

APPLICATION FOR SPECIAL ADMINISTRATIVE PERMIT

**3035 Peachtree Road, N.E., Suite G119
SPI-9, SA-1**

Submitted June 23, 2026

on behalf of
EQUINOX BUCKHEAD, INC.
By: Anamaria Hazard Meanes, Esq.

Introduction and Background

This special administrative permit (“SAP”) is submitted for a 42,432 SF portion of space (39,250 SF of interior space and 3,182 SF of exterior terrace space) located in Land Lot 99 of the 17th District of Fulton County and known as 3035 Peachtree Road N.E., Suite G119 (currently zoned SPI-9, SA-1) (the “Property”). Equinox Buckhead, Inc. (the “Applicant” or “Equinox”) seeks approval of an SAP to operate a full-service health club on the first two floors of an existing building within the Buckhead Village District. An SUP (U-26-010) has also been submitted for this commercial recreation use.

The Property lies on the east side of Peachtree Road between Buckhead Avenue and Pharr Road in the Buckhead Village neighborhood. The Property is located in Parcel A of the Buckhead Village District, owned and operated by Jamestown Properties. Parcel A received an SAP (SAP-11-008) in 2012 and consists of nearly 75,000 square feet of commercial, restaurant, and office space and 760 parking spaces.

Equinox is the leading operator of high-quality full-service health clubs offering a highly differentiated experience with fully integrated fitness, wellness and spa services. Equinox clubs are recognized for their landmark designs, quality, innovation and unparalleled focus on the member experience. The company provides a fully integrated selection of services and products, including fitness programming, group fitness classes, personal training, spa services, retail fitness apparel and accessories, and juice bars/cafes. By integrating movement, nutrition, and regeneration, Equinox offers a premium wellness experience that surpasses traditional full-service gyms.

**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)** Equinox Buckhead, Inc., c/o Anamaria Hazard Meanes**ADDRESS** 303 Peachtree Street NE, Suite 5300, ATL, GA 30308**PHONE NO.** 404-527-4907 **EMAIL** anamaria.meanes@dentons.com**PROPERTY LANDOWNER** JPPF Buckhead Village LP**ADDRESS** 675 Ponce de Leon Ave NE, Atlanta, GA 30308**PHONE NO.** 404-835-8230 **EMAIL** frances.bohn@jamestownlp.com**ADDRESS OF PROPERTY** 3035 Peachtree Road NE, Atlanta, GA 30305, Suite G119**Land District** 17th **Land Lot** 99 **Council District** 7 **NPU** BIs property within the BeltLine Overlay District? Yes ☐ No ☒ **Zoning Classification** SPI-9 SA-1Is Inclusionary Zoning applicable to this project? Yes ☐ No ☒ Is this a Unified Development Plan? Yes ☐ No ☒**Submittal Checklist (See detailed checklist on page 2):**

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

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

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

I HEREBY AUTHORIZE CITY STAFF TO INSPECT PREMISES OF ABOVE DESCRIBED PROPERTY. I HEREBY DEPOSE THAT ALL STATEMENTS HEREIN ATTACHED & SUBMITTED ARE TRUE TO THE BEST OF MY KNOWLEDGE AND BELIEF.**Date** 6/17/2026 **Signature of Applicant** [Signature]**Additional Submittal Requirements (as applicable):**

- SAP Hearings:** *Please note that **ALL** SAP applications are required to be placed on an agenda and heard at a public hearing PRIOR to City approval, in accordance with Georgia Open Meetings Act O.C.G.A. 50-14-1. See the schedule for closing dates.
- Inclusionary Zoning:** All new or conversion multifamily residential rental projects with 10 or more units in the Beltline Overlay District OR Westside & Westside Park Affordable Workforce Housing Overlay Districts must complete and submit the Inclusionary Zoning Certification Forms within the application. Review and complete pages 13-14 of this SAP for certification forms.
- Beltline, NC-2, NC-6, NC-10, NC-11, NC-12, NC-14 & NC-16 Districts:** Applicant must send a copy of the filed SAP application to the NPU contact. Afterwards, complete the Notarized Affidavit of NPU Notification form (page 6), and provide a copy of U.S. Postal Service Certificate of Mailing. The NPU has up to 21 days to review the SAP and forward comments to the City.
- Pre-application Conference with Zoning and Development Staff (prior to SAP submittal):** Required only for SPIs: 1, 9, 12, 15, 17, 18, 20, 21, 22. To request this meeting, contact Jubie Thompson at 470-599-2131 or jthompson@atlantaga.gov
- Development Review Committee (DRC):** Projects in the BeltLine & SPIs 1, 9, 12, 15, 16, 17 districts may require DRC review (See page 3).
- Development of Regional Impact (DRI) Study:** Mixed-use developments with at least 700,000 s.f. or residential with at least 700 residential units may require a DRI approval by GRTA (Georgia Regional Transportation Authority) and ARC (Atlanta Regional Commission). For full thresholds and rules contact GRTA and/or ARC.
 - Initial submission:** DRI Form 1 with the SAP application. Zoning and Development staff will then submit information to GRTA and ARC.
- Watershed Management (DWM) Requirements (Section 74-504(a)):** Consultation meeting with DWM is **REQUIRED** for any site disturbance to determine applicable storm water work. Call 404-330-6249 or visit: www.atlantawatershed.org/greeninfrastructure
- Unified Development Plans:** Applicable to all zoning districts except R-1 to R-5, RLC, PD, & historic bldgs/districts (Section 16-28.030)

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



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

File # _____

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

TYPE OF APPLICATION: **Special Administrative Permit**

I, JPPF Buckhead Village LP SWEAR THAT I AM THE **LANDOWNER**
owner(s) name

OF THE PROPERTY LOCATED AT: 3035 Peachtree St, N.E., Atlanta, Ga 30305

AS SHOWN IN THE RECORDS OF Fulton COUNTY, GEORGIA WHICH IS
THE SUBJECT MATTER OF THE ATTACHED APPLICATION. I AUTHORIZE THE PERSON NAMED
BELOW TO ACT AS THE APPLICANT IN THE PURSUIT OF THIS APPLICATION.

NAME OF APPLICANT (PRINT CLEARLY):

Equinox Buckhead, Inc., c/o Anamaria Hazard Meanes

ADDRESS: 3035 Peachtree St, N.E., Atlanta, Ga 30305

TELEPHONE: 404-527-4907

EMAIL: anamaria.meanes@dentons.com

Signature of Property Landowner

Frances Bohn, Authorized Signatory
Print Name of Property Landowner

Personally Appeared
Before Me

Frances Bohn

Who Swears That The
Information Contained
In this Authorization
Is True and Correct
To The Best of His or Her
Knowledge and Belief.

Signature of Notary Public

Date

6/15/2026





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

File # _____

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

Definitions and Methods of Calculation						
• <u>Net Lot Area (NLA)</u> = length of property line X width of property line • <u>GLA for corner lots</u> = (NLA) + [(street "A" right-of-way width ÷ 2) X (street "A" length of property line)] + [(street "B" right-of-way width ÷ 2) X (street "B" length of property line)] + [(street "A" right-of-way width ÷ 2) X (street "B" right-of-way width ÷ 2)] • <u>GLA (with only one front yard adjacent to street)</u> = (NLA) + [(street right-of-way width ÷ 2) X (length of front property line)] • GLA may include half of the right-of-way (including streets, parks, lakes and cemeteries) up to 50 feet in width. • GLA shall not be used for calculating FAR for properties within single-family or two-family-zoned subareas of SPI districts. • <u>Building Lot Coverage provided</u> = (net lot area minus area of building footprint) ÷ (net lot area)						
Lot Size (in square footage)						
Gross Land Area (GLA)		174,308				
Net Lot Area (NLA)		132,193				
Floor Area Ratio (FAR) – as applicable. Check which used for residential: ☐ GLA, or ☒ NLA						
	Residential FAR Ratio	Residential Square Footage		Non-Residential FAR Ratio	Non-Residential Square Footage	
Base Allowed	n/a	n/a		8.2	1,083,983	
Base Provided	n/a	n/a		1.5	198,160 (Parcel A), 42,432 (Suite 235)	
Bonus Allowed						
Bonus Provided						
Bonus FAR Program (check bonus utilized if applicable)						
Transit Station ☐	Ground Floor Retail ☐	Open Space and New Streets ☐		Community Center Facilities ☐	Workforce Housing ☐	
Residential Units				Total Provided: <u>0</u>		
Number of Units Provided (without bonus)						
Number of Bonus Units Provided (without workforce housing)						
Number of Bonus Workforce Housing Units Provided (20% required)						
Total Number of Units per Acre						
Building Coverage ☐ or Lot Coverage ☐ (check applicable as required per zoning district)						
	Percentage (%)			Square Footage		
Max. Permitted	N/A					
Provided						
Fenestration (% of each street-fronting facade calculated separately, per district regulations)						
	Residential Façade Percentage (%)			Non-residential Façade Percentage (%)		
	Local Street	Arterial/Collector	Beltline Corridor	Local Street	Arterial/Collector	Beltline Corridor
Min. Required	n/a	n/a	n/a	n/a	65%	n/a
Provided (specify for each street)					Peachtree - 65% Pharr Rd - 76% Buckhead Ave - 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		
• 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. - o TOSR required = (LUI table) X (GLA). - o TOSR provided = (GLA) – (area of building footprint) + (combined area of balconies and rooftop terraces). • UOSR requirements are calculated using the residential FAR (of the <u>corresponding net lot or GLA lot sized used</u> to calculate FAR) for both residential and mixed-use developments. It does not include areas for vehicles. However, newly created on-street parking (outside of existing travel lanes) and new streets may be counted towards the UOSR calculations as specified in the district regulations. - o UOSR required = (LUI table) X (the corresponding lot size used to calculate FAR). - o If GLA is used for USOR, then the amount provided shall be = (NLA) – (area of building footprint + surface area of parking lots, and driveways) + (balconies, rooftop terraces, and landscaped areas on sidewalks within the adjacent right-of-way).		
TOSR: Total Open Space Requirements for Residential Only Projects (Not required in SPI-9, SPI-16, SPI-17, SPI-18, SPI-20, SPI-21, MRC, MR, or LW districts, or in mixed-use developments.)		
	Ratio	Total Square Footage
Minimum Required	N/A	
Provided		
Square Footage breakout of UNCOVERED TOSR amount provided by the following:		
GLA minus building square footage		
Open exterior balconies (per Section 16-28 or district regs)		
Roof area improved as recreation space		
Square Footage breakout of COVERED TOSR amount provided by the following:		
Areas closed to the sky (roof) but having two sides with a minimum of 50% open		
UOSR: Usable Open Space Requirements for Residential and or Mixed-use Developments (These are areas not counted towards Public Space Requirements)		
	Ratio	Total Square Footage
Minimum Required	10%	13,219
Provided	31.7%	41,947
Square Footage Breakdown of UOSR amounts provided by the following:		
Balconies		0
Rooftop Terraces		19,287
Landscaped Areas and Plazas		593
Portions of Sidewalks on Private Property		18,694
Portions of Landscaped Areas in Right-of-way adjacent to Property		3,373



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)		
	Percentage (%)	Total Square Footage
Minimum Required	5%	6,610
Provided	5%	41,947
Square Footage Breakdown of PSR amounts provided by the following:		
EXTERIOR (accessible to general public such as landscaped areas, plazas, terraces, patios, observation decks, fountains, sidewalks, common areas, open recreational spaces, etc.)		22,660 SF
INTERIOR (ground-level area accessible to the general public during normal business hours such as malls, galleries, atria, lobbies, concourses, plaza, walkways, fountains, landscape areas for public recreation, pedestrian seating, or eating and similar public amenities)		19,287

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

Residential Unit Breakout				
Number of Studios	Number of 1 BR	Number of 2 BR	Number of 3 BR	Number of 4 BR
On-site Parking Spaces	Residential		Non-residential Uses	
Minimum Required	0		0	
Provided			760 - previously constructed/shared	
Maximum Allowed			611	
Bicycle Parking Spaces	Residential		Non-residential Uses	
Minimum Required			50	
Provided			50	
On-site Loading Spaces (see applicable zoning district requirements or Section 16-028.015)				
	Residential/Hotel		Non-residential Uses (break out by use)	
Minimum Required (specify for each use)			2	
Provided (specify for each use)			2	



