

ALTAIR'S LAND TITLE SURVEY FOR
IA 2 PEACHTREE, LLC
A GEORGIA LIMITED LIABILITY COMPANY
AND STEWART TITLE GUARANTY COMPANY
LOCATED IN
LAND LOT 77
14TH DISTRICT
CITY OF ATLANTA
FULTON COUNTY, GEORGIA



AS-SURVEYED DESCRIPTION OF PROPERTY OVERALL BLOCK PRYOR STREET, WALL STREET, PEACHTREE STREET & DECATUR STREET INCLUDES TRACT 1, TRACT 2, TRACT 3, GAP 1 & GAP 2

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:

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

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 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 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 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 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)).

THENCE DEPARTING THE NORTHEASTERLY RIGHT-OF-WAY OF WALL STREET (APPARENT 44-FOOT RIGHT-OF-WAY (PUBLIC)) AND PROCEEDING ALONG THE 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°11'17" EAST FOR A DISTANCE OF 0.37 FEET TO A MAG NAIL PLACED;

(3) NORTH 33°11'17" EAST FOR A DISTANCE OF 100.50 FEET TO A MAG NAIL PLACED AT THE INTERSECTION OF THE SOUTHEASTERLY RW OF PEACHTREE STREET (APPARENT 60-FOOT RIGHT-OF-WAY (PUBLIC)) AND THE SOUTHWESTERLY RW OF DECATUR STREET (APPARENT 60-FOOT RIGHT-OF-WAY (PUBLIC)).

THENCE DEPARTING THE SOUTHEASTERLY RW OF PEACHTREE STREET (APPARENT 60-FOOT RIGHT-OF-WAY (PUBLIC)) AND PROCEEDING ALONG THE SOUTHWESTERLY RW 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 BEGINNING

SAID TRACT OR PARCEL CONTAINING 1.11142 OF AN ACRE OR 48.414 SQUARE FEET.

AS-SURVEYED DESCRIPTION OF PROPERTY GAP 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 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 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 THIS ESTABLISHED DEPART THE NORTHEASTERLY RIGHT-OF-WAY OF WALL STREET (APPARENT 44-FOOT RIGHT-OF-WAY (PUBLIC)) AND PROCEED

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 GAP 2

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 THIS ESTABLISHED PROCEED THENCE NORTH 33°11'17" 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 NAIL PLACED.

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 BEGINNING.

SAID TRACT OR PARCEL CONTAINING 0.00227 OF AN ACRE OR 12 SQUARE FEET.

AS-SURVEYED DESCRIPTION OF PROPERTY TRACT 1 33 PRYOR STREET, CITY OF ATLANTA, GEORGIA

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:

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

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 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 THE NORTHEASTERLY RIGHT-OF-WAY OF WALL STREET (APPARENT 44-FOOT RIGHT-OF-WAY (PUBLIC)).

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 TO A MAG NAIL PLACED;

THENCE DEPARTING THE NORTHEASTERLY RIGHT-OF-WAY OF WALL STREET (APPARENT 44-FOOT RIGHT-OF-WAY (PUBLIC)) AND PROCEEDING NORTH 33°36'52" EAST FOR A 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°26'19" EAST FOR A DISTANCE OF 22.50 FEET TO A POINT;

THENCE SOUTH 56°14'31" EAST 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 ON THE SOUTHWESTERLY RIGHT-OF-WAY OF DECATUR STREET (APPARENT 60-FOOT RIGHT-OF-WAY (PUBLIC)).

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 TRACT 2

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:

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-FOOT 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 (APPARENT 60-FOOT RIGHT-OF-WAY (PUBLIC)) AND PROCEEDING SOUTH 56°18'18" EAST 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 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 TRACT 3

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:

BEGINNING AT A MAG NAIL PLACED AT THE INTERSECTION OF THE SOUTHEASTERLY RW OF PEACHTREE STREET (APPARENT 60-FOOT RIGHT-OF-WAY (PUBLIC)) AND THE SOUTHWESTERLY RW 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 RW 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 RW OF PEACHTREE STREET (APPARENT 60-FOOT RIGHT-OF-WAY (PUBLIC)).

THENCE NORTH 33°11'17" EAST ALONG THE SOUTHEASTERLY RW 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 TRACT 1 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 THE CITY OF ATLANTA, IN LAND LOT 77 OF THE 14TH DISTRICT OF FULTON COUNTY, GEORGIA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE CORNER FORMED BY THE INTERSECTION OF THE NORTHWESTERLY SIDE OF PRYOR STREET WITH THE SOUTHWESTERLY SIDE OF DECATUR STREET, AND RUNNING THENCE IN A NORTHWESTERLY DIRECTION ALONG THE SOUTHWESTERLY 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 STREET FROM THE CORNER FORMED BY THE INTERSECTION OF THE SOUTHWESTERLY SIDE OF DECATUR STREET WITH THE SOUTHWESTERLY 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 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 116.3 FEET TO A POINT ON THE NORTHEASTERLY SIDE OF WALL STREET, WHICH POINT IS 61.3 FEET SOUTHEASTERLY AS MEASURED ALONG THE NORTHEASTERLY SIDE OF WALL STREET FROM THE CORNER FORMED BY THE INTERSECTION OF THE NORTHWESTERLY SIDE OF WALL STREET WITH THE SOUTHWESTERLY SIDE OF WALL STREET WITH THE SOUTHWESTERLY SIDE OF PEACHTREE STREET, THENCE IN A SOUTHEASTERLY DIRECTION ALONG THE NORTHEASTERLY SIDE OF WALL STREET 163.35 FEET TO THE NORTHEASTERLY 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 DESIGNATED "SURVEY OF KIMBALL HOUSE PROPERTY" MADE BY L. H. FITZPATRICK, C. E., DATED SEPTEMBER 1959.

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.

