

APPLICATION #: SAP-24-029

DATE ACCEPTED 02/07/2024

NOTICE TO APPLICANT

Address of Property: 3035 Peachtree RD NE

City Council District: undefined

Neighborhood Planning Unit (NPU): 7

© OFFICE OF ZONING & DEVELOPMENT

SAP-24-029

DATE: 2/7/2024

Special Administrative Permit (SAP) Hearing Date:

Wednesday, March 27, 2024 at 12:00 PM

Council Chambers, 2nd Floor, City Hall 55 Trinity Avenue, S.W.

The contact person for NPUB is:

Contact info for adjacent NPUs is provided below if necessary:

Additional Contacts:

Please contact the person(s) listed above within five days to find out which meetings you will be required to attend before the next NPU meeting. If you are unable to reach the contact person, please call the city's NPU Coordinator at 404-330-6145.

Signed,

JW, for Director, Office of Zoning and

ohnny Wilson

Development

Anamaria Hazaro



	RECEIVED
APPLICATION FOR A SPECIAL ADMINISTRATIVE PERMIT (SAP) For SPI, Beltline, LW, MR, MRC, NC, I-Mix Zoning Districts & Unified Development Plans File No.:	DATE: 2/7/2024
City of Atlanta, Office of Zoning and Development (404-330-6145)	
APPLICANT (name) JPPF Buckhead Village, L.P. by Dentons US LLP	
ADDRESS 303 Peachtree Street, NE, Suite 5300 Atlanta, GA 30308	
PHONE NO. 404-527-4907 EMAIL anamaria.meanes@dentons.com	
PROPERTY LANDOWNER JPPF Buckhead Village, L.P.	
ADDRESS 675 Ponce de Leon Ave. NE. Suite 7000, Atlanta, Ga 30308	
PHONE NO. 770-805-1000 EMAIL frances.bohn@jmaestownlp.com	
ADDRESS OF PROPERTY 3035 Peachtree Street, Atlanta, GA 30305	
Land District 17 Land Lot 99 Council District 7 NPU B	
Is property within the BeltLine Overlay District? Yes No Zoning Classification SPI-9 SA1	
Is Inclusionary Zoning applicable to this project? Yes No Is this a Unified Development Plan? Y	′es No ■
Submittal Checklist (See detailed checklist on page 2):	
Project Summary: Provide cover letter describing new construction, alterations, repairs or other	
existing structures and/or the site. Requests for administrative variations must be accompanied by a Property Survey: Submit one (1) copy. Lot consolidation, re-platting or subdivision may be required	
Site Plan (released for construction and sealed) and Building Elevations:	a prior to approvar or GAL.
a. Initial Submission: One(1) site plan & One (1) set of elevations.	
 Other information: Copies of applicable Rezoning Legislation, Special Use Permit and any Exception. Note: additional plans or documents may be required at the discretion of the Office 	
Property Owner Authorization: Submit required notarized owner consent per attached form (page	_
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 cashi	•
 □ Exterior demo, outdoor dining new/expansion, or non-expansion: \$250. □ Developments 50,000 to 250,000 sq.ft. of floor area: \$1,000. □ Developments ≥ 250,000 	00 sq.ft. of floor area: \$500. 000 sq.ft. of floor area: \$1,500.
I HEREBY AUTHORIZE CITY STAFF TO INSPECT PREMISES OF ABOVE DESCRIBED PROPERTY	·
ALL STATEMENTS HEREIN ATTACHED & SUBMITTED ARE TRUETTO THE BEST OF MY KNOWLED	
Date Signature of Applicant CHOM LUNGUY	
Additional Submittal Requirements (as applicable):	'' ' '' B. III' O. I
 Inclusionary Zoning: All new or conversion multifamily residential rental projects with 10 or more District OR Westside neighborhoods of English Avenue, Vine City, Ashview Heights, or AUC m 	
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 file contact. Afterwards, complete the Notarized Affidavit of NPU Notification form (page 6), and provide 	
Certificate of Mailing. The NPU has up to 21 days to review the SAP and forward comments to the City	
Pre-application Conference with Zoning and Development Staff (prior to SAP submittel): Recommendation of the staff (prior to SAP submittel): Recommenda	
15, 17, 18, 20, 21, 22 and recommended for all other districts. To request this meeting, contact Christia colteanu@atlantaga.gov.	an Olteanu at 404-330-6961 or
 Development Review Committee (DRC): Projects in the Beltline & SPIs 1, 9, 12, 15, 16, 17 districts 	may require DRC review (See
page 3).	
 <u>Development of Regional Impact (DRI) Study:</u> Mixed-use developments with at least 700,000 s.f. of residential units may require a DRI approval by GRTA and ARC. For full thresholds and rules contact to the residential units may require a DRI approval by GRTA and ARC. 	
Initial submission: DRI Form 1 with the SAP application. Zoning and Development staff will the and ARC.	
 Watershed Management (DWM) Requirements (Section 74-504(a)): Consultation meeting with DV 	WM is REQUIRED for any site
disturbance to determine applicable storm water work. Call 404-330-6249 or visit: www.atlantawatersh	ned.org/greeninfrastructure
• <u>Unified Development Plans:</u> Applicable to all zoning districts except R-1 to R-5, RLC, PD, & historic b	•
The City Code provides that Zoning and Development Director shall review each request for an SAP within 30 days of a (Atlanta Code Chapter 16, Section 16-25). * Note: NPU/DRC notification and review, as applicable, are required to compare the compared to	
(FOR OFFICE OF ZONING AND DEVELOPMENT OFFICE USE ONLY)	
The above request for a Special Administrative Permit (SAP) was approved or denied on	

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

NPU Notification Cover Page

(ONLY APPLICABLE FOR BELTLINE, NC-2, NC-6, NC-10, NC-11, NC-12 & NC-14 DISTRICT)

Fi	la	#

Applicant shall submit this letter as the cover page to the package mailed to NPU chair or designee

NPU Chairperson or Designee:

Enclosed is a copy of a Special Administrative Permit (SAP) application for a property located within the Beltline Overlay, NC-2, NC-6, NC-10, NC-11, NC-12 or NC-14 zoning district. As part of the SAP application process applicants are required to submit site plans and building elevations, as applicable to the scope of work, to the Office of Zoning & Development for approval prior to obtaining a building permit. The following scopes of work may trigger SAP approval in the previously mentioned zoning districts:

"All exterior demolition, new construction (including additions to existing buildings), expansions of outdoor dining or any construction which results in increased lot coverage, modification of the building footprint, or modification of building facades that alters the configuration of openings."

In addition to the SAP submittal as specified above, the applicant is also required to send a full copy of the SAP application to the respective NPU chair or their designee, evidenced with a mailing certificate, so that the NPU has an opportunity to review and provide written comments to the Office of Zoning & Development regarding an application prior to any SAP approval. Please note that for Beltline Overlay Districts where underlying zoning regulations require Variance, Special Exception or Special Use Permit action, the SAP shall not be issued until the necessary approval has been obtained.

The time period for NPU comment is 21 days from the date of the postage certificate. If the NPU does or does not have comments, or feels they are unnecessary, the Office of Zoning & Development should receive such written notification as soon as possible within the 21-day period. Comments received after the designated review period are not required to be considered in the Office's project review or approval.

The Beltline Overlay, NC-2, NC-6, NC-10, NC-11, NC-12 and NC-14 zoning districts primarily have design requirements that prescribe parameters for site layout and building elevations. Issues of land use or density (building square footage or number of units) are addressed by the underlying zoning district regulations. Therefore, NPU review should primarily focus their comments on the following items:

- Building placement
- Building setbacks adjacent to streets (pertaining to minimum sidewalks and supplemental zones widths), and transitional yards
- · Provision of sidewalks and street trees
- · Provision of parking, loading and bicycle spaces
- Location of parking and driveways
- Parking lot landscaping
- Parking deck façade elevations
- Building façade elevations related to entrances and windows
- Other zoning regulations that are eligible for administrative variations

For questions, ask for an SAP staff member at 404-330-6145.

Please send your written comments and or questions referencing the SAP case number and address to:

SAPComments@atlantaga.gov





(JNLY APPLICABLE FOR BELTLINE, NC-2, NC-6, NC-10, NC-11, NC-12 & NC-14 DISTRICT)

File #	
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This Affidavit form and a copy of the **United States Postal Service Certificate of Mailing** are required by owner and applicant of the property subject to the Special Administrative Permit application. Submit within FIVE (5) days of application submittal.

The Neighborhood Planning Unit (NPU) has <u>TWENTY ONE (21)</u> days from the date of the associated certificate of mailing to provide one (1) set of written comments to the Office of Zoning and Development prior to any SAP approval.

provide one	(1) out of written comments to the		ig and Bevelopment	phot to any oral app	
	OF SUBJECT PROPERTY:				
Street Addr	_{ess(es):} 3035 Peachtr	ee Street	, Atlanta, G	A 30305	
Zoning Clas	ssifications SPI-9 SA1	Land Distri	ct 17 Land Lot	9 Council Distric	et 2 NPU B
<u>APPLICANT</u>	<u>:</u>				
Name:	<u> </u>				
Company:	-				
Address:	303 Peachtree Street, NE	, Suite 5300 A	Atlanta, GA 3030	8	
Telephone:	404-527-4907	Email: 2	anamaria.meane	s@dentons.com	
which this \$	PLICANT, I,	32J.002(1), 16-3	d am aware of the a 2K.002(1), and 16-3	applicable requireme	ave notified the NPU(s) to ents of the City of Atlanta
		NPU Conta	ct Information		
Name of Co	ontact Person(s)	Phone Nu	mber(s)	Email Ad	dress (es)
	Adja	cent NPU(s)	Contact Inform	ation	
Name of Co	ontact Person(s)	Phone Nu	mber(s)	Email Ad	dress (es)
(To be com	oleted by Notary):		(To be completed	by Applicant & Staff)	:
Personally	Appeared Before Me this	day of			
S p.		20	-		Signature of Applicant
In this Auth	rs That the Information Containe orization Is True and Correct t of His or Her Knowledge and E		-	Pri	nted Name of Applicant
Signature o	f Notary Public			only represents that t	ng & Development Staff he required notification to
Date				completed and does n and Development on	not indicate any position of the application.



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

Development Controls Specifications (Required)

File #			
I IIC #	_		

*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. <u>Refer to City of Atlanta Zoning Code (Chapters 8, 19, and 28) for clarification.</u>

Definitions and	Methods o	f Calculation	1			
Net Lot Are	ea (NLA) = leng	gth of property li	ne X width of property I	ine		
way width	+2) X (street "E	3" length of prop	" right-of-way width +2) erty line) + [(street "A" r	ight-of-way width	+2) X (street "B" right	-of-way width +2)]
17-A-17-14-17-17-17-17-17-17-17-17-17-17-17-17-17-	THE RESIDENCE OF THE PROPERTY OF THE PERSON AND ADDRESS OF THE PERSON ADDRESS OF THE PERSON AND ADDRESS OF THE PERSON ADDRESS OF THE PERSON ADDRESS OF THE PERSON AND ADDRESS	CONTRACTOR OF THE PROPERTY OF	street) = (NLA) + [(stre			
-		-	including streets, parks			
			R for properties within s	-		eas of SPI districts.
Lot Size (in squa		<u>ovided</u> = (net lot	area minus area of bui	iding lootprint) + (net lot area)	
	nd Area (GLA)	174,308				
	ot Area (NLA)	132,193				
Floor Area Rati	o (FAR) – a	s applicable	. Check which us	ed for resider	ntial: GLA, o	r ☑ NLA
	Residential FAR Ratio	Residential So	uare Footage	Non- Residential FAR Ratio	Non-Residential Squ	uare Footage
Base Allowed	n/a			8.2	1,083	3,983
Base Provided	n/a			1.5	198,	160
Bonus Allowed	n/a			n/a		
Bonus Provided	n/a			n/a		
Bonus FAR Pro	gram (check	bonus utilized	if applicable)			
Transit Station	Ground Floor Retail		Open Space and New Streets	Community Center Facilities	Workforce Housing	
Residential Uni	ts			Total Provid	ed:	
	Num	ber of Units Pro	vided (without bonus)			
Number	of Bonus Units	Provided (withou	ut workforce housing)			
Number of Bonu	ıs Workforce H	ousing Units Pro	ovided (20% required)			
		Total Nur	nber of Units per Acre			
Building Covera	age 🗆 or	Lot Covera	ige 🗆 (check ar	plicable as requ	ired per zoning dist	rict)
			Percentage (%)			Square Footage
Max. Permitted						
Provided						
Fenestration (%	of each street	t-fronting facad	e calculated separate	ly, per district re	gulations)	
	Reside	ential Façade P	ercentage (%)	Non-res	idential Façade Perc	entage (%)
	Local Street	Arterial/Collect	or Beltline Corridor	Local Street	Arterial/Collector	Beltline Corridor
Min. Required					65%	
Provided (specify for each street)					Peachtree: 68% Pharr: 76% Buckhead: 77%	



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)
- 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.
 - o 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.
 - UOSR required = (LUI table) X (the corresponding lot size used to calculate FAR).
 - o If GLA is used for USOR, than the amount provided shall be = (NLA) (area of building footprint + surface area

	arking lots, and driveways) + (balconies, racent right-of-way).	cooftop terraces, and landscaped areas on sidewalks within the
·	en Space Requirements for Resid , SPI-16, SPI-17, SPI-18, SPI-20, SPI-21, M	lential Only Projects IRC, MR, or LW districts, or in mixed-use developments.)
	Ratio	Total Square Footage
Minimum Required		
Provided		
Square Footage brea	kout of UNCOVERED TOSR amount prov	rided by the following:
	GLA minus building square footage	
Open exterior ba	alconies (per Section 16-28 or district regs)	
	Roof area improved as recreation space	
Square Footage brea	kout of COVERED TOSR amount provide	ed by the following:
Areas closed to	o the sky (roof) but having two sides with a minimum of 50% open	
	Open Space Requirements for Rescounted towards Public Space Requirement	sidential and or Mixed-use Developments
	Ratio	Total Square Footage
Minimum Required		
Provided		
Square Footage Brea	akdown of UOSR amounts provided by th	e following:
	Balconies	
	Rooftop Terraces	
	Landscaped Areas and Plazas	
	Portions of Sidewalks on Private Property	
Portions of Land	dscaped Areas in Right-of-way adjacent to Property	



sidewalks, common areas, open recreational spaces, etc.)

similar public amenities)

INTERIOR (ground-level area accessible to the general public during normal business hours such as malls, galleries, atria, lobbies, concourses, plaza, walkways, fountains, landscape areas for public recreation, pedestrian seating, or eating and

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

Development Controls Specifications (Required)

File #

PSR: Public Space I	Requirements for Non-residential & Mix ad towards UOSR)	xed-use Developments				
Public Space provided =	(square footage area of exterior space) + (square fo	ootage area of interior space)				
Percentage (%) Total Square Fo						
Minimum Required	5%	6,610				
Provided	5%	6,610				
Square Footage Breakdov	vn of PSR amounts provided by the following:					

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 BF
On-site Parking Spaces		Residential		Non-residential Uses
Minimum Required			n/a	
Provided			n/a	
Maximum Allowed			n/a	
Bicycle Parking Spaces		Residential		Non-residential Uses
Minimum Required			n/a	
Provided			n/a	
	e applicable zoning district	requirements or Section 16	n/a	
Provided	e applicable zoning district	requirements or Section 16	n/a 3-028.015)	s (break out by use)
Provided	e applicable zoning district		n/a 3-028.015)	s (break out by use)





City of Atlanta Office of Zoning & Development SPECIAL ADMINISTRATIVÉ PERMIT (SAP) APPLICATION

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Notice to Applicant

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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

2/6/24





February 6, 2024

RE: Project Summary for 3035 Peachtree Road Unit A156: Vuori

COA Office of Zoning and Development:

Jamestown seeks approval to upgrade the façade of Suite A156, located at Buckhead Village (3035 Peachtree Street, Suite A156, Atlanta, GA 30305), including the addition of tenant signage. There will be no expansion of the structure itself. All existing development controls will remain the same from the approved SAP on site (SAP-11-108). The attached plans outline following work proposed for the facade:

- Limewash of existing precast stone façade columns, base and cornice
- Painting of existing canopies
- Install plaster finish at existing metal infill panels
- Replacement of existing sconce light fixtures
- Install illuminated tenant signage on canopy

SAP-24-029 OFFICE OF ZONING & DEVELOPMENT RECEIVED DATE: 2/7/2024

PROJECT DESCRIPTION

REQUEST TO ADD TWO (2) NEW TENANT SIGNS TO BE MOUNTED TO THE TOP OF THE EXISTING CANOPIES, ONE (1) ALONG PEACHTREE ROAD AND ONE (1) ALONG BUCKHEAD AVENUE.



