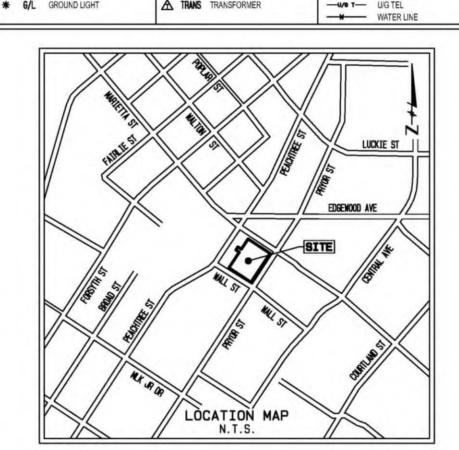
#### SYMBOL LEGEND BFP BACKFLOW PREVENTOR U UB UTILITY BOX ICY IRRIGATION CONTROL VALVE UN UTILITY MANHOLE BSO BSO/AT&T/COMM BOX IPF IRON PIN FOUND TO BSONH BSO/AT&T/COMM MANHOLE - H/N HEADWALL VMP VALVE MARKER POST CMF CONCRETE MONUMENT FOUND S JB JUNCTION BOX W MAB WATER BOX OB CATCH BASIN LAMP POST/LIGHT POLE WLMP WATER LINE MARKER POST CATCH BASIN M M/B MAIL BOX/KIOSK NO WH WATER MANHOLE CURB INLET ■ MM MONITORING WELL WATER METER W WATER VALVE THE PAINT MARK O CLEANOUT O CON CONDUIT O XMP CROSS WALK SIGNAL POLE PKNTR PARKING METER CTV CABLE TV BOX O PHRCON POWER CONDUIT — CTV— CABLE TV DI DROP INLET P/B POWER/ELEC BOX FENCE LINE FOCH FIBER OPTIC CABLE MARKER P/P POWER POLE POWER LINE FDC FIRE DEPT CONNECTION PMH POWER MANHOLE TRANSMISSION LINE POWER & TELEPHONE PN POWER METER TH FIRE HYDRANT -GAS LINE G GLAP GAS LINE MARKER POST SSMH SANITARY SEWER MANHOLE SANITARY SEWER LINE GMH GAS MANHOLE STORM LINE GAS METER T/B TRAFFIC SIGNAL BOX TRAFFIC POLE -T- TELEPHONE LINE GV GAS VALVE —u∕a p— U/G POWER ★ T/S TRAFFIC SIGNAL GREASE TRAP —u/e T— U/G TEL



### SURVEYORS NOTES

) THE DISTANCES SHOWN HEREON ARE HORIZONTAL GROUND DISTANCES.

) THIS SURVEY WAS PREPARED IN CONFORMITY WITH THE TECHNICAL STANDARDS FOR PROPERTY SURVEYS IN GEORGIA AS SET FORTH IN CHAPTER 180-7 OF THE RULES OF THE GEORGIA BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND AS SET FORTH IN THE GEORGIA PLAT ACT O.C.G.A. 15-6-67.

) THIS SURVEY IS PREPARED FOR THE EXCLUSIVE USE OF THE ENTITIES NAMED IN THE CERTIFICATION HEREON. SAID CERTIFICATION DOES NOT EXTEND TO ANY UNNAMED ENTITIES WITHOUT AN EXPRESSED RECERTIFICATION BY THE SURVEYOR NAMING SAID

4) ABOVE GROUND UTILITY LOCATIONS WERE OBTAINED FROM FIELD OBSERVATIONS WATTS & BROWNING HAS NOT RESEARCHED UNDERGROUND UTILITY LOCATIONS. INFORMATION SHOWN HEREON REGARDING THE EXISTENCE, SIZE, TYPE AND LOCATION OF UNDERGROUND UTILITIES IS BASED ON MARKINGS IN THE FIELD AND INFORMATION FURNISHED BY OTHERS AND WATTS & BROWNING ENGINEERS IS UNABLE TO CERTIFY TO THE ACCURACY OR COMPLETENESS OF THIS INFORMATION. INDICATED LOCATIONS SHOULD BE CONFIRMED IN THE FIELD WITH UTILITY COMPANIES PRIOR TO PROCEEDING WITH PLANNING, DESIGN OR CONSTRUCTION.

ANY DEPICTION OF GROUNDWATER FEATURES (RIVERS, STREAMS, CREEKS, SPRINGS, DITCHES, PONDS, LAKES), NATURAL OR OTHERWISE, SHOWN ON THIS SURVEY ARE MERELY OBSERVATIONS AT THE TIME OF THE SURVEY AND NOT A STATEMENT AS TO THE EXISTENCE OR NON-EXISTENCE OF ANY ENVIRONMENTAL CONDITION. WATTS & BROWNING ENGINEERS. INC. SURVEY PERSONNEL ARE NOT ENVIRONMENTAL PROFESSIONALS. WATTS & BROWNING ENGINEERS, INC. OFFERS NO CERTIFICATION AS TO EXISTENCE OR NON-EXISTENCE OF ANY GROUNDWATER FEATURE OR ENVIRONMENTALLY SENSITIVE AREAS ON OR NEAR THE SUBJECT PROPERTY AS MAY BE DEFINED BY FEDERAL, STATE OR LOCAL GOVERNMENTAL REGULATIONS. PRIOR TO PLANNING OR CONSTRUCTION, AN ENVIRONMENTAL PROFESSIONAL SHOULD BE CONSULTED TO DETERMINE HOW THE SUBJECT PROPERTY MAY, OR MAY NOT, BE AFFECTED BY ENVIRONMENTAL ISSUES.

8) BEARING BASE: GRID NORTH (GEORGIA WEST ZONE) WAS DETERMINED BY MAKING MULTIPLE RTK OBSERVATIONS ON SURVEY CONTROL POINTS USING A LEICA GPS GS4 | ROVER ON THE LEICA SMARTNET REFERENCE NETWORK.

7) ALL FIELD MEASUREMENTS MATCHED RECORD DIMENSIONS WITHIN THE PRECISION | REQUIREMENTS OF ALTA/NSPS SPECIFICATIONS UNLESS OTHERWISE SHOWN.

8) A ZONING REPORT CONTAINING THE ZONING CLASSIFICATION AND BULK RESTRICTIONS HAS BEEN FURNISHED TO THE SURVEYOR FOR REVIEW AS REQUIRED IN SECTION 4 AND TABLE A, ITEMS 6(A) AND 6(B) OF THE 2021 ALTA/NSPS MINIMUM STANDARD DETAIL REQUIREMENTS, EFFECTIVE FEBRUARY 23, 2021. ANY GRAPHIC DEPICTION OF SETBACK LINES AND ANY OTHER MATTERS OF ZONING ARE THE SURVEYOR'S INTERPRETATION OF THE ZONING INFORMATION FURNISHED. THE SURVEYOR OFFERS NO CERTIFICATION AS TO THE ZONING OF THE SUBJECT PROPERTY OR COMPLIANCE WITH THE ZONING REGULATIONS FOR THE STRUCTURES OR

THE DEEDS OF ADJOINING PROPERTIES HAVE NOT BEEN FURNISHED TO THE SURVEYOR FOR REVIEW AS REQUIRED IN SECTION 4 OF THE 2021 ALTA/NSPS MINIMUM STANDARD DETAIL REQUIREMENTS, EFFECTIVE FEBRUARY 23, 2021. THE ADJOINING OWNERSHIP AND DEED REFERENCES SHOWN HEREON WERE RESEARCHED BY THE |

10) AT THE TIME OF THIS SURVEY, THERE WAS NO OBSERVABLE EVIDENCE OF HUMAN BURIALS OR CEMETERIES.

11) THE SUBJECT PROPERTY HAS DIRECT PHYSICAL ACCESS TO DECATUR STREET RYOR STREET AND WALL STREET, DEDICATED PUBLIC STREETS OR HIGHWAY AT DEDICATED PUBLIC STREETS OR HIGHWAY AT GROUND LEVEL. THE PROPERTY HAS /IADUCT LEVEL. THE PROPERTY HAS DIRECT PHYSICAL ACCESS TO W. DIRECT VEHICULAR INGRESS AND EGRESS TO DECATUR STREET AND WALL STREET AT VIADUCT LEVEL AND DIRECT VEHICULAR INGRESS AND EGRESS TO WALL STREET AT

12) THE SUBJECT PROPERTY HAS PEDESTRIAN ACCESS TO PEACHTREE STREET, A DEDICATED PUBLIC STREET OR HIGHWAY AT VIADUCT LEVEL VIA A PEDESTRIAN

13) PERTAINING TO TABLE A, ITEM 7: BUILDING HEIGHT

BUSINESSES ON THE SUBJECT PROPERTY.

