| APPLICATION FOR A SPECIAL ADMINISTRATIVE PERMIT (SAP)  |
|--|
| For SPI, Beltline, LW, MR, MRC, NC, I-Mix Zoning Districts & Unified Development Plans File No.:<br>City of Atlanta, Office of Zoning and Development (404-330-6145)   |
| APPLICANT (name) Peachtree at Stratford Apartments Phase 2, LLC  |
| ADDRESS 3372 Peachtree Rd., Suite 300, Atlanta, GA 30326   |
| PHONE NO. 404-793-0707 EMAIL eallen@relatedgroup.com   |
| PROPERTY LANDOWNER SEE ATTACHED  |
| ADDRESS  |
| PHONE NO. EMAIL  |
| ADDRESS OF PROPERTY 3372 Peachtree Rd.   |
| Land District 17 Land Lot 45 Council District 7 NPU B  |
| Is property within the BeltLine Overlay District? Yes No Zoning Classification SPI-12/SA1/BPO  |
| 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. <u>Requests for administrative variations must be accompanied by a written justification for each.</u><br><b>Property Survey:</b> 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:  |
| <ul> <li>a. <u>Initial Submission</u>: <u>One(1) site</u> plan &amp; On<u>e (1) set</u> of elevations.</li> <li><u>Other information</u>: Copies of applicable Rezoning Legislation, Special Use Permit and any letters for Variance or Special</li> </ul>   |
| 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).   |
| Eees (non-refundable): Payable to the "City of Atlanta" in the form of cash, credit card, personal or cashier check, or money order.   |
| <ul> <li>□ Exterior demo, outdoor dining new/expansion, or non-expansion: \$250.</li> <li>□ Developments &lt; 50,000 sq.ft. of floor area: \$500.</li> <li>□ Developments ≥ 250,000 sq.ft. of floor area: \$1,500.</li> </ul>  |
| I HEREBY AUTHORIZE CITY STAFF TO INSPECT PREMISES OF ABOVE DESCRIBED PROPERTY. I HEREBY DEPOSE THAT<br>ALL STATEMENTS HEREIN ATTACHED & SUBMITTED ARE TRUE TO THE BEST OF MY KNOWLEDGE AND BELIEF.   |
| Date 5/24/22 Signature of Applicant White Ale  |
| Additional Submittal Requirements (as applicable):   |
| <ul> <li>Inclusionary Zoning: All new or conversion multifamily residential rental projects with 10 or more units in the Beltline Overlay<br/>District OR Westside neighborhoods of English Avenue, Vine City, Ashview Heights, or AUC must complete and submit the<br/>Inclusionary Zoning: All new or conversion multifamily residential rental projects with 10 or more units in the Beltline Overlay</li> </ul>  |
| <ul> <li>Inclusionary Zoning Certification Form with their application. Review and complete pages 11-12 of this SAP for certification forms.</li> <li><u>Beltline, NC-2, NC-6, NC-10, NC-11, NC-12, &amp; NC-14 Districts</u>: Applicant must send a copy of the filed SAP application to the NPU</li> </ul>   |
| 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.   |
| <ul> <li><u>Pre-application Conference with Zoning and Development Staff (prior to SAP submittal)</u>: 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.</li> </ul>  |
| <ul> <li><u>Development Review Committee (DRC)</u>: Projects in the Beltline &amp; SPIs 1, 9, 12, 15, 16, 17 districts may require DRC review (See page 3).</li> </ul>   |
| <ul> <li><u>Development of Regional Impact (DRI) Study</u>: 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.</li> </ul>   |
| <ul> <li>Initial submission: DRI Form 1 with the SAP application. Zoning and Development staff will then submit information to GRTA<br/>and ARC.</li> </ul>  |
| 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   |
|  |
| <ul> <li>disturbance to determine applicable storm water work. Call 404-330-6249 or visit: www.atlantawatershed.org/greeninfrastructure</li> <li>Unified Development Plans: Applicable to all zoning districts except R-1 to R-5, RLC, PD, &amp; historic bldgs/districts (Section 16-28.030)</li> <li>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.<br/>(Atlanta Code Chapter 16, Section 16-25). * Note: NPU/DRC notification and review, as applicable, are required to complete the SAP application.</li> </ul> |
| <ul> <li>disturbance to determine applicable storm water work. Call 404-330-6249 or visit: www.atlantawatershed.org/greeninfrastructure</li> <li>Unified Development Plans: Applicable to all zoning districts except R-1 to R-5, RLC, PD, &amp; historic bldgs/districts (Section 16-28.030)</li> <li>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.</li> </ul>   |

### **SAP Application Owner and Address List**

| Owner   | Parcel ID      | Property Address                 | Owner Address   |
|---|----------------|----------------------------------|---|
| Peachtree at Stratford<br>Apartments Phase 2, LLC | 17 0045 LL0846 | 3372 Peachtree Road<br>(Phase 2) | 3372 Peachtree Road<br>Suite 300<br>Atlanta, GA 30326 |
| Development Authority of<br>Fulton County         | 17 0045 LL0614 | 3372 Peachtree Road<br>(Phase 1) | 141 Pryor Street SW, St. 2052<br>Atlanta, GA 30303    |



City of Atlanta Office of Zoning & Development SPECIAL ADMINISTRATIVE PERMIT (SAP) APPLICATION Notarized Authorization by Property Land Owner

File #

(Required only if applicant is not the owner of the property subject to the application)

TYPE OF APPLICATION: Special Administrative Permit

Development Authority of Fulton County SWEAR THAT I AM THE LANDOWNER

owner(s) name

OF THE PROPERTY LOCATED AT: 3372 Peachtree Rd.

AS SHOWN IN THE RECORDS OF Fulton

COUNTY, GEORGIA WHICH IS

THE SUBJECT MATTER OF THE ATTACHED APPLICATION. I AUTHORIZE THE PERSON NAMED

BELOW TO ACT AS THE APPLICANT IN THE PURSUIT OF THIS APPLICATION.

NAME OF APPLICANT (PRINT CLEARLY):

Peachtree at Stratford Apartments Phase 2, LLC

ADDRESS: 3372 Peachtree Rd., Suite 300, Atlanta, GA 30326

TELEPHONE: 404-793-0707

EMAIL: eallen@relatedgroup.com

Signature of Property Landowner

Development Authority of Fulton County

Print Name of Property Landowner

Personally Appeared Before Me <u>Michel M-Turpeau, Chairman of Development</u> Authority of Fulton County Who Swears That The Information Contained In this Authorization Is True and Correct To The Best of His or Her Knowledge and Belief. Signature of Netary Public 05151072



### **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**

- Net Lot Area (NLA) = length of property line X width of property line •
- GLA for corner lots = (NLA) + [(street "A" right-of-way width ÷2) X (street "A" length of property line)] + [(street "B" right-ofway width +2) X (street "B" length of property line) + [(street "A" right-of-way width +2) X (street "B" right-of-way width +2)]
- GLA (with only one front yard adjacent to street) = (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.

| <ul> <li><u>Building Lot Coverage provided</u> = (net lot area minus area of building footprint) ÷ (net lot area)</li> </ul> |                                   |                |        |                                       |                                   |                    |                   |
|--|-----------------------------------|----------------|--------|---------------------------------------|-----------------------------------|--------------------|-------------------|
| Lot Size (in squa  | re footage)                       |                |        |                                       |                                   |                    |                   |
| Gross Lan  | d Area (GLA)                      |                |        |                                       |                                   |                    |                   |
| Net Lot Area (NLA)   |                                   |                |        |                                       |                                   |                    |                   |
| Floor Area Rati  | o (FAR) – as                      | s applicable   | e. C   | heck which use                        | ed for resider                    | ntial: 🗆 GLA, or   |                   |
| SPI 12 Height Requirements   |                                   |                |        | Non-<br>Residential<br>FAR Ratio      | Non-Residential Squ               | are Footage        |                   |
| Base Allowed   |                                   |                |        |                                       |                                   |                    |                   |
| Base Provided  |                                   |                |        |                                       |                                   |                    |                   |
| Bonus Allowed  |                                   |                |        |                                       |                                   |                    |                   |
| Bonus Provided   |                                   |                |        |                                       |                                   |                    |                   |
| Bonus FAR Program (check bonus utilized if applicable)   |                                   |                |        |                                       |                                   |                    |                   |
| Transit □<br>Station   | Ground Floor<br>Retail            |                |        | n Space and<br>Streets                | Community<br>Center<br>Facilities | Workforce Housing  |                   |
| Residential Units  |                                   |                |        | Total Provided:                       |                                   |                    |                   |
| Number of Units Provided (without bonus)   |                                   |                |        |                                       |                                   |                    |                   |
| Number   | of Bonus Units                    | Provided (with | nout v | workforce housing)                    |                                   |                    |                   |
| Number of Bonu   | us Workforce H                    | ousing Units F | Provid | led (20% required)                    |                                   |                    |                   |
| Total Number of Units per Acre   |                                   |                |        |                                       |                                   |                    |                   |
| Building Coverage or Lot Coverage (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/Colle | ector  | Beltline Corridor                     | Local Street                      | Arterial/Collector | Beltline Corridor |
| Min. Required  |                                   | N/A            |        |                                       |                                   |                    |                   |
| Provided (specify for each street)   |                                   |                |        |                                       |                                   |                    |                   |



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

File #

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

#### **Definitions and Methods of Calculation**

- <u>LUI</u> = Land Use Intensity Ratios Table (per Section 16-08 R-G District Regulations)
- <u>TOSR</u> 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.
  - TOSR required = (LUI table) X (GLA).
  - TOSR provided = (GLA) (area of building footprint) + (combined area of balconies and rooftop terraces).
- <u>UOSR</u> 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.
  - UOSR required = (LUI table) X (the corresponding lot size used to calculate FAR).
  - If GLA is used for USOR, than 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

(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.)

