Kimley»Horn

MEMORANDUM

To: COA Office of Zoning and Development

From: Mr. Charles Zakem, PE

Kimley-Horn and Associates, Inc.

Date: September 30, 2026

Subject: SAP for 3280 Peachtree Rd NE (Terminus 100) – Project Description

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Project Description: Cousins Properties, Inc. desires to make capital improvements to the facility known “Terminus 100” or “T100” located at 3280 Peachtree Road and located on the south end of the Terminus master development at the northeast corner of Piedmont Road and Peachtree Road in Buckhead, Atlanta, GA. The scope of this project includes improvements to the interior and exterior public spaces of the building including the ground floor lobby and retail area, and minor modifications to the ground floor facades to accommodate new entries.

The intent of the project is to improve the public spaces of the building and the leasing potential for the ground floor retail spaces. The intent of the project is to improve the public spaces of the building and the leasing potential for the ground floor retail spaces. These improvements will bring an enhanced user experience to the tenants, patrons, visitors, and passers-by of the building and the surrounding areas. The exterior improvements are outlined in more detail below.

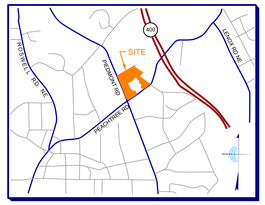
- Exterior plaza work: vehicular concrete and fourteen parking spots are proposed along Terminus Drive. The drop-off lane in front of Terminus 100 plaza is reconfigured with the statue in the center of the road remaining. The footpath from the Grand Hyatt hotel, through the new drop-off area, and to the Terminus 100 building is redesigned for better pedestrian circulation and cross access. The hardscape of the exterior plaza will be redesigned, to allow for more usable and tenant-friendly plaza space adjacent to the lobby level of the building. This space will and the motor court will undergo significant hardscape/landscape renovation to refresh the exterior spaces.
- Parking garage retail expansion: a new retail space and improved elevator vestibule is to be added as an attachment to the existing parking deck building. This includes a new curtainwall, a wall clad in fluted stone system, and a parapet above overhang.
- Commons improvements: a new vestibule with a canopy and sliding door is proposed at the entrance of the Terminus 100 Café Street area near the “Commons” along Piedmont Road with minor façade improvements at the adjacent Commons building.

This project will not make any changes to the floor area or parking of the building. No variations to the applicable zoning code are contemplated as part of this project.

DRAFT

THIS BLOCK RESERVED FOR THE CLERK OF THE SUPERIOR COURT.

ALTA/NSPS LAND TITLE SURVEY
FOR
TERMINUS VENTURE T100, LLC; TERMINUS VENTURE T200, LLC;
COUSINS PROPERTIES LP;
THE NORTHWESTERN MUTUAL LIFE INSURANCE COMPANY;
CHICAGO TITLE INSURANCE COMPANY;
FIRST AMERICAN TITLE INSURANCE COMPANY;
AND THEIR RESPECTIVE SUCCESSORS AND ASSIGNS
LOCATED IN
LAND LOTS 61 & 62, 17TH DISTRICT
CITY OF ATLANTA, FULTON COUNTY, GEORGIA



LOCATION MAP
NOT TO SCALE
LAT - 33°50'44.62" N
LONG - 84°22'12.72" W

SURVEY NOTES

EQUIPMENT USED:
A TRIMBLE "S" SERIES TOTAL STATION WAS USED TO OBTAIN ANGULAR MEASUREMENTS AND DISTANCE MEASUREMENTS.

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

CLOSURE STATEMENT:
THIS SURVEY HAS BEEN CALCULATED FOR CLOSURE, THE T-100 & T-200 OVERALL TRACTS ARE ACCURATE WITHIN ONE FOOT IN 153,545 FEET.

THE FIELD DATA UPON WHICH THIS SURVEY IS BASED, ARE WITHIN THE POSITIONAL TOLERANCES ALLOWED FOR ALTA/NSPS LAND TITLE SURVEYS PER THE 2021 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 OF THIS SURVEY ARE IN FEET.

FIELD WORK FOR THIS PROPERTY WAS COMPLETED ON OCTOBER 27, 2022.

DUE TO VARIANCES IN GPS EQUIPMENT, TECHNIQUES, FEDERAL ADJUSTMENTS TO STATE PLANE MODELS AND DAILY CONDITIONS IMPACTING GPS RECEPTIVITY, GPS SOLUTIONS MAY VARY FROM THOSE PROVIDED ON THIS SURVEY BOTH HORIZONTALLY AND VERTICALLY. ANY AND ALL CONTRACTORS, CONSULTANTS, INDIVIDUALS OR ENTITIES RELYING ON STATE PLANE COORDINATES TO RELATE TO DATA PROVIDED ON THIS SURVEY MUST LOCALIZE TO THE SURVEY CONTROL, BENCHMARKS OR PROPERTY MONUMENTATION, ESTABLISHED BY THIS SURVEY IN ORDER TO ENSURE ACCURACY OF DATA. THE OWNER, HIS EMPLOYEES, HIS CONSULTANTS, HIS CONTRACTORS, AND/OR HIS AGENTS SHALL HEREBY DISTINCTLY UNDERSTAND THAT THE SURVEYOR IS NOT RESPONSIBLE FOR ISSUES ENCOUNTERED DUE TO FAILURE TO LOCALIZE DIRECTLY TO THIS SURVEY DATUM.

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

INFORMATION REGARDING THE REPUTED PRESENCE, SIZE, CHARACTER, AND 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 AS 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.

TERRAMARK LAND SURVEYING, INC. WAS UNABLE TO DETERMINE THE EXTENT OF PIPES MARKED AS APPROXIMATE DIRECTION ONLY. AFORESAID PIPE IS DRAWN ON THE SURVEY TO REFLECT THE OBSERVED DIRECTION BASED UPON A VISUAL INSPECTION OF THE STRUCTURE ONLY AND IS SHOWN FOR INFORMATIONAL PURPOSES.

STATE WATERS AND BUFFERS AS SHOWN OR NOT SHOWN HEREON ARE SUBJECT TO REVIEW BY LOCAL JURISDICTIONAL 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.

PROPERTY IS SUBJECT TO RIGHTS OF UPPER AND LOWER RIPARIAN OWNERS IN AND TO THE WATER OF CREEKS AND BRANCHES CROSSING OR ADJOINING SUBJECT PROPERTY AND THE NATURAL FLOW THEREOF. FREE FROM DIMINUTION OR POLLUTION.

THIS SURVEY WAS PREPARED FOR THE EXCLUSIVE USE OF THE PERSON, PERSONS OR ENTITY NAMED HEREON. THIS SURVEY DOES NOT EXTEND TO ANY UNNAMED PERSON, PERSONS OR ENTITY WITHOUT THE EXPRESS CERTIFICATION BY THE SURVEYOR NAMING SAID PERSON, PERSONS OR ENTITY.

TERRAMARK LAND SURVEYING, INC. DOES NOT WARRANT THE EXISTENCE OR NON-EXISTENCE OF ANY WETLANDS OR HAZARDOUS WASTE IN THE SURVEY AREA.

JOB NUMBER 2004-115 PLOT SIZE: 36 X 42

T-100 OFFICE COMPONENT AND PIEDMONT PARKING COMPONENT PROPERTY DESCRIPTION

ALL THOSE TRACTS OR PARCELS OF LAND lying and being in Land Lots 61 and 62 of the 17th District, City of Atlanta, Fulton County, Georgia, and being more particularly described as follows:

Terminus 100 Office Component and Piedmont Parking Component of Terminus®, a Master Condominium, as more particularly described and delineated in the Declaration of Condominium for Terminus®, a Master Condominium, filed on October 1, 2007 and recorded in Deed Book 45763, Page 506, et seq., Superior Court of Fulton County, Georgia records, as amended by Amendment to Declaration of Condominium for Terminus®, a Master Condominium, filed June 4, 2008, recorded in Deed Book 46822, Page 218, et. seq., aforesaid records, as refiled July 28, 2008 and re-recorded in Deed Book 47025, Page 291, et. seq., as further amended by Second Amendment to the Declaration of Condominium for Terminus®, A Master Condominium, filed on December 14, 2012 and recorded in Deed Book 52016, Page 608, et. seq., aforesaid records ("Master Declaration"), together with the undivided percentage interests in the Master Common Elements assigned to such Components in Exhibit "B" to the Master Declaration, as more particularly shown on that Master Condominium Plat for Terminus®, A Master Condominium, dated September 14, 2007,recorded in Condominium Plat Book 17, Pages 430-437, aforesaid records, as amended and recorded in Condoominium Plat Book 18, Pages 108-115, aforesaid records, and as further amended by that certain plat of survey dated September 14, 2007, last revised November 28, 2007, and December 3, 2012, recorded in Condominium Plat Book 21, Pages 123-130, aforesaid records, and the Master Floor Plans for Terminus®, A Master Condominium, dated September 18, 2007, recorded in Condominium Floor Plan Book 37, Pages 56-66, aforesaid records, as amended and recorded in Condominium Floor Plan Book 39, Pages 127-138, aforesaid records.

T-200 OFFICE COMPONENT PROPERTY DESCRIPTION

ALL THAT TRACT OR PARCEL OF LAND lying and being in Land Lot 62 of the 17th District, City of Atlanta, Fulton County, Georgia, and being more particularly described as follows:

Terminus 200 Office Component of Terminus®, a Master Condominium, as more particularly described and delineated in the Declaration of Condominium for Terminus®, a Master Condominium, filed on October 1, 2007 and recorded in Deed Book 45763, Page 506, et seq., Superior Court of Fulton County, Georgia records, as amended by Amendment to the Declaration of Condominium for Terminus®, A Master Condominium, filed June 4, 2008, recorded in Deed Book 46822, Page 218, et. seq., aforesaid records, as refiled July 28, 2008 and re-recorded in Deed Book 47025, Page 291, et. seq., aforesaid records, as further amended by Second Amendment to the Declaration of Condominium for Terminus®, A Master Condominium, filed on December 14, 2012 and recorded in Deed Book 52016, Page 608, et. seq., aforesaid records ("Master Declaration"), together with the undivided percentage interests in the Master Common Elements assigned to such Components in Exhibit "B" to the Master Declaration, as more particularly shown on that Master Condominium Plat for Terminus®, A Master Condominium, dated September 14, 2007, recorded in Condominium Plat Book 17, Pages 430-437, aforesaid records, as amended and recorded in Condoominium Plat Book 18, Pages 108-115, aforesaid records, and as further amended by that certain plat of survey dated September 14, 2007, last revised November 28, 2007, and December 3, 2012, recorded in Condominium Plat Book 21, Pages 123-130, aforesaid records, and the Master Floor Plans for Terminus®, A Master Condominium, dated September 18, 2007, recorded in Condominium Floor Plan Book 37, Pages 56-66, aforesaid records, as amended and recorded in Condominium Floor Plan Book 39, Pages 127-138, aforesaid records.

SITE INFORMATION

T-100 TRACT

CURRENT OWNER: TERMINUS VENTURE T100, LLC
DB, 61722 PG. 574

TAX PARCEL ID # 17 0062 LL7542

ADDRESS: 3280 PEACHTREE ROAD

ZONING CLASSIFICATION PER CITY OF ATLANTA VERIFICATION OF ZONING CLASSIFICATION LETTER DATED SEPTEMBER 12, 2007:

PDOC/SPI-12 & SPI-19 (PLANNED DEVELOPMENT OFFICE COMMERCIAL/ BUCKHEAD LENOX STATION SPECIAL INTEREST DISTRICT & BUCKHEAD PEACHTREE CORRIDOR DISTRICT REGULATIONS)

JURISDICTION: CITY OF ATLANTA, GEORGIA

T-200 TRACT

CURRENT OWNER: TERMINUS VENTURE T200, LLC
DB, 61722 PG, 582

TAX PARCEL ID # 17 0062 LL7534

ADDRESS: 3333 PIEDMONT ROAD

ZONING CLASSIFICATION PER CITY OF ATLANTA VERIFICATION OF ZONING CLASSIFICATION LETTER DATED JANUARY 25, 2013:

ZONING: SPI-12-SA1 (SPI-12 BUCKHEAD/LENOX STATIONS SPECIAL PUBLIC INTEREST DISTRICT)

JURISDICTION: CITY OF ATLANTA, GEORGIA

BUILDING AND DEVELOPMENT CONTROLS SUCH AS BUILDING SETBACKS, MINIMUM LOT SIZES, MAXIMUM BUILDING HEIGHTS, ETC, ARE DETERMINED BY SPECIAL ADMINISTRATIVE PERMIT (SAP) APPLICATION AND APPROVAL.

BUILDING SETBACK LINES ALONG PEACHTREE RD AND PIEDMONT ROAD ARE MEASURED 20' FROM THE FACE OF CURB BUT NOT LESS THAN 10' FROM RIGHT OF WAY PER APPROVED PLAN CASE # 06-0-0150

REFERENCE MATERIAL

1. ALTA/ACSM LAND TITLE SURVEY FOR 3280 PEACHTREE I, LLC., 3280 PEACHTREE II, LLC., COUSINS PROPERTIES INCORPORATED, P&L CITY CENTER, LLC., GUARANTY BANK, WN CITY CENTER, LP, & CHICAGO TITLE INSURANCE COMPANY PREPARED BY TERRAMARK LAND SURVEYING, INC. AND DATED SEPTEMBER 1, 2004 AND LAST REVISED ON FEBRUARY 28, 2005.
2. AMENDED RE-PLAT - NONRESIDENTIAL FOR TERMINUS PREPARED BY TERRAMARK LAND SURVEYING, INC. DATED FEBRUARY 18, 2005 AND LAST REVISED ON JULY 18, 2005 (PENDING RECORDATION AMONG THE LAND RECORDS OF FULTON COUNTY, GEORGIA)
3. REVISED COMMON AREA PLAT FOR TERMINUS PREPARED BY TERRAMARK LAND SURVEYING, INC. DATED JULY 26, 2007 AND LAST REVISED ON DECEMBER 20, 2012, RECORDED IN PB. 363 PG. 61, FULTON COUNTY, GEORGIA RECORDS.
4. REVISED EASEMENT PLAT FOR TERMINUS PREPARED BY TERRAMARK LAND SURVEYING, INC. DATED MAY 17, 2005 AND LAST REVISED ON JULY 30, 2007.
5. DEPARTMENT OF TRANSPORTATION RIGHT OF WAY PLANS FOR THE PEACHTREE ROAD CORRIDOR. PROJECT NUMBER MSL-0004-00(689) DATED APRIL 12, 2004 AND LAST REVISED ON FEBRUARY 2, 2007.
6. CONDOMINIUM PLAT FOR TERMINUS ®, A MASTER CONDOMINIUM PREPARED BY TERRAMARK LAND SURVEYING, INC., DATED SEPTEMBER 14, 2007, RECORDED IN CONDOMINIUM PLAT BOOK 17 PAGES 430-437, AFORESAID RECORDS
REVISED DECEMBER 14, 2012, RECORDED IN CONDOMINIUM PB. 21 PGS. 123-130, AFORESAID RECDS
7. ALTA/ACSM LAND TITLE SURVEY FOR CRESCENT ACQUISITIONS, LLC PREPARED BY TERRAMARK LAND SURVEYING, INC., DATED MARCH 30, 2012 AND LAST REVISED DECEMBER 13, 2012
8. ALTA/ACSM LAND TITLE SURVEY FOR TERMINUS OFFICE HOLDINGS LLC, TERMINUS VENTURE T100 LLC, TERMINUS VENTURE T200 LLC, THE NORTHWESTERN MUTUAL LIFE INSURANCE COMPANY, COUSINS PROPERTIES INCORPORATED & FIRST AMERICAN TITLE INSURANCE COMPANY PREPARED BY TERRAMARK LAND SURVEYING, INC., DATED JANUARY 23, 2013 AND LAST REVISED ON FEBRUARY 21, 2013
9. ALTA/ACSM LAND TITLE SURVEY FOR CRESCENT TERMINUS VENTURE, LLC, BMPP TERMINUS, L.L.C., A DELAWARE LIMITED LIABILITY COMPANY PRUDENTIAL AFFORDABLE MORTGAGE COMPANY, LLC, FEDERAL HOME LOAN MORTGAGE CORPORATION THEIR SUCCESSORS AND ASSIGNS AND FIRST AMERICAN TITLE INSURANCE
PREPARED BY TERRAMARK LAND SURVEYING, INC., DATED DECEMBER 1, 2014

ALTA TABLE A NOTES

TABLE A NOTE 10 - OBSERVED RETAINING WALLS ARE SHOWN AND REFLECTED HEREON. THERE WERE NO OBSERVED SHARED OR PARTY WALLS OBSERVED BY THE SURVEYOR. SUBSURFACE OR BURIED WALLS MAY EXIST THAT THE SURVEYOR HAS NO KNOWLEDGE OF.

TABLE A NOTE 16 - AS OF THE DATE OF THE FIELDWORK SHOWN HEREON, THERE WAS NO OBSERVED RECENT EARTH MOVING WORK, BUILDING CONSTRUCTION OR BUILDING ADDITIONS ON THE SURVEYED PROPERTY.

PARKING COUNT

T-100 BUILDING

REGULAR SPACES:	299
HANDICAPPED SPACES:	3

T-200 BUILDING

REGULAR SPACES:	567
HANDICAPPED SPACES:	4

TERMINUS DECK:

REGULAR SPACES:	1,848
HANDICAPPED SPACES:	25
TOTAL:	
REGULAR SPACES:	2,714
HANDICAPPED SPACES:	32

AREA TABLE

T-100 AREA: 89,764 SQ.FT. OR 2.0607 AC.
T-200 AREA: 56,884 SQ.FT. OR 1.3059 AC.

ZONING CONDITIONS PER APPROVED ZONING PLAN CASE #06-0-0150

MAXIMUM BUILDING. HEIGHTS:
BLOCK A (T-100 OFFICE BUILDING): 485'
BLOCK B (T-100 PARKING STRUCTURE & CONDO. TOWER): 335'
BLOCK C (T-200): 400'

MAXIMUM FLOOR SPACE RESTRICTIONS:
RESIDENTIAL: 1,171,000 SQ. FT.
OFFICE: 1,160,000 SQ. FT.
RETAIL/RESTAURANT: 126,000 SQ. FT.
TOTAL SQ. FOOTAGE SHALL NOT EXCEED 2,457,000 SQ. FT.

MAXIMUM NUMBER OF PARKING SPACES: 4,119

SPECIAL NOTES

1. CERTIFICATION AND DECLARATION IS MADE TO THE ENTITIES AS LISTED IN THE TITLE BLOCK AND/OR CERTIFICATIONS, THE CERTIFICATIONS AND DECLARATIONS ON THIS PLAT ARE NOT TRANSFERABLE TO ADDITIONAL INSTITUTIONS OR SUBSEQUENT OWNERS.
2. SUBSURFACE AND ENVIRONMENTAL CONDITIONS WERE NOT EXAMINED OR CONSIDERED AS A PART OF THIS SURVEY. NO STATEMENT IS MADE CONCERNING THE EXISTENCE OF UNDERGROUND OR OVERHEAD CONTAINERS OR FACILITIES THAT MAY AFFECT THE USE OR DEVELOPMENT OF THIS PROPERTY.
3. PURSUANT TO RULE 180-6.09 OF THE GEORGIA STATE BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND SURVEYORS, THE TERM "CERTIFICATION" RELATING TO PROFESSIONAL ENGINEERING AND LAND SURVEYING SERVICES SHALL MEAN A SIGNED STATEMENT BASED UPON FACTS AND KNOWLEDGE KNOWN TO THE REGISTRANT AND IS NOT A GUARANTEE OR WARRANTY, EITHER EXPRESSED OR IMPLIED.

RECORDING CERTIFICATE

THIS PLAT IS A RETRACEMENT OF AN EXISTING PARCEL OR PARCELS OF LAND AND DOES NOT SUBDIVIDE OR CREATE A NEW PARCEL OR MAKE ANY CHANGES TO ANY REAL PROPERTY BOUNDARIES. THE RECORDING INFORMATION OF THE DOCUMENTS, MAPS, PLATS, OR OTHER INSTRUMENTS WHICH CREATED THE PARCEL OR PARCELS ARE STATED HEREON. RECORDATION OF THIS PLAT DOES NOT IMPLY APPROVAL OF ANY LOCAL JURISDICTION, AVAILABILITY OF PERMITS, COMPLIANCE WITH LOCAL REGULATIONS OR REQUIREMENTS, OR SUITABILITY FOR ANY USE OR PURPOSE OF THE LAND. FURTHERMORE, THE UNDERSIGNED LAND SURVEYOR CERTIFIES THAT THIS PLAT COMPLIES WITH THE MINIMUM TECHNICAL STANDARDS FOR PROPERTY SURVEYS IN GEORGIA AS SET FORTH IN THE RULES AND REGULATIONS OF THE GEORGIA BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND AS SET FORTH IN O.C.G.A. SECTION 15-6-67.

GEORGIA REGISTERED No. 3107 LAND SURVEYOR PAUL B. CANNON

PAUL B. CANNON, RLS
REGISTERED NUMBER: 2928

SURVEYOR'S CERTIFICATE

TO: TERMINUS VENTURE T100, LLC; TERMINUS VENTURE T200, LLC; COUSINS PROPERTIES LP; THE NORTHWESTERN MUTUAL LIFE INSURANCE COMPANY; CHICAGO TITLE INSURANCE COMPANY; FIRST AMERICAN TITLE INSURANCE COMPANY; AND THEIR RESPECTIVE SUCCESSORS AND ASSIGNS

THIS IS TO CERTIFY THAT THIS MAP OR SURVEY AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA / NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 2,3,4,6(a),6(b),7(a),7(b)(1),7(c),8,9,10,13,16,18,20(a) & 20(b) OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON OCTOBER 27, 2022. THE DATE OF THE SURVEY OR MAP IS NOVEMBER 1, 2022. LAST REVISED DECEMBER 5, 2022.

GEORGIA REGISTERED No. 3107 LAND SURVEYOR PAUL B. CANNON

PAUL B. CANNON, RLS
REGISTERED NUMBER: 2928

12/02/2022

TerraMark Land Surveying, Inc.
1396 Bells Ferry Road
Marietta, Georgia 30066
Phone No. (770) 421-1927
Fax No. (770) 421-0552
www.TerraMark.com
C. O. A.# LSF000810
TerraMark Professional Land Surveying

No	Revision	Date
#1	ADDRESSED COMMENTS	12/05/2022
#2		
#3		
#4		
#5		
#6		
#7		
#8		
PATH:	S: SURVEY 2004\ 2004-115\ DGN\ ALTA 2022.DGN	

Project No.	2004-115
Survey Crew:	TG
Drawn By:	JDW
Approved By:	PBC
Date:	11/01/2022
Scale:	1"=40'

ALTA/NSPS LAND TITLE SURVEY
FOR
TERMINUS VENTURE T100, LLC; TERMINUS VENTURE T200, LLC;
COUSINS PROPERTIES LP;
THE NORTHWESTERN MUTUAL LIFE INSURANCE COMPANY;
CHICAGO TITLE INSURANCE COMPANY;
FIRST AMERICAN TITLE INSURANCE COMPANY;
AND THEIR RESPECTIVE SUCCESSORS AND ASSIGNS
LOCATED IN
LAND LOTS 61 & 62, 17TH DISTRICT
CITY OF ATLANTA, FULTON COUNTY, GEORGIA

SHEET NO.
1/5
DRAWING# TM 04-115

TITLE NOTES

THIS BLOCK RESERVED FOR THE CLERK OF THE SUPERIOR COURT.

T-100 TITLE NOTES

ACCORDING TO THE "FIRM" (FLOOD INSURANCE RATE MAPS) OF FULTON COUNTY, GEORGIA, PANEL NUMBER 13121C02 F, DATED SEPTEMBER 18, 2013, NO PORTION OF THE SURVEYED PROPERTY APPEARS TO LIE WITHIN A SPECIAL FLOOD HAZARD AREA, SURVEYED PROPERTY APPEARS TO LIE WITHIN ZONE X ON THE AFORESAID "FIRM" MAP.

SUBJECT PROPERTY HAS PEDESTRIAN AND VEHICULAR ACCESS TO THE PUBLIC RIGHTS OF WAY OF PIEDMONT ROAD AND PEACHTREE ROAD AS SHOWN HEREON.