EXISTING - BUCKHEAD AVENUE



EXISTING - BUCKHEAD AVENUE & PEACHTREE ROAD

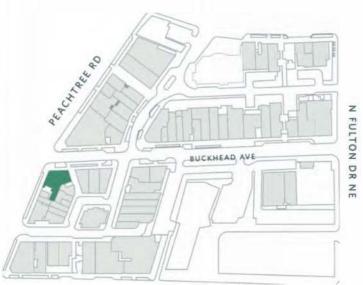
SAP SUBMISSION

UNIT A156 3035 PEACHTREE ROAD ATLANTA, GA 30305

JANUARY 30, 2024

LAND LOT 99
DISTRICT 17TH
SPI-9, SA-1
SAP-12-39,
APPROVED 11.08.2012
CITY COUNCIL 7TH DISTRICT
NPU B





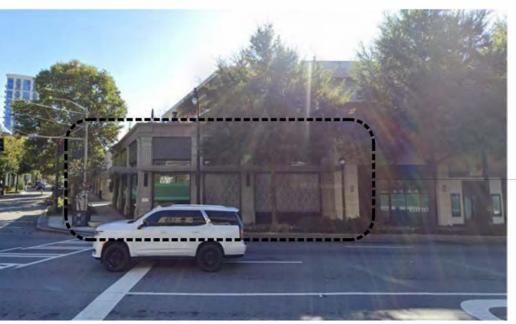
PHARR RD NE

KEY PLAN

NTS

PROJECT TEAM

CLIENT REPRESENTATIVE: FRANCES BOHN, DIRECTOR JAMESTOWN, LLP 3035 PEACHTREE ROAD, 100 ATLANTA, GA 30305 P: 404.835.8230 ARCHITECT: JOHN MOORES, AIA LUPO GROUP,LLC 400 VILLAGE PARKWAY, UNIT 106 ATLANTA, GA 30306 P: 770.316.9739



EXISTING - PEACHTREE ROAD

PROPERTY LANDLORD

JPPF BUCKHEAD VILLAGE, L.P. 675 PONCE DE LEON AVENUE, NE 7TH FLOOR ATLANTA, GA 30308



COVER SHEET PROJECT DESCRIPTION

AREA OF WORK

SUITE A156

BUCKHEAD VILLAGE DISTRICT 3065 PEACHTREE STREET ATLANTA, GA 30306

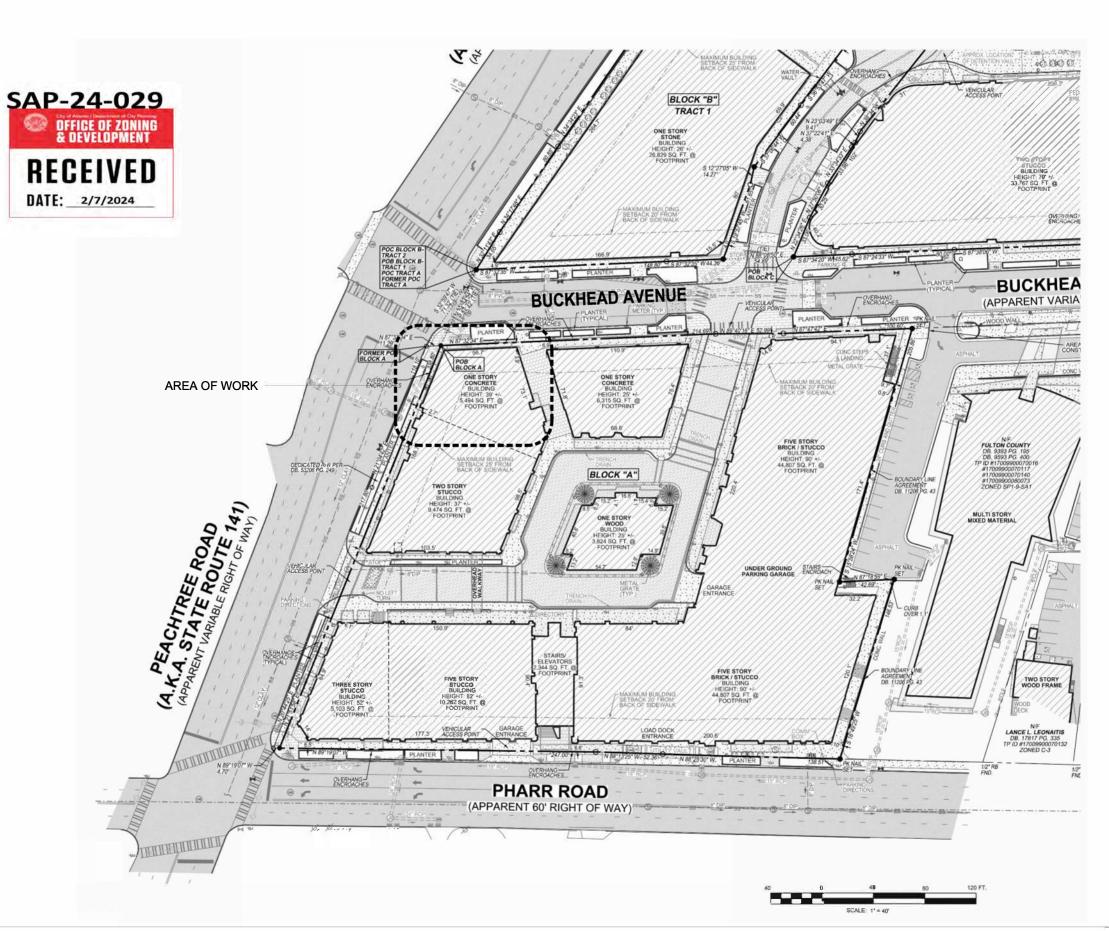




TE OF GEO

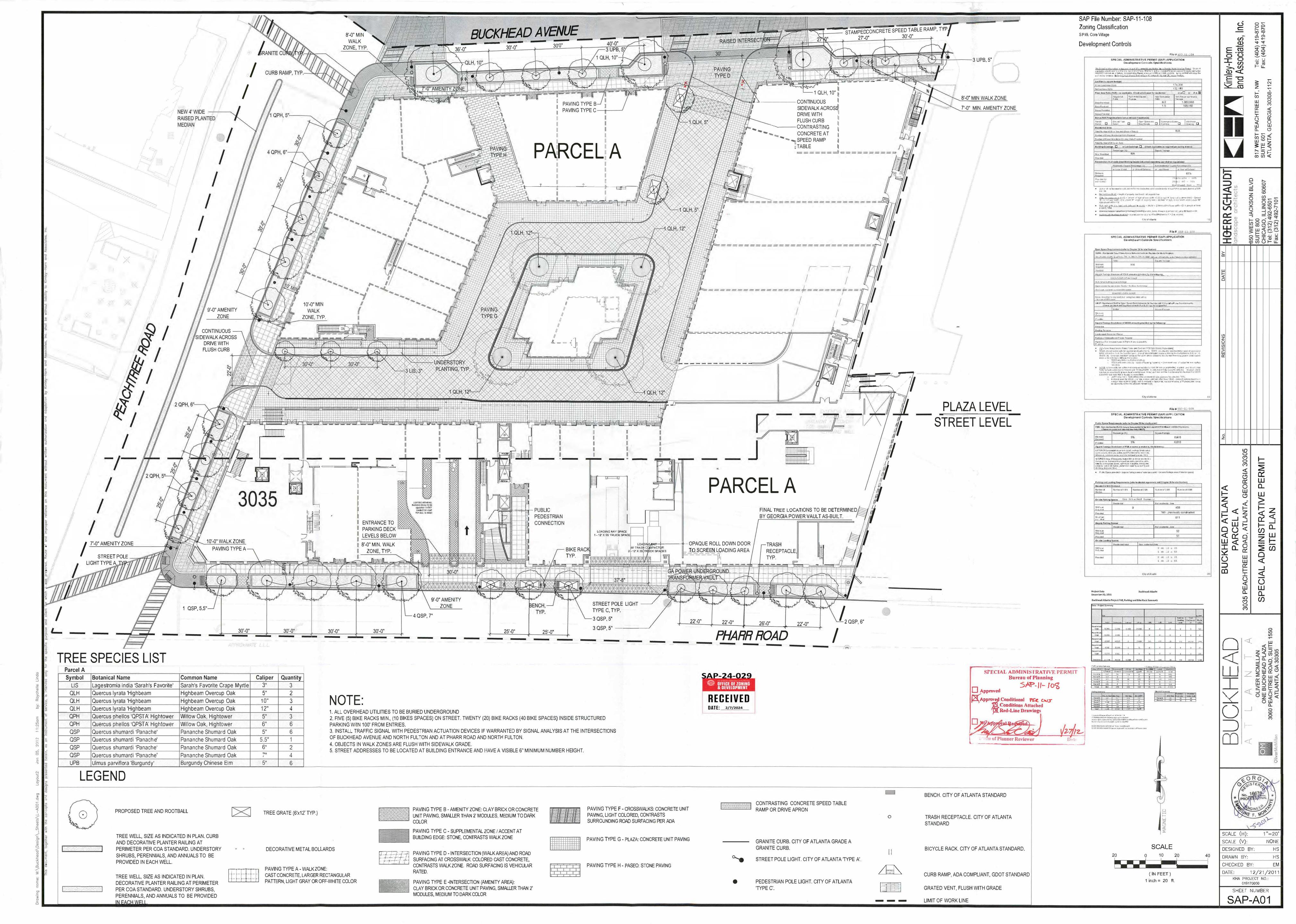
OHN CHARLES

MOORES, III

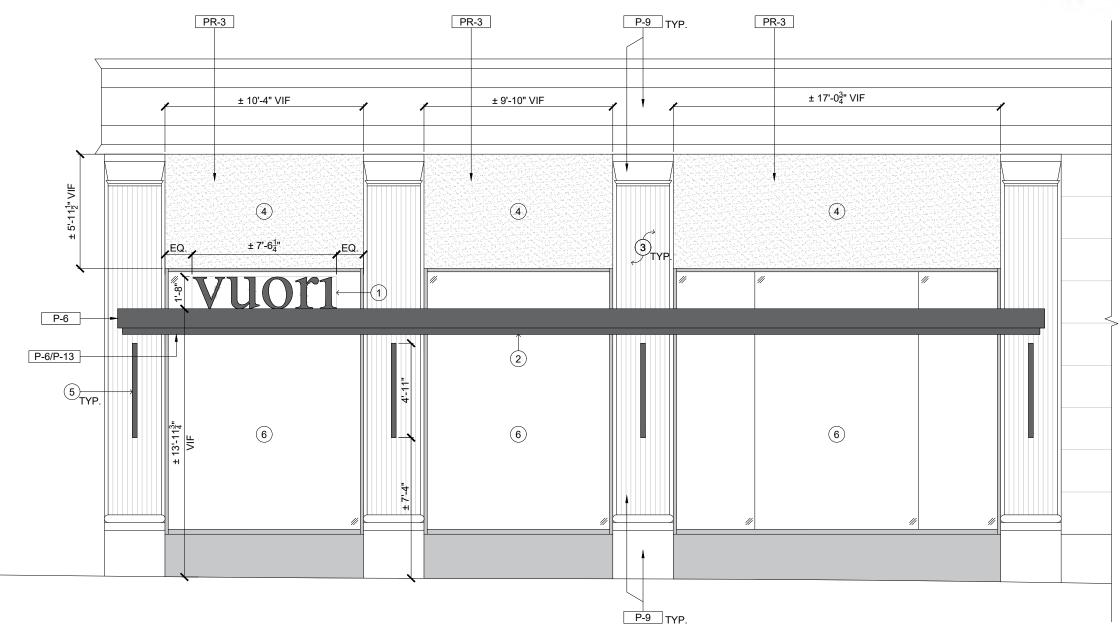












EXTERIOR ELEVATION KEYNOTES

- 1 ILLUMINATED SIGNAGE ON ASTRONOMICAL TIMER MOUNTED TO TOP OF EXISTING CANOPY. COORDINATE WITH SIGNAGE VENDOR'S SHOP DRAWINGS.
- 2 EXISTING CANOPY TO BE PAINTED AS SCHEDULED, TYP. ALL SIDES AND EDGES. SEE RENDERINGS FOR PAINT TRIM AT UNDERSIDE OF CANOPIES.
- (3) EXISTING STONE FACADE TO BE THOROUGHLY CLEANED AS REQUIRED. PROVIDE LIMEWASH AS SCHEDULED, TYP. ALL SURFACES.
- 4 PLASTER FINISH AS SCHEDULED OVER EXISTING METAL PANEL, TYP. ALL SURFACES.
- 5 SCONCE (L-28) AS SCHEDULED. REUSE EXISTING POWER CONNECTION.
- 6 EXISTING STOREFRONT SYSTEM, GLASS, AND DOORS TO REMAIN. THOROUGHLY CLEAN AS REQUIRED.

NOTE: DIMENSIONS SHOWN ARE SOURCED FROM THE LANDLORD'S PROVIDED DRAWINGS, DATED 10/3/22. TENANT AND TENANT'S ARCHITECT MAKE NO CLAIMS AS TO THE ACCURACY OF THE DIMENSIONS AND CONDITIONS SHOWN. ALL DIMENSIONS AND EXISTING CONDITIONS MUST BE VERIFIED IN FIELD.

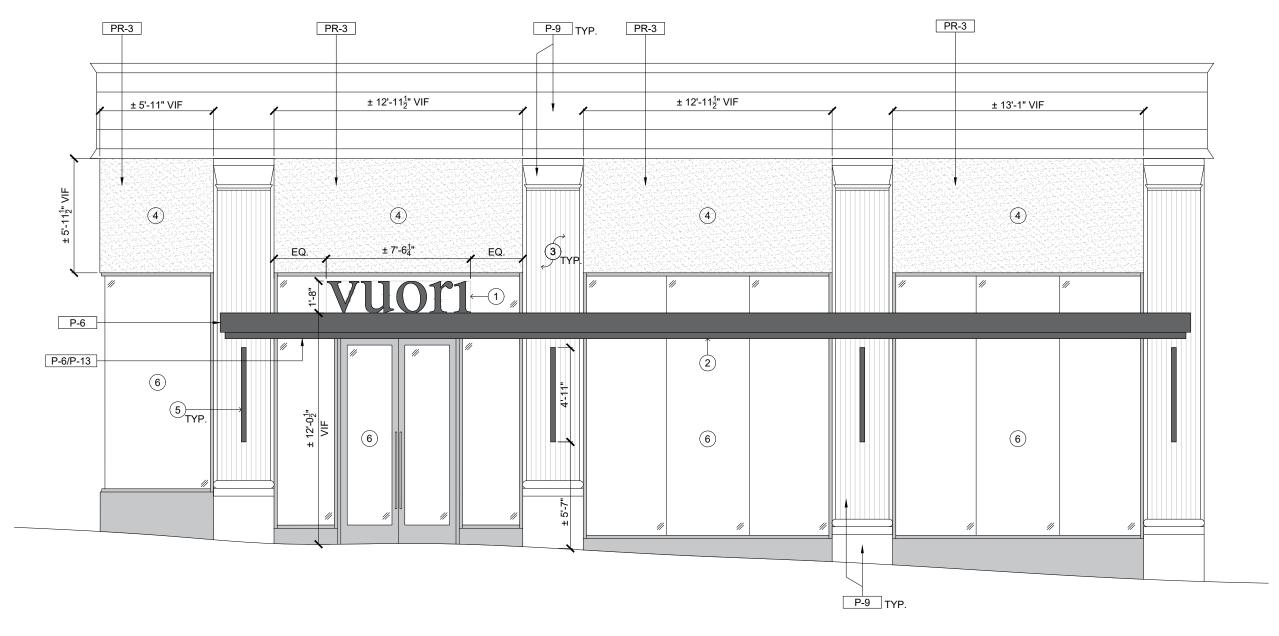
NORTH ELEVATION

VUORI BUCKHEAD VILLAGE

STOREFRONT DESIGN INTENT | 12.18.23







EXTERIOR ELEVATION KEYNOTES

- 1) ILLUMINATED SIGNAGE ON ASTRONOMICAL TIMER MOUNTED TO TOP OF EXISTING CANOPY. COORDINATE WITH SIGNAGE VENDOR'S SHOP DRAWINGS.
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- (6) EXISTING STOREFRONT SYSTEM, GLASS, AND DOORS TO REMAIN. THOROUGHLY CLEAN AS REQUIRED.