86.8' FROM TOP OF ELEVATOR SHAFT TO ADJACENT GROUND (VIADUCT LEVEL)

95.5' FROM TOP OF ELEVATOR SHAFT TO LOWEST ADJACENT GRADE TO THE BUILDING AT THE INTERSECTION OF DECATUR STREET AND PRYOR STREET. VIADUCT LEVEL)

105.5' FROM TOP OF ELEVATOR SHAFT TO LOWEST ADJACENT GRADE TO THE BUILDING AT THE INTERSECTION OF PRYOR STREET AND WALL STREET (GROUND

OBSERVABLE SURFACE EVIDENCE OF EARTH MOVING WORK, BUILDING CONSTRUCTION OR BUILDING ADDITIONS WITHIN RECENT MONTHS. 14) PERTAINING TO TABLE A. ITEM 17: AT THE TIME OF THIS SURVEY. THERE WAS NO

OBSERVABLE EVIDENCE OF RECENT CHANGES IN STREET RIGHT-OF-WAY LINES EITHER

COMPLETED OR PROPOSED, AND AVAILABLE FROM THE CONTROLLING JURISDICTION.

13) PERTAINING TO TABLE A. ITEM 16: AT THE TIME OF THIS SURVEY, THERE WAS NO

15) PERTAINING TO TABLE A, ITEM 17: AT THE TIME OF THIS SURVEY, THERE WAS NO OBSERVABLE EVIDENCE OF ANY STREET OR SIDEWALK CONSTRUCTION OR REPAIR. 16) INTENTIONALLY DELETED.

17) PERTAINING TO TABLE A, ITEM 19, A CERTIFICATE OF INSURANCE TO BE FURNISHED UPON REQUEST.

18) THE PROPERTY DESCRIBED HEREON IS THE SAME AS THE PROPERTY DESCRIBED IN THE TITLE COMMITMENT LISTED HEREON AS REFERENCE ITEM NUMBER 1.

19) PERTAINING TO OBSERVED EVIDENCE OF UTILITIES ON THE GROUND LEVEL. THERE ARE MULTIPLE CONDUITS FOR UTILITIES HANGING FROM THE WALL STREET VIADUCT THAT HAVE NOT BEEN SHOWN FOR CLARITY AND THE SURVEYOR CANNOT DETERMINE WHAT THESE UTILITIES ARE. ALSO, THERE MULTIPLE CONDUITS ATTACHED TO THE CEILING OF THE LOWEST LEVEL OF THE PARKING DECK THAT ARE NOT SHOWN FOR CLARITY AND THE SURVEYOR CANNOT DETERMINE WHAT THESE UTILITIES ARE.

20) THE VENT PIPE AT VIADUCT LEVEL CONNECTS TO A BUILDING BELOW IT ON GROUND

21) TRACT 3 IS COMPRISED OF FOUR TAX PARCELS (14 007700030188, 14 007700030170, 14 007700030212 AND 14 007700030220). HOWEVER, THE VESTING DEED FOR THE SUBJECT PROPERTY DESCRIBES THE FOUR PARCELS IN A SINGLE OVERALL LEGAL DESCRIPTION. THEREFORE, THE METES AND BOUNDS OF INDIVIDUAL TAX PARCELS ARE NOT SHOWN HEREON. TO BE CONSIDERED A SINGLE TAX PARCEL TRACT 3 WOULD HAVE TO BE CONSOLIDATED THROUGH THE CITY OF ATLANTA PLATTING PROCESS.

### REFERENCE MATERIAL

1A) TITLE COMMITMENT: ALTA COMMITMENT FOR TITLE INSURANCE - STEWART TITLE GUARANTY COMPANY - COMMITMENT NUMBER 2-43053(R4) - EFFECTIVE DATE: JANUARY 17, 2024. PERTAINS ONLY TO TRACT 1.

1B) TITLE COMMITMENT: A TITLE COMMITMENT FOR TRACT 2 HAS NOT BEEN FURNISHED TO THE SURVEY FOR REVIEW.

1C ) TITLE COMMITMENT: A TITLE COMMITMENT FOR TRACT 3 HAS NOT BEEN FURNISHED TO THE SURVEY FOR REVIEW.

2) ZONING REPORT: THE KEY ZONING ASSESSMENT - 33 PRYOR STREET, ATLANTA, GEORGIA, SITE NUMBER KZA 2024.1043.1 DRAFT, DATE: FEBRUARY 9, 2024.

3) VESTING DEED: MARGARET VAN DYKE WILMER BARTLETT F/K/A MARGARET VAN DYKE WILMER AS TO A 1/25 UNDIVIDED INTEREST BY VIRTUE OF THAT CERTAIN DEED RECORDED IN DEED BOOK 4623, PAGE 126, RECORDS OF FULTON COUNTY, GEORGIA; THAT CERTAIN DEED RECORDED IN DEED BOOK 8013, PAGE 158, AFORESAID RECORDS AND THAT CERTAIN DEED RECORDED IN DEED BOOK 8063, PAGE 210, AFORESAID RECORDS, THAT CERTAIN DEED RECORDED IN DEED BOOK 6640, PAGE 412, AFORESAID RECORDS; AND THAT CERTAIN DEED RECORDED IN DEED BOOK 6875, PAGE 56, AFORESAID RECORDS...

4) VESTING DEED: STEPHEN ELLIOTT WILMER AS TO A 1/25 UNDIVIDED INTEREST BY VIRTUE OF THAT CERTAIN DEED RECORDED IN DEED BOOK 4716, PAGE 167, AFORESAID RECORDS: THAT CERTAIN DEED RECORDED IN DEED BOOK 8013, PAGE 146, AFORESAID RECORDS: AND THAT CERTAIN DEED RECORDED IN DEED BOOK 8063, PAGE 210, AFORESAID RECORDS, THAT CERTAIN DEED RECORDED IN DEED BOOK 6640, PAGE 412, AFORESAID RECORDS; AND THAT CERTAIN DEED RECORDED IN DEED BOOK 6875, PAGE

5) VESTING DEED: NATALIE WHEELER WILMER BLENK F/K/A NATALIE WHEELER WILMER AS TO A 1/25 UNDIVIDED INTEREST BY VIRTUE OF THAT CERTAIN DEED RECORDED IN DEED BOOK 5160, PAGE 547, AFORESAID RECORDS; THAT CERTAIN DEED RECORDED IN DEED BOOK 8013. PAGE 162, AFORESAID RECORDS: THAT CERTAIN DEED RECORDED IN DEED BOOK 8063, PAGE 210, AFORESAID RECORDS; THAT CERTAIN DEED RECORDED IN DEED BOOK 6640, PAGE 412, AFORESAID RECORDS; AND THAT CERTAIN DEED RECORDED IN DEED BOOK 6875, PAGE 56, AFORESAID RECORDS.

6) VESTING DEED: CHRISTINE GRANT WILMER BARKUS AS TO A 1/25 UNDIVIDED INTEREST BY VIRTUE OF THAT CERTAIN DEED RECORDED IN DEED BOOK 7936, PAGE 342, AFORESAID RECORDS: THAT CERTAIN DEED RECORDED IN DEED BOOK 8013, PAGE 154. AFORESAID RECORDS: AND THAT CERTAIN DEED RECORDED IN DEED BOOK 8063. PAGE 210, AFORESAID RECORDS, THAT CERTAIN DEED RECORDED IN DEED BOOK 6640. PAGE 412, AFORESAID RECORDS; AND THAT CERTAIN DEED RECORDED IN DEED BOOK 6875, PAGE 56, AFORESAID RECORDS.

7) VESTING DEED: JOHN GRANT WILMER, JR. AS TO A 17/480 UNDIVIDED INTEREST BY VIRTUE OF THAT CERTAIN DEED RECORDED IN DEED BOOK 5741, PAGE 55, AFORESAID RECORDS; AND THAT CERTAIN WARRANTY DEED RECORDED IN DEED BOOK 8320, PAGE 456, AFORESAID RECORDS.

8) VESTING DEED: KNOX RANDOLPH WILMER AS TO A 17/480 UNDIVIDED INTEREST BY VIRTUE OF THAT CERTAIN DEED RECORDED IN DEED BOOK 7936, PAGE 338, AFORESAID RECORDS: AND THAT CERTAIN WARRANTYDEED RECORDED IN DEED BOOK 8320, PAGE 456. AFORESAID RECORDS.

9) VESTING DEED: CHARLES INMAN WILMER AS TO A 17/480 UNDIVIDED INTEREST BY VIRTUE OF THAT CERTAIN DEED RECORDED IN DEED BOOK 6596, PAGE 187, AFORESAID RECORDS: AND THAT CERTAIN WARRANTY DEED RECORDED IN DEED BOOK 8320, PAGE 456. AFORESAID RECORDS.