RECORD DESCRIPTION OF PROPERTY TRACT 2 QUITCLAIM DEED, DEED BOOK 68554, PAGE 231

EXHIBIT B
TRACT 2
LEGAL DESCRIPTION

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

BEGINNING AT A NAIL SET LOCATED AT THE INTERSECTION OF THE NORTHEASTERLY 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 N195515.9937, E 2226855.8415, 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 56 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 TRACT 3 QUITCLAIM DEED, DEED BOOK 17235, PAGE 149

EXHIBIT A

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

BEGINNING AT THE CORNER FORMED BY THE INTERSECTION OF THE SOUTHEASTERN SIDE OF THE RIGHT-OF-WAY OF PEACHTREE STREET AND THE SOUTHWESTERN SIDE OF THE RIGHT-OF-WAY OF DECATUR STREET, AND RUNNING THENCE SOUTHWESTERLY ALONG THE RIGHT-OF-WAY OF PEACHTREE STREET, SOUTH 33°41'48" WEST, A DISTANCE OF 100.50 FEET TO A POINT, SAID POINT BEING THE SOUTHWESTERN CORNER OF THE PROPERTY COMMONLY KNOWN AS 15-17 PEACHTREE STREET, ACCORDING TO THE PRESENT SYSTEM OF NUMBERING HOUSES AND IMPROVEMENTS IN THE CITY OF ATLANTA, GEORGIA, THENCE SOUTH 55°53'11" EAST, A DISTANCE OF 36.00 FEET TO A POINT, BEING THE SOUTHEASTERN CORNER OF THE PROPERTY COMMONLY KNOWN AS 15-17 PEACHTREE STREET, SAID POINT BEING AT THE BOUNDARY OF PROPERTY OWNED BY FRANK C. OWENS, JR., ANNE OWENS SHIPPEY AND WACHOVIA BANK OF GEORGIA, N.A. (FKA THE FIRST NATIONAL BANK OF 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., RICHARD H. WILMER, IV, MARGARET WILMER BARTLETT, STEPHEN E. WILMER, NATALIE WILMER BLENK, CHRISTINE WILMER BARKUS, JOHN GRANT WILMER, JR., KNOX RANDOLPH WILMER, CHARLES INMAN WILMER, AND CATHERINE DE LAQUETTE (FKA MARY CATHERINE WILMER) (THE "FIVE POINT CENTER PROPERTY"), THENCE RUNNING NORTH 33°41'48" EAST, A DISTANCE OF 23.53 FEET ALONG THE BOUNDARY OF THE FIVE POINT CENTER PROPERTY TO A POINT; RUNNING THENCE SOUTH 55°50'01" EAST, A DISTANCE OF 25.30 FEET ALONG THE BOUNDARY OF THE FIVE POINT CENTER PROPERTY TO A POINT, SAID POINT BEING THE SOUTHEASTERN CORNER OF THE PROPERTY COMMONLY KNOWN AS 5 DECATUR STREET, ACCORDING TO THE PRESENT SYSTEM OF NUMBERING HOUSES AND 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 BEING THE NORTHEAST CORNER OF THE PROPERTY COMMONLY KNOWN AS 5 DECATUR STREET, RUNNING THENCE NORTH 55°40'37" WEST, A DISTANCE OF 61.66 FEET, ALONG THE SOUTHERN RIGHT-OF-WAY OF DECATUR STREET TO THE POINT OF BEGINNING.

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 FRANK C. OWENS, JR., ANNE OWENS SHIPPEY AND WACHOVIA BANK OF GEORGIA, N.A. (FKA THE FIRST NATIONAL BANK OF 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 E. WILMER, NATALIE WILMER BLENK, CHRISTINE WILMER BARKUS, JOHN GRANT WILMER, JR., KNOX RANDOLPH WILMER, CHARLES INMAN WILMER, AND CATHERINE DE LAQUETTE (FKA MARY CATHERINE WILMER) PROVIDED THAT GRANTEE COMPLIES IN 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]

(F) [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 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.

SECTION 2 - PLAZA OPEN ARE RECREATIONAL USE EASEMENT - PROVIDES A BLANKET EASEMENT FOR RECREATION USE OF THE PLAZA AREA BOUNDED BY THE NORTHWESTERLY PROPERTY LINES OF THE SUBJECT PROPERTY, THE SOUTHWESTERLY RW LINE OF DECATUR STREET, THE SOUTHEASTERLY RW LINE OF PEACHTREE STREET AND THE NORTHEASTERLY RW LINE OF WALL STREET.

SECTION 3 - 24- INCH MAXIMUM FAÇADE ENCROACHMENT EASEMENT FOR THE BUILDING FAÇADE OF THE SUBJECT PROPERTY BUILDING ENCRoACHING ONTO THE ADJOINING PROPERTIES TO THE NORTHWEST OF THE SUBJECT PROPERTY. THIS ITEM IS PLOTTED HEREON.

SECTION 3 - 6- FOOT EASEMENT FOR THE INSTALLATION, CONSTRUCTION, REMOVAL, MAINTENANCE, REPAIR AND ENCROACHMENT OF THE BUILDING FAÇADE OF THE SUBJECT PROPERTY BUILDING ONTO THE ADJOINING PROPERTIES TO THE NORTHWEST OF THE SUBJECT PROPERTY AND IS PLOTTED HEREON ALONG THE NORTHWESTERLY PROPERTY LINES OF THE SUBJECT PROPERTY.

SECTION 4 - PEDESTRIAN ACCESS & MAINTENANCE EASEMENT TO PEACHTREE STREET. THIS BENEFITS THE SURVEY PROPERTY AND IS PLOTTED HEREON.

SECTION 4 - 6-FOOT EASEMENT FOR THE INSTALLATION, ENCROACHMENT, REMOVAL 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.

SECTION 5 - UTILITIES EASEMENT

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.

(H) [INTENTIONALLY OMITTED]

(I) EASEMENT DEED BY COURT ORDER IN SETTLEMENT OF LANDOWNER ACTION - GEORGE L. TEDDER AND ELIZABETH C. TEDDER, LENA MAE FABIAN, ET AL VS. WILLET COMMUNICATIONS, LC (FKA WILLIAMS COMMUNICATIONS, INC.), SPRINT 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 98 & PLAT BOOK 384, 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 REVIEW.

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.