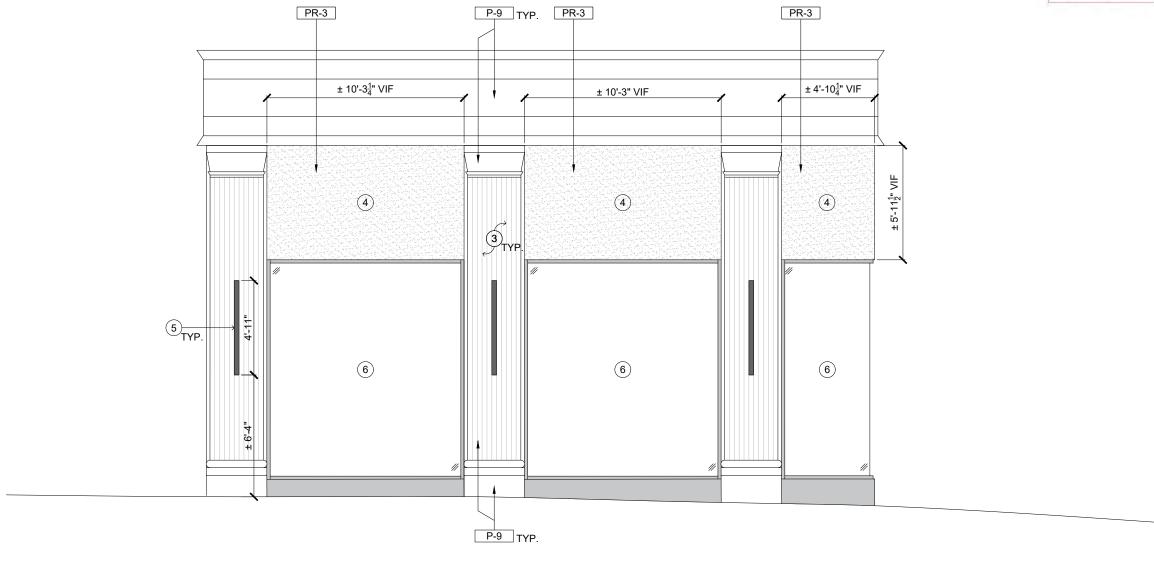
NOTE: DIMENSIONS SHOWN ARE SOURCED FROM THE LANDLORD'S PROVIDED DRAWINGS, DATED 10/3/22. TENANT AND TENANT'S ARCHITECT MAKE NO CLAIMS AS TO THE ACCURACY OF THE DIMENSIONS AND CONDITIONS SHOWN. ALL DIMENSIONS AND EXISTING CONDITIONS MUST BE VERIFIED IN FIELD.

EAST ELEVATION

VUORI BUCKHEAD VILLAGE







EXTERIOR ELEVATION KEYNOTES

- 1 ILLUMINATED SIGNAGE ON ASTRONOMICAL TIMER MOUNTED TO TOP OF EXISTING CANOPY. COORDINATE WITH SIGNAGE VENDOR'S SHOP DRAWINGS.
- 2 EXISTING CANOPY TO BE PAINTED AS SCHEDULED, TYP. ALL SIDES AND EDGES. SEE RENDERINGS FOR PAINT TRIM AT UNDERSIDE OF CANOPIES.
- (3) EXISTING STONE FACADE TO BE THOROUGHLY CLEANED AS REQUIRED. PROVIDE LIMEWASH AS SCHEDULED, TYP. ALL SURFACES.
- 4 PLASTER FINISH AS SCHEDULED OVER EXISTING METAL PANEL, TYP. ALL SURFACES.
- 5 SCONCE (L-28) AS SCHEDULED. REUSE EXISTING POWER CONNECTION.
- 6 EXISTING STOREFRONT SYSTEM, GLASS, AND DOORS TO REMAIN. THOROUGHLY CLEAN AS REQUIRED.

NOTE: DIMENSIONS SHOWN ARE SOURCED FROM THE LANDLORD'S PROVIDED DRAWINGS, DATED 10/3/22. TENANT AND TENANT'S ARCHITECT MAKE NO CLAIMS AS TO THE ACCURACY OF THE DIMENSIONS AND CONDITIONS SHOWN. ALL DIMENSIONS AND EXISTING CONDITIONS MUST BE VERIFIED IN FIELD.

SOUTH ELEVATION

VUORI BUCKHEAD VILLAGE

STOREFRONT DESIGN INTENT | 12.18.23





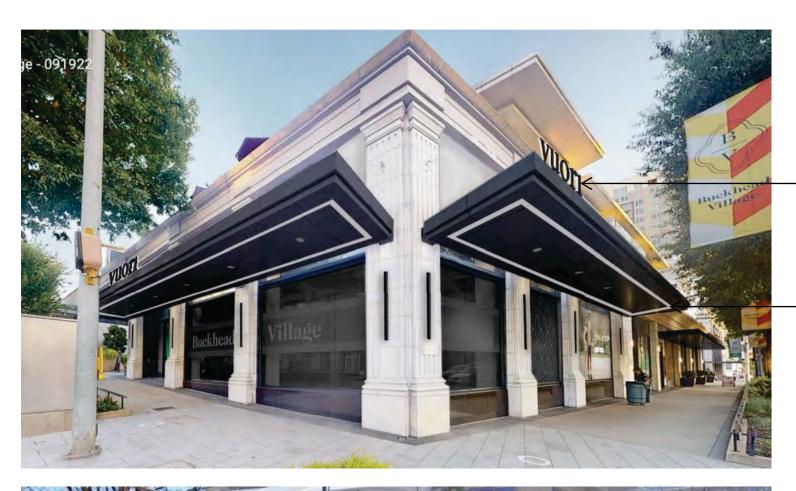
FINISH SCHEDULE

TAG	DESCRIPTION	MANU.	PRODUCT / MODEL / SPECIES / GRADE	COLOR	FINISH	SIZE / THICKNESS	SUB. (Y/N/)	MAT. (Y/N)	FLAME SPREAD RATING	NOTES
P-6	PAINT - EXTERIOR - METAL	SHERWIN WILLIAMS	PRO INDUSTRIAL WATERBASED ALKYD URETHANE	7062 ROCK BOTTOM	LOW GLOSS	N/A	Υ	Y	CLASS A	PRIME PER MANU. INSTRUCTIONS.
P-9	PAINT - MASONRY LIMEWASH	ROMABIO	AVORIO WHITE LIMEWASH	WHITE	LIMEWASH	N/A	Y	Υ	CLASS A	GC TO PROVIDE ON SITE MOCKUPS FOR REVIEW.
P-13	PAINT - EXTERIOR - METAL	SHERWIN WILLIAMS	PRO INDUSTRIAL WATERBASED ALKYD URETHANE	7029 AGREEABLE GRAY	LOW GLOSS	N/A	Y	Y	CLASS A	PRIME PER MANU. INSTRUCTIONS.
PR-3	MINERAL LIME - EXTERIOR PLASTER	NOVACOLOR	MARMORINO KS	CUSTOM MATCH TO SW 7004 SNOWBOUND	N/A	N/A	Y	Y	N/A	PROVIDE PRIMER PER MANUFACTURER'S RECOMMENDATIONS FOR SUBSTRATE. PROVIDE WITH NOVACOLOR RASAL BASE COAT AND (2) COATS NOVACOLOR ACQUADIVETRO SEALANT.

LIGHTING SCHEDULE

TAG	QTY.	DESCRIPTION	MANU.	PRODUCT / MODEL	FIXTURE / TRIM FINISH	LAMP / COLOR TEMP	UNIT WATT (W)	TOTAL WATT (W)	SUB (Y/N)	MAT (Y/N)	NOTES
L28	11	WALL SCONCE - EXTERIOR	HAYLEN	WATERPROOF LED WALL LIGHT, SIZE #5 59" x 3" x 1.8"	BLACK METAL	DIMMABLE	60	660	Y	Z	-







SIGNAGE AND ASSOCIATED POWER BY TENANT, TYP. FOR (2)

4" WIDE PAINT TRIM (P-13) AS SCHEDULED, TYP. AROUND ALL EDGES OF RECESS AT UNDERSIDE OF CANOPY.





EQUIPMENT USED: A TOPCON 223 TOTAL STATION WAS USED TO OBTAIN ANGULAR MEASUREMENTS

A TRIMBLE R-8 DUAL FREQUENCY GPS UNIT WAS USED FOR ESTABLISHING CONTROL. A NETWORK ADJUSTED RTK SURVEY WAS PERFORMED AND ADJUSTED

THIS SURVEY HAS BEEN CALCULATED FOR CLOSURE. BLOCK "A" IS ACCURATE WITHIN ONE FOOT IN 926,145 FEET. BLOCK "B" IS ACCURATE WITHIN ONE FOOT IN 728,833 FEET. BLOCK "C" IS ACCURATE WITHIN ONE FOOT IN 85,677 FEET. BLOCK "D-1" IS ACCURATE WITHIN ONE FOOT IN 115,837 FEET. BLOCK "E" OVERALL IS ACCURATE WITHIN ONE FOOT IN 777,634 FEET. BLOCK E "TRACT ONE" IS ACCURATE WITHIN ONE FOOT IN 68,240 FEET. BLOCK E "TRACT TWO" IS ACCURATE WITHIN ONE

THE FIELD DATA UPON WHICH THIS SURVEY IS BASED, ARE WITHIN THE POSITIONAL 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.

ALL HORIZONTAL DISTANCES SHOWN ARE GROUND DISTANCES. MEASURING UNITS

INFORMATION REGARDING THE REPUTED PRESENCE, SIZE, CHARACTER, AND LOCATION OF EXISTING UNDERGROUND UTILITIES AND STRUCTURES IS SHOWN HEREON. THERE IS NO CERTAINTY TO THE ACCURACY OF THIS INFORMATION AND IT SHALL BE CONSIDERED IN THAT LIGHT BY THOSE USING THIS DRAWING. THE LOCATION AND ARRANGEMENT OF UNDERGROUND UTILITIES AND STRUCTURES SHOWN HEREON MAY BE INACCURATE AND UTILITIES AND STRUCTURES NOT SHOWN MAY BE ENCOUNTERED. THE OWNER, HIS EMPLOYEES, HIS CONSULTANTS, HIS CONTRACTORS, AND/OR HIS AGENTS SHALL HEREBY DISTINCTLY UNDERSTAND THAT THE SURVEYOR IS NOT RESPONSIBLE FOR THE CORRECTNESS OR SUFFICIENCY OF THIS INFORMATION SHOWN HEREON AS TO SUCH UNDERGROUND

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 UNDERSTAND THAT THE SURVEYOR IS NOT RESPONSIBLE FOR THE CORRECTNESS OR SUFFICIENCY OF THE PIPE INFORMATION SHOWN HEREON.

STATE WATERS AND BUFFERS AS SHOWN OR NOT SHOWN HEREON ARE SUBJECT T REVIEW BY LOCAL JURISDICTION OFFICIALS. IT IS THE RESPONSIBILITY OF THE LOCA AUTHORITY TO DETERMINE SPECIFIC WATER CLASSIFICATION. THEREFORE TERRAMARK LAND SURVEYING ACCEPTS NO RESPONSIBILITY IN THE IDENTIFICATION OF SAID WATERS OR BUFFERS IDENTIFIED OR NOT IDENTIFED HEREON. THIS SURVEY WAS PREPARED FOR THE EXCLUSIVE USE OF THE PERSON, PERSONS OF ENTITY NAMED HEREON. THIS SURVEY DOES NOT EXTEND TO ANY UNNAMED PERSON.

PERSONS OR ENTITY WITHOUT THE EXPRESS CERTIFICATION BY THE SURVEYOR NAMING SAID PERSON, PERSONS OR ENTITY. FIELD WORK FOR THIS PROPERTY WAS COMPLETED ON JANUARY 12, 2016. SITE WAS LAST UPDATED ON SEPTEMBER 15, 2016 TO VERIFY FIELD CONDITIONS.

THE PROPERTY SHOWN HEREON IS THE SAME PROPERTY DESCRIBED IN CHICAGO TITLE INSURANCE COMPANY ALTA COMMITMENT, COMMITMENT NO. GA. 160377 WITH AN EFFECTIVE DATE OF AUGUST 18, 2016, AND THAT PLOTABLE EASEMENTS, COVENANTS AND RESTRICTIONS REFERENCED IN SAID TITLE COMMITMENT OR APPARENT FROM A PHYSICAL INSPECTION OF THE SITE OR OTHERWISE KNOWN TO ME HAVE BEEN PLOTTED HEREON OR OTHERWISE NOTED AS TO THEIR EFFECT ON THE SUBJECT PROPERTY.

THIS SURVEY ACCURATELY SHOWS THE LOCATION OF OBSERVED BUILDINGS, STRUCTURES, AND OTHER IMPROVEMENTS SITUATED ON THE PREMISES.

EXCEPT AS SHOWN HEREON, THERE ARE NO OBSERVED ENCROACHMENTS ONTO ADJOINING PREMISES, ALLEYS, STREETS OR EASEMENT AREAS BY OBSERVED BUILDINGS, STRUCTURES OR OTHER IMPROVEMENTS SITUATED ON ADJOINING THIS SURVEY SHOWS THE LOCATION OF OBSERVED STORM DRAINAGE APPURTENANCES FOR THE COLLECTION AND DISPOSAL OF ROOF AND SURFACE

PROFESSIONAL LIABILITY INSURANCE POLICY OBTAINED BY THE SURVEYOR IN THE AMOUNT OF \$2,000,000 TO BE IN EFFECT THROUGOUT THE CONTRACT TERM. THE CERTIFICATE OF INSURANCE TO BE PROVIDED UPON REQUEST. CEPT AS SHOWN, THERE IS NO OBSERVED EVIDENCE OF CONSTRUCTION,

THERE IS NO OBSERVED EVIDENCE OF USE OF PREMISES AS A SOLID WASTE DUMP, SUMP OR SANITARY LANDFILL.

THERE IS NO OBSERVED EVIDENCE OF WETLAND AREAS.

TO LIE WITHIN A SPECIAL FLOOD HAZARD AREA.

THERE IS NO OBSERVED EVIDENCE OF CEMETERIES OR BURIAL GROUNDS FOUND. THE SURVEYOR HAS NO KNOWLEDGE OF ANY PROPOSED STREET WIDENING. ACCORDING TO THE "FIRM" (FLOOD INSURANCE RATE MAP OF FULTON COUNTY, GEORGIA, PANEL NUMBER 13121C0234 F, HAVING AN EFFECTIVE DATE OF SEPTEMBER 18, 2013. BY USE OF GRAPHICAL PLOTTING, NO PORTION OF THIS PROPERTY APPEARS

PARCEL A, PARCEL B-1, PARCEL B-2, PARCEL C, PARCEL E-1 AND PARCEL E-2 APPEAR TO HAVE DIRECT PEDESTRIAN AND VEHICULAR ACCESS TO APPARENT PUBLIC RIGHTS-OF-WAY AS SHOWN HEREON.

SITE INFORMATION

BLOCK "A"

CURRENT OWNER: OMB BUCKHEAD LENDER, LLC DB. 50115 PG. 598

TAX PARCEL ID #17-0099-0008-0016

ADDRESS: 3035 PEACHTREE ROAD ZONING: SPI-9-SA1

BLOCK "B" - FEE PARCEL

CURRENT OWNER: OMB BUCKHEAD LENDER, LLC DB. 50115 PG. 598

TAX PARCEL ID #17-0099-0006-0208 **ADDRESS: 3065 PEACHTREE ROAD**

ZONING: SPI-9-SA1

BLOCK "B" - LEASEHOLD PARCEL

DB, 50115 PG, 598

CURRENT OWNER: G&M MANAGEMENT CORPORATION LEASEHOLD TO: OMB BUCKHEAD LENDER, LLC

TAX PARCEL ID #17-0099-0006-0141 ZONING: SPI-9-SA1

BLOCK "C" CURRENT OWNER: OMB BUCKHEAD LENDER LLC

DB. 50115 PG. 598 TAX PARCEL ID #17-0099-0006-0232

ADDRESS: 262 BUCKHEAD AVENUE ZONING: SPI-9-SA1

BLOCK "E" - TRACT ONE - FEE PARCEL CURRENT OWNER: OMB BUCKHEAD LENDER LLC DB. 50115 PG. 598

TAX PARCEL ID #17-0099-0007-0108 **ADDRESS: 273 BUCKHEAD AVENUE**

ZONING: SPI-9-SA1 BLOCK "E" - TRACT TWO - LEASEHOLD PARCEL

CURRENT OWNER: THE ADAMS PARTNERSHII

LEASEHOLD TO: OMB BUCKHEAD LENDER, LLC DB. 50115 PG. 598

TAX PARCEL ID #17-0099-0007-3862 **ADDRESS: 273 BUCKHEAD AVENUE**

ZONING: SPI-9-SA1 (ZONING INFORMATION PROVIDED PER REPORT PROVIDED BY ZONING-INFO,INC. DATED OCTOBER 13, 2016 - SITE # 46949)

PROPERTIES ARE SUBJECT TO THE FOLLOWING ZONING VARIANCES: /-07-062 (PARCELS A.B.C & E) DATED APRIL 26, 2007 IN WHICH THE SIDE STREET SIDE YARD SETBACK WAS REDUCED FROM 5' TO 0'.