10) VESTING DEED: MARY CATHERINE WILMER A/K/A CATHERINE DE LADOUCETTE A/K/A CATHERINE G. WILMER AS TO A 27/800 UNDIVIDED INTEREST BY VIRTUE OF THAT CERTAIN DEED RECORDED IN DEED BOOK 8074, PAGE 354, AFORESAID RECORDS; AND THAT CERTAIN WARRANTY DEED RECORDED IN DEED BOOK 8320, PAGE 456, AFORESAID RECORDS.

11) VESTING DEED: RICHARD HOOKER WILMER, IV AS TO A 1/30 UNDIVIDED INTEREST BY VIRTUE OF THAT CERTAIN DEED RECORDED IN DEED BOOK 4623, PAGE 131, AFORESAID

12) INTENTIONAL DELETED.

13) VESTING DEED: TRUIST BANK F/K/A SUNTRUST BANK, WILLIAM C. SHIPPEY AND THEODORA O. CHAPMAN, AS COTRUSTEES OF THE ANNE OWENS SHIPPEY DESCENDANTS TRUST AS TO A 1/9 UNDIVIDED INTEREST BY VIRTUE OF THAT CERTAIN TRUSTEE'S DEED RECORDED IN DEED BOOK 43601, PAGE 139, AFORESAID RECORDS.

14) VESTING DEED: TRUIST BANK F/K/A SUNTRUST BANK, WILLIAM C. SHIPPEY AND THEODORA O. CHAPMAN, AS COTRUSTEES OF THE FRANK C. OWENS, JR. DESCENDANTS TRUST FBO MARGUERITE OWENS BODEN AS TO A 1/27 UNDIVIDED INTEREST BY VIRTUE OF THAT CERTAIN TRUSTEE'S DEED RECORDED IN DEED BOOK 43601, PAGE 115, AFORESAID RECORDS.

15) VESTING DEED: TRUIST BANK F/K/A SUNTRUST BANK, WILLIAM C. SHIPPEY AND THEODORA O. CHAPMAN, AS COTRUSTEES OF THE FRANK C. OWENS, JR. DESCENDANTS TRUST FBO FRANK C. OWENS. III AS TO A 1/27 UNDIVIDED INTEREST BY VIRTUE OF THAT CERTAIN TRUSTEE'S DEED RECORDED IN DEED BOOK 43601, PAGE 151,

16) VESTING DEED: TRUIST BANK F/K/A SUNTRUST BANK, WILLIAM C. SHIPPEY AND THEODORA O. CHAPMAN, AS COTRUSTEES OF THE FRANK C. OWENS, JR. DESCENDANTS TRUST FBO STEVEN WRIGHT OWENS AS TO A 1/27 UNDIVIDED INTEREST BY VIRTUE OF THAT CERTAIN TRUSTEE'S DEED RECORDED IN DEED BOOK 43601, PAGE

17) VESTING DEED: TRUIST BANK F/K/A SUNTRUST BANK, WILLIAM C. SHIPPEY AND THEODORA O. CHAPMAN, AS COTRUSTEES OF THE THEODORA OWENS CHAPMAN DESCENDANTS TRUST FBO JANET M. CHAPMAN AS TO A 1/27 UNDIVIDED INTEREST BY VIRTUE OF THAT CERTAIN TRUSTEE'S DEED RECORDED IN DEED BOOK 43601, PAGE 121,

18) VESTING DEED: TRUIST BANK F/K/A SUNTRUST BANK, WILLIAM C. SHIPPEY AND THEODORA O. CHAPMAN, AS COTRUSTEES OF THE THEODORA OWENS CHAPMAN DESCENDANTS TRUST FBO EDWARD O. CHAPMAN AS TO A 1/27 UNDIVIDED INTEREST BY VIRTUE OF THAT CERTAIN TRUSTEE'S DEED RECORDED IN DEED BOOK 43601, PAGE 127,

19) VESTING DEED: TRUIST BANK F/K/A SUNTRUST BANK, WILLIAM C. SHIPPEY AND THEODORA O. CHAPMAN, AS COTRUSTEES OF THE THEODORA OWENS CHAPMAN DESCENDANTS TRUST FBO JOHN B. CHAPMAN, JR. AS TO A 1/27 UNDIVIDED INTEREST BY VIRTUE OF THAT CERTAIN TRUSTEE'S DEED RECORDED IN DEED BOOK 43601, PAGE

20) VESTING DEED: RED FERN HOLDINGS, LLC, A GEORGIA LIMITED LIABILITY COMPANY AS TO A 1/24 UNDIVIDED INTEREST BY VIRTUE OF THAT CERTAIN TRUSTEE'S DEED RECORDED IN DEED BOOK 56104, PAGE 181, AFORESAID RECORDS.

21) VESTING DEED: MRM 5POINTS PROPERTY, LLC, A GEORGIA LIMITED LIABILITY COMPANY AS TO A 1/72 UNDIVIDED INTEREST BY VIRTUE OF THAT CERTAIN TRUSTEE'S DEED RECORDED IN DEED BOOK 58219, PAGE 578, AFORESAID RECORDS.

22) VESTING DEED: RRS PROPERTY, LLC, A NORTH CAROLINA LIMITED LIABILITY COMPANY AS TO A 1/72 UNDIVIDED INTEREST BY VIRTUE OF THAT CERTAIN TRUSTEE'S DEED RECORDED IN DEED BOOK 58219, PAGE 582, AFORESAID RECORDS.

23) VESTING DEED: TAGALONG, LLC, A SOUTH CAROLINA LIMITED LIABILITY COMPANY AS TO A 1/24 UNDIVIDED INTEREST BY VIRTUE OF THAT CERTAIN TRUSTEE'S DEED RECORDED IN DEED BOOK 58219, PAGE 586, AFORESAID RECORDS.

24) VESTING DEED: FIVE POINTS JCC LLC, A GEORGIA LIMITED LIABILITY COMPANY AS TO A 1/24 UNDIVIDED INTEREST BY VIRTUE OF THAT CERTAIN TRUSTEE'S DEED RECORDED IN DEED BOOK 58219, PAGE 590, AFORESAID RECORDS.

25) VESTING DEED: LG 5 POINTS LLC, A GEORGIA LIMITED LIABILITY COMPANY AS TO A 1/24 UNDIVIDED INTEREST BY VIRTUE OF THAT CERTAIN TRUSTEE'S DEED RECORDED IN DEED BOOK 58219, PAGE 594, AFORESAID RECORDS.

26) VESTING DEED: WC RUDOLPH PROPERTY, LLC, A GEORGIA LIMITED LIABILITY COMPANY AS TO A 1/72 UNDIVIDED INTEREST BY VIRTUE OF THAT CERTAIN TRUSTEE'S DEED RECORDED IN DEED BOOK 58219, PAGE 598, AFORESAID RECORDS.

27) VESTING DEED: GANTSOUDES LLC, A GEORGIA LIMITED LIABILITY COMPANY AS TO A 1/24 UNDIVIDED INTEREST BY VIRTUE OF THAT CERTAIN TRUSTEE'S DEED RECORDED IN DEED BOOK 58219, PAGE 602, AFORESAID RECORDS. 28) VESTING DEED: JL 5 POINTS LLC, A GEORGIA LIMITED LIABILITY COMPANY AS TO A

1/24 UNDIVIDED INTEREST BY VIRTUE OF THAT CERTAIN TRUSTEE'S DEED RECORDED IN WATTS & BROWNING ENGINEERS, INC. HAS EXAMINED THE NATIONAL FLOOD DEED BOOK 58219. PAGE 606. AFORESAID RECORDS 29) VESTING DEED: JOHN WILLIAM COLE AS TO A 1/24 UNDIVIDED INTEREST BY VIRTUE

30) PLAT: SURVEY OF KIMBALL HOUSE PROPERTY ~ LAND LOT 77, 14TH DISTRICT,

OF THAT CERTAIN TRUSTEE'S DEED RECORDED IN DEED BOOK 58219, PAGE 610,

FULTON COUNTY, GEORGIA. MADE FOR MRS. ANN GRANT OWENS. DATED SEPTEMBER 1959. PREPARED BY L. H. FITZPATRICK, C.E.

31) PLAT: AS-BUILT SURVEY FOR THE FIRST NATIONAL BANK OF ATLANTA ~ LAND LOT 77. 14TH DISTRICT, CITY OF ATLANTA, FULTON COUNTY, GEORGIA., DATED NOVEMBER 8, 1992, LAST REVISED: NOVEMBER 22, 1982, PREPARED BY BENCHMARK ENGINEERING

THE FIELD DATA UPON WHICH THIS MAP OR PLAT IS BASED HAS A CLOSURE OF ONE

FOOT IN 191.420 FEET AND AN ANGULAR ERROR OF 01" PER ANGLE POINT, AND WAS

TRACT 1 - THIS MAP OR PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO

TRACT 2 - THIS MAP OR PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO

TRACT 3 - THIS MAP OR PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO

A LEICA TS06+ TOTAL STATION WAS USED TO OBTAIN THE LINEAR AND ANGULAR

LEAST SQUARES ADJUSTED.