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

File # _____

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

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

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

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

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

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

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

Anamaria H. Meanes
Applicant Printed Name

AH Meanes
Applicant Signature

6/17/24
Date

Summary of Property and Project

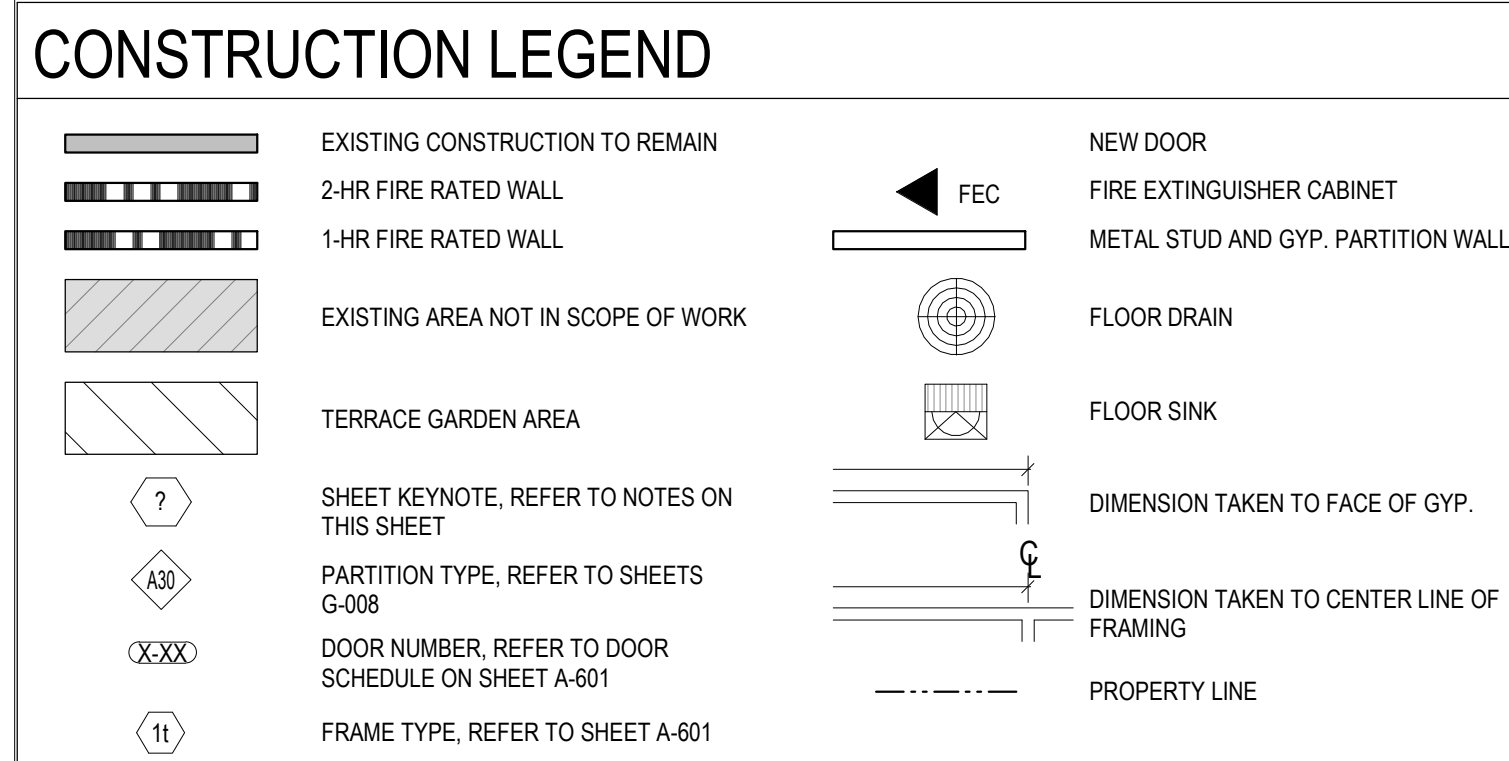
The Applicant proposes a full-service gym with exercise studios for group and private activities, as well as an open gym for strength training and cardio. The facility will also include an accessory terrace, reception area, administrative and employee areas, spa, juice bar/café, retail space, member lounge, full-service day spa with massage treatments and locker rooms with contrast therapy rooms. Interior alterations include minor demolition, new partitions, ceilings, finishes, and associated electrical, HVAC, plumbing, fire alarm, and fire protection systems. Exterior alterations include installation of mechanical louvers, equipment, pergola on outdoor terrace, and signage.

Submitted this 23rd day of June, 2026.

By:



Anamaria Hazard Meanes, Esq.
Dentons US LLP



1. FLOOR ASSEMBLIES - REFER TO A-510 FOR THE EXTENTS OF FLOOR ASSEMBLIES. 2. CEILING ASSEMBLIES - REFER TO A-505 & A-506 FOR THE EXTENTS OF CEILING ASSEMBLIES. 3. CEILING COORDINATION - REFER TO A-1105 FOR COORDINATION OF CEILING MOUNTED DEVICES AND HVAC. 4. FINISHES - REFER TO A-1903 FOR INTERIOR ELEVATION MARKERS. REFER TO A-140 SHEET FOR FINISHES, CASEWORK, AND INTERIOR ELEVATION MARKERS. 5. ACOUSTIC WALLS - REFER TO A-2105 FOR DIAGRAM HIGHLIGHTING ACOUSTICAL ISOLATED WALL ASSEMBLIES. 6. ACOUSTIC CEILINGS - REFER TO A-500 FOR DIAGRAM HIGHLIGHTING ACOUSTICAL ISOLATED CEILING ASSEMBLIES. PENETRATIONS THROUGH ACOUSTIC CEILINGS TO BE CONSTRUCTED PER [INSERT SPECIFIC DETAILS AND SHEET #].	7. ACOUSTIC FLOORS - REFER TO A-500 FOR DIAGRAM HIGHLIGHTING ACOUSTICAL ISOLATED FLOOR ASSEMBLIES. 8. POWER & DATA - REFER TO A-130 FOR LOCATIONS OF WALL MOUNTED DEVICES. 9. SLAB PENETRATIONS - PATCH ALL MISCELLANEOUS SLAB PENETRATIONS WITH 3 HOUR FIRE RATED FIRE SAFING AND FIRESTOPPING. 10. FIRE RATED WALL PENETRATIONS - ANY PENETRATION THROUGH A FIRE RATED PARTITION IS TO BE FIRESTOPPED PER (B-400). 11. PROVIDE LEVEL 4 FINISH AT ALL WALLS ACCORDING TO ASTM C 840. 12. ALL CABINERY TO BE CONSTRUCTED IN ACCORDANCE WITH "PREMIUM" GRADE WORKMANSHIP CRITERIA PER ARCHITECTURAL WOODWORK INSTITUTE SPECIFICATION.	13. DURING FLOOR DRAINING AND FINISHING, ALL ELECTRICAL OUTLETS AND DEVICES ARE REQUIRED TO BE COVERED AND PROTECTED TO AVOID FIRE FROM DUST PENETRATING THE ELECTRICAL DEVICES. 14. ALL GLASS SHOWER DOORS AND ASSEMBLIES TO BE CONSTRUCTED FORM SAFETY TEMPERED GLASS. 15. ALL MIRRORRED GLASS PANELS SHALL BE SAFETY GLASS OR HAVE MYLAR SAFETY TEMPERED GLASS. 16. ANY SHIRT OR FIREPLACE DISTURBED DURING CONSTRUCTION MUST BE RESTORED TO ITS EXISTING CONDITION AND FIRE RATING. 17. FOR WINDOW AND MECHANICAL WALL PENETRATIONS REFER TO EXTERIOR ELEVATIONS. 18. LOCATE ACCESS PANELS AS REQUIRED FOR ACCESS TO BUILDING WOODWORK INSTITUTE SPECIFICATION.	19. FOR DEPARTMENT OF BUILDINGS ONLY, NOT FOR CONSTRUCTION PURPOSES. E: EXISTING PLUMBING FIXTURE OR DOOR TO REMAIN R: RELOCATED AND REPLACE EXISTING PLUMBING FIXTURE N: NEW PLUMBING FIXTURE OR DOOR 20. PRICE FOR (3X) 3" X 3" X 3" PAINT MOCKUPS IN EACH ROOM. 21. EXISTING WALLS TO BE PATCHED, REPAIRED, AND PAINTED AS REQUIRED TO ACHIEVE LEVEL 4 FINISH. 22. PROVIDE PROTECTION FOR ALL EXISTING SURFACES AND EQUIPMENT TO REMAIN INCLUDING BUT NOT LIMITED TO THE EXISTING FLOORS, WALLS, CEILINGS, FIXTURES, ETC. ANY DAMAGED SURFACES ARE TO BE PATCHED AND FINISHED TO MATCH ADJACENT, DAMAGED EQUIPMENT OR FIXTURES ARE TO BE REPLACED.	23. ALL REQUIRED, OR REASONABLY IMPLIED, MISCELLANEOUS CUTTING, PATCHING, AND REPAIR WORK IN CONJUNCTION WITH DEMOLITION AND REMODELING WORK AS REQUIRED BY MECHANICAL, PLUMBING, AND ELECTRICAL SCHEDULE TO BE COORDINATED BY GC. 24. PATCHED AND REPAIRED AREAS SHALL PROVIDE EVEN SURFACES, UNIFORM IN COLOR AND APPEARANCE, WITH NO SEAMS EVIDENT. ALL FINISHES SHALL EXTEND TO NATURAL TRANSITIONS OR BREAK LINES. 25. FOR MILLWORK AND FINISHES, REFER TO FINISH PLANS. 26. FURNITURE AND EQUIPMENT BY OWNER (NIC). 27. GC TO VERIFY ALL EXISTING CONDITIONS AND DIMENSIONS IN FIELD, INCLUDING LOCATIONS OF ALL SHEAR WALLS AND SHEAR WALL OPENINGS. 28. VERIFY ALL WINDOW AND DOOR SIZES WITH DOOR AND WINDOW	29. PROVIDE SOLID BACKING IN WALLS AND CEILINGS FOR ATTACHMENT OF WALL-MOUNTED AND CEILING-MOUNTED CONSTRUCTION, INCLUDING HANDRAILS, CABINETS, CEILING PROJECTORS, ETC.
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**NOT FOR
CONSTRUCTION**

SEAL

KEY PLAN:

OVERALL

PROJECT TITLE:

EQUINOX
BUCKHEAD

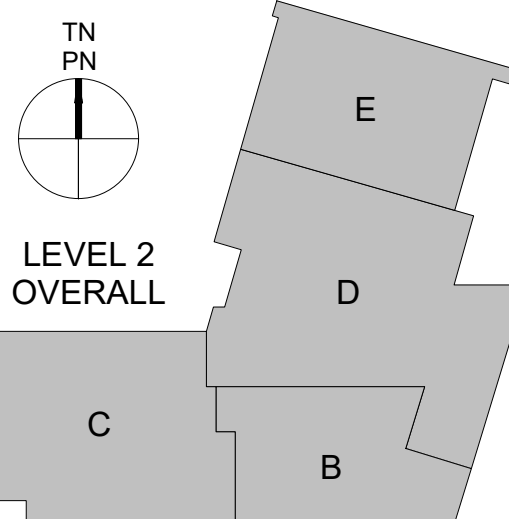
CONSTRUCTION
KEYPLANS - LEVEL
01 PLAZA & 02



[illegible]

**NOT FOR
CONSTRUCTION**

KEY PLAN



**PERKINS—
EASTMAN**
115 Fifth Avenue
New York, NY 10003
T. +1 212 353 7200

Owner:

EQUINOX
31 HUDSON YARDS
NEW YORK, NY 10001
T: 212.501.7282

Design Interiors:

GOODRICH DESIGN
145 W 28TH ST
12TH FLOOR
NEW YORK, NY 10001
T: 212.287.5834

Structural:

TYLin
1315 PEACHTREE STREET, NE
4TH FLOOR
ATLANTA, GA 30309
T: 404.841.7886

MEP, FP:

HENDERSON ENGINEERS:
1801 MAIN STREET,
SUITE 300
KANSAS CITY, MO 64108
T: 816.663.8700

Lighting Consultant:

LEVERSTUDIO
228 PARK AVENUE SOUTH, #882454
NEW YORK, NY 10003
T: 917.340.6710

Audio Consultant:

ELEVEN AUDIO
65 COURT STREET #281
BROOKLYN, NY 11201
T: 646.225.6251

Acoustical Consultant:

AP ACOUSTIC DESIGN
686 BERME ROAD
HIGH FALLS, NY 12440
T: 845.218.1649

PROJECT TITLE:

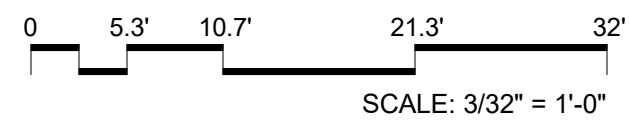
EQUINOX
BUCKHEAD

3035 PEACHTREE ROAD
ATLANTA, GA 30305

PROJECT No: 0108100

DRAWING TITLE:

CONSTRUCTION KEYPLAN - LEVEL 4



A-104

100% DESIGN DEVELOPMENT

2026-04-03

**NOT FOR
CONSTRUCTION**

Owner:
EQUINOX
31 HUDSON YARDS
NEW YORK, NY 10001
T: 212.501.7282

Design Interiors:
GOODRICH DESIGN
145 W 28TH ST
12TH FLOOR
NEW YORK, NY 10001
T: 212.287.5834

Structural:
TYLin
1315 PEACHTREE STREET, NE
4TH FLOOR
ATLANTA, GA 30309
T: 404.841.7886

MEP, FP:
HENDERSON ENGINEERS
1801 MAIN STREET,
SUITE 300
KANSAS CITY, MO 64108
T: 816.663.8700

Lighting Consultant:
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228 PARK AVENUE SOUTH, #882454
NEW YORK, NY 10003
T: 917.340.6710

Audio Consultant:
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65 COURT STREET #281
BROOKLYN, NY 11201
T: 646.225.6251

Acoustical Consultant:
AP ACOUSTIC DESIGN
686 BERME ROAD
HIGH FALLS, NY 12440
T: 845.218.1649

PROJECT TITLE:

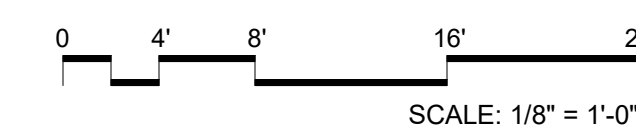
EQUINOX
BUCKHEAD

3035 PEACHTREE ROAD
ATLANTA, GA 30305

PROJECT No: 0108100

DRAWING TITLE:

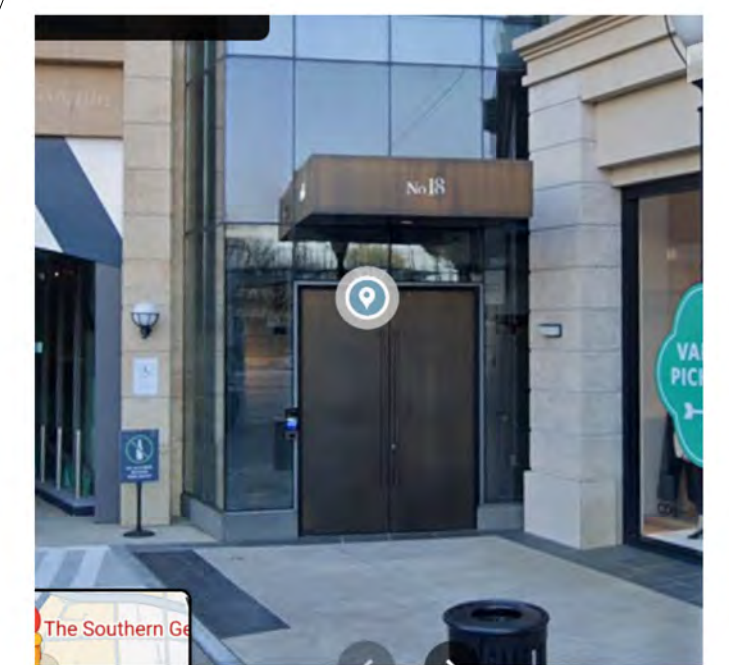
CONSTRUCTION
KEYPLAN - ROOF
DECK

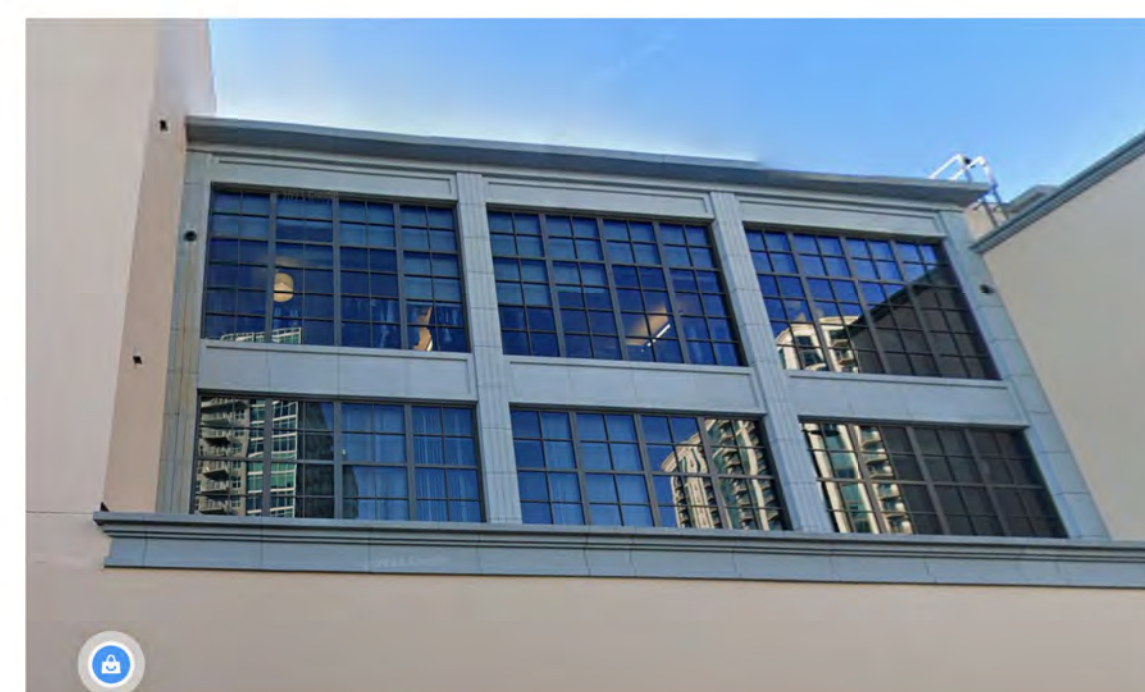


A-105

100% DESIGN DEVELOPMENT

2026-04-03

2026-04-03

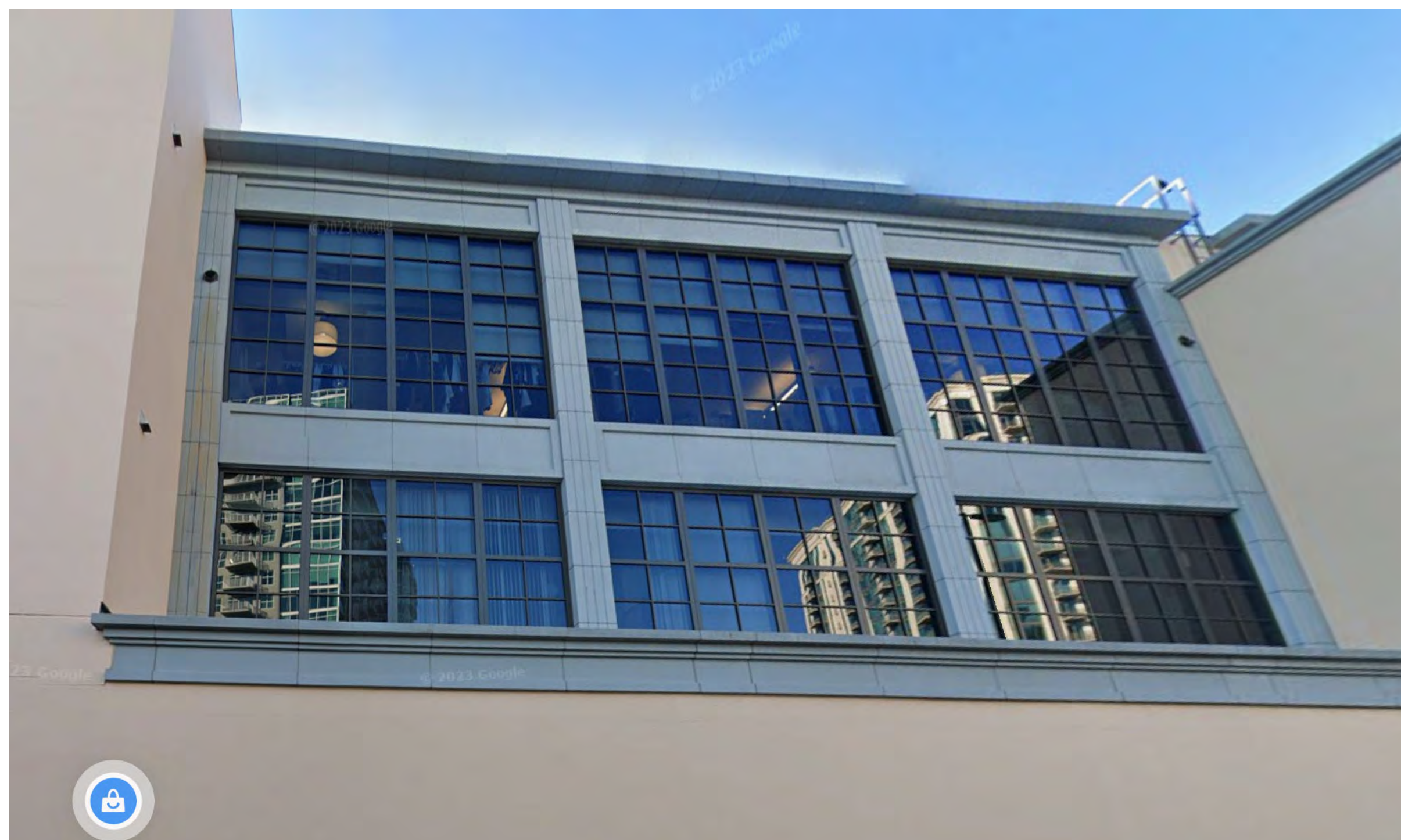
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EXTERIOR BUILDING ELEVATION - WEST



EXTERIOR BUILDING ELEVATION - SOUTH



EXTERIOR BUILDING ELEVATION - EAST (NEW LOVER LOCATIONS)



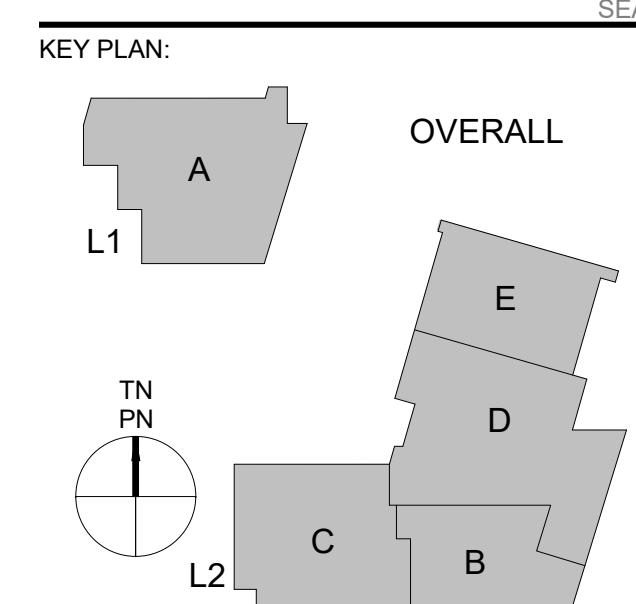
EXTERIOR BUILDING ELEVATION - WEST



EXTERIOR BUILDING ELEVATION - EAST (TERRACE)

[illegible]

**NOT FOR
CONSTRUCTION**



**PERKINS—
EASTMAN**
115 Fifth Avenue
New York, NY 10003
T. +1 212 353 7200

Owner:
EQUINOX
31 HUDSON YARDS
NEW YORK, NY 10001
T: 212.501.7282

Design Interiors:
GOODRICH DESIGN
145 W 28TH ST
12TH FLOOR
NEW YORK, NY 10001
T: 212.287.5834

Structural:
TYLin
1315 PEACHTREE STREET, NE
4TH FLOOR
ATLANTA, GA 30309
T: 404.841.7886

MEP, FP:
HENDERSON ENGINEERS
1801 MAIN STREET,
SUITE 300
KANSAS CITY, MO 64108
T: 816.663.8700

Lighting Consultant:
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228 PARK AVENUE SOUTH, #88245
NEW YORK, NY 10003
T: 917.340.6710

Audio Consultant:
ELEVEN AUDIO
65 COURT STREET #281
BROOKLYN, NY 11201
T: 646 225 6251

Acoustical Consultant:
AP ACOUSTIC DESIGN
686 BERME ROAD
HIGH FALLS, NY 12440
T: 845 218 1649

PROJECT TITLE:

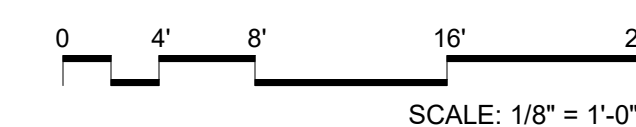
EQUINOX
BUCKHEAD

3035 PEACHTREE ROAD
ATLANTA, GA 30305

PROJECT No: 0108100

DRAWING TITLE:

EXTERIOR
PHOTOS



A-230

100% DESIGN DEVELOPMENT

2026-04-03



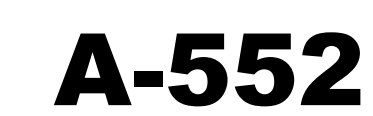
**NOT FOR
CONSTRUCTION**



Acoustical Consultant:
AP ACOUSTIC DESIGN
686 BERME ROAD
HIGH FALLS, NY 12440
T: 845.218.1649

EQUINOX
BUCKHEAD

MILLWORK
DETAILS -
TERRACE
PERGOLA DETAILS

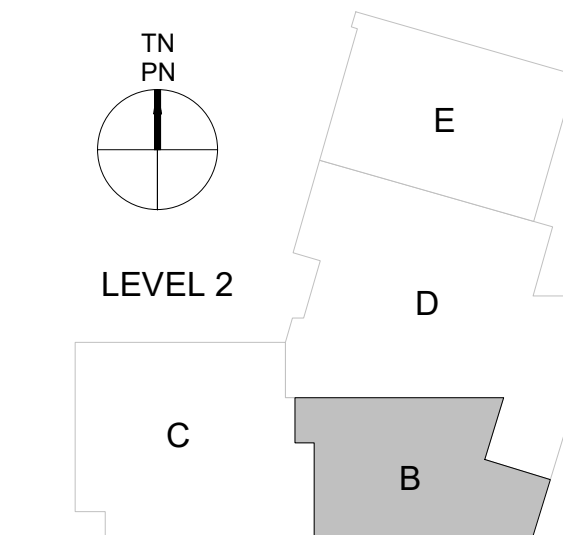


2026-04-03

[illegible]

**NOT FOR
CONSTRUCTION**

SEARCH



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686 BERME ROAD
HIGH FALLS, NY 12440
T: 845.218.1649

PROJECT TITLE:

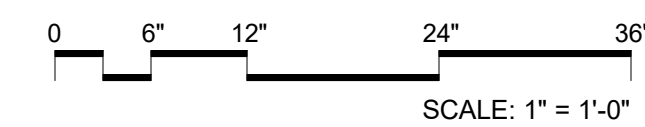
EQUINOX
BUCKHEAD

3035 PEACHTREE ROAD
ATLANTA, GA 30305

PROJECT No: 0108100

DRAWING TITLE:

MILLWORK DETAILS - TERRACE AXON

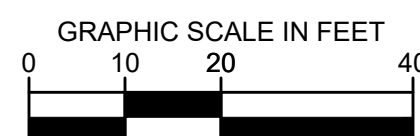


A-552B

100% DESIGN DEVELOPMENT

2026-04-03

2026-04-03



DEVELOPMENT CONTROLS	
LOT SIZE:	
NET LOT AREA (NLA)	132,193 SF
GROSS LOT AREA (GLA)	174,308 SF
<u>USABLE OPEN SPACE</u>	
REQUIRED:	13,219 SF (10% NLA)
PROVIDED:	41,497 SF (31.7% NLA)
ROOFTOP TERRACES	18,937 SF
LANDSCAPED AREAS & PLAZAS	593 SF
SIDEWALK ON PRIVATE PROPERTY	18,694 SF
LANDSCAPE IN P.O.D.W.	3,373 SF
<u>PUBLIC SPACE</u>	
REQUIRED:	6,610 SF (5% NLA)
PROVIDED:	41,497 SF (31.7% NLA)
EXTERIOR	22,660 SF
INTERIOR	19,287 SF
<u>PARKING/LOADING</u>	
MINIMUM REQUIRED	458 SPACES
PROVIDED (PREVIOUSLY CONSTRUCTED)	760 SPACES
MAXIMUM ALLOWED	611 SPACES
<u>BICYCLE PARKING</u>	
MAXIMUM REQUIRED	50 SPACES
PROVIDED	52 SPACES



PHONE 404.419.8700
 WWW.KIMLEY-HORN.COM
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1200 PEACHTREE STREET, NE
 SUITE 800
 ATLANTA, GEORGIA 30309

PHONE 770.995.1000
 675 PONCE DE LEON AVE, 7TH FLOOR
 ATLANTA, GA 30308

JAMESTOWN L.P.

PREPARED FOR

BUCKHEAD ATLANTA
PARCEL A

3035 PEACHTREE ROAD, SUITE G119
 ATLANTA, GA 30305
 PIN 17 009600080016



06/16/2026

ESS

DRAWN BY

DESIGNED BY

REVIEWED BY

DATE

PROJECT NO.

TITLE

06/16/2026

019170000

SAP PLAN

SHEET NUMBER

C0.10

PRELIMINARY: NOT FOR CONSTRUCTION

SURVEY NOTES

EQUIPMENT USED:
A TOPCON Z23 TOTAL STATION WAS USED TO OBTAIN ANGULAR MEASUREMENTS AND DISTANCE MEASUREMENTS.

A TRIMBLE R-4 DUAL FREQUENCY GPS UNIT WAS USED FOR ESTABLISHING CONTROL. A NETWORK ADJUSTED RTK SURVEY WAS PERFORMED AND ADJUSTED BY RELATIVE POSITIONAL ACCURACY.

CLOSURE STATEMENT:
THIS SURVEY HAS BEEN CALCULATED FOR CLOSURE. BLOCK "A" IS ACCURATE WITHIN ONE FOOT IN 526.145 FEET. BLOCK "B" IS ACCURATE WITHIN ONE FOOT IN 728.633 FEET. BLOCK "C" IS ACCURATE WITHIN ONE FOOT IN 85.077 FEET. BLOCK "D" 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 62.940 FEET. BLOCK "E" TRACT TWO IS ACCURATE WITHIN ONE FOOT IN 75.066 FEET.

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) MAG83.

ALL HORIZONTAL DISTANCES SHOWN ARE GROUND DISTANCES. MEASURING UNITS OF THIS SURVEY ARE IN U.S. SURVEY FEET.

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 SHOULD 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.

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 TO REVIEW BY LOCAL JURISDICTION OFFICIALS. IT IS THE RESPONSIBILITY OF THE LOCAL AUTHORITY TO DETERMINE SPECIFIC WATER CLASSIFICATION. THEREFORE TERRAMARK LAND SURVEYING ACCEPTS NO RESPONSIBILITY IN THE IDENTIFICATION OF SAID WATERS OR BUFFERS IDENTIFIED OR NOT IDENTIFIED HEREON.

THIS SURVEY WAS PREPARED FOR THE EXCLUSIVE USE OF THE PERSON, PERSONS OR ENTITY NAMED HEREON. THIS SURVEY DOES NOT EXTEND TO ANY UNNAMED PERSON, PERSONS OR ENTITY WITHOUT THE EXPRESS CERTIFICATION BY THE SURVEYOR 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-162377 WITH AN EFFECTIVE DATE OF AUGUST 16, 2016, AND THAT PLATABLE 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 ENCRUMPTIONS ONTO ADJOINING PREMISES, ALLEYS, STREETS OR EASEMENT AREAS BY OBSERVED BUILDINGS, STRUCTURES OR OTHER IMPROVEMENTS SITUATED ON ADJOINING PREMISES.

THIS SURVEY SHOWS THE LOCATION OF OBSERVED STORM DRAINAGE APPURTENANCES FOR THE COLLECTION AND DISPOSAL OF ROOF AND SURFACE DRAINAGE.

PROFESSIONAL LIABILITY INSURANCE POLICY OBTAINED BY THE SURVEYOR IN THE AMOUNT OF \$2,000,000 TO BE IN EFFECT THROUGHOUT THE CONTRACT TERM. THE CERTIFICATE OF INSURANCE TO BE PROVIDED UPON REQUEST.

EXCEPT AS SHOWN, THERE IS NO OBSERVED EVIDENCE OF CONSTRUCTION, BUILDING ADDITIONS OR EARTH MOVING WORK.

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

THERE IS NO OBSERVED EVIDENCE OF WETLAND AREAS.

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 1321-0203 F, HAVING AN EFFECTIVE DATE OF SEPTEMBER 18, 2013, BY USE OF GRAPHICAL PLOTTING, NO PORTION OF THIS PROPERTY APPEARS TO LIE WITHIN A SPECIAL FLOOD HAZARD AREA.

PARCEL A, PARCEL B-1, PARCEL B-2, PARCEL C, PARCEL D, 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. 398

TAX PARCEL ID #17-0099-0008-0016

ADDRESS: 3036 PEACHTREE ROAD

ZONING: SP-9-SA1

BLOCK "B" - FEE PARCEL

CURRENT OWNER: OMB BUCKHEAD LENDER, LLC
DB: 50115 PG. 398

TAX PARCEL ID #17-0099-0006-0028

ADDRESS: 3065 PEACHTREE ROAD

ZONING: SP-9-SA1

BLOCK "C" - LEASEHOLD PARCEL

CURRENT OWNER: G&M MANAGEMENT CORPORATION

LEASEHOLD TO: OMB BUCKHEAD LENDER, LLC
DB: 50115 PG. 398

TAX PARCEL ID #17-0099-0006-0041

ZONING: SP-9-SA1

BLOCK "D"

CURRENT OWNER: OMB BUCKHEAD LENDER, LLC
DB: 50115 PG. 398

TAX PARCEL ID #17-0099-0006-0232

ADDRESS: 262 BUCKHEAD AVENUE

ZONING: SP-9-SA1

BLOCK "E" - TRACT ONE - FEE PARCEL

CURRENT OWNER: OMB BUCKHEAD LENDER, LLC
DB: 50115 PG. 398

TAX PARCEL ID #17-0099-0007-0108

ADDRESS: 273 BUCKHEAD AVENUE

ZONING: SP-9-SA1

BLOCK "E" - TRACT TWO - LEASEHOLD PARCEL

CURRENT OWNER: THE ADAMS PARTNERSHIP
DB: 43305 PG. 629

LEASEHOLD TO: OMB BUCKHEAD LENDER, LLC
DB: 50115 PG. 398

TAX PARCEL ID #17-0099-0007-3862

ADDRESS: 273 BUCKHEAD AVENUE

ZONING: SP-9-SA1

INFORMATION PROVIDED PER REPORT PROVIDED BY ZONING-INFO, INC.
DATED OCTOBER 13, 2016 - SITE # 46949

PROPERTIES ARE SUBJECT TO THE FOLLOWING ZONING VARIANCES:

V-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 171.6 SQUARE FEET.

SP-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 LOT 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'

TYPE 3 STREET - 25'

TYPE 4 STREET - 10'

MAXIMUM BUILDING HEIGHT: 225' STREETScape REGULATIONS.

MINIMUM SIGN MINIMUM WIDTH: 7'

WALK ZONE MINIMUM WIDTH: 12'

SUPPLEMENTAL ZONE MINIMUM WIDTH: 5'