V-08-108 (PARCEL B) DATED AUGUST 11, 2008 IN WHICH THE FRONT YARD SETBACK WAS REDUCED FROM 10' TO 0'; PERMITTING AWNINGS, CANOPIES, BALCONIES AND

SIGNAGE UP TO THE ROAD ON ALL PROPERTY LINES AND REDUCING MAXIMUM USABLE OPEN SPACE TO 17,218 GROSS SQUARE FEET. SPI-9-SA1 ZONING REQUIREMENTS:

ZONING REQUIRES A SPECIAL APPLICATION PERMIT (SAP) WHICH INCLUDES REVIEW OF A SITE PLAN, LANDSCAPE PLAN & ELEVATION DRAWINGS TO BE APPROVED BY THE DIRECTOR OF THE OFFICE OF PLANNING PRIOR TO FILING FOR A BUILDING PERMIT. ALL EXTERIOR DEMOLITION, NEW CONSTRUCTION (INCLUDING BUILDING ADDITIONS), MODIFICATIONS OF OUTDOOR DINING, OR ANY CONSTRUCTION THAT CONSISTS OF L COVERAGE, MODIFICATION OF BUILDING FOOTPRINT OR MODIFICATION OF BUILDING FACADES SHALL BE SUBJECT TO SAP APPROVAL.

MAXIMUM BUILDING SETBACK FROM BACK OF REQUIRED SIDEWALK: TYPE 1 STREET - 25 TYPE 2 STREET - 25 IAXIMUM BUILDING HEIGHT: 225 STREETSCAPE REGULATIONS:

AMENITY ZONE MINIMUM WIDTH: 7 WALK ZONE MINIMUM WIDTH: 13' SUPPLEMENTAL ZONE MINIMUM WIDTH: 5' REE PLANTING STANDARDS: 40' ON CENTER **EDESTRIAN LIGHTING: 40' ON CENTER**

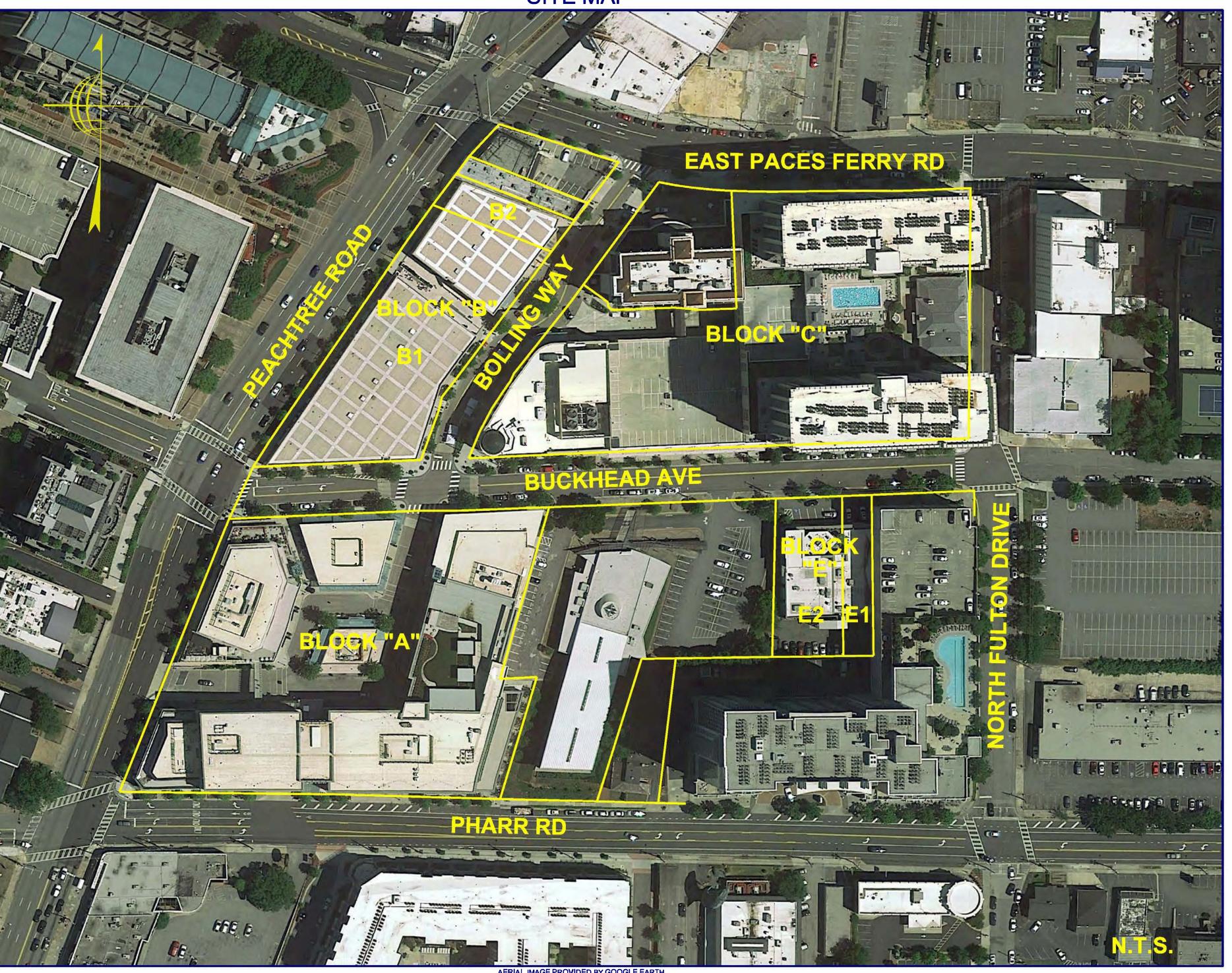
ALTA/NSPS LAND TITLE SURVEY

OMB BUCKHEAD LENDER, LLC;
TPG RE FINANCE II, LTD. A CAYMAN ISLANDS EXEMPTED COMPANY, ITS SUCCESSORS, AFFILIATES AND ASSIGNS; FIDELITY NATIONAL TITLE GROUP; ZONING -INFO, INC. & CHICAGO TITLE INSURANCE COMPANY

(BLOCKS A,B,C,& E)

LOCATED IN LAND LOTS 61, 99 & 100, 17TH DISTRICT FULTON COUNTY, GEORGIA

SITE MAP



PARKING COUNT STRIPED SPACES (BLOCK "A")

REGULAR SPACES: 780 HANDICAP SPACES: 16

TOTAL SPACES: 796

PARKING COUNT STRIPED SPACES (BLOCK "B")

PARKING COUNT STRIPED SPACES (BLOCK "C")

RESIDENTIAL PARKING TOTAL PARKING *******PARKING COUNT WAS TAKEN WITHIN THE PARKING DECK ON BLOCK "C".

PARKING COUNT STRIPED SPACES (BLOCK "E")

REGULAR SPACES: HANDICAP SPACES: 2 TOTAL SPACES:

PARKING TABULATION

BLOCK	REGULAR	HANDICAP
BLOCK "A":	780	16
BLOCK "B":	0	0
BLOCK "C":	1,336	36
BLOCK "E":	17	2
TOTAL:	2,133	54

PARKING REQUIREMENTS

NIMUM PARKING REQUIRED FOR PARCELS A, B, C, D, E & F: MAXIMUM PARKING ALLOWED FOR PARCELS A, B, C, D, E & F: TOTAL PARKING SPACES REQUIRED FOR PARCELS A, B, C, D, E & F: 1,660 TOTAL SPACES







LOCATION MAP

PROPERTY DESCRIPTION BLOCK "A" (AS SURVEYED)

BEING ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 99, 17TH DISTRICT, FULTON COUNTY, GEORGIA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

TO FIND THE POINT OF BEGINNING, COMMENCE AT A POINT AT THE INTERSECTION OF THE NORTH RIGHT-OF-WAY LINE OF BUCKHEAD AVENUE (A VARIABLE WIDTH RIGHT O OF THE NORTH RIGHT-OF-WAY LINE OF BUCKHEAD AVENUE (A VARIABLE WIDTH RIGHT OF WAY), AND THE EASTERLY RIGHT-OF-WAY LINE OF PEACHTREE ROAD (A VARIABLE WIDTH RIGHT OF WAY); THENCE, LEAVING SAID POINT AND RUNNING ALONG SAID EASTERLY RIGHT-OF-WAY LINE OF PEACHTREE ROAD SOUTH 24°54′54″ WEST 65.42 FEET TO A POINT AT THE INTERSECTION OF THE SAID EAST LINE OF PEACHTREE ROAD AND THE SOUTH RIGHT OF WAY LINE OF BUCKHEAD. AVENUE, SAID POINT BEING THE TRUE POINT OF BEGINNING; FROM THE TRUE POINT OF BEGINNING; FROM THE TRUE POINT OF BEGINNING AS THUS ESTABLISHED, RUNNING WITH THE SAID SOUTH LINE OF BUCKHEAD AVENUE THE FOLLOWING COURSES AND

NORTH 87"32'34" EAST, 214.69 FEET TO A POINT; THENCE

NORTH 89"40'16" EAST, 52.99 FEET TO POINT; THENCE

NORTH 87"47'42" EAST, 100.60 FEET TO A PK NAIL SET; THENCE, LEAVING THE AFORESAID SOUTH LINE OF BUCKHEAD AVENUE AND RUNNING

SOUTH 15"58"24" WEST, 205.86 FEET TO AN NAIL SET; THENCE

NORTH 87°18'59" EAST, 42.69 FEET TO A NAIL SET; THENCE SOUTH 16°49'25" WEST, 146.53 FEET TO A NAIL SET ON THE NORTH RIGHT OF WAY LINE OF PHARR ROAD (A 60 FOOT WIDE RIGHT OF WAY); THENCE, RUNNING WITH THE SAID LINE OF PHARR ROAD THE FOLLOWING COURSES AND DISTANCES:

NORTH 88°25'30" WEST, 138.51 FEET TO A POINT; THENCE

NORTH 88°13'25" WEST, 52.36 FEET TO A POINT; THENCE

NORTH 88°19'07" WEST, 247.00 FEET TO A POINT AT THE INTERSECTION OF THE

AFORESAID LINE OF PHARR ROAD AND THE AFORESAID LINE OF PEACHTREE ROAD;
THENCE, RUNNING WITH THE SAID LINE OF PEACHTREE ROAD

NORTH 21°51'58" EAST, 338.80 FEET TO A POINT AND THE POINT OF BEGINNING,
CONTAINING 129,634 SQUARE FEET OR 2.9760 ACRES OF LAND, MORE OR LESS.

PROPERTY DESCRIPTION BLOCK "C" (AS SURVEYED)

Being all that tract or parcel of land lying and being in Land Lot 99, 17th District, Fulton County,

To find the Point of Beginning, commence at a scribe set at the Intersection of the North Right-of-Way Line of Buckhead Avenue, (a variable width right of way), and the Easterly Right-of-Way Line of Peachtree Road (a variable width right of way); thence, leaving said point and running with the said Line of Buckhead Avenue, North 87° 32' 35" East, 148.80 feet to a nail found; thence North 7° 32' 35" East, 44.36 feet to a point at the intersection of the said North Line of Buckhead Avenue and the new Westerly Right of Way Line of Bolling Way (an apparent variable width right of way; thence, running across Bolling Way, North 88° 08' 50" East, 54.89 feet to the Intersection of the said North Line of Buckhead Avenue and the new East Right of Way Line of Bolling Way, said point being the True Point of Beginning of the herein described tract or parcel of land; thence, eaving the said Point of Beginning and running with the new said East Line of Bolling Way

North 22° 34' 26" East, 33.06 feet; thence, North 27° 50' 06" East, 30.25 feet; thence, North 33° 34' 33" East, 33.96 feet; thence,

. North 37° 22' 41" East, 4.38 feet to a point on the previous East Line of Bolling Way; thence, running with said East Line of Bolling Way

North 37° 29' 30" East, 11.46 feet; thence, leaving the aforesaid East Line of Bolling Way and running with the property now or formerly owned by Royal Capital Development, LLC as described in a deed recorded among the Land Records of Fulton County, Georgia in

Deed Book 26447, Page 16 South 85° 04' 27" East, 147.10 feet; thence, North 87° 37' 52" East, 41.65 feet; thence, 0. North 02° 32' 45" West, 135.11 feet to a 3 inch pipe found on the South Right of Way Line of East Paces Ferry Road (an apparent variable width right of way); thence, running with the said line of East Paces Ferry Road

 11. 13.47 feet along the arc of a curve deflecting to the left, having a radius of 557.70 feet and a chord bearing and distance of South 88° 16' 13" East, 13.47 feet; thence,
 12. South 88° 57' 43" East, 32.22 feet to a rod found; thence, 4. South 89° 37' 26" East, 39.95 feet; thence

15. North 88° 24' 28" East, 20.09 feet; thence,18. North 87° 44' 59" East, 70.00 feet to the point of intersection with the West Right of Way Line of North Fulton Drive (an apparent variable width right of way); thence, running with the said Line of North Fulton Drive '. South 00° 26' 58" West, 287.78 feet to the point of intersection with the aforesaid North Line of Buckhead Avenue; thence, running with the said line of Buckhead Avenue

South 87° 49' 05" West, 50.09 feet to a nail found; thence, 20. South 87° 38' 06" West, 160.00 feet; thence, 21. South 87° 24' 33" West, 80.00 feet; thence, 2. South 87° 34' 20" West, 45.62 feet to the Point of Beginning, containing 121,470 square feet or 2.7886 acres of land, more or less.

All that tract or parcel of land lying and being In Land Lot 99 of the 17th District, City of Atlanta, Fulton County, Georgia and being more particularly described as follows: The "Residential Master Unit" of 262 Buckhead Avenue, A Master Condominium, as more

particularly described and delineated in the Declaration of Condominium for 262 Buckhead Avenue, A Master Condominium, recorded in Deed Book 56481, Page 619, et seq., Fulton his conveyance is subject to those certain floor plans filed in Condominium Floor Plan Book 65,

Pages 16, aforesaid records, that certain plat of survey filed in Condominium Plat Book 24, Pages Property is subject to all easements and rights of way recorded and unrecorded.