AS OF THE DATE OF THIS SURVEY, TITLE TO SUBJECT PROPERTY APPEARS TO BE VESTED IN TERMINUS VENTURE T100, LLC, A DELAWARE LIMITED LIABILITY COMPANY PER DEED BOOK 61722, PAGE 574, AS RECORDED AMONG THE LAND RECORDS OF FULTON COUNTY, GEORGIA.

THIS SURVEY WAS PREPARED WITH THE BENEFIT OF A COMMITMENT FOR TITLE INSURANCE PREPARED BY FIRST AMERICAN TITLE INSURANCE COMPANY, COMMITMENT NO, NCS-1151626-CH2 HAVING AN EFFECTIVE DATE OF COMMITMENT OF OCTOBER 5, 2022 AT 8:30 A.M, AND REVEALING THE FOLLOWING ENCUMBERANCES:

12. LIMITATION OF ACCESS AS CONTAINED IN THAT CERTAIN RIGHT OF WAY DEED FROM THE PRUDENTIAL INSURANCE COMPANY OF AMERICA TO GEORGIA DEPARTMENT OF TRANSPORTATION, DATED JANUARY 24, 1989, RECORDED IN DEED BOOK 12222, PAGE 204, AFORESAID RECORDS. **(AFFECTS TERMINUS 100 OFFICE COMPONENT, TERMINUS 200 OFFICE COMPONENT AND APPURTENANT PARCELS - SHOWN ON SURVEY)**

13. SEWER SERVICE AGREEMENT BY AND BETWEEN THE PRUDENTIAL INSURANCE COMPANY OF AMERICA AND THE CITY OF ATLANTA, A MUNICIPAL CORPORATION OF THE COUNTY OF FULTON, STATE OF GEORGIA, DATED DECEMBER 16, 1988, RECORDED IN DEED BOOK 12299, PAGE 150, AFORESAID RECORDS. **(AFFECTS TERMINUS 100 OFFICE COMPONENT - SHOWN ON SURVEY)**

14. CONVEYANCE OF ACCESS RIGHTS AND LIMITATION OF ACCESS AS CONTAINED IN THAT CERTAIN RIGHT OF WAY DEED FROM THE PRUDENTIAL INSURANCE COMPANY OF AMERICA TO THE GEORGIA DEPARTMENT OF TRANSPORTATION, DATED MAY 4, 1990, RECORDED IN DEED BOOK 13388, PAGE 90, AFORESAID RECORDS. **(AFFECTS TERMINUS 100 OFFICE COMPONENT - SHOWN ON SURVEY)**

15. INDEMNITY AGREEMENT FROM BRE/ATLANTA, L.L.C, TO THE CITY OF ATLANTA, DATED SEPTEMBER 1, 1999, RECORDED IN DEED BOOK 27541, PAGE 8, AFORESAID RECORDS. **(AFFECTS TERMINUS 100 OFFICE COMPONENT, TERMINUS 200 OFFICE COMPONENT AND APPURTENANT PARCELS - UNABLE TO PLOT ON SURVEY)**

16. INDEMNITY AGREEMENT BY AND BETWEEN 3280 PEACHTREE I, LLC AND CITY OF ATLANTA, DATED APRIL 24, 2007, RECORDED IN DEED BOOK 44881, PAGE 144, AFORESAID RECORDS. **(AFFECTS TERMINUS 100 OFFICE COMPONENT, PIEDMONT PARKING COMPONENT, TERMINUS 200 OFFICE COMPONENT AND APPURTENANT PARCELS - SHOWN ON SURVEY)**

17. GRANT OF EASEMENT BY AND BETWEEN COMCAST OF GEORGIA, INC. AND 3280 PEACHTREE I LLC, DATED FEBRUARY 7, 2007, RECORDED IN DEED BOOK 45301, PAGE 632, AFORESAID RECORDS. **(AFFECTS TERMINUS 100 OFFICE COMPONENT - SHOWN ON SURVEY)**

18. EASEMENT BY AND BETWEEN ALAN B, SROCHI AND PEACHTREE PIEDMONT ASSOCIATES, A GEORGIA LIMITED PARTNERSHIP, DATED OCTOBER 22, 1974, RECORDED IN DEED BOOK 6167, PAGE 1, FULTON COUNTY, GEORGIA RECORDS; AS AFFECTED BY THAT CERTAIN AMENDMENT TO 1974 EASEMENT AGREEMENT BY AND BETWEEN TOPFER PLACE, L.P. AND 3280 PEACHTREE II LLC, DATED SEPTEMBER 19, 2007, RECORDED IN DEED BOOK 45794, PAGE 450, AFORESAID RECORDS; AS AFFECTED BY THAT CERTAIN CONSENT AGREEMENT BY TEACHERS INSURANCE AND ANNUITY ASSOCIATION OF AMERICA AND TOWER PLACE, L.P., DATED AS OF SEPTEMBER 19, 2007, RECORDED IN DEED BOOK 45794, PAGE 463, AFORESAID RECORDS. **(AFFECTS APPURTENANT PARCELS - SHOWN ON SURVEY)**

19. CONVEYANCE OF ACCESS RIGHTS AND DUAL EXIT DRIVEWAY AGREEMENT FROM THE PRUDENTIAL INSURANCE COMPANY OF AMERICA TO THE DEPARTMENT OF TRANSPORTATION, STATE OF GEORGIA, DATED JANUARY 24, 1989, RECORDED IN DEED BOOK 12222, PAGE 202, AFORESAID RECORDS. **(AFFECTS APPURTENANT PARCEL - SHOWN ON SURVEY)**

20. TERMS AND PROVISIONS OF THAT CERTAIN PARCEL C ACCESS EASEMENT AGREEMENT, BY AND BETWEEN P&L CITY CENTER, LLC, A GEORGIA LIMITED LIABILITY COMPANY AN WN CITY CENTER, L.P., A DELAWARE LIMITED PARTNERSHIP, DATED FEBRUARY 20, 2004, FILED FOR RECORD FEBRUARY 24, 2004, AND RECORDED IN DEED BOOK 39277, PAGE 77, AFORESAID RECORDS; AS AFFECTED BY THAT CERTAIN CORRECTIVE AMENDMENT TO PARCEL C ACCESS EASEMENT AGREEMENT, DATED FEBRUARY 26, 2004, FILED FOR RECORD MARCH 5, 2004, AND RECORDED IN DEED BOOK 39515, PAGE 553, AFORESAID RECORDS. **(AFFECTS APPURTENANT EASEMENTS ONLY)**

21. RECIPROCAL EASEMENT AGREEMENT AND TERMINATION OF GRANT OF EASEMENT AMONG REGENT TOWER HOLDINGS, LLC, TOWER PLACE, L.P. AND P&L CITY CENTER, LLC, DATED AS OF SEPTEMBER 30, 2004, RECORDED IN DEED BOOK 39572, PAGE 158, AFORESAID RECORDS; AS AFFECTED BY ASSIGNMENT AND ASSUMPTION OF APPOINTED PROPERTY OWNER'S RIGHTS BY AND BETWEEN P&L CITY CENTER, LLC ("ASSIGNOR" AND 3280 PEACHTREE I, LLC ("ASSIGNEE"), DATED MARCH 2, 2005, RECORDED IN DEED BOOK 39515, PAGE 607, AFORESAID RECORDS; AS AFFECTED BY THAT CERTAIN FIRST AMENDMENT TO RECIPROCAL EASEMENT AGREEMENT AND TERMINATION OF GRANT OF EASEMENT BETWEEN AND AMONG REGENT TOWER HOLDINGS, LLC, TOWER PLACE, L.P. AND 3280 PEACHTREE I LLC, DATED AS OF AUGUST 15, 2007, RECORDED IN DEED BOOK 45557, PAGE 528, AFORESAID RECORDS; AND AS AFFECTED BY CONSENT AGREEMENT OF DEVELOPMENT AUTHORITY OF FULTON COUNTY, DATED SEPTEMBER 28, 2007, RECORDED IN DEED BOOK 45794, PAGE 502, AFORESAID RECORDS; AS AFFECTED BY THAT CERTAIN ASSIGNMENT AND ASSUMPTION OF APPOINTED PROPERTY OWNER'S RIGHTS FROM 3280 PEACHTREE I LLC, A GEORGIA LIMITED LIABILITY COMPANY, AND TERMINUS VENTURE T100 LLC, A DELAWARE LIMITED LIABILITY COMPANY, DATED FEBRUARY 6, 2013, FILED FEBRUARY 8, 2013, AND RECORDED IN DEED BOOK 52244, PAGE 372, AFORESAID RECORDS; AND AS AFFECTED BY THAT CERTAIN ASSIGNMENT OF APO STATUS; BY AND BETWEEN TOWER PLACE, L.P., A GEORGIA LIMITED PARTNERSHIP, AND TPL PROPERTY OWNER, L.P., A DELAWARE LIMITED PARTNERSHIP, DATED JULY 1, 2015, FILED FOR RECORD JULY 6, 2015, AND RECORDED IN DEED BOOK 55120, PAGE 498, AFORESAID RECORDS. **(AFFECTS TERMINUS 200 OFFICE COMPONENT AND APPURTENANT PARCELS - SHOWN ON SURVEY)**

22. TERMS AND PROVISIONS OF THAT CERTAIN EASEMENT AGREEMENT, BY AND BETWEEN 3280 PEACHTREE II, LLC, A GEORGIA LIMITED LIABILITY COMPANY AND P&L CITY CENTER, LLC, A GEORGIA LIMITED LIABILITY COMPANY, DATED MARCH 2, 2005, FILED FOR RECORD MARCH 3, 2005, AND RECORDED IN DEED BOOK 39515, PAGE 624, AFORESAID RECORDS. **(AFFECTS APPURTENANT EASEMENTS ONLY)**

23. USE RESTRICTIONS AS CONTAINED IN THAT CERTAIN LIMITED WARRANTY DEED FROM P&L CITY CENTER, LLC, A GEORGIA LIMITED LIABILITY COMPANY TO 3280 PEACHTREE II LLC, A GEORGIA LIMITED LIABILITY COMPANY, DATED MARCH 2, 2005, FILED FOR RECORD MARCH 3, 2005, AND RECORDED IN DEED BOOK 39515, PAGE 611, AFORESAID RECORDS; AND AS AFFECTED BY THAT CERTAIN MEMORANDUM OF ASSIGNMENT OF INTERESTS IN RIGHT OF FIRST OFFER AGREEMENT FROM 3280 PEACHTREE II LLC, A GEORGIA LIMITED LIABILITY COMPANY TO 3280 PEACHTREE I, LLC, A GEORGIA LIMITED LIABILITY COMPANY, DATED JUNE 30, 2005, FILED FOR RECORD JULY 1, 2005, RECORDED IN DEED BOOK 40620, PAGE 531, AFORESAID RECORDS. **(AFFECTS APPURTENANT EASEMENTS ONLY)**

24. TEMPORARY CONSTRUCTION AND RELATED EASEMENTS AGREEMENT BY AND BETWEEN TOWER PLACE, L.P., AND 3280 PEACHTREE I, LLC, DATED AS OF AUGUST 15, 2007, RECORDED IN DEED BOOK 45557, PAGE 560, AFORESAID RECORDS. **(AFFECTS TERMINUS 200 OFFICE COMPONENT AND APPURTENANT PARCELS - SHOWN ON SURVEY WHERE PLOTTABLE; UNABLE TO PLOT MANY ITEMS DUE TO DOCUMENTS BEING ILLEGIBLE)**

25. RELINQUISHMENT OF ACCESS RIGHTS AS CONTAINED IN THAT RIGHT-OF-WAY DEED FROM 3280 PEACHTREE I LLC TO THE DEPARTMENT OF TRANSPORTATION, DATED MAY 6, 2005, RECORDED IN DEED BOOK 40281, PAGE 351, AFORESAID RECORDS; AS AFFECTED BY THAT CERTAIN CORRECTIVE RIGHT-OF-WAY DEED BY 3280 PEACHTREE I LLC AND THE DEPARTMENT OF TRANSPORTATION, DATED JULY 30, 2007, RECORDED IN DEED BOOK 45738, PAGE 583, AFORESAID RECORDS. **(AFFECTS TERMINUS 100 OFFICE COMPONENT, TERMINUS 200 OFFICE COMPONENT AND APPURTENANT PARCELS ONLY - SHOWN ON SURVEY)**

26. TERMS AND PROVISIONS OF THAT CERTAIN CONSENT AGREEMENT OF DEVELOPMENT AUTHORITY OF FULTON COUNTY, DATED SEPTEMBER 28, 2007, RECORDED IN DEED BOOK 45794, PAGE 509, AFORESAID RECORDS. **(AFFECTS TERMINUS 200 OFFICE COMPONENT AND APPURTENANT PARCELS - SHOWN ON SURVEY WHERE PLOTTABLE; UNABLE TO PLOT MANY ITEMS DUE TO DOCUMENTS BEING ILLEGIBLE)**

27. EASEMENT AGREEMENT BY THE DEVELOPMENT AUTHORITY OF FULTON COUNTY, TERMINUS 200 LLC, 3280 PEACHTREE II,LLC, AND ATLANTA GAS LIGHT COMPANY, DATED AS OF MARCH 6, 2008, RECORDED IN DEED BOOK 46572, PAGE 194, AFORESAID RECORDS; AS AFFECTED BY THAT CERTAIN CONSENT AGREEMENT BY WELLS FARGO BANK, NATIONAL ASSOCIATION, DATED AS OF MARCH 6, 2008, RECORDED IN DEED BOOK 46572, PAGE 208, AFORESAID RECORDS. **(AFFECTS TERMINUS 200 OFFICE COMPONENT AND APPURTENANT PARCELS - SHOWN ON SURVEY)**

28. EASEMENT AGREEMENT BY AND BETWEEN TERMINUS 200 LLC AND GEORGIA POWER COMPANY, DATED AS OF MAY 6, 2008, RECORDED IN DEED BOOK 46717, PAGE 302, AFORESAID RECORDS; AS AFFECTED BY CONSENT AGREEMENT BY WELLS FARGO BANK, NATIONAL ASSOCIATION, EFFECTIVE AS OF APRIL 2, 2008, RECORDED IN DEED BOOK 46717, PAGE 315, AFORESAID RECORDS; AND AS AFFECTED BY CONSENT AGREEMENT OF DEVELOPMENT AUTHORITY OF FULTON COUNTY, EFFECTIVE AS OF MAY 6, 2008, RECORDED IN DEED BOOK 46717, PAGE 318, AFORESAID RECORDS. **(AFFECTS TERMINUS 200 OFFICE COMPONENT - SHOWN ON SURVEY)**

29. AGREEMENT REGARDING WATER SYSTEM BY AND AMONG TERMINUS 200 LLC, 3280 PEACHTREE I LLC, TERMINUS MASTER CONDOMINIUM ASSOCIATION, INC., AND THE CITY OF ATLANTA, DATED SEPTEMBER 16, 2008, RECORDED IN DEED BOOK 47190, PAGE 429, AFORESAID RECORDS; AS AFFECTED BY THAT CERTAIN CONSENT AGREEMENT BY DEVELOPMENT AUTHORITY OF FULTON COUNTY, DATED APRIL 3, 2008, RECORDED IN DEED BOOK 47190, PAGE 450, AFORESAID RECORDS; AS AFFECTED BY THAT CERTAIN CONSENT AGREEMENT OF WELLS FARGO BANK, NATIONAL ASSOCIATION, AS ADMINISTRATIVE AGENT, DATED APRIL 30, 2008, RECORDED IN DEED BOOK 47190 PAGE 454, AFORESAID RECORDS. **(AFFECTS TERMINUS 200 OFFICE COMPONENT AND APPURTENANT PARCELS - UNPLOTABLE)**

30. RECIPROCAL UTILITY EASEMENTS AGREEMENT BETWEEN AND AMONG TERMINUS 200 LLC, THE DEVELOPMENT AUTHORITY OF FULTON COUNTY, 3280 PEACHTREE I LLC, AND TERMINUS MASTER CONDOMINIUM ASSOCIATION, DATED AS OF MAY 5, 2010, RECORDED IN DEED BOOK 48996, PAGE 375, AFORESAID RECORDS; AS AFFECTED BY THAT CERTAIN CONSENT AGREEMENT BY WELLS FARGO BANK, NATIONAL ASSOCIATION, DATED AS OF MAY 5, 2010, RECORDED IN DEED BOOK 48996, PAGE 422, AFORESAID RECORDS. **(AFFECTS TERMINUS 200 OFFICE COMPONENT AND APPURTENANT PARCELS - SHOWN ON SURVEY)**

31. TEMPORARY CONSTRUCTION EASEMENT AGREEMENT AND TERMINATION OF PRIOR COOLING TOWER EASEMENT BY AND BETWEEN HMC HT LP AND 3280 PEACHTREE I LLC, DATED NOVEMBER 6, 2012, RECORDED IN DEED BOOK 51900, PAGE 12, AFORESAID RECORDS. **(AFFECTS APPURTENANT PARCELS ONLY - SHOWN ON SURVEY)**

32. SUPPLEMENTAL PARKING EASEMENT AGREEMENT BETWEEN AND AMONG 3280 PEACHTREE I LLC, MSREF/COUSINS TERMINUS 200 LLC AND THE DEVELOPMENT AUTHORITY OF FULTON COUNTY, DATED NOVEMBER 10, 2011, RECORDED IN DEED BOOK 50817, PAGE 287, AFORESAID RECORDS; SAID SUPPLEMENTAL PARKING EASEMENT AGREEMENT BEING CONSENTED TO BY THE NORTHWESTERN MUTUAL LIFE INSURANCE COMPANY BY CONSENT AGREEMENT DATED NOVEMBER 10, 2011, RECORDED IN DEED BOOK 50817, PAGE 294, AFORESAID RECORDS, AND BY WELLS FARGO BANK, NATIONAL ASSOCIATION BY CONSENT AGREEMENT DATED NOVEMBER 10, 2011, RECORDED IN DEED BOOK 50817, PAGE 297, AFORESAID RECORDS; AS AFFECTED BY THAT CERTAIN RESIDENTIAL COMPONENT PARKING EASEMENT AGREEMENT BY AND BETWEEN CRESCENT TERMINUS VENTURE, LLC AND 3280 PEACHTREE I LLC, DATED AS OF DECEMBER 20, 2012, RECORDED IN DEED BOOK 52050, PAGE 387, AFORESAID RECORDS. **(AFFECTS TERMINUS 100 OFFICE COMPONENT, PIEDMONT PARKING COMPONENT, TERMINUS 200 OFFICE COMPONENT AND APPURTENANT PARCELS - UNPLOTABLE)**

33. TEMPORARY CONSTRUCTION EASEMENT AND ACCESS EASEMENT AGREEMENT BY AND BETWEEN MSREF/COUSINS TERMINUS 200 LLC AND 3280 PEACHTREE I LLC, DATED DECEMBER 14, 2012, RECORDED IN DEED BOOK 52016, PAGE 682, AFORESAID RECORDS; AS AFFECTED BY THAT CONSENT AGREEMENT BY DEVELOPMENT AUTHORITY OF FULTON COUNTY, DATED DECEMBER 14, 2012, RECORDED IN DEED BOOK 52016, PAGE 691, AFORESAID RECORDS; AS AFFECTED BY THAT CERTAIN MORTGAGEE CONSENT BY WELLS FARGO BANK, NATIONAL ASSOCIATION, DATED DECEMBER 14, 2012, RECORDED IN DEED BOOK 52016, PAGE 696, AFORESAID RECORDS. **(AFFECTS TERMINUS 200 OFFICE COMPONENT AND APPURTENANT PARCELS - SHOWN ON SURVEY)**

34. TEMPORARY CRANE SWING EASEMENT AGREEMENT BY AND BETWEEN MSREF/COUSINS TERMINUS 200 LLC AND CRESCENT TERMINUS VENTURE, LLC, DATED AS OF DECEMBER 20, 2012, RECORDED IN DEED BOOK 52050, PAGE 366, AFORESAID RECORDS. **(AFFECTS TERMINUS 200 OFFICE COMPONENT AND APPURTENANT PARCELS - SHOWN ON SURVEY)**

35. SUPPLEMENTAL DECLARATION OF EASEMENTS, COVENANTS, CONDITIONS AND RESTRICTIONS FOR RESIDENTIAL COMPONENT #1 AND RESIDENTIAL COMPONENT #2 OF TERMINUS, A MASTER DECLARATION, BY 3280 PEACHTREE I, LLC, DATED DECEMBER 20, 2012, RECORDED IN DEED BOOK 52050, PAGE 295, AFORESAID RECORDS; AND AS AFFECTED BY THAT CERTAIN FIRST AMENDMENT TO SUPPLEMENTAL DECLARATION OF EASEMENTS, COVENANTS, CONDITIONS AND RESTRICTIONS FOR RESIDENTIAL COMPONENT #1 AND RESIDENTIAL COMPONENT #2 OF TERMINUS, A MASTER CONDOMINIUM AND ASSIGNMENT OF DECLARANT'S RIGHTS BY AND BETWEEN 3280 PEACHTREE I LLC, A GEORGIA LIMITED LIABILITY COMPANY, CRESCENT TERMINUS VENTURE, LLC, A DELAWARE LIMITED LIABILITY COMPANY AND TERMINUS VENTURE T100, LLC, A DELAWARE LIMITED LIABILITY COMPANY, DATED FEBRUARY 6 2013, FILED FOR RECORD FEBRUARY 8, 2013, AND RECORDED IN DEED BOOK 52244, PAGE 372, AFORESAID RECORDS. **(AFFECTS APPURTENANT PARCELS - SHOWN ON SURVEY)**