THREE PLANTING STANDARDS: 40' ON CENTER

PEDESTRIAN LIGHTING: 40' ON CENTER

ALT/NSPS LAND TITLE SURVEY

FOR

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

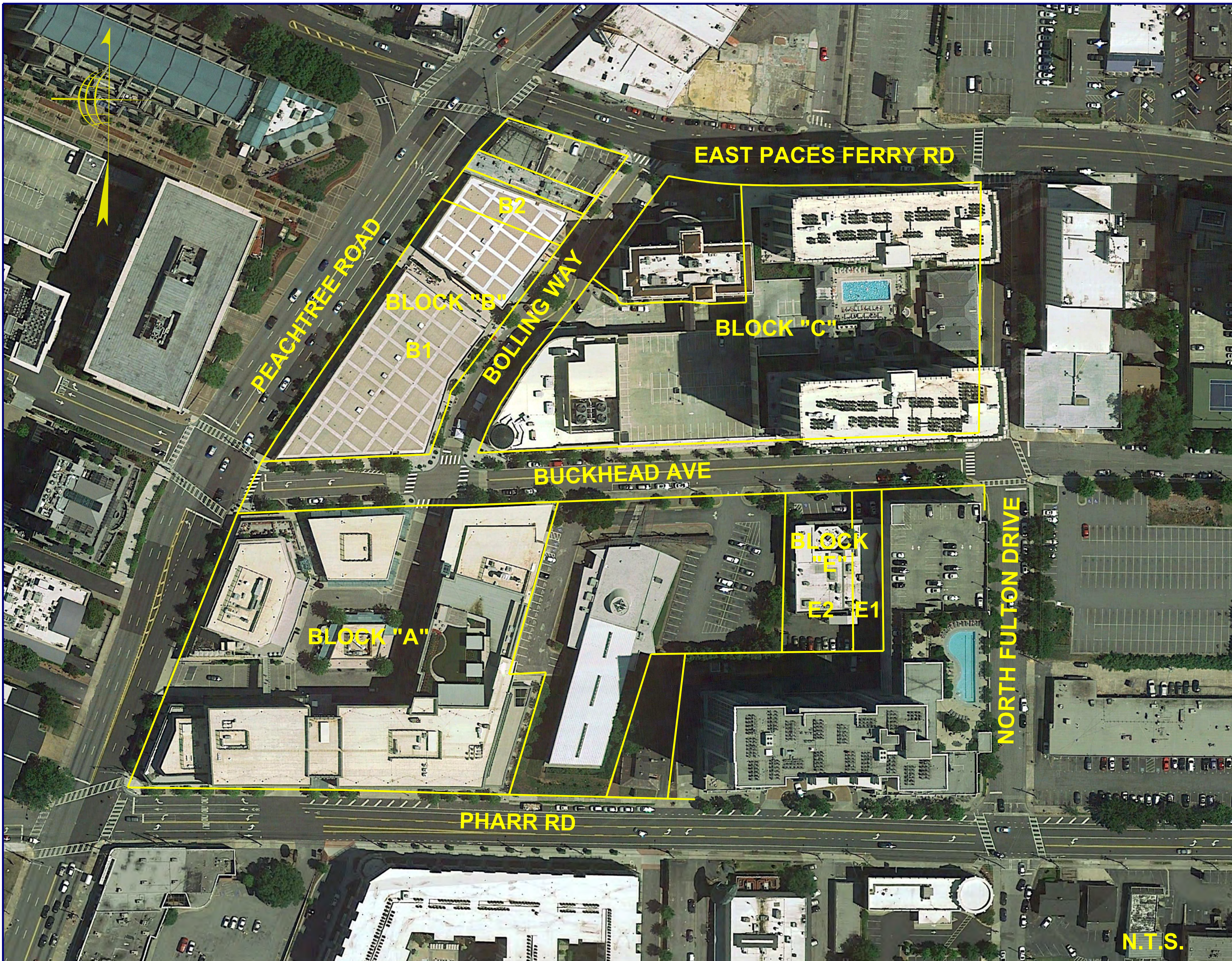
(BLOCKS A,B,C,& E)

LOCATED IN

LAND LOTS 61, 99 & 100, 17TH DISTRICT

FULTON COUNTY, GEORGIA

SITE MAP



AERIAL IMAGE PROVIDED BY GOOGLE EARTH
IMAGERY DATED MAY 7, 2016

PARKING COUNT STRIPED SPACES (BLOCK "A")

REGULAR SPACES:	780
HANDICAP SPACES:	16
TOTAL SPACES:	796

PARKING COUNT STRIPED SPACES (BLOCK "B")

NONE OBSERVED

PARKING COUNT STRIPED SPACES (BLOCK "C")

	REGULAR	HANDICAP	TOTAL
RETAIL PARKING	659	23	682
RESIDENTIAL PARKING	477	13	490
TOTAL PARKING	1,336	36	1,372

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

PARKING COUNT STRIPED SPACES (BLOCK "E")

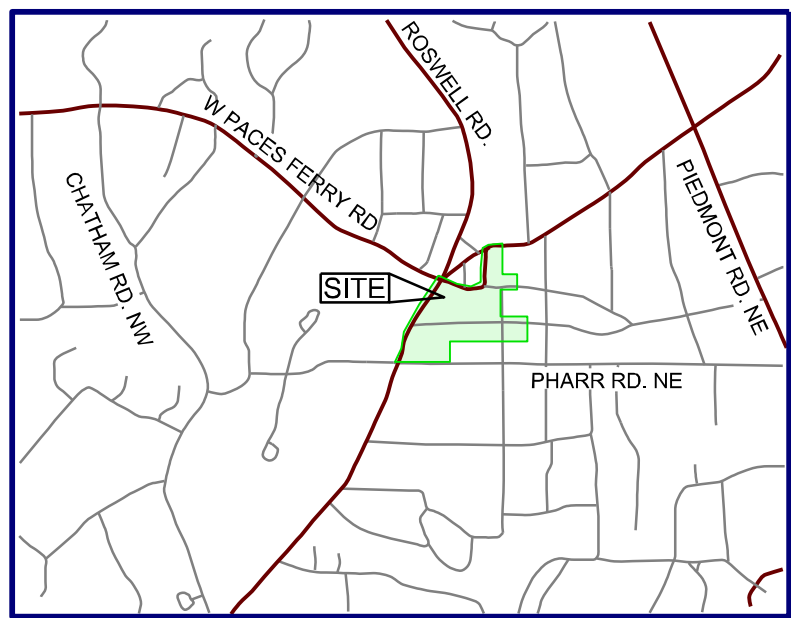
REGULAR SPACES:	17
HANDICAP SPACES:	2
TOTAL SPACES:	19

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

MINIMUM PARKING REQUIRED FOR PARCELS A, B, C, D, E & F:	1,660 TOTAL SPACES
MAXIMUM PARKING ALLOWED FOR PARCELS A, B, C, D, E & F:	2,213 TOTAL SPACES
TOTAL PARKING SPACES REQUIRED FOR PARCELS A, B, C, D, E & F:	1,660 TOTAL SPACES



LOCATION MAP

NOT TO SCALE
LAT: -33°59'18.24" N
LONG: -84°22'43.13" W

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 TRUE POINT OF BEGINNING, COMMENCE AT A POINT AT THE INTERSECTION OF THE NORTH RIGHT-OF-WAY LINE OF BUCKHEAD AVENUE (A VARIABLE WIDTH RIGHT-OF-WAY), AND THE EASTERN RIGHT-OF-WAY LINE OF PEACHTREE ROAD (A VARIABLE WIDTH RIGHT-OF-WAY), THENCE LEAVING SAID POINT AND RUNNING ALONG SAID EASTERN RIGHT-OF-WAY LINE OF PEACHTREE ROAD SOUTH 24°54'50" WEST 66.42 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 AS THUS ESTABLISHED, RUNNING WITH THE SAID SOUTH LINE OF BUCKHEAD AVENUE, THE FOLLOWING COURSES AND DISTANCES:

1. NORTH 87°32'34" EAST, 214.69 FEET TO A POINT, THENCE
2. NORTH 88°49'16" EAST, 52.99 FEET TO POINT, THENCE
3. NORTH 87°47'42" EAST, 100.60 FEET TO A P.N.NAIL SET, THENCE, LEAVING THE AFORESAID SOUTH LINE OF BUCKHEAD AVENUE AND RUNNING
4. SOUTH 15°52'24" WEST, 203.96 FEET TO AN NAIL SET, THENCE
5. NORTH 87°16'59" EAST, 42.69 FEET TO A NAIL SET, THENCE
6. SOUTH 16°42'52" 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:
7. NORTH 88°25'30" WEST, 138.51 FEET TO A POINT, THENCE
8. NORTH 88°13'25" WEST, 52.36 FEET TO A POINT, THENCE
9. SOUTH 89°19'07" WEST, 247.00 FEET TO A POINT, THENCE, LEAVING THE AFORESAID LINE OF PHARR ROAD AND THE AFORESAID LINE OF PEACHTREE ROAD, THENCE, RUNNING WITH THE SAID LINE OF PEACHTREE ROAD THE FOLLOWING COURSES AND DISTANCES:
10. NORTH 21°51'08" EAST, 338.80 FEET TO A POINT AND POINT OF BEGINNING, CONTAINING 120,634 SQUARE FEET OR 2.7970 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, Georgia and being more particularly described as follows:

TO FIND THE TRUE POINT OF BEGINNING, COMMENCE AT A SCRIE SET IN CONCRETE AT THE INTERSECTION OF THE NORTH RIGHT-OF-WAY LINE OF BUCKHEAD AVENUE (A VARIABLE WIDTH RIGHT-OF-WAY) AND THE EASTERN 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°14'42" EAST, 34.65 FEET TO A POINT, THENCE NORTH 34°17'48" WEST, 88.85 FEET TO A POINT, THENCE NORTH 34°54'22" EAST, 200.10 FEET TO A POINT, THENCE NORTH 39°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 88°54'47" EAST, 61.60 FEET TO THE POINT OF BEGINNING, LEAVING SAID LINE OF PEACHTREE ROAD AND RUNNING
2. SOUTH 12°27'05" WEST, 14.27 FEET TO THE POINT OF BEGINNING, CONTAINING 6,362 SQUARE FEET OR 0.1451 ACRES OF LAND, MORE OR LESS.

1. North 22° 34' 20" East, 33.08 feet, thence;
2. North 27° 50' 00" East, 30.25 feet, thence;
3. North 33° 34' 32" East, 3.98 feet, thence;
4. North 37° 22' 41" East, 4.38 feet to a point on the previous East Line of Boling Way, thence, running with said East Line of Boling Way;
5. North 23° 03' 49" East, 9.41 feet, thence;
6. North 38° 34' 38" East, 89.20 feet, thence;
7. North 37° 29' 30" East, 11.46 feet, thence, leaving the aforesaid East Line of Boling Way and running with the property line or formerly part of the Royal Capital Development, LLC as described in a deed recorded among the Land Records of Fulton County, Georgia in Deed Book 26447, Page 16;
8. South 85° 04' 27" East, 147.10 feet, thence;
9. North 87° 37' 32" East, 41.95 feet, thence;
10. North 02° 32' 40" 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 deflection to the left, having a radius of 587.70 feet and a chord bearing and distance of South 86° 10' 13" East, 13.47 feet, thence;
12. South 86° 37' 43" East, 32.22 feet to a nail found, thence;
13. North 86° 28' 07" East, 69.22 feet, thence;
14. South 89° 37' 20" East, 39.39 feet, thence;
15. North 86° 24' 28" East, 20.92 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;
16. 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;
17. South 00° 20' 58" West, 281.78 feet to the point of intersection with the aforesaid North Line of Buckhead Avenue, thence, running with the said line of Buckhead Avenue;
18. South 87° 54' 15" West, 240.01 feet to a nail found, thence;
19. South 87° 49' 05" West, 50.09 feet to a nail found, thence;
20. South 87° 58' 08" West, 101.00 feet, thence;
21. South 87° 24' 33" West, 80.00 feet, thence;
22. South 87° 54' 20" West, 45.62 feet to the Point of Beginning, containing 121,470 square feet or 2.7886 acres of land, more or less.

LESS AND EXCEPT:
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 County, Georgia records, as amended.

This 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 13, aforesaid records.

Property is subject to all easements and rights of way recorded and unrecorded.

PROPERTY DESCRIPTION BLOCK "E" (AS SURVEYED)

TRACT 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 DESCRIBED AS FOLLOWS:

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°38'32" WEST A DISTANCE OF 119.00 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:

1. SOUTH 89°38'00" EAST A DISTANCE OF 185.21 FEET TO AN 12" REBAR FOUND, THENCE
2. SOUTH 89°13'53" WEST A DISTANCE OF 34.61 FEET TO A POINT, THENCE
3. NORTH 89°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 OF BUCKHEAD AVENUE SOUTH 87°50'54" WEST A DISTANCE OF 34.61 FEET TO THE TRUE POINT OF BEGINNING, CONTAINING 6,342 SQUARE FEET OR 0.1456 ACRES OF LAND, MORE OR LESS.

CONDOMINIUM UNIT - TRACT TWO
ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 99 OF THE 17TH DISTRICT, FULTON COUNTY, CITY OF ATLANTA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

CONDOMINIUM UNIT FOR ECLIPSE RETAIL CONDOMINIUM, A CONDOMINIUM, AS MORE PARTICULARLY DESCRIBED AND DELINEATED IN THE DECLARATION OF CONDOMINIUM FOR ECLIPSE RETAIL CONDOMINIUM, RECORDED IN DEED BOOK 58807, PAGE 318, ET SEQ., FULTON COUNTY, GEORGIA RECORDS, AS THE SAME MAY BE AMENDED.

TRACT 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 DESCRIBED AS FOLLOWS:

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°38'32" WEST A DISTANCE OF 119.00 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:

1. SOUTH 89°38'00" EAST A DISTANCE OF 184.39 FEET TO A POINT, THENCE
2. SOUTH 89°13'53" WEST A DISTANCE OF 81.79 FEET TO AN 12" REBAR FOUND, THENCE
3. NORTH 01°18'45" EAST A DISTANCE OF 184.27 FEET TO A P.N.NAIL SET ON THE AFOREMENTIONED SOUTHERN RIGHT-OF-WAY LINE OF BUCKHEAD AVENUE; THENCE ALONG SAID SOUTHERN RIGHT-OF-WAY LINE OF BUCKHEAD AVENUE: NORTH 87°50'54" EAST A DISTANCE OF 78.19 FEET TO THE TRUE POINT OF BEGINNING, CONTAINING 14,487 SQUARE FEET OR 0.3326 ACRES OF LAND, MORE OR LESS.



