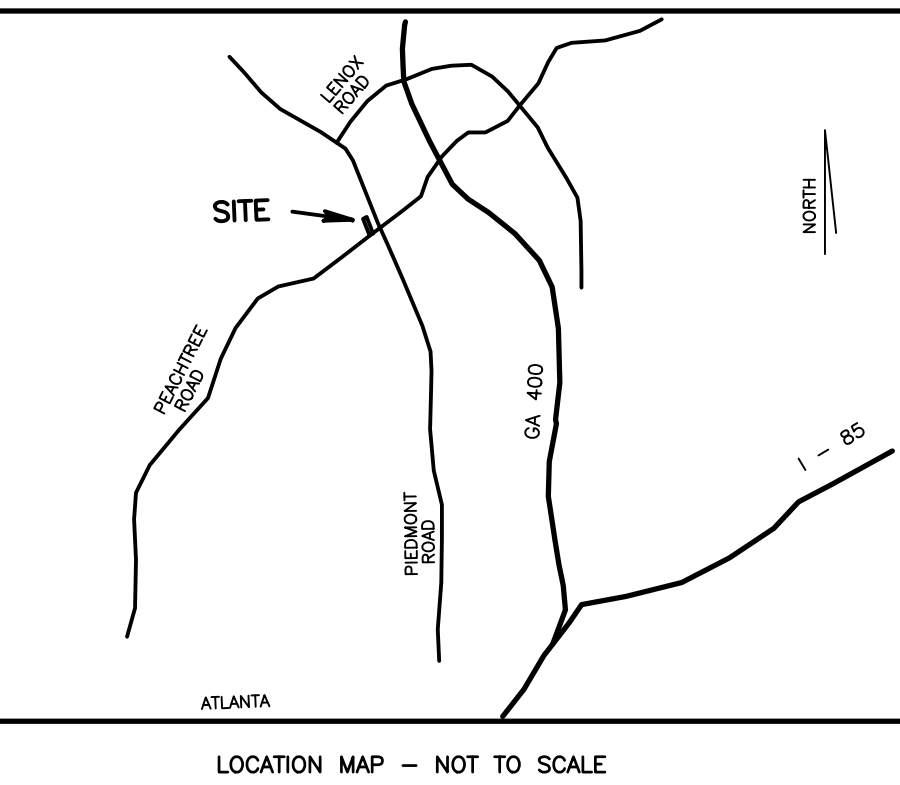
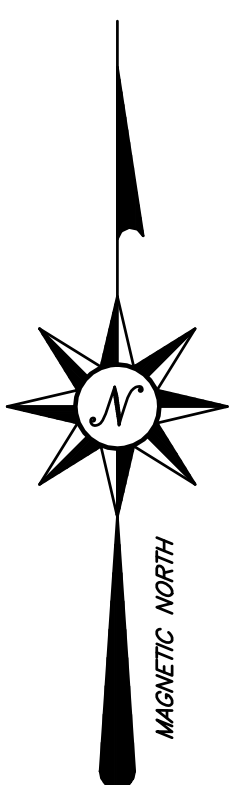
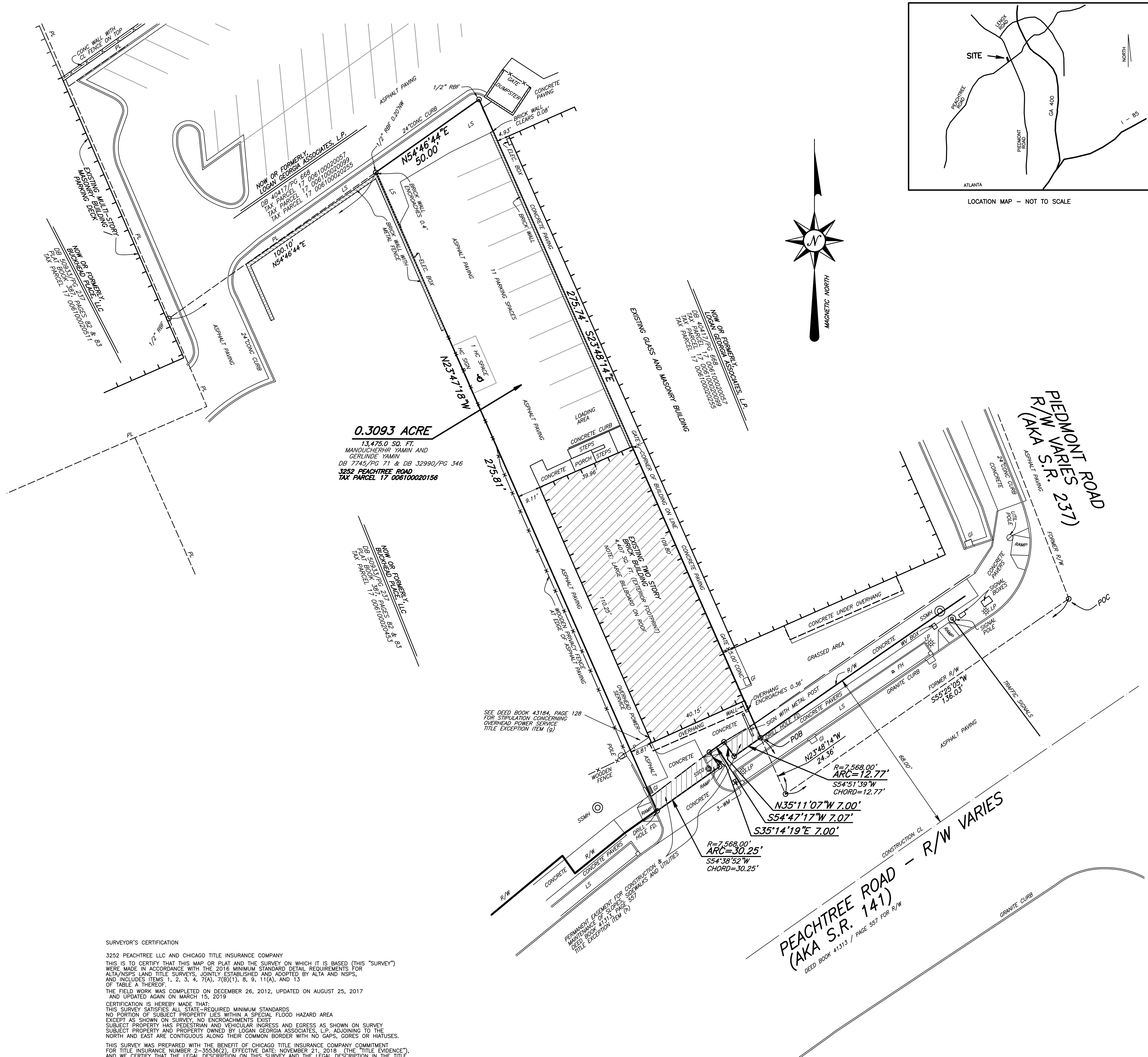
LEGAL DESCRIPTION