BE ACCURATE WITHIN ONE FOOT IN 844 592 FEET

BE ACCURATE WITHIN ONE FOOT IN 148,671 FEET.

BE ACCURATE WITHIN ONE FOOT IN 133,750 FEET.

MEASUREMENTS USED IN THE PREPARATION OF THIS PLAT.

32) PLAT: SURVEY PLAT FOR: 1 & 2 PEACHTREE STREET AND 14 MARIETTA, STREET, ATLANTA, GEORGIA 30303 FOR CITY OF ATLANTA, INVEST ATLANTA, IA2 PEACHTREE, LLC & FIRST AMERICAN TITLE INSURANCE COMPANY - LAND LOTS 77 & 78, 14TH DISTRICT. FULTON COUNTY. GEORGIA. FIELD DATE: NOVEMBER 23, 2022, LAST REVISED: JANUARY 27, 2023. PREPARED GEORGIA LAND SURVEYING COMPANY.

ZONING REPORT LISTED HEREON AS REFERENCE ITEM NUMBER 2.

ZONING DISTRICT: SPI-1 SA1 (DOWNTOWN SPECIAL PUBIC INTEREST DISTRICT, SUB AREA 1, DOWNTOWN CORE)

OVERLAY DISTRICT: ARTS AND ENTERTAINMENT SIGN OVERLAY

FRONT: NO MINIMUM CORNER SIDE: NO MINIMUM SIDE: NO MINIMUM REAR: NO MINIMUM

PRINCIPAL BUILDING(S): NOT RESTRICTED

BUILDING COVERAGE NO MAXIMUM

OFFICE: NO MINIMUM; 2 SPACES PER 1,000 SQUARE FEET OF FLOOR AREA

RETAIL: NO MINIMUM; 2.5 SPACE PER 1,000 SQUARE FEET OF FLOOR AREA MAXIMUM PARKING STRUCTURES: SPACES PROVIDED IN EXCESS OF THE PARKING

REQUIREMENTS SHALL ONLY BE ALLOWED AS PARK-FOR-HIRE SPACES LOCATED WITHIN A PARKING STRUCTURE; SAID EXCESS SHALL BE CONSIDERED A PRINCIPAL USE AND REQUIRE A SPECIAL USE PERMIT. TOTAL: NO MINIMUM REQUIREMENT FOR THE OFFICE/ RETAIL FLOOR AREA; 136 SPACES

MAXIMUM FOR THE OFFICE/ RETAIL FLOOR AREA; EXCESS PARKING ALLOWED AS BARK-FOR-HIRE SPACES WITHIN THE PARKING STRUCTURE AS SPECIAL USE PER INFORMATION PROVIDED FOR THIS REPORT THE BUILDING INCLUDES 11,326 SQUARE FEET OF RETAIL FLOOR AREA AT GROUND LEVEL (4,682 SQUARE FEET OF WHICH IS CURRENTLY LEASED BY RETAIL TENANTS), 53,426 SQUARE FEET OF OFFICEFLOOR AREA (CURRENT VACANT), AND 226,434 SQUARE FEET OF PARKING DECK.

CONFORMANCE: YES; HOWEVER, NOTE: THE 388 PARKING SPACES IN EXCESS OF THEMAXIMUM PERMITTED FOR THE OFFICE/ RETAIL FLOOR ARE CONSIDERED PARK-FOR-HIRE AS A PRINCIPAL USE. THE USE IS LEGALLY NONCONFORMING.

## PARKING TABULATION BY WATTS & BROWNING ENGINEERS

COMPACT PARKING SPACES PROVIDED:

LAZ LEASES THE PARKING DECK SPACES FOR USE BY THE PUBLIC.

HANDICAP PARKING SPACES PROVIDED: TOTAL PARKING SPACES PROVIDED:

INSURANCE PROGRAM (NFIP) FLOOD INSURANCE RATE MAP (FIRM) AND BY GRAPHICALLY PLOTTING THE LOCATION OF THE SUBJECT PROPERTY ONTO FULTON COUNTY FIRM MAP NUMBER 13121C0244F DATED 09/18/2013 THE REFERENCED PROPERTY IS LOCATED IN THE ZONE LISTED BELOW:

ZONE X (UNSHADED): AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE

THE FLOOD LINE, IF SHOWN, IS APPROXIMATE AND THE ACTUAL LIMITS OF FLOOD LINE BASED ON PUBLISHED ELEVATIONS MAY EXTEND BEYOND THOSE SHOWN HEREON.



# SURVEYOR'S CERTIFICATION

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

GEORGIA REGISTERED LAND SURVEYOR NUMBER 2554

TO: IA 2 PEACHTREE, LLC A GEORGIA LIMITED LIABILITY COMPANY AND STEWART TITLE

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 4, 6a, 6b, 7a, 7b1, 7c, 8, 9, 11(OBSERVED EVIDENCE ONLY), 13, 14, 16, 17, 18 & 19 OF TABLE A THEREOF.

HE FIELD WORK WAS COMPLETED ON DATE OF PLAT OR MAP:

RGIL T. HAMMOND, GEORGIA REGISTERED LAND SURVEYOR NO. 2554

ADOPTED BY THE BOARD OF GOVERNORS, AMERICAN LAND TITLE ASSOCIATION, ON OCTOBER 1, 2020. ADOPTED BY THE BOARD OF DIRECTORS, NATIONAL SOCIETY OF PROFESSIONAL SURVEYORS, ON OCTOBER 30, 2020.

FORTH IN O.C.G.A. SECTION 15-6-67.

WWW. WBENGR. COM LSF000429 - PEF000714 1" = 20 12/19/2023 01/10/2024 231206 231206 231206-ALTA FULTON/77/14

1 OF 4

CIVIL ENGINEERS & LAND SURVEYORS

1349 OLD 41 HWY NW STE 225

MARIETTA, GEORGIA 30060

PHONE: (678) 324-6192 FAX: (770) 694-6870

DATE SURVEYED: DATE UPDATED: SURVEYED BY: DATE DRAFTED: UPDATE DRAFTED: DRAWN BY: CHECKED BY: FIELD BOOK #: JOB NUMBER: FOLDER NUMBER: COGO FILE: DISC FILE:

COUNTY/LL/D/S: PLAT FILE:

SHEET:

1 01/19/24 AMCH REVISE PARKING COUNT.

02/09/24 AMCN ADD TRACTS 2 & 3.

01/24/24 AMCH ADDRESS ATTORNEY COMMENTS.

4 02/13/24 AMCN ADD OVERALL LEGAL REVISE SCHEDULI

02/14/24 AMCM ADD INFO RELATED TO CURRENT TITLE

B NOTE (I) PER ATTORNEY.

DESCRIPTION

CITY OF ATLANTA, FULTON COUNTY, GEORGIA, AND BEING MORE PARTICULARLY | | | DESCRIBED AS FOLLOWS:

RIGHT-OF-WAY OF PRYOR STREET (APPARENT 60-FOOT RIGHT-OF-WAY (PUBLIC)) AND THE NORTHEASTERLY RIGHT-OF-WAY OF WALL STREET (APPARENT 44-FOOT RIGHT-OF-WAY (PUBLIC));

THENCE DEPARTING THE NORTHWESTERLY RIGHT-OF-WAY OF PRYOR STREET | (APPARENT 60-FOOT RIGHT-OF-WAY (PUBLIC)) AND PROCEEDING ALONG | | TO A MAG NAIL PLACED; NORTHEASTERLY RIGHT-OF-WAY OF WALL STREET (APPARENT 44-FOOT RIGHT-OF-WAY | (PUBLIC)) THE FOLLOWING COURSES AND DISTANCES:

(1) NORTH 56°41'04" WEST FOR A DISTANCE OF 163.35 FEET TO A MAG NAIL PLACED;

(2) NORTH 83°10'32" WEST FOR A DISTANCE OF 0.55 FEET TO A MAG NAIL PLACED;

(3) NORTH 56°30'35" WEST FOR A DISTANCE OF 61.31 FEET TO A MAG NAIL PLACED AT 📙 📙 THENCE NORTH 33°26'19" EAST FOR A DISTANCE OF 22.50 FEET TO A POINT; THE INTERSECTION OF THE SOUTHEASTERLY RIGHT-OF-WAY OF PEACHTREE STREET (APPARENT 60-FOOT RIGHT-OF-WAY (PUBLIC)) AND THE NORTHEASTERLY | | | THENCE SOUTH 56°14'31" EAST FOR A DISTANCE OF 25.30 FEET TO A POINT; RIGHT-OF-WAY OF WALL STREET (APPARENT 44-FOOT RIGHT-OF-WAY (PUBLIC));