PROPERTY DESCRIPTION BLOCK "E" (AS SURVEYED)

RACT ONE "FEE PARCEL"

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 99 OF THE 17TH DISTRICT, FULTON COUNTY, GEORGIA AND BEING MORE PARTICULARLY

O FIND THE TRUE POINT OF BEGINNING, COMMENCE AT THE POINT FORMED BY THE NTERSECTION OF THE WESTERN RIGHT OF WAY LINE OF N. FULTON DRIVE (A VARIABLE WIDTH RIGHT OF WAY) AND THE SOUTHERN RIGHT OF WAY LINE OF BUCKHEAD AVENUE (A 60 FOOT RIGHT OF WAY); RUN THENCE ALONG SAID OUTHERN RIGHT OF WAY LINE OF BUCKHEAD AVENUE SOUTH 87°36'32" WEST A ISTANCE OF 118.00 FEET TO THE TRUE POINT OF BEGINNING; FROM THE TRUE OINT OF BEGINNING AS THUS ESTABLISHED THENCE LEAVING SAID SOUTHER RIGHT OF WAY LINE OF BUCKHEAD AVENUE:

SOUTH 00'38'06" EAST A DISTANCE OF 185.21 FEET TO AN 1/2" REBAR FOUND; THENCE SOUTH 89°13'53" WEST A DISTANCE OF 34.61 FEET TO A POINT; THENCE NORTH 00°27'08" WEST A DISTANCE OF 184.39 FEET TO A POINT ON THE AFOREMENTIONED SOUTHERN RIGHT OF WAY LINE OF BUCKHEAD AVENUE THENCE ALONG SAID SOUTHERN RIGHT OF WAY LINE NORTH 67°50'54" EAST A DISTANCE OF 34.04 FEET TO THE TRUE POINT OF EGINNING, CONTAINING 6,342 SQUARE FEET OR 0.1456 ACRES OF LAND,

L THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 99 OF THE 17TH ISTRICT, FULTON COUNTY, GEORGIA, CITY OF ATLANTA, BEING MORE PARTICULARLY

ONDOMINIUM UNIT #10 OF ECLIPSE RETAIL CONDOMINIUM. A CONDOMINIUM. AS MORE PARTICULARLY DESCRIBED AND DELINEATED IN THE DECLARATION OF ONDOMINIUM FOR ECLIPSE RETAIL CONDOMINIUM, RECORDED IN DEED BOOK 8967, PAGE 319, ET SEQ., FULTON COUNTY, GEORGIA RECORDS, AS THE SAME MAY

"RACT THREE "LEASEHOLD PARCEL"

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 99 OF THE 17TH DISTRICT, FULTON COUNTY, GEORGIA AND BEING MORE PARTICULARLY

O FIND THE TRUE POINT OF BEGINNING, COMMENCE AT THE POINT FORMED BY THE INTERSECTION OF THE WESTERN RIGHT OF WAY LINE OF N. FULTON DRIVE (A VARIABLE WIDTH RIGHT OF WAY) AND THE SOUTHERN RIGHT OF WAY LINE OF BUCKHEAD AVENUE (A 60 FOOT RIGHT OF WAY); RUN THENCE ALONG SAID SOUTHERN RIGHT OF WAY LINE OF BUCKHEAD AVENUE SOUTH 87°36'32" WEST A DISTANCE OF 118.00 FEET TO A POINT: THENCE CONTINUE ALONG SAID SOUTHERN RIGHT OF WAY LINE OF BUCKHEAD AVENUE SOUTH 87°50'54" WEST A DISTANCE OF 34.04 FEET TO THE TRUE POINT OF BEGINNING; FROM THE TRUE POINT OF BEGINNING AS THUS ESTABLISHED, THENCE LEAVING SAID SOUTHERN RIGHT OF WAY LINE OF BUCKHEAD AVENUE

AT LINE OF BOCKHEAD AVENUE

SOUTH 00°27'08" EAST A DISTANCE OF 184.39 FEET TO A POINT; THENCE

SOUTH 89°13'53" WEST A DISTANCE OF 81.79 FEET TO AN 1/2" REBAR FOUND; THENCE

NORTH 01°18'45" EAST A DISTANCE OF 182.67 FEET TO A PK NAIL SET ON THE AFOREMENTIONED SOUTHERN RIGHT OF WAY LINE OF BUCKHEAD AVENUE; THENCE ALONG SAID SOUTHERN RIGHT OF WAY LINE

NORTH 87°50'54" EAST A DISTANCE OF 76.19 FEET TO THE TRUE POINT OF BEGINNING, CONTAINING 14,487 SQUARE FEET OR 0.3326 ACRES OF LAND,

PROPERTY DESCRIPTION **BLOCK "B" (AS SURVEYED)**

BEING ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 99, 17TH DISTRICT, FULTON COUNTY, GEORGIA AND BEING MORE PARTICULARLY DESCRIBED

BEGINNING AT A POINT AT THE INTERSECTION OF THE NORTH
RIGHT-OF-WAY LINE OF BUCKHEAD AVENUE (A VARIABLE WIDTH RIGHT OF WAY) AND
THE EASTERLY RIGHT-OF-WAY LINE OF PEACHTREE ROAD (A VARIABLE WIDTH RIGHT
OF WAY); THENCE, RUNNING WITH THE SAID LINE OF PEACHTREE ROAD THE
FOLLOWING COURSES AND DISTANCES:

1. NORTH 32°11'43" EAST, 34.65 FEET TO A POINT; THENCE
2. NORTH 34°17'48" EAST, 80.85 FEET TO A POINT; THENCE
3. NORTH 34°34'23" EAST, 200.10 FEET TO A POINT; AND, THENCE
4. NORTH 35°42'14" EAST, 50.00 FEET TO A POINT: THENCE, LEAVING THE AFORESAID
LINE OF PEACHTREE ROAD AND RUNNING
5. SOUTH 68°29'06" EAST, 146.64 FEET TO A POINT ON THE WEST RIGHT OF WAY
LINE OF BOLLING WAY (A VARIABLE WIDTH RIGHT OF WAY), THENCE, RUNNING
WITH THE SAID LINE OF BOLLING WAY THE FOLLOWING COURSES AND DISTANCES:
6. SOUTH 36°53'47" WEST, 149.23 FEET TO A POINT; THENCE
7. SOUTH 37°06'44" WEST, 60.44 FEET TO A POINT; THENCE
8. SOUTH 12°27'05" WEST, 14.27 FEET TO A POINT; THENCE
9. SOUTH 19°57'45" WEST, 61.65 FEET TO A POINT AT THE INTERSECTION OF
THE WEST LINE OF BOLLING WAY AND THE NORTHERN LINE OF BUCKHEAD
AVENUE; THENCE, RUNNING WITH THE SAID LINE OF BUCKHEAD AVENUE
10. SOUTH 87°32'35" WEST, 44.36 FEET TO A POINT; AND THENCE

0. SOUTH 87°32'35" WEST, 44.36 FFFT TO A POINT: AND THENCE 1. SOUTH 87°32'35" WEST, 148.80 FEET TO THE POINT OF BEGINNING, CONTAINING 46,604 SQUARE FEET OR 1.0699 ACRES OF LAND, MORE OR LESS.

BEING ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 99, 17TH DISTRICT, FULTON COUNTY, GEORGIA AND BEING MORE PARTICULARLY DESCRIBED

TO FIND THE POINT OF BEGINNING, COMMENCE AT A SCRIBE SET IN ONCRETE AT THE INTERSECTION OF THE NORTH RIGHT-OF-WAY LINE BUCKHEAD AVENUE (A VARIABLE WIDTH RIGHT OF WAY) AND THE EASTERLY RIGHT-OF-WAY LINE OF PEACHTREE ROAD (A VARIABLE WIDTH RIGHT OF WAY); THENCE, RUNNING WITH THE SAID LINE OF PEACHTREE ROAD THE FOLLOWING COURSES AND DISTANCES: NORTH 32°11'43" EAST, 34.65 FEET TO A POINT; THENCE NORTH 34°17'48" EAST, 80.85 FEET TO A POINT; THENCE NORTH 34°34′23" EAST, 200.10 FEET TO A POINT; THENCE NORTH 35°42′14" EAST, 50.00 FEET TO A POINT, SAID POINT BEING

THE TRUE POINT OF BEGINNING; FROM THE TRUE POINT OF BEGINNING AS THUS ESTABLISHED, THENCE CONTINUE ALONG SAID LINE OF PEACHTREE ROAD

1. NORTH 36°53'47" EAST, 45.00 FEET TO A DRILL HOLE; THENCE LEAVING SAID LINE OF PEACHTREE ROAD AND RUNNING
SOUTH 68°29'06" EAST, 146.64 FEET TO A POINT ON THE WEST RIGHT OF WAY LINE

OF BOLLING WAY (A VARIABLE WIDTH RIGHT OF WAY), THENCE, RUNNING WITH THE SAID LINE OF BOLLING WAY

SOUTH 36°53'47" WEST, 45.00 FEET TO A POINT; THENCE LEAVING SAID LINE OF

6,363 SQUARE FEET OR 0.1461 ACRES OF LAND, MORE OR LESS.

NORTH 68°29'06" WEST. 146.64 FEET TO THE POINT OF BEGINNING, CONTAINING

REFERENCE MATERIAL

1. ALTA/ACSM LAND TITLE SURVEY FOR THE STREETS OF BUCKHEAD (PARCEL "A") PREPARED BY TERRAMARK LAND SURVEYING, INC. DATED JUNE 29, 2007 AND LAST REVISED DECEMBER 12, 2008.

PREPARED BY TERRAMARK LAND SURVEYING, INC. DATED FEBURARY 19, 2013 3. ALTA/ACSM LAND TITLE SURVEY FOR THE STREETS OF BUCKHEAD (PARCEL "C")
PREPARED BY TERRAMARK LAND SURVEYING, INC.

FOR THE STREETS OF BUCKHEAD (PARCEL "B")

DATED JULY 5, 2007 AND LAST REVISED DECEMBER 12, 2008. 4. ALTA/ACSM LAND TITLE SURVEY FOR THE STREETS OF BUCKHEAD (PARCEL "D-1") PREPARED BY TERRAMARK LAND SURVEYING, INC DATED JUNE 25, 2007 AND LAST REVISED DECEMBER 18, 2008.

FOR THE STREETS OF BUCKHEAD (PARCEL "E") PREPARED BY TERRAMARK LAND SURVEYING, INC. DATED JUNE 25, 2007 AND LAST REVISED DECEMBER 12, 2008.

6. ALTA/ACSM LAND TITLE SURVEY FOR THE STREETS OF BUCKHEAD (PARCEL "F")
PREPARED BY TERRAMARK LAND SURVEYING, INC. DATED JUNE 26, 2007 AND LAST REVISED DECEMBER 18, 2008.

7. ALTA/ACSM LAND TITLE SURVEY FOR THE STREETS OF BUCKHEAD (PARCEL "F") PREPARED BY VALENTINO & ASSOCIATES, INC. DATED JANUARY 25, 2011 AND LAST REVISED APRIL 12, 2011. FOR THE STREETS OF BUCKHEAD (PARCEL "E")

DATED JANUARY 26, 2011 AND LAST REVISED APRIL 12, 2011. 9. ALTA/ACSM LAND TITLE SURVEY FOR THE STREETS OF BUCKHEAD (PARCEL "D") PREPARED BY VALENTINO & ASSOCIATES, INC. DATED JANUARY 26, 2011 AND LAST REVISED APRIL 12, 2011.

PREPARED BY VALENTINO & ASSOCIATES, INC.

10. ALTA/ACSM LAND TITLE SURVEY OLIVER MCMILLAN, INC. (PARCEL "A") PREPARED BY WATTS & BROWNING ENGINEERS, INC. DATED DECEMBER 13, 2010 AND LAST REVISED APRIL 6, 2011. 11. ALTA/ACSM LAND TITLE SURVEY

PREPARED BY WATTS & BROWNING ENGINEERS, INC. DATED DECEMBER 13, 2010 AND LAST REVISED APRIL 6, 2011. 12. ALTA/ACSM LAND TITLE SURVEY OLIVER MCMILLAN, INC. (PARCEL "C")

OLIVER MCMILLAN, INC. (PARCEL "B")

PREPARED BY WATTS & BROWNING ENGINEERS, INC. DATED DECEMBER 13, 2010 AND LAST REVISED APRIL 6, 2011. FOR OMB BUCKHEAD LENDER, LLC, PNC BANK, NATIONAL ASSOCIATION & FIDELITY NATIONAL TITLE INSURANCE COMPANY REPARED BY TERRAMARK LAND SURVEYING, INC.

DATED JUNE 29, 2007 AND LAST REVISED DECEMBER 12, 2008. 14. ALTA/ACSM LAND TITLE SURVEY FOR OMB BUCKHEAD LENDER, LLC, PNC BANK, NATIONAL ASSOCIATION & FIDELITY NATIONAL TITLE INSURANCE COMPANY PREPARED BY TERRAMARK LAND SURVEYING, INC. DATED FEBUARY 19, 2013.

SURVEYOR'S CERTIFICATE

O: OMB BUCKHEAD LENDER, LLC; TPG RE FINANCE II, LTD. A CAYMAN ISLANDS EXEMPTED COMPANY, ITS SUCCESSORS, AFFILIATES AND ASSIGNS; FIDELITY NATIONAL TITLE GROUP ONING -INFO, INC. & CHICAGO TITLE INSURANCE COMPANY HIS IS TO CERTIFY THAT THIS MAP OR PLAT 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),7(c),8,9,13,14,16,17,19 & 20
OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON JANUARY 12, 2016 AND LAS





12. EASEMENT FROM SAM LEVY TO GEORGIA POWER DATED FEBRUARY 22, 1965, AND RECORDED IN DEED BOOK 4399, PAGE 52, AMONG THE LAND RECORDS OF FULTON

- (AFFECTS SURVEYED PROPERTY SURVEYOR UNABLE TO PLOT, BLANKET IN NATURE) 13. EASEMENT FROM JOHN R. WALKER TO ATLANTA GAS LIGHT COMPANY DATED APRIL 27, 948 AND RECORDED IN DEED BOOK 2325, PAGE 400, AFORESAID REC
- AFFECTS SURVEYED PROPERTY SURVEYOR UNABLE TO PLOT, BLANKET IN NATURE) 14. BOUNDARY LINE AND EASEMENT AGREEMENT FROM WALDAS, ABNER, ET ALTO FULTON COUNTY DATED NOVEMBER 4, 1987 AND RECORDED IN DEED BOOK 11206, PAGE 43, AFORESAID RECORDS, AS DEPICTED ON BLOCK A SURVEY. (AFFECTS SURVEYED PROPERTY - SHOWN ON SURVEY)
- 15. EASEMENT FROM WALDA S. ABNER, ET AL TO FULTON COUNTY DATED NOVEMBER 4, 1987 AND RECORDED IN DEED BOOK 11206, PAGE 50, AFORESAID RECORDS, AS DEPICTED ON BLOCK A SURVEY AFFECTS SURVEYED PROPERTY - SHOWN ON SURVEY)
- BLOCK A, LLC AND THE CITY OF ATLANTA, DATED AUGUST 28, 2007, FILED AUGUST 30, 2007 AND RECORDED IN DEED BOOK45616, PAGE 477, AFORESAID RECORDS.
- 17 STORM WATER MANAGEMENT INSPECTION AND MAINTENANCE AGREEMENT RETWEEN HE STREETS OF BUCKHEAD DEVELOPMENT CO. AT BLOCK "A" LLC AND THE CITY OF ATLANTA, DATED MAY 13, 2008, FILED MAY 16, 2008 AND RECORDED IN DEED BOOK (AFFECTS SURVEYED PROPERTY - SHOWN ON SURVEY)

AFFECTS SURVEYED PROPERTY - APPROXIMATE LOCATION SHOWN ON SURVEY)

- 18. RIGHT OF WAY EASEMENT FROM J.W. PICKELSIMER TO GEORGIA POWER COMPANY DATED AUGUST 2, 1958, FILED SEPTEMBER 11, 1958AND RECORDED IN DEED BOOK 3371, AFFECTS SURVEYED PROPERTY- SURVEYOR UNABLE TO PLOT, CANNOT FIND POLE
- 19. TERMS AND PROVISIONS AS CONTAINED IN THAT CERTAIN GROUND LEASE WITH PURCHASE OPTION. AS EVIDENCED BY THAT CERTAIN MEMORANDUM OF LEASE AI PURCHASE OPTION, DATED JUNE 15, 2007, FILED JUNE 20, 2007 AND RECORDED IN DEED MENDMENT TO MEMORANDUM OF LEASE AND PURCHASE OPTION DATED JUNE 3, 2013, FILED JUNE 24, 2013 IN DEED BOOK 52789, PAGE 350, AFORESAID RECORDS. (AFFE TRACT 2) (AFFECTS SURVEYED PROPERTY - SURVEYOR UNABLE TO PLOT, BLANKET IN
- 20. INDEMNITY AGREEMENT BETWEEN THE STREETS OF BUCKHEAD DEVELOPMENT CO. AT BLOCK B, LLC AND THE CITY OF ATLANTA, DATED AUGUST 28, 2007, FILED AUGUST 30, 2007 AND RECORDED IN DEED BOOK45616, PAGE 484, AFORESAID RECORDS.
- 21. STORM WATER MANAGEMENT INSPECTION AND MANAGEMENT INSPECTION AND MAINTENANCE AGREEMENT BETWEEN THE STREETS OF BUCKHEAD DEVELOPMENT (AT BLOCK B, LLC TO THE CITY OF ATLANTA, DATED JANUARY 5, 2009, FILED JANUARY 5, 2009 AND RECORDED IN DEED BOOK 47475, PAGE 296, AFORESAID RECORDS. (AFFECTS SURVEYED PROPERTY - SHOWN ON SURVEY)