|  | Ratio  | Total Square Footage    |  |  |  |  |
|--|--|-------------------------|--|--|--|--|
| Minimum<br>Required  | N/A  |                         |  |  |  |  |
| Provided   |  |                         |  |  |  |  |
| Square Footage b   | preakout of UNCOVERED TOSR amount prov   | vided by the following: |  |  |  |  |
|  | GLA minus building square footage  |                         |  |  |  |  |
| Open exterio   | r balconies (per Section 16-28 or district regs)                                   |                         |  |  |  |  |
|  | Roof area improved as recreation space   |                         |  |  |  |  |
| Square Footage b   | preakout of COVERED TOSR amount provide  | ed by the following:    |  |  |  |  |
| Areas close  | ed to the sky (roof) but having two sides with a<br>minimum of 50% open            |                         |  |  |  |  |
| UOSR: Usabl  | UOSR: Usable Open Space Requirements for Residential and or Mixed-use Developments |                         |  |  |  |  |
|  | not counted towards Public Space Requirement                                       | -                       |  |  |  |  |
|  | Ratio  | Total Square Footage    |  |  |  |  |
| Minimum<br>Required  |  |                         |  |  |  |  |
| Provided   |  |                         |  |  |  |  |
| Square Footage E   | Breakdown of UOSR amounts provided by th   | e following:            |  |  |  |  |
|  | Balconies  |                         |  |  |  |  |
|  | Rooftop Terraces   |                         |  |  |  |  |
|  | Landscaped Areas and Plazas  |                         |  |  |  |  |
| Portions of Sidewalks on Private Property                            |  |                         |  |  |  |  |
| Portions of Landscaped Areas in Right-of-way adjacent to<br>Property |  |                         |  |  |  |  |
|  | Dogwalk  | 620 SF                  |  |  |  |  |



### 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<br>(These are areas not counted towards UOSR) |  |                      |  |  |  |
| Public Space provided = (square footage area of exterior space) + (square footage area of interior space)                 |  |                      |  |  |  |
|   | Percentage (%)   | Total Square Footage |  |  |  |
| Minimum<br>Required<br>Provided   | N/A  |                      |  |  |  |
|   | Breakdown of PSR amounts provided by the   | following:           |  |  |  |
| EXTERIOR (acces<br>areas, plazas, ter   | ssible to general public such as landscaped<br>races, patios, observation decks, fountains,<br>n areas, open recreational spaces, etc.)  | j.                   |  |  |  |
| during normal bus<br>lobbies, concours  | d-level area accessible to the general public<br>siness hours such as malls, galleries, atria,<br>es, plaza, walkways, fountains, landscape<br>ecreation, pedestrian seating, or eating and<br>hities) |                      |  |  |  |

### 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<br>Spaces   | Residential    |                          | Non-residential U                       |                      |  |  |
| Minimum Required  |                |                          |   |                      |  |  |
| Provided  |                |                          |   |                      |  |  |
| Maximum Allowed   |                |                          |   |                      |  |  |
| Bicycle Parking<br>Spaces   |                | Residential              |   | Non-residential Uses |  |  |
| Minimum Required  |                |                          |   |                      |  |  |
| Provided  |                |                          |   |                      |  |  |
| <b>On-site Loading Spaces</b> (see applicable zoning district requirements or Section 16-028.015) |                |                          |   |                      |  |  |
|   |                | <b>Residential/Hotel</b> | Non-residential Uses (break out by use) |                      |  |  |
| Minimum Required (specify for each use)   |                |                          |   |                      |  |  |
| Provided<br>(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.

Applicant Printed Name

5/27/22 Date

**Applicant Signature** 



## Uber Icon Project Summary 5/27/2022

The proposed multi-family high-rise project will be a second phase of construction on the Icon Buckhead project site located at 3372 Peachtree Rd, Atlanta, Georgia. The land being developed in this phase of construction is part of previously approved SAP 15-145, approved on February 1, 2016.

The project will consist of approximately 350,000 rentable square feet of residential apartments located within a 32-story tower. The building will include parking for 392 cars to serve residents and guests of the 209 luxury apartment units.

The lobby and residential amenities will be located on the ground levels facing the private street to the west and Stratford Road to the North. There will be a vehicular and pedestrian entry court to the east, accessed from Stratford Rd.

Loading and service access along with a parking deck entrance will be provided along the private drive to the West.

The proposed parking deck will connect and function as an extension of the existing parking deck constructed in phase 1.



# **UBER ICON**





## DRC SUBMITTAL 5/27/2022

# **RELATED**





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# SURVEY NOTES

THIS BOX RESERVED FOR THE CLERK OF SUPERIOR COURT

OSURE STATEMENT

DUIPMENT USER A TOPCON 223 TOTAL STATION WAS USED TO OBTAIN ANGULAR MEASUREMENTS AND DISTANCE MEASUREMENTS. TRIMBLE R-8 DUAL FREQUENCY GPS UNIT WAS USED FOR ESTABLISHING CONTROL. A NETWORK ADJUSTED RTK SURVEY WAS PERFORMED AND ADJUSTED BY RELATIVE POSITIONAL ACCURACY.

HIS SURVEY HAS BEEN CALCULATED FOR CLOSURE. PHASE 1 IS ACCURATE WITHIN ONE FOOT IN 132.617 FEET. PHASE 2 IS ACCURATE WITHIN ONE FOOT IN 71.814 FEET THE OVERALL PROPERTY (PHASE 1 AND PHASE 2 IS ACCURATE WITHIN ONE FOOT IN 246 761 FEF THE FIELD DATA UPON WHICH THIS SURVEY IS BASED, ARE WITHIN THE

OSITIONAL TOLERANCES ALLOWED FOR ALTA/NSPS LAND TITLE SURVEYS PER THE 2016 MINIMUM TECHNICAL STANDARDS ESTABLISHED BY ALTA AND NSPS AND WAS ADJUSTED USING THE LEAST SQUARES METHOD. THE BEARINGS SHOWN ON THIS SURVEY ARE COMPUTED ANGLES BASED ON A GRID BEARING BASE (GA WEST ZONE) NAD83. LL HORIZONTAL DISTANCES SHOWN ARE GROUND DISTANCES. MEASURING UNITS OF THIS SURVEY ARE IN U.S. SURVEY FEET. UE TO VARIANCES IN GPS EQUIPMENT, TECHNIQUES, FEDERAL ADJUSTMENTS TO STATE PLANE MODELS AND DAILY CONDITIONS IMPACTING GPS RECEPTIVITY, GPS SOLUTIONS MAY VARY FROM THOSE PROVIDED ON THIS SURVEY BOTH

HORIZONTALLY AND VERTICALLY. ANY AND ALL CONTRACTORS, CONSULTANTS

NDIVIDUALS OR ENTITIES RELYING ON STATE PLANE COORDINATES TO RELATE TO DATA PROVIDED ON THIS SURVEY MUST LOCALIZE TO THE SURVEY CONTROL BENCHMARKS OR PROPERTY MONUMENTATION. ESTABLISHED BY THIS SURVEY IN ORDER TO ENSURE ACCURACY OF DATA THE OWNER, HIS EMPLOYEES, HIS CONSULTANTS, HIS CONTRACTORS, AND/OR HIS AGENTS SHALL HEREBY DISTINCTLY INDERSTAND THAT THE SURVEYOR IS NOT RESPONSIBLE FOR ISSUES ENCOUNTERED DUE TO FAILURE TO LOCALIZE DIRECTLY TO THIS SURVEY DATUM. FIELD WORK FOR THIS PROPERTY WAS COMPLETED ON OCTOBER 29, 2020

THIS SURVEY MAY NOT REPRESENT OFFSITE PAINT STRIPING TO THE ACCURACY REQUIRED FOR LANE DESIGN. TERRAMARK LOCATES THE EDGE OF PAVING AND CRITICAL POINTS TO REFLECT ACCURATE TOPOGRAPHIC DATA ONLY. ACCURACY OF PAINT LOCATIONS SHOULD BE VERIFIED WITH SURVEYOR PRIOR TO USING THIS SURVEY FOR DESIGN. INFORMATION REGARDING THE REPUTED PRESENCE, SIZE, CHARACTER, AND

CATION OF EXISTING UNDERGROUND LITH TIES AND STRUCTURES IS SHOWN

HEREON, THERE IS NO CERTAINTY TO THE ACCURACY OF THIS INFORMATION AND SHALL BE CONSIDERED IN THAT LIGHT BY THOSE USING THIS DRAWING E LOCATION AND ARRANGEMENT OF UNDERGROUND UTILITIES AND STRUCTURES HOWN HEREON MAY BE INACCURATE AND UTILITIES AND STRUCTURES NOT HOWN MAY BE ENCOUNTERED. THE OWNER, HIS EMPLOYEES, HIS CONSULTANTS, HIS CONTRACTORS, AND/OR HIS AGENTS SHALL HEREBY DISTINCTLY UNDERSTAND HAT THE SURVEYOR IS NOT RESPONSIBLE FOR THE CORRECTNESS OR SUFFICIENCY OF THIS INFORMATION SHOWN HEREON AS TO SUCH UNDERGROUND INFORMATION. INFORMATION REGARDING STORM SEWER AND SANITARY SEWER AS SHOWN HEREON, IS BASED ON OBSERVATIONS TAKEN BY TERRAMARK EMPLOYEES AT

THE GROUND ELEVATION OF THE EXISTING STRUCTURE. TERRAMARK EMPLOYEES

ARE NOT AUTHORIZED TO ENTER A CONFINED SPACE SUCH AS A STRUCTURE. THEREFORE, THERE IS NO CERTAINTY OF THE PIPE SIZES AND PIPE MATERIAL THAT ARE SHOWN ON THIS SURVEY. EXCAVATION BY A CERTIFIED CONTRACTOR IS THE ONLY WAY TO VERIFY PIPE SIZE AND MATERIAL. THE OWNER, HIS EMPLOYEES, HIS CONSULTANTS, HIS CONTRACTORS, AND/OR HIS AGENTS SHALL HEREBY DISTINCTLY JNDERSTAND THAT THE SURVEYOR IS NOT RESPONSIBLE FOR THE CORRECTNESS OR SUFFICIENCY OF THE PIPE INFORMATION SHOWN HEREON. ERRAMARK LAND SURVEYING. INC. WAS UNABLE TO DETERMINE THE EXTENT OF PIPES MARKED AS APPROXIMATE DIRECTION ONLY. AFORESAID PIPE IS DRAWN ON THE