(APPARENT 44-FOOT RIGHT-OF-WAY (PUBLIC)) AND PROCEEDING ALONG THE | RIGHT-OF-WAY (PUBLIC)); SOUTHEASTERLY RIGHT-OF-WAY OF PEACHTREE STREET (APPARENT 60-FOOT RIGHT-OF-WAY (PUBLIC)) THE FOLLOWING COURSES AND DISTANCES:

1) NORTH 33°47'27" EAST FOR A DISTANCE OF 115.47 FEET TO A MAG NAIL PLACED;

(2) NORTH 33°31'17" EAST FOR A DISTANCE OF 0.37 FEET TO A MAG NAIL PLACED;

60-FOOT RIGHT-OF-WAY (PUBLIC)) AND THE SOUTHWESTERLY R/W OF DECATUR STREET (APPARENT 60-FOOT RIGHT-OF-WAY (PUBLIC));

3) NORTH 33°31'17" EAST FOR A DISTANCE OF 100.50 FEET TO A MAG NAIL PLACED AT

THE INTERSECTION OF THE SOUTHEASTERLY R/W OF PEACHTREE STREET (APPARENT

60-FOOT RIGHT-OF-WAY (PUBLIC)) AND PROCEEDING THENCE ALONG THE SOUTHWESTERLY R/W OF DECATUR STREET (APPARENT 60-FOOT RIGHT-OF-WAY (PUBLIC)) THE FOLLOWING COURSES AND DISTANCES:

(1) SOUTH 55°56'07" EAST FOR A DISTANCE OF 61.66 FEET TO A MAG NAIL PLACED;

2) SOUTH 56°25'44" EAST FOR A DISTANCE OF 163.05 FEET TO THE **POINT OF BEGINNI**N SAID TRACT OR PARCEL CONTAINING 1.11142 OF AN ACRE OR 48.414 SQUARE FEET.

# AS-SURVEYED DESCRIPTION OF PROPERTY

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 77, 14TH DISTRICT. CITY OF ATLANTA, FULTON COUNTY, GEORGIA, AND BEING MORE PARTICULARLY

TO REACH THE POINT OF BEGINNING COMMENCE AT A MAG NAIL PLACED AT THE INTERSECTION OF THE SOUTHEASTERLY RIGHT-OF-WAY OF PEACHTREE STREET (APPARENT 60-FOOT RIGHT-OF-WAY (PUBLIC)) AND THE NORTHEASTERLY RIGHT-OF-WAY OF WALL STREET (APPARENT 44-FOOT RIGHT-OF-WAY (PUBLIC)) AND PROCEED THENCE SOUTH 56°30'35" EAST ALONG THE NORTHEASTERLY RIGHT-OF-WAY OF WALL STREET (APPARENT 44-FOOT RIGHT-OF-WAY (PUBLIC)) FOR A DISTANCE OF 61.31 FEET TO A MAG NAIL PLACED AND THE POINT OF BEGINNING:

FROM THE POINT OF BEGINNING THUS ESTABLISHED DEPART THE NORTHEASTERLY RIGHT-OF-WAY OF WALL STREET (APPARENT 44-FOOT RIGHT-OF-WAY (PUBLIC)) AND

THENCE NORTH 33°33'32" EAST FOR A DISTANCE OF 116.30 FEET TO A POINT;

THENCE NORTH 56°25'02" WEST FOR A DISTANCE OF 24.86 FEET TO A POINT;

THENCE NORTH 33°50'42" EAST FOR A DISTANCE OF 22.80 FEET TO A POINT; THENCE SOUTH 33°26'19" WEST FOR A DISTANCE OF 22.50 FEET TO A POINT;

THENCE SOUTH 56°17'31" EAST FOR A DISTANCE OF 25.30 FEET TO A POINT;

THENCE SOUTH 33°36'52" WEST FOR A DISTANCE OF 116.30 FEET TO A MAG NAIL PLACED ON THE NORTHEASTERLY RIGHT-OF-WAY OF WALL STREET (APPARENT 44-FOOT) RIGHT-OF-WAY (PUBLIC)):

THENCE NORTH 83°10'32" WEST ALONG THE NORTHEASTERLY RIGHT-OF-WAY OF WALL STREET (APPARENT 44-FOOT RIGHT-OF-WAY (PUBLIC)) FOR A DISTANCE OF 0.55 FEET TO THE POINT OF BEGINNING

SAID TRACT OR PARCEL CONTAINING 0.00165 OF AN ACRE OR 72 SQUARE FEET.

# AS-SURVEYED DESCRIPTION OF PROPERTY

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 77, 14TH DISTRICT CITY OF ATLANTA, FULTON COUNTY, GEORGIA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

TO REACH THE POINT OF BEGINNING COMMENCE AT A MAG NAIL PLACED AT THE INTERSECTION OF THE SOUTHEASTERLY RIGHT-OF-WAY OF PEACHTREE STREET (APPARENT 60-FOOT RIGHT-OF-WAY (PUBLIC)) AND THE NORTHEASTERLY RIGHT-OF-WAY OF WALL STREET (APPARENT 44-FOOT RIGHT-OF-WAY (PUBLIC)) AND PROCEEDING THENCE NORTH 33°47'27" EAST ALONG THE SOUTHEASTERLY RIGHT-OF-WAY OF PEACHTREE STREET (APPARENT 60-FOOT RIGHT-OF-WAY (PUBLIC)) FOR A DISTANCE OF 115.47 FEET TO A MAG NAIL PLACED AND THE POINT OF BEGINNING.

FROM THE POINT OF BEGINNING THUS ESTABLISHED PROCEED THENCE NORTH 33°31'17" EAST ALONG THE SOUTHEASTERLY RIGHT-OF-WAY OF PEACHTREE STREET (APPARENT 60-FOOT RIGHT-OF-WAY (PUBLIC)) FOR A DISTANCE OF 0.37 FEET TO A MAG

THENCE DEPARTING THE SOUTHEASTERLY RIGHT-OF-WAY OF PEACHTREE STREET (APPARENT 60-FOOT RIGHT-OF-WAY (PUBLIC)) AND PROCEEDING SOUTH 56°08'46" EAST FOR A DISTANCE OF 35.98 FEET TO A POINT;

THENCE SOUTH 33°50'42" WEST FOR A DISTANCE OF 0.27 FEET TO A POINT;

THENCE NORTH 56°18'18" WEST FOR A DISTANCE OF 35.98 FEET TO THE POINT OF

SAID TRACT OR PARCEL CONTAINING 0.00027 OF AN ACRE OR 12 SQUARE FEET.

# AS-SURVEYED DESCRIPTION OF PROPERTY

33 PRYOR STREET, CITY OF ATLANTA, GEORGIA

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 77, 14TH DISTRICT

BEGINNING AT A MAG NAIL PLACED AT THE INTERSECTION OF NORTHWESTERLY BEGINNING AT A MAG NAIL PLACED AT THE INTERSECTION OF NORTHWESTERLY | | | | RIGHT-OF-WAY OF PRYOR STREET (APPARENT 60-FOOT RIGHT-OF-WAY (PUBLIC)) AND | | | BEGINNING AT THE CORNER FORMED BY THE INTERSECTION OR THE NORTHWESTERLY

THENCE SOUTH 33°32'53" WEST ALONG THE NORTHWESTERLY RIGHT-OF-WAY OF THENCE SOUTH 33°32'53" WEST ALONG THE NORTHWESTERLY RIGHT-OF-WAY OF | | | PRYOR STREET (APPARENT 60-FOOT RIGHT-OF-WAY (PUBLIC)) FOR A DISTANCE OF | | STREET FROM THE COMER FORMED BY THE INTERSECTION OF THE SOUTHWESTERLY PRYOR STREET (APPARENT 60-FOOT RIGHT-OF-WAY (PUBLIC)) FOR A DISTANCE OF | | 214.75 FEET TO A MAG NAIL PLACED AT THE INTERSECTION OF THE NORTHWESTERLY 214.75 FEET TO A MAG NAIL PLACED AT THE INTERSECTION OF THE NORTHWESTERLY | | | RIGHT-OF-WAY OF PRYOR STREET (APPARENT 60-FOOT RIGHT-OF-WAY (PUBLIC)) AND |

> THENCE NORTH 56°41'04" WEST ALONG NORTHEASTERLY RIGHT-OF-WAY OF WALL STREET (APPARENT 44-FOOT RIGHT-OF-WAY (PUBLIC)) FOR A DISTANCE OF 163.35 FEET |

> THENCE DEPARTING THE NORTHEASTERLY RIGHT-OF-WAY OF WALL STREET (APPARENT DISTANCE OF 116.30 FEET TO A POINT

THENCE NORTH 56°17'31" WEST FOR A DISTANCE OF 25.30 FEET TO A POINT;

THENCE NORTH 33°42'10" EAST FOR A DISTANCE OF 76.70 FEET TO A MAG NAIL PLACED THENCE DEPARTING THE NORTHEASTERLY RIGHT-OF-WAY OF WALL STREET | ON THE SOUTHWESTERLY RIGHT-OF-WAY OF DECATUR STREET (APPARENT 60-FOOT

> THENCE SOUTH 56°25'44" EAST ALONG THE SOUTHWESTERLY RIGHT-OF-WAY OF DECATUR STREET (APPARENT 60-FOOT RIGHT-OF-WAY (PUBLIC)) FOR A DISTANCE OF 163.05 FEET TO THE POINT OF BEGINNING.

