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) Todd L. Wilson
ADDRESS 520 West 27th Street Ste 403, New York, NY 10001
PHONE NO. 212.352.8224 EMAIL twilson@tidalrep.com
PROPERTY LANDOWNER Pharr Road Owner, LLC
ADDRESS 520 West 27th Street Ste 403, New York, NY 10001
PHONE NO. 212.352.8224 EMAIL twilson@tidalrep.com
ADDRESS OF PROPERTY See attached.
Land District 17 Land Lot 60 Council District 7 NPU B
Is property within the BeltLine Overlay District? Yes No Zoning Classification SPI-9 SA1/Buckhead Parking Overlay
Is Inclusionary Zoning applicable to this project? Yes 🗌 No 🔳 Is this a Unified Development Plan? Yes 🗌 No 🔳
Project Summary: Provide cover letter describing new construction, alterations, repairs or other changes to the exterior 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 THE ALL STATEMENTS HEREIN ATTACHED & SUBMITTED ARE TRUE TO THE BEST, OF MY KNOWLEDGE AND BELIEF.
Date 3'31.23 Signature of Applicant Stall 9 W
Additional Submittal Requirements (as applicable):
 Inclusionary Zoning: All new or conversion multifamily residential rental projects with 10 or more units in the Beltline Over District OR Westside neighborhoods of English Avenue, Vine City, Ashview Heights, or AUC must complete and submit 1 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 NI contact. Afterwards, complete the Notarized Affidavit of NPU Notification form (page 6), and provide a copy of U.S. Postal Serv Certificate of Mailing. The NPU has up to 21 days to review the SAP and forward comments to the City.
 <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 colteanu@atlantaga.gov.
 <u>Development Review Committee (DRC)</u>: Projects in the Beltline & SPIs 1, 9, 12, 15, 16, 17 districts may require DRC review (Spage 3).
 <u>Development of Regional Impact (DRI) Study</u>: Mixed-use developments with at least 700,000 s.f. or residential with at least 7 residential units may require a DRI approval by GRTA and ARC. For full thresholds and rules contact GRTA and/or ARC. <u>Initial submission</u>: DRI Form 1 with the SAP application. Zoning and Development staff will then submit information to GR and ARC.
 Watershed Management (DWM) Requirements (Section 74-504(a)): Consultation meeting with DWM is REQUIRED for any sidesturbance to determine applicable storm water work. Call 404-330-6249 or visit: www.atlantawatershed.org/greeninfrastructure
 <u>Unified Development Plans</u>: Applicable to all zoning districts except R-1 to R-5, RLC, PD, & historic bldgs/districts (Section 16-28.03)
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)
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



ADDRESS AND PARCEL LIST 321 Pharr Road

321 PHARR ROAD - 17 00600001079

315 PHARR ROAD - 17 00600001069

309 PHARR ROAD - 17 00600001067

305 PHARR ROAD - 17 00600001068

2996 GRANDVIEW AVE NE - 17 00600001073

2990 GRANDVIEW AVE - 17 00600001022

2991 NORTH FULTON DR NE - 17 00600001002

2989 NORTH FULTON DR - 17 00600001003

2985 NORTH FULTON DR 17 00600001004



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

File #	
--------	--

	he owner of the property subject to the application)
TYPE OF APPLICATION: Special Adminis	<u>trative Permit</u>
Pharr Road Owner, LLC	CIA/EAD THAT LANATHE LANDOWNER
owner(s) name	SWEAR THAT I AM THE <u>LANDOWNER</u>
OF THE PROPERTY LOCATED AT: See atta	icried.
AS SHOWN IN THE RECORDS OF Fulton	COUNTY, GEORGIA WHICH IS
THE SUBJECT MATTER OF THE ATTACHI	ED APPLICATION. I AUTHORIZE THE PERSON NAMED
BELOW TO ACT AS THE APPLICANT IN THE	HE PURSUIT OF THIS APPLICATION.
NAME OF APPLICANT (PRINT CLEARLY): Todd L. Wilson	
ADDRESS: 520 West 27th Street Ste 403, New Yo	rk, NY 10001
TELEPHONE: 212.352.8224	EMAIL: twilson@tidalrep.com
	Signature of Property Landowner Pharr Road Owner, LLC Print Name of Property Landowner
Personally Appeared Before Me Who Swears That The	
Information Contained In this Authorization Is True and Correct To The Best of His or Her Knowledge and Belief.	BARBARA S. MASSLER
Signature of Notary Public	NOTARY PUBLIC-STATE OF NEW YORK No. 01MA6099778 Qualified in New York County My Commission Expires 10-06-2023

SAP Summary and Variation List Pharr Road Assemblage

This application proposes the development of the subject property located along Pharr Road in SPI-9 Subarea 1/Buckhead Parking Overlay. The redevelopment of this property includes a mixed use development with commercial and multifamily residential uses. The redevelopment is proposed to include approximately 378 multifamily units and 18,540 square feet of commercial space. The development will achieve the mixed-use bonus, the usable open space bonus and the LEED Silver or equivalent bonus. Access to the property will be provided from North Fulton Drive, Grandview Avenue and Pharr Road with left turns out of the project onto North Fulton Drive prohibited. Parking will be provided via structured parking and in an amount in compliance with the Buckhead Parking Overlay requirements. Below are the variations currently identified as potential variations for the proposal.

1. Section 16-18I.007(6) and Section 16-18I.020(5)(a)(ii) – Variation to eliminate the requirement for an active use on Grandview (Type 3 Street).

The project includes three road frontages which leaves limited area for back of house functions, particularly those that are required to be accessible for fire prevention and utility access purposes. On the east side of Grandview Road the existing Alexan Buckhead Village apartment development provides its loading and service entry on Grandview Avenue as well, making it the most suitable location for loading and building service activities. Given the existing gas station use to the north on Grandview Avenue and the loading and service access for the apartments to the east, compliance with the active use requirement on Grandview Avenue is not necessary to accomplish the public purposes or public protection intended by the active use requirement.

2. <u>Section 16-18I.017(5)</u> - <u>Variation to reduce the required fenestration on Grandview Avenue from 65% to 5.8%.</u>

As noted in the variation request related to active use on Grandview Avenue, the uses proposed on the Grandview Avenue frontage require more screening than the fenestration requirement would accommodate. The building mechanical areas and loading dock are improved by the provision of screening that is not transparent as the fenestration requirements provide. While not in accordance with the regulations, the screening proposed satisfies the public purposes and intent of the regulations better than meeting the requirements would give the uses located at sidewalk level.

3. <u>Section 16-18I.019(1) and Section 16-28.015 – Variation to allow shared loading to reduce the required loading from 3 spaces to 2 spaces.</u>

The development will include two 12 foot by 35 foot loading spaces in a loading dock area accessed from Grandview Avenue. One loading space is required for the scope of the nonresidential use and two loading spaces are required for the multifamily use. Due to differing demands on the loading areas, the two areas can be shared. Use of the loading

spaces will be coordinated by the building management to avoid conflicting use of the loading areas.

4. <u>Section 16-18I.020(2)(a) — Variation to increase the 24' maximum curb cut width to 58</u> feet on Grandview Avenue.

The project includes a loading access and vehicular access on Grandview Avenue. To aid in vehicular circulation throughout the site and in the surrounding neighborhood, the development includes curb cuts on Pharr Road, North Fulton Drive and Grandview Avenue. This variation is required to ensure that residential parking and loading and service deliveries are separated by separate security systems. The wider curb cut to add loading will also ensure traffic flow entering and exiting the residential parking will not queue within the right-of-way due to service and loading demands.

5. Section 16-18I.020(2)(b) – Variation to allow a curb cut on Grandview Avenue within 100' of the adjacent curb cut to the north for the existing gas station.

The project only contains 175 feet of frontage on Grandview Avenue and there are curb cuts for the gas station to the north and the abutting commercial property to the south within close proximity to the subject property. The project places the curb cut on Grandview Avenue next to the gas station because the gas station also has two curb cuts onto Pharr Road that provide primary access to the site. The proposed curb cut is 57 feet from the adjoining curb cut on the gas station site. Requiring the applicant to comply with the 100 foot distance requirements is not needed to accomplish public purposes or provision of public protection.



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 <u>applicable</u> 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-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. Building Lot Coverage provided = (net lot area minus area of building footprint) ÷ (net lot area) 									
Lot Size (in square	Lot Size (in square footage)								
Gross Lan	d Area (GLA)								
Net Lo	ot Area (NLA)				_	_			
Floor Area Ratio	o (FAR) – as	s applicable.	Check which use	ed for residen	tial: 🗆 GLA, or	□ NLA			
	Residential FAR Ratio	Residential Squa	are Footage	Non- Residential FAR Ratio	Non-Residential Squ	are Footage			
Base Allowed									
Base Provided									
Bonus Allowed									
Bonus Provided									
Bonus FAR Pro	gram (check	bonus utilized if	applicable) Bonuse	es = mixed use, o	pen space and LEED	cert. (see site plan)			
Transit	Ground Floor Retail		en Space and w Streets	Community Center Facilities	Workforce Housing				
Residential Unit	ts			Total Provid	ed:				
	Num	ber of Units Provi	ded (without bonus)						
Number	of Bonus Units	Provided (without	workforce housing)						
Number of Bonu	ıs Workforce H	ousing Units Prov	Number of Bonus Units Provided (without workforce housing) Number of Bonus Workforce Housing Units Provided (20% required)						
		Total Numb	er of Units per Acre						
Building Covera	age □ or	Total Numb	er of Units per Acre	pplicable as requ	ired per zoning distr	rict)			
Building Covera	age □ or		er of Units per Acre	pplicable as requ	ired per zoning distr	rict) Square Footage			
Building Covera	age □ or		er of Units per Acre	oplicable as requ	ired per zoning distr	•			
	age □ or		er of Units per Acre	oplicable as requ	ired per zoning disti	•			
Max. Permitted Provided		Lot Coverag	er of Units per Acre			•			
Max. Permitted Provided	of each stree	Lot Coverag	er of Units per Acre (check approximately Percentage (%))	ly, per district re		Square Footage			
Max. Permitted Provided	of each stree	Lot Coverag	er of Units per Acre (check ap Percentage (%) calculated separate centage (%)	ly, per district re	gulations)	Square Footage			
Max. Permitted Provided	of each stree	Lot Coverage fronting facade ential Façade Per	er of Units per Acre (check ap Percentage (%) calculated separate centage (%)	ly, per district re Non-res	gulations) idential Façade Perc	Square Footage			



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

- **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.
 - 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 corresponding net lot or GLA lot sized used 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.

o l		ing lot size used to calculate FAR). ided shall be = (NLA) – (area of building footprint + surface area ooftop terraces, and landscaped areas on sidewalks within the					
	TOSR: Total Open Space Requirements for Residential Only Projects						
(Not required in SF		RC, MR, or LW districts, or in mixed-use developments.)					
	Ratio	Total Square Footage					
Minimum Required							
Provided							
Square Footage b	reakout of UNCOVERED TOSR amount prov	rided by the following:					
	GLA minus building square footage						
Open exterior	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:					
	ed to the sky (roof) but having two sides with a minimum of 50% open						
	e Open Space Requirements for Res	sidential and or Mixed-use Developments					
	Ratio	Total Square Footage					
Minimum 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 L	andscaped 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 (These are areas not counted towards UOSR)							
Public Space provided = (square footage area of exterior space) + (square footage area of interior space)							
		centage (%)			Total Square Footage		
Minimum Required							
Provided							
Square Footage Break	down of PSR amounts pro	vided by the	following:				
areas, plazas, terraces	to general public such as , patios, observation decks as, open recreational spaces	, fountains,					
during normal business lobbies, concourses, p	el area accessible to the ge s hours such as malls, gall laza, walkways, fountains, tion, pedestrian seating, or	eries, atria, landscape					
Parking and Lo	oading Requireme	ents (refer t	o district regu	ılations and Chapter 28 for	clarification)		
Residential Unit Break	out						
Number of Studios	Number of 1 BR	Num	nber 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)							
		Resid	ential/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

	_	
C:		#
ГІ	ıe	-

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.

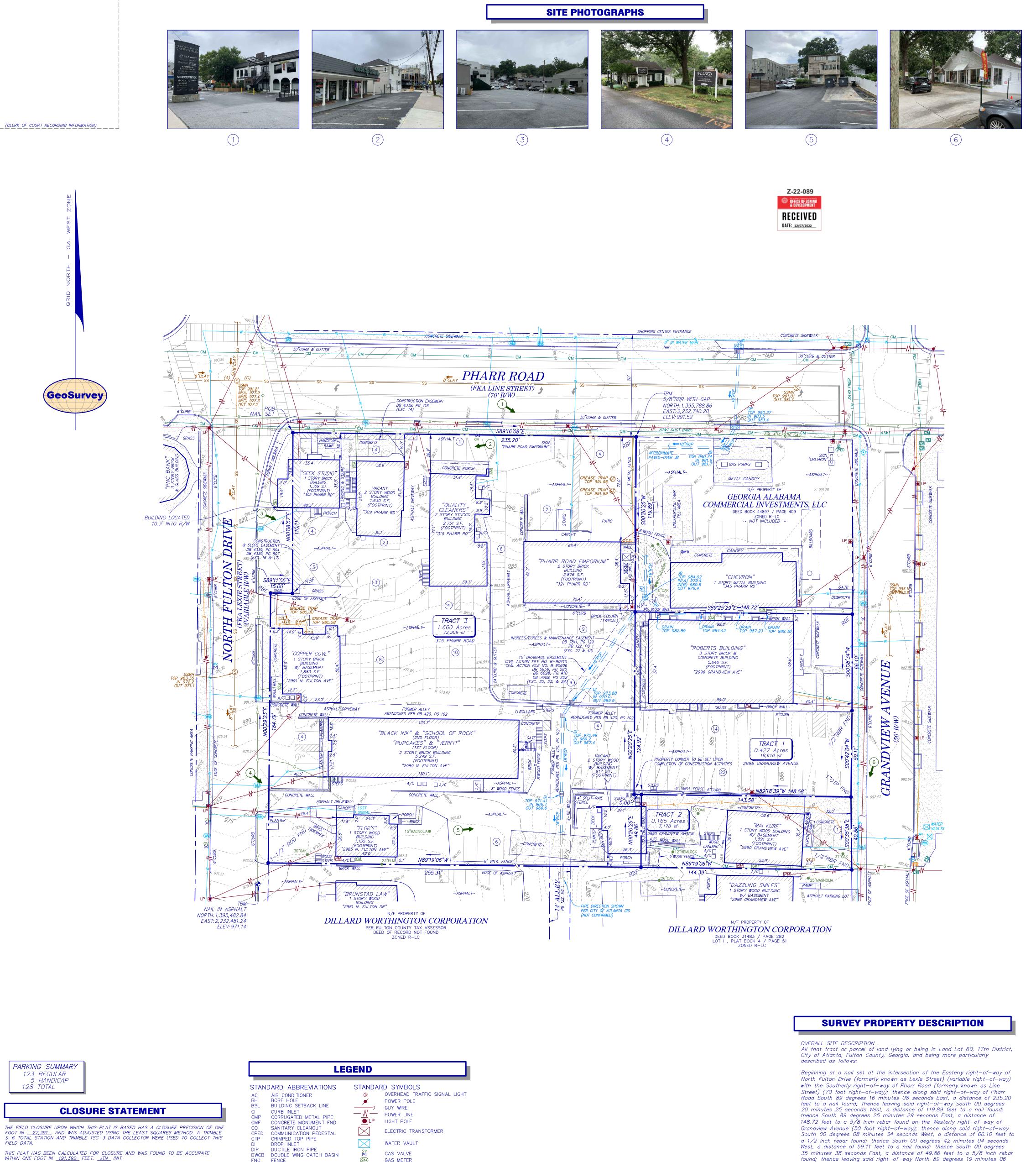
The applicant is further put on notice that the location of any feature specified on the site plan is not to be changed from that location which is specified on the site plan approved by the OZD. This includes, without limitation, any such changes that might affect the setbacks of any structure, the 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.