SURVEY TO REFLECT THE OBSERVED DIRECTION BASED UPON A VISUAL INSPECTION OF THE STRUCTURE ONLY AND IS SHOWN FOR INFORMATIONAL PURPOSES. STATE WATERS AND BUFFERS AS SHOWN OR NOT SHOWN HEREON ARE SUBJECT TO REVIEW BY LOCAL JURISDICTION OFFICIALS. IT IS THE RESPONSIBILITY OF THE LOCAL AUTHORITY TO DETERMINE SPECIFIC WATER CLASSIFICATION THEREFORE ERRAMARK LAND SURVEYING ACCEPTS NO RESPONSIBILITY IN THE IDENTIFICATION OF SAID WATERS OR BUFFERS IDENTIFIED OR NOT IDENTIFIED HEREON. PROPERTY IS SUBJECT TO RIGHTS OF UPPER AND LOWER RIPARIAN OWNERS IN

AND TO THE WATER OF CREEKS AND BRANCHES CROSSING OR ADJOINING SUBJECT PROPERTY AND THE NATURAL FLOW THEREOF, FREE FROM DIMINUTION OR POLLUTION THIS SURVEY WAS PREPARED FOR THE EXCLUSIVE USE OF THE PERSON. PERSONS OR ENTITY NAMED HEREON. THIS SURVEY DOES NOT EXTEND TO ANY UNNAMED PERSON. PERSONS OR ENTITY WITHOUT THE EXPRESS CERTIFICATION BY THE SURVEYOR AMING SAID PERSON, PERSONS OR ENTITY. TERRAMARK LAND SURVEYING, INC. DOES NOT WARRANT THE EXISTENCE OR NON-EXISTENCE OF ANY WETLANDS OR HAZARDOUS WASTE IN THE SURVEY AREA.

# SITE INFORMATION

PHASE 1: CURRENT OWNERS:

FEE SIMPLE TITLE: DEVELOPMENT AUTHORITY OF FULTON COUNTY DB. 57041 PG. 144 LEASE HOLD INTEREST: PEACHTREE AT STRATFORD APARTMENTS, LLC DB. 57041 PG. 150

TPID: 170045LL0747 ADDRESS: 3372 PEACHTREE ROAD

PHASE 2: CURRENT OWNER:

FEE SIMPLE TITLE: PEACHTREE AT STRATFORD APARTMENTS PHASE 2, LLC DB. 56141 PG. 470 TPID: 170045LL0846 ADDRESS: UNASSIGNED

PARKING MAXIMUM PARKING ALLOWED: 1,080 SPACES

EXISTING SPACES (FIELD VERIFIED): REGULAR SPACES: 511 OMPACT SPACES

LECTRIC SPACE HANDICAP SPACES TOTAL SPACES: 634

# **REFERENCE MATERIAL**

- 1. ALTA/ACSM LAND TITLE SURVEY PREPARED BY HDR ENGINEERING, INC DATED MARCH 6, 2006 AND LAST REVISED JUNE 30, 2008
- 2 TOPOGRAPHIC SURVEY PREPARED BY TERRAMARK LAND SURVEYING, INC. DATED AUGUST 12, 2008
- 3. ALTA/ACSM LAND TITLE SURVEY PREPARED BY TERRAMARK LAND SURVEYING, INC.
- DATED AUGUST 26, 2013 AND LAST REVISED SEPTEMBER 17, 2013 4 RIGHT-OF-WAY MAP PREPARED BY GEORGIA DEPARTMENT OF TRANSPORTATION PROJECT # CSMSL-0006-00-(683)
- SHEETS 2-5 OF 19 DATED SEPTEMBER 19, 2003 AND LAST REVISED FEBRUARY 16, 2007 5. ALTA/ACSM LAND TITLE SURVEY FOR RABUN RASCHE RECTOR & REECE ARCHITECTS, ACKERMAN STRATFORD ASSOCIATES, LTD., AND CHICAGO TITLE INSURANCE COMPANY
- DATED NOVEMBER 11, 2013 6. ALTA/NSPS LAND TITLE SURVEY FOR BANK OF AMERICA, N.A., AS ADMINISTRATIVE AGENT FOR CERTAIN LENDERS PEACHTREE AT STRATEORD APARTMENTS, LLC, FIRST AMERICAN TITLE INSURANCE COMPANY, LIEBLER, GONZALEZ & PORTUONDO AND GREENBERG TRAURIG, P.A. PREPARED BY TERRAMARK LAND SURVEYING, INC.
- DATED APRIL 12, 2017 AND LAST REVISED MAY 4, 2017 7. PILE AS-BUILT EXHIBIT FOR GILBANE RESIDENTIAL CONSTRUCTION PREPARED BY LOWE ENGINEERS DATED APRIL 11, 2018
- 8. ALTA/NSPS LAND TITLE SURVEY FOR BANK OF AMERICA, N.A., AS LENDER, PEACHTREE AT STRATFORD APARTMENTS, LLC, AS BORROWER, AND FIRST AMERICAN TITLE INSURANCE COMPANY, AS TITLE INSURANCE COMPANY PREPARED BY TERRAMARK LAND SURVEYING INC DATED MAY 4, 2018 AND LAST REVISED JULY 10, 2018

## ZONING INFORMATION

HE ZONING INFORMATION SHOWN HEREON IS SHOWN PER THE APPROVED SPECIAL ADMINSTRATIVE PERMIT (SAP) FILE NUMBER SAP 15-145 APPROVED BY THE CITY OF ATLANTA FEBRUARY 1, 2016.

CONING: SPI-12-SA1 WITH ADMINISTRATIVE VARIATIONS IURISDICTION: CITY OF ATLANTA

THIS AREA OF THE BUILDING.

AXIMUM BUILDING HEIGHT ALLOWED: 549 PROPOSED ALLOWABLE RESIDENTIAL BUILDING AREA: 458,000 SQ. F

PROPOSED ALLOWABLE NON-RESIDENTIAL BUILDING AREA: 25,500 SQ. FT TOTAL ALLOWABLE BUILDING AREA: 483,500 SQ. FT. JILDING SET BACK LINE

G PEACHTREE ROAD: 35' MINIMUM / 45' MAXIMUM FROM BACK OF CURB ALONG STRATFORD ROAD: 15' MINIMUM / 40' MAXIMUM FROM BACK OF CURB ARKING REQUIREMENTS: MAXIMUM PARKING ALLOWED: 1,080 SPACES

CONING VARIATION #1: THE PROPOSED PROJECT WILL BE SEPARATED INTO TWO AREAS THAT ARE ASSOCIATED WITH TWO DIFFERENT PHASES. THE REAR OF THE PHASE 2 AREA OF THE SITE HAS AN EXISTING CURB-CUT FOR A SHARED DRIVEWAY WITH THE REAR ADJACENT PROPERTY. TWELVE FEET OF THE CURB-CUT IS ON THE ACCESS TO THE PHASE 1 PROJECT, AND A 30 FOOT WIDE CURB-CUT IS PROPOSED ON STRATFORD ROAD, CLOSER TO PEACHTREE ROAD. THIS NEW CURB-CUT WILL PROVIDE ADEQUATE ACCESS TO THE PHASE 1 PROJECT, ASA WELL AS ACCESS TO THE WESTERN ADJACENT PROPERTY, WHICH IS CURRENTLY DEVELOPED WITH RESTAURANT. A WIDER CURB-CUT IS NEEDED TO ACCOMMODATE LOADING ACCESS TO THE DEVELOPMENT BY HICLES WITH SIDER TURNING MOVEMENTS.

ONING VARIATION #2: THE DEVELOPMENT INCLUDES A CIRCULAR COMMERCIAL

UILDING FACADE AT THE CORNER PEACHTREE ROAD AND STRATFORD ROAD, AND OMMERCIAL USE ALONG THE PEACHTREE ROAD FACADE. THESE COMMERCIAL USES ARE JOINED BY THE LOBBY ENTRY BETWEEN THEM, WHICH IS RECESSED TO MAINTAIN THE CIRCULAR SHAPE OF THE CORNER FACADE. THE MAJORITY OF THE BUILDING LIES WITHIN THE ALLOWABLE SUPPLEMENTAL ZONE SETBACK, BUT ONLY LOBBY DOOR IS RECESSED FURTHER AWAY. THE 28-FOOT MEASUREMENT IS FROM THE OUTER CIRCULAR FOOTPRINT TO THE DOOR, SO THERE IS ACTUALLY LESS FULLY ENCLOSED AREA THAN IF THE CIRCULAR FOOTPRINT WAS MORE SQUARE OR RECTANGULAR. THE PROPOSED BUILDING DESIGN REDUCES THE NEED FOR A 10-FOOT MAXIMUM LOBBY RECESS DEPTH IN THIS AREA OF THE BUILDING

# **ALTA/NSPS LAND TITLE SURVEY** PEACHTREE AT STRATFORD APARTMENTS, LLC, A DELAWARE LIMITED LIABILITY COMPANY, BORROWER; BANK OF AMERICA, N.A., ITS SUCCESSORS AND/OR ASSIGNS, LENDER AND ADMINISTRATIVE AGENT; CITIZENS BANK, NATIONAL ASSOCIATION, ITS SUCCESSORS AND/OR ASSIGNS, LENDER; FIRST AMERICAN TITLE INSURANCE COMPANY; AND CALLOWAY TITLE AND ESCROW, LLC (PEACHTREE AT STRATFORD APARTMENTS)

LOCATED IN LAND LOT 45, 17TH DISTRICT CITY OF ATLANTA, FULTON COUNTY, GEORGIA

# TITLE NOTES

ACCORDING TO THE "FIRM" (FLOOD INSURANCE RATE MAPS) OF FULTON COUNTY, GEORGIA, PANEL NUMBER 13121C0251 F, HAVING AN EFFECTIVE DATE OF SEPTEMBER 18, 2013, THIS PROPERTY IS DETERMINED TO LIE WITHIN ZONE "X", WHICH IS DEFINED AS AREAS DEFINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE SURVEYED PROPERTY HAS DIRECT PEDESTRIAN AND VEHICULAR ACCESS TO THE PUBLIC RIGHTS OF WAY OF STRATFORD ROAD AND PEACHTREE ROAD.