SAID TRACT OR PARCEL CONTAINING 0.81915 OF AN ACRE OR 35,682 SQUARE FEET.

## AS-SURVEYED DESCRIPTION OF PROPERTY

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 77, 14TH DISTRICT, THENCE DEPARTING THE SOUTHEASTERLY R/W OF PEACHTREE STREET (APPARENT | | CITY OF ATLANTA, FULTON COUNTY, GEORGIA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

> BEGINNING AT A MAG NAIL PLACED AT THE INTERSECTION OF THE SOUTHEASTERLY RIGHT-OF-WAY OF PEACHTREE STREET (APPARENT 60-FOOT RIGHT-OF-WAY (PUBLIC)) AND THE NORTHEASTERLY RIGHT-OF-WAY OF WALL STREET (APPARENT 44-FOOT RIGHT-OF-WAY (PUBLIC)) AND PROCEEDING THENCE NORTH 33°47'27" EAST ALONG THE SOUTHEASTERLY RIGHT-OF-WAY OF PEACHTREE STREET (APPARENT 60-FOO RIGHT-OF-WAY (PUBLIC)) FOR A DISTANCE OF 115.47 FEET TO A MAG NAIL PLACED;

THENCE DEPARTING THE SOUTHEASTERLY RIGHT-OF-WAY OF PEACHTREE STREET | | | ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 77 OF THE 14TH (APPARENT 60-FOOT RIGHT-OF-WAY (PUBLIC)) AND PROCEEDING SOUTH 56°18'18" EAST | | | DISTRICT, FULTON COUNTY, (CITY OF ATLANTA) GEORGIA AND BEING MORE FOR A DISTANCE OF 35.98 FEET TO A POINT:

THENCE NORTH 33°50'42" EAST FOR A DISTANCE OF 1.00 FEET TO A POINT; THENCE | | BEGINNING AT A NAIL SET LOCATED AT THE INTERSECTION OF THE NORTHEASTERLY SOUTH 56°25'02" EAST FOR A DISTANCE OF 24.86 FEET TO A POINT:

THENCE SOUTH 33°33'32" WEST FOR A DISTANCE OF 116.30 FEET TO A MAG NAIL PLACED | ON THE NORTHEASTERLY RIGHT-OF-WAY OF WALL STREET (APPARENT 44-FOOT RIGHT-OF-WAY (PUBLIC));

THENCE NORTH 56°30'35" WEST ALONG THE NORTHEASTERLY RIGHT-OF-WAY OF WALL STREET (APPARENT 44-FOOT RIGHT-OF-WAY (PUBLIC)) FOR A DISTANCE OF 61.31 FEET TO THE POINT OF BEGINNING.

SAID TRACT OR PARCEL CONTAINING 0.16233 OF AN ACRE OR 7.071 SQUARE FEET.

# AS-SURVEYED DESCRIPTION OF PROPERTY

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 77, 14TH DISTRICT CITY OF ATLANTA, FULTON COUNTY, GEORGIA, AND BEING MORE PARTICULARL'

BEGINNING AT A MAG NAIL PLACED AT THE INTERSECTION OF THE SOUTHEASTERLY R/W OF PEACHTREE STREET (APPARENT 60-FOOT RIGHT-OF-WAY (PUBLIC)) AND THE SOUTHWESTERLY R/W OF DECATUR STREET (APPARENT 60-FOOT RIGHT-OF-WAY (PUBLIC)) AND PROCEEDING THENCE SOUTH 55°56'07" EAST FOR A DISTANCE OF 61.66 FEET TO A MAG NAIL PLACED:

THENCE DEPARTING THE SOUTHWESTERLY R/W OF DECATUR STREET (APPARENT 60-FOOT RIGHT-OF-WAY (PUBLIC)) AND PROCEEDING THENCE SOUTH 33°42'10" WEST FOR A DISTANCE OF 76.70 FEET TO A POINT;

THENCE NORTH 56°14'31" WEST FOR A DISTANCE OF 25.30 FEET TO A POINT;

THENCE SOUTH 33°50'42" WEST FOR A DISTANCE OF 23.53 FEET TO A POINT;

THENCE NORTH 56°08'46" WEST FOR A DISTANCE OF 35.98 FEET TO A POINT MAG NAIL PLACED ON THE SOUTHEASTERLY R/W OF PEACHTREE STREET (APPARENT 60-FOOT RIGHT-OF-WAY (PUBLIC)):

THENCE NORTH 33°31'17" EAST ALONG THE SOUTHEASTERLY R/W OF PEACHTREE STREET (APPARENT 60-FOOT RIGHT-OF-WAY (PUBLIC)) FOR A DISTANCE OF 100.50 FEET TO THE POINT OF BEGINNING.

SAID TRACT OR PARCEL CONTAINING 0.12802 OF AN ACRE OR 5,577 SQUARE FEET.

## RECORD DESCRIPTION OF PROPERTY PER VESTING DEEDS LISTED IN SCHEDULE A OF THE TITLE COMMITMENT

LISTED HEREON AS REFERENCED ITEM NUMBER 1

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 77, 14TH DISTRICT, | | | CITY OF ATLANTA, FULTON COUNTY, GEORGIA, AND BEING MORE PARTICULARLY | | ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN THE CITY OF ATLANTA, II LAND LOT 77 OF THE 14TH DISTRICT OF FULTON COUNTY, GEORGIA, AND BEING MORE | | | ALL THAT TRACT AND PARCEL OF LAND LYING AND BEING IN THE CITY OF ATLANTA, PARTICULARLY DESCRIBED AS FOLLOWS:

RIGHT-OF-WAY OF PRYOR STREET (APPARENT 60-FOOT RIGHT-OF-WAY (PUBLIC)) AND THE SOUTHWESTERLY RIGHT-OF-WAY OF DECATUR STREET (APPARENT 60-FOOT RIGHT-OF-WAY (PUBLIC)) AND PROCEEDING

SIDE OF PRYOR STREET WITH THE SOUTHWESTERLY SIDE OF DECATUR STREET, AND RIGHT-OF-WAY (PUBLIC)) AND PROCEEDING

THE SOUTHWESTERLY RIGHT-OF-WAY (PUBLIC)) AND PROCEEDING SIDE OF DECATUR STREET 163.05 FEET TO A POINT, WHICH POINT IS 61.25 FEET SOUTHEASTERLY, AS MEASURED ALONG THE SOUTHWESTERLY SIDE OF DECATUR SIDE OF DECATUR STREET WITH THE SOUTHEASTERLY SIDE OF PEACHTREE STREET; THENCE IN A SOUTHWESTERLY DIRECTION ALONG A LINE, WHICH LINE FORMS AN INTERIOR ANGLE OF 90 DEGREES 05 MINUTES WITH THE SOUTHWESTERLY SIDE OF DECATUR STREET 76.7 FEET TO A POINT; THENCE IN A NORTHWESTERLY DIRECTION ALONG A LINE, WHICH LINE FORMS AN INTERIOR ANGLE OF 269 DEGREES 55 MINUTES WITH THE PRECEDING COURSE 25.3 FEET TO THE OUTSIDE FACE OF A WALL; THENCE IN  $\mid \mid \mid$  A SOUTHWESTERLY DIRECTION ALONG THE OUTSIDE FACE OF SAID WALL 22.3 FEET TO THE OUTSIDE FACE OF ANOTHER WALL; THENCE IN A SOUTHEASTERLY DIRECTION ALONG THE OUTSIDE FACE OF SAID WALL 25.3 FEET TO A POINT; THENCE IN A SOUTHWESTERLY DIRECTION 1 16.3 FEET TO A POINT ON THE NORTHEASTERLY SIDE OF 44-FOOT RIGHT-OF-WAY (PUBLIC)) AND PROCEEDING NORTH 33°36'52" EAST FOR A | | | WALL STREET, WHICH POINT IS 61.3 FEET SOUTHEASTERLY, AS MEASURED ALONG THE NORTHEASTERLY SIDE OF WALL STREET FROM THE COMER FORMED BY THE INTERSECTION OF THE NORTHEASTERLY SIDE OF WALL STREET WITH THE SOUTHEASTERLY SIDE OF PEACHTREE STREET; THENCE IN A SOUTHEASTERLY DIRECTION ALONG THE NORTHEASTERLY SIDE OF WALL STREET 163.35 FEET TO THE NORTHWESTERLY SIDE OF PRYOR STREET; THENCE IN A NORTHEASTERLY DIRECTION ALONG THE NORTHWESTERLY SIDE OF PRYOR STREET 214.75 FEET TO THE POINT OF BEGINNING; BEING MORE PARTICULARLY SHOWN ON PLAT OF SURVEY DESIGNED SURVEY OF KIMBALL HOUSE PROPERTY" MADE BY L. H. FITZPATRICK, C. E., DATED

> TOGETHER WITH THOSE EASEMENT RIGHTS ARISING UNDER THAT CERTAIN DEED FROM TRUST COMPANY BANK AND JOHN W. GRANT, III, AS CO-TRUSTEES OF THE RESIDUARY TRUSTS CREATED UNDER ITEM TEN OF THE LAST WILL AND TESTAMENT OF JOHN W. GRANT, JR. TO GEORGIA BUILDING AUTHORITY, A GEORGIA BODY CORPORATE, DATED OCTOBER 15, 1993, FILED FOR RECORD OCTOBER 15, 1993 AT 5:00 P.M., RECORDED IN DEED BOOK 17235, PAGE 113, RECORDS OF FULTON COUNTY, GEORGIA.

