

Regional Review Finding Development of Regional Impact

DATE: July 24, 2025

TO: Mayor Andre Dickens, City of Atlanta **ATTN TO:** Steven Aceto, *Planner,* City of Atlanta

FROM: Mike Alexander, COO, Atlanta Regional Commission

RE: Development of Regional Impact (DRI) Review

ARC has completed a regional review of the below DRI. ARC reviewed the project's relationship to regional plans, goals and policies as well as impacts the project may have on the activities, plans, goals and policies of other local jurisdictions and state, federal and other agencies. This Final Report does not address whether the DRI is or is not in the best interest of the host local government.

Name of Proposal: Huber West Midtown DRI 4362 Submitting Local Government: City of Atlanta

Date Opened: July 7, 2025 Date Closed: July 24, 2025

Description: A DRI review of a proposal to construct a mixed-use project with 845 multi-family units in two buildings and 20,000 SF of retail on an 8.9 acre previously developed concrete plant site at 1593 Huber Street NW in the City of Atlanta in Fulton County.

Comments:

Key Comments

The project aligns with applicable Maturing Neighborhoods policy recommendations which note: "infill development, redevelopment, and adaptive reuse of existing buildings in this area needs to be balanced with the preservation of existing single-family neighborhoods, as well as the need for additional usable parks and greenspace close to residents, including amenities such as trails and sidewalks."

The project's reuse of a previously developed, currently vacant site is supportive of regional land use and placemaking policies.

The inclusion of 20,000 SF of commercial space which can support resident's need for convenience goods and services is supportive of regional land use and transportation policies.

The project's provision of 850 housing units is supportive of regional housing policies.

Key pedetrian connections to transit and pedestrian infrastructure along Ellsworth Industrial Blvd just to the west of the site and to the Atlanta Beltline just to the south of the site are not available due to the lack of easements or ROW. As the adjacent parcels are developed, every effort should be made to provide these important currently unavailable connections which would ultimately benefit all three developments.

The project is expected to generate a total of 3,666 daily new automobile trips.



General Comments

According to the ARC Unified Growth Policy Map (UGPM), part of The Atlanta Region's Plan, the project site is designated as Maturing Neighborhoods. The Plan's Regional Development Guide (RDG) provides general information and policy recommendations for Maturing Neighborhoods as described at the end of these comments.

The project's reuse of a previously developed, currently vacant site is supportive of regional land use and placemaking policies.

The project's provision of 850 housing units is supportive of regional housing policies. The project's inclusion of nearly 20,000 SF of retail space - some elements of which will service project residents while other components will be a destination for the larger surrounding community and beyond – is supportive of walkable development and economic development policies.

While the project is within close proximity to pedestrian infrastruction and a MARTA bus stops on Ellsworth Industrial Boulevard, there is no direct access to that corridor via an existing street or ROW corridor. The 1611 Ellsworth DRI 4506 project currently scheduled for a DRI should be carefully coordinated so that this key connection can be explored.

The project is also located within walking distance to an Altanta Beltline segment to the south in development but there is again no access through the adjacent property to the south 1521 Huber Street NW. If 1521 Huber Street is redeveloped in the future, adding a pedestrian connection from Huber Street to the Beltline should be explored. A Beltline spur trail connection through this area connecting to extensive new development on Chattahoochee Avenue would be an ideal solution to be explored.

As these adjacent parcels are developed, every effort should be made to provide these important currently unavailable connections which would ultimately benefit all three developments.

Transportation and Mobility Comments

ARC's Transportation and Mobility comments are attached. The proposal is largely consistent with ARC's MTP. The transportation network recommendations outlined adequately mitigate the project's vehicular impact, but there are safety concerns about the proposed pedestrian and bike network. Changes to traffic patterns, signaling. and intersections should be implemented to prioritize pedestrian safety. Pedestrian and bike crossings and markings should be provided at appropriate locations. Safe access to nearby MARTA stops should be prioritized.

The project is expected to generate a total of 3,666 new automobile trips.

Care should be taken to ensure that the constructed development provides an interconnected, functional, clearly marked and comfortable pedestrian experience on all driveways, paths, entrances, and parking areas. To the maximum extent possible, new driveways and intersection corners where pedestrians will cross should be constructed with minimal curb radii to reduce speeds of turning vehicles and decrease crossing distances for pedestrians.

GDOT Aviation Comments

GDOT Aviation Comments are attached. While the project is located outside of the FAA approach or departure surfaces, and airport compatible land use areas, and does not appear to impact the airport, it does need to be studied by the FAA via submitting 7460 studies in https://oeaaa.faa.gov



Natural Resources Comments

ARC's Natural Resources comments are attached. The USGS coverage for the project area shows no streams on or near the property. A detention pond is visible in the northern portion of the property in both the existing conditions plan and in aerial photos of the property area, but no streams or other waters of the State are shown on the submitted site plan, and no evidence of streams or other waters is visible in available aerial photo coverage. Any unmapped streams identified on the property may be subject to the City of Atlanta's stream buffer ordinance. Any unmapped State waters identified on the property will be subject to the State 25-foot Sediment and Erosion Control buffer.

Environmental Comments

The project can further support The Atlanta Region's Plan by incorporating green infrastructure and/or low-impact design, e.g., pervious pavers, rain gardens, vegetated swales, etc., in parking areas and site driveways, and as part of any improvements to site frontages.

Unified Growth Policy Considerations: Maturing Neighborhoods

The project site is designated as Maturing Neighborhoods which are older neighborhoods that include both single- and multi-family development, as well as commercial and office uses at connected key locations, that were mostly built out before 1980. They represent the largest part of the region that is facing infill and redevelopment pressures. In many cases, infrastructure is in place to handle additional growth, but in some areas, infrastructure is built out with limited capacity for expansion. This may constrain the amount of additional growth possible in certain areas. Many arterial streets in this area are congested due to their use as regional routes for commuters. Limited premium transit service is available in these areas.

The demand for infill development, redevelopment, and adaptive reuse of existing buildings in this area needs to be balanced with the preservation of existing single-family neighborhoods, as well as the need for additional usable parks and greenspace close to residents, including amenities such as trails and sidewalks.

The proposed project aligns with The Atlanta Region's Plan's recommendations for Maturing Neighborhoods. The project utilizes previously developed land for new residential development and includes commercial space which can meet resident's needs for convenience goods and services and thereby reduce vehicular trips. City of Atlanta leadership and staff, along with the applicant team, should collaborate closely on the final design to ensure optimal sensitivity to the needs of nearby local governments, neighborhoods, and natural systems.

The following local governments and agencies received notice of this review:

Atlanta Regional Commission Georgia Department of Natural Resource Georgia Department of Community

Affairs

Georgia Department of Transportation Georgia Regional Transportation Authority Georgia Soil and Water Conservation

Commission

Georgia Environmental Finance Authority Georgia Conservancy City of Atlanta

Upper Westside CID **MARTA**

For questions, please contact Donald Shockey at (470) 378-1531 or dshockey@atlantaregional.org.

This finding will be published to the ARC review website located at http://atlantaregional.org/plan-reviews.