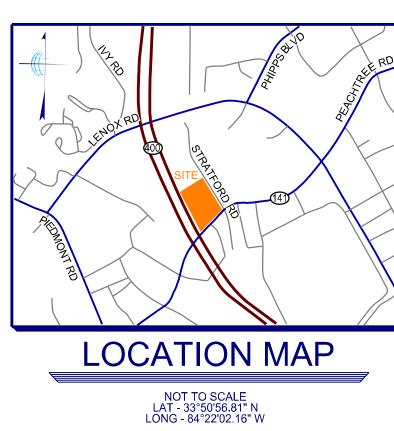
- THIS SURVEY WAS PREPARED WITH THE BENEFIT OF AN ALTA LOAN POLICY FOR TITLE COMMITMENT PREPARED BY FIRST AMERICAN TITLE INSURANCE COMPANY, POLICY NUMBER 5011313-0041757E AND HAVING AN ORIGINAL DATE OF POLICY OF JUNE 5, 2017, LAST ENDORSEMENT BEING ENDORSEMENT 52 EXTENDING THE DATE TO DECEMBER 7, 2020 AND REVEALING THE FOLLOWING ENCUMBERANCES: (4) PERMIT FOR ANCHORS, GUY POLES AND WIRES FROM SECOND CHURCH OF CHRIST SCIENTIST TO GEORGIA POWER COMPANY, A CORPORATION, DATED JANUARY 7, 1958, FILED FOR RECORD JANUARY 30, 1958 AT 3:38 P.M., RECORDED IN DEED BOOK 3298, PAGE 228, (MAY AFFECT SURVEYED PROPERTY - CANNOT PLOT)
- (5) RIGHT-OF-WAY EASEMENT FROM SECOND CHURCH OF CHRIST SCIENTIST TO GEORGIA POWER COMPANY, DATED NOVEMBER 30, 1967, FILED FOR RECORD JANUARY 15, 1968 AT 10:44 A.M., RECORDED IN DEED BOOK 4844, PAGE 364, AFORESAID RECORDS. (MAY AFFECT SURVEYED PROPERTY - CANNOT PLO (6) EASEMENT FROM 2ND. CHURCH OF CHRIST TO GEORGIA POWER COMPANY, DATED FEBRUARY 10, 1983, FILED FOR RECORD MARCH 1, 1983 AT 11:09 A.M., RECORDED IN DEED BOOK 8395, PACE 284, AFORESAID RECORDS. (MAY AFFECT SURVEYED PROPERTY – CANNOT PLOT)
- (7) INDEMNITY AGREEMENT BY SECOND CHURCH OF CHRIST SCIENTIST, DATED JANUARY 2, 1985, FILED FOR RECORD FEBRUARY 5, 1985 AT 11: 08 A.M., RECORDED IN DEED BOOK 9371, PAGE 27, AFORESAID RECORDS. AFFECTS SURVEYED PROPERTY - CANNOT PLOT) (8) CONVEYANCE OF ACCESS RIGHTS FROM SECOND CHURCH OF CHRIST SCIENTIST TO DEPARTMENT OF TRANSPORTATION, STATE OF GEORGIA, DATED FEBRUARY 19, 1985, FILED FOR RECORD APRIL 29, 1985 AT 8:30 A.M., RECORDED IN DEED BOOK 9488, PAGE 265,
- AFORESAID RECORDS. (AFFECTS SURVEYED PROPERTY SHOWN ON SURVEY) (9) EASEMENT FROM SECOND CHURCH OF CHRIST, SCIENTIST TO GEORGIA POWER COMPANY, DATED FEBRUARY 23, 1986, FILED FOR RECORD MARCH 18, 1986 AT 2:11 P.M., ECORDED IN DEED BOOK 10012, PAGE 464, AFORESAID RECORDS.
- (MAY AFFECT SURVEYED PROPERTY CANNOT PLOT (10) DRAINAGE RIGHTS AND LIMITATION OF ACCESS RIGHTS AS CONTAINED IN THAT CERTAIN RIGHT OF WAY DEED FROM SECOND CHURCH OF CHRIST, SCIENTIST, A GEORGIA NON-PROFIT CORPORATION TO DEPARTMENT OF TRANSPORTATION, DATED SEPTEMBER 30, 1988, FILED FOR RECORD OCTOBER 4, 1988 AT 1:00 P.M., RECORDED IN DEED BOOK 11937, PAGE 5, AFORESAID RECORDS. (INCORPORATED WITHIN CURRENT RIGHT-OF-WAY OF PEACHTREE AND STRATFORD ROAD) 11) RESERVATION AS CONTAINED IN THAT CERTAIN QUITCLAIM DEED FROM DEPARTMENT OF TRANSPORTATION, AS AGENCY OF THE STATE OF GEORGIA TO ACKERMAN & CO., DATED FEBRUARY 22, 1989, FILED FOR RECORD FEBRUARY 23, 1989 AT 12:13 P.M., RECORDED IN DEED BOOK 12295, PAGE 316, AFORESAID RECORDS. TS SURVEYED PROFERTY - SHOWN ON SURVEY)
- 12) INDEMNITY AGREEMENT BY ACKERMAN/STRATFORD ASSOCIATES, LTD., DATED OCTOBER 2, 1996, FILED FOR RECORD OCTOBER 17, 1996 AT 11:06 A.M., RECORDED IN DEED BOOK 21669, PAGE 111, AFORESAID RECORDS. (AFFECTS SURVEYED PROPERTY – CANNOT PLOT)
- (13) INDEMNITY AGREEMENT BY ACKERMAN-STRATFORD ASSOCIATES, LTD., DATED FEBRUARY 24, 1998, FILED FOR RECORD FEBRUARY 25, 1998 AT 3:32 P.M., RECORDED IN DEED BOOK 23987, PAGE 337, AFORESAID RECORDS. (AFFECTS SURVEYED PROPERTY SHOWN ON SURVEY) (14) RIGHT OF WAY DEED WITH PERMANENT AND TEMPORARY EASEMENTS FROM ACKERMAN STRATFORD C, LLC, (AS TO 91% INTEREST) AND CONSTELLATION PLACE ASSOCIATES (AS TO 9% INTEREST) TO THE DEPARTMENT OF TRANSPORTATION OF THE STATE OF GEORGIA, ATED JULY 28, 2008, FILED FOR RECORD JULY 30, 2008 AT 8: 30 A.M., RECORDED IN DEED BOOK 47035, PAGE 8, AFORESAID RECORDS.
- (AFFECTS SURVEYED PROPERTY SHOWN ON SURVEY) 15) DRIVEWAY EASEMENT FROM ACKERMAN STRATFORD C, LLC, (AS TO 91% INTEREST) AND CONSTELLATION PLACE ASSOCIATES (AS TO 9% INTEREST) TO DEPARTMENT OF TRANSPORTATION, DATED JULY 28, 2008, FILED FOR RECORD JULY 30, 2008 AT 8: 30 A.M., RECORDED IN DEED BOOK 4 7035, PAGE 17, AFORESAID RECORDS; AS AFFECTED BY THAT CERTAIN SCRIVENER'S AFFIDAVIT BY SAMUEL L. OBENSCHAIN, JR., DATED JULY 7, 2009, ILED FOR RECORD JULY 8, 2009 AT 9:12 A.M., RECORDED IN DEED BOOK 48155, PAGE 7 AFORESAID RECORDS (AFFECTS SURVEYED PROPERTY – SHOWN ON SURVEY)