(AFFECTS SURVEYED PROPERTY - SURVEYOR UNABLE TO PLOT, BLANKET IN NATURE)

BLOCK C. TRACTS 1 AND 2:

- 22. INTENTIONALLY DELETED.
- 23. INTENTIONALLY DELETED.
- 24. INTENTIONALLY DELETED.
- COMPANY, JOSLIN-WARREN, INC., D.B.A. ROACH SPORTING GOODS AND CITY OF ATLANTA, DATED FEBRUARY 8, 1973, FILED MARCH 5, 1973 AND RECORDED IN DEED
- 25. INTENTIONALLY DELETED. 26. AGREEMENT FOR INSTALLATION OF STREET LIGHTS BETWEEN ATLANTA GAS LIGHT

27. INTENTIONALLY DELETED.

- 28. INTENTIONALLY DELETED.
- 29. INDEMNITY AGREEMENT BETWEEN THE STREETS OF BUCKHEAD DEVELOPMENT CO. AT BLOCK C. LLC AND THE CITY OF ATLANTA, DATED AUGUST 28, 2007, FILED AUGUST 30, 2007 AND RECORDED IN DEED BOOK 45616, PAGE 489, AFORESAID RECORDS. (AFFECTS SURVEYED PROPERTY - APPROXIMATE LOCATION SHOWN ON SURVEY)
- 30. INTENTIONALLY DELETED.
- STORM WATER MANAGEMENT INSPECTION & MAINTENANCE AGREEMENT BETWEEN THE STREETS OF BUCKHEAD DEVELOPMENT CO. AT BLOCK C, LLC AND THE CITY OF ATLANTA, DATED FEBRUARY 4, 2008, FILED FEBRUARY 22, 2006 AND RECORDED IN DEED
- 32. INTENTIONALLY DELETED. 33. INTENTIONALLY DELETED.
- 34. INTENTIONALLY DELETED.
- COMPANY AT BLOCK D, LLC AND THE CITY OF ATLANTA, DATED SEPTEMBER 27, 2007 FILED OCTOBER 2, 2007 AND RECORDED IN DEED BOOK 45767, PAGE 535, AFORESAID RECORDS. (DOES NOT AFFECT SURVEYED PROPERTY)
- 36. INTENTIONALLY DELETED.
- EASEMENT TO GEORGIA POWER COMPANY DATED OCTOBER 7, FILED OCTOBER 18, 1938, AND RECORDED IN DEED BOOK 1688, PAGE 570, AFORESAID RECORDS. (MAY AFFECT SURVEYED PROPERTY - SURVEYOR UNABLE TO PLOT INSTRUMENT AND DETERMINE AFFECTED PROPERTY - NO LEGAL DESCRIPTION OF PROPERTY PROVIDED.
- EASEMENT FROM L.A. SMITH TO GEORGIA POWER COMPANY, DATED OCTOBER 7, 1938, ILED OCTOBER 18, 1938 IN DEED BOOK 1688, PAGE 579, AFORESAID RECORDS. (MAY AFFECT SURVEYED PROPERTY - SURVEYOR UNABLE TO PLOT INSTRUMENT AND DETERMINE AFFECTED PROPERTY - NO LEGAL DESCRIPTION OF PROPERTY PROVIDED,
- RIGHT OF WAY EASEMENT FROM ADAMS CATES COMPANY TO GEORGIA POWER COMPANY, DATED FEBRUARY 2, 1954, FILED MARCH 15 AND RECORDED IN DEED BOOK
- AFFECTS SURVEYED PROPERTY SURVEYOR UNABLE TO PLOT, BLANKET IN NATURE EASEMENT FROM AARON RENTS, INC. TO GEORGIA POWER COMPANY, DATED APRIL 16, 1986, FILED MAY 7, 1986 AND RECORDED IN DEED BOOK 10086, PAGE 28, AFORESAID
- (AFFECTS SURVEYED PROPERTY SURVEYOR UNABLE TO PLOT., BLANKET IN NATURE) 41. AGREEMENT BY AND BETWEEN ALFRED N. ADAMS TO GEORGIA POWER COMPAN DATED DECEMBER 9, 1954, FILED DECEMBER 10, 1946 AND RECORDED IN DEED BOOK 1136. PAGE 461. AFORESAID RECORDS. AFFECTS SURVEYED PROPERTY - SURVEYOR UNABLE TO PLOT, BLANKET IN NATURE)
- 42. RIGHT OF WAY EASEMENT FROM J.W. PICKELSIMER TO GEORGIA POWER, DATED FEBRUARY 28, 1962 AND RECORDED IN DEED BOOK 3862, PAGE 11, AFORESAID AFFECTS SURVEYED PROPERTY - SURVEYOR UNABLE TO PLOT, BLANKET IN NATURE
- 43. PERMIT FOR ANCHORS, GUY POLES AND WIRES FROM 305 BUCKHEAD ASSOCIATES TO GEORGIA POWER COMPANY DATED JULY 15, 1980, AND RECORDED IN DEED BOOK 7602, (DOES NOT AFFECT SURVEYED PROPERTY)
- 44. INDEMNITY AGREEMENT BY AND BETWEEN OMB BUCKHEAD LENDERS, LLC AND EORGIA DEPARTMENT OF TRANSPORTATION, DATED OCTOBER 29, 2013, AND ECORDED IN DEED BOOK 53368, PAGE 457, FULTON COUNTY, GEORGIA RECORDS. AFFECTS SURVEYED PROPERTY - SURVEYOR UNABLE TO PLOT, BLANKET IN NATURE)
- 45. INDEMNITY AGREEMENT BY AND BETWEEN OMB BUCKHEAD LENDERS, LLC AND EORGIA DEPARTMENT OF TRANSPORTATION, DATED OCTOBER 29, 2013, AND ECORDED IN DEED BOOK 53368, PAGE 459, FULTON COUNTY, GEORGIA RECORDS AFFECTS SURVEYED PROPERTY - SURVEYOR UNABLE TO PLOT, BLANKET IN NATURE)
- 46. STORMWATER MANAGEMENT FACILITY INSPECTION AND MAINTENANCE/INDEMNIFICATION AGREEMENT BY OMB BUCKHEAD LENDER. LLC. DATED FEBRUARY 22, 2012, AND RECORDED IN DEED BOOK 50947, PAGE 428, FULTON COUNTY GEORGIA RECORDS. NOTE: NO UNOFFICIAL WITNESS SIGNATURE ON DOCUMENT, AFFECTS SURVEYED PROPERTY - SHOWN ON SURVEY)

THE FOIL OWING EXCEPTIONS AFFECT THE PARCEIS AS NOTED:

- 47. STORMWATER MANAGEMENT FACILITY INSPECTION AND MAINTENANCE/INDEMNIFICATION AGREEMENT BY OMB BUCKHEAD LENDERS. LLC NATED FEBRUARY 22, 2012, AND RECORDED IN DEED BOOK 50947, PAGE 446, FULTON COUNTY, GEORGIA RECORDS. NOTE: NO UNOFFICIAL WITNESS SIGNATURE ON AFFECTS SURVEYED PROPERTY (BLOCK A) - SHOWN ON SURVEY)
- 48. INTENTIONALLY DELETED.
- 49. INDEMNITY AGREEMENT BY AND BETWEEN OMB BUCKHEAD LENDERS, LLC AND EORGIA DEPARTMENT OF TRANSPORTATION, DATED NOVEMBER 4, 2013, AND RECORDED IN DEED BOOK 53438, PAGE 638, FULTON COUNTY, GEORGIA RECORDS AFFECTS SURVEYED PROPERTY (BLOCK A) - SURVEYOR UNABLE TO PLOT, BLANKET

INDEMNITY AGREEMENT BY AND BETWEEN OMB BUCKHEAD LENDER, LLC AND GEORGIA EPARTMENT OF TRANSPORTATION, DATED NOVEMBER 4, 2013, AND RECORDED IN DEED BOOK 53436, PAGE 642, FULTON COUNTY, GEORGIA RECORDS. (AFFECTS SURVEYED PROPERTY(BLOCK A) - SURVEYOR UNABLE TO PLOT, BLANKET IN

- INDEMNITY AGREEMENT BY AND BETWEEN OMB BUCKHEAD LENDER, LLCAND GEORGIA DEPARTMENT OF TRANSPORTATION, DATED NOVEMBER 4, 2013, AND RECORDED IN DEED BOOK 53436, PAGE 646, FULTON COUNTY, GEORGIA RECORDS. AFFECTS SURVEYED PROPERTY (BLOCK A) - SURVEYOR UNABLE TO PLOT, BLANKET
- 52. INDEMNITY AGREEMENT BY AND BETWEEN OMB BUCKHEAD LENDER, LLC AND GEORGIA DEPARTMENT OF TRANSPORTATION, DATED NOVEMBER 4, 2013, AND RECORDED IN DEED BOOK 53436, PAGE 650, FULTON COUNTY, GEORGIA RECORDS. (AFFECTS SURVEYED PROPERTY (BLOCK A) - SURVEYOR UNABLE TO PLOT, BLANKET IN NATURE)
- 53. WATER UTILITY SYSTEM EASEMENT BY AND BETWEEN OMB BUCKHEAD LENDER, LLC AND THE CITY OF ATLANTA, DATED MARCH 21, 2012, AND RECORDED IN DEED BOOK 53512, PAGE 678, FULTON COUNTY, GEORGIA RECORDS. (AFFECTS SURVEYED PROPERTY (BLOCK A) - SHOWN ON SURVEY)
- AMENDMENT TO THE DECLARATION OF CONDOMINIUM FOR ECLIPSE RETAIL CONDOMINIUM, FILED FOR RECORD FEBRUARY 25, 2014, AND RECORDED IN DEED BOOK 53590. PAGE 633. FULTON COUNTY, GEORGIA RECORDS, NOTE: THE AMENDS THE DECLARATION THAT IS SHOWN ON THE PREVIOUS POLICY AS EXCEPTION #60. (AFFECTS SURVEYED PROPERTY (BLOCK E, TRACT 3 CONDOMINIUM PARCEL) - NOT SHOWN ON SURVEY)
- UNDERGROUND EASEMENT IN FAVOR OF GEORGIA POWER COMPANY, DATED FEBRUARY 21, 2014, AND RECORDED IN DEED BOOK 53661, PAGE 421, FULTON COUNTY, (AFFECTS SURVEYED POROPERTY (BLOCK B) - SHOWN ON SURVEY)
- 56. UNDERGROUND EASEMENT IN FAVOR OF GEORGIA POWER COMPANY, DATED EBRUARY 21, 2014, AND RECORDED IN DEED BOOK 53661, PAGE 425, FULTON COUNTY, AFFECTS SURVEYED PROPERTY (BLOCK A) - SHOWN ON SURVEY)
- UNDERGROUND EASEMENT IN FAVOR OF GEORGIA POWER COMPANY, DATED FEBRUARY 21, 2014, AND RECORDED IN DEED BOOK 53661, PAGE 429, FULTON COUNTY, (AFFECTS SURVEYED PROPERTY (BLOCK C) - SHOWN ON SURVEY)
- EASEMENT AND AGREEMENT REGARDING INSTALLATION AND MAINTENANCE OF LANDSCAPING AND GENERAL USE BY AND BETWEEN OMB BUCKHEAD LENDER, LLC AND FULTON COUNTY, DATED JUNE 17, 2014, AND RECORDED IN DEED BOOK 53920, PAGE 340, FULTON COUNTY, GEORGIA RECORDS. (AFFECTS SURVEYED PROPERTY (BLOCK A) - SHOWN ON SURVEY)
- 59. GRANT OF EASEMENT IN FAVOR OF COMCAST OF GEORGIA/VIRGINIA, INC., DATED ECEMBER 1, 2014, AND RECORDED IN DEED BOOK 55004, PAGE 290, FULTON COUNTY, AFFECTS SURVEYED PROPERTY (BLOCK A, B, C AND E) - SURVEYOR UNABLE TO PLOT,
- 60. INTENTIONALLY OMITTED.

TITLE NOTES

- 61. INTENTIONALLY DELETED. 62. NOT A SURVEY RELATED MATTER.
- 63. NOT A SURVEY RELATED MATTER.
- 64. NOT A SURVEY RELATED MATTER. 65. INTENTIONALLY DELETED.
- 66. NOT A SURVEY RELATED MATTER.
- 67. INTENTIONALLY OMITTED.
- 68. ALL MATTERS DISCLOSED BY PLAT OF SURVEY RECORDED IN CONDOMINIUM PLAT BOOK (AFFECTS SURVEYED PROPERTY (BLOCK C) - SHOWN ON SURVEY WHERE SURVEYOR IS
- 69. DECLARATION OF CONDOMINIUM FOR 262 BUCKHEAD AVENUE, A MASTER CONDOMINIUM BY OMB BUCKHEAD LENDER, LLC, A DELAWARE LIMITED LIABILITY COMPANY, DATED AUGUST 9, 2016 AND RECORDED AUGUST 10, 2016 IN DEED BOOK 56481, PAGE 619, FULTON COUNTY, GEORGIA RECORDS. (AFFECTS SURVEYED PROPERTY (BLOCK C) - SURVEYOR IS UNABLE TO PLOT, BLANKET IN NATURE)
- CONDOMINIUM BY OMB BUCKHEAD LENDER, LLC, A DELAWARE LIMITED LIABILITY COMPANY, DATED AUGUST 9, 2016 AND RECORDED AUGUST 10, 2016 IN DEED BOOK 56481, PAGE 692, FULTON COUNTY, GEORGIA RECORDS.

 (AFFECTS SURVEYED PROPERTY (BLOCK C) - SURVEYOR IS UNABLE TO PLOT, BLANKET IN NATURE)
- PARKING EASEMENT AGREEMENT BY AND BETWEEN OMB BUCKHEAD LENDER, LLC, A DELAWARE LIMITED LIABILITY COMPANY AND AARON'S, INC., A GEORGIA CORPORATION, DATED JANUARY 26, 2016 AND RECORDED JANUARY 27, 2016 IN DEED BOOK 55794, PAGE 596, FULTON COUNTY, GEORGIA RECORDS. AFFECTS SURVEYED PROPERTY (BLOCK C) - SURVEYOR IS UNABLE TO PLOT
- MEMORANDUM OF VOTING AND COVENANT AGREEMENT BY AND AMONG OMB BUCKHEAD LENDER, LLC. A DELAWARE LIMITED LIABILITY COMPANY AND SHE II RESIDENCE BUCKHEAD, LLC, A GEORGIA LIMITED LIABILITY COMPANY, DATED AUGUST 10, 2016 AND RECORDED AUGUST 11, 2016 IN DEED BOOK 56485, PAGE 472, FULTON COUNTY, GEORGIA RECORDS. (AFFECTS SURVEYED PROPERTY (BLOCK C) - SURVEYOR IS UNABLE TO PLOT, BLANKETIN NATURE)

- 73. TERMS AND PROVISIONS AS CONTAINED IN THAT CERTAIN GROUND LEASE WITH OPTION TO PURCHASE, AS EVIDENCED BY THAT CERTAIN MEMORANDUM OF LEASE AND PURCHASE OPTION FROM THE ADAMS PARTNERSHIP, A FLORIDA GENERAL PARTNERSHIP TO BUCKHEAD AVENUES DEVELOPMENT CO. AT BLOCK E, LLC, A GEORGIA LIMITED LIABILITY COMPANY, DATED JUNE 27, 2007, FILED JULY 5, 2007 AND RECORDED IN DEED BOOK 45305, PAGE 639, AFORESAID RECORD (AFFECTS SURVEYED PROPERTY (TRACT 3) - SURVEYOR UNABLE TO PLOT, BLANKET
- 74. DECLARATION OF CONDOMINIUM FOR ECLIPSE, A MASTER CONDOMINIUM BY 250 PHARR ROAD, L.P., A GEORGIA LIMITED PARTNERSHIP DATED AUGUST 13, 2004. FILED ECORDS; AS AMENDED BY FIRST AMENDMENT TO THE DECLARATION OF CONDOMINIUM FOR ECLIPSE, A MASTER CONDOMINIUM FILED NOVEMBER 22; 2004 AND RECORDED IN DEED BOOK 38882. PAGE 313. AFORESAID RECORDS. THIRD AMENDMENT TO THE DECLARATION OF CONDOMINIUM FOR ECLIPSE. A MASTER CONDOMINIUM. DATED JUNE 9, 2014, AND RECORDED IN DEED BOOK 54042, PAGE 245, AFORESAID