36. AMENDED, MODIFIED AND RESTATED DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS; EASEMENTS; RESTRICTIONS; RESERVATIONS AND GRANT OF DEVELOPMENT RIGHTS IN LIMITED WARRANTY DEED; OFF-SITE DEVELOPMENT AGREEMENT; AND MODIFICATION OF EASEMENTS, COVENANTS, CONDITIONS, RESTRICTIONS AND OTHER AGREEMENTS BY AND BETWEEN HMC HT LLC, A DELAWARE LIMITED LIABILITY COMPANY, 3280 PEACHTREE I LLC, AND TERMINUS MASTER CONDOMINIUM ASSOCIATION, INC., A GEORGIA NON-PROFIT CORPORATION AND BRE/ATLANTA L.L.C., A DELAWARE LIMITED LIABILITY COMPANY, DATED AS OF AUGUST 9, 2010, RECORDED IN DEED BOOK 49004, PAGE 285, AFORESAID RECORDS; AS AFFECTED BY THAT CERTAIN ASSIGNMENT OF DECLARANT'S RIGHTS FROM BRE/ATLANTA L.L.C., A DELAWARE LIMITED LIABILITY COMPANY ("ASSIGNOR") TO P&L CITY CENTER, LLC, A GEORGIA LIMITED LIABILITY COMPANY ("ASSIGNEE"), DATED JANUARY 29, 2004, RECORDED IN DEED BOOK 39974, PAGE 615, AFORESAID RECORDS; AS AFFECTED BY THAT CERTAIN ASSIGNMENT AGREEMENT BETWEEN P&L CITY CENTER, LLC AND HMC HT LLC, DATED MAY 19, 2004, RECORDED IN DEED BOOK 39894, PAGE 14, AFORESAID RECORDS; AS AFFECTED BY ASSIGNMENT AND ASSUMPTION AGREEMENT AND RELEASE BY AND BETWEEN THE SAME PARTIES, DATED FEBRUARY 25, 2005, RECORDED IN DEED BOOK 40116, PAGE 620, AFORESAID RECORDS; AS AFFECTED BY RELOCATION OF DRAINAGE EASEMENT AGREEMENT BY P&L CITY CENTER, LLC DATED FEBRUARY 28, 2005, RECORDED IN DEED BOOK 40116, PAGE 641, AFORESAID RECORDS; AS AFFECTED BY ASSIGNMENT AND ASSUMPTION OF DECLARANT'S RIGHTS DATED MARCH 2, 2005 BY AND BETWEEN P&L CITY CENTER, LLC ("ASSIGNOR") AND 3280 PEACHTREE II LLC ("ASSIGNEE"), DATED MARCH 2, 2005, RECORDED IN DEED BOOK 40281, PAGE 601, AFORESAID RECORDS; AS AFFECTED BY THAT CERTAIN FIRST AMENDMENT TO AMENDED, MODIFIED AND RESTATED DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS; EASEMENTS; RESTRICTIONS, RESERVATIONS AND GRANT OF DEVELOPMENT RIGHTS IN LIMITED WARRANTY DEED; OFF-SITE DEVELOPMENT AGREEMENT; AND MODIFICATION OF EASEMENTS, COVENANTS, CONDITIONS, RESTRICTIONS AND OTHER AGREEMENTS BY AND BETWEEN 3280 PEACHTREE II, LLC, HMC HT LLC, CITY CENTER PROPERTY OWNERS ASSOCIATION, INC., AND TERMINUS MASTER CONDOMINIUM ASSOCIATION, INC., AS SUCCESSOR IN INTEREST TO WN CITY CENTER, L.P., DATED MAY 18, 2006, RECORDED IN DEED BOOK 42620, PAGE 541, AFORESAID RECORDS; AS AFFECTED BY THAT CERTAIN THIRD AMENDMENT TO AMENDED, MODIFIED AND RESTATED DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS; EASEMENTS, RESTRICTIONS, RESERVATIONS AND GRANT OF DEVELOPMENT RIGHTS IN LIMITED WARRANTY DEED; OFF-SITE DEVELOPMENT AGREEMENT; AND MODIFICATION OF EASEMENTS, COVENANTS, CONDITIONS, RESTRICTIONS AND OTHER AGREEMENTS BY AND AMONG 3280 PEACHTREE II,LLC, HMC HT LLC, P&L CITY CENTER, LLC, AND REALM MASTER CONDOMINIUM ASSOCIATION, INC., AS SUCCESSOR IN INTEREST TO WN CITY CENTER, L.P., DATED AS OF DECEMBER 6, 2007, RECORDED IN DEED BOOK 46064, PAGE 434, AFORESAID RECORDS; SAID THIRD AMENDMENT AFFECTED BY THOSE CERTAIN CONSENT AGREEMENTS BY DEVELOPMENT AUTHORITY OF FULTON COUNTY, DATED DECEMBER 6, 2007, RECORDED IN DEED BOOK 46064, PAGE 429, AFORESAID RECORDS, BY THE NORTHWESTERN MUTUAL LIFE INSURANCE COMPANY, DATED DECEMBER 6, 2007, RECORDED IN DEED BOOK 46064, PAGE 434, AFORESAID RECORDS, AND BY 3280 PEACHTREE I, LLC, TERMINUS PLACE, LLC, DATED DECEMBER 6, 2007, RECORDED IN DEED BOOK 46064, PAGE 434, AFORESAID RECORDS; AND AS AFFECTED BY THAT CERTAIN FOURTH AMENDMENT TO AMENDED, MODIFIED AND RESTATED DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS; EASEMENTS, RESTRICTIONS, RESERVATIONS AND GRANT OF DEVELOPMENT RIGHTS IN LIMITED WARRANTY DEED; OFF-SITE DEVELOPMENT AGREEMENT; AND MODIFICATION OF EASEMENTS, COVENANTS, CONDITIONS, RESTRICTIONS AND OTHER AGREEMENTS BY AND AMONG 3280 PEACHTREE II,LLC, HMC HT LLC, P&L CITY CENTER, LLC, AND REALM MASTER CONDOMINIUM ASSOCIATION, INC., AS SUCCESSOR IN INTEREST TO WN CITY CENTER, L.P., DATED AS OF DECEMBER 6, 2007, RECORDED IN DEED BOOK 46064, PAGE 453, AFORESAID RECORDS; AS AFFECTED BY CONSENT BY THE NORTHWESTERN MUTUAL LIFE INSURANCE COMPANY, DATED AS OF DECEMBER 6, 2007, RECORDED IN DEED BOOK 46064, PAGE 458, AFORESAID RECORDS; AND AS AFFECTED BY CONSENT BY DEVELOPMENT AUTHORITY OF FULTON COUNTY, DATED AS OF DECEMBER 6, 2007, RECORDED IN DEED BOOK 46064, PAGE 464, AFORESAID RECORDS; AS AFFECTED BY THAT SECOND AMENDMENT TO SUPPLEMENTAL DECLARATION OF EASEMENTS, COVENANTS, CONDITIONS AND RESTRICTIONS FOR TERMINUS 100, TERMINUS 200 AND 10 TERMINUS PLACE CONDOMINIUM BY 3280 PEACHTREE I LLC, DATED NOVEMBER 15, 2012, RECORDED IN DEED BOOK 52017, PAGE 1, AFORESAID RECORDS; AS AFFECTED BY THAT CERTAIN ASSIGNMENT AND ASSUMPTION OF DECLARANT'S RIGHTS, DATED FEBRUARY 6, 2013, FILED FOR RECORD FEBRUARY 8, 2013, AND RECORDED IN DEED BOOK 52244, PAGE 366, AFORESAID RECORDS; AND AS AFFECTED BY THAT CERTAIN FIRST AMENDMENT TO SUPPLEMENTAL DECLARATION OF EASEMENTS, COVENANTS, CONDITIONS AND RESTRICTIONS FOR RESIDENTIAL COMPONENT #1 AND RESIDENTIAL COMPONENT #2 OF TERMINUS, A MASTER DECLARATION OF CONDOMINIUM FOR TERMINUS, A MASTER CONDOMINIUM BY 3280 PEACHTREE I LLC, AS DECLARANT DATED MAY 12, 2008, RECORDED IN DEED BOOK 46822, PAGE 218, AFORESAID RECORDS; AS AFFECTED BY THAT CERTAIN CONSENT AGREEMENT OF WELLS FARGO BANK, NATIONAL ASSOCIATION, AS ADMINISTRATIVE AGENT, DATED AUGUST 1, 1990, RECORDED IN DEED BOOK 14161, PAGE 194, AFORESAID RECORDS. **(AFFECTS TERMINUS 100 OFFICE COMPONENT, PIEDMONT PARKING COMPONENT AND APPURTENANT PARCELS - UNABLE TO PLOT ON SURVEY, UNPLOTABLE)**

37. INDEMNITY AGREEMENT BY AND BETWEEN 3280 PEACHTREE I LLC AND CITY OF ATLANTA, DATED APRIL 24, 2007, RECORDED IN DEED BOOK 44881, PAGE 140, AFORESAID RECORDS. **(AFFECTS TERMINUS 100 OFFICE COMPONENT, PIEDMONT PARKING COMPONENT, TERMINUS 200 OFFICE COMPONENT AND APPURTENANT PARCELS - SHOWN ON SURVEY)**

38. SUPPLEMENTAL DECLARATION OF EASEMENTS, COVENANTS, CONDITIONS AND RESTRICTIONS FOR TERMINUS 100, TERMINUS 200 AND 10 TERMINUS PLACE CONDOMINIUM MADE BY 3280 PEACHTREE I LLC, DATED AS OF APRIL 23, 2007, RECORDED IN DEED BOOK 45763, PAGE 312, AFORESAID RECORDS; AND AS AFFECTED BY CONSENT AGREEMENT OF DEVELOPMENT AUTHORITY OF FULTON COUNTY, DATED SEPTEMBER 28, 2007, RECORDED IN DEED BOOK 45794, PAGE 495, AFORESAID RECORDS; AS AFFECTED BY THAT CERTAIN FIRST AMENDMENT TO SUPPLEMENTAL DECLARATION OF EASEMENTS, COVENANTS, CONDITIONS AND RESTRICTIONS FOR TERMINUS 100, TERMINUS 200 AND 10 TERMINUS PLACE CONDOMINIUM MADE BY 3280 PEACHTREE I LLC, DATED AS OF DECEMBER 6, 2007, RECORDED IN DEED BOOK 46064, PAGE 452, AFORESAID RECORDS; AS AFFECTED BY CONSENT BY 3280 PEACHTREE III LLC, DATED AS OF DECEMBER 6, 2007, RECORDED IN DEED BOOK 46064, PAGE 453, AFORESAID RECORDS; AS AFFECTED BY CONSENT BY THE NORTHWESTERN MUTUAL LIFE INSURANCE COMPANY, DATED AS OF DECEMBER 6, 2007, RECORDED IN DEED BOOK 46064, PAGE 458, AFORESAID RECORDS; AND AS AFFECTED BY CONSENT BY DEVELOPMENT AUTHORITY OF FULTON COUNTY, DATED AS OF DECEMBER 6, 2007, RECORDED IN DEED BOOK 46064, PAGE 464, AFORESAID RECORDS; AS AFFECTED BY THAT SECOND AMENDMENT TO SUPPLEMENTAL DECLARATION OF EASEMENTS, COVENANTS, CONDITIONS AND RESTRICTIONS FOR TERMINUS 100, TERMINUS 200 AND 10 TERMINUS PLACE CONDOMINIUM BY 3280 PEACHTREE I LLC, DATED NOVEMBER 15, 2012, RECORDED IN DEED BOOK 52017, PAGE 1, AFORESAID RECORDS; AS AFFECTED BY THAT CERTAIN ASSIGNMENT AND ASSUMPTION OF DECLARANT'S RIGHTS, DATED FEBRUARY 6, 2013, FILED FOR RECORD FEBRUARY 8, 2013, AND RECORDED IN DEED BOOK 52244, PAGE 366, AFORESAID RECORDS; AND AS AFFECTED BY THAT CERTAIN AMENDMENT TO SUPPLEMENTAL DECLARATION OF EASEMENTS, COVENANTS, CONDITIONS AND RESTRICTIONS FOR TERMINUS 100, TERMINUS 200 AND 10 TERMINUS PLACE CONDOMINIUM BY 3280 PEACHTREE I LLC, DATED NOVEMBER 19, 2012, RECORDED IN DEED BOOK 52050, PAGE 358, AFORESAID RECORDS. **(AFFECTS TERMINUS 100 OFFICE COMPONENT, PIEDMONT PARKING COMPONENT, TERMINUS 200 OFFICE COMPONENT AND APPURTENANT PARCELS - SHOWN ON SURVEY)**

39. DECLARATION OF CONDOMINIUM FOR TERMINUS, A MASTER CONDOMINIUM BY 3280 PEACHTREE I LLC, DATED SEPTEMBER 27, 2007, RECORDED IN DEED BOOK 45763, PAGE 506, AFORESAID RECORDS; AS AFFECTED BY THAT CERTAIN CONSENT AGREEMENT BY DEVELOPMENT AUTHORITY OF FULTON COUNTY, DATED SEPTEMBER 28, 2007, RECORDED IN DEED BOOK 45794, PAGE 566, AFORESAID RECORDS; AS AFFECTED BY THAT CERTAIN CONSENT AGREEMENT BY DEVELOPMENT AUTHORITY OF FULTON COUNTY, DATED JANUARY 24, 1989, RECORDED IN DEED BOOK 12222, PAGE 202, AFORESAID RECORDS. **(AFFECTS APPURTENANT PARCELS - UNPLOTABLE)**

40. MATTERS AS SHOWN ON THAT CERTAIN PLAT RECORDED IN CONDOMINIUM FLOOR PLANS BOOK 37, PAGE 56, AFORESAID RECORDS. **(AFFECTS TERMINUS 100 OFFICE COMPONENT, PIEDMONT PARKING COMPONENT AND APPURTENANT PARCELS - UNABLE TO PLOT ON SURVEY, UNPLOTABLE)**

41. MATTERS AS SHOWN ON THAT CERTAIN PLAT RECORDED IN CONDOMINIUM FLOOR PLAN BOOK 39, PAGES 127-138, AFORESAID RECORDS. **(AFFECTS TERMINUS 100 OFFICE COMPONENT, PIEDMONT PARKING COMPONENT AND APPURTENANT PARCELS - UNPLOTABLE)**

42. MATTERS AS SHOWN ON THAT CERTAIN PLAT RECORDED IN CONDOMINIUM PLAT BOOK 17, PAGE 430, AFORESAID RECORDS. **(AFFECTS TERMINUS 100 OFFICE COMPONENT, PIEDMONT PARKING COMPONENT AND APPURTENANT PARCELS - SHOWN ON SURVEY)**

43. MATTERS AS SHOWN ON THAT CERTAIN PLAT RECORDED IN CONDOMINIUM PLAT BOOK 18, PAGES 106-115, AFORESAID RECORDS. **(AFFECTS TERMINUS 100 OFFICE COMPONENT, PIEDMONT PARKING COMPONENT AND APPURTENANT PARCELS - SHOWN ON SURVEY)**

44. MATTERS AS SHOWN ON THAT CERTAIN PLAT RECORDED IN CONDOMINIUM PLAT BOOK 21, PAGES 123-130, AFORESAID RECORDS. **(AFFECTS TERMINUS 100 OFFICE COMPONENT, PIEDMONT PARKING COMPONENT AND APPURTENANT PARCELS - SHOWN ON SURVEY)**

45. EASEMENT AGREEMENT BY AND BETWEEN 3280 PEACHTREE I LLC AND 3280 PEACHTREE II LLC AND GEORGIA POWER COMPANY, DATED MAY 24, 2005, RECORDED IN DEED BOOK 40244, PAGE 320, AFORESAID RECORDS. **(AFFECTS TERMINUS 100 OFFICE COMPONENT, PIEDMONT PARKING COMPONENT AND APPURTENANT PARCELS ONLY - SHOWN ON SURVEY)**

46. EASEMENTS CONTAINED IN RIGHT OF WAY DEED FROM 3280 PEACHTREE I LLC TO DEPARTMENT OF TRANSPORTATION, DATED AUGUST 8, 2005, RECORDED IN D

TERIMINUS 200

TERIMINUS 100

THIS BLOCK RESERVED FOR THE CLERK OF THE SUPERIOR COURT.

GRID IGA, WEST ZONE (NAD83)

DETAIL "A"
N.T.S.

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)
- CLEAN OUT (CO)
- GREASE TRAP (GT)
- IRRIGATION CONTROL VALVE
- FIRE HYDRANT (FH)
- WATER VALVE (WV)
- WATER METER (WM)
- REDUCED PRESSURE BACKFLOW PREVENTER
- DOUBLE CHECK VALVE ASSEMBLY
- AIR CONDITIONER (AC)
- ELECTRIC METER (EM)
- ELECTRIC UTILITY
- LIGHT POLE (LP)
- POWER POLE WITH LIGHT
- POWER POLE (PP)
- UTILITY MANHOLE (UM)
- SPOTLIGHT
- GAS METER (GM)
- GAS VALVE (GV)
- TELEPHONE PEDESTAL
- COMMUNICATION BOX
- TRAFFIC SIGNAL
- BOLLARD (BO)
- MAIL BOX
- SIGN
- CROSSWALK SIGNAL
- X 1000.00 SPOT ELEVATION
- CONCRETE AREA
- OVERHANG AREA
- RIP-RAP AREA
- BRICK AREA
- TREELINE

EASEMENT LEGEND

- 10' SUBSTITUTE EASEMENT AREA
- PEDESTRIAN EASEMENT AREA
- SOUTHERLY ROAD CONFIGURATION
- SERVICE ROAD AREA
- TOWER PLACE ACCESS SEGMENT OF ROADWAY EASEMENT AREA
- DETENTION VAULT EASEMENT
- PIEDMONT ROAD ACCESS SEGMENT OF ROADWAY EASEMENT AREA
- PIEDMONT ROAD UTILITY EASEMENT AREA
- SO. ROAD CONFIG. TURN AROUND EASEMENT
- TEMPORARY CONSTRUCTION EASEMENT
- T-200 UTILITY CORRIDOR EASEMENT
- PERMANENT EASEMENT FOR MAINT. OF SLOPES
- COOLING TOWER EASEMENT
- DRAINAGE EASEMENT
- ACCESS EASEMENT
- NORTHERLY ROAD CONFIGURATION
- 25' DRIVE EASEMENT
- ACCESS EASEMENT
- PARCEL C ACCESS EASEMENT
- 20' SANITARY SEWER EASEMENT
- ACCESS CONNECTING EASEMENT
- TOUCHDOWN POINT LOCATION AREA
- 3280 EASEMENT AREA
- GEORGIA POWER EASEMENT
- UTILITY EASEMENT
- GAS EASEMENT
- STORM DRAINAGE EASEMENT
- SITE E UTILITY CORRIDOR EASEMENT
- SITE D UTILITY CORRIDOR EASEMENT
- TERMINUS PLACE ACCESS EASEMENT

CALL TABLE

L1	N 31°59'00"E	17.30'	C-1	A= 12.12'	R= 555.93'	CH= S 41°16'41"W	12.12'
L3	N 54°45'05"W	69.18'	C-2	A= 16.72'	R= 14.50'	CH= N 87°47'53"W	15.81'
L4	N 67°05'05"E	9.79'	C-3	A= 58.87'	R= 84.82'	CH= S 79°02'27"W	57.69'
L5	S 23°09'03"W	63.09'	C-4	A= 133.80'	R=8044.51'	CH= N 21°57'14"W	133.80'
L6	S 66°50'57"W	9.24'	C-5	A= 215.25'	R=8044.51'	CH= N 23°45'46"W	215.25'
L7	N 48°12'42"W	4.16'	C-6	A= 95.32'	R= 72.50'	CH= N 11°05'03"W	88.66'
L8	S 56°35'22"W	20.08'	C-11	A= 16.40'	R=8044.51'	CH= N 22°56'16"W	16.40'
L9	S 55°37'48"W	17.59'	C12	A= 46.34'	R= 149.82'	CH= S 30°14'59"E	46.15'
L10	N 30°02'14"W	5.02'	C13	A= 5.09'	R= 14.50'	CH= N 13°23'35"W	5.06'
L11	S 55°37'45"W	16.13'	C14	A= 31.96'	R= 149.82'	CH= N 50°16'29"W	31.21'
L12	S 60°49'32"W	47.13'	C105	A= 5.84'	R= 24.50'	CH= S 73°58'11"W	5.82'
L13	S 30°20'14"E	5.00'	C106	A= 0.32'	R= 24.50'	CH= S 66°46'06"W	0.32'
L14	S 60°49'25"W	7.19'					
L15	N 36°33'35"W	5.00'					
L16	S 54°17'16"W	6.39'					
L17	S 34°02'29"E	5.00'					
L18	S 59°55'52"W	36.09'					
L21	S 62°44'13"W	12.71'					
L24	S 61°31'13"E	147.58'					
L25	S 47°36'30"W	29.88'					
L26	S 43°42'43"E	2.02'					
L101	S 27°12'00"E	23.29'					
L149	N66°20'12"E	65.09'					
L150	S23°36'05"E	304.85'					
L151	N24°42'54"W	14.83'					
L166	N65°53'43"E	160.46'					
L169	S22°28'35"E	15.01'					
L174	N66°22'43"E	14.27'					
L177	N66°16'16"E	24.27'					

ABBREVIATIONS

A	ARC LENGTH	IPS	IRON PIN SET (CAPPED)
AC.	ACRE	N/F	NOW OR FORMERLY
AE	ACCESS EASEMENT	OTP	OPEN TOP PIPE
BSL	BUILDING SETBACK LINE	PB.	PLAT BOOK
BW	BARBWIRE	PG.	PAGE
CH	CHORD LENGTH	POB	POINT OF BEGINNING
CLF	CHAIN LINK FENCE	POC	POINT OF COMMENCEMENT
CMF	CONCRETE MONUMENT FOUND	R	RADIUS LENGTH
CMP	CORRUGATED METAL PIPE	R/W	RIGHT OF WAY
CONC.	CONCRETE	R/W MON	RIGHT OF WAY MONUMENT
CTP	CRIMP TOP PIPE	RB	REBAR
DB.	DEED BOOK	RCP	REINFORCED CONCRETE PIPE
DIP	DUCTILE IRON PIPE	SDE	STORM DRAINAGE EASEMENT
FDC	FIRE DEPARTMENT CONNECTION	SQ. FT.	SQUARE FEET
FND	FOUND	SSE	SANITARY SEWER EASEMENT
HDPE	HIGH DENSITY POLYETHYLENE PIPE	WPF	WOOD PRIVACY FENCE
IPF	IRON PIN FOUND		

SEE SHEET 5 OF 5 FOR CONDOMINIUM COMPONENTS AND COMMON ELEMENTS OF PROJECT

BUILDING SETBACK LINES ALONG PEACHTREE RD. AND PIEDMONT ROAD ARE MEASURED 20' FROM THE FACE OF CURB BUT NOT LESS THAN 10' FROM RIGHT OF WAY PER APPROVED PLAN CASE # 06-0-0150

SCALE: 1" = 40'

GEORGIA REGISTERED No. 3137 LAND SURVEYOR RADIAN CANNON
12-02-2022

TerraMark Land Surveying, Inc.
1386 Bells Ferry Road
Marietta, Georgia 30066
Phone No. (770) 421-1927
Fax. No. (770) 421-0552
www.TerraMark.com
Professional Land Surveying C. O. A.#LSF000810

Revision	Date
ADDRESSED COMMENTS	12/02/2022

Project No.	2004-115	No.	
Survey Crew:	TG	#1	
		#2	
Drawn By:	JDW	#4	
		#5	
Approved By:	PBC	#6	
		#7	
Date:	11/01/2022	#8	
Scale:	1"=40'	PATH:	S: SURVEY\2004\2004-115 DGN\ALTA 2022.DGN

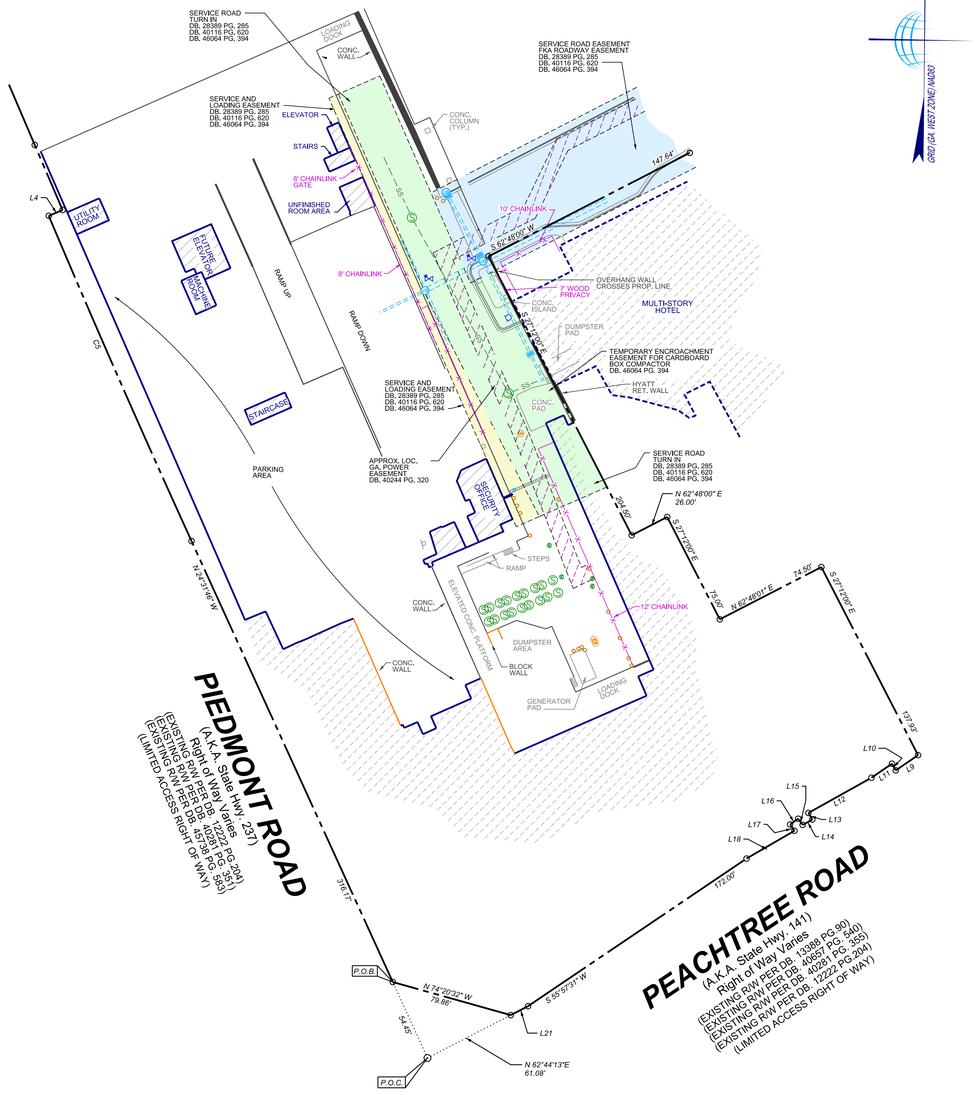
ALTA/NSPS LAND TITLE SURVEY
FOR
TERMINUS VENTURE T100, LLC; TERMINUS VENTURE T200, LLC; COUSINS PROPERTIES LP; THE NORTHWESTERN MUTUAL LIFE INSURANCE COMPANY; CHICAGO TITLE INSURANCE COMPANY; FIRST AMERICAN TITLE INSURANCE COMPANY; AND THEIR RESPECTIVE SUCCESSORS AND ASSIGNS
LOCATED IN
LAND LOTS 61 & 62, 17TH DISTRICT
CITY OF ATLANTA, FULTON COUNTY, GEORGIA