Developments of Regional Impact

DRI Home Tier Map Apply View Submissions Login

DRI #4362 DEVELOPMENT OF REGIONAL IMPACT Initial DRI Information This form is to be completed by the city or county government to provide basic project information that will allow the RDC to determine if the project appears to meet or exceed applicable DRI thresholds. Refer to both the Rules for the DRI Process and the DRI Tiers and Thresholds for more information. **Local Government Information** Submitting Local Atlanta Individual completing form: Steven Aceto Telephone: 404-205-0638 E-mail: saceto@atlantaga.gov *Note: The local government representative completing this form is responsible for the accuracy of the information contained herein. If a project is to be located in more than one jurisdiction and, in total, the project meets or exceeds a DRI threshold, the local government in which the largest portion of the project is to be located is responsible for initiating the DRI review process. **Proposed Project Information** Name of Proposed Project: Huber West Midtown Location (Street Address, 1593 Huber St NW, Atlanta GA 30318. Includes existing addresses of 1575, 1581, 1590, GPS Coordinates, or Legal and 1591. Land Lot Description): Brief Description of Project: 8.93 acres (combined) rezone (Z-24-087) to construct 845 dwelling units in two buildings with 845 parking (1:1 ratio), and a maximum of 20,000 sf retail. **Development Type:** (not selected) Hotels Wastewater Treatment Facilities Office Mixed Use Petroleum Storage Facilities Commercial Airports Water Supply Intakes/Reservoirs Wholesale & Distribution OAttractions & Recreational Facilities OIntermodal Terminals Hospitals and Health Care Facilities Post-Secondary Schools Truck Stops Waste Handling Facilities Housing Any other development types Industrial Quarries, Asphalt & Cement Plants If other development type, describe: Project Size (# of units, floor 845 Multifamily Units, up to 20,000 sf retail Developer: Huber Street Ventures, LLC Mailing Address: 3560 Lenox Road Address 2: Suite 2625 City:Atlanta State: GA Zip:30326 Telephone: 404-229-1387 Email: dbaynes@columbianven.com Is property owner different (not selected) Yes No from developer/applicant? If yes, property owner: Huber St. Ventures LLC Is the proposed project (not selected) Yes No

entirely located within your

| local government's jurisdiction? | |
|--|--|
| If no, in what additional jurisdictions is the project located? | |
| Is the current proposal a continuation or expansion of a previous DRI? | O(not selected) Yes No |
| If yes, provide the following | Project Name: |
| information: | Project ID: |
| The initial action being requested of the local government for this project: | Rezoning Variance Sewer Water Permit Other |
| Is this project a phase or part of a larger overall project? | ○(not selected) Yes No |
| If yes, what percent of the overall project does this project/phase represent? | 2 phases with approximately half of the total units per phase. |
| | This project/phase: 2029 Overall project: 2031 |
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DRI Site Map | Contact





Developments of Regional Impact

DRI Home

Tier Map

Apply

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DRI #4362

DEVELOPMENT OF REGIONAL IMPACT Additional DRI Information

This form is to be completed by the city or county government to provide information needed by the RDC for its review of the proposed DRI. Refer to both the Rules for the DRI Process and the DRI Tiers and Thresholds for more information.

Local Government Information

Submitting Local Atlanta

Government:

Individual completing form: Steven Aceto

Telephone: 404-205-0638

Email: saceto@atlantaga.gov

Project Information

Name of Proposed Project: Huber West Midtown

DRI ID Number: 4362

Developer/Applicant: Huber Street Ventures, LLC

Telephone: 404-229-1387

Email(s): dbaynes@columbianven.com

Additional Information Requested

Has the RDC identified any additional information required in order to proceed with the official regional

review process? (If no,

(not selected) Yes No

proceed to Economic Impacts.)

If yes, has that additional information been provided to your RDC and, if

(not selected) Yes No

applicable, GRTA?

If no, the official review process can not start until this additional information is provided.

Economic Development

Estimated Value at Build-

\$197.000.000

Estimated annual local tax revenues (i.e., property tax, sales tax) likely to be generated by the proposed

\$3,400,000

development: Is the regional work force

sufficient to fill the demand created by the proposed

(not selected) Yes No

project?

Will this development displace any existing uses?

(not selected) Yes No

If yes, please describe (including number of units, square feet, etc):

Water Supply

| If yes, please explain:Demoli | tion and abatement of existing warehouse structures will occur before the project begins | | | | | | | |
|---|---|--|--|--|--|--|--|--|
| Will any hazardous waste be generated by the development? | (not selected) Yes No | | | | | | | |
| If no, describe any plans to e | xpand existing landfill capacity: | | | | | | | |
| Is sufficient landfill capacity available to serve this proposed project? | (not selected) Yes No | | | | | | | |
| How much solid waste is the project expected to generate annually (in tons)? | 1521 tons | | | | | | | |
| | Solid Waste Disposal | | | | | | | |
| If yes, please describe below | Please see traffic study prepared by Lumin8 dated June 02, 2025 | | | | | | | |
| project? Are transportation improvements needed to serve this project? | (not selected) Yes No | | | | | | | |
| Has a traffic study been performed to determine whether or not transportation or access improvements will be needed to serve this | ○(not selected) Yes No | | | | | | | |
| How much traffic volume is expected to be generated by the proposed development, in peak hour vehicle trips per day? (If only an alternative measure of volume is available, please provide.) | 3,666 new total daily trips, 331 AM peak trips, and 304 PM peak trips, with the 8% mode reduction reflected. | | | | | | | |
| | Land Transportation | | | | | | | |
| • | ne (in miles) will be required? | | | | | | | |
| ls a sewer line extension required to serve this project? | (not selected) Yes No | | | | | | | |
| | xpand existing wastewater treatment capacity: | | | | | | | |
| s sufficient wastewater treatment capacity available to serve this proposed project? | (not selected) Yes No | | | | | | | |
| What is the estimated sewage flow to be generated by the project, measured in Millions of Gallons Per Day (MGD)? | 0.2 MGD | | | | | | | |
| Name of wastewater treatment provider for this site: | City of Atlanta | | | | | | | |
| | Wastewater Disposal | | | | | | | |
| | line (in miles) will be required? ge a portion of the water pipe in Huber up to the connection to the water transmission main ing fire system design. | | | | | | | |
| s a water line extension required to serve this project? | (not selected) Yes No | | | | | | | |
| If no, describe any plans to expand the existing water supply capacity: | | | | | | | | |
| Gallons Per Day (MGD)? s sufficient water supply capacity available to serve the proposed project? | (not selected) Yes No | | | | | | | |
| What is the estimated water supply demand to be generated by the project, measured in Millions of | 0.2 MGD | | | | | | | |
| Name of water supply provider for this site: | City of Atlanta | | | | | | | |

| What percentage of the site is projected to be impervious surface once the 85% proposed development has been constructed? | | | | | | | |
|---|---|--|--|--|--|--|--|
| Describe any measures proposed (such as buffers, detention or retention ponds, pervious parking areas) to mitigate the project's impacts on stormwater management: The parking surfaces, roof surfaces, and other impervious areas will be collected and routed to underground detention facilities. A pre-to-post runoff rate reduction will be provided as required by State and local stormwater ordinances. | | | | | | | |
| | Environmental Quality | | | | | | |
| Is the development located v | Is the development located within, or likely to affect any of the following: | | | | | | |
| Water supply watersheds? | (not selected) Yes No | | | | | | |
| Significant groundwater recharge areas? | (not selected) Yes No | | | | | | |
| 3. Wetlands? | (not selected) Yes No | | | | | | |
| 4. Protected mountains? | (not selected) Yes No | | | | | | |
| 5. Protected river corridors? | (not selected) Yes No | | | | | | |
| 6. Floodplains? | (not selected) Yes No | | | | | | |
| 7. Historic resources? | (not selected) Yes No | | | | | | |
| 8. Other environmentally sensitive resources? | (not selected) Yes No | | | | | | |
| If you answered yes to any q | If you answered yes to any question above, describe how the identified resource(s) may be affected: | | | | | | |
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DRI Site Map | Contact

HUBER WEST MIDTOWN DRI

City of Atlanta Natural Resources Review Comments July 11, 2025

While ARC and the Metropolitan North Georgia Water Planning District have no regulatory or review authority over this project, the Natural Resources Department has identified City and State regulations that could apply to this property. Other regulations may also apply that we have not identified.

Watershed Protection

The project property is located in the Peachtree Creek Watershed which is part of the Chattahoochee River Watershed. Peachtree Creek's confluence with the Chattahoochee River is downstream of the existing public water supply intakes on the Chattahoochee. However, proposed intakes in South Fulton and Coweta County would include this portion of the Chattahoochee River watershed as a large water supply watershed (over 100 square miles), as defined under the Part 5 Criteria of the 1989 Georgia Planning Act. For large water supply watersheds without a water supply reservoir, the only applicable Part 5 requirements are restrictions on hazardous waste handling, storage and disposal within seven miles upstream of a public water supply intake. This property is more than seven miles upstream of the nearest proposed public water supply intake on the Chattahoochee.