AGREEMENT BY AND BETWEEN TRUST COMPANY BANK AND JOHN W. GRANT, III, AS CO-TRUSTEES OF THE RESIDUARY TRUSTS CREATED UNDER ITEM TEN OF THE LAST WILL AND TESTAMENT OF JOHN W. GRANT, JR. AND GEORGIA BUILDING AUTHORITY, A GEORGIA BODY CORPORATE, DATED OCTOBER 15, 1993, FILED FOR RECORD OCTOBER 15, 1993 AT 5:00 P.M., RECORDED IN DEED BOOK 17235, PAGE 132, AFORESAID RECORDS.

## RECORD DESCRIPTION OF PROPERTY QUITCLAIM DEED, DEED BOOK 66554, PAGE 231

LEGAL DESCRIPTION

PARTICULARLY DESCRIBED AS FOLLOWS:

RIGHT OF WAY LINE OF WALL STREET (APPARENT 44' RIGHT OF WAY) AND THE SOUTHEASTERLY RIGHT OF WAY LINE OF PEACHTREE STREET (APPARENT 60' RIGHT OF WAY). SAID POINT HAVING GRID NORTH GEORGIA WEST COORDINATES OF N:1365515.9937, E:2228655.8415; THENCE FROM SAID POINT OF BEGINNING ALONG SAID SOUTHEASTERLY RIGHT OF WAY LINE OF PEACHTREE STREET PROCEEDING NORTH 33 DEGREES 47 MINUTES 28 SECONDS EAST A DISTANCE OF 115.50 FEET TO A NAIL SET THENCE LEAVING SAID RIGHT OF WAY LINE OF PEACHTREE STREET PROCEEDING SOUTH 56 DEGREES 13 MINUTES 59 SECONDS EAST A DISTANCE OF 36.00 FEET TO A POINT; THENCE NORTH 33 DEGREES 27 MINUTES 13 SECONDS EAST A DISTANCE OF 1.00 FEET TO A BUILDING CORNER: THENCE SOUTH 56 DEGREES 32 MINUTES 47 SECONDS EAST A DISTANCE OF 24.86 FEET TO A POINT; THENCE SOUTH 33 DEGREES 34 MINUTES 18 SECONDS WEST A DISTANCE OF 116.30 FEET TO A NAIL SET ON THE NORTHEASTERLY RIGHT OF WAY LINE OF WALL STREET (APPARENT 44' RIGHT OF WAY); THENCE ALONG SAID NORTHEASTERLY RIGHT OF WAY LINE OF WALL STREET PROCEEDING NORTH 56 DEGREES 32 MINUTES 52 SECONDS WEST A DISTANCE OF 61.30 FEET TO A NAIL SET AND THE POINT OF BEGINNING: HAVING AN AREA OF 7071 SQ. FT., 0.162 ACRES, AS SHOWN AND DESCRIBED AS TRACT 2 ON SURVEY BY GEORGIA LAND SURVEYING CO., BEARING THE SEAL AND CERTIFICATION OF JOSH L. LEWIS IV. GEORGIA REGISTERED LAND SURVEYOR NO. 3028, AND BEING REFERENCED AS JOB NUMBER 204006.

## RECORD DESCRIPTION OF PROPERTY QUIT CLAIM DEED, DEED BOOK 17235, PAGE 149

STATE OF GEORGIA, COUNTY OF FULTON, AND BEING A PART OF LAND LOT 77 OF THE | | (F) [INTENTIONALLY OMITTED] 14TH DISTRICT OF FULTON COUNTY, GEORGIA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE CORNER FORMED BY THE INTERSECTION OF THE SOUTHEASTERN ! ! ! UNDER ITEM TEN OF THE LAST WILL AND TESTAMENT OF JOHN W. GRANT, JR. TO SIDE OF THE RIGHT-OF-WAY OF PEACHTREE STREET AND THE SOUTHWESTERN SIDE OF 📙 📙 GEORGIA BUILDING AUTHORITY, A GEORGIA BODY CORPORATE, DATED OCTOBER 15, THE RIGHT-OF-WAY OF DECATUR STREET, AND RUNNING THENCE SOUTHWESTERLY | | 1993, FILED FOR RECORD OCTOBER 15, 1993 AT 5:00 P.M., RECORDED IN DEED BOOK ALONG THE RIGHT-OF-WAY OF PEACHTREE STREET, SOUTH 33°41'49" WEST, A DISTANCE | | | 17235, PAGE 113, RECORDS OF FULTON OF 100.50 FEET TO A POINT, SAID POINT BEING THE SOUTHWESTERN CORNER OF THE ! ! COUNTY, GEORGIA. PROPERTY COMMONLY KNOWN AS 15-17 PEACHTREE STREET, ACCORDING TO THE | PRESENT SYSTEM OF NUMBERING HOUSES AND IMPROVEMENTS IN THE CITY OF | | SECTION 2 - PLAZA OPEN ARE RECREATIONAL USE EASEMENT ~ PROVIDES A BLANKET ATLANTA, GEORGIA; THENCE SOUTH 55°53'11" EAST, A DISTANCE OF 36.00 FEET TO A | | | EASEMENT FOR RECREATION USE OF THE PLAZA AREA BOUNDED BY THE POINT, BEING THE SOUTHEASTERN CORNER OF THE PROPERTY COMMONLY KNOWN AS | | | NORTHWESTERLY PROPERTY LINES OF THE SUBJECT PROPERTY, THE | 15-17 PEACHTREE STREET, SAID POINT BEING AT THE BOUNDARY OF PROPERTY OWNED | | | SOUTHWESTERLY R/W LINE OF DECATUR STREET, THE SOUTHEASTERLY R/W LINE OF | BY FRANK C. OWENS, JR., ANNE OWENS SHIPPEY AND WACHOVIA BANK OF GEORGIA, N.A. (F/K/A THE FIRST NATIONAL BANK OF ATLANTA), AS TRUSTEES UNDER A CERTAIN | | | THIS EASEMENT BENEFITS THE SUBJECT PROPERTY TRUST AGREEMENT DATED NOVEMBER 13, 1959, WHICH IS RECORDED IN DEED BOOK 3521, PAGES 167 FF, FULTON COUNTY, GEORGIA RECORDS; JOHN W. GRANT, III, AS | | | SECTION 3 - 24- INCH MAXIMUM FACADE ENCROACHMENT EASEMENT FOR THE BUILDING TRUSTEE UNDER A CERTAIN TRUST AGREEMENT DATED NOVEMBER 25, 1969 (WHEREIN | | | | FAÇADE OF THE SUBJECT PROPERTY BUILDING ENCROACHING ONTO THE ADJOINING THE SETTLOR WAS JOHN W. GRANT, JR); RICHARD H. WILMER, IV; MARGARET WILMER BARTLETT; STEPHEN E. WILMER; NATALIE WILMER BLENK; CHRISTINE WILMER BARKUS; | | | HEREON. JOHN GRANT WILMER, JR.; KNOX RANDOLPH WILMER; CHARLES INMAN WILMER; AND | | | THIS EASEMENT BENEFITS THE SUBJECT PROPERTY. CATHERINE DE LADOUCETTE (F/K/A MARY CATHERINE WILMER) (THE "FIVE POINT CENTER PROPERTY"); THENCE RUNNING NORTH 33°41'49" EAST, A DISTANCE OF 23.53 | | | SECTION 3 - 6- FOOT EASEMENT FOR THE INSTALLATION, CONSTRUCTION, REMOVAL FEET ALONG THE BOUNDARY OF THE FIVE POINT CENTER PROPERTY TO A POINT; | | MAINTENANCE, REPAIR AND ENCROACHMENT OF THE BUILDING FAÇADE OF THE RUNNING THENCE SOUTH 55°59'01" EAST, A DISTANCE OF 25.30 FEET ALONG THE | | SUBJECT PROPERTY BUILDING ONTO THE ADJOINING PROPERTIES TO THE NORTHWEST BOUNDARY OF THE FIVE POINT CENTER PROPERTY TO A POINT, SAID POINT BEING THE | | OF THE SUBJECT PROPERTY AND IS PLOTTED HEREON ALONG THE NORTHWESTERLY SOUTHEASTERN CORNER OF THE PROPERTY COMMONLY KNOWN AS 5 DECATUR | STREET. ACCORDING TO THE PRESENT SYSTEM OF NUMBERING HOUSES AND | | | THIS EASEMENT BENEFITS THE SUBJECT PROPERTY. IMPROVEMENTS IN THE CITY OF ATLANTA, GEORGIA; THENCE RUNNING NORTH 33°57'40" EAST, ALONG THE BOUNDARY LINE OF THE FIVE POINT CENTER PROPERTY, A DISTANCE | OF 76.70 FEET, TO A POINT ON THE RIGHT-OF-WAY OF DECATUR STREET, SAID POINT | | | THIS BENEFITS THE SURVEY PROPERTY AND IS PLOTTED HEREON. BEING THE NORTHEAST COMER OF THE PROPERTY COMMONLY KNOWN AS 5 DECATUR STREET; RUNNING THENCE NORTH 55°40'37" WEST, A DISTANCE OF 61.66 FEET, ALONG | | SECTION 4 - 6-FOOT EASEMENT FOR THE INSTALLATION, ENCROACHMENT, REMOVAL THE SOUTHERN RIGHT-OF-WAY OF DECATUR STREET TO THE POINT OF BEGINNING.