REVISIONS			
NO.	DATE	BY	DESCRIPTION
1	01/19/24	AMCH	REVISE PARKING COUNT.
2	01/24/24	AMCH	ADDRESS ATTORNEY COMMENTS.
3	02/09/24	AMCH	ADD TRACTS 2 & 3.
4	02/13/24	AMCH	ADD OVERALL LEGAL, REVISE SCHEDULE B NOTE (D) PER ATTORNEY.
5	02/14/24	AMCH	ADD INFO RELATED TO CURRENT TITLE COMMITMENT.

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:	AMCH
CHECKED BY:	VTH
FIELD BOOK #:	2888
JOB NUMBER:	231206
FOLDER NUMBER:	231206
CODG FILE:	N/A
DISC FILE:	231206-ALTA
COUNTY/LL/D/S:	FULTON/77/14
PLAT FILE:	B
SHEET:	2 OF 4

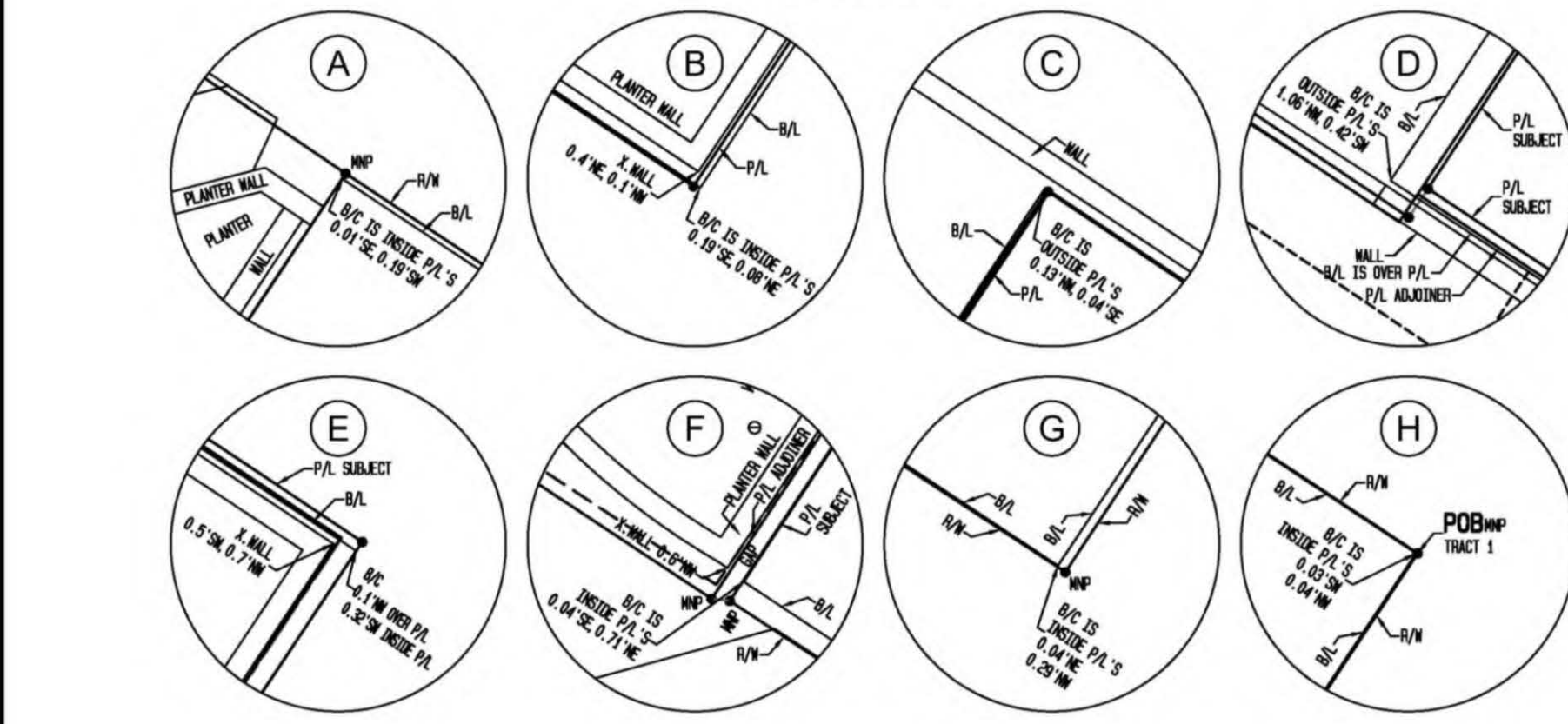
- LEGEND**
- A - ARC
 - AC - ACRES
 - AE - ACCESS EASEMENT
 - AGLC - ATLANTA GAS LIGHT COMPANY
 - ASP - ASPHALT
 - BB - BOTTOM OF BANK
 - BC - BACK OF CURB
 - BD - BUILDING CORNER
 - B.E. - BASE FLOOD ELEVATION
 - BL - BUILDING SETBACK LINE
 - BM - BENCHMARK
 - BPF - BLUE PIN FLAG
 - BPM - BLUE PAINT MARK
 - BS - BOTTOM OF SLOPE
 - B.S.O. - BELL SOUTH TELEPHONE CO.
 - B.S.O.M. - BELL SOUTH CABLE MARKER
 - B.S.O.M.H. - BELL SOUTH MANHOLE
 - BW - BOTTOM OF WALL
 - B.W. - BARBED WIRE
 - CB - CATCH BASIN
 - CCA - CORNER CONCRETE APRON
 - CCW - CORNER CONCRETE WALK
 - CI - CURB INLET
 - CL - CENTERLINE
 - CL - CHARLIE
 - CMF - CONCRETE MONUMENT FOUND
 - CMP - CORRUGATED METAL PIPE
 - CO - CLEANOUT
 - COMM - COMMUNICATION
 - CONC - CONCRETE
 - CT - CRIMPED TOP PIPE
 - CTV - CABLE TELEVISION
 - CW - CONCRETE WALK
 - DB - DEED BOOK
 - DE - DRAINAGE EASEMENT
 - DI - DROP INLET
 - DIP - DUCTILE IRON PIPE
 - DNR - DEPT OF NATURAL RESOURCES
 - DNRMS - DNR MONUMENT SET
 - DR - DRIVE
 - EB - ELECTRIC BOX
 - EMC - ELECTRIC MEMBERSHIP CORP.
 - EP - EDGE OF PAVEMENT
 - FC - FACE OF CURB
 - FCC - FENCE CORNER
 - FDC - FIRE DEPARTMENT CONNECTION
 - FFE - FINISHED FLOOR ELEVATION
 - FH - FIRE HYDRANT
 - FL - FENCE LINE
 - FOCM - FIBER OPTIC CABLE MARKER
 - FP - FENCE POST
 - GLMP - GAS LINE MARKER POST
 - GM - GAS METER
 - GP - GUY POLE
 - GAT - GATE POST
 - GPC - GEORGIA POWER COMPANY
 - GR - GRANITE
 - GV - GAS VALVE
 - GW - GUY WIRE
 - HDP - HIGH DENSITY POLYETHYLENE
 - H.C. - HANDICAP PARKING SPACE
 - HWP - HIGH VOLTAGE POWER POLE
 - HW - HEADWALL
 - ICV - IRRIGATION CONTROL VALVE
 - INV - INVERT
 - IPF - IRON PIN FOUND
 - IRF - INTERMEDIATE REGIONAL FLOOD
 - JB - JUNCTION BOX
 - JL - CURVE TO THE LEFT
 - LA - LIMIT OF ACCESS
 - LC - LENGTH OF CHORD
 - LL - LAND LOT LINE
 - LPS - LAMP POST/LIGHT POLE
 - LS - LANDSCAPED AREA
 - MB - MAIL BOX
 - MFE - MINIMUM FLOOR ELEVATION
 - MFN - METRO MEDIA FIBRE NETWORK
 - MH - MANHOLE
 - MNP - MAG NAIL PLACED
 - MW - MONITORING WELL
 - NF - NAIL FOUND
 - N.F. - NOW OR FORMERLY
 - OCS - OUTLET CONTROL STRUCTURE
 - OH - OVERHANG
 - OPF - ORANGE PIN FLAG
 - OPM - ORANGE PAINT MARK
 - OT - OPEN TOP PIPE
 - P - POWER LINE
 - PA - PLAT BOOK
 - P.B. - POWER BOX
 - PI - POST INDICATOR VALVE
 - PL - PROPERTY LINE
 - POB - POINT OF BEGINNING
 - POC - POINT OF COMMENCING
 - PM - POWER METER
 - PIP - POWER POLE
 - PS - PARKING SPACE(S)
 - PVC - POLYVINYL CHLORIDE PIPE
 - R - RADIUS
 - RW - CURVE TO THE RIGHT
 - RB - RE-BAR
 - RCP - REINFORCED CONCRETE PIPE
 - RF - RED PIN FLAG
 - RPM - RED PAINT MARK
 - RI - ROAD
 - RT - RETAINING
 - RW - RIGHT OF WAY
 - SB - SQUARE FEET
 - SP - SERVICE POLE
 - SR - SIDEWALK
 - SS - SANITARY SEWER
 - SSE - SANITARY SEWER EASEMENT
 - SW - SIDEWALK
 - T - TELEPHONE LINE
 - T.B. - TRAFFIC SIGNAL BOX
 - TD - TRENCH DRAIN
 - TBM - TEMPORARY BENCHMARK
 - T.C. - TOP OF CURB
 - TP - TELEPHONE POLE
 - TR - TRAFFIC SIGNAL
 - TRANS - TRANSMISSION
 - TS - TRAFFIC SIGNAL
 - TW - TOP OF WALL
 - TV - TEST WELL
 - UG - UNDERGROUND
 - VB - VALVE BOX
 - W - WATER LINE
 - WF - WETLAND FLAG
 - WIF - WROUGHT IRON FENCE
 - WM - WATER METER
 - WV - WATER VALVE
 - X - CORNER
 - YI - YARD INLET
 - YPF - YELLOW PIN FLAG
 - YPM - YELLOW PAINT MARK