Stream Buffers

The USGS coverage for the project area shows no streams on or near the property. A detention pond is visible in the northern portion of the property in both the existing conditions plan (Page 10 of the DRI package) and in aerial photos of the property area, but no streams or other waters of the State are shown on the submitted site plan, and no evidence of streams or other waters is visible in available aerial photo coverage. Any unmapped streams identified on the property may be subject to the City of Atlanta's stream buffer ordinance. Any unmapped State waters identified on the property will be subject to the State 25-foot Sediment and Erosion Control buffer.

Stormwater/Water Quality

The project should adequately address the impacts of the proposed development on stormwater runoff and downstream water quality.

During the planning phase, the stormwater management system (system) should meet the requirements of the local jurisdiction's post-construction stormwater management ordinance. The system should be designed to prevent increased flood damage, streambank channel erosion, habitat degradation and water quality degradation, and enhance and promote the public health, safety and general welfare. The system design should also be in accordance with the applicable sections of the Georgia Stormwater Management Manual (www.georgiastormwater.com) such as design standards, calculations, formulas, and methods.

During construction, the project should conform to the relevant state and federal erosion and sedimentation control requirements.



regional impact + local relevance

Development of Regional Impact

Assessment of Consistency with the ARC Metropolitan Transportation Plan

| Pro | epared by: Shelby Piccolo, ARC Transportation Access and Mobility Divisio | on July 9, 2025 | | | | | |
|--|---|----------------------------|--|--|--|--|--|
| DR | I INFORMATION | | | | | | |
| 2025 Huber West Midtown DRI #4326 Atlanta, Fulton Cour | | | | | | | |
| MI | ETROPOLITAN TRANSPORTATION PLAN PROJECTS Did the transportation analysis incorporate all current MTP projects containe major transportation corridors connecting the study area with adjacent jurise Yes, the analysis incorporated all current MTP projects. | - | | | | | |
| <u>RE</u> | GIONAL NETWORKS | | | | | | |
| 1. | Will the project be directly served by any roadways identified as Regional The points between the development and a Regional Thoroughfare, combined we site circulation patterns, must be designed with the goal of preserving the high capacity and safety for all users of the roadway. | ith the development's on- | | | | | |
| | NO ☐ YES | | | | | | |
| 2. | Will the development site be directly served by any roadways identified as R access points between the development and a Regional Truck Route, combin on-site circulation patterns, must be designed with the goal of preserving the capacity and safety for all users of the roadway. | ed with the development's | | | | | |
| | NO ☐ YES | | | | | | |
| 3. | If the development site is within one mile of an existing or planned rail service accessibility conditions and transit supportive uses. | ce, provide information on | | | | | |
| | NOT APPLICABLE | | | | | | |
| 4. | If the project is within one mile of existing or planned fixed route bus service operated shuttles or circulators open to the general public), provide informatic bicycling accessibility conditions. | | | | | | |
| | ☐ NOT APPLICABLE | | | | | | |
| | | | | | | | |

MARTA Route 14

Distance* .25 miles

Walking Access to stops* Walking conditions to stop are poor. Proposed site plan improvements

will help improve walking access. Walking conditions will continue to need improvements along Huber Street and Old Chattahoochee Avenue.

Bicycling Access to stops * Biking conditions are poor and not currently supported.

BRT TOD Comments - The development uses support bus ridership. Conditions should continue to be improved for between the site and bus stops. Sidewalks have gaps and biking is not accommodated. Crosswalks should also be added between sidewalk gaps and within the site.

| 5. | If the development site is within one mile of an existing or planned multi-use path or trail, provide |
|----|---|
| | information on accessibility conditions. |

| NOT APPLICABLE | |
|-----------------------------|-----------------|
| | |
| Chattahoochee Improvement I | Project Phase 1 |
| Distance .1 mi | le |

Walking Access* Walking conditions need to be improved on Huber Street north of the site.

Sidewalks have gaps and lack crosswalks. Biking is not accommodated.

Chattahoochee Improvement Project Phase 1

Distance .6 mile

Walking Access* Walking conditions need to be improved on Huber Street north of the site.

Sidewalks have gaps and lack crosswalks. Biking is not accommodated.

Ellsworth Industrial walking and biking conditions are good.

OTHER TRANSPORTATION DESIGN CONSIDERATIONS

1. Does the site plan provide for the construction of publicly accessible local road or drive aisle connections, or bike/pedestrian connections, with adjacent parcels?

Drive aisle connections are made with some surrounding sites, but driveways do not align on Huber St. Consider aligning these driveways and adding sidewalk and bike connections where possible.

2. Does the site plan enable pedestrians and bicyclists to move between destinations within the development site safely and conveniently?

Sidewalks throughout the site allow for convenient pedestrian access, but crosswalks need to be added at driveways and intersections. Bike accommodations should be provided.

3. Does the site plan effectively manage truck movements and separate them, to the extent possible, from the flow of pedestrians, bicyclists and motorists both within the site and on the surrounding road network?

The development will likely not generate a substantial amount of truck traffic, but truck loading areas are accounted for.

4. Does the site plan include provisions for electric vehicle charging?

No. Electric vehicle charging should be provided.

RECOMMENDATIONS

1. Do the transportation network recommendations outlined in the transportation study adequately mitigate the project's vehicular impact?

The proposal is largely consistent with ARC's MTP. The transportation network recommendations outlined adequately mitigate the project's vehicular impact, but there are safety concerns about the proposed pedestrian and bike network. Changes to traffic patterns, signaling, and intersections should be implemented. Pedestrian and bike crossings and markings should be provided at appropriate locations.

2. ARC offers the following additional comments for consideration by the development team and/or the applicable local government(s):

Continue to work on safe pedestrian and bike connections to other major bike/ped projects in the surrounding area, including the Beltline. Enhance nearby bus stops to promote bus ridership.

From: Hood, Alan C.
To: Donald Shockey

Subject: RE: 2025 Huber West Midtown DRI 4362 - Preliminary Report and Comments Request

Date: Wednesday, July 16, 2025 2:53:14 PM

Attachments: image001.png

image002.png image003.png image004.png image005.png image006.png

Donald,

This proposed mixed-use project with 845 multi-family units in two buildings and 20,000 SF of retail on an 8.9 acre previously developed concrete plant site at 1593 Huber Street NW in the City of Atlanta in Fulton County is approximately 5.2 miles from Fulton County Executive Airport/Charlie Brown Field (FTY). It is located outside of the FAA approach or departure surfaces, and airport compatible land use areas, and does not appear to impact the airport but does need to be studied by the FAA via submitting 7460 studies in https://oeaaa.faa.gov

An FAA Form 7460-1 must be submitted to the Federal Aviation Administration according to the FAA's Notice Criteria Tool found here

(https://oeaaa.faa.gov/oeaaa/oe3a/main/#/noticePrescreen). Those submissions for any associated cranes and buildings may be done online at https://oeaaa.faa.gov. The FAA must be in receipt of the notifications, no later than 120 days prior to construction. The FAA will evaluate the potential impacts of the project on protected airspace associated with the airports and advise the proponent if any action is necessary.

Thank you for the opportunity to comment on the proposed development.