TRACT ONE "FEE PARCEL"

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 SCRIE SET IN CONCRETE AT THE INTERSECTION OF THE NORTH RIGHT-OF-WAY LINE OF BUCKHEAD AVENUE (A VARIABLE WIDTH RIGHT-OF-WAY) AND THE EASTERN 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°14'42" EAST, 34.65 FEET TO A POINT, THENCE NORTH 34°17'48" WEST, 88.85 FEET TO A POINT, THENCE NORTH 34°54'22" EAST, 200.10 FEET TO A POINT, THENCE NORTH 39°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 88°54'47" EAST, 61.60 FEET TO THE POINT OF BEGINNING, LEAVING SAID LINE OF PEACHTREE ROAD AND RUNNING
2. SOUTH 12°27'05" WEST, 14.27 FEET TO THE POINT OF BEGINNING, CONTAINING 6,362 SQUARE FEET OR 0.1451 ACRES OF LAND, MORE OR LESS.

TRACT TWO "LEASEHOLD PARCEL"

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 SCRIE SET IN CONCRETE AT THE INTERSECTION OF THE NORTH RIGHT-OF-WAY LINE OF BUCKHEAD AVENUE (A VARIABLE WIDTH RIGHT-OF-WAY) AND THE EASTERN 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°14'42" EAST, 34.65 FEET TO A POINT, THENCE NORTH 34°17'48" WEST, 88.85 FEET TO A POINT, THENCE NORTH 34°54'22" EAST, 200.10 FEET TO A POINT, THENCE NORTH 39°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 88°54'47" EAST, 61.60 FEET TO THE POINT OF BEGINNING, LEAVING SAID LINE OF PEACHTREE ROAD AND RUNNING
2. SOUTH 12°27'05" WEST, 14.27 FEET TO THE POINT OF BEGINNING, CONTAINING 6,362 SQUARE FEET OR 0.1451 ACRES OF LAND, MORE OR LESS.

REFERENCE MATERIAL

1. ALTA/NSPS LAND TITLE SURVEY
FOR THE STREETS OF BUCKHEAD (PARCEL "A")
PREPARED BY TERRAMARK LAND SURVEYING, INC.
DATED JUNE 26, 2007 AND LAST REVISED DECEMBER 12, 2008.

2. ALTA/NSPS LAND TITLE SURVEY
FOR THE STREETS OF BUCKHEAD (PARCEL "B")
PREPARED BY TERRAMARK LAND SURVEYING, INC.
DATED FEBRUARY

THIS SURVEY WAS PREPARED WITH THE BENEFIT OF A CURRENT TITLE INSPECTION REPORT PREPARED BY CHICAGO TITLE INSURANCE COMPANY, COMMITMENT NUMBER GA-160377 VERSION 1 AND HAVING AN EFFECTIVE DATE OF SEPTEMBER 22, 2016 AT 5:00 P.M. THE FOLLOWING ENCUMBRANCES WERE IDENTIFIED IN THE AFORESAID REPORT:

BLOCK A:

12. EASEMENT FROM SAM LEVY TO GEORGIA POWER DATED FEBRUARY 22, 1995, AND RECORDED IN DEED BOOK 4399, PAGE 52, AMONG THE LAND RECORDS OF FULTON COUNTY, GEORGIA. (AFFECTS SURVEYED PROPERTY - SURVEYOR UNABLE TO PLOT, BLANKET IN NATURE)
13. EASEMENT FROM JOHN R. WALKER TO ATLANTA GAS LIGHT COMPANY DATED APRIL 27, 1949 AND RECORDED IN DEED BOOK 3226, PAGE 400, AFORESAID RECORDS. (AFFECTS SURVEYED PROPERTY - SURVEYOR UNABLE TO PLOT, BLANKET IN NATURE)
14. 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 49, AFORESAID RECORDS. (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 DELETED ON BLOCK A SURVEY. (AFFECTS SURVEYED PROPERTY - SHOWN ON SURVEY)
16. INDEMNITY AGREEMENT BETWEEN THE STREETS OF BUCKHEAD DEVELOPMENT CO. AT BLOCK A, LLC AND THE CITY OF ATLANTA, DATED AUGUST 29, 2007, FILED AUGUST 30, 2007 AND RECORDED IN DEED BOOK 45816, PAGE 477, AFORESAID RECORDS. (AFFECTS SURVEYED PROPERTY - APPROXIMATE LOCATION SHOWN ON SURVEY)
17. STORM WATER MANAGEMENT INSPECTION AND MAINTENANCE AGREEMENT BETWEEN THE STREETS OF BUCKHEAD DEVELOPMENT CO. AT BLOCK 'A' LLC AND THE CITY OF ATLANTA, DATED MAY 15, 2009, FILED MAY 15, 2009 AND RECORDED IN DEED BOOK 46748, PAGE 494, AFORESAID RECORDS. (AFFECTS SURVEYED PROPERTY - SHOWN ON SURVEY)

BLOCK B:

18. RIGHT OF WAY EASEMENT FROM J.W. PICKELISMER TO GEORGIA POWER COMPANY, DATED AUGUST 2, 1959, FILED SEPTEMBER 11, 1959 AND RECORDED IN DEED BOOK 3371, PAGE 106, AFORESAID RECORDS. (AFFECTS SURVEYED PROPERTY - SURVEYOR UNABLE TO PLOT, CANNOT FIND POLE REFERENCED IN DEED)
19. TERMS AND PROVISIONS AS CONTAINED IN THAT CERTAIN GROUND LEASE WITH PURCHASE OPTION, 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 15, AFORESAID RECORDS, AS MODIFIED BY THAT CERTAIN AMENDMENT TO MEMORANDUM OF LEASE AND PURCHASE OPTION DATED JUNE 3, 2013, FILED JUNE 24, 2013 IN DEED BOOK 52788, PAGE 189, AFORESAID RECORDS. (AFFECTS SURVEYED PROPERTY - SURVEYOR UNABLE TO PLOT, BLANKET IN NATURE)
20. INDEMNITY AGREEMENT BETWEEN THE STREETS OF BUCKHEAD DEVELOPMENT CO. AT BLOCK B, LLC AND THE CITY OF ATLANTA, DATED AUGUST 29, 2007, FILED AUGUST 30, 2007 AND RECORDED IN DEED BOOK 45816, PAGE 480, AFORESAID RECORDS. (AFFECTS SURVEYED PROPERTY - APPROXIMATE LOCATION SHOWN ON SURVEY)
21. STORM WATER MANAGEMENT INSPECTION AND MAINTENANCE AGREEMENT BETWEEN THE STREETS OF BUCKHEAD DEVELOPMENT CO. AT BLOCK B, LLC TO THE CITY OF ATLANTA, DATED JANUARY 5, 2009, FILED JANUARY 5, 2009 AND RECORDED IN DEED BOOK 47015, PAGE 296, AFORESAID RECORDS. (AFFECTS SURVEYED PROPERTY - SHOWN ON SURVEY)

BLOCK C-TRACTS 1 AND 2:

22. INTENTIONALLY DELETED.
23. INTENTIONALLY DELETED.
24. INTENTIONALLY DELETED.
25. INTENTIONALLY DELETED.
26. AGREEMENT FOR INSTALLATION OF STREET LIGHTS BETWEEN ATLANTA GAS LIGHT COMPANY, JOSLIN-WARENE, INC., D.B.A. ROACH SPORTING GOODS AND CITY OF ATLANTA, DATED FEBRUARY 8, 1973, FILED MARCH 5, 1973 AND RECORDED IN DEED BOOK 5768, PAGE 450, AFORESAID RECORDS. (AFFECTS SURVEYED PROPERTY - SURVEYOR UNABLE TO PLOT, BLANKET IN NATURE)

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 29, 2007, FILED AUGUST 30, 2007 AND RECORDED IN DEED BOOK 45816, PAGE 488, AFORESAID RECORDS. (AFFECTS SURVEYED PROPERTY - APPROXIMATE LOCATION SHOWN ON SURVEY)
30. INTENTIONALLY DELETED.
31. 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, 2008 AND RECORDED IN DEED BOOK 46273, PAGE 15, AFORESAID RECORDS. (AFFECTS SURVEYED PROPERTY - SHOWN ON SURVEY)
32. INTENTIONALLY DELETED.
33. INTENTIONALLY DELETED.
34. INTENTIONALLY DELETED.
35. INDEMNITY AGREEMENT BETWEEN THE STREETS OF BUCKHEAD DEVELOPMENT COMPANY AT BLOCK D, LLC AND THE CITY OF ATLANTA, DATED SEPTEMBER 27, 2007, FILED OCTOBER 2, 2007 AND RECORDED IN DEED BOOK 45787, PAGE 538, AFORESAID RECORDS. (DOES NOT AFFECT SURVEYED PROPERTY)
36. INTENTIONALLY DELETED.
37. EASEMENT TO GEORGIA POWER COMPANY DATED OCTOBER 7, FILED OCTOBER 18, 1938, AND RECORDED IN DEED BOOK 1488, PAGE 370, AFORESAID RECORDS. (MAY AFFECT SURVEYED PROPERTY - SURVEYOR UNABLE TO PLOT INSTRUMENT AND DETERMINE AFFECTED PROPERTY - NO LEGAL DESCRIPTION OF PROPERTY PROVIDED)
38. EASEMENT FROM L.A. SMITH TO GEORGIA POWER COMPANY, DATED OCTOBER 7, 1938, FILED OCTOBER 18, 1938 IN DEED BOOK 1488, PAGE 379, AFORESAID RECORDS. (MAY AFFECT SURVEYED PROPERTY - SURVEYOR UNABLE TO PLOT, BLANKET IN NATURE)
39. RIGHT OF WAY EASEMENT FROM ADAMS CATES COMPANY TO GEORGIA POWER COMPANY, DATED FEBRUARY 2, 1984, FILED MARCH 15 AND RECORDED IN DEED BOOK 2183, PAGE 288, AFORESAID RECORDS. (AFFECTS SURVEYED PROPERTY - SURVEYOR UNABLE TO PLOT, BLANKET IN NATURE)
40. EASEMENT FROM AARON RENTS, INC. TO GEORGIA POWER COMPANY, DATED APRIL 16, 1986, FILED MAY 7, 1986 AND RECORDED IN DEED BOOK 10386, PAGE 39, AFORESAID RECORDS. (AFFECTS SURVEYED PROPERTY - SURVEYOR UNABLE TO PLOT, BLANKET IN NATURE)
41. AGREEMENT BY AND BETWEEN ALFRED R. ADAMS TO GEORGIA POWER COMPANY, DATED DECEMBER 8, 1984, FILED DECEMBER 10, 1984 AND RECORDED IN DEED BOOK 1136, PAGE 401, AFORESAID RECORDS. (AFFECTS SURVEYED PROPERTY - SURVEYOR UNABLE TO PLOT, BLANKET IN NATURE)
42. RIGHT OF WAY EASEMENT FROM J.W. PICKELISMER TO GEORGIA POWER, DATED FEBRUARY 28, 1962 AND RECORDED IN DEED BOOK 3962, PAGE 11, AFORESAID RECORDS. (AFFECTS SURVEYED PROPERTY - SURVEYOR UNABLE TO PLOT, BLANKET IN NATURE)
43. PERMIT FOR TRANCHES, GUY POLES AND WIRES FROM 308 BUCKHEAD ASSOCIATES TO GEORGIA POWER COMPANY DATED JULY 15, 1986, AND RECORDED IN DEED BOOK 7602, (DOES NOT AFFECT SURVEYED PROPERTY)
44. INDEMNITY AGREEMENT BY AND BETWEEN OMB BUCKHEAD LENDERS, LLC AND GEORGIA DEPARTMENT OF TRANSPORTATION, DATED OCTOBER 29, 2013, AND RECORDED IN DEED BOOK 53386, 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 GEORGIA DEPARTMENT OF TRANSPORTATION, DATED OCTOBER 29, 2013, AND RECORDED IN DEED BOOK 53386, PAGE 458, FULTON COUNTY, GEORGIA RECORDS. (AFFECTS SURVEYED PROPERTY - SURVEYOR UNABLE TO PLOT, BLANKET IN NATURE)
46. STORMWATER MANAGEMENT FACILITY INSPECTION AND MAINTENANCE AGREEMENT BY CATION AGREED BY OMB BUCKHEAD LENDER, LLC, DATED FEBRUARY 22, 2012, AND RECORDED IN DEED BOOK 5047, PAGE 428, FULTON COUNTY, GEORGIA RECORDS. NOTE: NO UNOFFICIAL WITNESS SIGNATURE ON DOCUMENT. CORRECTIVE ACTION MAY BE NECESSARY. (AFFECTS SURVEYED PROPERTY - SHOWN ON SURVEY)

THE FOLLOWING EXCEPTIONS AFFECT THE PARCELS AS NOTED:

47. STORMWATER MANAGEMENT FACILITY INSPECTION AND MAINTENANCE AGREEMENT BY CATION AGREED BY OMB BUCKHEAD LENDERS, LLC, DATED FEBRUARY 22, 2012, AND RECORDED IN DEED BOOK 5047, PAGE 448, FULTON COUNTY, GEORGIA RECORDS. NOTE: NO UNOFFICIAL WITNESS SIGNATURE ON DOCUMENT. CORRECTIVE ACTION MAY BE NECESSARY. (AFFECTS SURVEYED PROPERTY - SURVEYOR UNABLE TO PLOT, BLANKET IN NATURE)
48. INTENTIONALLY DELETED.
49. INDEMNITY AGREEMENT BY AND BETWEEN OMB BUCKHEAD LENDERS, LLC AND GEORGIA DEPARTMENT OF TRANSPORTATION, DATED NOVEMBER 4, 2013, AND DATED JANUARY 19, 2016 AND RECORDED JANUARY 27, 2016 IN DEED BOOK 50194, PAGE 598, FULTON COUNTY, GEORGIA RECORDS. (AFFECTS SURVEYED PROPERTY (BLOCK A) - SURVEYOR UNABLE TO PLOT, BLANKET IN NATURE)

INDEMNITY AGREEMENT BY AND BETWEEN OMB BUCKHEAD LENDER, LLC AND GEORGIA DEPARTMENT OF TRANSPORTATION, DATED NOVEMBER 4, 2013, AND RECORDED IN DEED BOOK 53386, PAGE 458, FULTON COUNTY, GEORGIA RECORDS. (AFFECTS SURVEYED PROPERTY (BLOCK A) - SURVEYOR UNABLE TO PLOT, BLANKET IN NATURE)

51. INDEMNITY AGREEMENT BY AND BETWEEN OMB BUCKHEAD LENDER, LLC AND GEORGIA DEPARTMENT OF TRANSPORTATION, DATED NOVEMBER 4, 2013, AND RECORDED IN DEED BOOK 53386, PAGE 459, FULTON COUNTY, GEORGIA RECORDS. (AFFECTS SURVEYED PROPERTY (BLOCK A) - SURVEYOR UNABLE TO PLOT, BLANKET IN NATURE)

52. INDEMNITY AGREEMENT BY AND BETWEEN OMB BUCKHEAD LENDER, LLC AND GEORGIA DEPARTMENT OF TRANSPORTATION, DATED NOVEMBER 4, 2013, AND RECORDED IN DEED BOOK 53386, PAGE 460, 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 5236, PAGE 633, FULTON COUNTY, GEORGIA RECORDS. (AFFECTS SURVEYED PROPERTY (BLOCK A) - SHOWN ON SURVEY)

54. AMENDMENT TO THE DECLARATION OF CONDOMINIUM FOR ECLIPSE RETAIL CONDOMINIUM, FILED FOR RECORD FEBRUARY 25, 2014, AND RECORDED IN DEED BOOK 5350, 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)

55. UNDERGROUND EASEMENT IN FAVOR OF GEORGIA POWER COMPANY, DATED FEBRUARY 21, 2014, AND RECORDED IN DEED BOOK 5361, PAGE 421, FULTON COUNTY, GEORGIA RECORDS. (AFFECTS SURVEYED PROPERTY (BLOCK B) - SHOWN ON SURVEY)
56. UNDERGROUND EASEMENT IN FAVOR OF GEORGIA POWER COMPANY, DATED FEBRUARY 21, 2014, AND RECORDED IN DEED BOOK 5361, PAGE 425, FULTON COUNTY, GEORGIA RECORDS. (AFFECTS SURVEYED PROPERTY (BLOCK A) - SHOWN ON SURVEY)
57. UNDERGROUND EASEMENT IN FAVOR OF GEORGIA POWER COMPANY, DATED FEBRUARY 21, 2014, AND RECORDED IN DEED BOOK 5361, PAGE 429, FULTON COUNTY, GEORGIA RECORDS. (AFFECTS SURVEYED PROPERTY (BLOCK C) - SHOWN ON SURVEY)

58. 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 DECEMBER 1, 2014, AND RECORDED IN DEED BOOK 55004, PAGE 290, FULTON COUNTY, GEORGIA RECORDS. (AFFECTS SURVEYED PROPERTY (BLOCK A, B, C AND E) - SURVEYOR UNABLE TO PLOT, BLANKET IN NATURE)

60. INTENTIONALLY OMITTED.
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 24, PAGE 13, AFORESAID RECORDS. (AFFECTS SURVEYED PROPERTY (BLOCK C) - SHOWN ON SURVEY WHERE SURVEYOR IS ABLE TO PLOT)

69. DECLARATION OF CONDOMINIUM FOR 262 BUCKHEAD AVENUE, A MASTER CONDOMINIUM BY OMB BUCKHEAD LENDER, LLC, A DELAWARE LIMITED LIABILITY COMPANY, DATED AUGUST 8, 2016 AND RECORDED AUGUST 10, 2016 IN DEED BOOK 54841, PAGE 618, FULTON COUNTY, GEORGIA RECORDS. (AFFECTS SURVEYED PROPERTY (BLOCK C) - SURVEYOR IS UNABLE TO PLOT, BLANKET IN NATURE)
70. DECLARATION OF CONDOMINIUM FOR 262 BUCKHEAD AVENUE, A PARKING CONDOMINIUM BY OMB BUCKHEAD LENDER, LLC, A DELAWARE LIMITED LIABILITY COMPANY, DATED AUGUST 9, 2016 AND RECORDED AUGUST 10, 2016 IN DEED BOOK 54841, PAGE 618, FULTON COUNTY, GEORGIA RECORDS. (AFFECTS SURVEYED PROPERTY (BLOCK C) - SURVEYOR IS UNABLE TO PLOT, BLANKET IN NATURE)

71. PARKING EASEMENT AGREEMENT BY AND BETWEEN OMB BUCKHEAD LENDER, LLC, A DELAWARE LIMITED LIABILITY COMPANY AND AARONS, INC., A GEORGIA CORPORATION, DATED JANUARY 19, 2016 AND RECORDED JANUARY 27, 2016 IN DEED BOOK 50194, PAGE 598, FULTON COUNTY, GEORGIA RECORDS. (AFFECTS SURVEYED PROPERTY (BLOCK C) - SURVEYOR IS UNABLE TO PLOT, BLANKET IN NATURE)
72. MEMORANDUM OF VOTING AND COVENANT AGREEMENT BY AND AMONG OMB BUCKHEAD LENDER, LLC, A DELAWARE LIMITED LIABILITY COMPANY AND OMB BUCKHEAD LENDER, LLC, A GEORGIA LIMITED LIABILITY COMPANY, DATED AUGUST 10, 2016 AND RECORDED AUGUST 11, 2016 IN DEED BOOK 54845, PAGE 472, FULTON COUNTY, GEORGIA RECORDS. (AFFECTS SURVEYED PROPERTY (BLOCK C) - SURVEYOR IS UNABLE TO PLOT, BLANKET IN NATURE)

BLOCK E:

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 43005, PAGE 589, AFORESAID RECORDS. (AFFECTS SURVEYED PROPERTY (TRACT 3) - SURVEYOR UNABLE TO PLOT, BLANKET IN NATURE)

74. DECLARATION OF CONDOMINIUM FOR ECLIPSE, A MASTER CONDOMINIUM BY 250 PHARR ROAD, L.P., A GEORGIA LIMITED PARTNERSHIP DATED AUGUST 13, 2004, FILED NOVEMBER 12, 2004 AND RECORDED IN DEED BOOK 3882, PAGE 225, AFORESAID RECORDS, AS AMENDED BY FIRST AMENDMENT TO THE DECLARATION OF CONDOMINIUM FOR ECLIPSE, A MASTER CONDOMINIUM FILED FEBRUARY 22, 2004 AND RECORDED IN DEED BOOK 3882, 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 50402, PAGE 245, AFORESAID RECORDS. (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 3887, PAGE 319, AFORESAID 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, AFORESAID RECORDS. (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 TRAVERING THE SUBJECT PORTION OF THE PROPERTY, ALL AS SHOWN ON THAT CERTAIN PLAT RECORDED IN CONDOMINIUM PLAT BOOK 16, PAGE 390, AFORESAID RECORDS. (AFFECTS TRACT TWO CONDOMINIUM PARCEL - NOT SHOWN ON SURVEY)
77. INTENTIONALLY DELETED.

AS TO BLOCK A, B, AND C ONLY:

78. OBLIGATIONS AND PROVISIONS CONTAINED IN THAT CERTAIN THE BACK EASEMENT AGREEMENT BETWEEN THE CITY OF ATLANTA AND BUCKHEAD RECORDS, LLC, DATED AUGUST 29, 2007 AND RECORDED IN DEED BOOK 45816, PAGE 480, AFORESAID RECORDS. (AFFECTS SURVEYED PROPERTIES - SHOWN ON SURVEY)

NEW ITEMS:

80. STORMWATER MANAGEMENT FACILITY INSPECTION AND MAINTENANCE & REDEMIFICATION AGREEMENT, BETWEEN OMB BUCKHEAD LENDER, LLC AND CITY OF ATLANTA, RECORDED ON JANUARY 25, 2013 AT DEED BOOK 52186, PAGE 208, AFORESAID RECORDS. (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 BUCKHEAD 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 54845, 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:

Beginning at 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 Eastern 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 nail 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, 225.66 feet to a 1 inch iron pin set; thence North 90° 40' 10" East, 92.38 feet to a 1/2 inch rebar found; thence North 87° 47' 42" East, 100.80 feet to a 1/2 inch rebar found; thence, leaving the aforesaid South Line of Buckhead Avenue and running South 19° 50' 24" West, 205.46 feet to an iron pin set; thence North 87° 18' 50" East, 42.68 feet to a nail set; thence South 16° 40' 25" West, 145.53 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 89° 29' 30" West, 135.51 feet to a nail set; thence North 88° 13' 22" West, 52.36 feet to a 1/2 inch rebar found; thence North 89° 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 152.152 square feet or 3.0347 acres of land, more or less.

TOGETHER WITH those easements granted in the following:

Unrecorded Encroachment Agreement for Non-Conforming Uses dated November 17, 2009 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, 2009 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 B, 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, LLC, and The Streets of Buckhead Development Co. at Block F, LLC.

TOGETHER WITH those easements granted in the following:

Unrecorded Title Back Easement Agreement by and between the City of Atlanta and Buckhead Avenue, 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 53901, Page 249, Fulton County, Georgia records.

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 by Right of Way Deed from OMB Buckhead Lender, LLC to Georgia Department of Transportation, dated September 8, 2013, and recorded in Deed Book 53216, Page 249, Fulton County, Georgia records. (affects Block A)

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

Tract 1-Lease 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 follows:

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 Eastern 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 33° 11' 45" East, 14.45 feet to a point; thence North 34° 17' 49" East, 80.85 feet to a point; thence North 34° 34' 23" East, 200.10 feet to a point; thence North 35° 14' 41" East, 50.03 feet to a point; thence, leaving the aforesaid Line of Peachtree Road and running South 68° 29' 06" East, 148.04 feet to a point on the West Right of Way Line of Boling Way (a variable width right of way), thence, running with the said Line of Boling Way the following courses and distances: South 38° 43' 47" West, 149.23 feet to a nail set; thence South 37° 08' 44" West, 80.44 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 Boling Way and the Northern Line of Buckhead Avenue, thence, running with the said Line of Buckhead Avenue South 67° 32' 35" West, 44.38 feet to a point; and thence South 67° 32' 35" West, 148.80 feet to the Point of Beginning, containing 46.004 square feet or 1.0558 acres of land, more or less.

TOGETHER WITH those easements granted in the following:

Unrecorded Title Back Easement Agreement by and between the City of Atlanta and Buckhead Avenue, 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 B, 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, LLC, and The Streets of Buckhead Development Co. at Block F, LLC.

Tract 2-Leasehold Property:

Together with all right, title and interest now existing or hereafter arising under certain Ground Lease with Purchase Option from G&M Management Corp. to Buckhead Avenue 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 (fka Buckhead Avenue Development CO, LLC), as Assignee, dated November 2, 2011 and recorded in Deed Book 50040, page 253, 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 52788, Page 330, 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 Book A, LLC, OliverMcMillan Buckhead Book B, LLC, OliverMcMillan Buckhead Book C, LLC, OliverMcMillan Buckhead Book D, LLC, OliverMcMillan Buckhead Book E, LLC, OliverMcMillan Buckhead Book F, dated June 7, 2011 and recorded June 7, 2011 in Deed Book 50115, Page 588, aforesaid records, as affected by that certain Leasehold 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 all other amendments, modifications and extensions thereto, collectively, the "G&M Ground Lease"), and in 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 follows:

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 Boling Way, thence in a northwesterly direction along the northwestern side of Boling Way 44.75 feet to a point; thence in a northwesterly direction 146.3 feet to a point; thence North 33° 11' 45" East, 34.58 feet to a point; thence leaving 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 FOLLOWS:

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 Eastern 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 33° 11' 45" East, 14.45 feet to a point; thence North 34° 17' 49" East, 80.85 feet to a point; thence North 34° 34' 23" East, 200.10 feet to a point; thence North 35° 14' 41" East, 50.03 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 Boling Way (a variable width right of way), thence, running with the said Line of Boling Way West, 45.00 feet to a point; thence leaving said Line of Boling Way North 68° 29' 06" West, 146.64 feet to the Point of Beginning, containing 0.363 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 November 17, 2008, by and between the City of Atlanta and The Streets of Buckhead Development Co. at Block B, 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, LLC, and The Streets of Buckhead Development Co. at Block F, 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 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, LLC, and The Streets of Buckhead Development Co. at Block F, LLC.