- (16) RIGHT OF WAY DEED WITH PERMANENT AND TEMPORARY EASEMENTS FROM ACKERMANSTRATFORD ASSOCIATES, LTD. TO THE DEPARTMENT OF TRANSPORTATION OF THE STATE OF GEORGIA, DATED JULY 28, 2008, FILED FOR RECORD SEPTEMBER 18, 2008 AT 3:18 P.M., RECORDED IN DEED BOOK 47194, PAGE 266, AFORESAID RECORDS. (DOES NOT AFFECT SURVEYED PROPERTY) (17) DECLARATION OF EASEMENTS, COVENANTS AND RESTRICTIONS (EASTERN TRACT) BY AND BETWEEN SKYHOUSE BUCKHEAD, LLC, A GEORGIA LIMITED LIABILITY COMPANY, ACKERMAN-STRATFORD ASSOCIATES, LTD., A GEORGIA LIMITED PARTNERSHIP, ACKERMAN STRATFORD C, LLC, A GEORGIA LIMITED LIABILITY COMPANY AND CONSTELLATION PLACE ASSOCIATES, A GEORGIA LIMITED PARTNERSHIP, DATED DECEMBER 17, 2013, FILED FOR RECORD DECEMBER 20, 2013 AT 12:20 P.M., RECORDED IN DEED BOOK 53438, PAGE 693, AFORESAID RECORDS; AS AFFECTED BY THAT CERTAIN CONSENT AND AGREEMENT BY GEORGIA COMMERCE BANK, DECEMBER 30, 2013, FILED FOR RECORD JANUARY 8, 2014 AT 10:08 A M. RECORDED IN DEED BOOK 53484 PAGE 38, AFORESAID RECORDS; AS AMENDED T 10:08 A.M., RECORDED IN DEED BOOK 53484, PAGE 38, AFORESAID RECORDS; AS AMENDED BY THAT CERTAIN FIRST AMENDMENT TO DECLARATION OF EASEMENTS, COVENANTS AND BY THAT CERTAIN FIRST AMENDMENT TO DECLARATION OF EASEMENTS, COVENANTS AND RESTRICTIONS (EASTERN TRACT) BY AND BETWEEN SKYHOUSE BUCKHEAD, LLC, A GEORGIA LIMITED LIABILITY COMPANY, ACKERMAN-STRATFORD ASSOCIATES, LTD., A GEORGIA LIMITED PARTNERSHIP, ACKERMAN STRATFORD C, LLC, A GEORGIA LIMITED LIABILITY COMPANY, ET AL, DATED EFFECTIVE AS OF DECEMBER 14, 2015, FILED FOR RECORD DECEMBER 21, 2015 AT 4:09 P.M., RECORDED IN DEED BOOK 55681, PAGE 523, AFORESAID RECORDS. (AFFECTS SURVEYED PROPERTY – SHOWN ON SURVEY)
- 18) SIGNAGE EASEMENT AGREEMENT BY AND BETWEEN ACKERMAN STRATFORD C, LLC, A GEORGIA LIMITED LIABILITY COMPANY, CONSTELLATION PLACE ASSOCIATES, A GEORGIA LIMITED PARTNERSHIP AND SKYHOUSE BUCKHEAD, LLC, A GEORGIA LIMITED LIABILITY COMPANY, DATED DECEMBER 17, 2013, FILED FOR RECORD DECEMBER 20, 2013 AT 12:20 P.M., RECORDED IN DEED BOOK 53439, PAGE 98, AFORESAID RECORDS; AS AFFECTED BY THAT CERTAIN CONSENT AND AGREEMENT BY GEORGIA COMMERCE BANK, DECEMBER 30, 2013, FILED FOR RECORD JANUARY 8, 2014 AT 10:08 A.M., RECORDED IN DEED BOOK 53484, PAGE 38, AFORESAID RECORDS. (AFFECTS SURVEYED PROPERTY - CANNOT PLOT) 19) STORMWATER MANAGEMENT FACILITY INSPECTION AND MAINTENANCE/INDEMNIFICATION AGREEMENT FROM ACKERMAN AND COMPANY AKA ACKERMAN-STRATFORD ASSOCIATES, LTD. TO CITY OF ATLANTA, MARCH 4, 2014, FILED FOR RECORD MARCH 6, 2014 AT 4:02P.M.,
- CORDED IN DEED BOOK 53615, PAGE 606, AFORESAID RECORDS. (AFFECTS SURVEYED PROPERTY – CANNOT PLOT) (20) EASEMENT FROM ACKERMAN-STRATFORD ASSOCIATES, LTD., A GEORGIA LIMITED PARTNERSHIP TO GEORGIA POWER COMPANY, DATED JANUARY 15, 2014, FILED FOR RECORD MAY 19, 2014 AT 8: 30 A.M., RECORDED IN DEED BOOK 53820, PAGE 222, AFORESAID (AFFECTS SURVEYED PROPERTY - SHOWN ON SURVEY) (21) AMENDED AND RESTATED DECLARATION OF EASEMENTS, COVENANTS AND RESTRICTIONS (ACKERMAN-STRATFORD TRACTS) BY AND BETWEEN ACKERMAN-STRATFORD ASSOCIATES, LTD., A GEORGIA LIMITED PARTNERSHIP, ACKERMAN-STRATFORD C, LLC, A GEORGIA LIMITED LIABILITY COMPANY AND CONSTELLATION PLACE ASSOCIATES, A GEORGIA LIMITED PARTNERSHIP, DATED MAY 10, 2016, FILED FOR RECORD MAY 11, 2016 AT 3:50 P.M., RECORDED IN DEED BOOK 56141, PAGE 365, AFORESAID RECORDS. (AFFECTS SURVEYED PROPERTY – SHOWN ON SURVEY)
- 2) AMENDED AND RESTATED DECLARATION OF TEMPORARY CRANE EASEMENT BY AND BETWEEN ACKERMAN-STRATFORD ASSOCIATES, LTD., A GEORGIA LIMITED PARTNERSHIP ACKERMAN STRATFORD C, LLC, A GEORGIA LIMITED LIABILITY COMPANY AND CONSTELLATION PLACE ASSOCIATES, A GEORGIA LIMIED PARTNERSHIP, DATED AS OF MAY 0, 2016, FILED FOR RECORD MAY 11, 2016 AT 3:50 P.M., RECORDED IN DEED BOOK 56141, PAGE 430, AFORESAID RECORDS (AFFECTS SURVEYED PROPERTY – SHOWN ON SURVEY) (23) DECLARATION OF EASEMENTS, COVENANTS AND CONDITIONS (PHASE 1 – PHASE 2) BY AND BETWEEN PEACHTREE AT STRATFORD APARTMENTS, LLC, A DELAWARE LIMITED LIABILITY COMPANY AND PEACHTREE AT STRATORD APARTMENTS PHASE 2, LLC, A

(AFFECTS SURVEYED PROPERTY - SHOWN ON SURVEY)

DELAWARE LIMITED LIABILITY COMPANY, DATED MAY 10, 2016, FILED FOR RECORD MAY 11, 2016 AT 3:50 P.M., RECORDED IN DEED BOOK 56141, PAGE 473, AFORESAID RECORDS (AFFECTS SURVEYED PROPERTY – UNABLE TO PLOT, BLANKET IN NATURE) (24) STORMWATER MANAGEMENT FACILITY INSPECTION AND (24) STORMWATER MANAGEMENT FACILITY INSPECTION AND MAINTENANCE/INDEMNIFICATION AGREEMENT FROM PEACHTREE AT STRATFORD APARTMENTS, LLC TO THE CITY OF ATLANTA, DATED JUNE 1, 2016, FILED FOR RECORD JUNE 3, 2016 AT 11:59 A.M., RECORDED IN DEED BOOK 56216, PAGE 580, AFORESAID RECORDS. (AFFECTS SURVEYED PROPERTY – UNABLE TO PLOT, BLANKET IN NATURE) (25) WATER UTILITY SYSTEM EASEMENT FROM RELATED DEVELOPMENT, LLC TO THE CITY OF ATLANTA, A GEORGIA MUNICIPAL CORPORATION, DATED JUNE 27, 2016, FILED FOR RECORD JUNE 27, 2016 AT 1:21 P.M., RECORDED IN DEED BOOK 56302, PAGE 58, AFORESAID RECORDS. (AFFECTS SURVEYED PROPERTY - SHOWN ON SURVEY (28) UNDERGROUND EASEMENT FROM DEVELOPMENT AUTHORITY OF FULTON COUNTY TO GEORGIA POWER COMPANY, A GEORGIA CORPORATION, DATED JUNE 5, 2018, FILED FOR RECORD JUNE 20, 2018 AT 8:43 A.M., RECORDED IN DEED BOOK 58923, PAGE 95, AFORESAID





## UTILITY NOTES

THE UNDERGROUND UTILITIES SHOWN HEREON ARE BASED ON LOCATION OF MARKINGS PROVIDED BY UTILISURVEY, LLC 154 GRANT ROAD FAYETTEVILLE, GA. 30215

PHONE: 404-312-6912 ATTENTION: HANS WONNEBERGER THE UNDERGROUND UTILITIES (EXCEPT THE LOCATION OF EXISTING DRAINAGE,

SEWER, AND IRRIGATION UTILITIES AS WELL AS UNDERGROUND STORAGE TANKS WERE LOCATED BY UTILISURVEY, LLC. UTILIZING RADIO FREQUENCY TECHNIQUE AND IN ACCORDANCE TO LEVEL "B" UTILITY LOCATION CRITERIA, THIS TECHNIQUE IS CAPABLE OF LOCATING METALLIC UTILITIES AND TRACER WIRES. ANY NON- METALLIC UTILITIES (WITHOUT TRACER WIRE) ARE NOT LOCATED. SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN- SERVICE OR ABANDONED. UNDERGROUND UTILITIES NOT OBSERVED OR LOCATED UTILIZING THIS TECHNIQUE MAY EXIST ON THIS SITE BUT ARE NOT SHOWN, AND MAY BE FOUND UPON EXCAVATION. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED

ALTHOUGH THE SURVEYOR DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION AVAILABLE. INFORMATION REGARDING MATERIAL AND SIZE OF UTILITIES IS BASED ON RECORDS ACQUIRED FROM THE UTILITY OWNERS.

## **UTILITY PROVIDERS**

COMMUNICATION

SANDRA ANDREWS

BROOMFIELD, CO 80021

RICHARDSON, TX 75082

**10 PEACHTREE PLACE NE** 

ATLANTA, GA 30309

(877) 366-8344 EXT. 3

VERIZON / MCI

(478) 471-1042

XO / AGLN

AT&T

DENNIS RAINEY

(770) 901-9160

(404) 216-7772 KEN RECTOR

2400 N GLENVILLE

LEVEL 3 COMMUNICATIONS, INC

1025 ELDORADO BOULEVARD

COMCAST

(770) 559-6879

GAS SOUTHERN COMPANY GAS **10 PEACHTREE STREET NE** ATLANTA, GA 30309

HAYDEN HINTON (404) 584-4338 POWER

GEORGIA POWER COMPANY 823 JEFFERSON STREET ATLANTA, GA 30318 (404) 506-4569

IKE COLLINS WATER

CITY OF ATLANTA DEPARTMENT OF WATERSHED MANAGEMENT 651 14TH STREE ATLANTA, GA 30318

(404) 330-6600 JAMES BOSTWICK

SPECIAL NOTES

CERTIFICATION AND DECLARATION IS MADE TO THE ENTITIES AS LISTED IN THE TITLE BLOCK AND/OR CERTIFICATIONS. THE CERTIFICATIONS AND DECLARATIONS ON THIS PLAT ARE NOT TRANSFERABLE TO ADDITIONAL INSTITUTIONS OR SUBSEQUENT OWNERS . SUBSURFACE AND ENVIRONMENTAL CONDITIONS WERE NOT EXAMINED OR CONSIDERED AS A PART OF THIS SURVEY. NO STATEMENT IS MADE CONCERNING THE EXISTENCE OF UNDERGROUND OR OVERHEAD CONTAINERS OR FACILITIES THAT MAY AFFECT THE USE OR DEVELOPMENT OF THIS PROPERTY. PURSUANT TO RULE 180-6.09 OF THE GEORGIA STATE BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND SURVEYORS, THE TERM "CERTIFICATION" RELATING T

PROFESSIONAL ENGINEERING AND LAND SURVEYING SERVICES SHALL MEAN A SIGNED STATEMENT BASED UPON FACTS AND KNOWLEDGE KNOWN TO THE REGISTRANT AND IS NOT A GUARANTEE OR WARRANTY, EITHER EXPRESSED OR IMPLIED.