Alan Hood

Airport Safety Data Program Manager



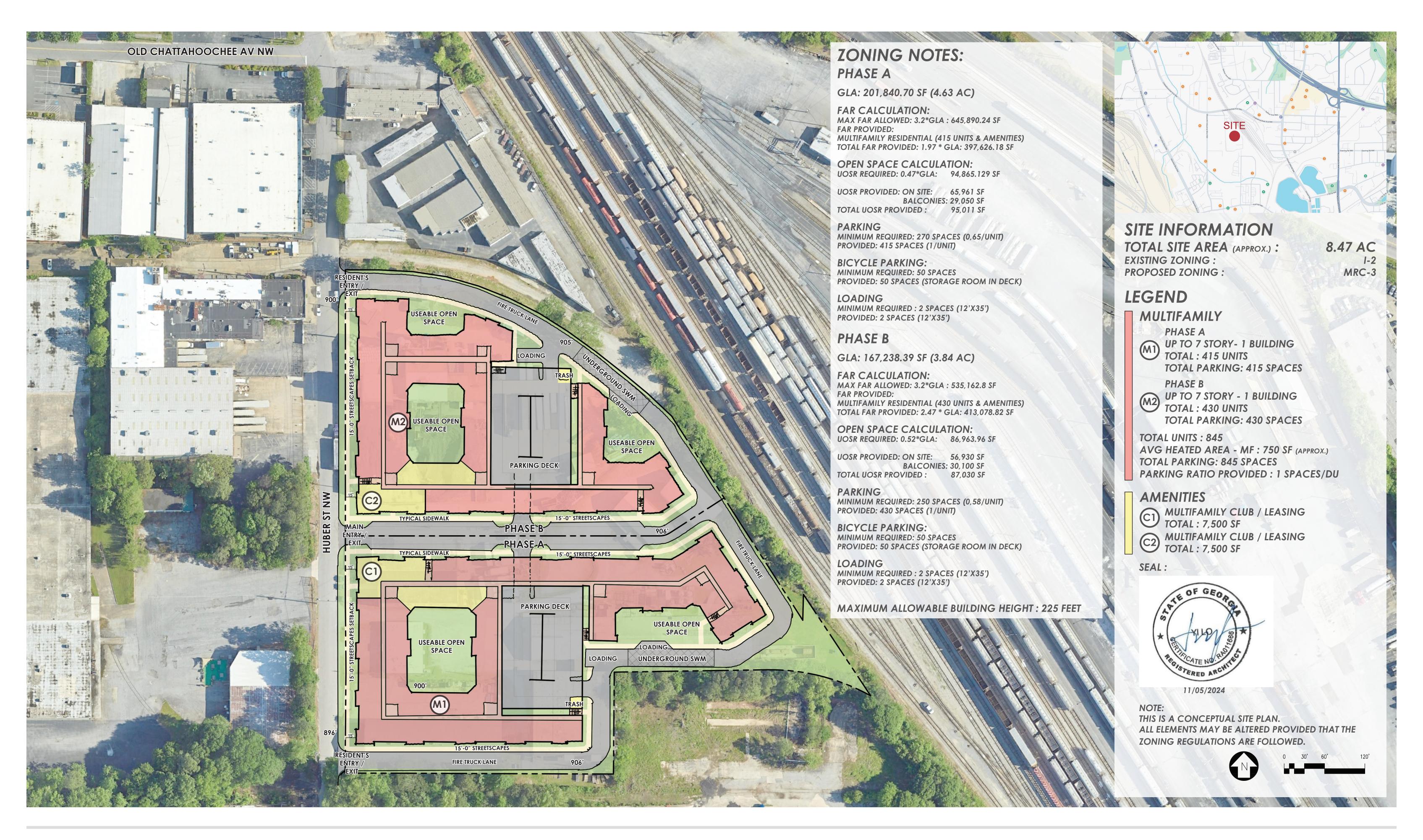
Aviation Programs
600 West Peachtree Street NW
6th Floor
Atlanta, GA, 30308
404.660.3394 cell
404.532.0082 office

Website: https://www.dot.ga.gov/GDOT/pages/AirportAid.aspx

From: Donald Shockey < DShockey@atlantaregional.org>

Sent: Monday, July 7, 2025 4:33 PM

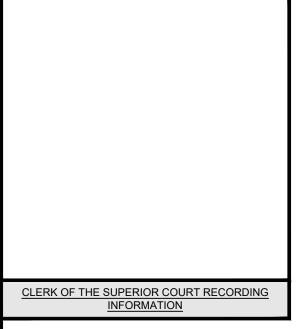
To: chuck.mueller@dnr.state.ga.us; gaswcc.swcd@gaswcc.ga.gov; hhill@gefa.ga.gov; Jon West







ATLANTA, GA SITE PLAN • 11-05-2024 CVN2024-01



SURVEY NOTES

A. THE FIELD SURVEY WAS PERFORMED ON MAY 25 2023. ISSUE OR REVISION DATES ARE BASED ON FIELD OBSERVATIONS MADE AT THAT TIME. ANY CHANGES IN SITE CONDITIONS AFTER THE DATE OF THE FIELD SURVEY ARE NOT REFLECTED HEREON.

THE FIELD DATA UPON WHICH THIS MAP OR PLAT IS BASED HAS A CLOSURE PRECISION OF 1 FOOT IN 69,138 FEET, AN ANGULAR ERROR OF 1" SECONDS PER ANGLE POINT AND WAS ADJUSTED USING THE COMPASS RULE ADJUSTMENT. GROUND MEASUREMENTS WERE OBTAINED USING A TRIMBLE S-6 ROBOTIC INSTRUMENT AND TRIMBLE DATA COLLECTOR.

B. THIS MAP OR PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN 1 FOOT IN 289,263 FEET.

C. THE VERTICAL DATUM IS BASED ON NAVD 88. THE HORIZONTAL DATUM IS BASED ON GRID NORTH, NAD '83, GEORGIA COORDINATE SYSTEM OF 1985, WEST ZONE, AS ESTABLISHED BY PERFORMING REDUNDANT RTK GPS OBSERVATIONS ON PRIMARY SURVEY CONTROL POINTS UTILIZING eGPS GNSS REAL TIME NETWORK USING A TRIMBLE R12 GPS UNIT.

ALL DISTANCES SHOWN ARE HORIZONTAL, GROUND DISTANCES.

GENERAL NOTES

A. PROPERTY ADDRESSES: 1575, 1581 & 1593 HUBER STREET (FROM FULTON COUNTY TAX ASSESSOR)

- B. TAX PARCELS ID:
 -17 0187 LL0596, 17 0187 LL0588, 17 0187 LL0455, 17 0187 LL0448
 C. CURRENT ZONING: I-2 PER CITY OF ATLANTA ZONING
- D. SETBACKS: (I-2 HEAVY INDUSTRIAL DISTRICT)

MINIMUM FRONT SETBACK = 40'
MINIMUM SIDE SETBACK = IF A BUILDING IS NOT BUILT TO THE LOT LINE, IT SHALL BE SET BACK FROM THE LOT LINE AT LEAST TEN FEET.

- MINIMUM REAR SETBACK = NONE MAX. HEIGHT= NONE MIN. LOT WIDTH=NONE
- MIN. LOT AREA=NONE MAX. FLOOR AREA RATION=2:1

E. THIS PARCEL OF LAND IS NOT IN THE 100 YEAR FLOOD PLAIN AND IS IN ZONE "X" ACCORDING TO F.E.M.A FLOOD INFORMATION RATE MAP COMMUNITY NUMBER # 135157, MAP NUMBER # 13121 C 0241 F DATED SEPTEMBER 18, 2013.

F. ALL CORNER MONUMENTS SET ARE 1/2-INCH REBAR WITH PLASTIC CAP UNLESS OTHERWISE NOTED.

G. THE UNDERGROUND UTILITIES (EXCEPT THE LOCATION OF EXISTING DRAINAGE, SEWER AND IRRIGATION UTILITIES) ARE SHOWN FROM PRIVATE UTILITY CONTRACTOR. ANY NON-METALLIC UTILITIES WITHOUT TRACER WIRE MAY NOT BE LOCATED. THE SURVEYOR LOCATED PAINT MARKS PLACED BY RHD SERVICES ON 5/12/2023 THAT REPRESENT UNDERGROUND UTILITIES SHOWN.

SITE SPECIFIC NOTES

- . SUBJECT PROPERTY HAS DIRECT ACCESS TO THE PUBLIC ROAD RIGHT OF WAY OF HUBER STREET AS SHOWN ON SURVEY.
- THE BOUNDARY LINES OF THE SUBJECT PROPERTIES ARE CONTIGUOUS WITH THE BOUNDARY LINES OF ALL ADJOINING STREETS, HIGHWAYS, RIGHTS-OF-WAYS AND EASEMENTS, PUBLIC OR PRIVATE.
- 3. MECHANICAL EQUIPMENT ON SITE, TANK AREAS MAY CONTAIN CHEMICALS.
- NO RECORD DEEDS FOUND FOR SEWER OR STORM EASEMENTS ON SITE.

ENCROACHMENT NOTES

1.RAILROAD TRACKS CROSSES THE SOUTHERLY PROPERTY LINE ON PARCEL 17 0187 LL0588. 2.FLUME CROSSES THE SOUTHERLY PROPERTY LINE ON PARCEL 17 0187 LL0588.