(AFFECTS TRACT TWO CONDOMINIUM PARCEL - NOT SHOWN ON SURVEY)

- 75. DECLARATION FOR CONDOMINIUM FOR ECLIPSE RETAIL CONDOMINIUM BY 250 PHARR ROAD, L.P., A GEORGIA LIMITED PARTNERSHIP DATED NOVEMBER 30, 2004, FILED DECEMBER 7, 2004 AND RECORDED IN DEED BOOK 38967, PAGE 319, AFORESAIL RECORDS; AS AMENDED BY LIMITED COMMON ELEMENT AMENDMENT TO . THE DECLARATION OF CONDOMINIUM FOR ECLIPSE RETAIL CONDOMINIUM DATED AUGUST 29, 2006, FILED. AUGUST 29, 2006 AND RECORDED IN DEED BOOK 43354, PAGE 452, (AFFECTS TRACT TWO CONDOMINIUM PARCEL - NOT SHOWN ON SURVEY)
- 76. 10-FOOT SETBACK LOCATED ALONG PHARR ROAD AND BUCKHEAD AVENUE, 5-FOOT SETBACK ALONG NORTH FULTON DRIVE AND STORM DRAINAGE LINE TRAVERSING THE SUBJECT PORTION OF THE PROPERTY, ALL AS SHOWN ON THAT CERTAIN PLAT AFFECTS TRACT TWO CONDOMINIUM PARCEL - NOT SHOWN ON SURVEY)
- 77. INTENTIONALLY DELETED.
- 78. EASEMENT FROM THE STREETS OF BUCKHEAD DEVELOPMENT CO. AT BLOCK E, LLC TO GEORGIA POWER COMPANY, DATED FILED MAY 19, 2009 AND RECORDED ▶ DEED BOOK (AFFECTS SURVEYED PROPERTY - SHOWN ON SURVEY)

AS TOBLOCK A, B AND C ONLY:

79. OBLIGATIONS AND PROVISIONS CONTAINED IN THAT CERTAIN TIE BACK EASEMENT AGREEMENT BETWEEN THE CITY OF ATLANTA AND BUCKHEAD AVENUES, LLC, DATED AUGUST 29, 2007, TO BE RECORDED IN THE REAL ESTATE RECORDS OF THE SUPERIOR COURT OF FULTON COUNTY, GEORGIA. (AFFECTS SURVEYED PROPERTIES - SHOWN ON SURVEY)

- 80. STORMWATER MANAGEMENT FACILITY INSPECTION AND MAINTENANCE & INDEMNIFICATION AGREEMENT, BETWEEN OMB BUCKHEAD LENDER, LLCAND CITY OF ATLANTA, RECORDED ON JANUARY 25, 2013 AT DEED BOOK 52180, PAGE 208, (AFFECTS SURVEYED PROPERTY (BLOCK B) - SHOWN ON SURVEY)
- 81. AMENDED AND RESTATED RECIPROCAL EASEMENT AGREEMENT BY AND AMONG ROYAL CAPITAL DEVELOPMENT, LLC, A GEORGIA LIMITED LIABILITY COMPANY AND OMB UCKHEAD LENDER, LLC, A DELAWARE LIMITED LIABILITY COMPANY, AND 262 BUCKHEAD AVENUE MASTER CONDOMINIUM ASSOCIATION, INC., A GEORGIA NONPROFIT CORPORATION, DATED AUGUST 10, 2016 AND RECORDED AUGUST 10, 2016 IN DEED BOOK 56482, PAGE 1, AFORESAID RECORDS. (AFFECTS SURVEYED PROPERTY (BLOCK C) - SHOWN ON SURVEY)



PROPERTY DESCRIPTION PARCEL "A" (per Title Commitment)

Being all that tract or parcel of land lying and being in Land Lot 99, 17th District Fulton County, Georgia and being more particularly described as follows:

To find the Point of Beginning, commence at a scribe set at the intersection of the North Right-of-Way Line of Buckhead Avenue (a variable width right of way), and the Easterly Right-of-Way Line of Peachtree Road (a variable width right of way); thence, leaving said point and running along said easterly Right-of-Way line of Peachtree Road South 32° 59' 47" West 71.32 feet to a PK Nall set at the Intersection of the said East Line of Peachtree Road and the South Right of Way Line of Buckhead Avenue, said point being the True Point of Beginning; from the True Point of Beginning as thus established, running with the said South Line of Buckhead Avenue the following courses and distances: North 87° 32' 34" East, 225.98 feet to a 1 inch iron rod found; thence North 89° 40' 16" East, 52.99 feet to a 1/2 inch rebar found; thence North 87° 47' 42" East, 100.60 feet to a 1/2 inch rebar found; thence, leaving the aforesaid South Line of Buckhead Avenue and running South 15° 58' 24" West, 205.86 feet to an iron pin set; thence North 87° 18' 59" East, 42.69 feet to a nall set; thence South 16° 49' 25" West, 146.53 feet to a nail set on the North Right of Way Line of Pharr Road (a 60 foot wide right of way); thence, running with the said line of Pharr Road the following courses and distances: North 88° 25' 30" West, 138.51 feet to a nail set; thence North 88° 13' 25" West, 52.36 feet to a 1/2 inch rebar found; thence North 39° 19' 07" West, 251.70 feet to a nail found at the intersection of the aforesaid line of Pharr Road and the aforesaid line of Peachtree Road; thence, running with the said line of Peachtree Road North 20° 44' 25" East, 217.80 feet to a nail found; and North 21° 04' 42" East, 118.10 feet to a pk nail set and the Point of Beginning, containing 132,192 square

feet or 3.0347 acres of land, more or less. TOGETHER with those easements granted in the following:

Jnrecorded Encroachment Agreement for Non-Conforming Uses dated November 17, 2008 by and between the City of Atlanta and The Streets of Buckhead Development Co at Block A, LLC relating to a below grade concrete pad; (b) Unrecorded Encroachment Agreement for Non-Conforming Uses dated November 17, 2008 by and between the City of Atlanta and The Streets of Buckhead Development Co. at Block A, LLC relating to a below grade concrete pad; (b) Unrecorded Encroachment Agreement for Non-Conforming Uses dated November 17, 2008 by and between the City of Atlanta and The Streets of Buckhead Development Co. at Block A, LLC relating to a below grade vault; and (c) Unrecorded Encroachment Agreement for Non-Conforming Uses dated January 5, 2009 by and between the City of Atlanta, and The Streets of Buckhead Development Co. at Block A, LLC, The Streets of Buckhead Development Co. at Block B, LLC, The Streets of Buckhead Development Co. at Block D-1, LLC, and The Streets of Buckhead Development Co. at Block C, LLC, The Streets of Buckhead Development Co. at Block C, LLC, The Streets of Buckhead Development Co. at Block F, LLC.

TOGETHER with those easements granted in the following:

Unrecorded Tie Back Easement Agreement by and between the City of Atlanta and Buckhead Avenues, LLC, dated August 29, 2007.

Boundary Line and Easement Agreement from Walda S. Abner, et al to Fulton County dated November 4, 1987 and recorded In Deed Book 11206, Page 43, aforesaid

Easement and Agreement regarding Installation and Maintenance of Landscaping and General Use by and between OMB Buckhead Lender, LLC and Fulton County, dated June 17, 2014, and recorded in Deed Book 53920, Page 340, Fulton County, Georgia records. LESS AND EXCEPT from the property conveyed byRight of Way Deed from OMB Buckhead Lender, LLC to Georgia Department of Transportation, dated September 9, 2013, and recorded in Deed Book 53206, Page 249, Fulton County, Georgia records. (affects Block A)

PROPERTY DESCRIPTION **PARCEL "B"** (per Title Commitment)

Tract 1-Fee Property:

Being all that tract or parcel of land lying and being in Land Lot 99, 17th District, Fulton County, Georgia and being more particularly described as

Beginning at a scribe set in concrete at the intersection of the North Right-of-Way Line of Buckhead Avenue (a variable width right of way) and the Easterly Right-of-Way Line of Peachtree Road (a variable width right of way); thence, running with the said Line of Peachtree Road the following courses and distances: North 32° 11' 43" East, 34.65 feet to a point; thence North 34° 17' 48" East, 80.85 feet to a point; thence North 34° 34' 23" East, 200.10 feet to a point; and, thence North 35° 42' 14" East, 50.00 feet to a point; thence, leaving the aforesaid Line of Peachtree Road and running South 68° 29' 06" East, 146.64 feet to a point on the West Right of Way Line of Boiling Way (a variable width right of way), thence, running with the said Line of Boiling Way the following courses and distances; South 36° 53' 47" West, 149.23 feet to a nail set; thence South 37° 06' 44" West, 60.44 feet to a point; thence South 12° 27' 05" West, 14.27 feet to a point; thence South 19° 57' 45" West, 61.65 feet to a point at the intersection of the West Line of Boiling Way and the Northern Line of Buckhead Avenue; thence, running with the said Line of Buckhead Avenue South 87° 32' 35" West, 44.36 feet to a point; and thence South 87° 32' 35" West, 148.80 feet to the Point of Beginning, containing 46,604 square feet or 1.0699 acres of land, more or less.

TOGETHER with those easements granted in the following: Unrecorded Tie Back Easement Agreement by and between the City of Atlanta and Buckhead Avenues, LLC, dated August 29, 2007.

Unrecorded Shoring System Agreement for Non-Conforming Uses dated November 17, 2008 by and between the City of Atlanta and The Streets of Buckhead Development Co. at Block B, LLC Unrecorded Encroachment Agreement for Non-Conforming Uses dated November 17, 2008 by and between the City of Atlanta and The Streets of

Buckhead Development Co, at Block B, LLC

Unrecorded Encroachment Agreement for Non-Conforming Uses dated January 5, 2009 by and between the City of Atlanta, and The Streets of Buckhead Development Co. at Block A, LLC, The Streets of Buckhead Development Co. at Block B, LLC, The Streets of Buckhead Development Co. at Block C, LLC, The Streets of Buckhead Development Co. at Block D-1, LLC, and The Streets of Buckhead Development Co. at Block F, LLC

Together with all right, title and interest now existing or hereafter arising under to Buckhead Avenues Development CO., LLC, as evidenced by that certain Memorandum of Lease and Purchase Option, dated June 15, 2007, filed June 20, 2007 and recorded in Deed Book 45217, Page 75, aforesaid records; as affected by that certain Assignment of Ground Lease by and between The Streets of Buckhead Development Co. at Block B, LLC (f/k/a Buckhead Avenue Development CO., LLC), as Assignor, and Oliver McMillan Buckhead Block B, LLC, as Assignee, dated May 2, 2011 and recorded in Deed Book 50040, page 53, aforesaid records, as amended by that certain Amendment to Memorandum of Lease and Purchase Option dated June 3, 2013, filed June 24. 2013 In Deed Book 52789, Page 350, aforesaid records; as conveyed to OME uckhead Lender, LLC, a Delaware limited liability company by virtue of Deed Under Power of Sale from OliverMcMillan Buckhead Block A, LLC, OliverMcMillan Buckhead Block B, LLC, OliverMcMillan Buckhead Block C, LLC, OliverMcMillan Buckhead D-1, LLC, OliverMcMillan Buckhead Bock E, LLC OliverMcMillan Buckhead Block F. dated June 7, 2011 and recorded June 7 2011 in Deed Book 50115, Page 598, aforesaid records, as affected by that certain Lessor Estoppel and Agreement by and between G&M Management Corp. and OMB Buckhead Lender, LLC dated the date of the Security Deed (as defined in the Lessor Estoppel and Agreement), (together with and all

'G&M Ground Lease"), in and to the following property:

Being all that tract or parcel of land lying and being in Land Lot 99, 17th District, Fulton County, Georgia and being more particularly described as

BEGINNING at a point on the southeastern side of Peachtree Road, as an 80 foot right of way which point is 75.85 feet southwesterly from the intersection of the southeastern side of Peachtree Road with the southwestern side of East Paces Ferry Road and running thence in a southwesterly direction along the southeastern side of Peachtree Road, 44.75 feet, running thence in a southeasterly direction 146.75 feet to a point on the northwesterly side of Boiling Way; thence in a northeasterly direction along the northwestern side of Bolling Way 44.75 feet to a point; thence in a northwesterly direction 146.3 feet to Peachtree Road to the POINT OF BEGINNING. Being improved property with a brick office building thereon known as 3071 Peachtree Road according to the present system of numbering a building in Atlanta, Georgia. WHICH TRACT OR PARCEL IS THE SAME LAND DESCRIBED AS

To find the Point of Beginning, commence at a scribe set in concrete at the intersection of the North Right-of-Way Line of Buckhead Avenue (a variable width right of way) and the Easterly Right-of-Way Line of Peachtree Road (a variable width right of way); thence, running with the said Line of Peachtree Road the following courses and distances: North 32° 11' 43" East, 34.65 feet to a point; thence North 34° 17' 48" East, 80.85 feet to a point; thence North 34° 34′ 23″ East, 200.10 feet to a point; thence North 35° 42′ 14″ East, 50.00 feet to a point, said point being the True Point of Beginning; From the True Point of Beginning as Thus Established, thence continue along said Line of Peachtree Road North 36° 53′ 47″ East, 45.00 feet to a point; thence leaving said Line of Peachtree Road and running South 68° 29' 06" East, 146.64 feet to a point on the West Right of Way Line of Boiling Way (a variable width righ of way), thence, running with the said Line of Boiling Way South 36° 53' 47 West, 45.00 feet to a point; thence leaving said Line of Boiling Way North 68' 29' 06" West, 146.64 feet to the Point of Beginning, containing 6,363 square feet or 0.1461 acres of land, more or less.

TOGETHER with those easements granted in the following:

Unrecorded Shoring System Agreement for Non-Conforming Uses dated November 17, 2008, by and between the City of Atlanta and The Streets of Buckhead Development Co, at Block B, LLC. Unrecorded Encroachment Agreement for Non-Conforming Uses dated November 17, 2008, by and between the City of Atlanta and The Streets of Buckhead Development Co. at Block B, LLC.

Unrecorded Encroachment Agreement for Non-Conforming Uses dated January 5, 2009 by and between the City of Atlanta, and The Streets of Buckhead at Block B. LLC. The Streets of Buckhead Development Co. at Block C, LLC The Streets of Buckhead Development Co. at Block D-1, LLC, and The Streets of Buckhead Development Co. at Block F, LLC.

Unrecorded Tie Back Easement Agreement by and between the City of Atlanta and Buckhead Avenues, LLC, dated August 29, 2007.

PROPERTY DESCRIPTION PARCEL "C"

(per Title Commitment)

All that tract or parcel of land lying and being in Land Lot 99 of the 17th District, City of Atlanta, Fulton County, Georgia, and being more particularly described as

The "Commercial Master Unit" of 262 Buckhead Avenue, A Master Condominium as more particularly described and delineated in the Declaration of Condominium for 262 Buckhead Avenue, A Master Condominium, recorded in Deed Book 56481 Page 619, et seq., Fulton County, Georgia records, as amended

16, aforesaid records, that certain plat of survey filed in Condominium Plat Book 24, TOGETHER WITH, all right, title and Interest In and to the Master Limited Common Elements assigned to the Commercial Master Unit, as more particularly described in that certain Declaration of Condominium for 262 Buckhead Avenue, A Master Condominium, recorded in Deed Book 56481, Page 619, et seq., Fulton County,

Subject to those certain floor plans filed in Condominium Floor Plan Book 65, Page

Georgia records, as amended TOGETHER WITH, a 11.40 percent (11.40%)tenants-in-common interest in those certain Master Common Elements, as more particularly described in that certain Declaration of Condominium for 262 Buckhead Avenue, A Master Condominium, recorded in Deed Book 56481, Page 619, et seq., Fulton County, Georgia records

All that tract or parcel of land being and lying in Land Lot 99 of the 17th District in the City of Atlanta of Fulton County, Georgia. Said tract or parcel of land being more particularly described as follows:

The condominium unit know as Unit # 2 of 262 BUCKHEAD AVENUE, A PARKING CONDOMINIUM, as more particularly described and delineated in the Declaration of Condominium for 262 Buckhead Avenue, a Parking Condominium, recorded in Deed Book 56481, page 692, et. seq., Fulton County, Georgia records, as

PROPERTY DESCRIPTION PARCEL "E" (per Title Commitment)

All that tract or parcel of land lying and being in Land Lot 99 of the 17th District, Fulton

To Find The True Point of Beginning, commence at the point formed by the intersection of the western right of way line of N. Fulton Drive (a variable width right of way) and the southern right of way line of Buckhead Avenue (a 60 foot right of way); run thence along said southern right of way line of Buckhead Avenue South 87° 36' 32" West a distance of 118.00 feet to The True Point of Beginning; From The True Point of Beginning as Thus Established thence leaving said southern right of way line of Buckhead Avenue South 00° 38' 06" East a distance of 185.21 feet to an iron pin set; thence South 89° 13 53" West a distance of 34.61 feet to a point; thence North 00° 27' 08" West a distance of 184.39 feet to a point on the aforementioned southern right of way line of Buckhead Avenue; thence along said southern right of way line North 87° 50' 54" East a distance of 34.04 feet to The True Point of Beginning, containing 6,342 square feet (0.1456 acres

TRACT 2 (CONDOMINIUM UNIT 10):

Georgia Records, as the same may be amended.

of land), more or less.