## SURVEYOR'S CERTIFICATE IIS PLAT IS A RETRACEMENT OF AN EXISTING PARCEL OR PARCELS OF LAND

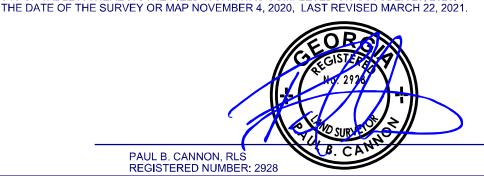
AND DOES NOT SUBDIVIDE OR CREATE A NEW PARCEL OR MAKE ANY HANGES TO ANY REAL PROPERTY BOUNDARIES. THE RECORDING INFORMATION OF THE DOCUMENTS, MAPS, PLATS, OR OTHER INSTRUMENTS WHICH CREATED THE PARCEL OR PARCELS ARE STATED HEREON. RECORDATION OF THIS PLAT DOES NOT IMPLY APPROVAL OF ANY LOCAL IURISDICTION AVAILABILITY OF PERMITS. COMPLIANCE WITH LOCAL REGULATIONS OR REQUIREMENTS. OR SUITABILITY FOR ANY USE OR PURPOSE OF THE LAND. FURTHERMORE, THE UNDERSIGNED LAND SURVEYOR ERTIFIES THAT THIS PLAT COMPLIES WITH THE MINIMUM TECHNICAL STANDARDS FOR PROPERTY SURVEYS IN GEORGIA AS SET FORTH IN THE RULES

AND REGULATIONS OF THE GEORGIA BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND AS SET FORTH IN ).C.G.A. SECTION 15-6-67..

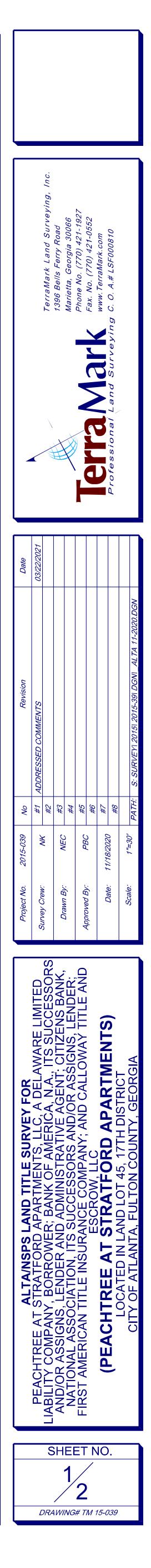
PAUL B. CANNON, RLS REGISTERED NUMBER 292 SURVEYOR'S CERTIFICATE

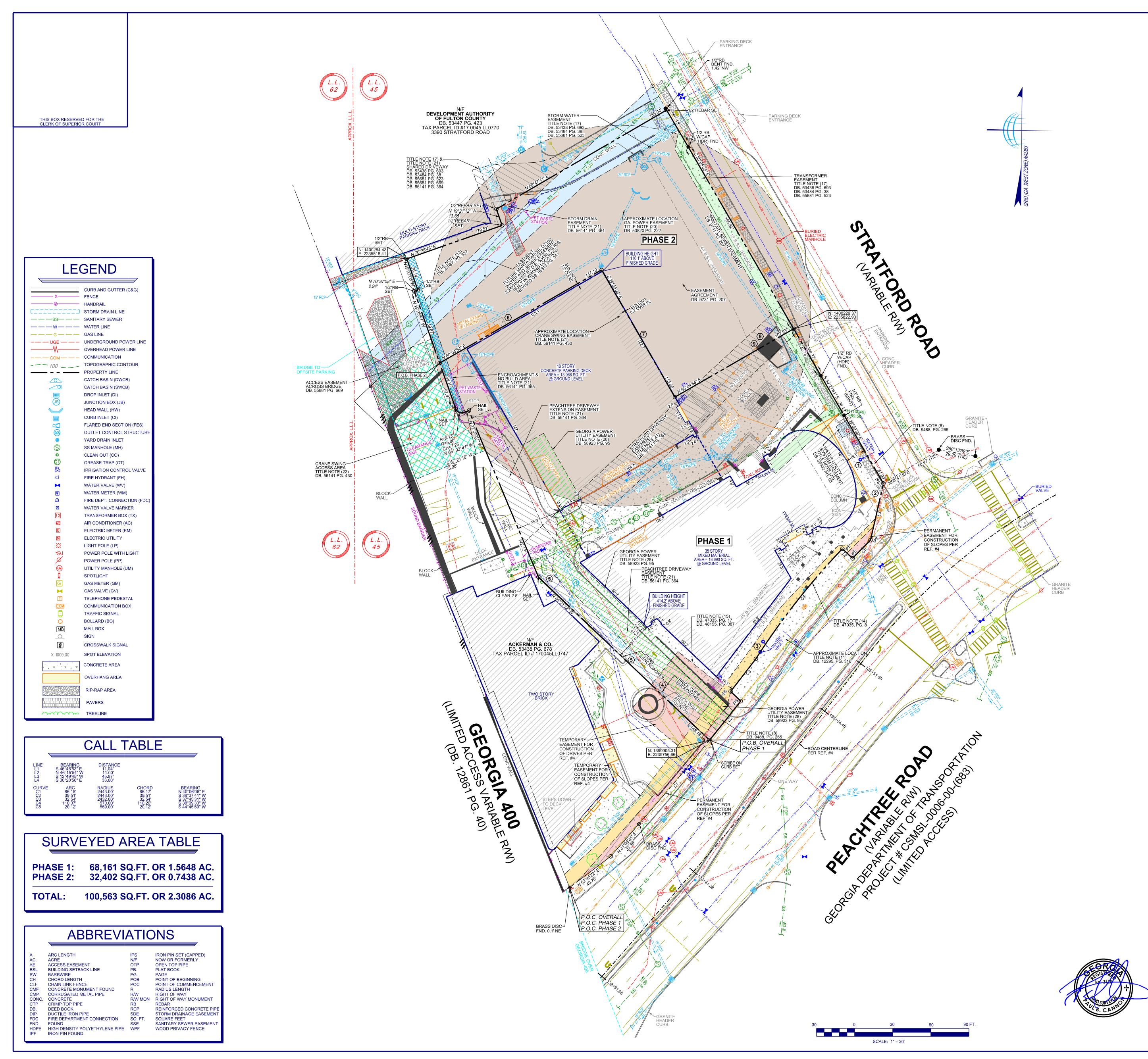
: PEACHTREE AT STRATFORD APARTMENTS, LLC, A DELAWARE LIMITED LIABILITY COMPANY, BORROWER; BANK OF AMERICA, N.A., ITS SUCCESSORS AND/OR ASSIGNS, LENDER AND ADMINISTRATIVE AGENT; CITIZENS BANK, NATIONAL ASSOCIATION, ITS SUCCESSORS AND/OR ASSIGNS, LENDER; FIRST AMERICAN TITLE INSURANCE COMPANY; AND CALLOWAY TITLE AND ESCROW, LLC

HIS IS TO CERTIFY THAT THIS MAP OR SURVEY AND THE SURVEY ON WHICH IT IS BASED 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 1,2,3,4,6(a),6(b),7(a),7(b)(1),7(c), 8,9,10(a),11,13,14,16,17,18 &19 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON OCTOBER 29, 2020.











### SIGNIFICANT OBSERVATION TABLE **(#)** AREA OF SIGNIFICANT OBSERVATION 1. WATER VAULT ON PRIVATE PROPERTY 2. COMMUNICATION BOX ON PRIVATE PROPERTY 3. WATER VAULT ON PRIVATE PROPERTY 4. BRICK CURB CROSSES PROPERTY LINE 5. CONCRETE CURB CROSSES PROPERTY LINE 6. METAL STAIRS AND LANDING CROSS PROPERTY LINE 7. PARKING GARAGE CROSSES PROPERTY LINE 8. MONUMENT SIGN CROSSES PROPERTY LINE 9. CONCRETE PAVING CROSSES PROPERTY LINE **PROPERTY DESCRIPTION**

PHASE 1 All that tract or parcel of land lying and being in Land Lot 45 of the 17th District, City of Atlanta, Fulton County, Georgia and being more particularly described as follows: COMMENCING at a point where the northwesterly right-of-way line of Peachtree Road A.K.A. State Route 141 (having a variable width right-of-way) intersects the easterly right-of-way line of Georgia State Route 400 (having a variable width right-of-way); thence, along said right-of-way line of Peachtree Road North 52° 45' 22" East, 40.70 feet to a point; thence, North 41° 06' 45" East, 33.86 feet to a point; thence, 86.18 feet along the arc of a curve to the left, having a radius of 2,443.00 feet and being subtended by a chord bearing and distance of North 40° 06' 06" East, 86.17 feet to a point and the POINT OF BEGINNING. Thence, from said POINT OF BEGINNING as thus established and leaving the aforesaid right-of-way of Peachtree Road