- SYMBOL LEGEND**
- AC - AIR CONDITIONING UNIT
 - BP - BACKFLOW PREVENTOR
 - BOLL - BOLLARD
 - BSM - BROADCASTING BOX
 - BSM.M. - BROADCASTING MANHOLE
 - CCM - CONCRETE MONUMENT FOUND
 - CB - CATCH BASIN
 - CI - CURB INLET
 - CO - CLEANOUT
 - CTV - CABLE TV
 - DI - DROP INLET
 - FDC - FIRE DEPT CONNECTION
 - FH - FIRE HYDRANT
 - FL - GAS LINE MARKER POST
 - GM - GAS METER
 - GP - GUY POLE
 - GAT - GATE POST
 - GPC - GEORGIA POWER COMPANY
 - GR - GRANITE
 - GV - GAS VALVE
 - GW - GUY WIRE
 - HDP - HIGH DENSITY POLYETHYLENE
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 - TW - TOP OF WALL
 - TV - TEST WELL
 - UG - UNDERGROUND
 - VB - VALVE BOX
 - W - WATER LINE
 - WF - WETLAND FLAG
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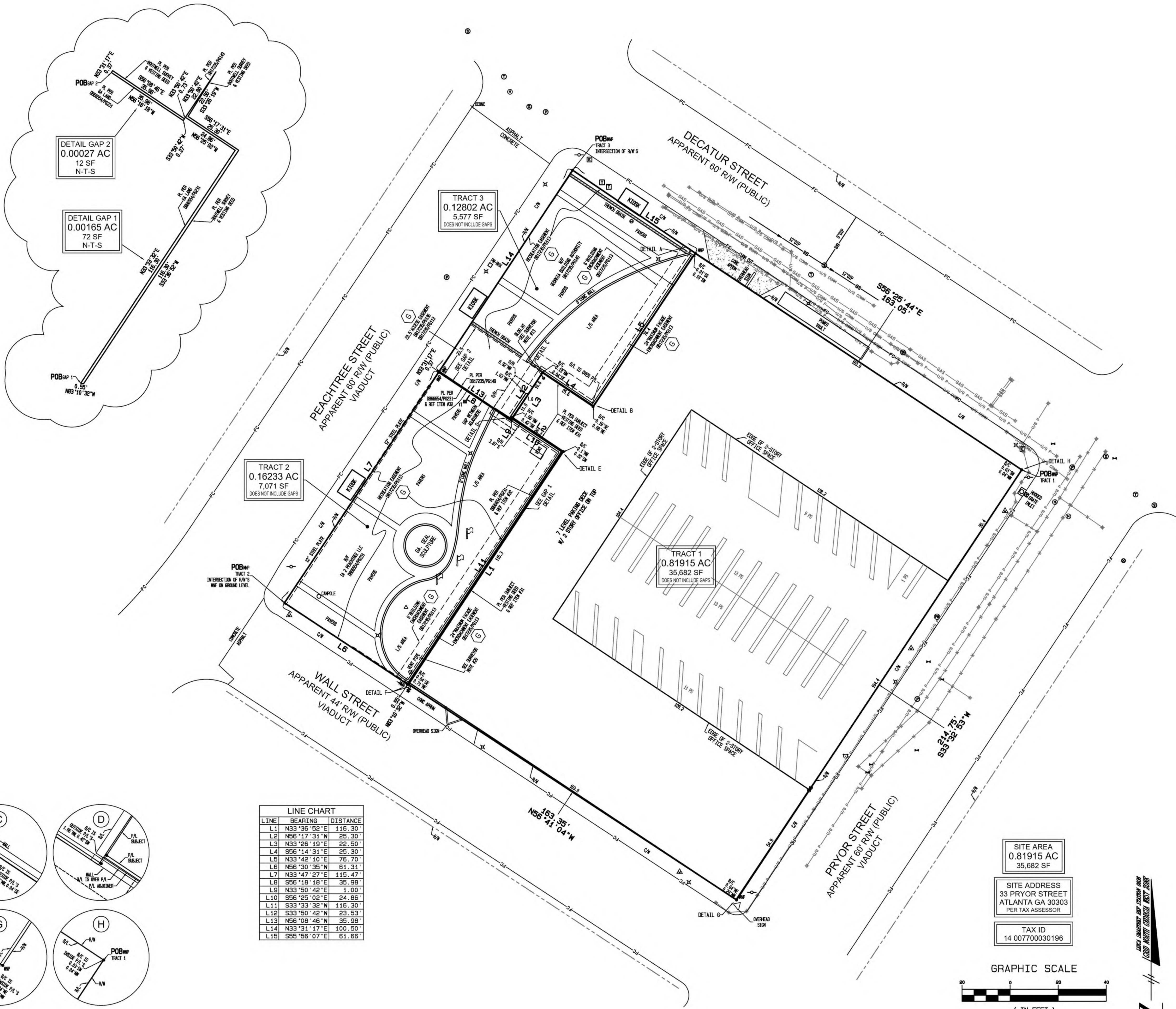
DETAILS
SCALE 1" = 5'