Todd L. Wilson	Todd EMi	3.31.23
Applicant Printed Name	Applicant Signature	Date



GAS METER

WATER VALVE

WATER METER

FIRE HYDRANT

---- G --- UNDERGROUND GAS LINE

UNDERGROUND ELECTRIC LINE

1 PHOTO POSITION INDICATOR

UNDERGROUND WATER LINE

HANDICAP PARKING SPACE

TREE POSITION INDICATOR

REGULAR PARKING SPACE COUNT

FENCE FOUND

IF YOU DIG

Know what's **below**.

Dial 811

Or Call 800-282-7411

before you dig.

GAS METER INVERT

MANHOLE

JUNCTION BOX

OPEN TOP PIPE

POINT OF BEGINNING

SANITARY SEWER

TRANS ELECTRIC TRANSFORMER

SWCB SINGLE WING CATCH BASIN

POINT OF COMMENCEMENT

IRON REINFORCING BAR

REINFORCED CONCRETE PIPE

5/8"RBR FND CAPPED LSF 621

POWER METER

PK NAIL SET

OUTLET CONTROL STRUCTURE

35 minutes 38 seconds East, a distance of 49.86 feet to a 5/8 inch rebar found; thence leaving said right-of-way North 89 degrees 19 minutes 06 seconds West, a distance of 144.39 feet to a 5/8 inch rebar found: thence North 89 degrees 19 minutes 06 seconds West, a distance of 255.31 feet to a 1-1/2 inch rod found on the Easterly right-of-way of North Fulton Drive; thence along said right-of-way North 00 degrees 29 minutes 23 seconds East, a distance of 184.79 feet to a 5/8 inch rebar found; thence South 89 degrees 11 minutes 55 seconds East, a distance of 15.00 feet to

Said tract of land contains 2.252 Acres.

GRAPHIC SCALE

1"= 30'

BEING THE SAME PROPERTY AS DESCRIBED IN A COMMITMENT FOR TITLE INSURANCE, AS PREPARED BY FIRST AMERICAN TITLE INSURANCE COMPANY, COMMITMENT NO. NCS-1080785-ATL, EFFECTIVE DATE JULY 29, 2021

a 5/8 inch rebar found; thence North 00 degrees 08 minutes 57 seconds

of Pharr Road, said point being the True Point of Beginning.

East, a distance of 110.11 feet to a nail set on the Southerly right-of-way

RECORD PROPERTY DESCRIPTION

THAT TRACT OR PARCEL OF LAND LYING AND BEING IN THE CITY OF ATLANTA, IN LAND LOT 60 OF THE 175 DISTRICT OF FULTON COUNTY, GEORGIA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: TO FIND THE TRUE POINT OF BEGINNING OF THE TRACT OF LAND HEREIN DESCRIBED. COMMENCE AT THE INTERSECTION OF TH SOUTHERN RIGHT-OF-WAY LINE OF PHARR ROAD (FORMERLY KNOWN AS LINE STREET) (70F00T RIGHT-OF-WAY) WITH THE WESTERN RIGHT-OF-WAY LINE OF GRAND'NEW AVENUE (50-FOOT RIGHT-OF-WAY); RUNNING THENCE ALONG SAID RIGHT-OF-WAY LINE OF PHARR ROAD. NORTH 86 DEGREES 58 MINUTES 41 SECONDS WEST A DISTANCE OF 148.35 FEET TO A 1/2 INCH IRON PIN; CONTINUING THENCE ALONG SAID RIGHT-OF-WAY LINE, NORTH 86 DEGREES 48 MINUTES 43 SECONDS WEST A DISTANCE OF 100.02 FEET TO A 1/2 INCH IRON PIN; CONTINUING THENCE ALONG SAID RIGHT-OF-WAY LINE, NORTH 86 DEGREES 50 MINUTES 00 SECONDS WEST A DISTANCE OF 50.24 FEET SET; SAID POINT BEING THE TRUE POINT OF BEGINNING; FROM THE TRUE POINT OF BEGINNING THUS ESTABLISHED RUNNING THENCE SOUTH 02 DEGREES 38 MINUTES 01 SECOND WEST, AND LEAVING THE SOUTHERN RIGHT-OF-WAY 10-FOOT ALLEY: RUNNING THENCE ALONG SAID BOUNDARY LINE OF SAID ALLEY, NORTH 86 DEGREES 51 MINUTES O SECONDS WEST A DISTANCE OF 50.00 FEET TO A NAIL SET: THENCE LEAVING THE NORTHERN BOUNDARY LINE ALLEY, AND RUNNING NORTH 02 DEGREES 38 MINUTES 01 SECONDS EAST A DISTANCE OF POINT; RUNNING THENCE NORTH 86 DEGREES 51 MINUTES 00 SECONDS WEST A DISTANCE OF 35.00 FEET TO POINT; RUNNING THENCE NORTH 02 DEGREES 38 MINUTES 01 SECOND EAST A DISTANCE OF 110.00 FEET TO A POINT OCATED ON THE SOUTHERN RIGHT-OF-WAY LINE OF PHARR ROAD; RUNNING THENCE ALONG SAID RIGHT-OF-WA INE. SOUTH 86 DEGREES 51 MINUTES OO SECONDS EAST A DISTANCE OF 35.00 FEET TO A POINT: CONTINUIN HENCE ALONG SAID RICHT-OF-WAY LINE SOUTH 86 DEGREES 36 MINUTES 34 SECONDS EAST A DISTANCE OF 50.0 TO A NAIL SET, SAID POINT BEING THE TRUE POINT OF BEGINNING; ACCORDING TO SURVEY FOR MELTZ GROUP, LLC, A GEORGIA LIMITED LIABILITY COMPANY AND M.A.T. INVESTMENTS, LLC, A GEORGIA LIMITED LIABILITY COMPANY, OMNI NATIONAL BANK AND OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY, DATED MARCH 12, 2008, AST REVISED MARCH 24, 2008, AS TO TRACTS 8 AND 9, PREPARED BY GASKINS—CANTON, LLC, UNDER SEAL AND CERTIFICATION OF SCOTT L. REECE, GEORGIA REGISTERED LAND SURVEYOR NO. 2648; SAID TRACT OF LA DESIGNATED AS "TRACT 8" AND "TRACT 9" AND CONTAINING A TOTAL OF 0.30 ACRES (13,0094 SOUARE FEE

ACCORDING TO SAID SURVEY, WHICH SURVEY IS INCORPORATED HEREIN AND MADE A PART THÉREOF BY REFERENCE

TOGETHER WITH ALL OF THE RIGHT, TITLE AND INTEREST OF GRANTOR IN AND TO THE ALLEY ABUTTING

SOUTHERNMOST BOUNDARY LINE OF THE ABOVE—DESCRIBED TRACT OF LAND AND ALL OF THE RIGHT

INTEREST OF GRANTOR IN AND TO ANY OTHER ALLEY OR PORTION OF ALLEY SERVING THE ABOVE-DESCRIBED TRACT ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN THE CITY OF ATLANTA, IN LAND LOT 60 OF THE 17TH DISTRICT, FULTON COUNTY, GEORGIA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: TO FIND THE TRUE POINT OF BEGINNING OF THE TRACT OF LAND HEREIN DESCRIBED, COMMENCE AT THE INTERSECTION OF THI SOUTHERN RIGHT-OF-WAY LINE OF PHARR ROAD (70-FOOT RIGHT-OF-WAY) WITH THE WESTERN RIGHT-OF-WAY LINE OF GRANDVIEW AVENUE (50-FOOT RIGHT-OF-WAY). RUNNING THENCE ALONG SAID RIGHT-OF-WAY LINE OF PHARR ROAD. NORTH 86 DEGREES 58 MINIJES 41 SECONDS WEST A DISTANCE OF 148.35 FEFT TO A 1/2 INCH IRON PIN CONTÍNUING THENCE ALONG SAID RIGHT-OF-WAY LINE, NORTH 86 DEGREES 48 MINUTES 43 SECONDS WEST A DISTANCE OF 100.02 FEET TO A 1/2 INCH IRON PIN; SAID IRON PIN BEING THE TRUE POINT OF BEGINNING; FROM HE TRUE POINT OF BEGINNING THÚS ESTABLISHED, RUNNING THENCE SOUTH 02 DEGREES 51 MINUTES 19 SECOND. WEST, AND LEAVING THE SOUTHERN RIGHT-OF-WAY LINE OF PHARR ROAD, A DISTANCE OF 184.77 FEET TO A PO OCATED ON THE NORTHERN SIDE OF A 10-FOOT ALLEY, RUNNING THENCE ALONG SAID SIDE OF SAID ALLEY, NORTI 86 DEGREES 51 MINUTES OO SECONDS WEST A DISTANCE OF 49.53 FEET TO A POINT; THENCE LEAVING TH. NORTHERN SIDE OF SAID 10—FOOT ALLEY, AND RUNNING NORTH O2 DEGREES 38 MINUTES 01 SECOND EAST'S DISTANCE OF 184.79 FEET TO A POINT LOCATED ON THE SOUTHERN RIGHT—OF—WAY LINE OF PHARR ROAD; RUNNING HENCE ALONG SAID RIGHT-OF-WAY LINE, SOUTH 86 DEGREES 50 MINUTES OO SECONDS EAST A DISTANCE OF 50.24 FEET TO THE 1/2 INCH IRON PIN LOCATED AT THE TRUE POINT OF BEGINNING; ACCORDING TO SURVEY FOR MELTZER GROUP, LLC, A GEORGIA LIMITED LIABILITY COMPANY AND M.A.T. INVESTMENTS, LLC, A GEORGIA LIMITED LIABILIT COMPANY, OMNI NATIONAL BANK AND OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY, DATED MARCH 12, 200 LAST REVISED MARCH 24, 2008, PREPARED BY GASKINSCANTON, LLC, UNDER THE SEAL AND CERTIFICATION OF SCC

ACCORDING TO SAID SURVEY, WHICH SURVEY IS INCORPORATED HEREIN AND MADE A PART HEREOF BY REFERENCE

TOGETHER WITH ALL OF THE RIGHT. TITLE AND INTEREST OF GRANTOR IN AND TO THE ALLEY ABUTTING

OF GRANTOR IN AND TO ANY OTHER ALLEY OR PORTION OF ALLEY SERVING THE ABOVE—DESCRIBED TRACT OF LAND.

HAT TRACT OR PARĆEL OF LAND LYING AND BEING IN THE CITY OF ATLANTA, IN LAND LOT 60 OF THE 17TH DISTRICT, FULTON COUNTY, GEORGIA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: TO FIND THE TRUE POINT OF BEGINNING OF THAT TRACT OF LAND HEREIN DESCRIBED, COMMENCE AT THE INTERSECTION OF THE SOUTHERN RIGHT-OF-WAY LINE OF PHARR ROAD (70-FOOT RIGHT-OF-WAY) WITH THE WESTERN RIGHT-OF-WAY LINE OF GRANDMEW AVENUE (50-FOOT RIGHT-OF-WAY); RUNNING THENCE ALONG SAID RIGHT-OF-WAY LINE OF PHARR ROAD, NORTH 86 DEGREES 58 MINUTES 41 SECONDS WEST A DISTANCE OF 148.35 FEET TO A 1/2 INCH IRON PIN, ID[']IRON BEING THE TRUE POINT OF BEGINNING; FROM THE TRUE POINT OF BEGINNING THUS ESTÁBLISHE THENCE SOUTH 02 DEGREES 45 MINUTES 56 SECONDS WEST. AND LEAVING THE SOUTHERN RIGHT—OF—WAY LINE OF PHARR ROAD. A DISTANCE OF 119.88 FEET TO A 1/2 INCH PIN LOCATED ON THE WESTERN SIDE OF AN ALLE RUNNING THÉNCE ALONG SAID SIDE OF SAID ALLEY, SOUTH 02 DEGREES 57 MINUTES 11 SECONDS WEST A DISTANCE OF 65.14 FEET TO A POINT LOCATED AT AN INTERSECTION OF SAID SIDE OF SAID ALLEY WITH THE NORTHERN SID OF A 10-FOOT ALLEY. THENCE LEAVING THE WESTERN SIDE OF AN ALLEY AND RUNNING ALONG THE NORTHERN SIL OF A 10-FOOT ALLEY NORTH 86 DEGREES 40 MINUTES 09 SECONDS WEST A DISTANCE OF 100.10 FE THENCE LEAVING THE NORTHERN SIDE OF A 10-FOOT ALLEY, AND RUNNING NORTH 02 DEGREES 51 MINUTES 19 SECONDS EAST A DISTANCE OF 184.77 FEET TO A 1/2 INCH IRON PIN LOCATED ON THE SOUTHERN RIGHT-OF-WAY LINE OF PHARR ROAD: RUNNING THENCE ALONG SAID RICHT-OF-WAY LINE SOUTH 86 DEGREES 48 MINUTES 43 SECONDS FAST A DISTANCE OF 100.02 FFFT TO THE 1/2 INCH IRON PIN LOCATED AT THE TRUE POINT BEGINNING; ACCORDING TO SURVEY FOR MELTZER GROUP, LLC, A GEORGIA LIMITED LIABILITY COMPANY AND M.A.T INVESTMENTS, LLC, A GEORGIA LIMITED LIABILITY COMPANY, OMNI NATIONAL BANK AND OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY, DATED MARCH 12, 2008, LAST REVISED MARCH 24, 2008, PREPARED BY GASKINS—CANTON, LLC, UNDER THE SEAL AND CERTIFICATION OF SCOTT L. REECE, GEORGIA REGISTERED LAND SURVEYOR NO. 2648; SAID TRACT OF LAND BEING DESIGNATED AS "TRACT 5," BEING IMPROVED PROPERTY HAVING A 2—STORY BUILDING LOCATED THEREON, AND CONTAINING 0.42 ACRES (18,513 SQUARE FEET) ACCORDING TO SAID SURVEY, WHICH SURVEY S INCORPORATED HEREIN AND MADE A PART HEREOF BY REFERENCE. TOGETHER WITH ALL OF THE RIGHT, TITLE INTEREST OF GRANTOR IN AND TO THE ALLEYS ABUTTING THE EASTERN AND SOUTHERN BOUNDARY LINES OF ABOVE DESCRIBED TRACT OF LAND AND ALL OF THE RIGHT, TITLE AND INTEREST OF GRANTOR IN AND TO ANY OTHER ALLEY OR PORTION OF ALLEY SERVING THE ABOVEDESCRIBED TRACT OF LAND.