North 46° 21' 12" West, 186.18 feet to a point; thence, North 22° 38' 51" West, 142.13 feet to a point; thence, South 67° 21' 10" West, 3.98 feet to a point; thence, South 67° 21' 10" West, 3.98 feet to a point; thence,
 8.13 feet along the arc of a curve deflecting to the right, having a radius of 5.00 feet and a chord bearing and distance of North 60° 03' 41" West, 7.26 feet to a point; thence,
 North 19° 25' 51" West, 38.10 feet to a point; thence,
 North 60° 04' 54" East, 147.10 feet to a point; thence,
 South 29° 55' 06" East, 115.56 feet to a point; thence,
 North 60° 04' 54" East, 107.93 feet to a point on the southwesterly right-of-way line of Stratford Road Stratford Road

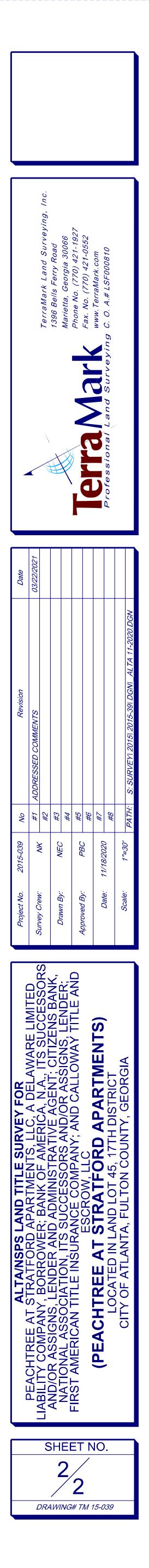
South 30° 05' 35" East, 42.75 feet to a 1/2 inch rebar with cap (HDR) found; thence,
South 30° 05' 35" East, 42.75 feet to a 1/2 inch rebar (bent) found; thence,
South 20° 59' 39" East, 61.99 feet to a point of intersection with the aforesaid right-of-way line of Peachtree Road; thence, leaving the aforesaid right-of-way line of Stratford Road and running with the said right-of-way line of Peachtree Road; thence, leaving the aforesaid right-of-way line of Stratford Road and running with the said right-of-way line of Peachtree Road; thence, leaving the aforesaid right-of-way line of Stratford Road and running with the said right-of-way line of Peachtree Road;
South 12° 49' 45" West, 45.87 feet to a point; thence,
20.12 feet along the arc of a curve deflecting to the left, having a radius of 559.00 feet and a chord bearing and distance of South 44° 45' 59" West, 20.12 feet to a point; thence,
110.37 feet along the arc of a curve deflecting to the left, having a radius of 570.00 feet and a chord bearing and distance of South 38° 09' 33" West, 110.20 feet to a point; thence,
32.54 feet along the arc of a curve deflecting to the right, having a radius of 2432.00 feet and a chord bearing and distance of South 37° 45' 31" West, 32.54 feet to a point; thence,
39.51 feet along the arc of a curve deflecting to the right, having a radius of 2432.00 feet and a chord bearing and distance of South 38° 37' 44' 1West, 39.51 feet to the POINT OF BEGINNING, containing 68,161 square feet or 1.5648 acres of land, more or less. TOGETHER WITH those easement rights arising under that certain Declaration of Temporary Construction Easement by and between Ackerman Stratford B, LLC, a Georgia limited liability company and Metropolitan Atlanta Rapid Transit Authority, dated November 9, 2011, filed for record December 2, 2011 at 2:52 p.m., recorded in Deed Book 50647, Page 1, among the records of Fulton County, Georgia. ALSO TOGETHER WITH those easement rights arising under that certain Amended and Restated Declaration of Easements, Covenants and Restrictions (Ackerman-Stratford Tracts) by and between Ackerman-Stratford Associates, Ltd., a Georgia limited partnership, Ackerman Stratford C, LLC, a Georgia limited liability company and Constellation Place Associates, a Georgia limited partnership, dated May 10, 2016, filed for record May 11, 2016 at 3:50 p.m., recorded in Deed Book 56141, Page 364, aforesaid records.

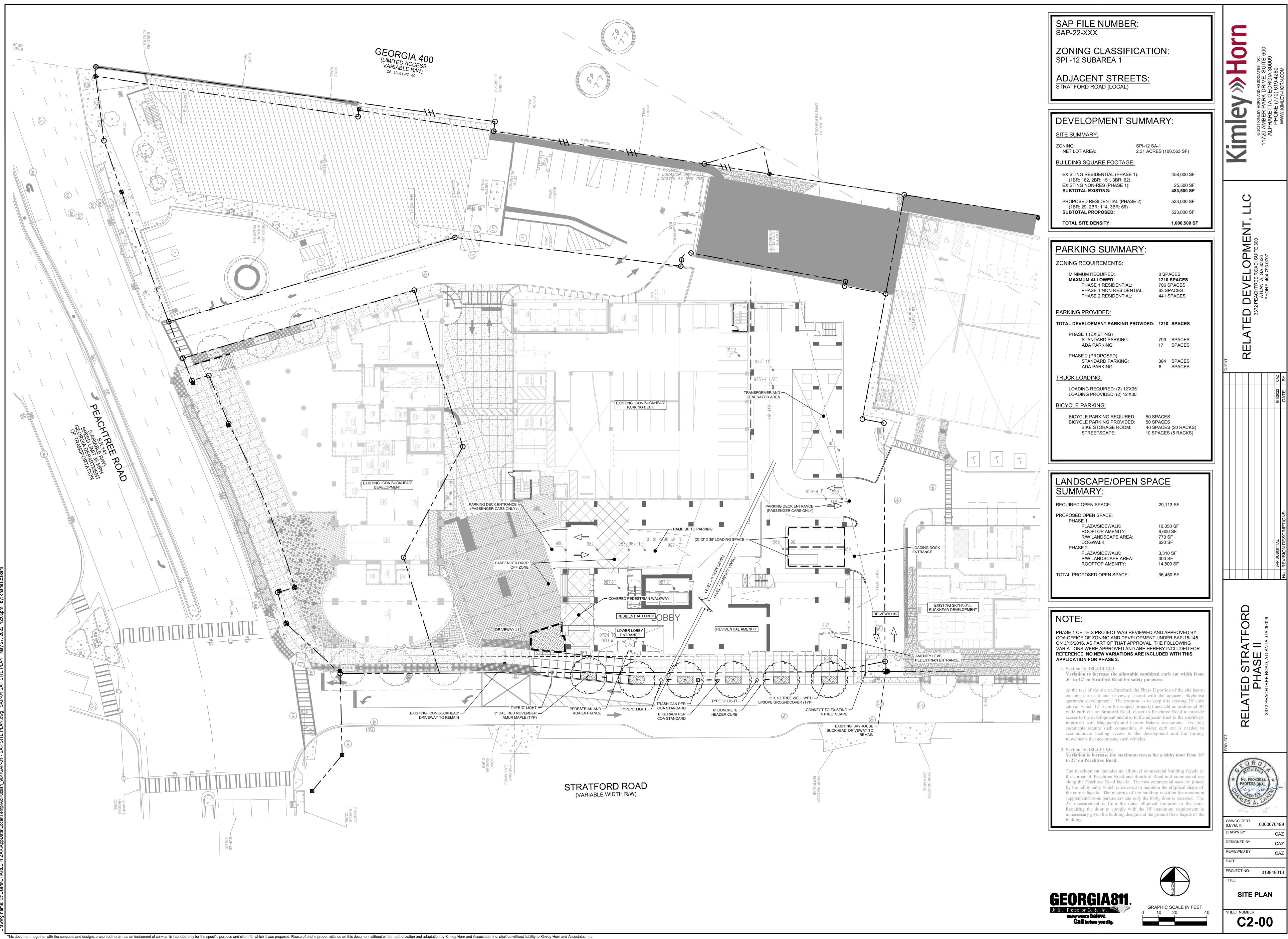
ALSO TOGETHER WITH those easement rights arising under that certain Amended and Restated Declaration of Temporary Crane Easement by and between Ackerman-Stratford Associates, Ltd., a Georgia limited partnership, Ackerman Stratford C, LLC, a Georgia limited liability company and Constellation Place Associates, a Georgia limited partnership, dated as of May 10, 2016, filed for record May 11, 2016 at 3:50 p.m., recorded in Deed Book 56141, Page 430, aforesaid records. ALSO TOGETHER WITH those easements rights arising under that certain Declaration of Easements, Covenants and Conditions (Phase 1 – Phase 2) by and between Peachtree at Stratford Apartments, LLC, a Delaware limited liability company and Peachtree at Stratford Apartments Phase 2, LLC, a Delaware limited liability company, dated May 10, 2016, filed for record May 11, 2016 at 3:50 p.m., recorded in Deed Book 56141, Page 473, aforesaid records.