SHEET NO.
3/5
DRAWING# TM 04-115

JOB NUMBER 2004-115 PLOT SIZE: 30 X 42

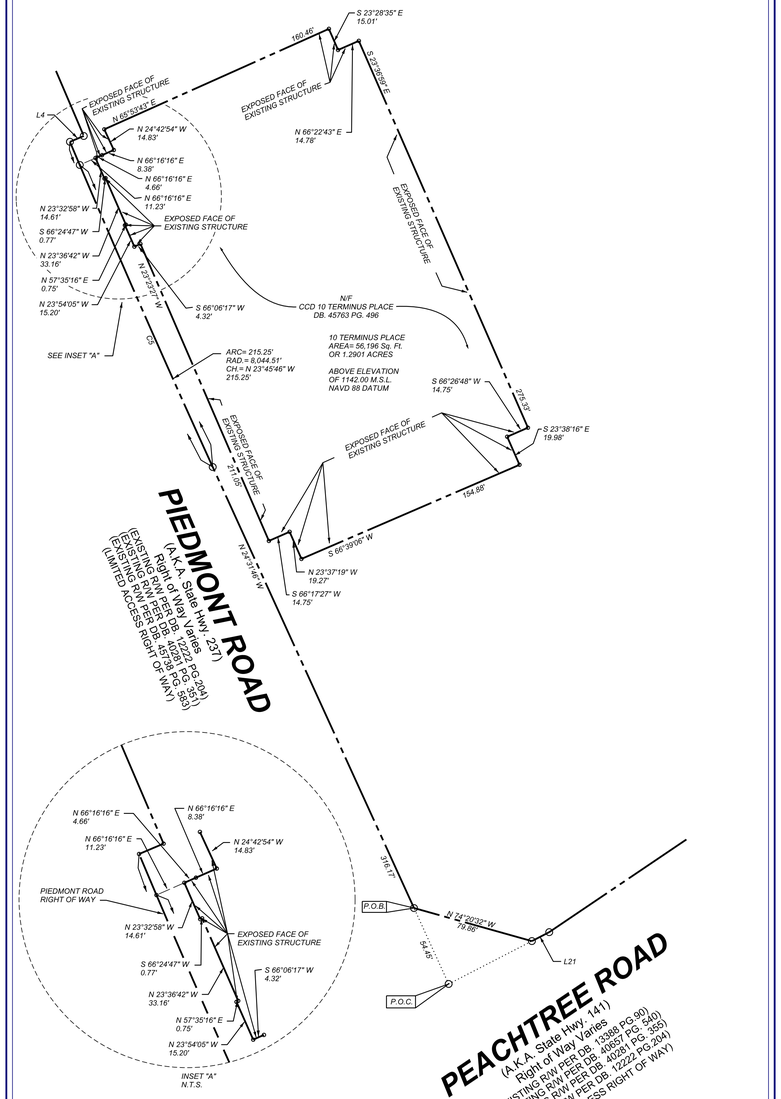
THIS BLOCK RESERVED FOR THE CLERK OF THE SUPERIOR COURT.

SUBSURFACE AREA



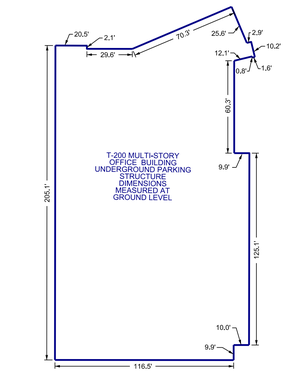
DETAIL "B"

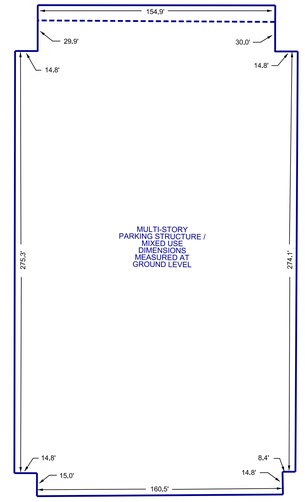
10 TERMINUS PLACE

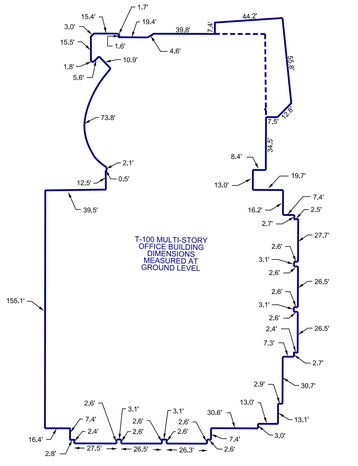


DETAIL "C"

BUILDING DIMENSIONS







DETAIL "D"

GEORGIA REGISTERED No. 3128 LAND SURVEYOR MARK CANNON
12-02-2022

TerraMark Land Surveying, Inc.
1396 Bells Ferry Road
Marietta, Georgia 30066
Phone No. (770) 421-1927
Fax. No. (770) 421-0532
www.TerraMark.com
C. O. A.# LSF000810
TerraMark Professional Land Surveying

No	Revision	Date
#1	ADDRESSED COMMENTS	12/02/2022
#2		
#3		
#4		
#5		
#6		
#7		
#8		

Project No:	2004-115
Survey Crew:	TG
Drawn By:	JDW
Approved By:	PBC
Date:	11/01/2022
Scale:	1"=40'
PATH:	S: SURVEY 2004 2004-115\ DGN\ ALTA 2022.DGN

ALTA/NSPS LAND TITLE SURVEY
FOR
TERMINUS VENTURE T100, LLC; TERMINUS VENTURE T200, LLC; COUSINS PROPERTIES LP; THE NORTHWESTERN MUTUAL LIFE INSURANCE COMPANY; CHICAGO TITLE INSURANCE COMPANY; FIRST AMERICAN TITLE INSURANCE COMPANY; AND THEIR RESPECTIVE SUCCESSORS AND ASSIGNS
LOCATED IN
LAND LOTS 61 & 62, 17TH DISTRICT
CITY OF ATLANTA, FULTON COUNTY, GEORGIA

SHEET NO.
4/5
DRAWING# TM 04-115

JOB NUMBER 2004-115 PLOT SIZE: 30 X 42

THIS BLOCK RESERVED FOR THE CLERK OF THE SUPERIOR COURT.

CONDO COMPONENTS & COMMON ELEMENTS

TERMINUS 100 OFFICE COMPONENT	89,764 SQ FT OR 2,0607 AC	
PIEDMONT PARKING COMPONENT	58,191 SQ FT OR 1,3359 AC	
10 TERMINUS PLACE RESIDENTIAL COMPONENT	56,196 SQ FT OR 1,2901 AC	
TERMINUS 200 OFFICE COMPONENT	56,884 SQ FT OR 1,3059 AC	
RESIDENTIAL COMPONENT #1	83,282 SQ FT OR 1,9119 AC	
RESIDENTIAL COMPONENT #2	34,541 SQ FT OR 0,7930 AC	
RESIDENTIAL COMPONENT #2 AIR RIGHTS	9,084 SQ FT OR 0,2085 AC	
MASTER COMMON ELEMENT		
MASTER COMMON ELEMENT		
MASTER COMMON ELEMENT		
MASTER COMMON ELEMENT		
MASTER LIMITED COMMON ELEMENT		
MASTER COMMON ELEMENT		

CONDO COMPONENTS CALL TABLE

SEG.	BEARING	DISTANCE
L101	S 27°12'00" E	23,29'
L120	N 23°09'03" W	46,13'
L121	N 23°09'03" W	16,95'
L123	N 21°28'39" W	15,21'
L124	N 60°19'47" E	310,82'
L125	N 60°19'39" E	161,56'
L126	N 60°19'39" E	147,12'
L127	S 13°14'05" W	70,94'
L130	S 31°58'33" W	9,73'
L131	N 23°26'26" W	128,36'
L132	N 09°55'44" W	51,36'
L133	N 23°26'26" W	50,27'
L134	S 23°26'26" E	255,82'
L135	S 47°12'16" E	54,45'
L136	S 42°47'44" W	136,77'
L138	N 23°35'56" W	98,59'
L139	S 66°23'32" W	10,90'
L140	N 23°35'55" W	85,62'
L141	S 66°23'32" W	71,63'
L142	S 23°36'28" E	199,56'
L143	N 60°19'47" E	15,56'
L144	S 66°23'32" W	226,68'
L145	N 66°16'16" E	11,23'
L146	S 23°23'27" E	211,05'
L147	S 23°23'27" E	29,68'
L148	N 66°20'12" E	183,90'
L149	N 66°20'12" E	65,09
L150	S 23°36'05" E	304,85'
L151	N 24°42'54" W	14,83'
L152	N 66°16'16" E	8,38'
L153	S 23°32'58" E	14,61'
L154	N 66°24'47" E	0,77'
L155	S 23°36'42" E	33,16'
L156	S 57°35'16" W	0,75'
L157	S 23°54'05" E	15,20'
L158	N 66°06'17" E	4,32'
L159	S 66°17'22" W	14,75'
L160	N 23°37'19" W	19,27'
L161	S 66°39'06" W	154,36'
L162	S 23°38'16" E	19,98'
L163	S 66°26'48" W	14,75'
L164	S 23°36'59" E	275,33'
L165	N 66°22'43" E	14,78'
L166	N 65°53'43" E	160,46'
L167	N 43°42'43" W	2,02'
L169	S 23°28'36" E	15,01'
L170	N 66°16'16" E	4,66'
L172	S 23°23'27" E	63,07'
L173	N 60°19'39" E	54,41'
L174	N 66°22'43" E	14,27'
L175	S 42°47'44" W	21,22'
L176	N 39°01'59" E	39,53'

SEG.	RADIUS	ARC	BEARING	CHORD
C102	149,82'	46,34'	S 30°14'59" E	46,15'
C103	42,54'	31,96'	S 90°16'29" E	31,21'
C104	14,500'	5,09'	S 13°23'35" E	5,06'
C105	24,50'	5,84'	S 73°58'11" W	5,82'
C106	24,50'	0,32'	S 66°46'06" W	0,32'

COMMON ELEMENT CALL TABLE

SEG.	BEARING	DISTANCE
L300	S 23°26'26" E	183,00'
L301	N 66°33'34" E	65,00'
L302	N 23°26'26" W	183,08'
L303	S 66°29'35" W	65,00'
L304	N 60°19'39" E	54,41'
L305	S 23°26'26" E	50,27'
L306	S 09°55'44" E	51,36'
L307	S 23°26'26" E	128,36'
L308	N 31°58'33" E	9,73'
L318	S 42°47'44" W	21,22'
L319	S 42°47'44" W	136,77'
L320	S 62°48'00" W	146,03'
L321	N 23°35'56" W	54,01'
L322	S 23°35'56" E	44,56'
L323	N 66°23'32" E	10,90'
L324	S 23°35'55" E	85,62'
L326	N 66°23'32" E	226,67'
L327	N 23°09'03" W	46,13'
L330	N 23°36'05" W	304,85'
L331	S 66°20'12" W	65,09'
L332	S 27°12'00" E	181,21'
L335	S 66°16'16" W	24,27'
L336	S 24°42'54" E	14,83'
L337	S 65°53'43" W	160,46'
L338	N 23°28'35" W	15,01'
L339	S 66°22'43" W	14,27'
L347	N 62°48'00" E	131,51'
L348	N 42°48'00" E	128,78'
L349	N 23°26'26" W	255,82'
L350	S 43°42'43" E	2,02'
L351	S 62°48'00" W	1,61'
L352	S 47°12'16" E	54,45'
L353	S 47°11'59" E	147,46'
L354	S 54°45'05" E	100,79'
L355	S 61°31'13" E	147,58'

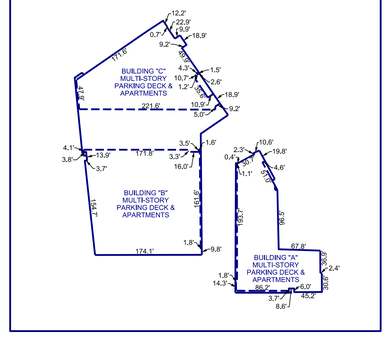
OVERALL CALL TABLE

L1	N 31°59'00"E	17,30'
L3	N 54°45'05"W	69,18'
L4	N 67°00'05"E	9,79'
L5	N 23°09'03"W	63,09'
L6	S 66°50'57"W	9,24'
L7	N 48°12'42"W	4,16'
L8	S 56°35'22"W	20,08'
L9	S 55°37'48"W	17,59'
L10	N 30°02'14"W	5,02'
L11	S 55°37'45"W	16,13'
L12	S 60°49'32"W	47,13'
L13	S 30°20'14"E	5,00'
L14	S 60°49'25"W	7,19'
L15	N 36°33'35"W	5,00'
L16	S 54°17'16"W	6,39'
L17	S 34°02'29"E	5,00'
L18	S 59°55'52"W	36,09'
L20	S 42°47'44"W	21,22'
L21	S 62°44'13"W	12,71'
L25	S 47°36'30"W	29,88'

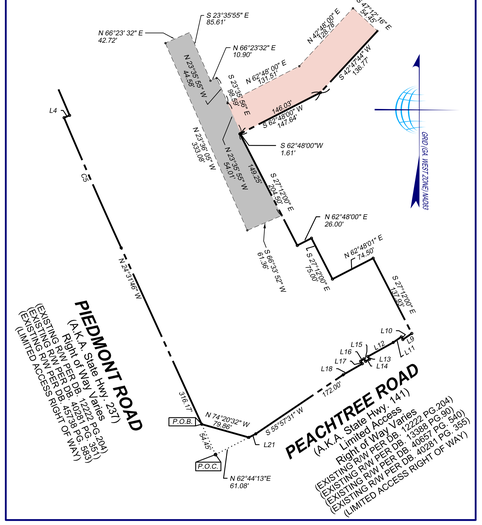
C-1	A= 12,12'	R= 555,93' CH= S 41°16'41"W 12,12'
C-2	A= 16,72'	R= 14,50' CH= N 87°47'53"W 15,81'
C-3	A= 58,87'	R= 84,82' CH= S 79°02'27"W 57,69'
C-4	A= 133,80'	R=8044,51' CH= N 21°57'14"W 133,80'
C-5	A= 215,25'	R=8044,51' CH= N 23°45'46"W 215,25'
C-6	A= 95,32'	R= 72,50' CH= N 17°05'03"W 88,60'
C-11	A= 16,40'	R= 8044,51' CH= N 22°56'16"W 16,40'

JOB NUMBER 2004-115 PLOT SIZE 30 X 42

BUILDING DIMENSIONS (BUILDINGS "A" - "C")



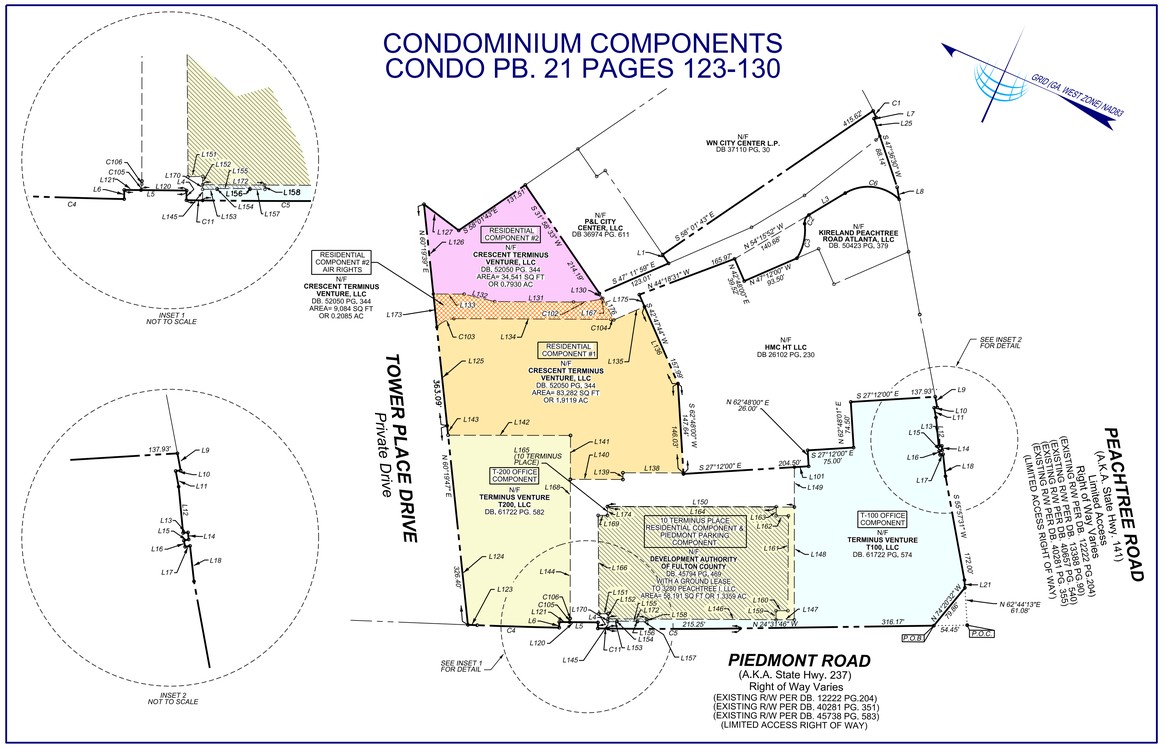
SUBSURFACE AREA CONDO PB. 21 PAGES 123-130



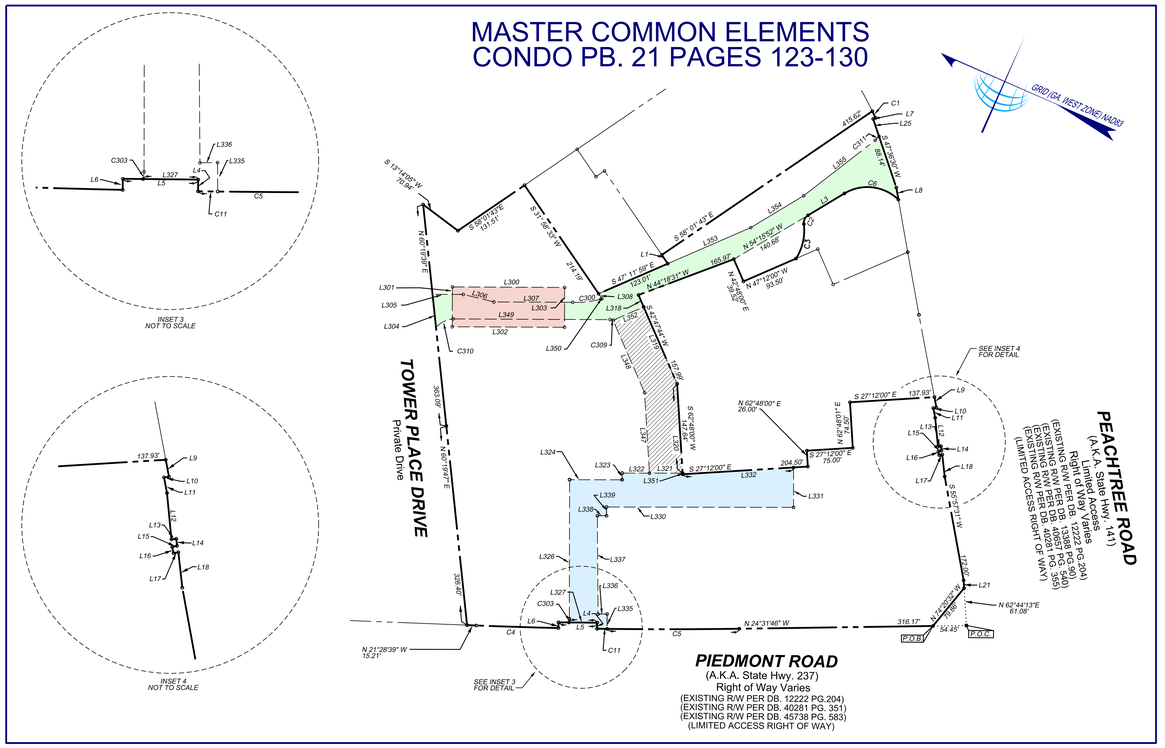
100 0 100 200 300 FT.

SCALE: 1" = 100'

CONDOMINIUM COMPONENTS CONDO PB. 21 PAGES 123-130



MASTER COMMON ELEMENTS CONDO PB. 21 PAGES 123-130



CONDOMINIUM COMPONENTS AND COMMON ELEMENTS SHOWN HEREON ARE REPRESENTATIVE OF INFORMATION SHOWN ON THAT CERTAIN CONDOMINIUM PLAT FOR TERMINUS® A MASTER CONDOMINIUM, RECORDED IN CONDOMINIUM PLAT BOOK 17, PAGES 430-437, FULTON COUNTY, GEORGIA RECORDS AND LAST REVISED ON DECEMBER 14, 2012 IN PLAT BOOK 21, PAGES 123-130, FULTON COUNTY, GEORGIA RECORDS. OTHER COMMON ELEMENTS MAY EXIST WITHIN TERMINUS® A MASTER CONDOMINIUM, THAT ARE NOT SHOWN ON THIS SURVEY.