IRACI1;

All that tract or parcel of Land lying and being in Land Lot 99 of the 17th District, Fulton County, Georgia, City of Atlanta, being more particularly described as follows: particularly described and delineated in the Declaration of Condominium for Eclipse Retail Condominium, recorded in Deed Book 38967, page 319, et seq., Fulton County,

Subject to those certain floor plans filed in Condominium Floor Plan Book 29, Page 628, aforesaid records, that certain plat of survey filed in Condominium Plat Book 16, Pages

TOGETHER WITH (i) the percentage of undivided interest in and to the Common Elements attributable to such Unit as set forth in the above Declaration and (ii) two (2) parking spaces per the Limited Common Elements for the benefit of Condominium Unit #10, as described in Limited Common Element Amendment to the Declaration of Condominium for Eclipse Retail Condominium dated August 29, 2006, filed, August 29, 2006 and recorded in Deed Book 43354, Page 452, aforesaid records.

ALSO TOGETHER WITH ALL RIGHTS CONTAINED that certain Declaration of Condominium for Eclipse, a Master Condominium by 250 Pharr Road, LP., a Georgia limited partnership dated August 13, 2004, filed November 22, 2004 and recorded in Deed Book 38882, Page 225, aforesaid records; as amended by First Amendment to the Declaration of Condominium for Eclipse, a Master Condominium fied November 22 2004 and recorded in Deed Book 38882, Page 313, aforesaid records; as amended by Second Amendment to the Declaration of Condominium for Eclipse, a Master and that certain Third Amendment to the Declaration of Condominium for Eclipse, a Master Condominium, dated June 9, 2014, and recorded in Deed Book 54042, Page 245;and Declaration for Condominium for Eclipse Retail Condominium by 250 Phar Road, L.P., a Georgia limited partnership dated November 30, 2004, filed December 7, 2004 and recorded in Deed Book 38967, Page 319, aforesaid records; as amended by Limited Common Element Amendment to the Declaration of Condominium for Eclips Retail Condominium dated August 29, 2006, filed August 29, 2008 and recorded in Deed Book 43354, Page 452, aforesaid records; and by Amendment to the Declaration of Condominium for Eclipse Retail Condominium, filed for record February 25, 2014, and recorded in Deed Book 53590, Page 633, Fulton County, Georgia records

LEGAL DESCRIPTION FOR BLOCK E - LEASEHOLD PARCEL

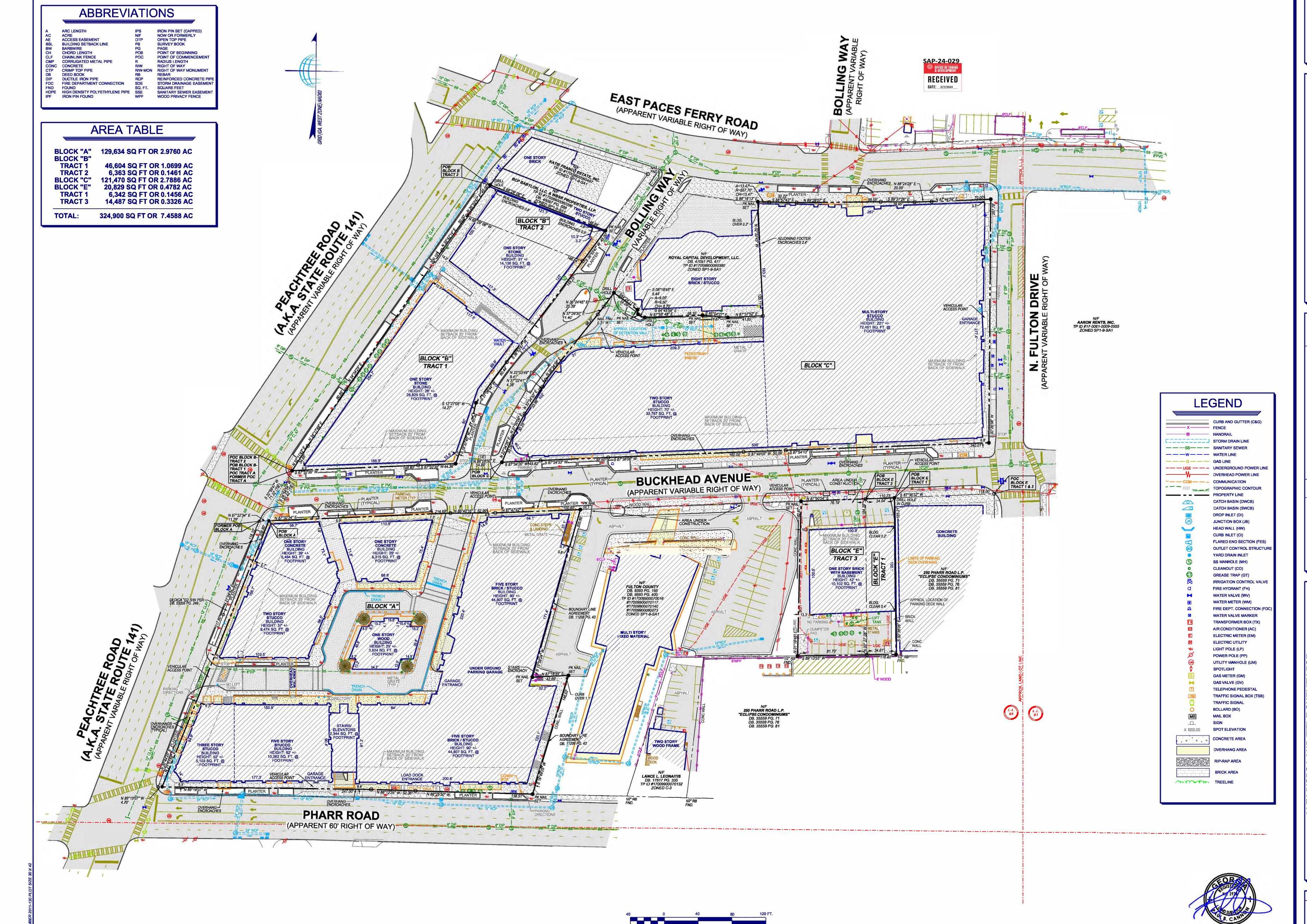
Together with all right, title and interest now existing or hereafter arising under that certain Ground Lease with Option to Purchase, as evidenced by that certain Memorandum of Lease and Purchase Option from The Adams Partnership, a Florida general partnership to Buckhead Avenues Development Co. at Block E, LLC, a Georgia limited liability company, dated June 27, 2007, filed July 5, 2007 and recorded in Deed Book 45305, Page 639, aforesaid records; as affected by that certain Assignment of Ground Lease from The Streets of Buckhead Development Co. at Block E, LLC (f/k/a Buckhead Avenues Development Co. at Bock E, LLC) to Oliver McMillan Buckhead Block E, LLC, dated May 2, 2011 and recorded in Deed Book 50040, page 258, aforesaid records, as conveyed to OMB Buckhead Lender, LLC, a Delaware limited liability company by virtue of Deed Under Power of Sale from OliverMcMillan Buckhead Block A, LLC, OliverMcMillan Block B, LLC, OliverMcMillan Buckhead Block C, LLC, OliverMcMillan Buckhead D-1, LLC, OliverMcMillan Buckhead Bock E, LLC, OliverMcMillan Buckhead Block F, LLC dated June 7, 2011 and recorded June 7, 2011 in Deed Book 50115, Page 598, aforesaid records; as further affected by Lessor Estoppel and Agreement by and between The Adams Partnership, LLP and OMB Buckhead Lender LLC, dated the date of the Security Deed (as defined in the Lessor Estoppel and Agreement), (together with all amendments, modifications and extensions thereto, collectively, the "Adams Ground Lease") in and to the following property:

All that tract or parcel of land lying and being in Land Lot 99 of the 17th District, Fulton

To find the True Point of Beginning, commence at the point formed by the intersection of the western right of way line of N. Fulton Drive (a variable width right of way) and the southern right of way line of Buckhead Avenue (a 60 foot right of way); run thence along said southern right of way line of Buckhead Avenue South 87° 36' 32" West a distance of 118.00 feet to a point; thence continue along said southern right of way line of Buckhead Avenue South 87° 50' 54" West a distance of 34.04 feet to the True Point of Beginning; From the True Point of Beginning as Thus Established, thence leaving said southern right of way line of Buckhead Avenue South 00° 27' 08" East a distance of 184.39 feet to a point; thence South 89° 13' 53" West a distance of 81.79 feet to an Iron pin set; thence North 01° 18' 45" East a distance of 182.67 feet to a pipe found on the aforementioned southern right of way tine of Buckhead Avenue; thence along said southern right of way line North 87° 50' 54" East a distance of 76.19 feet to The True Point of Beginning, containing 14,487 square feet (0.3326 acres) of land, more or less.



SHEET NO.





 D. Survey Crew:
 JR
 #1
 ADDRESSED COMMENTS
 11/22/16

 S.; Drawn By:
 KHINC
 #3
 ADDRESSED COMMENTS
 11/29/16

 Approved By:
 PBC
 #5
 ADDRESSED COMMENTS
 12/14/16

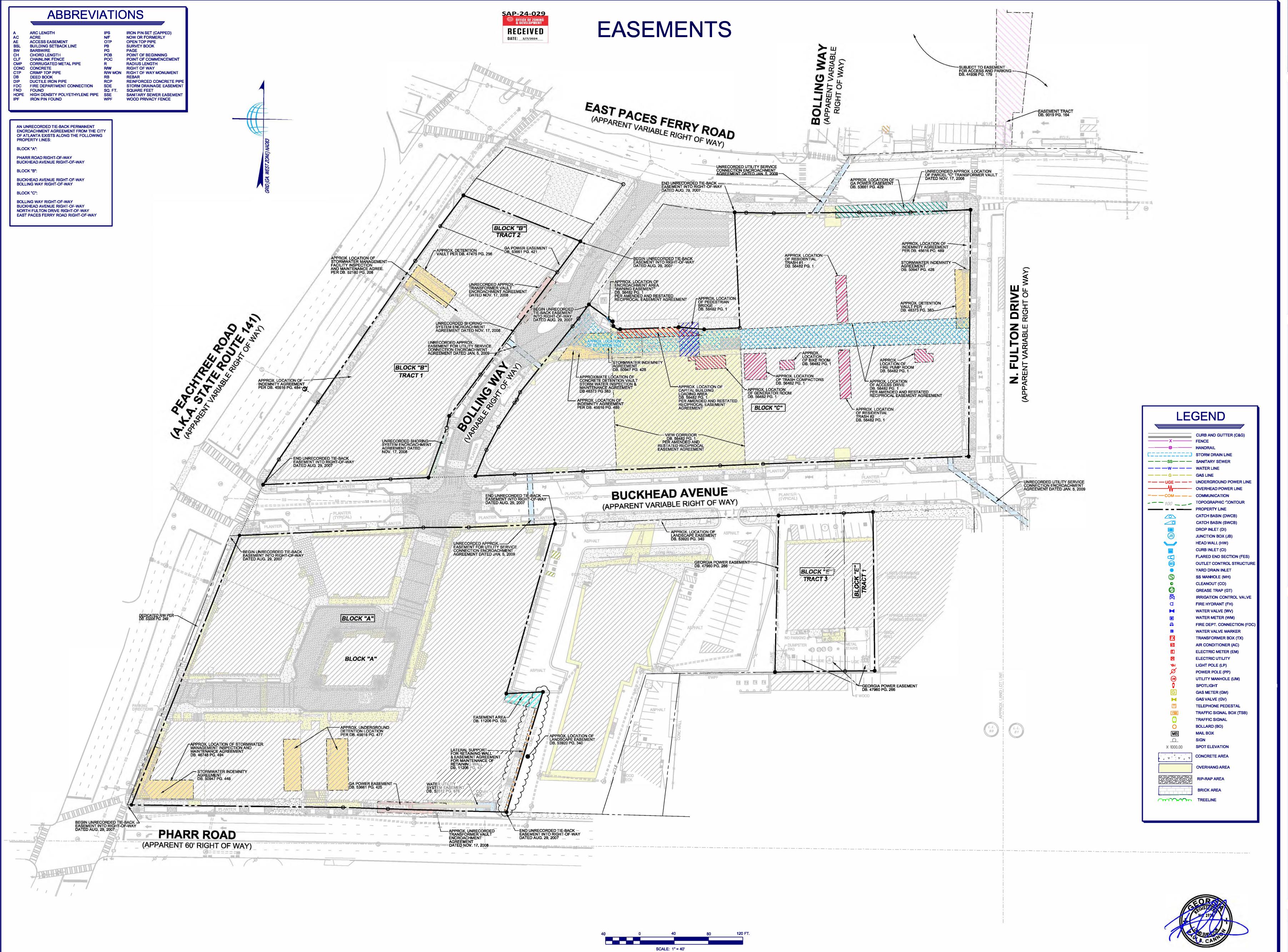
 Approved By:
 PBC
 #6
 12/14/16
 12/14/16

 Scale:
 1"=40"
 PATH:
 S:SURVEN 2011/2011-130! DGNI_FINAL ALTA 2016.DGN
 AD16/DGNI_FINAL ALTA 2016.DGN

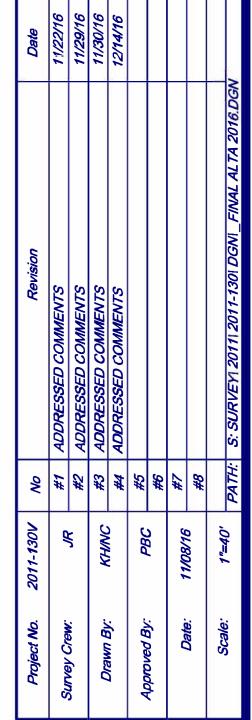
TPG RE FINANCE II, LTD. A CAYMAN ISLAND'S EXE COMPANY, ITS SUCCESSORS, AFFILIATES AND AS FIDELITY NATIONAL TITLE GROUP; ZONING -INFO CHICAGO TITLE INSURANCE COMPANY (BLOCKS A, B, C, & E)

LOCATED IN LAND LOTS 61, 99 & 100, 17TH DISTR









PG RE -FINANCE II, LTD. A CAYMAN ISLAND'S EXEMPTED OMPANY, ITS SUCCESSORS, AFFILIATES AND ASSIGNS; IDELITY NATIONAL TITLE GROUP; ZONING -INFO, INC. & CHICAGO TITLE INSURANCE COMPANY (BLOCKS A, B, C, & E)

LOCATED IN LAND LOTS 61, 99 & 100, 17TH DISTRICT



RECEIPT

CITY OF ATLANTA
DEPARTMENT OF PLANNING AND COMMUNITY DEVELOPMENT
55 TRINITY AVE SW, ATLANTA GA 30303
404-330-6070

Application: SAP-24-023

Application Type: Planning/SAP/Other/NA

Address: 955 WYLIE ST SE, ATLANTA, GA 30316 Owner Name: FREE GOSPEL INT CHURCH INC

Owner Address:

Application Name: 955 Wylie St S.E

Receipt No. 906627

Payment Method Ref Number Amount Paid Payment Date Cashier ID Received Comments

Credit Card \$250.00 02/01/2024 PUBLICUSER0

Owner Info.: FREE GOSPEL INT CHURCH INC

Work
Description:

Adding a new retaining wall less than 4' along the front of the property to hold back the slope

of the front yard.