ALL THAT TRACT OR PARCEL of land lying and being in Land Lot 61 of the 17th District, in the City of Atlanta, Fulton County, Georgia, and being more particularly described as follows:

COMMENCING at a point formed by the intersection of the former northwesterly right-of-way of Peachtree Road (width of right-of-way varies) with the former southwesterly right-of-way of Piedmont Road (width of right-of-way varies), if said right-of-way were extended to form an angle instead of a miter; thence South 55°25'05" West along the said extended former right-of-way of Peachtree Road for a distance of 136.03 feet to a point; thence, leaving said former right of way, North 23°48'14" West a distance of 24.36 feet to a drill hole found located on the existing northwesterly right-of-way of Peachtree Road, said point being the TRUE POINT OF BEGINNING; FROM THE TRUE POINT OF BEGINNING as thus established, thence along said northwesterly right-of-way of Peachtree Road for the following courses and distances; southwesterly along the arc of a curve to the left an arc distance of 12.77 feet to a point (said arc having a radius of 7568.00 feet, and being subtended by a chord line having a bearing of South 54°51'39" West and a chord length of 12.77 feet); thence North 35°11'07" West a distance of 7.00 feet to a point; thence South 54°47'17" West a distance of 7.07 feet to a point; thence South 35°14'19" East a distance of 7.00 feet to a point; thence southwesterly along the arc of a curve to the left an arc distance of 30.25 feet to a drill hole found (said arc having a radius of 7568.00 feet, and being subtended by a chord line having a bearing of South 54°38'52" West and a chord length of 30.25 feet); thence leaving said right of way, along the northeastern boundary of property now or formerly owned by Buckhead Place, LLC, North 23°47'18" West a distance of 275.81 feet to a point; thence, along the southeastern boundary of property now or formerly owned by Logan Georgia Associates, L.P., North 54°46'44" East a distance of 50.00 feet to a one-half inch re-bar found; thence, along the southwestern boundary of property now or formerly owned by Logan Georgia Associates, L.P., South 23°48'14" East a distance of 275.74 feet to a drill hole found on the northwesterly right-of-way of Peachtree Road and the TRUE POINT OF BEGINNING; said tract or parcel containing approximately 0.3093 acres or 13,475.0 square feet.