GEORGIA REGISTERED No. 3128 LAND SURVEYOR
PAUL B. CANNON
12-02-2022

TerraMark Land Surveying, Inc.
1396 Bells Ferry Road
Marietta, Georgia 30066
Phone No. (770) 421-1927
Fax. No. (770) 421-0552
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C. O. A.# LSF000810
TerraMark
Professional Land Surveying

Project No.	2004-115	No	Revision	Date										
Survey Crew:	TG	#1	ADDRESSED COMMENTS	12/02/2022										
		#2												
Drawn By:	JDW	#3												
		#4												
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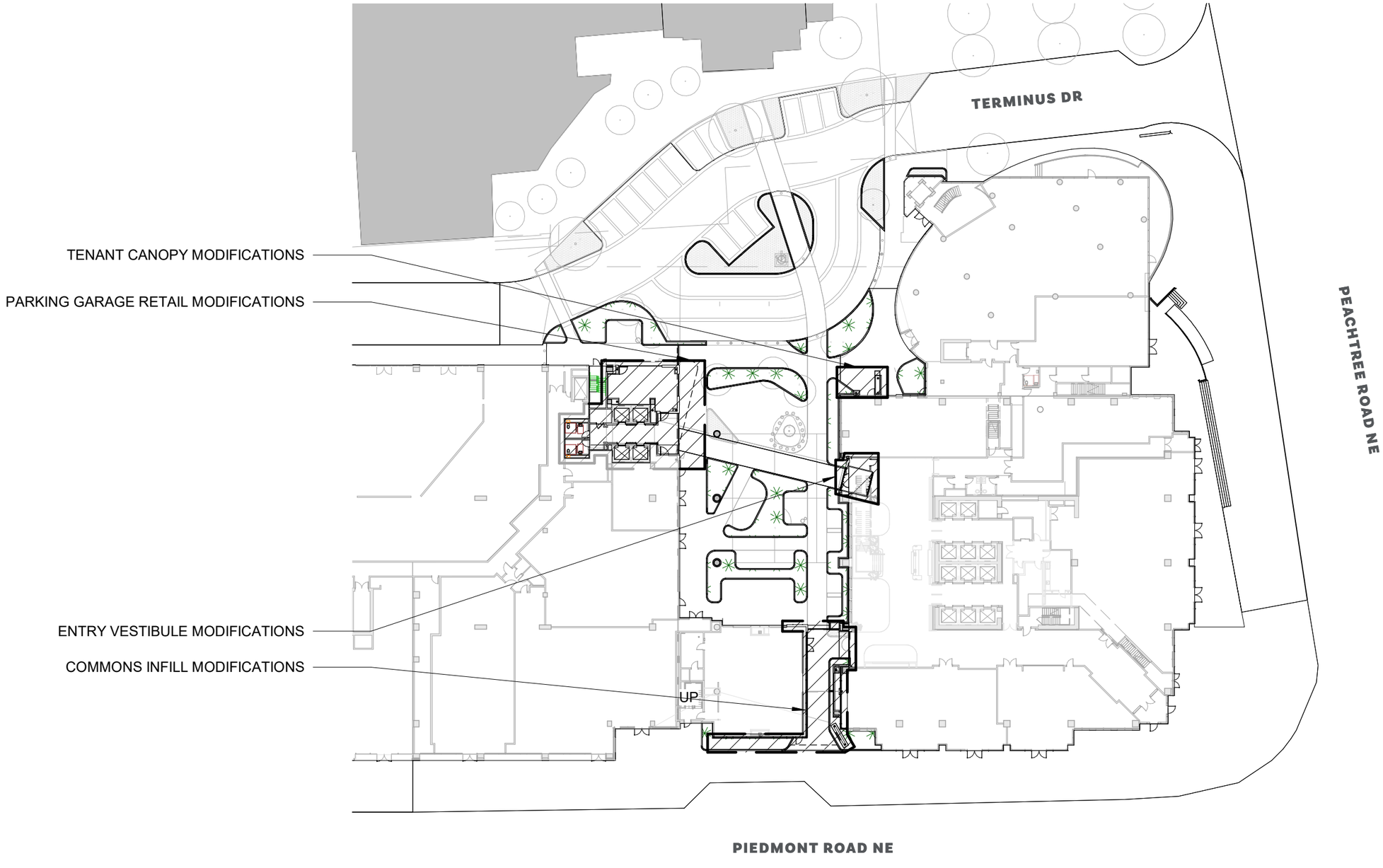
		#6												
Date:	11/01/2022	#7												
		#8												
Scale:	1"=100'	PATH:	S. SURVEY\ 2004\ 2004-115\ DGN\ ALTA 2022.DGN											

ALTA/NSPS LAND TITLE SURVEY
FOR
TERMINUS VENTURE T100, LLC; TERMINUS VENTURE T200, LLC;
COUSINS PROPERTIES LP;
THE NORTHWESTERN MUTUAL INSURANCE COMPANY;
CHICAGO TITLE INSURANCE COMPANY;
FIRST AMERICAN TITLE INSURANCE COMPANY;
AND THEIR RESPECTIVE SUCCESSORS AND ASSIGNS
LOCATED IN
LAND LOTS 61 & 62, 17TH DISTRICT
CITY OF ATLANTA, FULTON COUNTY, GEORGIA

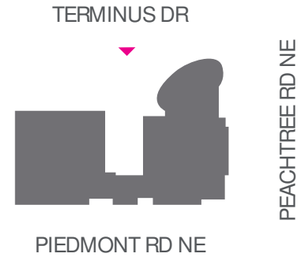
SHEET NO.
5/5
DRAWING# TM 04-115


TERMINUS DR
PEACHTREE ROAD NE
TENANT CANOPY MODIFICATIONS
PARKING GARAGE RETAIL MODIFICATIONS
ENTRY VESTIBULE MODIFICATIONS
COMMONS INFILL MODIFICATIONS
UP
PIEDMONT ROAD NE

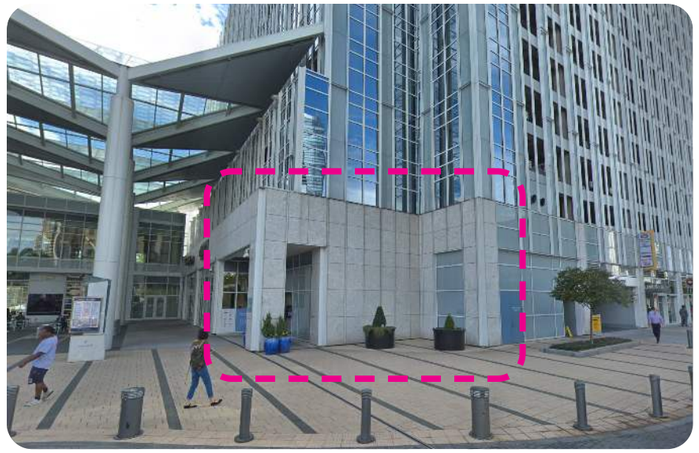


2 EXISTING CONDITIONS FOR REFERENCE

1 SCOPE OF WORK



3 KEYPLAN



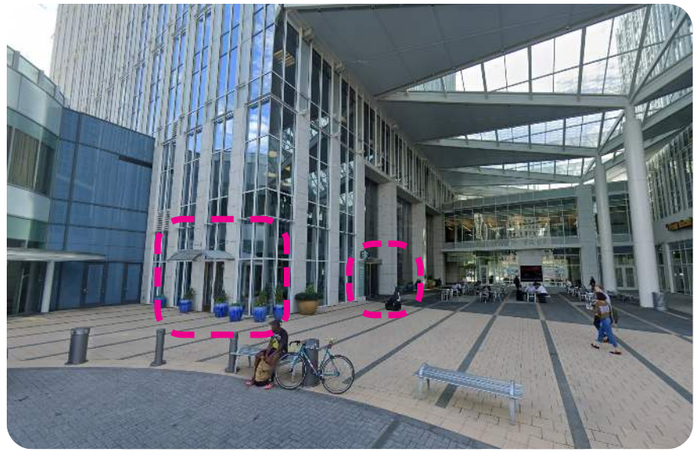
2 EXISTING CONDITIONS FOR REFERENCE

1 SCOPE OF WORK



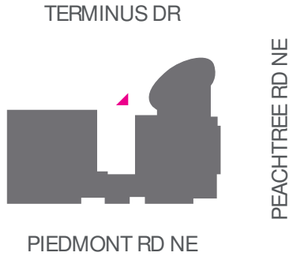
3 KEYPLAN

Terminus 100 Approach



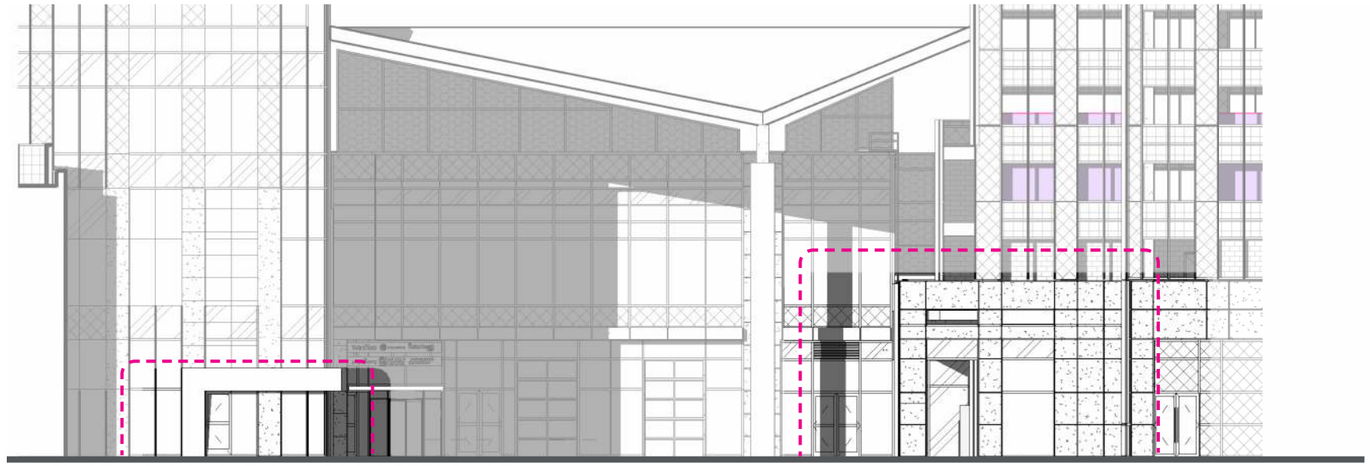
2 EXISTING CONDITIONS FOR REFERENCE

1 SCOPE OF WORK

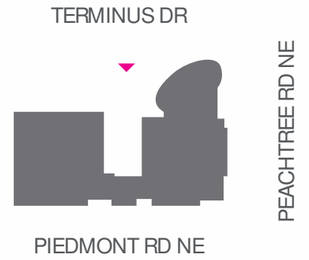


3 KEYPLAN

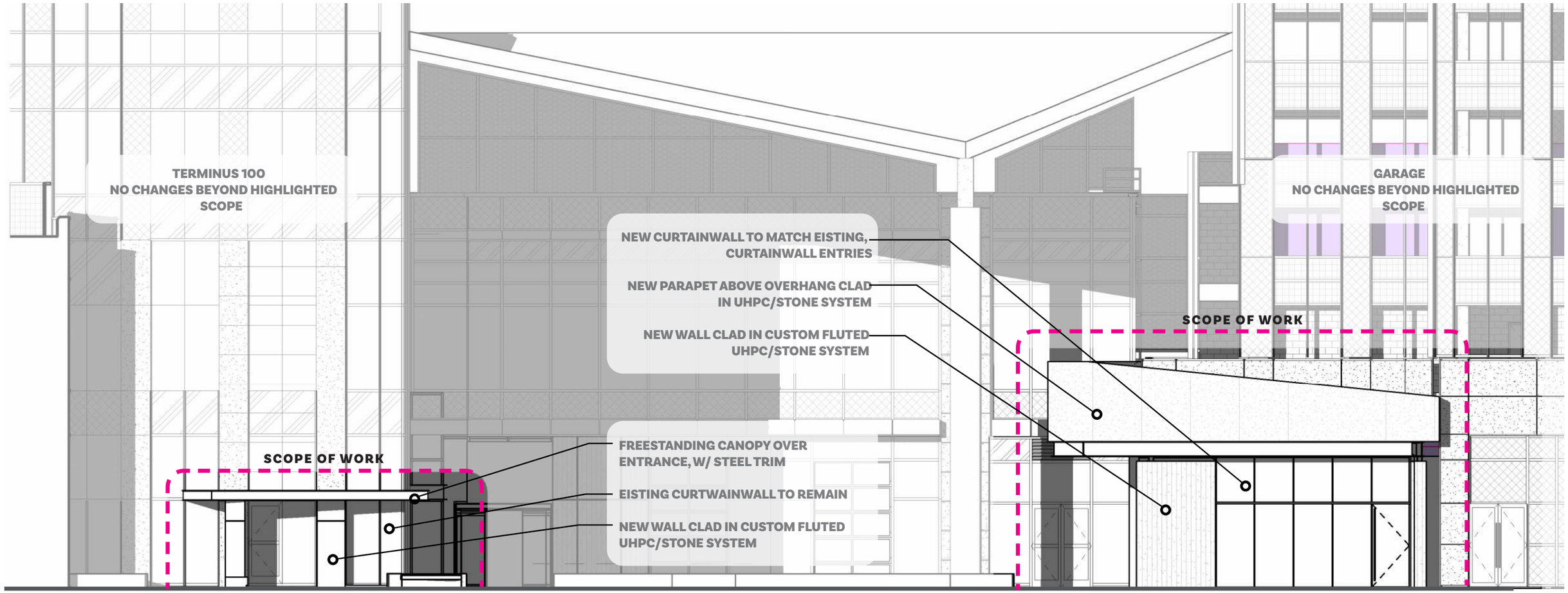
Terminus Drive



2 EXISTING CONDITIONS FOR REFERENCE



3 KEYPLAN

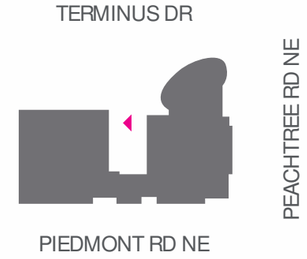


1 SCOPE OF WORK

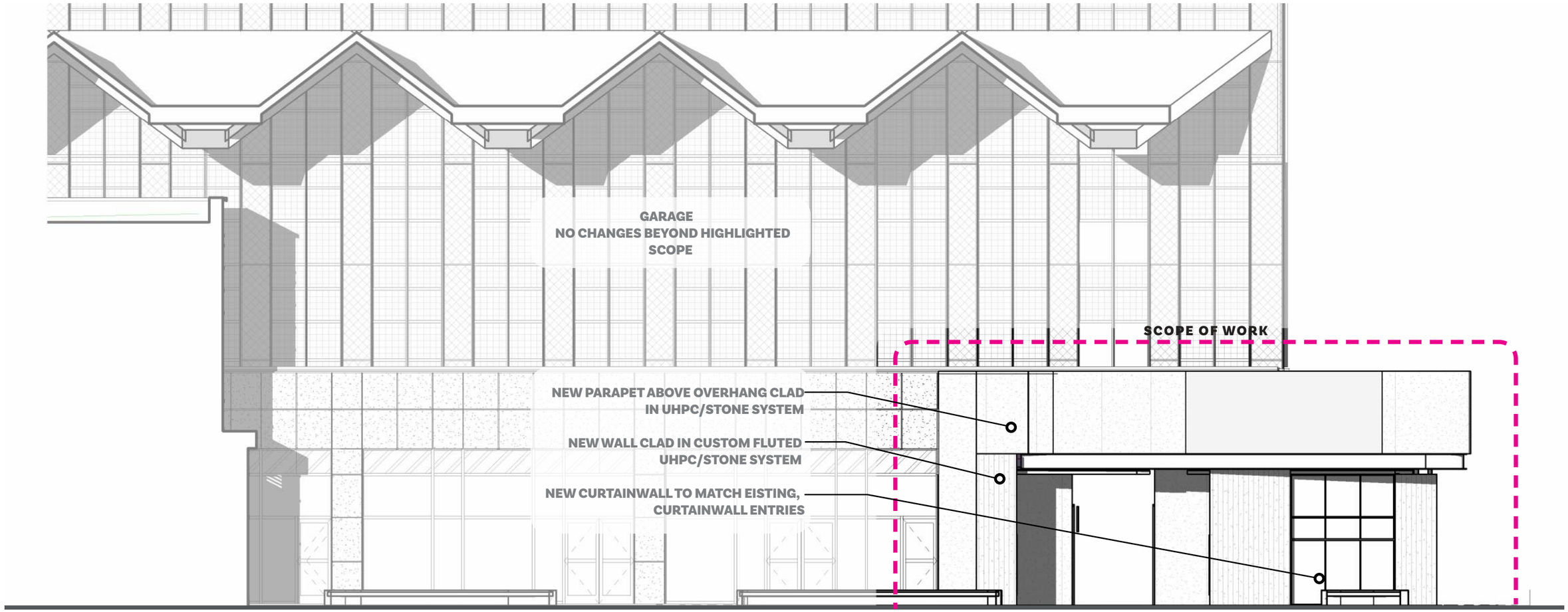
Cafe Street - Garage



2 EXISTING CONDITIONS FOR REFERENCE

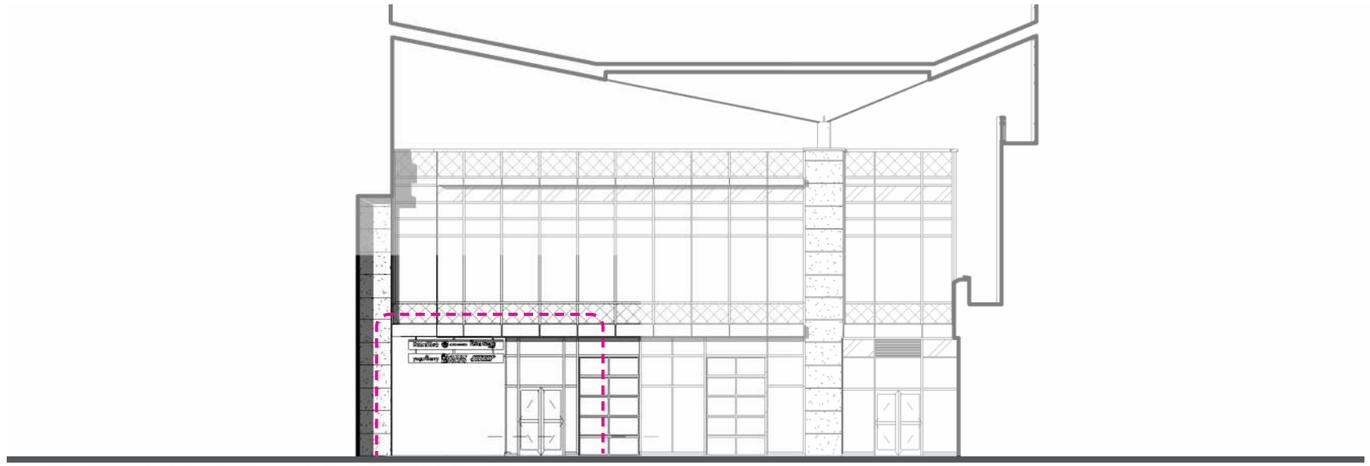


3 KEYPLAN



1 SCOPE OF WORK

Cafe Street - Commons



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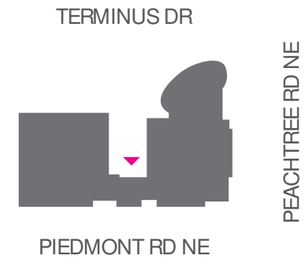

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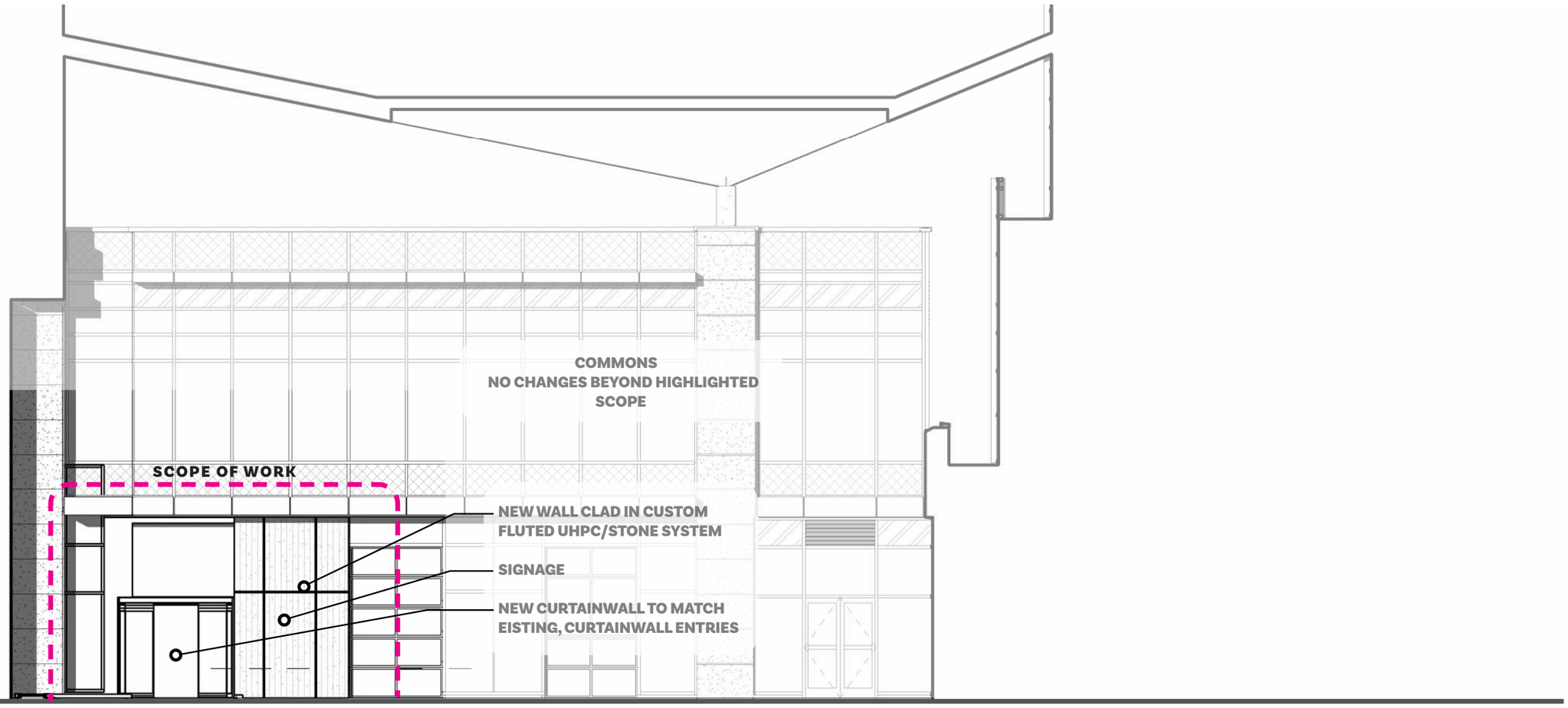
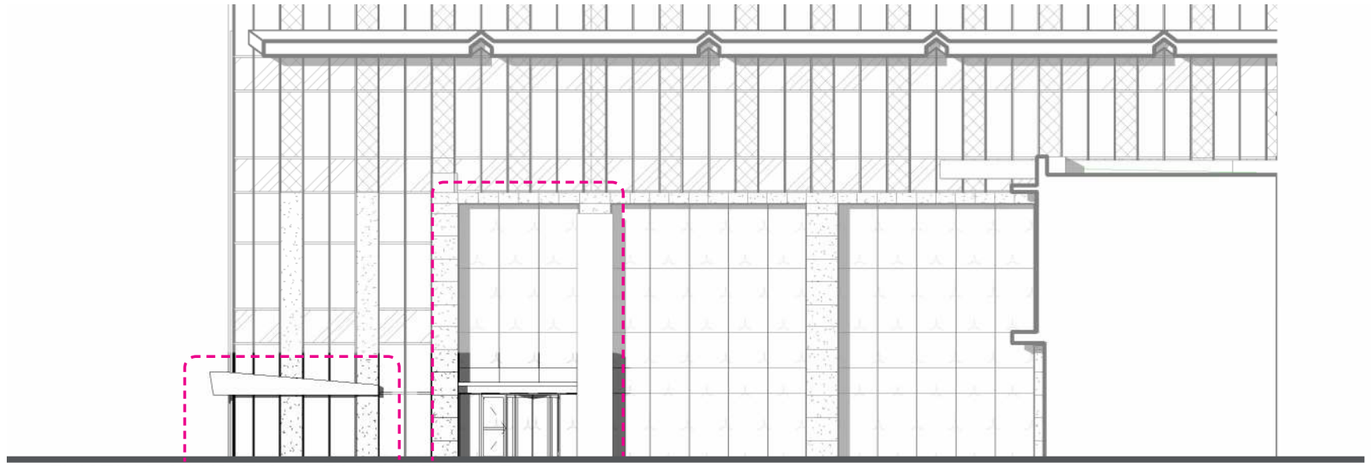