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

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

Tract 1:

Being 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 "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 618, et seq., Fulton County, Georgia records, as amended.

Subject to those certain floor plans filed in Condominium Floor Plan Book 24, Pages 18, aforesaid records, that certain plat of survey filed in Condominium Plat Book 24, Pages 13, aforesaid records.

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 618, et seq., Fulton County, Georgia records, as amended.

AND

Tract 2:

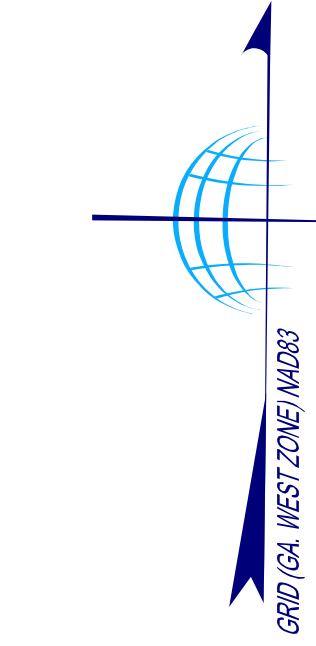
All that tract or parcel of land being lying in Land Lot 99 of

ABBREVIATIONS

A	ARC LENGTH	IPS	IRON PIN SET (CAPPED)
AC	ACRE	NF	NOW OR FORMERLY
AE	ACCESS EASEMENT	OTF	OPEN TOP PIPE
BSL	BUILDING SETBACK LINE	PG	PAGE
BW	BASIS	POB	POINT OF BEGINNING
CH	CHORD LENGTH	POC	POINT OF COMMENCEMENT
CLF	CHAINLINK FENCE	R	RADIUS LENGTH
CMC	CORRUGATED METAL PIPE	ROW	RIGHT OF WAY
CNC	CONCRETE	ROW MON	RIGHT OF WAY MONUMENT
CTP	CRIMP TOP PIPE	RS	REBAR
DB	DEED BOOK	RCP	REINFORCED CONCRETE PIPE
DIP	DUCTILE IRON PIPE	SDE	STORM DRAINAGE EASEMENT
FDC	FIRE DEPARTMENT CONNECTION	SO, FT.	SQUARE FEET
FND	FOUND	SSE	SANITARY SEWER EASEMENT
HDP	HIGH DENSITY POLYETHYLENE PIPE	WPF	WOOD PRIVACY FENCE
HP	IRON PIN FOUND		

AREA TABLE

BLOCK "A"	129,634 SQ FT OR 2.9760 AC
BLOCK "B"	
TRACT 1	46,604 SQ FT OR 1.0699 AC
TRACT 2	6,363 SQ FT OR 0.1461 AC
BLOCK "C"	121,470 SQ FT OR 2.7886 AC
BLOCK "E"	20,829 SQ FT OR 0.4782 AC
TRACT 1	6,342 SQ FT OR 0.1456 AC
TRACT 3	14,487 SQ FT OR 0.3326 AC
TOTAL:	324,900 SQ FT OR 7.4588 AC



PEACHTREE ROAD
(A.K.A. STATE ROUTE 141)
(APPARENT VARIABLE RIGHT OF WAY)

EAST PACES FERRY ROAD
(APPARENT VARIABLE RIGHT OF WAY)

BOLLING WAY
(APPARENT VARIABLE RIGHT OF WAY)

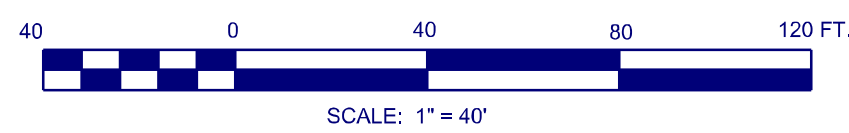
N. FULTON DRIVE
(APPARENT VARIABLE RIGHT OF WAY)

BUCKHEAD AVENUE
(APPARENT VARIABLE RIGHT OF WAY)

PHARR ROAD
(APPARENT 60' RIGHT OF WAY)

LEGEND

	CURB AND GUTTER (C&G)
	FENCE
	HANDRAIL
	STORM DRAIN LINE
	SANITARY SEWER
	WATER LINE
	GAS LINE
	UNDERGROUND POWER LINE
	OVERHEAD POWER LINE
	COMMUNICATION
	TOPOGRAPHIC CONTOUR
	PROPERTY LINE
	CATCH BASIN (DWCB)
	CATCH BASIN (SWCB)
	DROP INLET (DI)
	JUNCTION BOX (JB)
	HEAD WALL (HW)
	CURB INLET (CI)
	FLARED END SECTION (FES)
	OUTLET CONTROL STRUCTURE
	YARD DRAIN INLET
	SS MANHOLE (MH)
	CLEANOUT (CO)
	GREASE TRAP (GT)
	IRRIGATION CONTROL VALVE
	FIRE HYDRANT (FH)
	WATER VALVE (WV)
	WATER METER (WM)
	FIRE DEPT. CONNECTION (FDC)
	WATER VALVE MARKER
	TRANSFORMER BOX (TX)
	AIR CONDITIONER (AC)
	ELECTRIC METER (EM)
	ELECTRIC UTILITY
	POWER POLE (PP)
	UTILITY MANHOLE (UM)
	SPOTLIGHT
	GAS METER (GM)
	GAS VALVE (GV)
	TELEPHONE PEDESTAL
	TRAFFIC SIGNAL BOX (TSB)
	TRAFFIC SIGNAL
	BOLLARD (BO)
	MAIL BOX
	SIGN
	SPOT ELEVATION
	CONCRETE AREA
	OVERHANG AREA
	RIP-RAP AREA
	BRICK AREA
	TREELINE



ALTANSPS LAND TITLE SURVEY FOR
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

SHEET NO.
3
4
DRAWING# TM 11.130

TerraMark Land Surveying, Inc.
1306 Bells Ferry Road
Marietta, Georgia 30066
Phone No. (770) 421-1927
Fax No. (770) 421-1952
C.O. # LSP000810

Date	Revision	Project No.	No.	Survey	Drawn By	Approved By	Date	Scale
11/22/16	#1	2011-130V	42	ADDRESS COMMENTS	JR	KV/NC	11/08/16	1"=40'
11/23/16	#2		43	ADDRESS COMMENTS		PBC		
11/24/16	#3		44	ADDRESS COMMENTS				
	#4		45	ADDRESS COMMENTS				
	#5		46	ADDRESS COMMENTS				
	#6		47	ADDRESS COMMENTS				
	#7		48	ADDRESS COMMENTS				
	#8		49	ADDRESS COMMENTS				
	#9		50	ADDRESS COMMENTS				

ABBREVIATIONS

A	ARC LENGTH	IPS	IRON PIN SET (CAPPED)
AC	ACRE	NF	NOW OR FORMERLY
AE	ACCESS EASEMENT	OTF	OPEN TOP PIPE
BSL	BUILDING SETBACK LINE	PB	SURVEY BOOK
BW	BASIN	PC	PAGE
CLF	CHORD LENGTH	POB	POINT OF BEGINNING
CMP	CHAINLINK FENCE	POC	POINT OF COMMENCEMENT
CORC	CORRUGATED METAL PIPE	R	RADIUS LENGTH
CTP	CONCRETE	RW	RIGHT OF WAY
CTP	CURB TOP PIPE	RW MON	RIGHT OF WAY MONUMENT
DB	DEED BOOK	RB	REBAR
DIP	DUCTILE IRON PIPE	RCP	REINFORCED CONCRETE PIPE
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FND	FOUND	SQ. FT.	SQUARE FEET
HDPE	HIGH DENSITY POLYETHYLENE PIPE	SSE	SANITARY SEWER EASEMENT
IPF	IRON PIN FOUND	WPF	WOOD PRIVACY FENCE

AN UNRECORDED TIE-BACK PERMANENT ENCROACHMENT AGREEMENT FROM THE CITY OF ATLANTA EXISTS ALONG THE FOLLOWING PROPERTY LINES:

BLOCK "A":
PHARR ROAD RIGHT-OF-WAY
BUCKHEAD AVENUE RIGHT-OF-WAY

BLOCK "B":
BUCKHEAD AVENUE RIGHT-OF-WAY
BOLLING WAY RIGHT-OF-WAY

BLOCK "C":
BOLLING WAY RIGHT-OF-WAY
BUCKHEAD AVENUE RIGHT-OF-WAY
NORTH FULTON DRIVE RIGHT-OF-WAY
EAST PACES FERRY ROAD RIGHT-OF-WAY

EASEMENTS

**PEACHTREE ROAD
(A.K.A. STATE ROUTE 141)**
(APPARENT VARIABLE RIGHT OF WAY)

**BOLLING WAY
(APPARENT VARIABLE
RIGHT OF WAY)**

**EAST PACES FERRY ROAD
(APPARENT VARIABLE RIGHT OF WAY)**

**N. FULTON DRIVE
(APPARENT VARIABLE RIGHT OF WAY)**

**BUCKHEAD AVENUE
(APPARENT VARIABLE RIGHT OF WAY)**

**PHARR ROAD
(APPARENT 60' RIGHT OF WAY)**

LEGEND

	CURB AND GUTTER (C&G)
	FENCE
	HANDRAIL
	STORM DRAIN LINE
	SANITARY SEWER
	WATER LINE
	GAS LINE
	UNDERGROUND POWER LINE
	OVERHEAD POWER LINE
	COMMUNICATION
	TOPOGRAPHIC CONTOUR
	PROPERTY LINE
	CATCH BASIN (DWCB)
	CATCH BASIN (SWCB)
	DROP INLET (DI)
	JUNCTION BOX (JB)
	HEAD WALL (HW)
	CURB INLET (CI)
	FLARED END SECTION (FES)
	OUTLET CONTROL STRUCTURE
	YARD DRAIN INLET
	SS MANHOLE (MH)
	CLEANOUT (CO)
	GREASE TRAP (GT)
	IRRIGATION CONTROL VALVE
	FIRE HYDRANT (FH)
	WATER VALVE (WV)
	WATER METER (WM)
	FIRE DEPT. CONNECTION (FDC)
	WATER VALVE MARKER
	TRANSFORMER BOX (TX)
	AIR CONDITIONER (AC)
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	ELECTRIC UTILITY
	LIGHT POLE (LP)
	POWER POLE (PP)
	UTILITY MANHOLE (UM)
	SPOTLIGHT
	GAS METER (GM)
	GAS VALVE (GV)
	TELEPHONE/PEDESTAL
	TRAFFIC SIGNAL BOX (TSB)
	TRAFFIC SIGNAL
	BOLLARD (BO)
	MAIL BOX
	SIGN
	SPOT ELEVATION
	CONCRETE AREA
	OVERHANG AREA
	RIP-RAP AREA
	BRICK AREA
	TREELINE



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C.O. # LSP000810

TerraMark
Professional Land Surveying

Project No.	2011-130V	No	Revision	Date
Survey Cwvr:	JR	#1	ADDRESSED COMMENTS	11/22/16
Drawn By:	KV/NC	#2	ADDRESSED COMMENTS	11/29/16
Approved By:	PBC	#3	ADDRESSED COMMENTS	12/02/16
		#4	ADDRESSED COMMENTS	12/14/16
Date:	11/08/16	#5		
Scale:	1"=40'	#6		
		#7		
		#8		
		#9		
		#10	S. SURVEY 2011-130V.DGN	FINAL ALTA 2016.DGN

ALTANSPS LAND TITLE SURVEY FOR
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RPG RE-FINANCE II, LTD. A CAYMAN ISLANDS EXEMPTED
COMPANY, ITS SUCCESSORS, AFFILIATES AND ASSIGNS;
FIDELITY NATIONAL TITLE GROUP-ZONING-INFO, INC. &
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(BLOCKS A, B, C & E)
LOCATED IN LAND LOTS 61, 99 & 100, 17TH DISTRICT
FULTON COUNTY, GEORGIA

SHEET NO.

4/4

DRAWING# TM 11 130