THAT TRACT OR PARCEL OF LAND LYING AND BEING IN THE CITY OF ATLANTA, IN LAND LOT 60 OF THE 17TH DISTRICT, FULTON COUNTY, GEORGIA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: TO FIND THE TRUE POINT OF BEGINNING OF THE TRACT OF LAND HEREIN DESCRIBED, COMMENCE AT THE INTERSECTION OF THE SOUTHERN RIGHT-OF-WAY LINE OF PHARR ROAD (70-FOOT RIGHT-OF-WAY) WITH THE WESTERN RIGHT-OF-WAY LINE OF GRANDVIEW AVENUE (50—FOOT RIGHT—OF—WAY) RUNNING THENCE ALONG SAID RIGHT—OF—WAY LINE GRANDVIEW AVENUE, SOUTH 02 DEGREES 39 MINÚTES 13 SECONDS WEST A DISTANCE OF 120.00 FEET 1-1/2-INCH OPEN TOP PIPE; CONTINUING THENCE ALONG SAID RIGHT-OF-WAY LINE, SOUTH 02 DEGREES 53 MINUTES 53 SECONDS WEST A DISTANCE OF 125.22 FEET TO A 2 INCH OPEN TOP PIPE; CONTINUING THENCE ALONG SAID RIGHT-OF-WAY SOUTH 01 DEGREE 5.3 MINUTES 0.5 SECONDS WEST A DISTANCE OF 49.89 FEET TO A 1/2 INCH IRON PIPE: THENCE LEAVING THE WESTERN RIGHT-OF-WAY LINE OF GRANDVIEW AVENUE. AND RUNNING NORTH 86 DEGREE 49 MINUTES 37 SECONDS WEST A DISTANCE OF 207.00 FEFT TO A POINT LOCATED ON THE WESTERN SIDE (ALLEY, SAID POINT BEING THE TRUE POINT OF BEGINNING THUS ESTABLISHED. RUNNING THENCE NORTH 86 DEGREE 49 MINUTES 37 SECOND WEST. AND LEAVING THE WESTERN SIDE OF SAID ALLEY. A DISTANCE OF 192.77 FEET TO , 2-1/2-INCH IRON PIN LOCATED ON THE FASTERN RIGHT-OF-WAY LINE OF NORTH FULTON DRIVE (50-FOOT RIGHT-OF-WAY); RUNNING THENCE ALONG SAID RIGHT-OF-WAY LINE, NORTH 01 DEGREE 39 MINUTES 55 SECONDS DRIVE, AND RUNNING SOUTH 86 DEGREES 44 MINUTES 06 SECONDS EAST A DISTANCE OF 193.47 FEET TO A POIN LOCATED ON THE WESTERN SIDE OF AN ALLEY, SOUTH 02 DEGREES 27 MINUTES 48 SECONDS WEST A DISTANCE O GROUP, LLC, A GEORGIA LIMITED LIABILITY COMPANY AND M.A.T. INVESTMENTS, LLC, A GEORGIA LIMITED LIABILITY COMPANY, OMNI NATIONAL BANK AND OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY, DATED MARCH 12, 200 REECE, GEORGIA REGISTERED LAND SURVEYOR NO. 2648; SAID TRACT OF LAND BEING DESIGNATED AS "TRACT BEING IMPROVED PROPERTY HAVING A HOUSE LOCATED THEREON, AND CONTAINING 0.22 ACRES (9,656 SQUARE FEET) ACCORDING TO SAID SURVEY, WHICH SURVEY IS INCORPORATED HEREIN AND MADE PART HEREOF BY REFERENCE TOGETHER WITH ALL OF THE RIGHT, TITLE AND INTEREST OF GRANTOR IN AND TO THE ALLEY ABUTTING TH INTEREST OF GRANTOR IN AND TO ANY OTHER ALLEY OR PORTION OF ALLEY SERVING THE ABOVE-DESCRIBED TRACT

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN THE CITY OF ATLANTA, IN LAND LOT 60 OF THE 17TH DISTRICT, FULTON COUNTY, GEORGIA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: TO FIND THE POINT OF BEGINNING OF THE TRACT OF LAND HEREIN DESCRIBED, COMMENCE AT THE INTERSECTION OF T SOUTHERN RIGHT-OF-WAY LINE OF PHARR ROAD (70-FOOT RIGHT-OF-WAY) WITH THE WESTERN RIGHT-OF-WAY LINE OF GRAND'NEW AVENUE (50-FOOT RIGHT-OF-WAY); RUNNING THENCE ALONG SAID RIGHT-OF-WAY LINE OF GRAND'NEW AVENUE, SOUTH 02 DEGREES 39 MINUTES 13 SECONDS WEST A DISTANCE OF 120.00 FEET TO A 1-1/2-INCH OPEN TOP PIPE CONTINUING THENCE ALONG SAID RIGHT-OF-WAY LINE SOUTH 02 DEGREES 53 MINUTES 53 SECONDS WEST A DISTANCE OF 125.22 FEET TO A 2 INCH OPEN TOP PIPE; CONTINUING THENCE ALONG SAI RIGHT-OF-WAY SOUTH 01 DEGREE 53 MINUTES 05 SECONDS WEST A DISTANCE OF 49.89 FEET TO A 1/2 INCH IRON PIPE; THENCE LEAVING THE WESTERN RIGHT—OF—WAY LINE OF GRANDVIEW AVENUE, AND RUNNING NORTH 86 DEGREE 49 MINUTES 37 SECONDS WEST A DISTANCE OF 399.77 FEET TO A 2-1/2-INCH IRON PIN LOCATED ON THE EASTERN RIGHT-OF-WAY LINE OF NORTH FULTON DRIVE (50-FOOT RIGHT-OF-WAY); RUNNING THENCE ALONG SAID POINT BEING THE TRUE POINT OF BEGINNING; FROM THE TRUE POINT OF BEGINNING THUS ESTABLISHED, CONTINUING THENCE ALONG SAID RIGHT-OF-WAY LINE, NORTH 03 DEGREES 10 MINUTES 23 SECONDS EAST A DISTANCE OF 50.00 FEI A POINT LOCATED ON THE SOUTHERN SIDE OF A 10 FOOT ALLEY; THENCE LEAVING THE EASTERN RIGHT—OF—WA LINE OF NORTH FULTON DRIVE, AND RUNNING ALONG SAID SIDE OF SAID ALLEY, SOUTH 86 DEGREES 44 MINUTES OF THENCE ALONG SAID WESTERN SIDE OF SAID ALLEY, SOUTH 03 DEGREES 33 MINUTES OO SECONDS WEST A DISTANCE OF 50.00 FEET TO A POINT; THENCE LEAVING THE WESTERN SIDE OF ALLEY, AND RUNNING NORTH 86 DEGREES 44 LINE OF NORTH FULTON DRIVE AND THE TRUE POINT OF BEGINNING; ACCORDING TO SURVEY FOR MELTZER GROUI LC, A GEORGIA LIMITED LIABILITY COMPANY AND M.A.T. INVESTMENTS, LLC, A GEORGIA LIMITED LIABILITY COMPANY, NATIONAL BANK AND OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY, DATED MARCH 12, 2008, REVISED MARCH 24, 2008, PREPARED BY GASKINS—CANTON, LLC, UNDER THE SEAL AND CERTIFICATION OF SCOT REECE. GEORGIA REGISTERED LAND SURVEYOR NO. 2648: SAID TRACT OF LAND BEING DESIGNATED AS "TRACT BEING IMPROVED PROPERTY HAVING A 2—STORY BRICK BUILDING LOCATED THEREON. AND CONTAINING 0.22 ACRES (9,682 SQUARE FEET) ACCORDING TO SAID SURVEY, WHICH SURVEY IS INCORPORATED HEREIN AND MADE A PART HÉREOF BY REFERENCE. TOGETHER WITH ALL OF THÉ RIGHT, TITLE AND INTEREST OF GRANTOR IN AND TO THE ALLEY ABUTTING THE EASTERN AND NORTHERN BOUNDARY LINES OF THE ABOVE—DESCRIBED TRACT OF LAND AND AL HE RIGHT, TITLE AND INTEREST OF GRANTOR IN AND TO ANY OTHER ALLEY OR PORTION OF ALLEY SERVING TH

ALL THAT TRACT OR PARCEL OF AND LYING AND BEING IN THE CITY OF ATLANTA, IN LAND LOT 60 OF THE 17TH POINT OF BEGINNING OF THE TRACT OF LAND HEREIN DESCRIBED, COMMENCE AT THE INTERSECTION OF THE SOUTHERN RIGHT-OF-WAY LINE OF PHARR ROAD (F/K/A LINE STREET) (70 FOOT RIGHT-OFWAY) WITH THE WESTERN RIGHT-OF-WAY LINE OF PHARR ROAD THE FOLLOWING COURSES AND DISTANCES: NORTH 86 DEGREES 58 MINUTES 41 SECONDS WEST 148.35 FEET TO A 1/2 INCH IRON PIN; NORTH 86 DEGREES 48 MINUTES 43 SECONDS WEST 100.02 T TO A 1/2 INCH IRON PIN; NORTH 86 DEGREES 50 MINUTES OO SECONDS WEST 50.24 FEET TO A POINT; NORTH 86 DEGREES 36 MINUTES 34 SECONDS WEST 50.00 FEET TO A POINT; NORTH 86 DEGREES 51 MINUTES 00 SECONDS WEST 35.00 FFFT TO A POINT: RUNNING THENCE SOUTH 02 DEGREES 38 MINUTES 01 SECONDS WEST AND LEAVING E SOUTHERN RIGHT-OF-WAY LINE OF PHARR ROAD, A DISTANCE OF 110.00 FEET TO A POINT AND SAID POINT O BEING THE TRUE POINT OF BEGINNING FROM THE TRUE POINT OF BEGINNING THUS ESTABLISHED, RUNNING THENCE SOUTH 86 DEGREES 51 MINUTES 00 SECONDS EAST A DISTANCE OF 35.00 FEET TO A NAIL SET; RUNNING THENC SOUTH 02 DEGREES 38 MINUTES 01 SECONDS WEST A DISTANCE OF 7500 FEET TO A POINT LOCATED ON THE NORTHERN BOUNDARY LINE OF A 10 FOOT ALLEY; RUNNING THENCE ALONG SAID BOUNDARY LINE OF SAID ALLE NORTH 86 DEGREES 51 MINUTES 00 SECONDS WEST A DISTANCE OF 50.00 FEET TO A POINT LOCATED ON TH FASTERN RIGHT-OF-WAY LINE OF NORTH FULTON DRIVE (F/K/A LEXIE STREET) (50 FOOT RIGHT-OF-WAY): THENCE LEAVING THE NORTHERN BOUNDARY LINE OF SAID ALLEY, AND RUNNING ALONG SAID RIGHT-OF-WAY LINE, NORTH C RIGHT-OF-WAY LINE OF NORTH FULTON DRIVE, AND BEING THE TRUE POINT OF BEGINNING; ACCORDING TO SURVEY FOR MELTZER GROUP, LLC, A GEORGIA LIMITED LIABILITY COMPANY AND M.A.T. INVESTMENTS, LLC, A GEORGIA LIMITED IABILITY COMPANY, OMNI NATIONAL BANK AND OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY, DATED MARCH 2008. LAST REVISED MARCH 24. 2008. PREPARED BY GASKINS—CANTON. LLC. UNDER THE SEAL AND ERTIFICATION OF SCOTT L. REECE, GEORGIA REGISTERED LAND SURVEYOR NO. 2648; SAID TRACT OF LAND DESIGNATED AS "TRACT 8", AND CONTAINING A TOTAL OF 0.09 ACRES (3,750 SQUARE FEET) ACCORDING TO SAID BURVEY, WHICH SURVEY IS INCORPORATED HEREIN AND MADE A PART HÈREOF BY REFERENCE. TOGETHER WITH AL OF THE RIGHT TITLE AND INTEREST OF GRANTOR IN AND TO THE ALLEY ABUTTING THE SOUTHERN BOUNDARY LINI OF THE ABOVE-DESCRIBED TRACT OF LAND AND ALL OF THE RIGHT, TITLE AND INTEREST OF GRANTOR IN AND TO ANY OTHER ALLEY OR PORTION OF ALLEY SERVING THE ABOVE—DESCRIBED TRACT OF LAND.