1 SCOPE OF WORK

Cafe Street - Terminus 100



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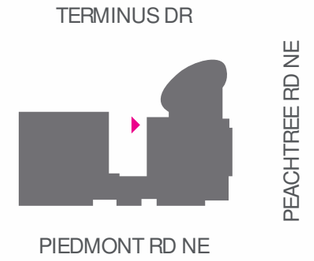
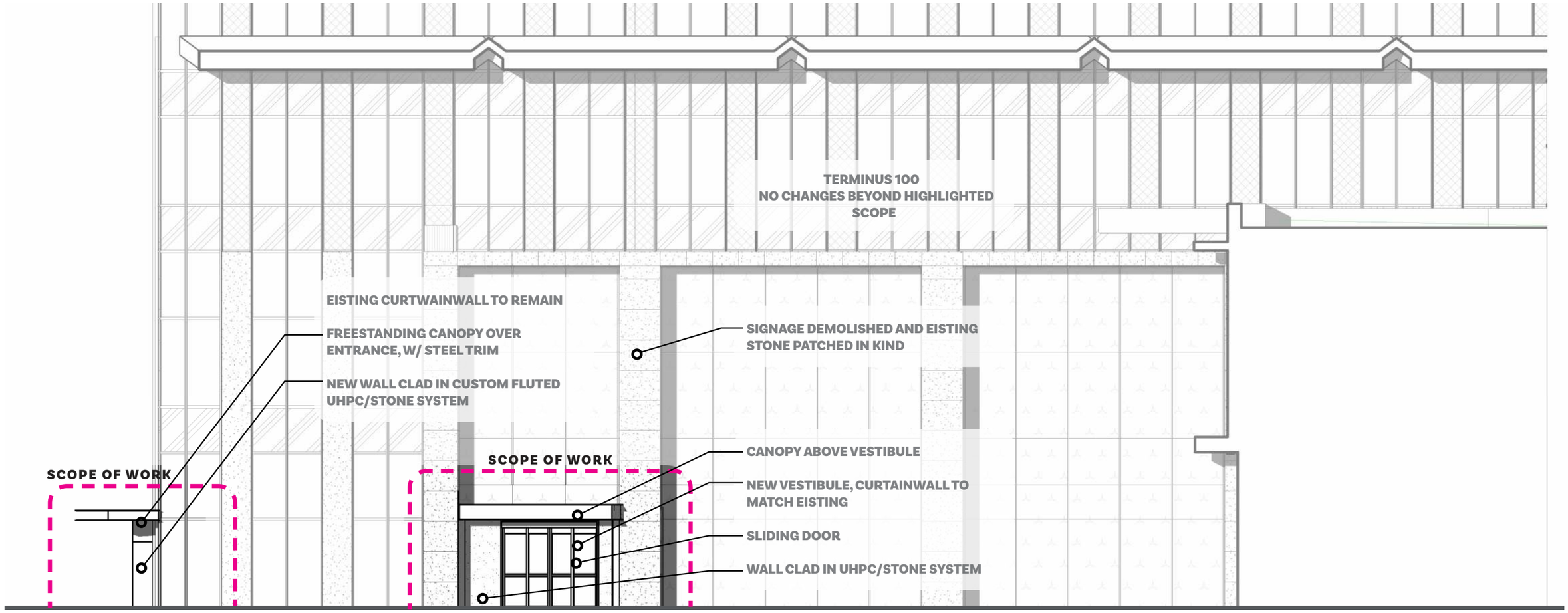
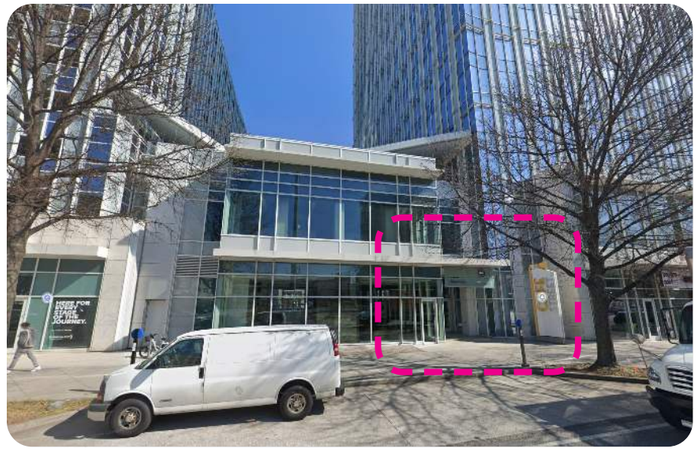


3 KEYPLAN



1 SCOPE OF WORK

Piedmont Entry



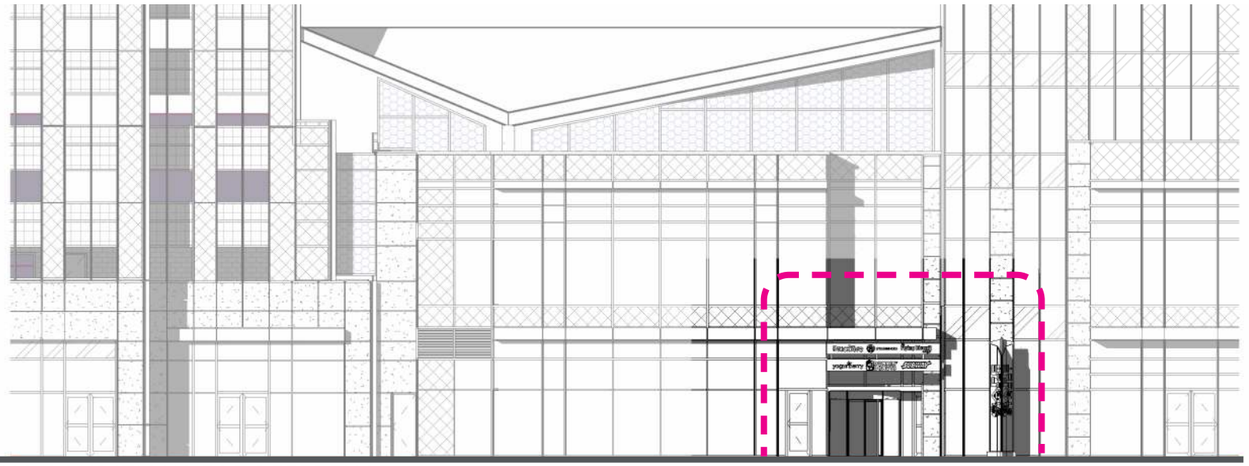
2 EXISTING CONDITIONS FOR REFERENCE

1 SCOPE OF WORK



3 KEYPLAN

Piedmont Rd NE



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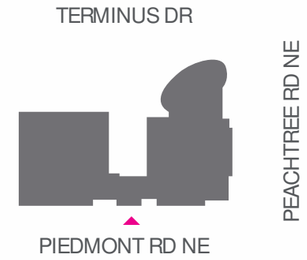
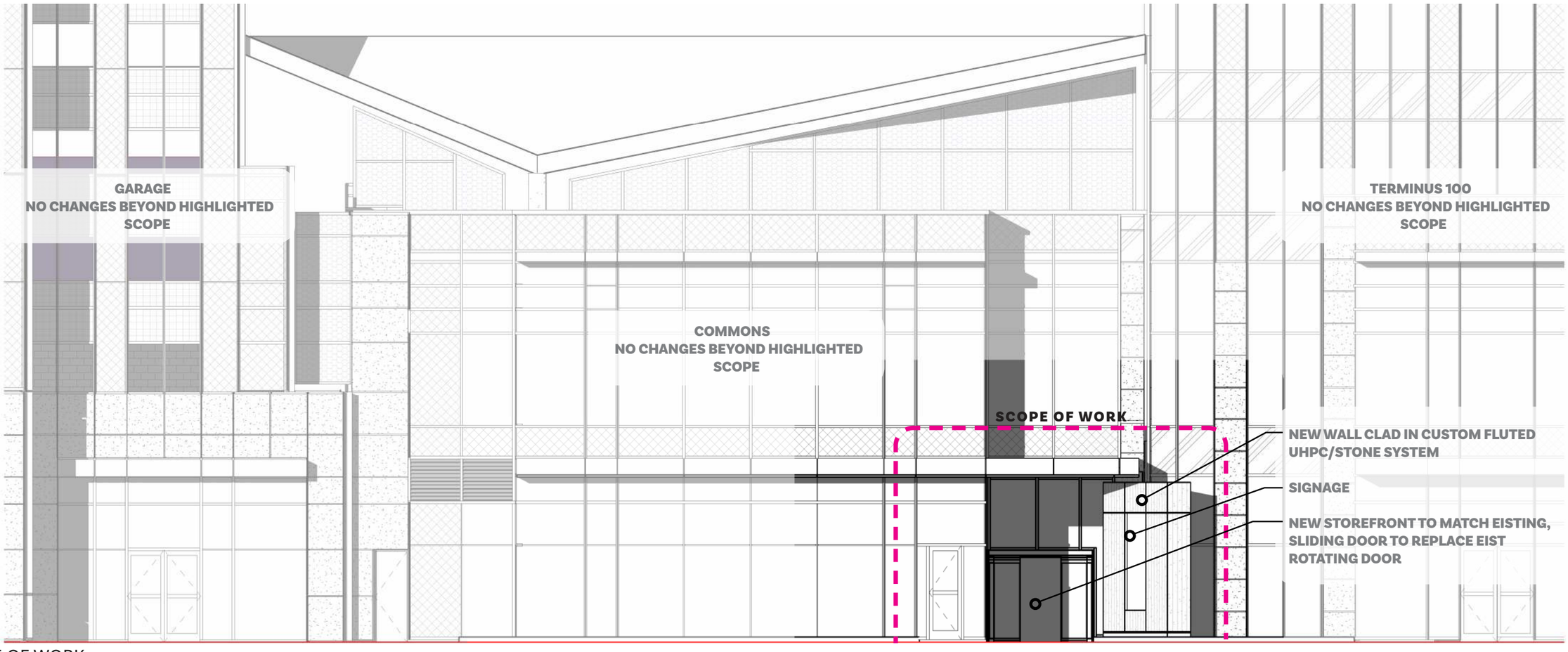


3 KEYPLAN

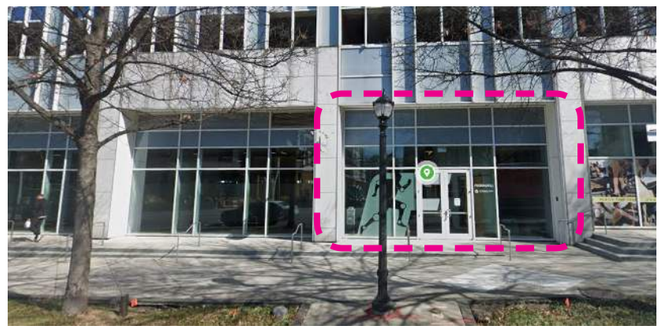


1 SCOPE OF WORK

Piedmont Rd NE



1 SCOPE OF WORK - BUILDING ELEVATION



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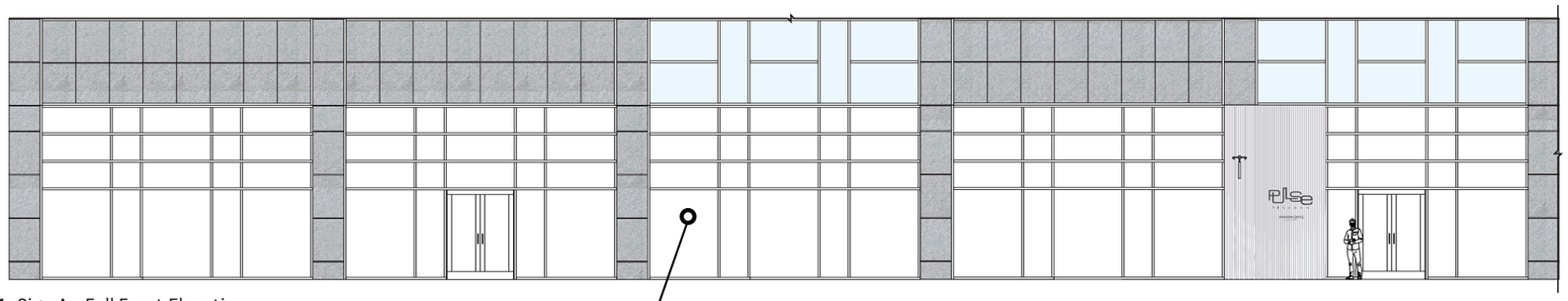
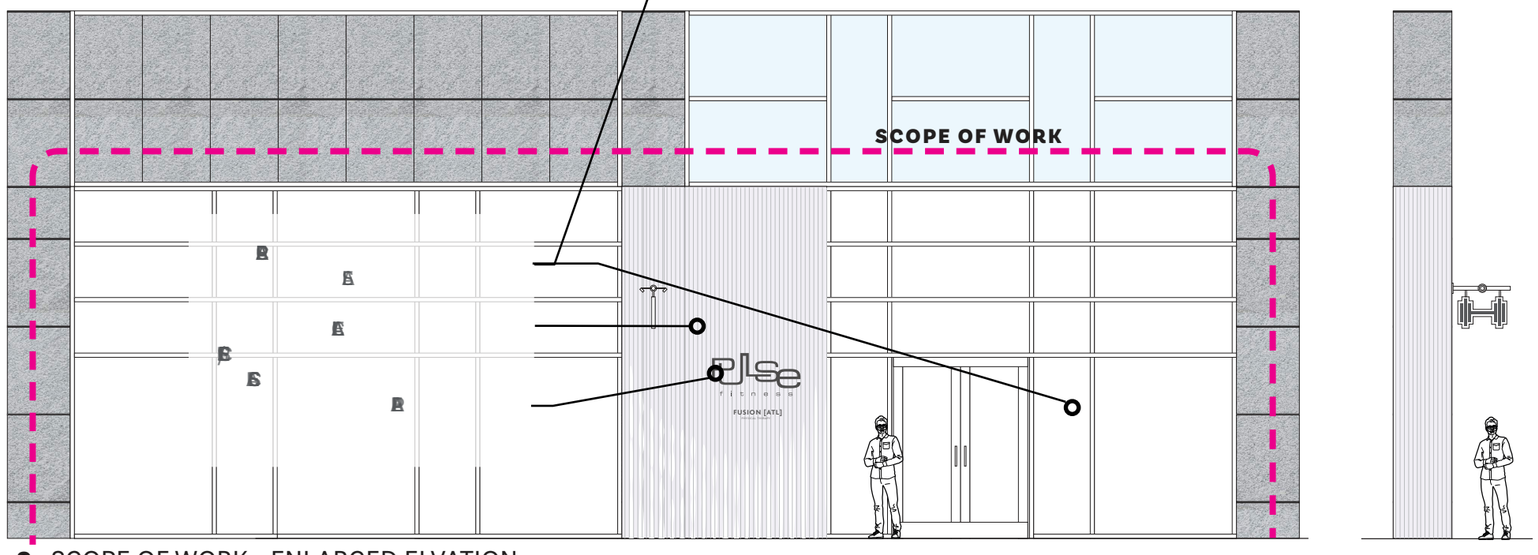


1 Sign A - Full Front Elevation

SCALE: 3/32" = 1'-0"