ALL as more particularly shown and depicted on that certain ALTA/NSPS Land Title Survey dated December 26, 2012, and being last revised on March 15, 2019, prepared by McNally & Patrick, Inc., and bearing the seal of Lloyd C. McNally, Georgia Registered Land Surveyor No. 2040, for 3252 Peachtree LLC and Chicago Title Insurance Company.

SURVEYOR'S CERTIFICATION
 3252 PEACHTREE LLC AND CHICAGO TITLE INSURANCE COMPANY
 THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED (THIS "SURVEY") WERE MADE IN ACCORDANCE WITH THE 2016 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 4, 7(A), 7(B)(1), 8, 9, 11(A), AND 13 OF TABLE A THEREOF.
 THE FIELD WORK WAS COMPLETED ON DECEMBER 26, 2012, UPDATED ON AUGUST 25, 2017 AND UPDATED AGAIN ON MARCH 15, 2019.
 CERTIFICATION IS HEREBY MADE THAT:
 THIS SURVEY SATISFIES ALL STATE-REQUIRED MINIMUM STANDARDS
 NO PORTION OF SUBJECT PROPERTY LIES WITHIN A SPECIAL FLOOD HAZARD AREA EXCEPT AS SHOWN ON SURVEY. NO ENCROACHMENTS EXIST.
 SUBJECT PROPERTY HAS PEDESTRIAN AND VEHICULAR INGRESS AND EGRESS AS SHOWN ON SURVEY.
 SUBJECT PROPERTY AND PROPERTY OWNED BY LOGAN GEORGIA ASSOCIATES, L.P., ADJOINING TO THE NORTH AND EAST ARE CONTIGUOUS ALONG THEIR COMMON BORDER WITH NO GAPS, CORERS OR HAIWAYS.
 THIS SURVEY WAS PREPARED FOR THE BENEFIT OF CHICAGO TITLE INSURANCE COMPANY COMMITMENT FOR TITLE INSURANCE NUMBER 2-35536(2), EFFECTIVE DATE: NOVEMBER 21, 2018 (THE "TITLE EVIDENCE"), AND WE CERTIFY THAT THE LEGAL DESCRIPTION ON THIS SURVEY AND THE LEGAL DESCRIPTION IN THE TITLE EVIDENCE DESCRIBE ONE AND THE SAME PROPERTY.
 Lloyd C. McNally, Jr. 3/15/2019
 LLOYD C. MCNALLY, JR., R.L.S. NO. 2040 DATE



NO.	REVISIONS	DATE
1	REVISED TO UPDATE, CHECK FOR ENCROACHMENTS, REFLECT NEW TITLE COMMITMENT, REVISE CAPTION	9/7/17
2	REVISED TO UPDATE, CHECK FOR ENCROACHMENTS, REFLECT NEW TITLE COMMITMENT	3/15/19

McNally & Patrick
 1806 HWY. 29 SOUTH - LAWRENCEVILLE, GA 30044
 PHONE: 770/963-8520 FAX: 770/963-3884

ALTA/NSPS LAND TITLE SURVEY FOR:
3252 PEACHTREE LLC AND CHICAGO TITLE INSURANCE COMPANY
 LAND LOT 61 OF THE 17TH DISTRICT, CITY OF ATLANTA - FULTON COUNTY, GEORGIA
 DATE: 12-26-12
 SCALE: 1"=20'
 PROJECT#: 124765A_ALTA_R2

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