P.L. = PROPERTY LINE
B.L. = FACE OF BUILDING
R.W. = RIGHT-OF-WAY



LINE CHART

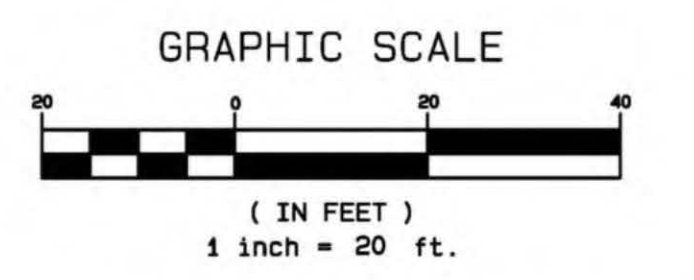
LINE	BEARING	DISTANCE
L1	N33°36'52"E	116.30'
L2	N56°17'31"W	25.30'
L3	N33°26'19"E	22.50'
L4	S56°14'31"E	25.30'
L5	N33°42'10"E	75.70'
L6	N56°30'35"W	61.31'
L7	N33°47'27"E	115.47'
L8	S56°18'18"E	35.98'
L9	N33°50'42"E	1.00'
L10	S56°25'02"E	24.86'
L11	S33°33'32"W	116.30'
L12	S33°50'42"W	25.53'
L13	N56°08'46"W	35.98'
L14	N33°31'17"E	100.50'
L15	S55°56'07"E	61.66'



SITE AREA
0.81915 AC
35,682 SF

SITE ADDRESS
33 PRYOR STREET
ATLANTA GA 30303
PER TAX ASSESSOR

TAX ID
14 007700030196



ALTANSPS LAND TITLE SURVEY FOR
IA 2 PEACHTREE, LLC
A GEORGIA LIMITED LIABILITY COMPANY
AND STEWART TITLE GUARANTY COMPANY
LOCATED IN
LAND LOT 77
14TH DISTRICT
CITY OF ATLANTA
FULTON COUNTY, GEORGIA

VIADUCT/STREET LEVEL



REVISIONS

NO.	DATE	BY	DESCRIPTION
1	01/19/24	AMCH	REVISION PARKING COUNT.
2	01/24/24	AMCH	ADD ADDRESS ATTORNEY COMMENTS.
3	02/09/24	AMCH	ADD TRACTS 2 & 3.
4	02/13/24	AMCH	ADD OVERALL LEGAL REVISION SCHEDULE NOTE (D) PER ATTORNEY.
5	02/14/24	AMCH	ADD INFO RELATED TO CURRENT TITLE COMMITMENT.