ALSO TOGETHER WITH THOSE EASEMENT RIGHTS ARISING UNDER THAT CERTAIN | | | TOGETHER WITH THE RIGHT AND INTEREST, IF ANY, IN THE LICENSE DESCRIBED IN THAT CERTAIN QUITCLAIM DEED, OF EVEN DATE HEREWITH AND RECORDED SIMULTANEOUSLY HEREWITH, FROM GRANTOR TO PRANK C. OWENS, JR., ANNE OWENS SHIPPEY AND WACHOVIA BANK OF GEORGIA, N.A. (F/K/A THE FIRST NATIONAL BANK OF | | | SECTION 5 - UTILITIES EASEMENT ATLANTA), AS TRUSTEES UNDER A CERTAIN TRUST AGREEMENT DATED NOVEMBER 13, 1959, WHICH IS RECORDED IN DEED BOOK 3521, PAGES 167 FF, FULTON COUNTY, GEORGIA. RECORDS: JOHN W. GRANT III AS TRUSTEE UNDER A CERTAIN TRUST AGREEMENT DATED NOVEMBER 25, 1969 (WHEREIN THE SETTLOR WAS JOHN W. GRANT, JR.); AND TO RICHARD H. WILMER, IV; MARGARET WILMER BARTLETT; STEPHEN B. WILMER; NATALIE WILMER BLENK; CHRISTINE WILMER BARKUS; JOHN GRANT WILMER, | | | (H) [INTENTIONALLY OMITTED] JR.; KNOX RANDOLPH WILMER; CHARLES INMAN WILMER; AND CATHERINE DE LADOUCETTE (F/K/A MARY CATHERINE WILMER) PROVIDED THAT GRANTEE COMPLIES IN | | | (I) EASEMENT DEED BY COURT ORDER IN SETTLEMENT OF LANDOWNER ACTION A TIMELY FASHION WITH ALL REQUIREMENTS RELATING TO SUCH LICENSE.

#### NOTES PERTAINING TO ITEMS LISTED IN PART II, SCHEDULE B OF REFERENCE ITEM NUMBER 1 PERTAINS TO TRACT 1

(E) [INTENTIONALLY OMITTED]

(G) EASEMENTS AS CONTAINED IN THAT CERTAIN DEED FROM TRUST COMPANY BANK AND JOHN W. GRANT, III, AS CO-TRUSTEES OF THE RESIDUARY TRUSTS CREATED

PEACHTREE STREET AND THE NORTHEASTERLY R/W LINE OF WALL STREET.

PROPERTIES TO THE NORTHWEST OF THE SUBJECT PROPERTY. THIS ITEM IS PLOTTED

PROPERTY LINES OF THE SUBJECT PROPERTY.

SECTION 4 - PEDESTRIAN ACCESS & MAINTENANCE EASEMENT TO PEACHTREE STREET.

AND REPAIR OF LIGHTING, CANOPIES AND SIGNS AND THE MAINTENANCE, REMOVAL AND CONSTRUCTION OF IMPROVEMENT ON THE SUBJECT PROPERTY. | THIS EASEMENT BENEFITS THE SUBJECT PROPERTY AND IS PLOTTED HEREON ALONG THE NORTHWESTERLY PROPERTY LINES OF THE SUBJECT PROPERTY.

THIS EASEMENT BENEFITS THE SUBJECT PROPERTY PROVIDING A BLANKET EASEMENT ON THE ADJOINING PROPERTIES TO THE NORTHWEST OF THE SUBJECT PROPERTY.

OTHER PORTIONS OF THIS ITEM ARE BLANKET IN NATURE.

GEORGE L. TEDDER AND ELIZABETH C. TEDDER, LENA MAE FABIAN, ET AL VS. WILTEL COMMUNICATIONS COMPANY L.P.; AND QWEST COMMUNICATIONS COMPANY, LLC. BEING CIVIL ACTION FILE NO. 3:02-CV-055-WBH, DATED FEBRUARY 8, 2013, FILED FOR RECORD MARCH 11, 2013 AT 7:49 A.M., RECORDED IN DEED BOOK 52367, PAGE 171, AFORESAID RECORDS.

THIS EASEMENT LISTS THE SUBJECT PROPERTY DUE TO THE TAX ID NUMBER LISTED ON THE INSTRUMENT WHICH IS WHY THE EASEMENT MAY APPEAR TO AFFECT THE SUBJECT PROPERTY. THE EASEMENT IS DEFINED AS A SINGLE 20-FOOT EASEMENT (10-FEET EACH SIDE OF TELECOMMUNICATION SYSTEM). THE LOCATION OF THIS EASEMENT CANNOT BE PLOTTED AS THE SURVEYOR CANNOT DETERMINE THE LOCATION OF THE TELECOMMUNICATION SYSTEM, PLEASE NOTE PER PLAT BOOK 58. PAGE 38 & PLAT BOOK 394, PAGE 96 THE WESTERN & ATLANTIC RAILROAD TRACKS AND RAILROAD LEASE AREA ARE LOCATED TO SOUTHWEST OF WALL STREET. THE SUBJECT PROPERTY IS APPROXIMATELY 75 FEET FROM THE RAILROAD LEASE AREA AT ITS CLOSEST POINT.

#### NOTES PERTAINING TO ITEMS LISTED IN PART II, SCHEDULE B OF REFERENCE ITEM NUMBER 1 PERTAINS TO TRACT 2

A TITLE COMMITMENT FOR TRACT 2 HAS NOT BEEN FURNISHED TO THE SURVEYOR FOR

NOTES PERTAINING TO ITEMS LISTED IN PART II. SCHEDULE B OF REFERENCE ITEM NUMBER 1 PERTAINS TO TRACT 3

A TITLE COMMITMENT FOR TRACT 3 HAS NOT BEEN FURNISHED TO THE SURVEYOR FOR REVIEW.



NO. DATE BY DESCRIPTION
1 01/19/24 AMCM REVISE PARKING COUNT. 01/24/24 AMCH ADDRESS ATTORNEY COMMENTS. 02/09/24 AMCN ADD TRACTS 2 & 3. 4 02/13/24 AMCH ADD OVERALL LEGAL, REVISE SCHEDUL B NOTE (I) PER ATTORNEY. 02/14/24 AMCM ADD INFO RELATED TO CURRENT TITLE



CIVIL ENGINEERS & LAND SURVEYORS 1349 OLD 41 HWY NW STE 225 MARIETTA, GEORGIA 30060 PHONE: (678) 324-6192 FAX: (770) 694-6870 WWW. WBENGR. COM LSF000429 - PEF000714

SCALE:	1" = 20"
DATE SURVEYED:	12/19/2023
DATE UPDATED:	N/A
SURVEYED BY:	JPK
DATE DRAFTED:	01/10/2024
UPDATE DRAFTED:	N/A
DRAWN BY:	AMCM
CHECKED BY:	VTH
FIELD BOOK #:	2888
JOB NUMBER:	231206
FOLDER NUMBER:	231206
COGO FILE:	N/A
DISC FILE:	231206-ALTA
COUNTY/LL/D/S:	FULTON/77/14
PLAT FILE:	В
SHEET:	2 OF 4