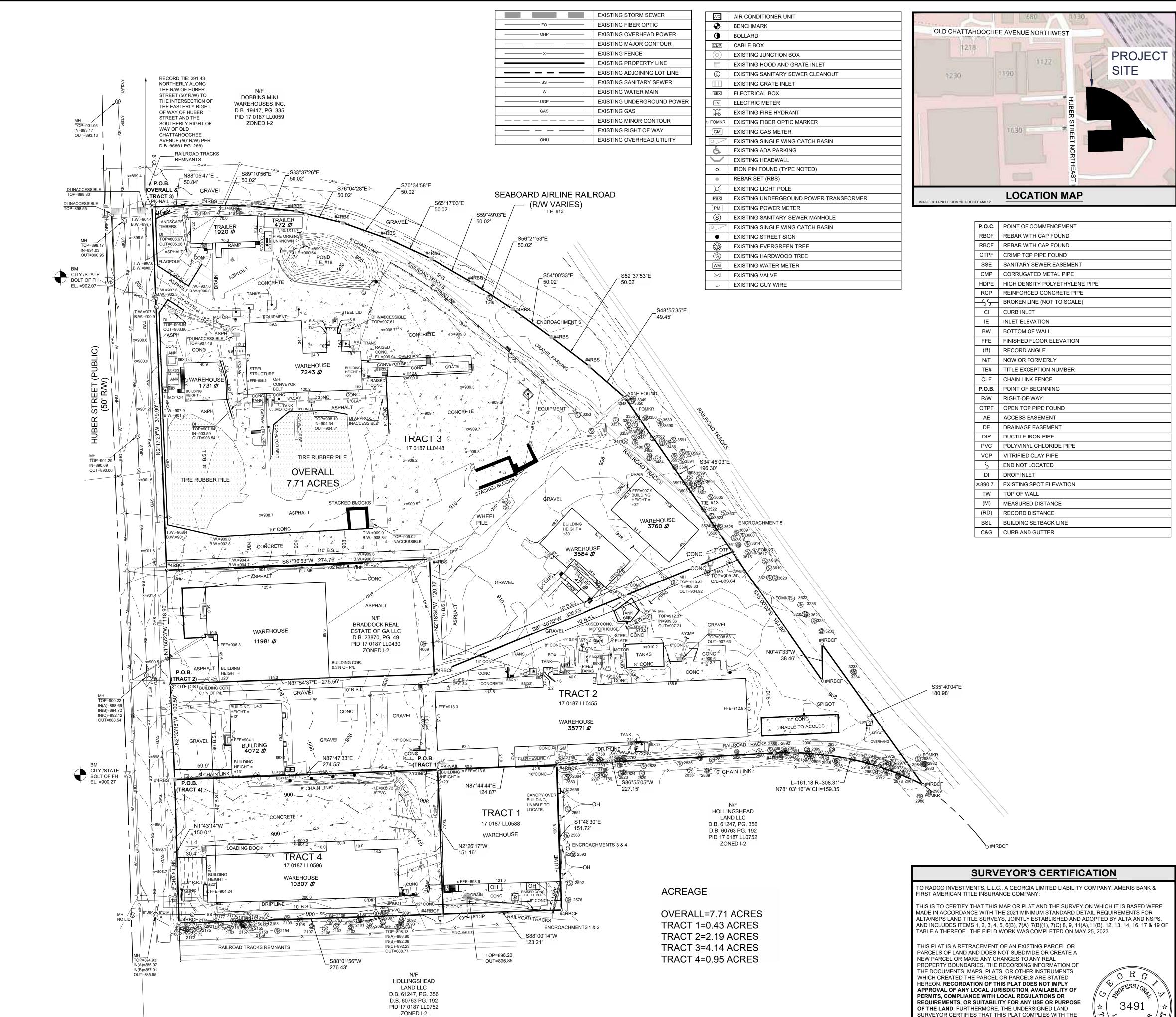
3.FLUME CROSSES THE EASTERLY PROPERTY LINE ON PARCEL 17 0187 LL0588.

4. OVERHANGS FROM BUILDING CROSSES THE EASTERLY PROPERTY LINE ON PARCEL 17 0187

5. RAILROAD TRACKS CROSSES THE EASTERLY PROPERTY LINE ON PARCEL 17 0187 LL0455.
6. GRAVEL PARKING CROSSES PROPERTY LINE ON PARCEL 17 0187 LL0448.

OWNER:

IAI HUBER OWNER LLC D.B. 61788 PG. 428 D.B. 61788 PG. 438



GASKINS +LECRAW

© 2023 GASKINS + LECRAW, INC. 1266 POWDER SPRINGS RD SW MARIETTA, GA 30064 PHONE - 770.424.7168 FAX - 770.424.7593 www.gaskinslecraw.com

REVISIONS:

JANY

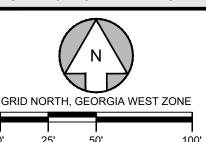
D LIABILITY COMPANY, AMERIS BAMERIS BAMERICAN TITLE INSURANCE CONUBER STREET REDEVELOPMENT

CALL BEFORE YOU DIG

Know what's below

Know what's below.
Call before you dig.

SCALE & NORTH ARROW:



0' 25' 50'
SCALE: 1" = 50'

SURVEY INFO:

DRAWN BY:
REVIEWED BY:

SENNETT

AS SURVEYOR FOR GASKINS + LECRAW, INC.

MINIMUM TECHNICAL STANDARDS FOR PROPERTY SURVEYS IN GEORGIA AS SET FORTH IN THE RULES AND REGULATIONS OF THE GEORGIA BOARD OF REGISTRATION FOR PROFESSIONAL

DATE: 06/30/23

ENGINEERS AND LAND SURVEYORS AND AS SET FORTH IN

GEORGIA REGISTERED LAND SURVEYOR NO.3491

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

TODD BÉNNETT SHORT

 FIELD DATE:
 05/25/23

 OFFICE DATE:
 06/01/23

 JOB #:
 2304017

 SHEET TITLE

1 OF 2

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 187 OF THE 17TH DISTRICT OF FULTON COUNTY, GEORGIA, WITHIN THE CITY OF ATLANTA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

LEGAL DESCRIPTION FROM TITLE COMMITMENT

COMMENCING AT THE INTERSECTION OF THE EASTERLY RIGHT-OF-WAY OF HUBER STREET (50 FOOT RIGHT-OF-WAY) AND THE SOUTHERLY RIGHT-OF-WAY OF OLD CHATTAHOOCHEE AVENUE (50 FOOT RIGHT-OF-WAY): THENCE SOUTH 01 DEGREES 11 MINUTES 07 SECONDS EAST A DISTANCE OF 291.43 FEET TO A FOUND MAG NAIL AT THE INTERSECTION OF THE EASTERLY RIGHT-OF-WAY OF HUBER STREET AND THE SOUTHWESTERLY RIGHT-OF-WAY OF

THENCE ALONG SAID SOUTHWESTERLY RIGHT-OF-WAY THE FOLLOWING FIFTEEN (15) COURSES AND DISTANCES:

NORTH 88 DEGREES 07 MINUTES 54 SECONDS EAST A DISTANCE OF 50.82 FEET SOUTH 89 DEGREES 08 MINUTES 49 SECONDS EAST A DISTANCE OF 50.00 FEET SOUTH 83 DEGREES 35 MINUTES 19 SECONDS EAST A DISTANCE OF 50.00 FEET SOUTH 76 DEGREES 02 MINUTES 21 SECONDS EAST A DISTANCE OF 50.00 FEET SOUTH 70 DEGREES 32 MINUTES 51 SECONDS EAST A DISTANCE OF 50.00 FEET SOUTH 65 DEGREES 14 MINUTES 56 SECONDS EAST A DISTANCE OF 50 00 FEET SOUTH 59 DEGREES 46 MINUTES 56 SECONDS EAST A DISTANCE OF 50.00 FEET SOUTH 56 DEGREES 19 MINUTES 46 SECONDS EAST A DISTANCE OF 50.00 FEE SOUTH 53 DEGREES 58 MINUTES 26 SECONDS EAST A DISTANCE OF 50,00 FEET SOUTH 52 DEGREES 35 MINUTES 46 SECONDS EAST A DISTANCE OF 50.00 FEFT OUTH 48 DEGREES 53 MINUTES 28 SECONDS EAST A DISTANCE OF 49.43 FEET TO A FOUND AXEL; SOUTH 34 DEGREES 48 MINUTES 19 SECONDS EAST A DISTANCE OF 196.27 FEET;