W&B
WATTS & BROWNING ENGINEERS, INC.
CIVIL ENGINEERS & LAND SURVEYORS
1349 OLD 41 HWY NW STE 225
MARIETTA, GEORGIA 30060
PHONE: (678) 324-6192
FAX: (770) 684-6876
WWW.WENGR.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: AMCH
CHECKED BY: YTH
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: B
SHEET: 3 OF 4

LEGEND

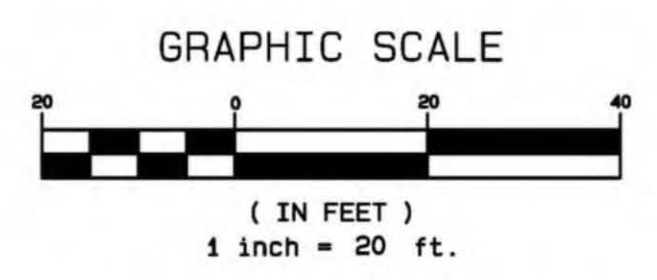
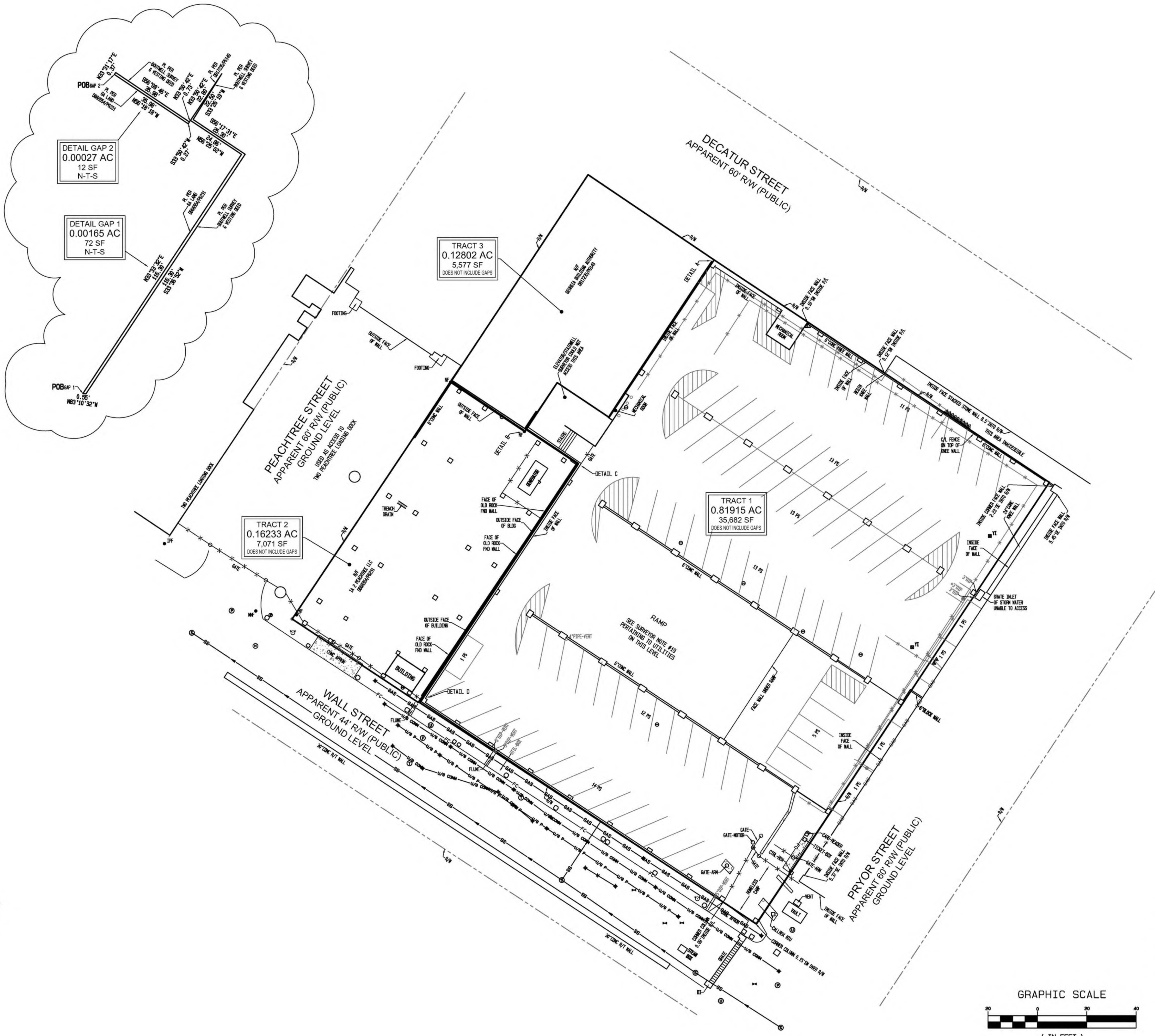
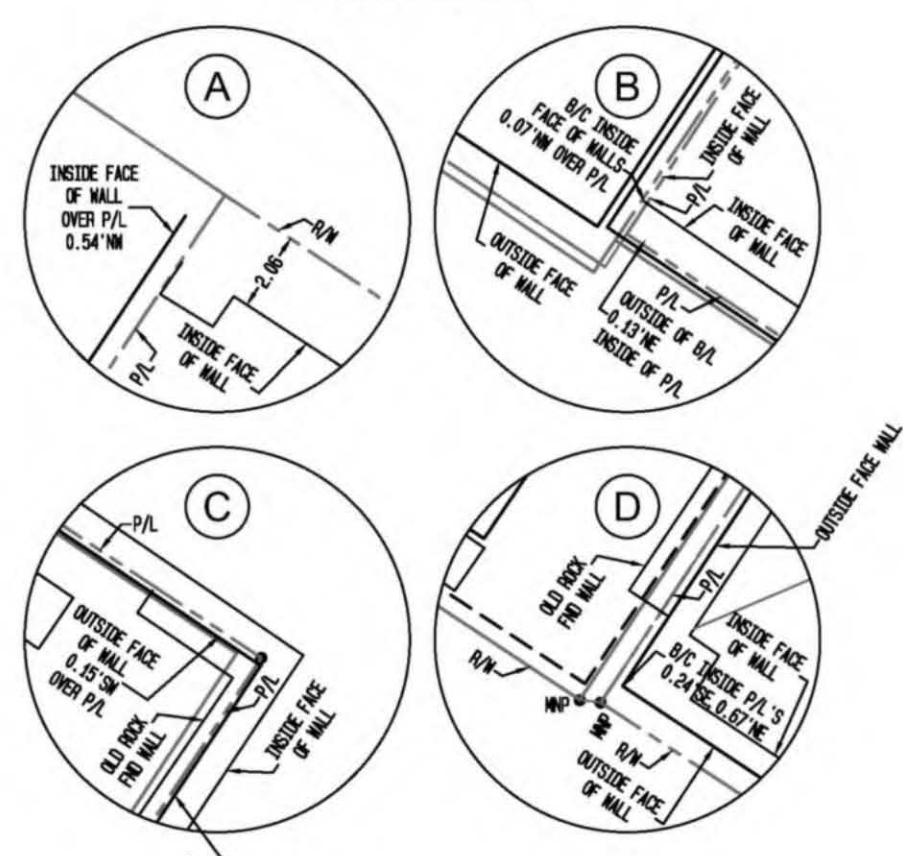
- | | |
|-----------------------------------|--------------------------------|
| A - ARC | (L) - CURVE TO THE LEFT |
| AC - ACRES | LA - LIMIT OF ACCESS |
| AE - ACCESS EASEMENT | LC - LENGTH OF CHORD |
| AGLC - ATLANTA GAS LIGHT COMPANY | LL - LAND LOT LINE |
| ASP - ASPHALT | LPS - LAMP POST/LIGHT POLE |
| BB - BOTTOM OF BANK | LS - LANDSCAPED AREA |
| BC - BACK OF CURB | MB - MAILBOX |
| BIC - BUILDING CORNER | MFC - MINIMUM FLOOR ELEVATION |
| B.F.E. - BASE FLOOD ELEVATION | MFN - METROMEDIA FIBRE NETWORK |
| BL - BUILDING SETBACK LINE | MM - MANHOLE |
| BM - BENCHMARK | MMP - MAG NAIL PLACED |
| BPF - BLUE PIN FLAG | MW - MONITORING WELL |
| BPM - BLUE PAINT MARK | NF - NAIL FOUND |
| BS - BOTTOM OF SLOPE | N/F - NOW OR FORMERLY |
| BSD - BELLSOUTH TELEPHONE CO. | OCS - OUTLET CONTROL STRUCTURE |
| BSDCM - BELLSOUTH CABLE MARKER | OH - OVERHANG |
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| BW - BOTTOM OF WALL | OPM - ORANGE PAINT MARK |
| CB - BARBED WIRE | OT - OPEN TOP PIPE |
| CB - CATCH BASIN | P - POWER LINE |
| CCA - CORNER CONCRETE APRON | PB - PLAT BOOK |
| CCW - CORNER CONCRETE WALK | PB - POWER BOX |
| CI - CURB INLET | PC - PAGES |
| CL - CENTERLINE | PV - POST INDICATOR VALVE |
| CL - CHAINLINK | PL - PROPERTY LINE |
| CMF - CONCRETE MONUMENT FOUND | POB - POINT OF BEGINNING |
| CM - CORRUGATED METAL PIPE | POC - POINT OF COMMENCING |