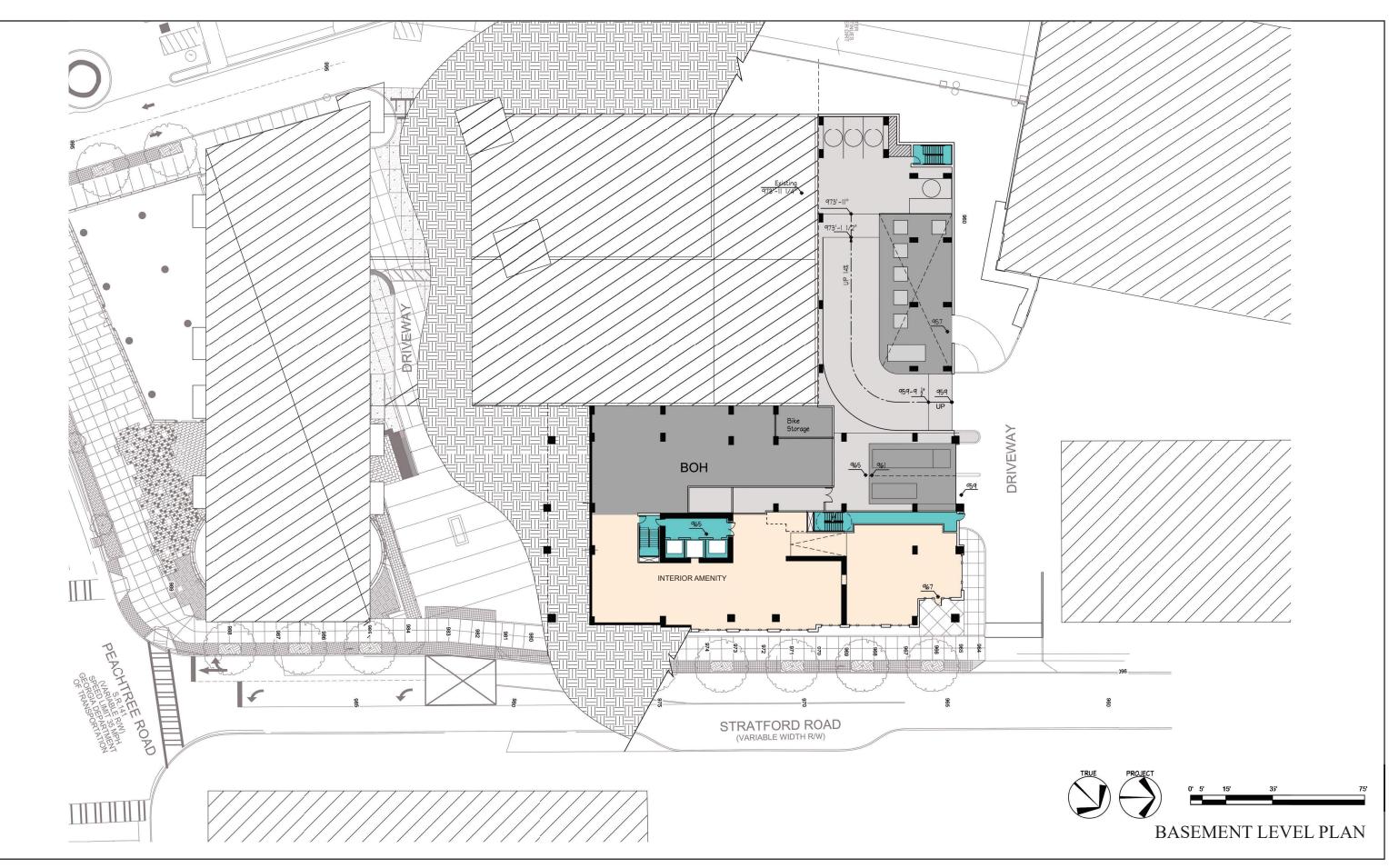
## **PROPERTY DESCRIPTION** PHASE 2

All that tract or parcel of land lying and being in Land Lot 45 of the 17th District, City of Atlanta, Fulton County, Georgia and being more particularly described as follows: COMMENCING at a point where the northwesterly right-of-way line of Peachtree Road A.K.A. State Route 141 (having a variable width right-of-way) intersects the easterly right-of-way line of Georgia State Route 400 (having a variable width right-of-way); thence, along said right-of-way line of Peachtree Road North 52° 45' 22" East, 40.70 feet to a point; thence, North 41° 06' 45" East, 33.86 Peachtree Road North 52° 45' 22" East, 40.70 feet to a point; thence, North 41° 06' 45" East, 33.86 feet to a point; thence, 86.18 feet along the arc of a curve to the left, having a radius of 2,443.00 feet and being subtended by a chord bearing and distance of North 40° 06' 06" East, 86.17 feet to a point; thence, leaving the aforesaid right-of-way line of Peachtree Road and running North 46° 21' 12" West, 186.18 feet to a point; thence, North 22° 38' 51" West, 142.13 feet to a point; thence, South 67° 21' 10" West, 3.98 feet to a point; thence, 8.13 feet along the arc of a curve deflecting to the right, having a radius of 5.00 feet and a chord bearing and distance of North 66° 03' 41" West, 7.26 feet to a point; thence, North 19° 25' 51" West, 38.10 feet to a point and the POINT OF BEGINNING. Thence, from said POINT OF BEGINNING as thus established North 19° 25' 51" West, 59.87 feet to a point; thence,
 North 70° 37' 58" East, 2.94 feet to a point; thence,
 North 19° 22' 06" West, 26.14 feet to a point; thence,
 North 19° 21' 12" West, 26.14 feet to a point; thence,
 North 19° 21' 12" West, 13.65 feet to a point; thence,
 North 19° 21' 12" West, 13.65 feet to a point; thence,
 North 59° 47' 41" East, 155.04 feet to a point on the southwesterly right-of-way line of Stratford Road (having a variable width right-of-way); thence, leaving the aforesaid property of Development Authority of Fulton County and run with the said right-of-way line of Stratford Road
 South 30° 05' 35" East, 33.60 feet to a point; thence, leaving the aforesaid right-of-way line of Stratford Road

 South 30 03 33 Last, 10:02 leer to a point, thence, leaving the alorestic right-or way line of Stratford Road
 South 60° 04' 54" West, 107.93 feet; thence,
 North 29° 55' 06" West, 115.56 feet; thence,
 South 60° 04' 54" West, 147.10 feet to the POINT OF BEGINNING, containing 32,402 square feet or 0.7438 acres of land, more or less. Described property is subject to all rights-of-way, easements and servitudes, both recorded ind unrecorded









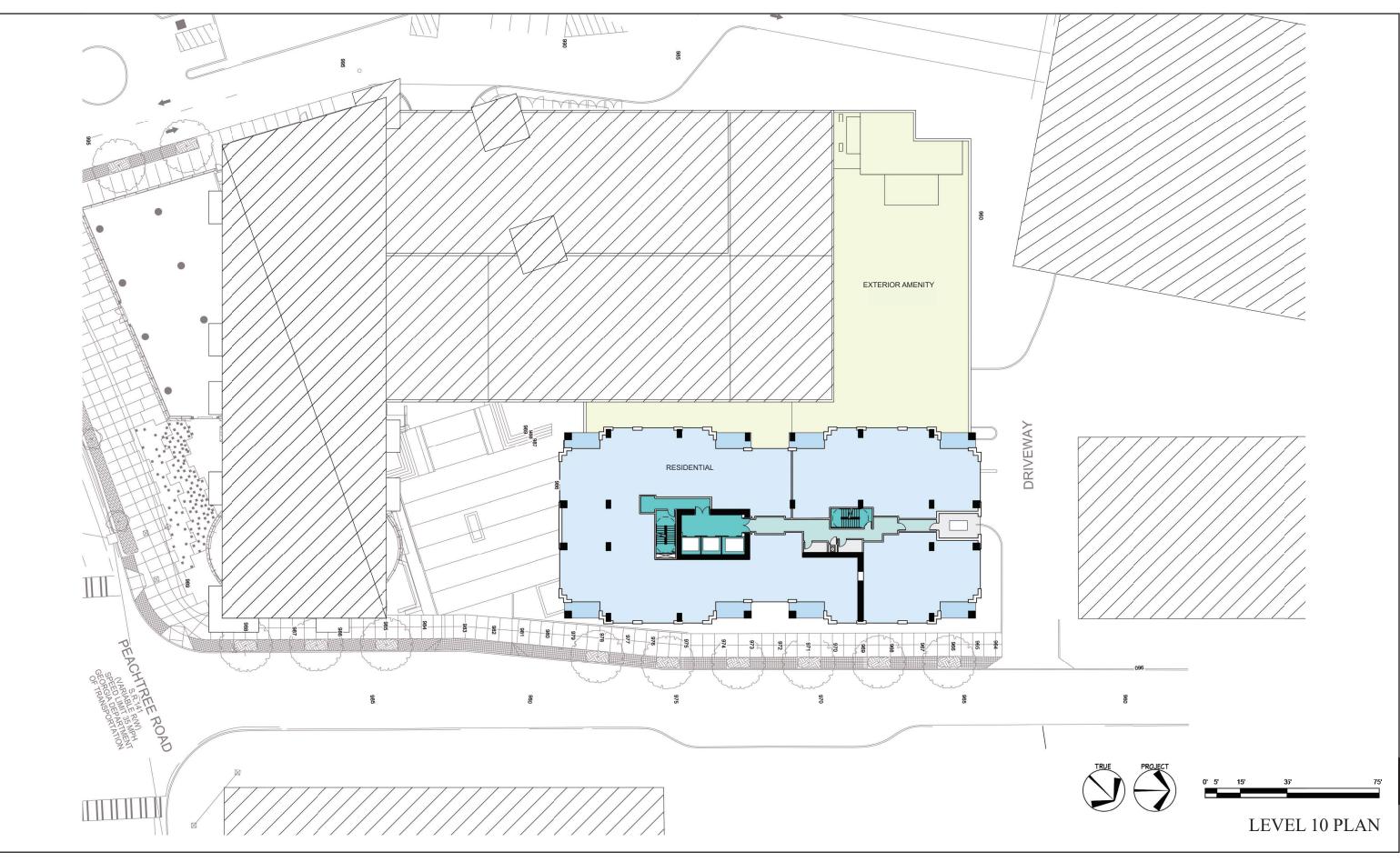
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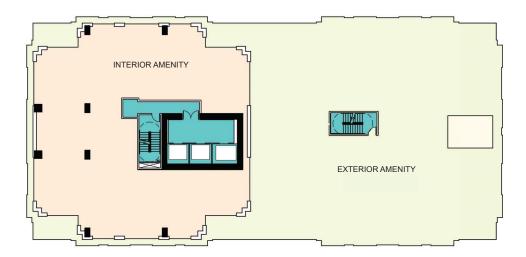
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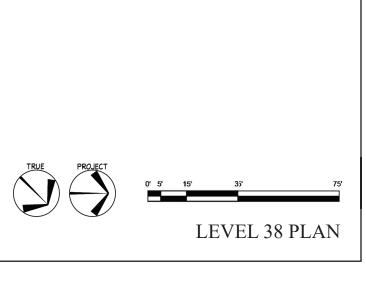
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