SEABOARD AIRLINE RAILROAD, ALSO BEING THE POINT OF BEGINNING

CLERK OF THE SUPERIOR COURT RECORDING

INFORMATION

MAG

2936 4

2937 3

2183 2

SOUTH 34 DEGREES 56 MINUTES 42 SECONDS EAST A DISTANCE OF 164.80 FEET NORTH 00 DEGREES 39 MINUTES 22 SECONDS WEST A DISTANCE OF 38.46 FEET TO A FOUND 1/2 INCH CAPPED SOUTH 35 DEGREES 42 MINUTES 20 SECONDS EAST A DISTANCE OF 180.92 FEET TO THE PROPERTY LINE OF LAND CONVEYED TO 1521 HUBER STREET LLC ON AUGUST 5, 2016 BY DEED RECORDED IN BOOK 56627, PAGE 18 OF THE FULTON COUNTY DEED RECORDS, FULTON COUNTY, GEORGIA.

THENCE ALONG SAID PROPERTY LINE THE FOLLOWING FIVE (5) COURSES AND DISTANCES: ALONG A CURVE TURNING TO THE LEFT A RADIUS OF 308.31 FEET, A CHORD BEARING OF NORTH 78 DEGREES 07 MINUTES 09 SECONDS WEST, A CHORD LENGTH OF 159.43 FEET, AN ARC LENGTH OF 161.26 FEET TO A FOUND 1/2

SOUTH 86 DEGREES 55 MINUTES 52 SECONDS WEST A DISTANCE OF 227,01 FEET; SOUTH 01 DEGREES 42 MINUTES 31 SECONDS EAST A DISTANCE OF 151.70 FEET TO A FOUND 1/2 INCH CAPPED SOUTH 88 DEGREES 03 MINUTES 42 SECONDS WEST A DISTANCE OF 123.11 FEET TO A FOUND 1/2 INCH CAPPED

SOUTH 88 DEGREES 02 MINUTES 36 SECONDS WEST A DISTANCE OF 276.37 FEET TO A FOUND 1/2 INCH CAPPED REBAR TO THE EASTERLY RIGHT-OF-WAY OF HUBER STREET

THENCE ALONG SAID EASTERLY RIGHT-OF-WAY THE FOLLOWING TWO (2) COURSES AND DISTANCES:

NORTH 01 DEGREES 43 MINUTES 22 SECONDS WEST A DISTANCE OF 150.02 FEET TO A FOUND 2 INCH OPEN TOP NORTH 02 DEGREES 36 MINUTES 36 SECONDS WEST A DISTANCE OF 100.55 FEET TO A FOUND 2 INCH OPEN TOP PIPE ON THE PROPERTY LINE OF LAND CONVEYED TO BRADDOCK REAL ESTATE OF GA LLC ON DECEMBER 30, 1997 BY DEED RECORDED IN BOOK 23870, PAGE 49 OF THE DEED RECORDS OF FULTON COUNTY, GEORGIA;

THENCE LEAVING SAID EASTERLY RIGHT-OF-WAY AND ALONG SAID PROPERTY LINE THE FOLLOWING THREE (3) THENCE NORTH 88 DEGREES 03 MINUTES 05 SECONDS EAST A DISTANCE OF 275.54 FEET;

THENCE SOUTH 87 DEGREES 44 MINUTES 39 SECONDS WEST A DISTANCE OF 274.76 FEET TO A FOUND 1/2 INCH CAPPED REBAR TO THE EASTERLY RIGHT-OF-WAY OF HUBER STREET THENCE ALONG SAID EASTERLY RIGHT-OF-WAY, NORTH 02 DEGREES 16 MINUTES 24 SECONDS WEST A DISTANCE OF

HAVING AN AREA OF 336011 SQUARE FEET, OR 7.714 ACRES, MORE OR LESS.

| POINT# | SIZE | DESCRIPTION | POINT# | SIZE | DESCRIPTION | POINT# | SIZE | DESCRIPTION | POINT# | SIZE | DESCRIPTION |
|--------|------|-------------|-----------------------|------|-------------|--|------|----------------|--------|------|-------------|
| 1459 | 24 | MAPPLE | 2576 | 10 | HW | 2938 | 2 | HW | 3479 | 2 | HW |
| 1460 | 10 | HW | 2583 | 6 | HW | 2939 | 5 | HW | 3480 | 2 | HW |
| 1461 | 24 | HW | 2592 | 12 | HW | 2946 | 9 | PINE | 3481 | 3 | HW |
| 1546 | 30 | HW TWIN | 2593 | 20 | PINE | 2947 | 8 | PINE | 3482 | 2 | HW |
| 2092 | 22 | PINE | 2651 | 12 | HW TRI | 2948 | 4 | HW | 3483 | 9 | PINE |
| 2093 | 22 | POPLAR | 2656 | 18 | HW | 2949 | 8 | PINE | 3484 | 5 | HW TRI |
| 2094 | 9 | HW | 2663 | 28 | HW | 2950 | 9 | PINE | 3485 | 12 | OAK |
| 2095 | 7 | HW | 2664 | 6 | HW | 2952 | 5 | PINE | 3486 | 4 | HW |
| 2097 | N/A | CLUSTER | 2755 | 4 | HW | 2953 | 9 | PINE | 3522 | 5 | HW |
| 2098 | 6 | POPLAR | 2756 | 2 | HW | 2971 | 6 | PINE | 3523 | 6 | GUM |
| 2099 | 12 | POPLAR | 2757 | 2 | HW | 2972 | 3 | PINE | 3524 | 5 | PRIVOT |
| 2100 | 17 | POPLAR | 2758 | 4 | MULBERRY | 2973 | 9 | PINE | 3525 | 6 | GUM |
| 2101 | 18 | PINETWIN | 2759 | 6 | MULBERRY | 2974 | 5 | PINE | 3526 | 4 | PRIVOT |
| 2102 | 26 | PINE | 2760 | 5 | HW | 2975 | 4 | HW TWIN | 3589 | 10 | GUM |
| 2103 | 7 | POPLAR | 2761 | 5 | HW | 2976 | 4 | HW CLUSTER | 3590 | 8 | HW |
| 2104 | 5 | POPLAR | 2762 | 3 | HW | 2978 | 4 | PINE | 3591 | 6 | HW |
| 2105 | 3 | POPLAR | 2763 | 4 | HW | 2979 | 6 | PINE | 3592 | 3 | GUM |
| 2106 | 14 | GUM | 2764 | 7 | HW | 2980 | 5 | PINE | 3593 | 6 | HW |
| 2107 | 26 | PINE | 2767 | 16 | OAK | 2981 | 3 | HW | 3594 | 7 | HW |
| 2108 | 2 | HW | 2768 | 8 | HW | 2982 | 6 | MIMOSA | 3595 | 9 | HW |
| 2109 | 3 | HW | 2769 | 10 | HW QUAD | 2983 | 3 | MIMOSA | 3596 | 7 | HW |
| 2153 | 8 | HW | 2820 | 3 | PINE | 2984 | 3 | MIMOSA | 3597 | 8 | GUM |
| 2154 | 24 | MIMOSA TWIN | 2821 | 4 | HW | 2985 | 2 | HW | 3598 | 10 | HW |
| 2155 | 8 | HW | 2822 | 2 | PINE | 2988 | 20 | OAK | 3599 | 4 | GUM |
| 2156 | 9 | HW | 2823 | 10 | HW | 2989 | 24 | PINE | 3600 | 5 | GUM |
| 2157 | 6 | HW | 2824 | 18 | PINE | 3159 | 20 | HW TWIN | 3601 | 3 | HW |
| 2158 | 5 | HW | 2828 | 4 | MULBERRY | 3231 | 4 | HW | 3602 | 3 | HW |
| 2159 | 3 | HW | 2829 | 10 | HW TWIN | 3232 | 2 | PINE | 3603 | 3 | GUM |
| 2160 | 3 | HW | 2835 | 8 | MULBERRY | 3233 | 3 | HW | 3604 | 3 | PINE |
| 2161 | 14 | HW | 2836 | 28 | N/A | 3234 | 3 | HW | 3605 | 15 | HW |
| 2163 | 6 | MAG | 2839 | 12 | PINE | 3235 | 11 | HW | 3607 | 4 | PRIVOT |
| 2168 | 28 | HW | 2887 | 5 | PINE | 3236 | N/A | PRIVOT CLUSTER | 3608 | 2 | HW |
| 2169 | 5 | HW | 2888 | 6 | HW | 3348 | 20 | OAK | 3609 | 6 | HW |
| 2170 | 4 | HW | 2889 | 2 | HW CLUSTER | 3349 | 13 | OAK | 3610 | 6 | GUM |
| 2171 | 4 | HW | 2891 | 3 | PINE | 3350 | 10 | HW | 3611 | 12 | PINE |
| 2172 | 11 | GUM | 2892 | 5 | PINE | 3351 | 3 | HW | 3614 | 7 | HW |
| 2173 | 14 | POPLAR | 2893 | 6 | HW | 3352 | 15 | HW TWIN | 3615 | 4 | HW |
| 2174 | 16 | GUM | 2894 | 3 | PINE | 3353 | 23 | HW | 3617 | 11 | HW |
| 2175 | 5 | GUM | 2896 | 3 | HW | 3355 | 10 | HW | 3618 | 7 | HW |
| 2176 | 24 | GUM | 2897 | 5 | HW | 3356 | 13 | PINE | 3619 | 5 | HW |
| 2177 | 8 | HW TWIN | 2898 | 5 | HW | 3357 | 4 | HW | 3620 | 8 | HW |
| 2178 | 5 | HW | 2899 | 3 | HW | 3358 | 10 | HW | 3621 | 8 | HW |
| 2179 | 32 | HW | 2900 | 6 | PINE | 3359 | 7 | HW | 3622 | 8 | GUM |
| 2181 | 2 | GUM | 2901 | 7 | HW | 3360 | 4 | HW | 3623 | 12 | HW |
| 2182 | 2 | GUM | 2935 | 12 | PINE | 3361 | 3 | HW | 4069 | 6 | HW TWIN |
| | | | and the second second | 1 | 1 2 2 2 2 2 | and the same of th | | | | 1 | |