| CO - CLEANOUT | PM - POWER METER |
| COMM - COMMUNICATION | PP - POWER POLE |
| CONC - CONCRETE | PS - PARKING SPACE(S) |
| CT - CRIMPED TOP PIPE | PVC - POLYVINYLCHLORIDE PIPE |
| CTV - CABLE TELEVISION | R - RADIUS |
| CW - CONCRETE WALK | RC - CURVE TO THE RIGHT |
| DB - DEED BOOK | RE - RE-BAR |
| DE - DRAINAGE EASEMENT | RCP - REINFORCED CONCRETE PIPE |
| DI - DROP INLET | RF - RED PIN FLAG |
| DR - DRIVE | RPM - RED PAINT MARK |
| EB - ELECTRIC BOX | R/R - RAILROAD |
| EMC - ELECTRIC MEMBERSHIP CORP. | RT - RETAINING |
| EP - EDGE OF PAVEMENT | R/W - RIGHT OF WAY |
| FC - FACE OF CURB | SE - SQUARE FEET |
| FCC - FENCE CORNER | SFP - SERVICE POLE |
| FDC - FIRE DEPARTMENT CONNECTION | SR - SCLAD ROD |
| FFE - FINISHED FLOOR ELEVATION | SS - SANITARY SEWER |
| FI - FIRE HYDRANT | SSE - SANITARY SEWER EASEMENT |
| FL - FENCE LINE | T - TELEPHONE LINE |
| FOM - FIBRE OPTIC CABLE MARKER | TB - TRAFFIC SIGNAL BOX |
| FP - FLAG POLE | TD - TRENCH DRAIN |
| GLMP - GAS LINE MARKER POST | TBM - TEMPORARY BENCHMARK |
| GM - GAS METER | TD - TOP OF CURB |
| GP - GUY POLE | TP - TELEPHONE POLE |
| GPC - GEORGIA POWER COMPANY | TP - TRAFFIC POLE |
| GSR - GUARDED RAIL | TR - TRAFFIC SIGNAL |
| GV - GAS VALVE | TS - TRAFFIC SIGNAL |
| GW - GUY WIRE | TW - TOP OF WALL |
| HDP - HIGH DENSITY POLYETHYLENE | U - UNDERGROUND |
| HPC - HANDICAP PARKING SPACE | UB - VALVE BOX |
| HVP - HIGH VOLTAGE POWER POLE | VMP - VALVE MARKER POST |
| HW - HEADWALL | W - WATER LINE |
| ICV - IRRIGATION CONTROL VALVE | WF - WETLAND FLAG |
| INV - INVERT | WIF - WROUGHT IRON FENCE |
| IPF - IRON PIN FOUND | WM - WATER METER |
| IRF - INTERMEDIATE REGIONAL FLOOD | WV - WATER VALVE |
| IS - JUNCTION BOX | X - CORNER |
| | YI - YARD INLET |
| | YFP - YELLOW PIN FLAG |
| | YPM - YELLOW PAINT MARK |