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN THE CITY OF ATLANTA, IN LAND LOT 60 OF THE 17TH DISTRICT, FULTON COUNTY, GEORGIA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS. TO FIND THE TRUE POINT OF BEGINNING OF THE TRACT OF LAND HEREIN DESCRIBED, COMMENCE AT THE INTERSECTION OF THE SOUTHERN RIGHT-OF-WAY LINE OF PHARR ROAD (70-FOOT RIGHT-OF-WAY) WITH THE WESTERN RIGHT-OF-WAY LINE OF GRANDVIEW AVENUE (50—FOOT RIGHT—OF—WAY): RUNNING THENCE ALONG SAID RIGHT—OF—WAY LINE GRANDVIEW AVENUE, SOUTH 02 DEGREES 39 MINÚTES 13 SECONDS WEST A DISTANCE OF 120.00 FEET TO A 1-1/2-INCH OPEN TOP PIPE; CONTINUING THENCE ALONG SAID RIGHT-OF-WAY LINE, SOUTH 02 DEGREES 53 MINUTES 53 SECONDS WEST A DISTANCE OF 125.22 FEET TO A 2 INCH OPEN TOP PIPE; SAID OPEN TAP PIPE BEING THE TRUE POINT OF BEGINNING FROM THE TRUE POINT OF BEGINNING THUS ESTABLISHED, CONTINUING THENCE ALONG SAID RIGHT-OF-WAY SOUTH 01 DEGREE 53 MINUTES 05 SECONDS WEST A DISTANCE OF 49.89 FEET TO A 1/2 INCH IROI ; THENCE LEAVING THE WESTERN RIGHT—OF—WAY LINE OF GRANDVIEW AVENUE, AND RUNNING NORTH' 86 DEGREES 49 MINUTES 37 SECONDS WEST A DISTANCE OF 193.00 FEET TO A POINT LOCATED ON THE EASTERN SIDE OF AN ALLEY, RUNNING THENCE ALONG SAID SIDE OF SAID ALLEY, NORTH 02 DEGREES 27 MINUTES 58 SECONDS EAST A DEGREES 48 MINUTES OF SECONDS EAST A DISTANCE OF 192.49 FEET TO THE 2-INCH OPEN TOP PIPE LOCATED ON THE WESTERN RIGHT-OF-WAY LINE OF GRANDMEW AVENUE AND THE TRUE POINT OF BEGINNING; ACCORDING TO LIMITED LIABILITY COMPANY, OMNI NATIONAL BANK AND OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY, DATED MARCH 12, 2008, LAST REVISED MARCH 24, 2008, PREPARED BY GASKINS—CANTON, LLC, UNDER THE SEAL AND CERTIFICATÍON OF SCOTT L. REECE, GEORGIÁ REGISTERED LAND SURVEYOR NO.2648; SAIÓ TRACT OF LAND BEING DESIGNATED AS "TRACT 2," BEING IMPROVED PROPERTY HAVING A 1—STORY FRAME BUILDING AND A 2—STORY BUILDING LOCATED THEREON, AND CONTAINING 0.22 ACRES (9.621 SQUARE FEET) ACCORDING TO SAID SURVEY, WHICH SURVEY IS INCORPORATED HEREIN AND MADE A PART HEREOF BY REFERENCE, TOGETHER WITH ALL OF THE RIGHT AND INTEREST OF GRANTOR IN AND TO THE ABUTTING THE WESTERN BOUNDARY LINE OF OTHER ALLEY OR PORTION OF ALLEY SERVING THE ABOVE—DESCRIBED TRACT OF LAND.

THAT`TRACT OR PARCEL OF LAND LYING AND BEING IN THE CITY OF ATLANTA, IN LAND LOT 60 OF THE 17TH DISTRICT, FULTON COUNTY, GEORGIA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: TO FIND THE TRUE POINT OF BEGINNING OF THE TRACT OF LAND HEREIN DESCRIBED, COMMENCE AT THE INTERSECTION OF THE SOUTHERN RIGHT-OF-WAY LINE OF PHARR ROAD (70-FOOT RIGHT-OF-WAY) WITH THE WESTERN RIGHT-OF-WAY LINE OF GRANDVIEW AVENUE (50—FOOT RIGHT—OF—WAY); RUNNING THENCE ALONG SAID RIGHT—OF—WAY LINE (GRANDVIEW AVENUE, SOUTH O2 DEGREES 39 MINÚTES 13 SECONDS WEST A DISTANCE OF 120.00 FEET TO A 1-1/2-INCH OPEN TOP PIPE, SAID OPEN TOP PIPE BEING THE TRUE POINT OF BEGINNING FROM THE TRUE POINT OF BEĞINNING THUS ESTABLISHED, CONTINUING THENCE ALONG SAID RIGHT-OF-WAY LINE, SOUTH 02 DEGREES MINUTES 53 SECONDS WEST A DISTANCE OF 125.22 FEET TO A 2 INCH OPEN TOP PIPE; THENCE LEAVING WESTERN RIGHT-OF-WAY LINE OF GRANDMEW AVENUE, AND RUNNING NORTH 86 DEGREE 49 MINUTES 05 SECOND WEST A DISTANCE OF 192.49 FEET TO A POINT LOCATED ON THE EASTERN SIDE OF AN ALLEY, RUNNING THEN ALONG SAID SIDE OF SAID ALLEY, NORTH 03 DEGREES 33 MINUTES 00 SECONDS EAST A DISTANCE OF 50.00 FEET A POINT LOCATED ON THE SOUTHERN SIDE OF A 10 FOOT ALLEY; RUNNING THENCE ALONG THE SOUTHERN SIDE OF SAID ALLEY, SOUTH 86 DEGREES 43 MINUTES OO SECONDS EAST A DISTANCE OF 43.12 FEET TO POINT LOCATED ON THE WESTERN SIDE OF AN ALLEY; RUNNING THENCE ALONG THE WESTERN SIDE OF SAID ALLEY, NORTH O3 DEGREES 48 MINUTES 54 SECONDS EAST A DISTANCE OF 7.53 FEET TO A NAIL FOUND AT THE INTERSECTION OF THE NORTHERN SIDE OF SAID 10—FOOT ALLEY WITH THE EASTERN SIDE OF AN ALLEY, THENCE LEAVING THE NORTHERN SIDE OF A 10-FOOT ALLEY, AND RUNNING ALONG THE EASTERN SIDE OF AN ALLEY, NORTH O2 DEGREES 39 MINUTES 15 SECONDS EAST A DISTANCE OF 65.02 FEET TO A POINT; THENCE LEAVING THE EASTERN SIDE OF AN ALLEY; AN, RUNNING SOUTH 86 DEGREES 56 MINUTES OO SECONDS EAST A DISTANCE OF 141.39 FEET TO THE 1-1/2 - INC OPEN TOP PIPE LOCATED ON THE WESTERN RICHT-OF-WAY LINE OF GRANDVIEW AVENUE AND THE TRUE POINT O

BEGINNING; ACCORDING TO SURVEY FOR MELTZER GROUP, LLC, A GEORGIA LIMITED LIABILITY COMPANY AND M.A INVESTMENTS, LLC, A GEORGIA LIMITED LIABILITY COMPANY, OMNI NATIONAL BANK AND OLD REPUBLIC NATIONAL T INSURANCE COMPANY, DATED MARCH 12, 2008, LAST REVISED MARCH 24, 2008, PREPARED BY GASKINS—CANTON, LLC, UNDER THE SEAL AND CERTIFICATION OF SCOTT L. REECE, GEORGIA REGISTERED LAND SURVEYOR NO. 2648; SAID TRACT OF LAND BEING DESIGNATED AS "TRACT 1," BEING IMPROVED PROPERTY HAVING A 3—STORY BRICK BUILDING LOCATED THEREON, AND CONTAINING 0.47 ACRE (20,284 SQUARE FEET) ACCORDING TO SAID SURVEY, WHICH SURVEY IS INCORPORATED HEREIN AND MADE A PART HEREOF BY REFERENCE. TOGETHER WITH ALL OF THE RIGHT, TITLE AND INTEREST OF GRANTOR IN AND TO THE ALLEY ABUTTING THE WESTERN AND NORTHERN BOUNDARY LINES OF THE ABOVE-DESCRIBED TRACT OF LAND AND ALL OF THE RIGHT, TITLE AND INTEREST OF GRANTOR IN AND TO ANY OTHER ALLEY OR PORTION OF ALLEY SERVING THE ABOVE DESCRIBED TRACT OF LAND.

TITLE EXCEPTIONS

THE FOLLOWING EXCEPTIONS ARE LISTED IN SCHEDULE B, SECTION 2, OF A COMMITMENT FOR TITLE INSURANCE, AS PREPARED BY FIRST AMERICAN TITLE INSURANCE COMPANY, COMMITMENT NO. NCS-1080785-ATL, EFFECTIVE DATE JULY 29, 2021. 2. Matters as shown on that certain plat recorded in Plat Book 420, Page 102, Fulton

EASEMENTS DEPICTED ON DOCUMENT ARE SHOWN HEREON OMITTED - NOT A SURVEY MATTER 14. Easement contained in that that certain Warranty Deed from Philip Perling to Fulton County, a political subdivision of the State of Georgia, dated August 7, 1964, filed for record December 8, 1964, and recorded in Deed Book 4339, Page 416, aforesaid records. AFFECTS SITE AS SHOWN 15. Dedication or Option to Buy Real Estate from Mrs. Birda R Goepper and Ms. Angela

Goepper Hale, Co—Executrix of the Estate of Daniel Goepper, also known as Dan Goepper, to Fulton County, dated July 6, 1964, filed for record December 8, 1964, and recorded in Deed Book 4339, Page 418, aforesaid records. DOES NOT AFFECT SÎTE — OPTION TO BUY HAS EXPIRED 16. Easement contained in that certain Warranty Deed from Fulton County, a political subdivision of the State of Georgia, to Philip Perling, dated October 28, 1964, filed for

record December 8, 1964, and recorded in Deed Book 4339, Page 504, aforesaid records. AFFECTS SITE AS SHOWN 17. Easement from Fulton County, a political subdivision of the State of Georgia and County of Fulton and Philip Perling, dated October 28, 1964, recorded in Deed Book 4339,

18. Easement from Philip Perling to Georgia Power Company, dated August 23, 1974, filed for record September 12, 1974, and recorded in Deed Book 6136, Page 299, aforesaid AFFECTS SURVEY TRACT THREE - BLANKET EASEMENT - NOT PLOTTABLE

19. Dedication or Option from Della Morgoles to Fulton County, dated June 8, 1964, filed for record August 28, 1964, and recorded in Deed Book 4288, Page 237, aforesaid AFFECTS SURVEY TRACT THREE - BLANKET EASEMENT - NOT PLOTTABLE 20. Dedication or Option from E. A. Baylis (Northside Investment Co.) to Fulton County, dated May 19, 1964, filed for record June 13, 1965, and recorded in Deed Book 4356,

AFFECTS SURVEY TRACT THREE - BLANKET EASEMENT - NOT PLOTTABLE

. Agreement by and between Myer Caplan and Galen Kilburn, Jr., dated April 27, 1973, filed for record May 1, 1973, and recorded in Deed Book 5810, Page 276, aforesaid DOES NOT AFFECT SITE — BENEFITED & BURDENED PARCELS HAVE BEEN COMBINED 2. Easement contained in that certain Judgment and Decree, Civil Action File No. B—90410, City of Atlanta vs. Leon F. Roberts, Jr. et al, dated December 11, 1973, filed for record December 11, 1973, and recorded in Deed Book 5956, Page 280, aforesaid

23. Easement contained in that certain Judgment and Decree, Civil Action File No. B 90606, City Atlanta vs. Myer Caplan, et al, undated, filed for record April 5, 1974, and recorded in Deed Book 6028, Page 410, aforesaid records.

AFFECTS SITE AS SHOWN 24. Easement contained in that certain Warranty Deed from Charles S. Roberts & Company, a corporation, to 321 Pharr Road, Ltd,. a Georgia limited partnership having Charles S. Roberts as General Partner, dated August 5, 1980, filed for record August 6, 1980, and recorded in Deed Book 7609, Page 222, aforesaid records.

AFFECTS SITE AS SHOWN 5. Storm Drainage easement recorded at Deed Book 7609, Page 222, aforesaid records. AFFECTS SITE AS SHOWN 26. Easement from Charles S. Roberts & Company to Georgia Power Company, dated October 17, 1980, filed for record October 31, 1980, and recorded in Deed Book 7687,

AFFECTS SURVEY TRACT THREE — BLANKET EASEMENT — NOT PLOTTABLE 27. Maintenance Easement from 321 Pharr Road, Ltd. a Georgia limited partnership, to Corim Real Estate Group, Inc., dated April 61 1981, filed for record April 6, 1981, and recorded in Deed Book 7811, Page 129, aforesaid records. AFFECTS SITE AS SHOWN

28. Easement contained in that certain Quitclaim Deed from 321 Pharr Road, Ltd., a

Georgia limited partnership to Corim Real Estate Group, Inc., a Georgia corporation, dated April 29, 1981, filed for record May 29, 1981, and recorded in Deed Book 7855, Page 325, DOES NOT AFFECT SITE - ALLEY ABANDONED PER PLAT BOOK 420, PAGE 102 29. Easement contained in that certain Quitclaim Deed from Corim Real Estate Group, nc., a Georgia corporation to 321 Pharr Road, Ltd., a Georgia limited partnership, dated April 29, 1981, filed for record May 29, 1981, and recorded in Deed Book 7855, Page 326, DOES NOT AFFECT SITE - BENEFITED & BURDENED PARCELS HAVE BEEN COMBINED O. Fasement from Patricia Rice to Georgia Power Company, dated October 22, 1981. filed for record November 5, 1981, and recorded in Deed Book 7994, Page 392, aforesaid

AFFECTS SURVEY TRACT THREE - BLANKET EASEMENT - NOT PLOTTABLE 31. Alley easement contained in the legal description attached to Quitclaim Deed from Dorothy K. Clark and Trust Company Bank, Co-Executors under the Last Will and estament of Grady Clark, late of the State of Georgia, County of Fulton, deceased, and Terramar Associates, a Georgia limited partnership, dated October 28, 1988, filed for record October 31, 1988, and recorded in Deed Book 12005, Page 90, aforesaid records. DOES NOT AFFECT SITE - ALLEY ABANDONED PER PLAT BOOK 420, PAGE 102 32. Easement contained in that certain Quitclaim Deed from Terramar Associates, L. P... (a/k/a Terramar Associates), a Georgia limited partnership, and 315-321 Pharr Road, LLC, Georgia limited liability company, dated December 8, 2006, filed for record December 1 2006. and recorded in Deed Book 44059. Page 191. aforesaid records DOES NOT AFFECT SITE — ALLEY ABANDONED PER PLAT BOOK 420, PAGE 102 33. Easement contained in that Quitclaim Deed from 315—321 Pharr Road, LLC, a Georgia limited liability company, and 305-309 Pharr Road, LLC, a Georgia limited liability

company, to Meltzer Group, LLC, a Georgia limited liability company, and M.A.T.