3362

3363 5

HW

MIMOSA

4096 3 HW CLUSTER

LEGAL DESCRIPTION FROM SURVEY (OVERALL)

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 187, 17 I DISTRICT, CITY OF ATLANTA, FULTON COUNTY, GEORGIA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE INTERSECTION OF THE EASTERLY RIGHT-OF-WAY OF HUBER STREET (50' RIGHT-OF WAY) AND SOUTHERLY RIGHT-OF-WAY OF OLD CHATTAHOOCHEE AVENUE (50' RIGHT-OF-WAY); THENCE SOUTH 01 DEGREES 11 MINUTES 07 SECONDS EAST 291.43 FEET TO A PK NAIL FOUND AT THE INTERSECTION OF THE EASTERLY RIGHT-OF-WAY OF HUBER STREET AND THE SOUTHWESTERLY RIGHT-OF-WAY OF SEABOARD AIRLINE RAILROAD (RIGHT OF WAY VARIES) (RECORD TIE PER DEED BOOK 65661 PAGE 266), SAID POINT BEING THE POINT OF BEGINNING. THENCE CONTINUING ALONG SAID SOUTHWESTERLY RIGHT-OF-WAY, NORTH 88 DEGREES 05 MINUTES 47

THENCE SOUTH 83 DEGREES 37 MINUTES 26 SECONDS EAST 50.02 FEET TO A #4 REBAR SET; THENCE SOUTH 76 DEGREES 04 MINUTES 28 SECONDS EAST 50.02 FEET TO A #4 REBAR SET; THENCE SOUTH 70 DEGREES 34 MINUTES 58 SECONDS EAST 50.02 FEET TO A #4 REBAR SET; THENCE SOUTH 65 DEGREES 17 MINUTES 03 SECONDS EAST 50.02 FEET TO A #4 REBAR SET;

THENCE SOUTH 89 DEGREES 10 MINUTES 56 SECONDS EAST 50.02 FEET TO A #4 REBAR SET;

SECONDS WEST 50.84 FEET TO A #4 REBAR SET:

THENCE SOUTH 59 DEGREES 49 MINUTES 03 SECONDS EAST 50.02 FEET TO A #4 REBAR SET; THENCE SOUTH 56 DEGREES 21 MINUTES 53 SECONDS EAST 50.02 FEET TO A #4 REBAR SET THENCE SOUTH 54 DEGREES 00 MINUTES 33 SECONDS EAST 50.02 FEET TO A #4 REBAR SET THENCE SOUTH 52 DEGREES 37 MINUTES 53 SECONDS EAST 50.02 FEET TO A #4 REBAR SET

THENCE SOUTH 48 DEGREES 55 MINUTES 35 SECONDS EAST 49.45 FEET TO AN AXEL FOUND; THENCE SOUTH 34 DEGREES 45 MINUTES 03 SECONDS EAST 196.30 FEET TO A 3" OPEN TOP PIPE FOUND; THENCE SOUTH 35 DEGREES 00 MINUTES 08 SECONDS EAST 164.80 FEET TO A #4 REBAR FOUND; THENCE NORTH 00 DEGREES 47 MINUTES 33 SECONDS WEST 38.46 FEET TO A #4 REBAR FOUND; THENCE SOUTH 35 DEGREES 40 MINUTES 04 SECONDS EAST 180.98 FEET TO A #4 REBAR FOUND; THENCE LEAVING SAID RIGHT-OF-WAY LINE FOLLOWING THE ARC OF A CURVE TO THE LEFT A DISTANCE OF

161.18 FEET (SAID ARC HAVING A RADIUS OF 308.31 FEET AND BEING SUBTENDED BY A CHORD OF NORTH 78 DEGREES 03 MINUTES 16 SECONDS WEST A DISTANCE OF 159.35 FEET) TO A #4 REBAR FOUND; THENCE SOUTH 86 DEGREES 55 MINUTES 05 SECONDS WEST 227.15 FEET TO A #4 REBAR FOUND; THENCE SOUTH 01 DEGREES 48 MINUTES 30 SECONDS EAST 151.72 FEET TO A #4 REBAR FOUND; THENCE SOUTH 88 DEGREES 00 MINUTES 14 SECONDS WEST 123.21 FEET TO A #4 REBAR FOUND; THENCE SOUTH 88 DEGREES 01 MINUTES 56 SECONDS WEST 276.43 FEET TO A #4 REBAR FOUND ON THE

THENCE ALONG SAID RIGHT OF WAY NORTH 01 DEGREES 43 MINUTES 14 SECONDS WEST 150.01 FEET TO THENCE CONTINUING ALONG SAID RIGHT OF WAY NORTH 02 DEGREES 33 MINUTES 18 SECONDS WEST

100.50 FEET TO A 2" OPEN TOP PIPE FOUND DISTURBED: THENCE LEAVING SAID RIGHT OF WAY NORTH 87 DEGREES 54 MINUTES 37 SECONDS EAST 275.56 FEET TO A #4 REBAR FOUND:

THENCE NORTH 02 DEGREES 18 MINUTES 34 SECONDS WEST 120.32 FEET TO A #4 REBAR SET; THENCE SOUTH 87 DEGREES 36 MINUTES 53 SECONDS WEST 274.76 FEET TO A #4 REBAR FOUND ON THE EASTERLY RIGHT OF WAY OF HUBER STREET (50' RIGHT OF WAY):

THENCE ALONG SAID RIGHT OF WAY NORTH 02 DEGREES 17 MINUTES 29 SECONDS WEST 379.90 FEET TO A PK NAIL FOUND, SAID POINT BEING THE POINT OF BEGINNING.

SAID TRACT BEING 7.71 ACRES, 336,084 SQUARE FEET, MORE OR LESS.