SYMBOL LEGEND

- | | | | | | |
|------|-----------------------------|----|--------------------------|----|-------------------------|
| AC | ARC CONDITIONING UNIT | Q | QUIP/PIPE | T | TREE |
| AP | BACKFLOW PREVENTOR | R | REGULATED VALVE | U | UTILITY BOX |
| B | BOLLARD | IR | IRRIGATION CONTROL VALVE | UM | UTILITY MANHOLE |
| BS | BS&T/COMM BOX | RF | ROCK PIN FOUND | UP | UTILITY POLE |
| BSM | BS&T/COMM MANHOLE | H | HEADWALL | VM | VALVE MARKER POST |
| CF | CONCRETE MONUMENT FOUND | J | JUNCTION BOX | WB | WATER BOX |
| CB | CATCH BASIN | L | LAMP POST/LIGHT POLE | WV | WATER VALVE MARKER POST |
| CI | CURB INLET | M | MONITORING WELL | WM | WATER METER |
| CO | CLEANOUT | MP | METROMEDIA FIBRE NETWORK | WV | WATER VALVE |
| CC | CORNER CONCRETE APRON | MS | MAG NAIL PLACED | WV | WATER VALVE |
| CCW | CORNER CONCRETE WALK | MT | MONITORING WELL | WV | WATER VALVE |
| CI | CURB INLET | MS | MAG NAIL PLACED | WV | WATER VALVE |
| CL | CENTERLINE | MS | MAG NAIL PLACED | WV | WATER VALVE |
| CL | CHAINLINK | MS | MAG NAIL PLACED | WV | WATER VALVE |
| CMF | CONCRETE MONUMENT FOUND | MS | MAG NAIL PLACED | WV | WATER VALVE |
| CM | CORRUGATED METAL PIPE | MS | MAG NAIL PLACED | WV | WATER VALVE |
| CO | CLEANOUT | MS | MAG NAIL PLACED | WV | WATER VALVE |
| COMM | COMMUNICATION | MS | MAG NAIL PLACED | WV | WATER VALVE |
| CONC | CONCRETE | MS | MAG NAIL PLACED | WV | WATER VALVE |
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| DI | DROP INLET | MS | MAG NAIL PLACED | WV | WATER VALVE |
| DR | DRIVE | MS | MAG NAIL PLACED | WV | WATER VALVE |
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| FC | FACE OF CURB | MS | MAG NAIL PLACED | WV | WATER VALVE |
| FCC | FENCE CORNER | MS | MAG NAIL PLACED | WV | WATER VALVE |
| FDC | FIRE DEPARTMENT CONNECTION | MS | MAG NAIL PLACED | WV | WATER VALVE |
| FFE | FINISHED FLOOR ELEVATION | MS | MAG NAIL PLACED | WV | WATER VALVE |
| FI | FIRE HYDRANT | MS | MAG NAIL PLACED | WV | WATER VALVE |
| FL | FENCE LINE | MS | MAG NAIL PLACED | WV | WATER VALVE |
| FOM | FIBRE OPTIC CABLE MARKER | MS | MAG NAIL PLACED | WV | WATER VALVE |
| FP | FLAG POLE | MS | MAG NAIL PLACED | WV | WATER VALVE |
| GLMP | GAS LINE MARKER POST | MS | MAG NAIL PLACED | WV | WATER VALVE |
| GM | GAS METER | MS | MAG NAIL PLACED | WV | WATER VALVE |
| GP | GUY POLE | MS | MAG NAIL PLACED | WV | WATER VALVE |
| GPC | GEORGIA POWER COMPANY | MS | MAG NAIL PLACED | WV | WATER VALVE |
| GSR | GUARDED RAIL | MS | MAG NAIL PLACED | WV | WATER VALVE |
| GV | GAS VALVE | MS | MAG NAIL PLACED | WV | WATER VALVE |
| GW | GUY WIRE | MS | MAG NAIL PLACED | WV | WATER VALVE |
| HDP | HIGH DENSITY POLYETHYLENE | MS | MAG NAIL PLACED | WV | WATER VALVE |
| HPC | HANDICAP PARKING SPACE | MS | MAG NAIL PLACED | WV | WATER VALVE |
| HVP | HIGH VOLTAGE POWER POLE | MS | MAG NAIL PLACED | WV | WATER VALVE |
| HW | HEADWALL | MS | MAG NAIL PLACED | WV | WATER VALVE |
| ICV | IRRIGATION CONTROL VALVE | MS | MAG NAIL PLACED | WV | WATER VALVE |
| INV | INVERT | MS | MAG NAIL PLACED | WV | WATER VALVE |
| IPF | IRON PIN FOUND | MS | MAG NAIL PLACED | WV | WATER VALVE |
| IRF | INTERMEDIATE REGIONAL FLOOD | MS | MAG NAIL PLACED | WV | WATER VALVE |
| IS | JUNCTION BOX | MS | MAG NAIL PLACED | WV | WATER VALVE |

DETAILS

SCALE 1" = 5'
 PL = PROPERTY LINE
 BL = FACE OF BUILDING
 RW = RIGHT-OF-WAY



ALTA/NPS LAND TITLE SURVEY FOR
IA 2 PEACHTREE, LLC
 A GEORGIA LIMITED LIABILITY COMPANY
 AND STEWART TITLE GUARANTY COMPANY
 LOCATED IN
 LAND LOT 77
 14TH DISTRICT
 CITY OF ATLANTA
 FULTON COUNTY, GEORGIA

GROUND LEVEL



NO.	DATE	BY	DESCRIPTION
1	01/19/24	AMCH	REVISE PARKING COUNT.
2	01/24/24	AMCH	ADD ATTORNEY COMMENTS.
3	02/09/24	AMCH	ADD OVERALL LEGAL REVISE SCHEDULE
4	02/13/24	AMCH	NOTE (D) PER ATTORNEY.
5	02/14/24	AMCH	ADD INFO RELATED TO CURRENT TITLE COMMITMENT.

W&B
WATTS & BROWNING ENGINEERS, INC.
 CIVIL ENGINEERS & LAND SURVEYORS
 1349 OLD 41 HWY NW STE 225
 MARIETTA, GEORGIA 30060
 PHONE: (678) 324-6192
 FAX: (770) 694-6876
 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:	AMCH
CHECKED BY:	VTH
FIELD BOOK #:	2888
JOB NUMBER:	231206
FOLDER NUMBER:	231206
CODG FILE:	N/A
DISC FILE:	231206-ALTA
COUNTY/LL/D/S:	FULTON/77/14
PLAT FILE:	B
SHEET:	4 OF 4