AFFECTS SITE - LOCATION OF EASEMENT NOT SPECIFIED IN DOCUMENT

Investments, LLC, a Georgia limited liability company, dated March 26, 2008, filed for

ecord March 27, 2008, and recorded in Deed Book 46526, Page 78, aforesaid records. DOES NOT AFFECT SITE - ALLEY ABANDONED PER PLAT BOOK 420, PAGE 102 34. All matters reflected on that certain plat recorded in Plat Book 122, Page 1, EASEMENTS DEPICTED ON DOCUMENT ARE SHOWN HEREON 5. Sewer Easement from Ellie Patterson to the City of Atlanta dated November 1, 1972, filed for record December 1,1972, and recorded in Deed Book 5707, Page 477, aforesaid

36. Sewer Easement from Jud D. McIntosh to the City of Atlanta dated December 26, 1972, filed for record February 15, 1973, and recorded in Deed Book 5756, Page 109, AFFECTS SITE - LOCATION OF EASEMENT NOT SPECIFIED IN DOCUMENT 37. All matters reflected on that certain plat recorded in Plat Book 4, Page 51, aforesaid

NO EASEMENTS DEPICTED ON DOCUMENT 3. Sewer Easement from Jewell S. Cape to the City of Atlanta dated January 24, 1973, filed for record February 15,1973 and recorded in Deed Book 5756, Page 93, aforesaid AFFECTS SITE - LOCATION OF EASEMENT NOT SPECIFIED IN DOCUMENT 39. Maintenance Easement from 321 Pharr Road, Ltd, a Georgia limited partnership, to Corim Real Estate Group, Inc., dated April 6, 1981, filed for record April 6, 1981, and recorded in Deed Book 7811, Page 129, aforesaid records.

AFFECTS SITE AS SHOWN 40. Easement from Joe Dew to Georgia Power Company dated February 28, 1982, filed for record March 18, 1982, and recorded in Deed Book 8086, Page 395, aforesaid records. AFFECTS SITE - BLANKET EASEMENT - NOT PLOTTABLE 41. Easement from Terramar Associates to Georgia Power Company dated June 28, 1985, filed for record July 22,1985, and recorded in Deed Book 9620, Page 458, aforesaid AFFECTS SITE - BLANKET EASEMENT - NOT PLOTTABLE 42. All matters reflected on that certain plat recorded in Plat Book 4, Page 51, aforesaid

NO EASEMENTS DEPICTED ON DOCUMENT 43. All matters reflected on that certain plat recorded in Plat Book 122, Page 1, EASEMENTS DEPICTED ON DOCUMENT ARE SHOWN HEREON

N/F PROPERTY OF

MELTZER GROUP, LLC

M.A.T. INVESTMENTS, LLC

DEED BOOK 46526 / PAGE 67

DEED BOOK 46526 / PAGE 71

DEED BOOK 46526 / PAGE 78

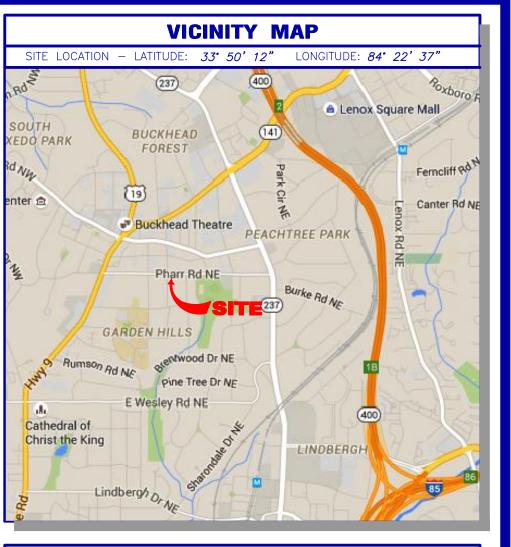
DEED BOOK 55545 / PAGE 269

DEED BOOK 55545 / PAGE 272

TOTAL SITE AREA

2.252 Acres

98,094 sf



GENERAL NOTES

THIS SURVEY HAS BEEN PREPARED FOR THE EXCLUSIVE USE OF THE PERSON OR ENTITIES NAMED HEREON. NO EXPRESS OR IMPLIED WARRANTIES WITH RESPECT TO THE INFORMATION SHOWN HEREON IS TO BE EXTENDED TO ANY PERSONS OR ENTITIES OTHER THAN THOSE SHOWN HEREON.

THIS PROPERTY IS NOT LOCATED IN A 100 YEAR FLOOD HAZARD AREA BASE. ON THE FLOOD INSURANCE RATE MAP FOR THIS AREA. THE MAP NUMBER FOR THIS AREA IS 13121C0234F, AND THE DATE OF SAID MAP IS SEPTEMBER 18, 2013. THIS DETERMINATION WAS MADE BY GRAPHICALLY DETERMINING THE POSITION OF THIS SITE ON SAID FIRM MAPS UNLESS OTHERWISE NOTED.

REVISIONS LISTED ON THIS SURVEY APPLY ONLY TO THE SPECIFIC CHANGES REFERENCED, AND DO NOT CONSTITUTE AN UPDATE OF OTHER DATA ON THIS SURVEY. THE "SURVEY DATE" SHOWN HEREON IS THE APPLICABLE DATE AS RELATED TO PROVISIONS OF STATUTES OF LIMITATION UNLESS SPECIFICALLY

THE DATUM FOR THIS SITE WAS ESTABLISHED UTILIZING GLOBAL POSITIONING

SYSTEMS. AND BASED ON POSITIONAL VALUES FOR THE VIRTUAL REFERENCE

STATION NETWORK DEVELOPED BY eGPS SOLUTIONS. THE HORIZONTAL

REFERENCE FRAME IS NORTH AMERICAN DATUM OF 1983(2011)—STATE PLANE COORDINATE SYSTEM OF GEORGIA-WEST ZONE. THE VERTICAL REFERENCE FRAME IS NORTH AMERICAN VERTICAL DATUM OF 1988. ANY DIRECTIONS OR DIMENSIONS SHOWN ARE A RECTANGULAR, GROUND LEVEL PROJECTION OF TH STATE PLANE COORDINATE SYSTEM.

PLEASE NOTE: ABOVE GROUND UTILITIES ARE SHOWN HEREON. UNDERGROUND UTILITIES ARE SHOWN BASED ON SURVEY REFERENCE 4. NO UNDERGROUND UTILITIES WERE MARKED OR LOCATED FOR THE PURPOSE OF THIS SURVEY.

THE SITE IS ZONED "SPI-9 SA1" (SPECIAL PUBLIC INTEREST DISTRICT -SUBAREA 1 — DOWNTOWN CORE) AS SHOWN IN A ZONING VERIFICATION LETTER FROM THE CITY OF ATLANTA, DATED FEBRUARY 25, 2020. PLEASE NOTE: ZONING AND SETBACKS SHOULD BE CONFIRMED AND VERIFIED BY PLANNING AND ZONING PRIOR TO DESIGN OR CONSTRUCTION ACTIVITIES.

1> ALTA/ACSM LAND TITLE SURVEY FOR MELTZER GROUP. LLC. et al. PREPARED BY GASKINS LAND SURVEYING, DATED MARCH 12, 2008.

2> CITY OF ATLANTA CADASTRAL MAP, DATED DECEMBER 9, 1986. 3> PEACHTREE VIEW SUBDIVISION, PREPARED BY W.J. NALLEY ENGR., DATED APRIL 27, 1910, RECORDED IN PLAT BOOK 4, PAGE 51.

4> ALTA/ACSM LAND TITLE SURVEY FOR MELTZER GROUP, LLC. PREPARED BY GEOSURVEY, LTD., DATED AUGUST 14, 2015 (JOB NO. 20155022-01).

SURVEYOR CERTIFICATION (ALTA/NSPS)

Lionheart Strategic Management LLC, it's Successors and/or assigns First American Title Insurance Company

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2021 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), 7(a), 7(b-1), 8, 9, 11(a), 13, 16, 18, & 19 of Table A thereof. The field work was completed on September 27, 2021

Date: September 27, 2021

Georgia Professional Land Surveyor # 3324

SURVEYOR CERTIFICATION (GEORGIA) does not subdivide or create a new parcel or make any changes : any real property boundaries. The recording information of th

documents, maps, plats, or other instruments which created the parce or parcels are stated hereon. RECORDATION OF THIS PLAT DOE'S NO IMPLY APPROVAL OF ANY LOCAL JURISDICTION, AVAILABILITY PERMITS, COMPLIANCE WITH LOCAL REGULATIONS OR REQUIREMENTS, C SUITABILITY FOR ANY USE OR PURPOSE OF THE LAND. Furthermore the undersigned land surveyor certifies that this plat complies with the minimum technical standards for property surveys in Georgia as se forth in the rules and regulations of the Georgia Board of Registration ior Professional Engineers and Land Surveyors and as set forth in 0.C.G.A. Section 15-6-67.





Land Surveying • 3D Laser Scanning

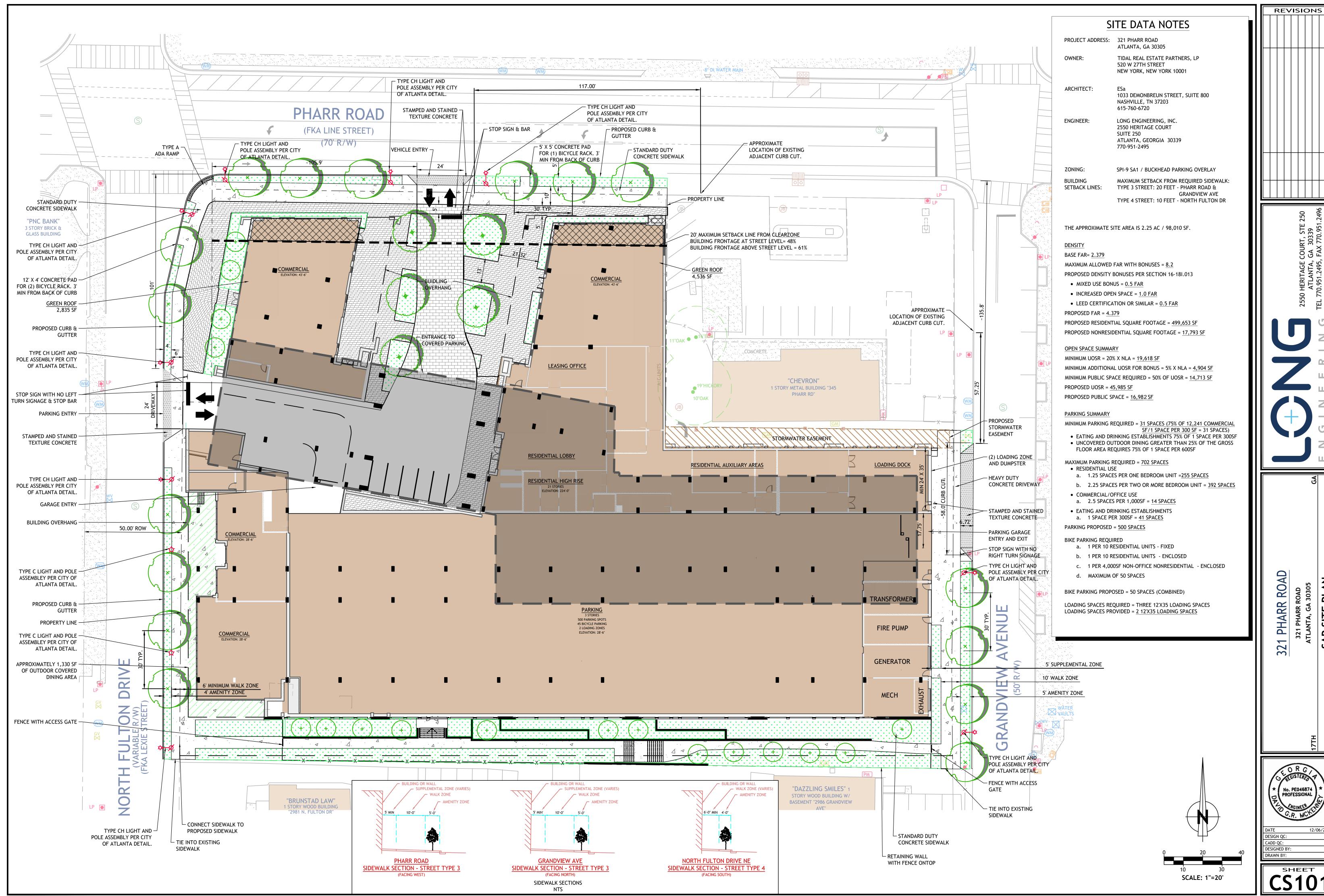
1660 Barnes Mill Road Marietta, Georgia 30062 (770) 795-9900 Phone: (770) 795-8880

www.geosurvey.com EMAIL: info@geosurvey.com Certificate of Authorization #LSF-00062