3 SCOPE OF WORK - ENLARGED ELVATION

TERMINUS 100

3280 Piedmont Road

GROUND FLOOR, CAFE STREET, AND MOTORCOURT IMPROVEMENTS

OCTOBER 2026



CAFE STREET AND MOTORCOURT



AERIAL VIEW



GRAND HYATT



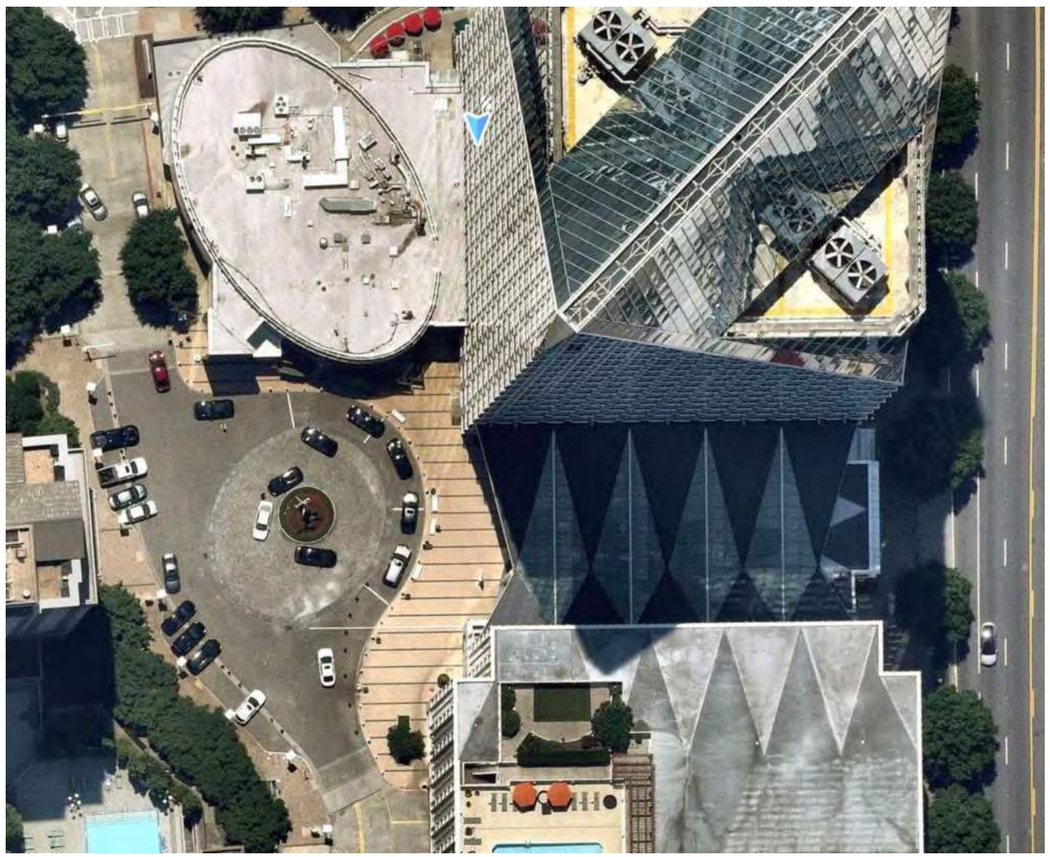
PIEDMONT RETAIL



PEACHTREE RETAIL BUILDING



PROPOSED PLAN



EXISTING



PROPOSED OVERALL SITE PLAN

TERMINUS 100

OCOTBER 2026



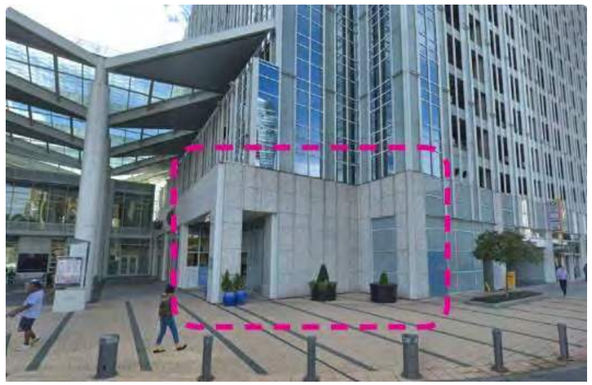
EXISTING

PROPOSED

PROPOSED CONDITION - MOTORCOURT AND CAFE STREET

TERMINUS 100

OCOTBER 2026



EXISTING

PROPOSED

PROPOSED CONDITION - MOTORCOURT AND CAFE STREET

TERMINUS 100

OCOTBER 2026



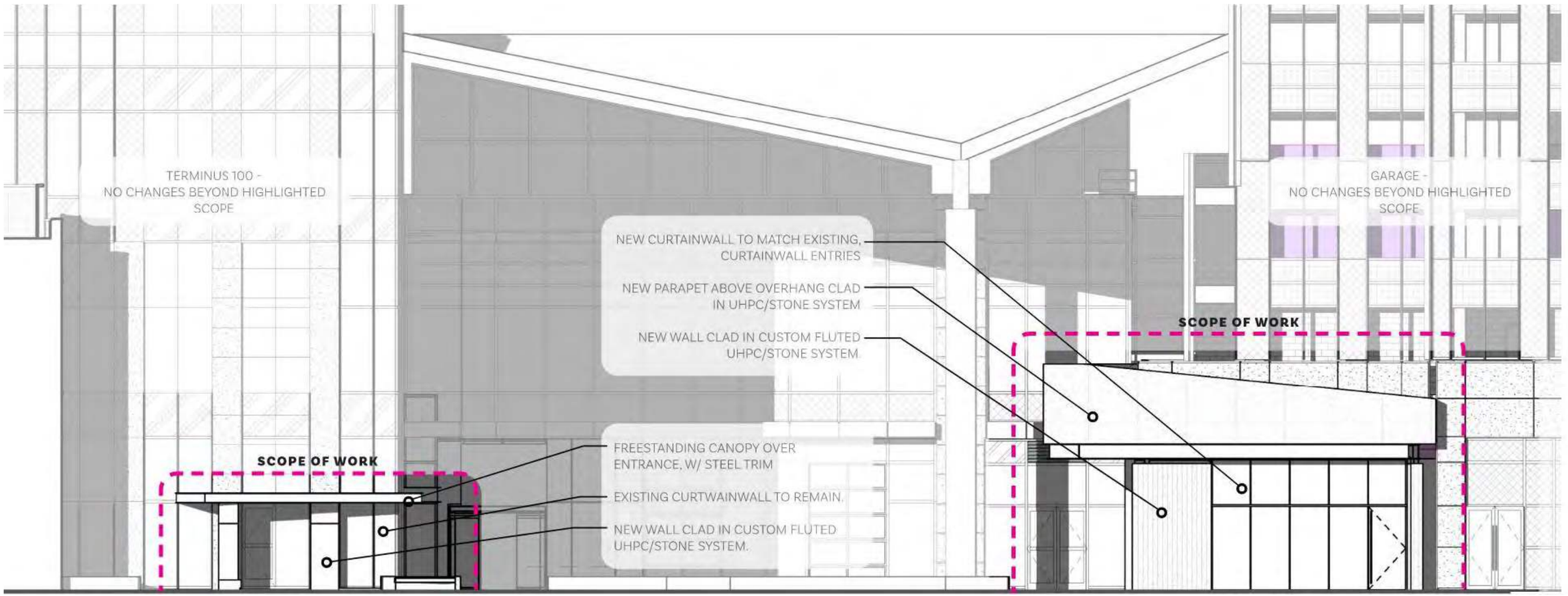
EXISTING

PROPOSED

PROPOSED CONDITION - MOTORCOURT AND CAFE STREET

TERMINUS 100

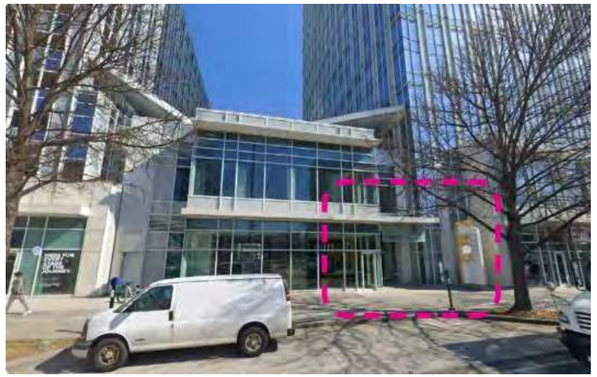
OCOTBER 2026



PROPOSED CONDITION - NORTH ELEVATION

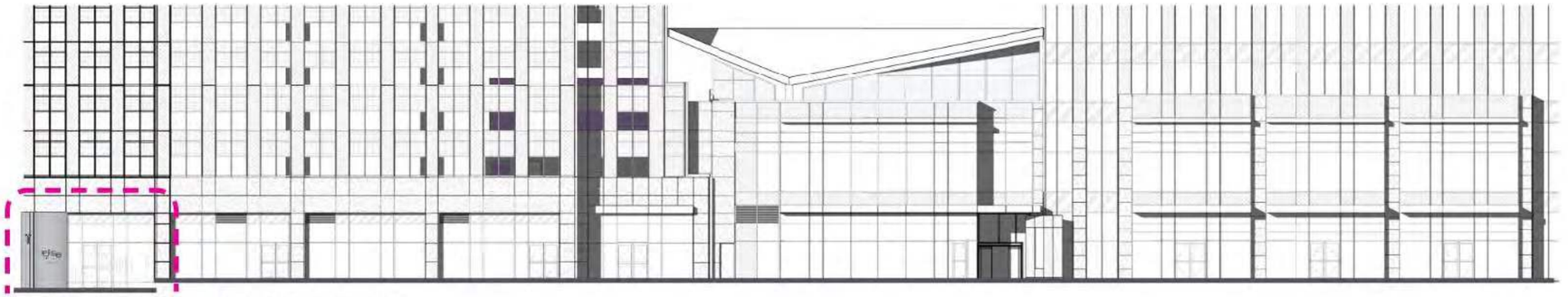
TERMINUS 100

OCOTBER 2026



EXISTING

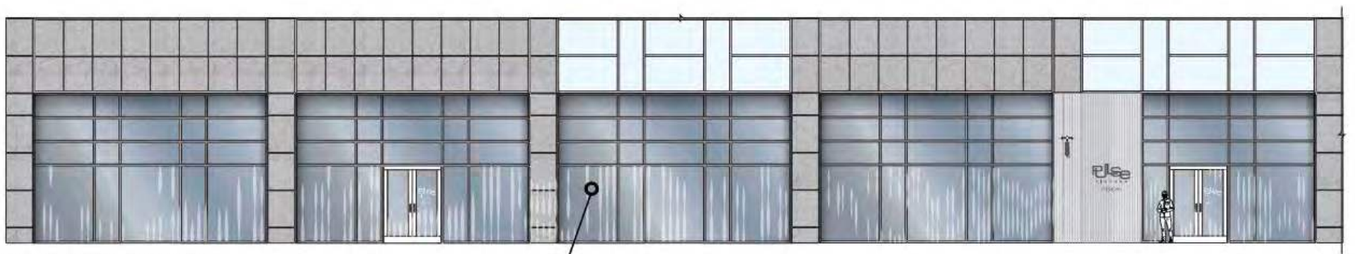
PROPOSED



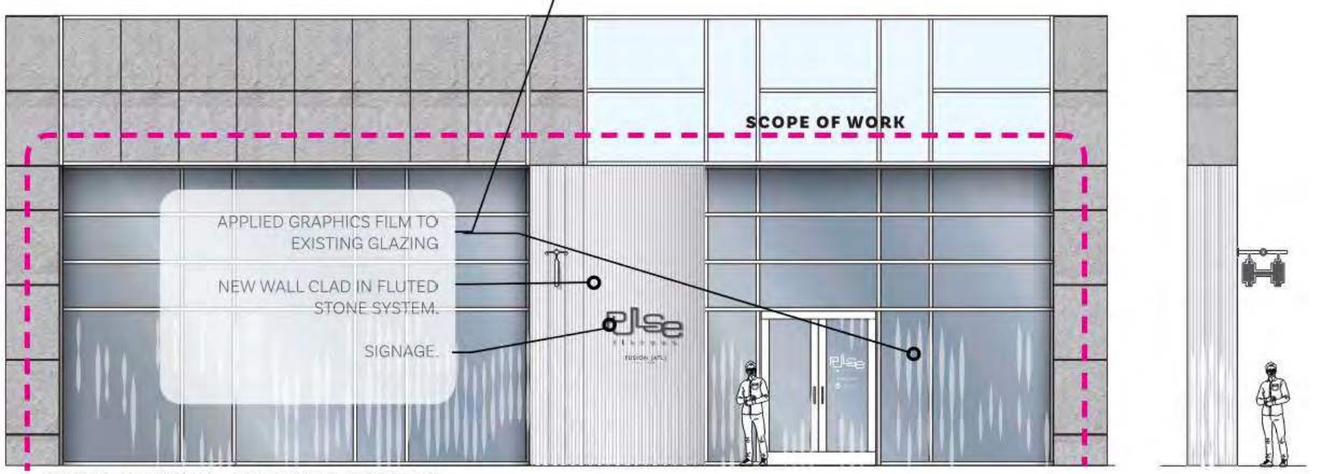
1 SCOPE OF WORK - BUILDING ELEVATION



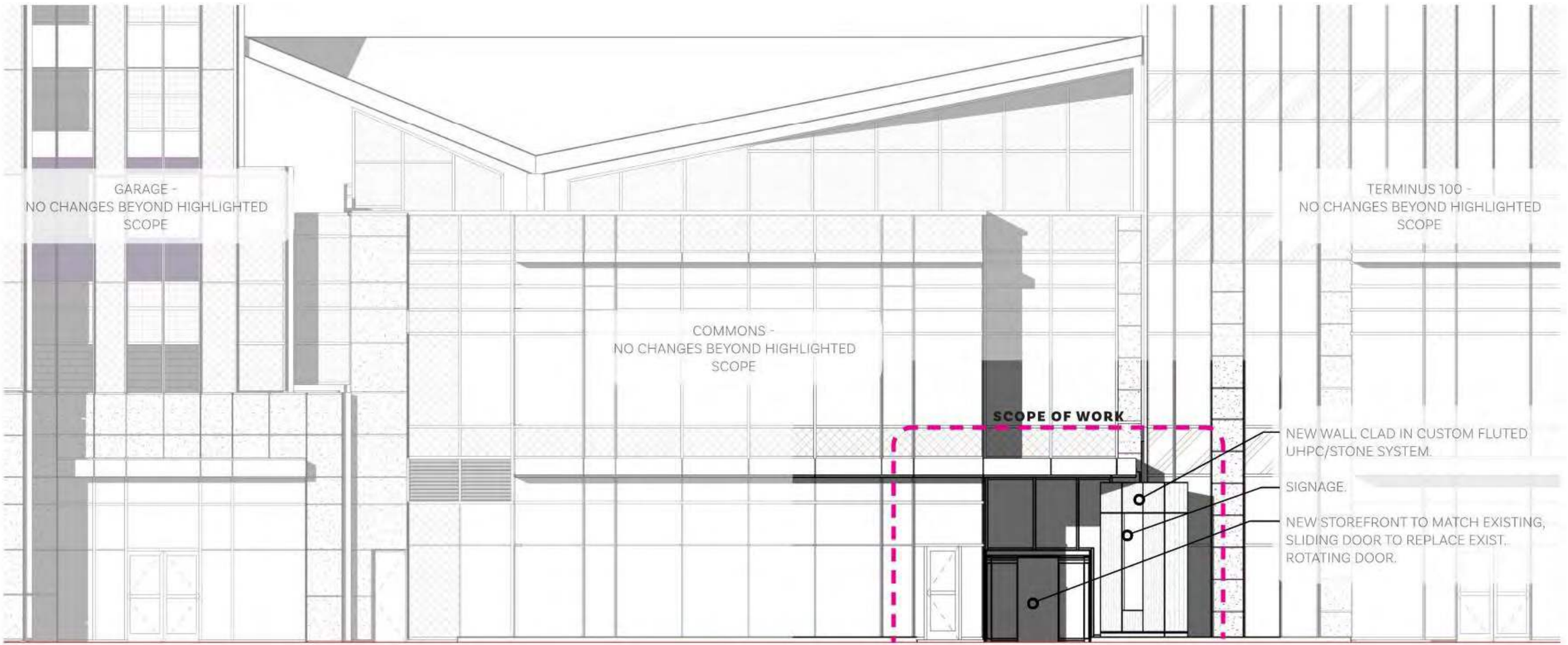
2 EXISTING CONDITIONS FOR REFERENCE



1 Sign A - Full Front Elevation
SCALE: 3/32" = 1'-0"



3 SCOPE OF WORK - ENLARGED ELVATION



PROPOSED CONDITION - SOUTH ELEVATION

TERMINUS 100

OCOTBER 2026

TERMINUS 200

3280 Peachtree Road

THANK YOU

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) Charles Zakem

ADDRESS 1200 Peachtree Street NE, Atlanta, GA 30309

PHONE NO. 404-900-7002 EMAIL charles.zakem@kimley-horn.com

PROPERTY LANDOWNER Terminus Venture T100 LLC c/o Cousins Properties Incorporated

ADDRESS 3344 Peachtree Road NE, Suite 1800, Atlanta, GA 30326

PHONE NO. 404-407-1000 EMAIL corporatesecretary@cousins.com

ADDRESS OF PROPERTY 3280 Peachtree Road NE, Atlanta, GA 30305

Land District 17th *Land Lot* 61 & 62 *Council District* 7 *NPU* B

Is property within the BeltLine Overlay District? Yes ☐ No ■ Zoning Classification SPI-12

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

Submittal Checklist (See detailed checklist on page 2):

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

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

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

☐ Developments 50,000 to 250,000 sq.ft. of floor area: $1,000. ☐ Developments ≥ 250,000 sq.ft. of floor area: $1,500.

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

Date 9-28-26 **Signature of Applicant** _____

Additional Submittal Requirements (as applicable):

- **Inclusionary Zoning:** All new or conversion multifamily residential rental projects with 10 or more units in the Beltline Overlay District OR Westside & 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.**

SPECIAL ADMINISTRATIVE PERMIT (SAP) APPLICATION

Submittal Checklist

The following checklist is designed to assist those in preparing required materials for SPI, Beltline Overlay, NC, LW, MRC, and MR districts. **Items omitted will delay applicant's review process.** The following items are required as part of a complete application for a Special Administrative Permit. **NPU Notification and DRC review, as applicable, are required as a part of a completed SAP application.** Please note: *** FINAL APPROVED SAP PLANS ARE REQUIRED WITH THE PERMIT APPLICATION SUBMITTAL TO THE OFFICE OF BUILDINGS.**

☐ 1. **SAP Application Form and Property Landowner Authorization Form:** completed with notarized signatures.

☐ 2. **Notice to Applicant Form:** with signature and date.

☐ 3. **Project Summary:** Provide cover letter clearly describing all new construction, alterations, repairs or other changes to the exterior appearance of existing structures or site. **Any administrative variations ARE REQUIRED to be accompanied by a written justification for each variation requested.**

☐ 4. **Property Survey:** One (1) copy of survey (for new single-family and duplex construction, show existing footprints of principal structures on adjoining lots fronting the same street).

☐ 5. **Site Plan** (drawn to scale, released and sealed for construction) of proposed improvements showing items listed below*. **Initial Submission**: One (1) copy for initial staff review.
Final Submission (after staff review): One (1) copy.

a) Date, north arrow, and graphic scale.
b) Adjacent streets, with street names, property lines and dimensions, and easements.
c) Existing conditions to remain: identify all overhead utility poles, transformers, above ground storm water detention areas and inlets.
d) Proposed new installations: Identify the number, type and location of new street lights, transformers, AC units and other similar mechanical/accessory equipment at or above grade. Identify such items in the public right-of-way which final approval by Department of Public Works or GDOT is required.
e) Specify location and widths for all Sidewalks (street furniture and clear zones) and Supplemental Zones.
f) Ground floor layout plan with building and tenant entrances also shown
g) Street-front ground floor façade fenestration – vertical/horizontal window dimensions and % of façade length
h) Outdoor dining – seating plan, dimensions, and % of business establishment floor area
i) Height of structures (including fences/walls)
j) Parking, driveway and curb cut layout and dimensions (auto, truck loading, & bicycle/moped)
k) Location of parking deck light fixtures. Also indicate amount of foot-candles, and type of light fixture
l) Landscape plan: Planting locations including street trees (with tree species and calipers indicated), parking lot and other on-site landscaped areas (with the dimensions and percentage of lot calculated).
m) Provide Developmental Control Specification Form (pages 6-8) information on the site plan.
   - Zoning Classification, Net Lot Area & Gross Land Area, Floor Area Ratio (FAR), square footage of structures & individual uses, etc.

☐ 6. **Rooftop plan** when counted towards open space requirements.

☐ 7. **Elevations of building facades: One** (1) copy for initial staff review. **Final Submission: One (1) copy.**

☐ 8. **Section drawing(s)** as needed showing required sidewalks, supplemental zones (with retaining walls), and building façade & finished floor-level dimensioned within 5 feet above the adjacent sidewalk-level.

☐ 9. **DRI conditions of approval, rezoning legislation, variance or special exception letters** printed on site plan.

☐ 10. **Transportation Management Plan/Association Membership (where applicable)** required based on the zoning district. See specific zoning regulations for confirmation.

☐ 11. **Beltline Overly District, NC-2, NC-6, NC-10, NC-11, NC-12, NC-14 and NC-16** properties:
   - Mail a copy of the **submitted SAP application & drawings stamped received by the Office of Zoning and Development** to the NPU contact person.
   - Submit a copy of **U.S. Postal Service Certificate of Mailing** and **Notarized Affidavit of NPU Notification** (page 5) as soon as possible to complete the application submission and begin the SAP review period.

☐ 12. Photographs (buildings/site): Show existing conditions for alterations to existing building facades and/or site modifications.

☐ 13. Shared Off-site Parking: Requests for approval of off-site parking submit materials on Shared Off-site Parking checklist.

☐ 14. **Other information** necessary for the SAP as requested by staff.

City of Atlanta Office of Zoning & Development

SPECIAL ADMINISTRATIVE PERMIT (SAP) APPLICATION

DEVELOPMENT/DESIGN REVIEW COMMITTEES (DRC)

CHECK FOR APPLICABILITY Beltline Overlay and Special Public Interest (SPI) Districts

File # _____

Development / Design Review Committees (DRC) have been established as an advisory group for the purpose of providing to the Director of the Office of Zoning and Development formal recommendations/comments on Special Administrative Permit (SAP) applications within the Beltline Overlay and particular SPI zoning districts. Applicants are required to make a presentation of their project to the applicable DRC committee. DRC review is required as part of a completed SAP application for the relevant zoning districts.

Each DRC shall consist of committee members representing the corresponding district stakeholders including: property owner(s), business owner(s) or resident(s), and applicable neighborhood organization(s), among others.

The DRC convenes monthly (or as needed) to comment on SAP applications within a particular district. Each DRC shall provide recommendations to the Office of Zoning and Development Staff and the applicant within 7 business days, unless the applicant is requested to return to the applicable DRC and/or present to respective neighborhood organization(s).

DRC Committees (established by City Council Resolution)

- SPI-1 Downtown (2007)
- SPI-9 Buckhead Village (2010)
- SPI-12 Buckhead/Lenox Stations (2012)
- SPI-15 Lindbergh (2001)
- SPI-16 Midtown (2001)
- SPI-17 Piedmont Avenue (2001)
- Beltline Overlay (2015)

Meeting Dates and Locations

Downtown SPI-1
Meetings held the 4th Thursday morning monthly
Central Atlanta Progress, 84 Walton Street NW, Suite 500
Contact Enrique Bascunana:
Ebascunana@atlantadowntown.com
(404) 918-4898

Midtown SPI-16 & Piedmont Avenue SPI-17
Meetings held the 2nd Tuesday evening monthly
Midtown Alliance, 999 Peachtree Street NE, Suite 730
Contact Karl Smith-Davids: Karl@MidtownAtl.com
(404) 443-6249

Buckhead Village SPI -9 & Buckhead/Lenox SPI-12
Meeting held 1st Wednesday afternoon monthly
BATMA, 3340 Peachtree Road NE
Tower Place Bld. 100, Suite 1515
Contact Denise Starling: Denise@batma.org
(404) 842-2680

Beltline Overlay
Meeting held the 3rd Wednesday evening monthly
Atlanta Beltline Inc.
100 Peachtree Street NW, Suite 2300
Contact Forrest Rose: Frose@atlbeltline.org
(404) 921-7616

Lindbergh SPI-15: Meetings are coordinated by City of Atlanta Zoning and Development Staff: (404) 330-6145.

Application Submittal and Review Process

1) Submit a complete application to be provided with an official application number. If appliable, arrange a pre-application meeting prior to submission with Ms.Jubie Thompson at 470-599-2131 or jthompson@atlantaga.gov.
2) Notify the applicable DRC contact (as listed above) to arrange placement on the next scheduled DRC meeting agenda.

DRC Submittal Requirements

1) Written summary of proposed scope of work (include applicable project information such as total square footage, # and breakout of residential units, and square footage of each commercial use, building height, parking and loading provided, etc.).
2) Identification of all administrative variations requested and written justification for each requested.
3) PDF Digital drawings (to-scale) of site plans and building elevations as applicable to the scope of work.
4) Photographs of the existing property.
5) Contact DRC representative to e-mail project information (prior to meeting) and confirm DRC meeting date and time.
6) At the DRC meeting:
    a. Provide hardcopies of cover letter and drawings (in 11"x17" size) for distribution to each committee member.
    b. Provide drawings on boards for project presentation to committee members or digital PowerPoint presentation (coordinate with DRC representative on the latter).

Committee Review Responsibilities

1) Make recommendations on projects concerning zoning requirements and administrative variations requested.
2) Make other design recommendations for consideration concerning an application. Note: these other recommendations are not code requirements.

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, _____ SWEAR THAT I AM THE **LANDOWNER**

owner(s) name

OF THE PROPERTY LOCATED AT: 3280 Peachtree Road, Atlanta, GA 30305
(PID: 17 0062 LL7542)

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):
Charles Zakem (Kimley-Horn)

ADDRESS: 1200 Peachtree Street NE, Suite 800
Atlanta, GA 30309

TELEPHONE: 404-900-7002 EMAIL: charles.zakem@kimley-horn.com

Signature of Property Landowner

John S. McColl
Print Name of Property Landowner

Personally Appeared
Before Me
John S. McColl

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

Bridget LeBeouf Wright
Signature of Notary Public

9-28-26
Date

BRIDGET LeBEOUF WRIGHT
NOTARY PUBLIC
BARTOW COUNTY, GEORGIA
MY COMM. EXPIRES 06/05/2027

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)

File # _____

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, NC-14 or NC-16 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, NC-14 and NC-16 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

Questions, please call 404-330-6145 and request to speak with the assigned SAP planner. Please reference the SAP application number in your request.

Please send your written comments and or questions to the following email. Please reference the SAP case number in the subject line:

SAPComments@atlantaga.gov

City of Atlanta Office of Zoning & Development

SPECIAL ADMINISTRATIVE PERMIT (SAP)

AFFIDAVIT OF NPU NOTIFICATION

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

File # _____

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 TWENTY ONE (21) 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.

LOCATION OF SUBJECT PROPERTY:

Street Address(es): _____

Zoning Classifications _____ Land District ____ Land Lot _____ Council District ____ NPU ____

APPLICANT:

Name: _____

Company: _____

Address: _____

Telephone: _____ Email: _____

As the APPLICANT, I, _____ swear and affirm that I have notified the NPU(s) to which this Special Administrative Permit (SAP) affects, and am aware of the applicable requirements of the City of Atlanta Zoning Ordinance Sections 16-36.004, 16-32J.002(1), 16-32K.002(1), and 16-32L.002(1).

NPU Contact Information

Name of Contact Person(s)	Phone Number(s)	Email Address (es)

Adjacent NPU(s) Contact Information

Name of Contact Person(s)	Phone Number(s)	Email Address (es)

(To be completed by Notary):

Personally Appeared Before Me this _____day of

_____, 20_____.

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

(To be completed by Applicant & Staff):

_____
Signature of Applicant

_____
Printed Name of Applicant

_____
Office of Zoning & Development Staff

Signature of Staff only represents that the required notification to the NPU has been completed and does not indicate any position of the Office of Zoning and Development on the application.

SPECIAL ADMINISTRATIVE PERMIT (SAP) APPLICATION

Development Controls Specifications (Required)

File # _____

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

Definitions and Methods of Calculation

- Net Lot Area (NLA) = length of property line X width of property line
- GLA for corner lots = (NLA) + [(street "A" right-of-way width ÷2) X (street "A" length of property line)] + [(street "B" right-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)]
- GLA (with only one front yard adjacent to street) = (NLA) + [(street right-of-way width ÷2) X (length of front property line)]
- GLA may include half of the right-of-way (including streets, parks, lakes and cemeteries) up to 50 feet in width.
- GLA shall not be used for calculating FAR for properties within single-family or two-family-zoned subareas of SPI districts.
- Building Lot Coverage provided = (net lot area minus area of building footprint) ÷ (net lot area)

Lot Size (in square footage)

Gross Land Area (GLA)	
Net Lot Area (NLA)	

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				
Base Provided				
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: _____

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		
Provided		

Fenestration (% of each street-fronting facade calculated separately, per district regulations)

	Residential Façade Percentage (%)			Non-residential Façade Percentage (%)		
	Local Street	Arterial/Collector	Beltline Corridor	Local Street	Arterial/Collector	Beltline Corridor
Min. Required						
Provided (specify for each street)						

File # _____

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

Definitions and Methods of Calculation

- **LUI** = Land Use Intensity Ratios Table (per Section 16-08 R-G District Regulations)
- **TOSR** are calculated only for residential developments. TOSR includes the total horizontal area of uncovered open space plus ½ of the total horizontal area of covered open space subject to the limitations in Section 16-28.010 (4). Covered total open space is the open space closed to the sky but having two clear unobstructed open or partially open (50% or more) sides.
  - TOSR required = (LUI table) X (GLA).
  - TOSR provided = (GLA) – (area of building footprint) + (combined area of balconies and rooftop terraces).
- **UOSR** requirements are calculated using the residential FAR (of the corresponding net lot or GLA lot sized used to calculate FAR) for both residential and mixed-use developments. It does not include areas for vehicles. However, newly created on-street parking (outside of existing travel lanes) and new streets may be counted towards the UOSR calculations as specified in the district regulations.
  - UOSR required = (LUI table) X (the corresponding lot size used to calculate FAR).
  - If GLA is used for USOR, than the amount provided shall be = (NLA) – (area of building footprint + surface area of parking lots, and driveways) + (balconies, rooftop terraces, and landscaped areas on sidewalks within the adjacent right-of-way).

TOSR: Total Open Space Requirements for Residential Only Projects

(Not required in SPI-9, SPI-16, SPI-17, SPI-18, SPI-20, SPI-21, MRC, MR, or LW districts, or in mixed-use developments.)

	Ratio	Total Square Footage
Minimum Required		
Provided		

Square Footage breakout of UNCOVERED TOSR amount provided by the following:	
GLA minus building square footage	
Open exterior balconies (per Section 16-28 or district regs)	
Roof area improved as recreation space	

Square Footage breakout of COVERED TOSR amount provided by the following:	
Areas closed to the sky (roof) but having two sides with a minimum of 50% open	

UOSR: Usable Open Space Requirements for Residential and or Mixed-use Developments

(These are areas not counted towards Public Space Requirements)

	Ratio	Total Square Footage
Minimum Required		
Provided		

Square Footage Breakdown of UOSR amounts provided by the following:	
Balconies	
Rooftop Terraces	
Landscaped Areas and Plazas	
Portions of Sidewalks on Private Property	
Portions of Landscaped Areas in Right-of-way adjacent to Property	

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

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

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

SPECIAL ADMINISTRATIVE PERMIT (SAP) APPLICATION

Notice to Applicant

File # _____

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

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

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

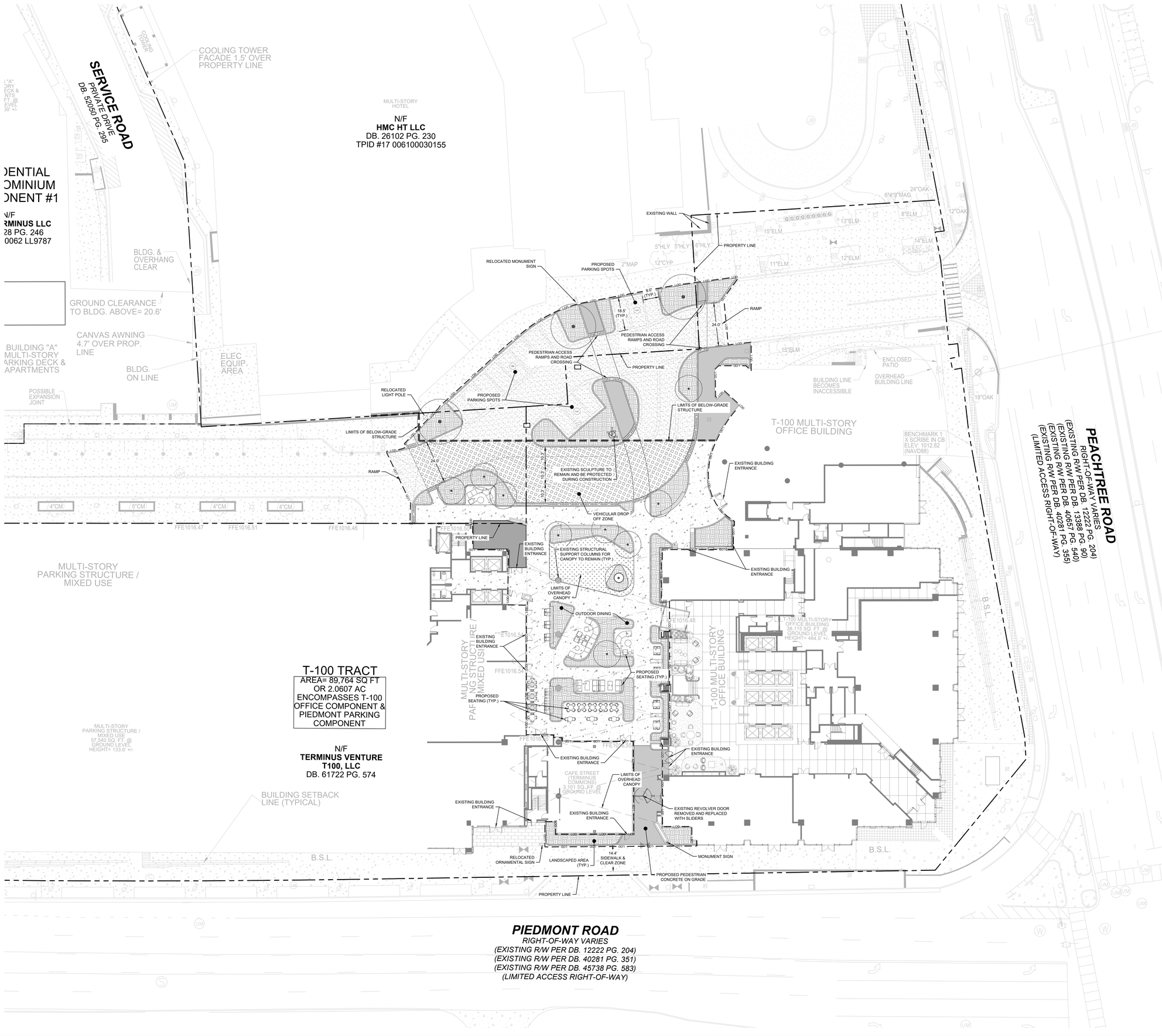
The applicant is further put on notice that the location of any feature specified on the site plan is not to be changed from that location which is specified on the site plan approved by the OZD. This includes, without limitation, any such changes that might affect the setbacks of any structure, the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

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

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

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

Applicant Printed Name	Applicant Signature	Date



SITE DEVELOPMENT SUMMARY

SAP FILE NUMBER:
SAP-26-XXX

ZONING CLASSIFICATION
SPI-12 SUBAREA 1

ADJACENT STREETS
PIEDMONT ROAD NE
PEACHTREE ROAD

SITE NOTES

1. EXISTING CONDITIONS SHOWN HEREON ARE FROM TWO SURVEY FILES PROVIDED BY TERRAMARK ON 12.14.2022 AND 07.15.2024.
2. ALL DIMENSIONS ARE FROM FACE OF CURB TO FACE OF CURB UNLESS OTHERWISE NOTED.
3. SIDEWALK INSTALLED AGAINST BACK OF CURB SHALL BE INSTALLED PER THE PLAN AS MEASURED FROM THE BACK OF CURB.
4. ALL SIGNAGE AND STRIPING MUST MEET THE LATEST REQUIREMENTS SET FORTH BY MUTCD, GDOT, AND GEORGIA STATE CODE.
5. REFERENCE LANDSCAPE PLANS FOR ALL HARDSCAPE AND LANDSCAPE DETAILS AND SPECIFICATIONS.
6. LIGHTING SHALL BE PROVIDED THROUGHOUT ALL PARKING FACILITIES TO EQUAL A MINIMUM OF ONE FOOT-CANDLE OF LIGHT. ALL LIGHTING SHALL BE PROVIDED BY CUTOFF LUMINARIES WHICH HAVE A MAXIMUM 90 DEGREE ILLUMINATION

SITE NOTES

- PROPERTY LINE
- LANDSCAPE TREES
- PEDESTRIAN CONCRETE ON STRUCTURE
- PEDESTRIAN CONCRETE ON GRADE
- VEHICULAR CONCRETE ON STRUCTURE
- VEHICULAR CONCRETE ON GRADE
- LANDSCAPED AREAS

SITE NOTES - CITY OF ATLANTA

1. A STREET ADDRESS NUMBER SHALL BE LOCATED DIRECTLY ABOVE OR BESIDE THE PRIMARY BUILDING. BUSINESS ESTABLISHMENT ENTRANCES SHALL BE CLEARLY VISIBLE FROM THE SIDEWALK, AND SHALL HAVE A MINIMUM HEIGHT OF SIX INCHES.
2. ALL SIDEWALK PAVING MATERIALS SHALL BE CONTINUED ACROSS ANY INTERVENING DRIVEWAY CURB CUT AT THE SAME PREVAILING GRADE AND CROSS SLOPE AS THE ADJACENT SIDEWALK CLEAR ZONE.

Kimley»Horn
PHONE 404.419.8700
WWW.KIMLEY-HORN.COM
1200 PEACHTREE STREET, NE
SUITE 800
ATLANTA, GEORGIA 30309
© 2026 KIMLEY-HORN AND ASSOCIATES, INC.

PREPARED FOR
TERMINUS VENTURE
T100 LLC
3280 PEACHTREE RD NE
PHONE 000.000.0000

No.	REVISION DESCRIPTIONS	BY	DATE
	SAP SUBMISSION	ESS	09.29.2026

TERMINUS 100
PIN 17006LL7542,
LAND LOT 61 & 62
17TH DISTRICT
3280 PEACHTREE RD
ATLANTA, GA 30305

GEORGIA REGISTERED No. PE043044 PROFESSIONAL ENGINEER CHARLES A. ZAHEM

GSWCC CERT. (LEVEL II)	0000076499
DRAWN BY	ESS
DESIGNED BY	ESS
REVIEWED BY	CAZ
DATE	09.29.2026
PROJECT NO.	019335062

TITLE
SITE PLAN

SHEET NUMBER
C2.00

GRAPHIC SCALE IN FEET
0 10 20 40

NORTH

811 Know what's below. Call before you dig.

Drawing name: K:\AMT_CIVIL\019335062 Terminus 100\CAD\Plansheets\C0.10 - SAP PLAN.dwg C0.10 SAP PLAN Sep 29, 2026 9:20am by Emily Sigurdardottir

This document, together with the concepts and designs presented herein, as an instrument of service, is intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without written authorization and adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.

PARTIAL TOPOGRAPHIC SURVEY
FOR
COUSINS PROPERTIES, INC.
(TERMINUS)
LOCATED IN
LAND LOTS 61 & 62, 17TH DISTRICT
CITY OF ATLANTA, FULTON COUNTY, GEORGIA



LOCATION MAP

NOT TO SCALE
LAT - 33°50'44.62" N
LONG - 84°22'12.72" W

SURVEY NOTES

EQUIPMENT USED:
A TRIMBLE "S" SERIES TOTAL STATION WAS USED TO OBTAIN ANGULAR MEASUREMENTS AND DISTANCE MEASUREMENTS.

A TRIMBLE R-12 DUAL FREQUENCY GPS UNIT WAS USED FOR ESTABLISHING CONTROL. A NETWORK ADJUSTED RTK SURVEY WAS PERFORMED AND ADJUSTED BY RELATIVE POSITIONAL ACCURACY.

CLOSURE STATEMENT:
NO BOUNDARY SURVEY HAS BEEN PERFORMED BY TERRAMARK LAND SURVEYING, INC. AT THIS TIME. PROPERTY LINES ARE SHOWN FOR REFERENCE ONLY.

THE FIELD DATA UPON WHICH THIS SURVEY IS BASED, ARE WITHIN THE POSITIONAL TOLERANCES ALLOWED FOR ALTA/NSPS LAND TITLE SURVEYS PER THE 2021 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 OF THIS SURVEY ARE IN U.S. SURVEY FEET.

CONTOURS ARE SHOWN AT ONE FOOT INTERVALS. ELEVATIONS ARE BASED ON RTK GLOBAL POSITIONING SYSTEMS OBSERVATION AND ARE RELATIVE TO NAVD 88 DATUM.

FIELD WORK FOR THIS PROPERTY WAS COMPLETED ON JULY 1, 2024.

DUE TO VARIANCES IN GPS EQUIPMENT, TECHNIQUES, FEDERAL ADJUSTMENTS TO STATE PLANE MODELS AND DAILY CONDITIONS IMPACTING GPS RECEPTIVITY, GPS SOLUTIONS MAY VARY FROM THOSE PROVIDED ON THIS SURVEY BOTH HORIZONTALLY AND VERTICALLY. ANY AND ALL CONTRACTORS, CONSULTANTS, INDIVIDUALS OR ENTITIES RELYING ON STATE PLANE COORDINATES TO RELATE TO DATA PROVIDED ON THIS SURVEY MUST LOCALIZE TO THE SURVEY CONTROL, BENCHMARKS OR PROPERTY MONUMENTATION, ESTABLISHED BY THIS SURVEY IN ORDER TO ENSURE ACCURACY OF DATA. THE OWNER, HIS EMPLOYEES, HIS CONSULTANTS, HIS CONTRACTORS, AND/OR HIS AGENTS SHALL HEREBY DISTINCTLY UNDERSTAND THAT THE SURVEYOR IS NOT RESPONSIBLE FOR ISSUES ENCOUNTERED DUE TO FAILURE TO LOCALIZE DIRECTLY TO THIS SURVEY DATUM.

INFORMATION REGARDING SIZE, LOCATION, AND SPECIES OF EXISTING TREES IS SHOWN HEREON. THERE IS NO CERTAINTY OF THE SIZE AND SPECIES OF THE SAID TREES WITHOUT VERIFICATION FROM THE DESIGNATED ARBORIST BY THE LOCAL REGULATORY AUTHORITY. 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 EXCEPT BY APPROVAL OF SAID AUTHORITY.

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

INFORMATION REGARDING THE REPUTED PRESENCE, SIZE, CHARACTER, AND 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.

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.

TERRAMARK LAND SURVEYING, INC, WAS UNABLE TO DETERMINE THE EXTENT OF PIPES MARKED AS APPROXIMATE DIRECTION ONLY. AFORESAID PIPE IS DRAWN ON THE SURVEY TO REFLECT THE OBSERVED DIRECTION BASED UPON A VISUAL INSPECTION OF THE STRUCTURE ONLY AND IS SHOWN FOR INFORMATIONAL PURPOSES.

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

PROPERTY IS SUBJECT TO RIGHTS OF UPPER AND LOWER RIPARIAN OWNERS IN AND TO THE WATER OF CREEKS AND BRANCHES CROSSING OR ADJOINING SUBJECT PROPERTY AND THE NATURAL FLOW THEREOF, FREE FROM DIMINUTION OR POLLUTION.

THIS SURVEY WAS PREPARED FOR THE EXCLUSIVE USE OF THE PERSON, PERSONS OR ENTITY NAMED HEREON. THIS SURVEY DOES NOT EXTEND TO ANY UNNAMED PERSON, PERSONS OR ENTITY WITHOUT THE EXPRESS CERTIFICATION BY THE SURVEYOR NAMING SAID PERSON, PERSONS OR ENTITY.

TERRAMARK LAND SURVEYING, INC. DOES NOT WARRANT THE EXISTENCE OR NON-EXISTENCE OF ANY WETLANDS OR HAZARDOUS WASTE IN THE SURVEY AREA.

TITLE NOTES

ACCORDING TO THE "FIRM" (FLOOD INSURANCE RATE MAP) OF FULTON COUNTY, GEORGIA (PANEL NUMBER 13121C0251F), DATED 9/18/2013; NO PORTION OF THIS PROPERTY LIES WITHIN A SPECIAL FLOOD HAZARD AREA.

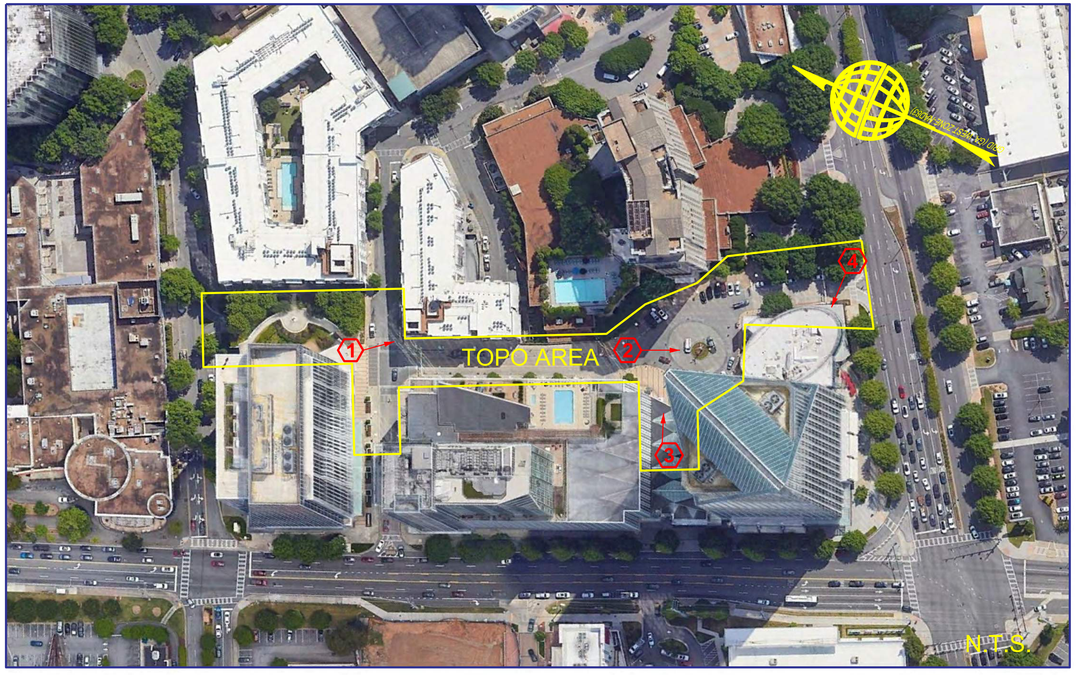
THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT, WHICH COULD REVEAL ENCUMBRANCES NOT SHOWN ON THIS SURVEY.

SUBJECT PROPERTIES HAVE ACCESS TO THE PUBLIC RIGHTS OF WAY OF PEACHTREE ROAD, PIEDMONT ROAD, & TOWER PLACE DRIVE.

REFERENCE MATERIAL

1. ALTA/NSPS LAND TITLE SURVEY FOR COUSINS PROPERTIES LP
   PREPARED BY TERRAMARK LAND SURVEYING, INC.
   DATED NOVEMBER 10, 2022 AND LAST REVISED DECEMBER 2, 2022
2. DEEDS AND PLATS SHOWN HEREON

SITE MAP



PHOTOGRAPHS

PICTURE LOCATION AND DIRECTION



PHOTO #1



PHOTO #2



PHOTO #3



PHOTO #4

UTILITY NOTES

THE UNDERGROUND UTILITIES SHOWN HEREON ARE BASED ON LOCATION OF MARKINGS PROVIDED BY:

GROUNDHAWK, LLC
355 ONETA STREET
ATHENS, GA 30601
PHONE: 706-203-5839
ATTENTION: EMILY EBERHART

THE UNDERGROUND UTILITIES (EXCEPT THE LOCATION OF EXISTING DRAINAGE, SEWER, AND IRRIGATION UTILITIES AS WELL AS UNDERGROUND SD STORAGE TANKS) WERE LOCATED BY GROUNDHAWK, LLC. UTILIZING RADIO FREQUENCY TECHNIQUE AND IN ACCORDANCE TO LEVEL "B" UTILITY LOCATION CRITERIA. THIS TECHNIQUE IS CAPABLE OF LOCATING METALLIC UTILITIES AND TRACER WIRES. ANY NON- METALLIC UTILITIES (WITHOUT TRACER WIRE) ARE NOT LOCATED.

THE SURVEYOR MAKES NO GUARANTEES THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN- SERVICE OR ABANDONED. UNDERGROUND UTILITIES NOT OBSERVED OR LOCATED UTILIZING THIS TECHNIQUE MAY EXIST ON THIS SITE BUT ARE NOT SHOWN, AND MAY BE FOUND UPON EXCAVATION. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED ALTHOUGH THE SURVEYOR DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION AVAILABLE.

INFORMATION REGARDING MATERIAL AND SIZE OF UTILITIES IS BASED ON RECORDS ACQUIRED FROM THE UTILITY OWNERS.

UTILITY PROVIDERS

GAS

ATLANTA GAS LIGHT
678-492-9807

POWER

GEORGIA POWER COMPANY
404-506-6539

MARTA
404-848-6212

WATER

CITY OF ATLANTA DEPARTMENT
OF WATERSHED MANAGEMENT
404-546-3519

COMMUNICATION

AT&T
305-409-1542

HOTWIRE COMMUNICATIONS
980-425-0697

COMCAST
678-708-7112

GEORGIA DOT
404-635-2800

GOOGLE FIBER
404-487-9420

CENTURY LINK
877-366-8344

VERIZON
800-624-9675

CROWN CASTLE
800-654-3110

UNITY FIBER
877-652-2321

ZAYO FIBER SOLUTIONS
800-961-6500

SPECIAL NOTES

1. CERTIFICATION AND DECLARATION IS MADE TO THE ENTITIES AS LISTED IN THE TITLE BLOCK AND/OR CERTIFICATIONS. THE CERTIFICATIONS AND DECLARATIONS ON THIS PLAT ARE NOT TRANSFERABLE TO ADDITIONAL INSTITUTIONS OR SUBSEQUENT OWNERS.
2. SUBSURFACE AND ENVIRONMENTAL CONDITIONS WERE NOT EXAMINED OR CONSIDERED AS A PART OF THIS SURVEY. NO STATEMENT IS MADE CONCERNING THE EXISTENCE OF UNDERGROUND OR OVERHEAD CONTAINERS OR FACILITIES THAT MAY AFFECT THE USE OR DEVELOPMENT OF THIS PROPERTY.
3. PURSUANT TO RULE 180-6.09 OF THE GEORGIA STATE BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND SURVEYORS, THE TERM "CERTIFICATION" RELATING TO PROFESSIONAL ENGINEERING AND LAND SURVEYING SERVICES SHALL MEAN A SIGNED STATEMENT BASED UPON FACTS AND KNOWLEDGE KNOWN TO THE REGISTRANT AND IS NOT A GUARANTEE OR WARRANTY, EITHER EXPRESSED OR IMPLIED.
4. THIS SURVEY IS NOT PREPARED IN ACCORDANCE TO HB 76 AND SHALL NOT BE RECORDED WITHIN THE APPLICABLE LAND RECORDS.

SURVEYOR'S CERTIFICATE

THIS SURVEY WAS PREPARED UNDER MY DIRECT SUPERVISION, THE INFORMATION SHOWN HEREON IS ACCURATE AND CORRECT TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF.

GEORGIA REGISTERED No. 2928 LAND SURVEYOR PAUL B. CANNON

PAUL B. CANNON, RLS
REGISTERED NUMBER: 2928

TerraMark Land Surveying, Inc.
1398 Bells Ferry Road
Marietta, Georgia 30066
Phone No. (770) 421-1927
www.TerraMark.com
C. O. A # LSF000610

TerraMark Geospatial

No	Revision	Date
#1		
#2		
#3		
#4		
#5		
#6		
#7		
#8		

Project No.	2004-115
Survey Crew:	NK
Drawn By:	AT
Approved By:	PBC
Date:	07/12/2024
Scale:	1"=30'
FB/PG	FB/TM1

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PARTIAL TOPOGRAPHIC SURVEY
FOR
COUSINS PROPERTIES, INC.
(TERMINUS)
LOCATED IN
LAND LOTS 61 & 62, 17TH DISTRICT
CITY OF ATLANTA, FULTON COUNTY, GEORGIA

SHEET NO.
1/2
DRAWING# TM 04-115

JOB NUMBER 2004-115 PLOT SIZE 24 X 36

GRID GA WEST ZONE(NAD83)

TREE LEGEND (ABBREVIATIONS)

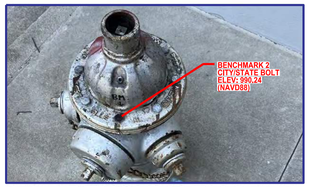
DECIDUOUS (TREE)	BIR	BIRCH	HLY	HOLLY
	BCH	BEECH	HW	HARDWOOD
	CM	CRAPE MYRTLE	MAG	MAGNOLIA
	CHY	CHERRY	MAP	MAPLE
	CYP	CYPRESS	OAK	OAK
CONIFEROUS (TREE)	FIR	FIR	ORN	ORNAMENTAL
	GINGKO	GINGKO	PEAR	PEAR
	GUM	SWEET GUM	POP	POPLAR
	HIC	HICKORY	SYC	SYCAMORE

ABBREVIATIONS

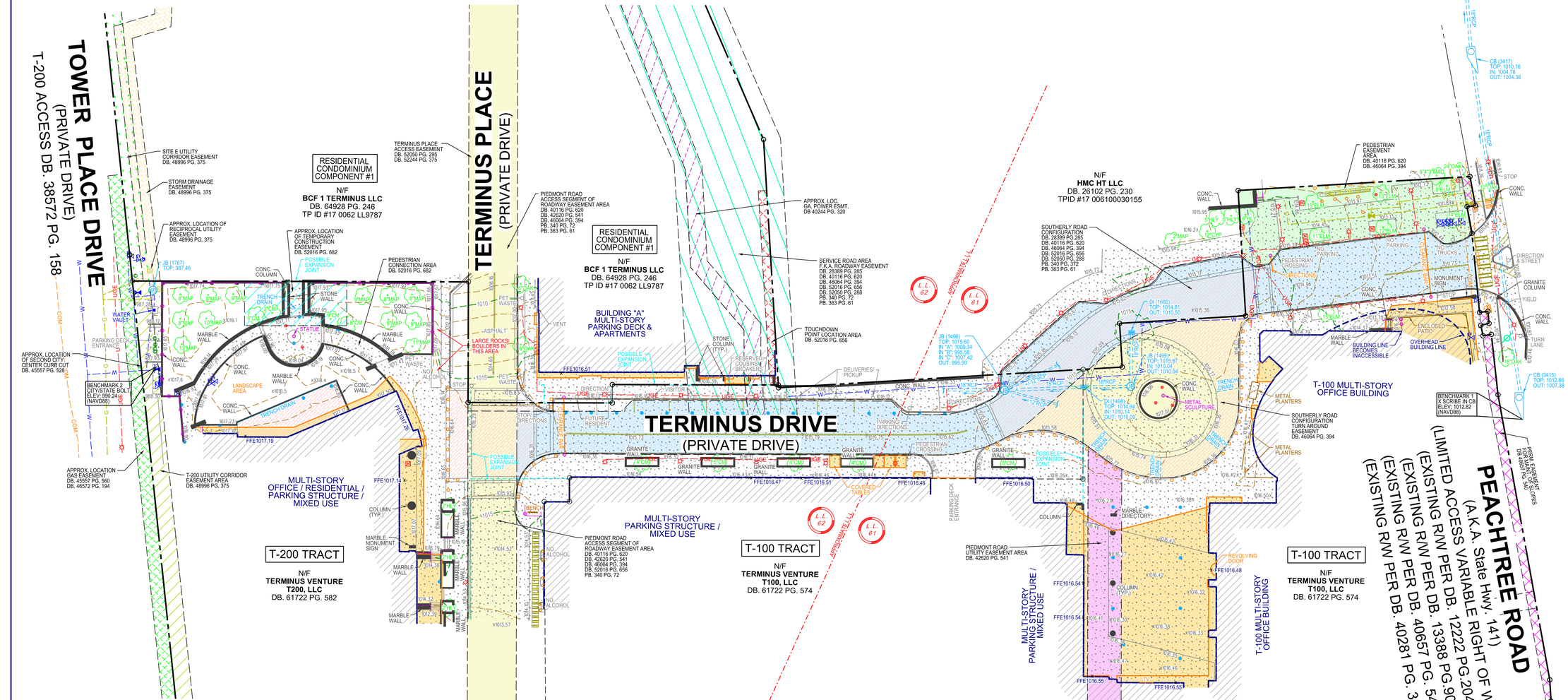
A.	ARC LENGTH	IPS	IRON PIN SET (CAPPED)
AC.	ACRE	N/F	NOW OR FORMERLY
AE	ACCESS EASEMENT	OTP	OPEN TOP PIPE
BSL	BUILDING SETBACK LINE	PB.	PLAT BOOK
BW	BARBWIRE	PG.	PAGE
CH	CHORD LENGTH	POB	POINT OF BEGINNING
CLF	CHAIN LINK FENCE	POC	POINT OF COMMENCEMENT
CMF	CONCRETE MONUMENT FOUND	R	RADIUS LENGTH
CMP	CORRUGATED METAL PIPE	R/W	RIGHT OF WAY
CONC.	CONCRETE	R/W MON	RIGHT OF WAY MONUMENT
CTP	CRIMP TOP PIPE	RB	REBAR
DB.	DEED BOOK	RCP	REINFORCED CONCRETE PIPE
DIP	DUCTILE IRON PIPE	SDE	STORM DRAINAGE EASEMENT
FDC	FIRE DEPARTMENT CONNECTION	SQ. FT.	SQUARE FEET
FND	FOUND	SSE	SANITARY SEWER EASEMENT
HDPE	HIGH DENSITY POLYETHYLENE PIPE	WPF	WOOD PRIVACY FENCE
IPF	IRON PIN FOUND		



BENCHMARK 1



BENCHMARK 2



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GEORGIA REGISTERED PROFESSIONAL LAND SURVEYOR No. 2818 R. B. CAMNON

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SHEET NO.
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