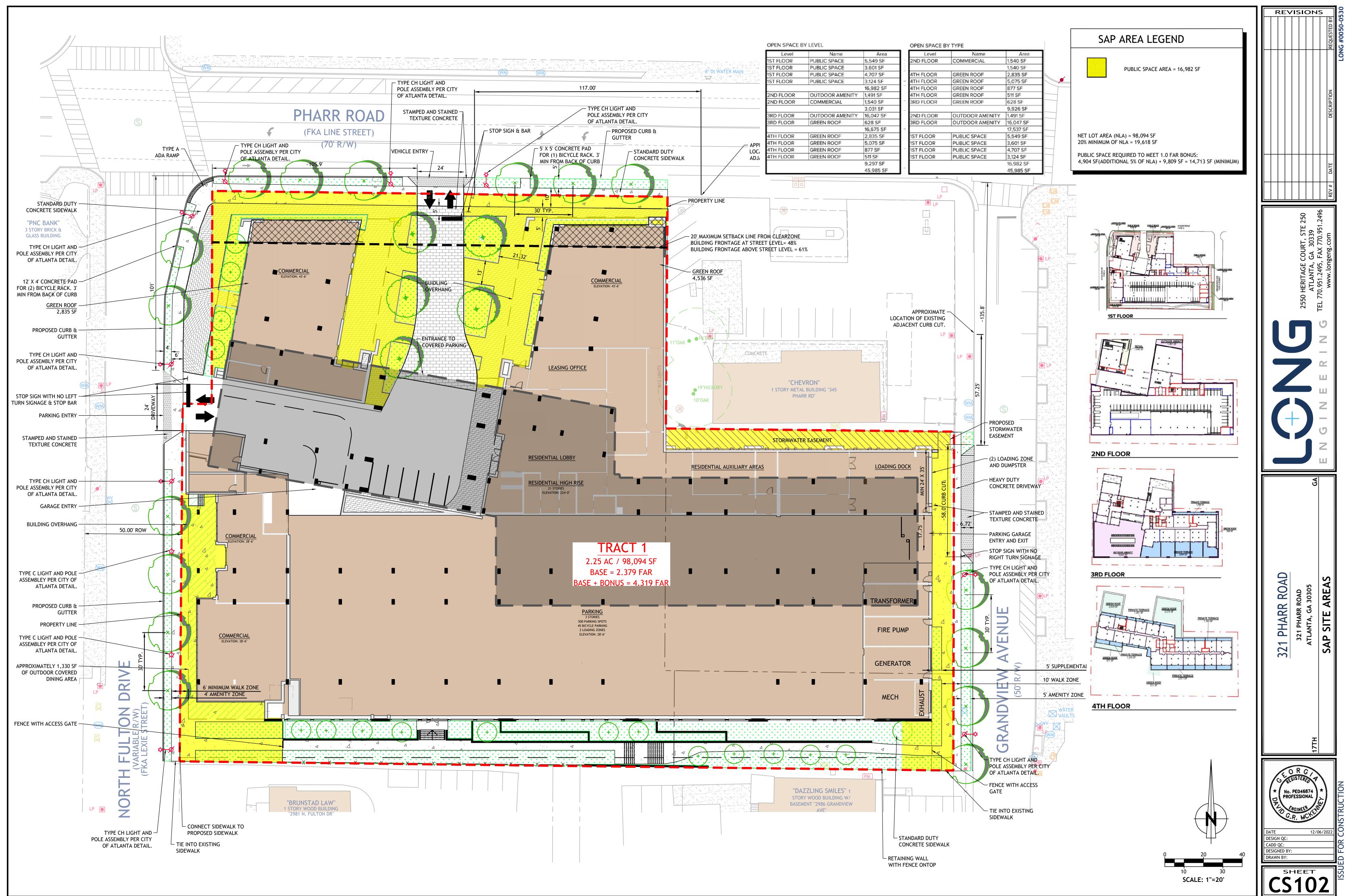
PLAT BOOK 420 ~ PAGE 102 Tidal Real Estate Partners Lionheart Strategic Management LLC First American Title Insurance Company

Pharr Road

GS JOB NO:	20155022	DRAWING SCALE:	1 "=	<i>30</i> '	SL	IRVEY	DATE	<u>:</u>	09-27-202
FIELD WORK:	CS	CITY: <i>ATLANTA</i>	STATE:	GA		In .		REVISIONS	
DDO L MCD.	/TA /				No.	Date		Description	
PROJ MGR:	JTN	COUNTI. FOLTON							
REVIEWED:	DLH	LAND LOT: <i>60</i>			L				
DWG FILE: 201550)22-05.dwg	DISTRICT: 17TH							

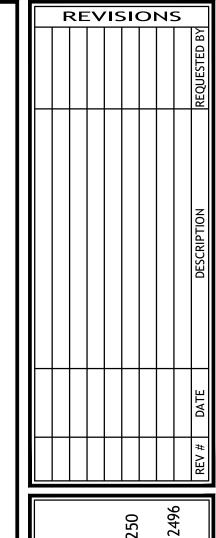


P:\LEI PROJECTS\0992-0010 321 PHARR RD MF\04 DRAWINGS\41 CIVIL DRAWINGS\0944-0010_C.DWG



ZONING CONDITIONS 321 PHARR RD.

- 1. TIDAL REAL ESTATE PARTNERS (DEVELOPER) SHALL SUPPORT APPROPRIATE LEGISLATION REQUIRING THAT ALL TRANSPORTATION IMPACT FEES GENERATED FROM THIS DEVELOPMENT WILL BE ALLOCATED FOR USES TO MITIGATE TRAFFIC AND PROMOTE PEDESTRIAN SAFETY, AS RECOMMENDED BY GARDEN HILLS CIVIC ASSOCIATION (GHCA) WITHIN THE VICINITY IN WHICH THE PROPERTY IS LOCATED.
- 2. FOR A PERIOD OF FIVE YEARS FROM AND AFTER THE ISSUANCE OF CERTIFICATE OF OCCUPANCY FOR THE PROJECT, DEVELOPER AGREES TO ACTIVELY MARKET ONE DWELLING UNIT FOR OCCUPANCY BY A ZONE 2 ATLANTA POLICE DEPARTMENT OFFICER. TO THE EXTENT THE DWELLING UNIT IS LEASED TO A ZONE 2 ATLANTA POLICE DEPARTMENT OFFICER, ONE HALF (1/2) OF THE MONTHLY RENTAL AMOUNT FOR THE DWELLING UNIT DURING THAT FIVE YEAR PERIOD (NOT INCLUDING UTILITIES AND MANDATORY FEES) SHALL BE SUBSIDIZED BY THE DEVELOPER. OTHER SUBSIDIES AVAILABLE FROM THE BUCKHEAD COMMUNITY IMPROVEMENT DISTRICT OR OTHER THIRD PARTY SOURCES MAY FURTHER REDUCE THE MONTHLY RENTAL.
- 3. THE DEVELOPMENT SHALL PROHIBIT LEFT TURNS OUT OF THE DEVELOPMENT ONTO NORTH FULTON DRIVE NE. SIGNAGE SHALL BE PLACED IN SERVICE AND LOADING AREAS LOCATED ON GRANDVIEW AVE. REQUIRING SERVICE VEHICLES TO TURN LEFT ONTO GRANDVIEW AVE. WHEN EXITING THE PROPERTY. LEASES FOR EATING AND DRINKING ESTABLISHMENTS IN THE PROJECT SHALL INCLUDE A PROVISION PROHIBITING TRACTOR TRAILERS SERVING THE PROJECT FROM USING ANY OF GARDEN HILLS' NEIGHBORHOOD STREETS SOUTH OF THE PROPERTY TO ACCESS THE PROPERTY, AS WELL AS FROM TURNING RIGHT ONTO GRANDVIEW AVENUE WHEN EXITING THE PROPERTY.
- 4. PRIOR TO ISSUANCE OF THE FINAL CERTIFICATE OF OCCUPANCY, THE DEVELOPER AGREES TO INSTALL A VIDEO SURVEILLANCE CAMERA SYSTEM THAT IS CAPABLE OF CONNECTING TO THE ATLANTA POLICE DEPARTMENT'S VIDEO INTEGRATION CENTER.
- 5. PRIOR TO THE BEGINNING OF DEMOLITION, A DEMOLITION MANAGEMENT PLAN FOR DEMOLITION TRAFFIC WILL BE PREPARED AND WILL BE DELIVERED TO THE PRESIDENT OF THE GARDEN HILLS CIVIC ASSOCIATION, THE DEVELOPMENT AND TRANSPORTATION CHAIR OF NPU-B AND TO THE DIRECTOR OF THE OFFICE OF ZONING AND DEVELOPMENT FOR REVIEW. LIKEWISE, PRIOR TO THE BEGINNING OF CONSTRUCTION, A CONSTRUCTION MANAGEMENT PLAN FOR CONSTRUCTION TRAFFIC WILL BE PREPARED AND WILL BE DELIVERED TO THE PRESIDENT OF THE GARDEN HILLS CIVIC ASSOCIATION, THE DEVELOPMENT AND TRANSPORTATION CHAIR OF NPU-B AND TO THE DIRECTOR OF THE OFFICE OF ZONING AND DEVELOPMENT FOR REVIEW. EVIDENCE OF COMPLIANCE WITH THIS CONDITION SHALL BE PROVIDED IN WRITING TO THE OFFICE OF ZONING AND DEVELOPMENT PRIOR TO ISSUANCE OF A SPECIAL ADMINISTRATIVE PERMIT.
- 6. CONSTRUCTION WORKERS' VEHICLES, CONSTRUCTION DELIVERY VEHICLES, AND CONSTRUCTION EQUIPMENT SHALL NOT BE PARKED ON NORTH FULTON DRIVE, NE OR GRANDVIEW AVENUE, NE DURING CONSTRUCTION.
- 7. THE PROJECT SHALL HAVE A PROJECT MANAGER ON SITE WHO WILL ADHERE TO ALL REQUIREMENTS OF THE CITY OF ATLANTA.
 FURTHER, DEVELOPER SHALL PROVIDE THE PRESIDENT OF THE GARDEN HILLS CIVIC ASSOCIATION (GHCA) WITH A CONTACT NAME AND PHONE NUMBER WHICH WILL BE ALWAYS ANSWERED OR MESSAGES PROMPTLY RETURNED WHEN CONSTRUCTION WORK IS IN PROGRESS
- 8. THESE CONDITIONS OF ZONING SHALL BE BINDING UPON ALL SUCCESSORS AND ASSIGNS OF THE DEVELOPER. THE SUBDIVISION, SALE, OR PARTITION OF ALL OR ANY PART OF THIS PROPERTY SHALL NOT ALTER THE OBLIGATION OF ALL OWNERS OF THE PROPERTY TO COMPLY WITH THESE CONDITIONS OF ZONING. DEVELOPER WILL NOT REQUEST ANY ADMINISTRATIVE AMENDMENT WITHOUT PROVIDING EVIDENCE THAT NOTICE OF SUCH REQUEST HAS BEEN GIVEN TO THE PRESIDENT OF THE GARDEN HILLS CIVIC ASSOCIATION AND CHAIR OF THE ZONING COMMITTEE OF NPU-B WHICH SEEKS TO:
- (a) INCREASE THE BASE FLOOR AREA RATIO;
- (b) CHANGE ANY OF THE USES OR LOCATION OF SAID USES SPECIFIED IN THESE CONDITIONS;
- (c) DECREASE ANY REQUIRED EXTERIOR SETBACK OR THE AMOUNT OF LANDSCAPED AREA;
- (d) MATERIALLY REDUCE REQUIRED PUBLIC ACCESS OR PUBLIC SPACES; OR(e) OTHERWISE MATERIALLY ALTER THESE CONDITIONS.
- DEVELOPER WILL HAVE THE RIGHT TO REQUEST ADMINISTRATIVE CHANGES WITHOUT SUCH NOTIFICATION SO LONG AS SUCH CHANGES ARE REQUIRED TO COMPLY WITH TECHNICAL PERMITTING REQUIREMENTS OF THE CITY OF ATLANTA OR TO ADDRESS SITE CONDITIONS.
- 9. DEVELOPER WILL DESIGN A STORM WATER FACILITY FOR THE PROPERTY THAT WILL EXCEED THE CURRENT CITY OF ATLANTA STORMWATER ORDINANCES AS IT PERTAINS TO RUNOFF REDUCTION AND ATTENUATION OF THE PREDEVELOPMENT SITE DISCHARGES. CITY OF ATLANTA ALLOWABLE STORMWATER DISCHARGES WILL BE REDUCED BY AN ADDITIONAL 5% UTILIZING ON-SITE STORM WATER MANAGEMENT SYSTEMS FOR ALL POST-DEVELOPMENT DISCHARGES. THE RRV WILL BE INCREASED FROM 1 INCH OF RAINFALL TO 1 AND 1/8 INCHES OF RAINFALL. A COPY OF THE HYDROLOGY REPORT FOR DEVELOPMENT OF THE PROJECT WILL BE PROVIDED TO THE PRESIDENT OF THE GARDEN HILLS CIVIC ASSOCIATION (GHCA) CONCURRENTLY WITH THE SUBMITTAL TO THE CITY OF ATLANTA FOR PERMITTING.
- 10. THESE CONDITIONS WILL BE PRINTED ON THE FINAL SITE PLAN APPROVED AS PART OF THE SPECIAL ADMINISTRATIVE PERMIT.



2550 HERITAGE COURT, STE 250 ATLANTA, GA 30339 TEL 770.951.2495, FAX 770.951.249 www.longeng.com



Ć

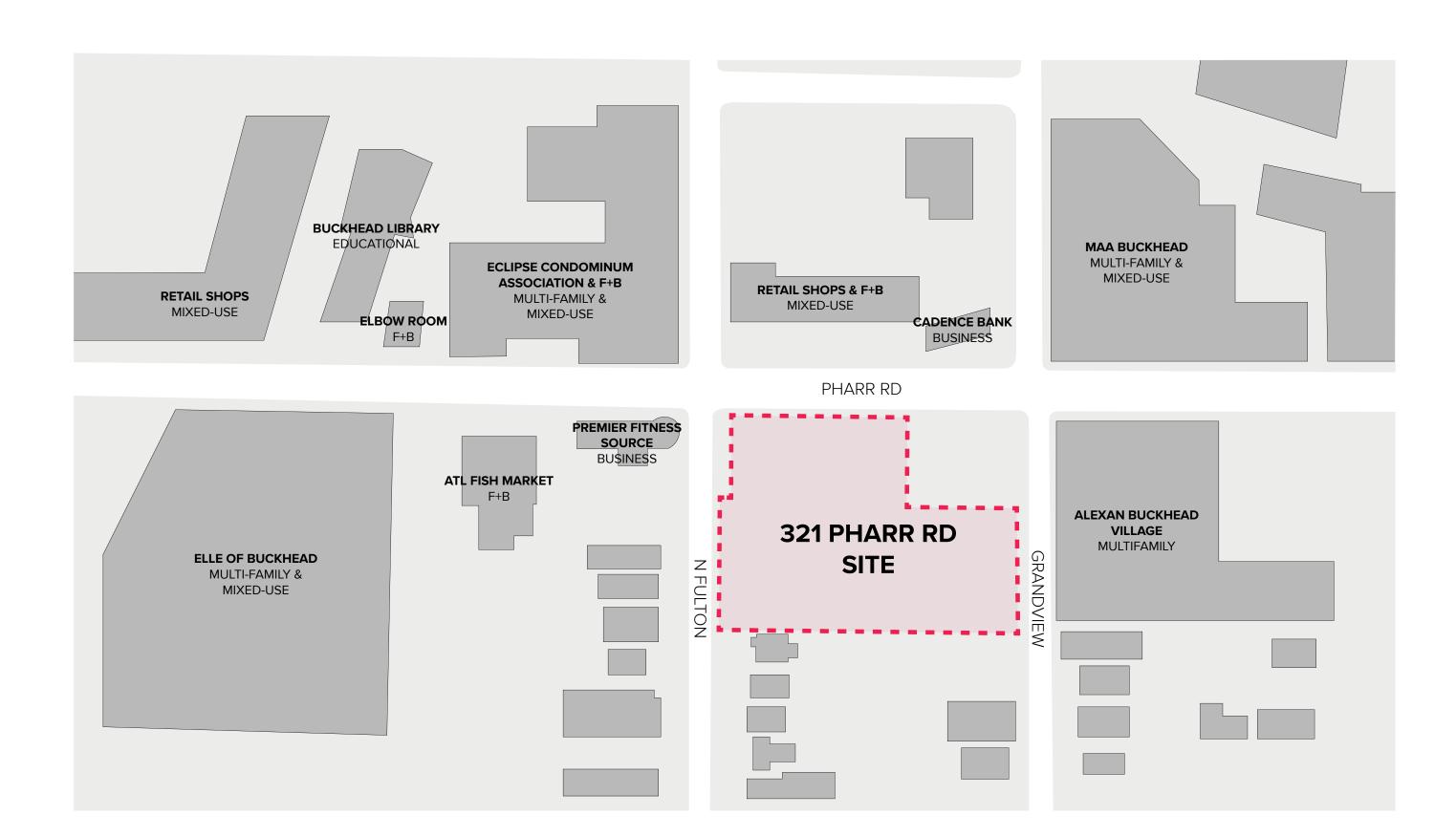
321 PHARR ROAD
321 PHARR ROAD
ATLANTA, GA 30305



DATE 12/06/2022
DESIGN QC:
CADD QC:
DESIGNED BY:
DRAWN BY:

CS103

CONTEXT PLAN



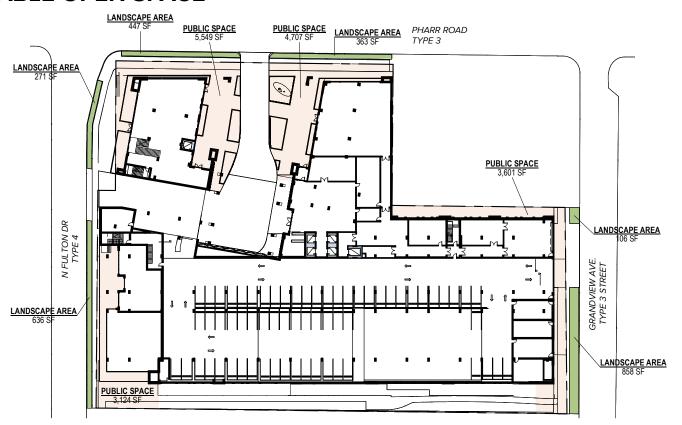
ARCHITECTURAL SITE PLAN







USABLE OPEN SPACE



OUTDOOR AMENITY 1,491 SF

USEABLE OPEN SPACE CALCULATIONS

TOTAL: 45,985 SF

NET LOT AREA: 98,094 SF 20% MINIMUM OF NET LOT AREA: 19,618 SF 50% OF MINIMUM UOSR FOR PUBLIC SPACE: 9,809 SF 1% OF NET LOT AREA: 980 SF

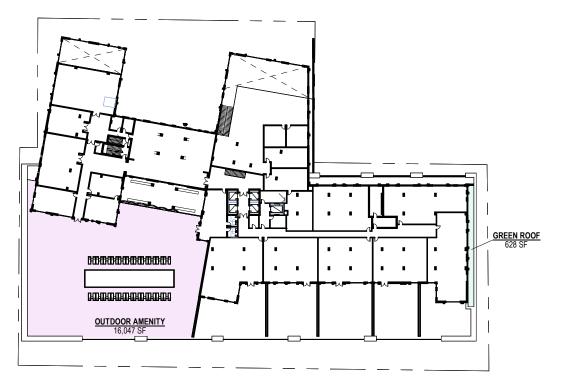
PUBLIC SPACE NEEDED TO ACHIEVE **1.0 FAR BONUS**: 4,904 SF (ADDITIONAL 5% OF NLA) + 9,809 SF = **14,713 SF (MINIMUM)**

CURRENT DEDICATED PUBLIC SPACE: 16,982 SF

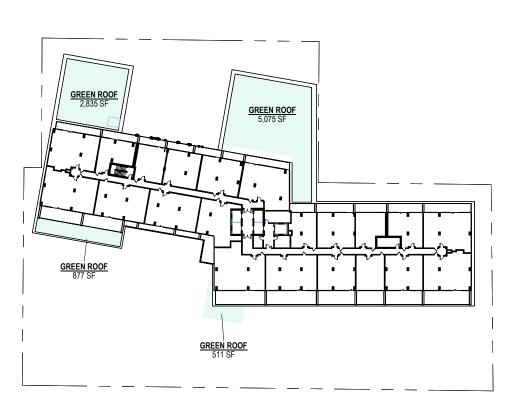
OPEN SPACE BY LEVEL

OPEN SPACE BY LEVEL				
Level	Name	Area		
1ST FLOOR	PUBLIC SPACE	5,549 SF		
1ST FLOOR	PUBLIC SPACE	3,601 SF		
1ST FLOOR	PUBLIC SPACE	4,707 SF		
1ST FLOOR	PUBLIC SPACE	3,124 SF		
		16,982 SF		
2ND FLOOR	OUTDOOR AMENITY	1,491 SF		
2ND FLOOR	OUTDOOR DINING	1,540 SF		
		3,031 SF		
3RD FLOOR	OUTDOOR AMENITY	16,047 SF		
3RD FLOOR	GREEN ROOF	628 SF		
	,	16,675 SF		
4TH FLOOR	GREEN ROOF	2,835 SF		
4TH FLOOR	GREEN ROOF	5,075 SF		
4TH FLOOR	GREEN ROOF	877 SF		
4TH FLOOR	GREEN ROOF	511 SF		
		9,297 SF		
		45,985 SF		

1ST FLOOR



3RD FLOOR



4TH FLOOR

2ND FLOOR

LANDSCAPE AREA OUTSIDE OF PROPERTY LINE

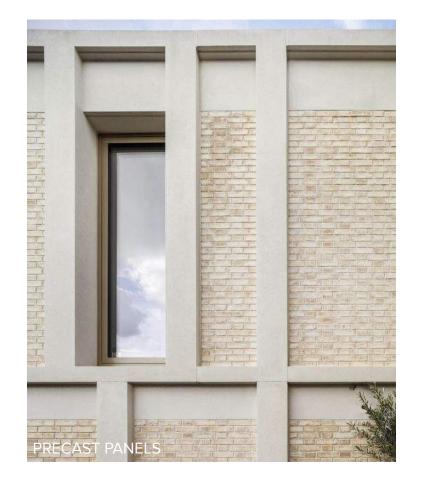
Level	Name	Area
1ST FLOOR	LANDSCAPE AREA	106 SF
1ST FLOOR	LANDSCAPE AREA	858 SF
1ST FLOOR	LANDSCAPE AREA	636 SF
1ST FLOOR	LANDSCAPE AREA	271 SF
1ST FLOOR	LANDSCAPE AREA	447 SF
1ST FLOOR	LANDSCAPE AREA	363 SF
		2,681 SF
		2,681 SF

OPEN SPACE BY TYPE

Level	Name	Area
4TH FLOOR	GREEN ROOF	2,835 SF
4TH FLOOR	GREEN ROOF	5,075 SF
4TH FLOOR	GREEN ROOF	877 SF
4TH FLOOR	GREEN ROOF	511 SF
3RD FLOOR	GREEN ROOF	628 SF
		9,926 SF
2ND FLOOR	OUTDOOR AMENITY	1,491 SF
3RD FLOOR	OUTDOOR AMENITY	16,047 SF
		17,537 SF
2ND FLOOR	OUTDOOR DINING	1,540 SF
		1,540 SF
1ST FLOOR	PUBLIC SPACE	5,549 SF
1ST FLOOR	PUBLIC SPACE	3,601 SF
1ST FLOOR	PUBLIC SPACE	4,707 SF
1ST FLOOR	PUBLIC SPACE	3,124 SF
		16,982 SF
		45,985 SF
•		

EXTERIOR MATERIAL

INSPIRATION IMAGERY









EXTERIOR PERSPECTIVE

CORNER OF PHARR + N FULTON



EXTERIOR PERSPECTIVE

CORNER OF PHARR + N FULTON



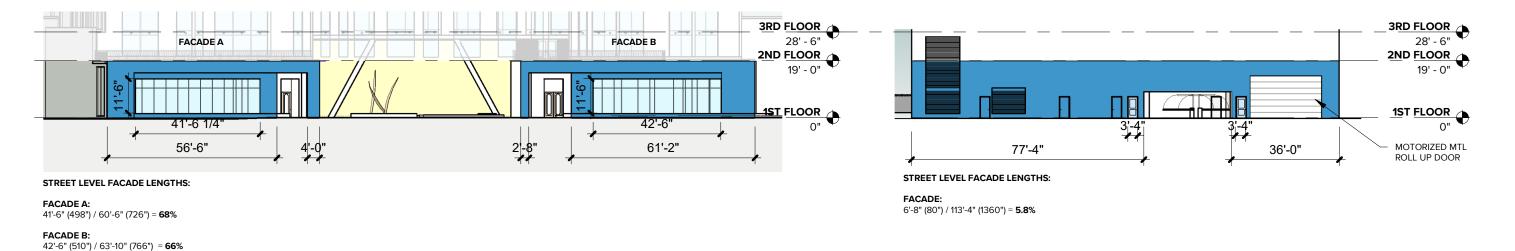
EXTERIOR PERSPECTIVE

ENTRY DRIVE OFF OF PHARR RD



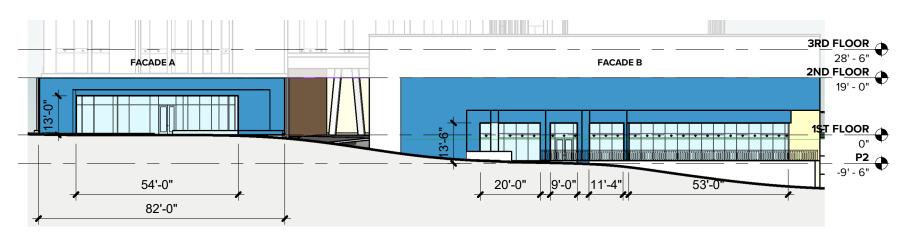
FACADE TRANSPARENCY DIAGRAMS

TYPE 3 + 4 STREETS



SAP - NORTH ELEVATION @ GROUND FL

SAP - EAST ELEVATION @ GROUND FL



STREET LEVEL FACADE LENGTHS:

FACADE A:

54'-0" (648") / 82'-0" (984") = **65**%

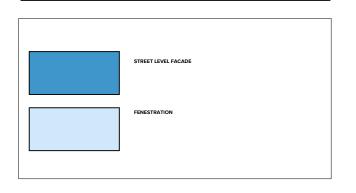
FACADE B:

93'-4" (1120") / 139'-8" (1676") = **66**%

SAP - WEST ELEVATION @ GROUND FL

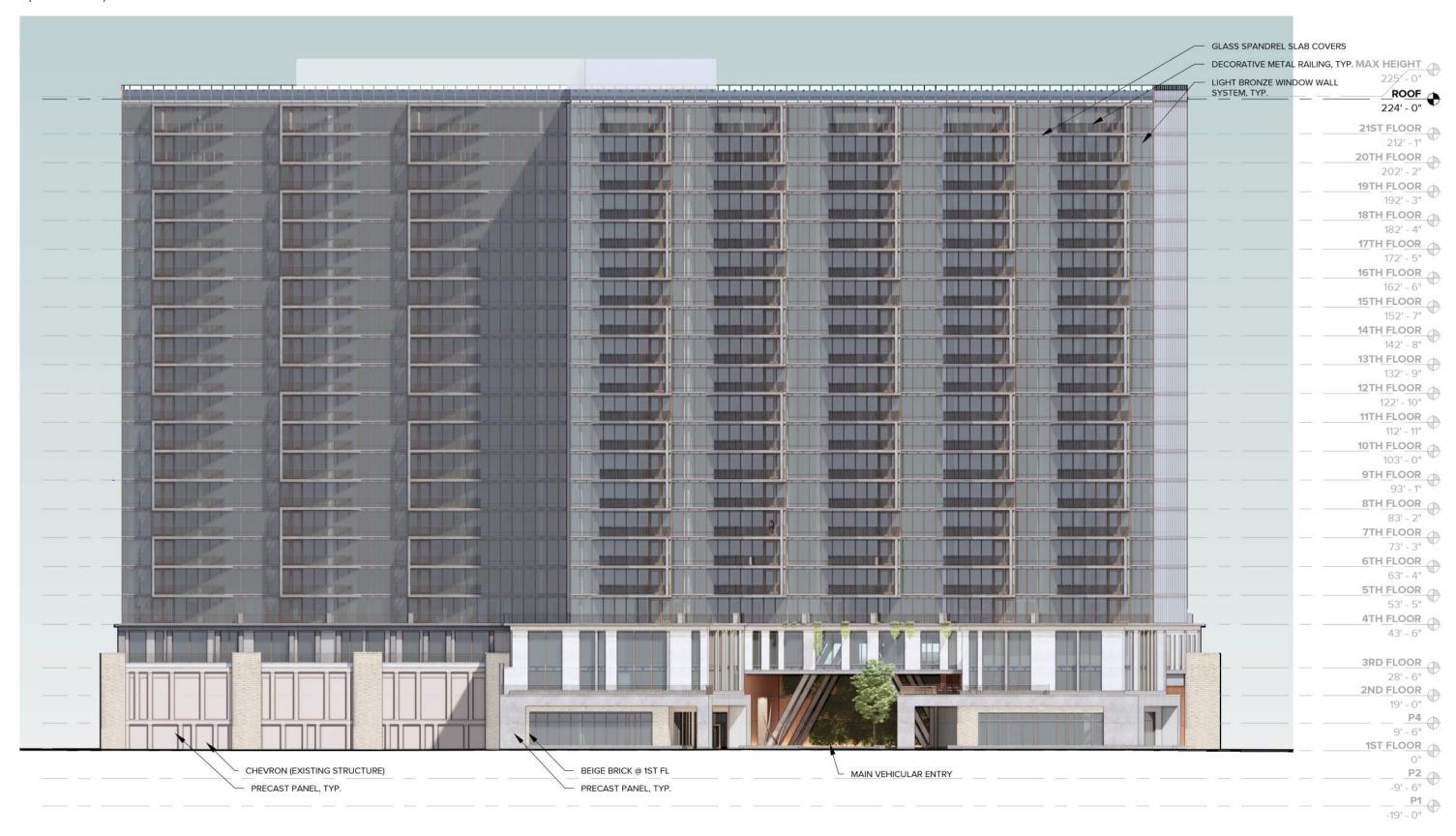
NOT REQUIRED FOR TYPE 4 STREET

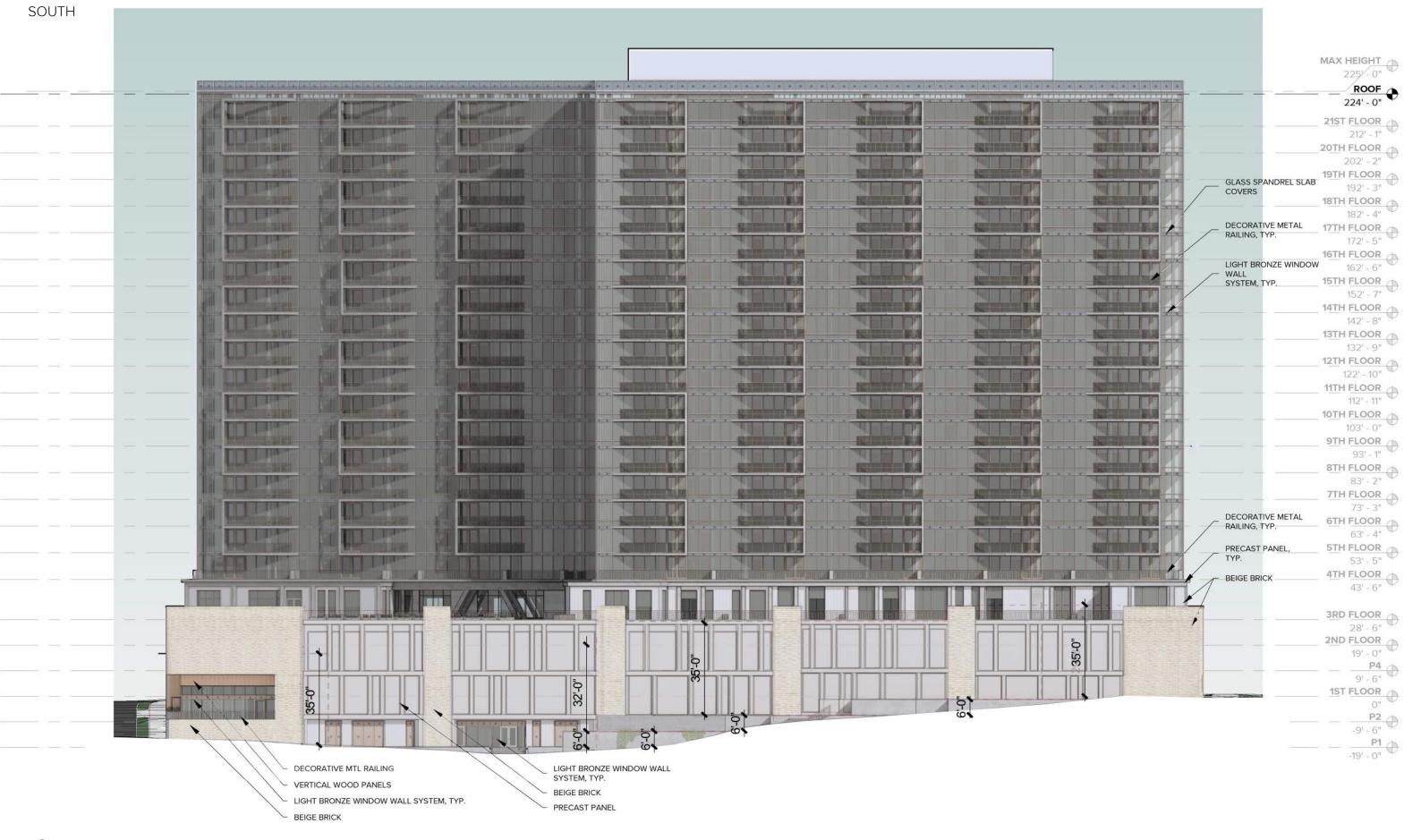
FENESTRATION LEGEND



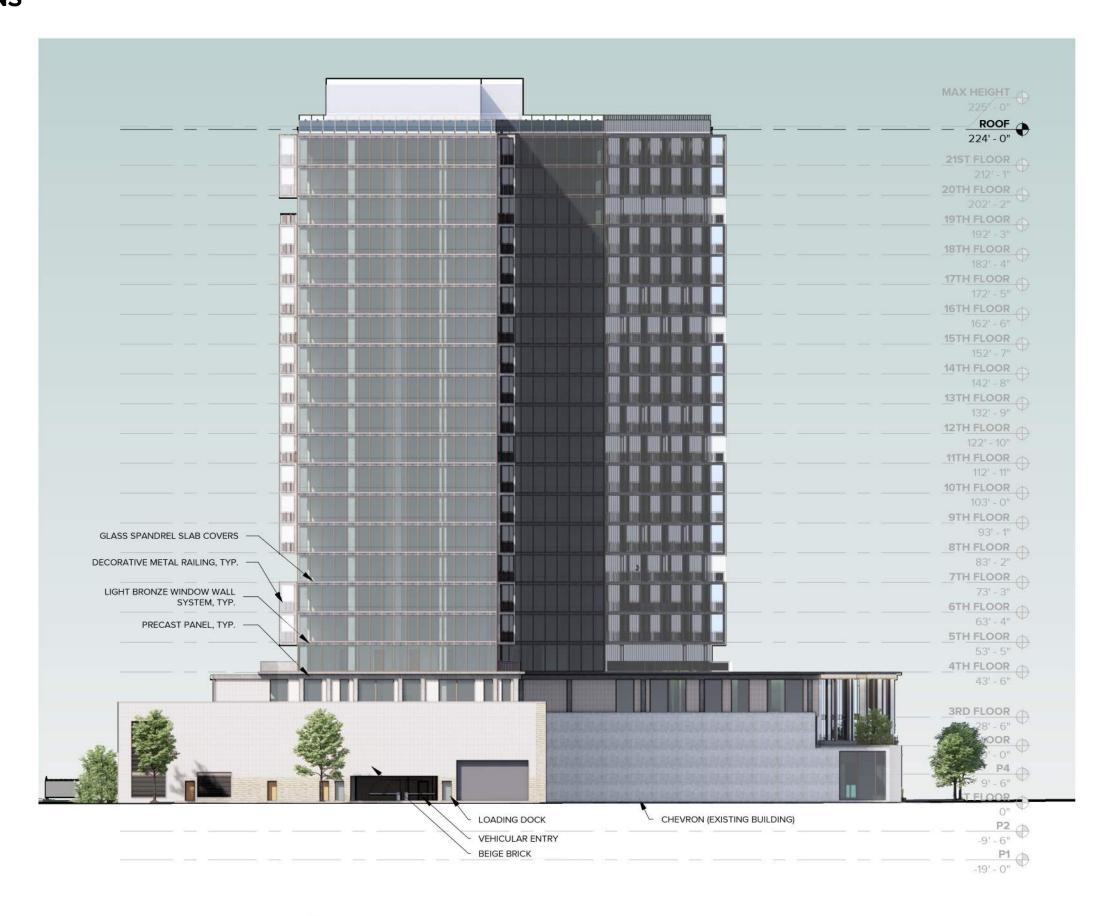


NORTH (PHARR RD)

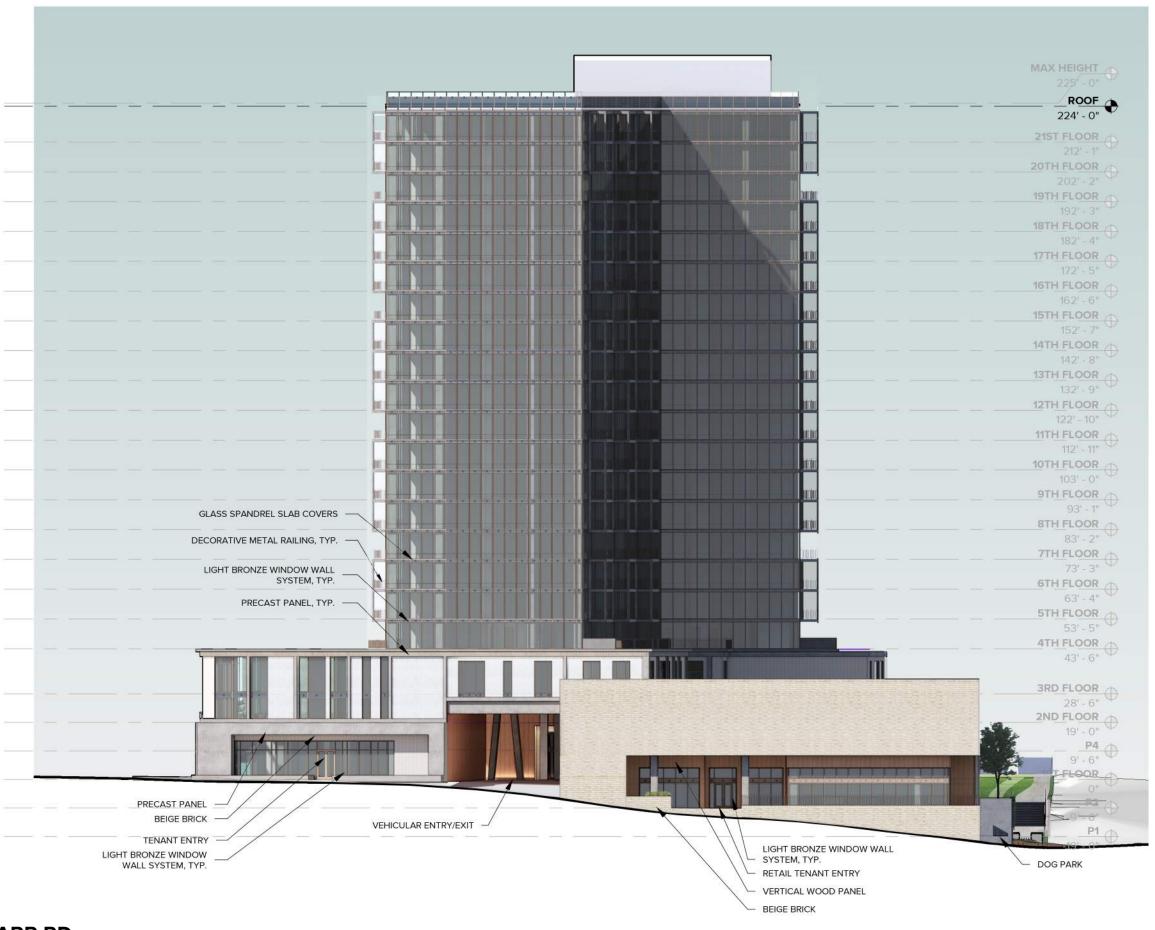




EAST (GRANDVIEW)



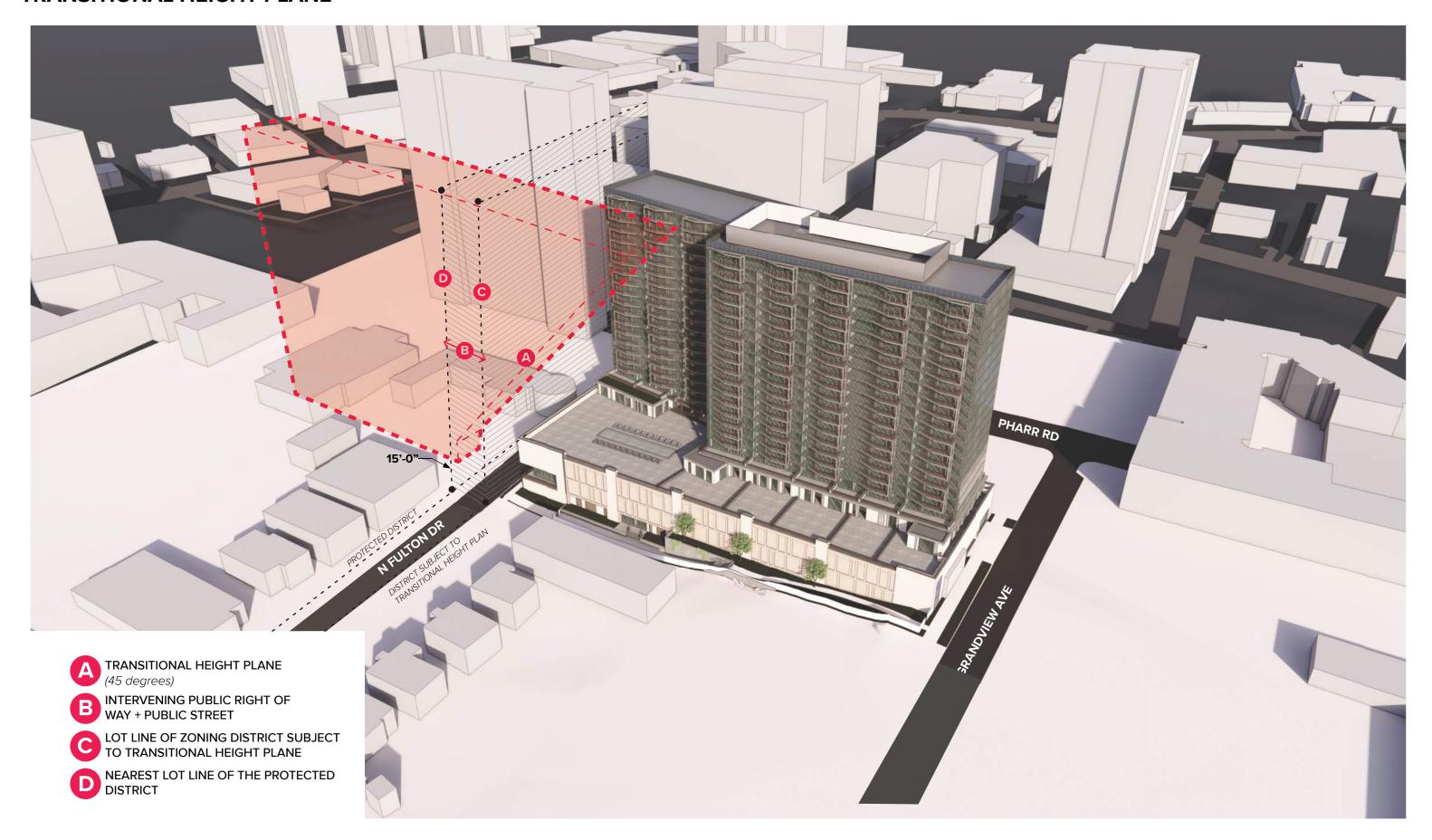
WEST (N FULTON)







TRANSITIONAL HEIGHT PLANE



EXISTING ROAD CONDITIONS