EASTERLY RIGHT OF WAY OF HUBER STREET (50' RIGHT OF WAY);

LEGAL DESCRIPTION FROM SURVEY (TRACT 1)

DISTRICT, CITY OF ATLANTA, FULTON COUNTY, GEORGIA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE INTERSECTION OF THE EASTERLY RIGHT-OF-WAY OF HUBER STREET (50' RIGHT-OF WAY) AND SOUTHERLY RIGHT-OF-WAY OF OLD CHATTAHOOCHEE AVENUE (50'

THENCE SOUTH 01 DEGREES 11 MINUTES 07 SECONDS EAST 291.43 FEET TO A PK NAIL FOUND AT THE INTERSECTION OF THE EASTERLY RIGHT-OF-WAY OF HUBER STREET AND THE SOUTHWESTERLY RIGHT-OF-WAY OF SEABOARD AIRLINE RAILROAD (RIGHT OF WAY VARIES) (RECORD TIE PER DEED BOOK 65661 PAGE 266); THENCE CONTINUING ALONG THE EASTERLY RIGHT-OF-WAY OF HUBER STREET SOUTH 02

DEGREES 17 MINUTES 29 SECONDS EAST 379.90 FEET TO A #4 REBAR FOUND; THENCE SOUTH 01 DEGREE 55 MINUTES 23 SECONDS EAST 118.90 FEET TO A 2" OPEN TOP THENCE SOUTH 02 DEGREES 33 MINUTES 18 SECONDS EAST 100.50 FEET TO A #4 REBAR

THENCE LEAVING SAID RIGHT-OF-WAY NORTH 87 DEGREES 47 MINUTES 33 SECONDS EAST 274.55 FEET TO A PK-NAIL FOUND, SAID POINT BEING THE POINT OF BEGINNING; THENCE NORTH 87 DEGREES 44 MINUTES 44 SECONDS EAST 124.87 FEET TO A #4 REBAR

THENCE SOUTH 01 DEGREES 48 MINUTES 30 SECONDS EAST 151.72 FEET TO A #4 REBAR THENCE SOUTH 88 DEGREES 00 MINUTES 14 SECONDS WEST 123.21 FEET TO A #4 REBAR

THENCE NORTH 02 DEGREES 26 MINUTES 17 SECONDS WEST 151.16 FEET TO A PK-NAIL FOUND, SAID POINT BEING THE TRUE POINT OF BEGINNING. SAID TRACT BEING CONTAINS 0.43 ACRES, 18,785 SQUARE FEET, MORE OR LESS.

LEGAL DESCRIPTION FROM SURVEY (TRACT 2)

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 187, 17 TH DISTRICT, CITY OF ATLANTA, FULTON COUNTY, GEORGIA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE INTERSECTION OF THE EASTERLY RIGHT-OF-WAY OF HUBER STREET (50' RIGHT-OF WAY) AND SOUTHERLY RIGHT-OF-WAY OF OLD CHATTAHOOCHEE AVENUE (50' THENCE SOUTH 01 DEGREES 11 MINUTES 07 SECONDS EAST 291.43 FEET TO A PK NAIL

SOUTHWESTERLY RIGHT-OF-WAY OF SEABOARD AIRLINE RAILROAD (RIGHT OF WAY VARIES) (RECORD TIE PER DEED BOOK 65661 PAGE 266); THENCE CONTINUING ALONG THE EASTERLY RIGHT-OF-WAY OF HUBER STREET SOUTH 02 DEGREES 17 MINUTES 29 SECONDS EAST 379.90 FEET TO A #4 REBAR FOUND; THENCE SOUTH 01 DEGREE 55 MINUTES 23 SECONDS EAST 118.90 FEET TO A 2" OPEN TOP PIPE FOUND, SAID POINT BEING THE POINT OF BEGINNING; THENCE LEAVING SAID RIGHT-OF-WAY NORTH 87 DEGREES 54 MINUTES 37 SECONDS EAST

FOUND AT THE INTERSECTION OF THE EASTERLY RIGHT-OF-WAY OF HUBER STREET AND THE

275.56 FEET TO A #4 REBAR FOUND. THENCE NORTH 67 DEGREES 40 MINUTES 52 SECONDS EAST 336.63 FEET TO A 3" OPEN TOP PIPE FOUND ON THE WESTERLY RIGHT-OF-WAY OF SEABOARD AIRLINE RAILROAD (R/W

THENCE ALONG SAID RIGHT-OF-WAY SOUTH 35 DEGREES 00 MINUTES 08 SECONDS EAST 164.80 FEET TO A #4 REBAR FOUND; THENCE NORTH 00 DEGREES 47 MINUTES 33 SECONDS WEST 38.46 FEET TO A #4 REBAR

THENCE SOUTH 35 DEGREES 40 MINUTES 04 SECONDS EAST 180.98 FEET TO A #4 REBAR

THENCE LEAVING SAID RIGHT-OF-WAY ALONG A CURVE TURNING TO THE LEFT WITH AN ARC LENGTH OF 161.18 FEET, WITH A RADIUS OF 308.31 FEET, SUBTENDED BY A CHORD OF 159.35 FEET, WITH A CHORD BEARING OF NORTH 78 DEGREES 03 MINUTES 16 SECONDS THENCE SOUTH 86 DEGREES 55 MINUTES 05 SECONDS WEST 227.15 FEET TO A #4 REBAR

THENCE SOUTH 87 DEGREES 44 MINUTES 44 SECONDS WEST 124.87 FEET TO A PK-NAIL THENCE SOUTH 87 DEGREES 47 MINUTES 33 SECONDS WEST 274.55 FEET TO A #4 REBAR SET ON THE EASTERLY RIGHT-OF WAY OF HUBER STREET;

THENCE ALONG SAID RIGHT-OF-WAY NORTH 02 DEGREES 33 MINUTES 18 SECONDS WEST 100.50 FEET TO A 2" OPEN TOP PIPE FOUND, SAID POINT BEING THE POINT OF SAID TRACT BEING 2.19 ACRES, 95,548 SQUARE FEET, MORE OR LESS.

SCHEDULE B PART II

DOES NOT AFFECT SUBJECT TRACT.

COMMITMENT NO.: NCS-1120282-ATL COMMITMENT DATE: FEBRUARY 28, 2023 AT 8:00 A.M.

13. RIGHT OF WAY FOR RAILROAD, SWITCH TRACKS, RAILROAD FACILITIES AND OTHER RELATED EASEMENTS, IF ANY, LOCATED ON, ACROSS OR ALONG A PORTION OF THE EAST LOT LINE OF SUBJECT

AFFECTS SUBJECT TRACT, RIGHT OF WAY AND TRACKS SHOWN GRAPHICALLY. 14. PERMIT FROM M. L. BICHART, JACOB H. HIRSCH, HENRY HIRSCH AND JOSEPH HIRSCH, AS EXECUTORS OF THE LAST WILL AND TESTAMENT OF MORRIS HIRSCH, DECEASED, WITH THE CONSENT OF JOSEPH HIRSCH, THE SURVIVING PARTNER OF THE FIRM OF M&J HIRSCH, AND JOSEPH HIRSCH INDIVIDUALLY TO GEORGIA POWER COMPANY, DATED MAY 1, 1911, FILED FOR RECORD AUGUST 9, 1911, AND RECORDED IN DEED BOOK 318, PAGE 212, FULTON COUNTY, GEORGIA RECORDS. MAY AFFECT SUBJECT TRACT, BLANKET IN NATURE, UNABLE TO DETERMINE EXACT LOCATION FROM

15. RIGHT-OF-WAY EASEMENT FROM R. H. CLEVELAND AND JEROME B. WITHERS TO GEORGIA POWER COMPANY, DATED JANUARY 7, 1952, FILED FOR RECORD MARCH 10, 1952, AND RECORDED IN DEED BOOK 2725, PAGE 656, AFORESAID RECORDS; AS AFFECTED BY PARTIAL TERMINATION OF EASEMENTS BY AND BETWEEN GEORGIA POWER COMPANY, A GEORGIA CORPORATION AND 1521 HUBER STREET, LLC, A GEORGIA LIMITED LIABILITY COMPANY, DATED NOVEMBER 30, 2018, FILED JANUARY 15, 2019, AND RECORDED IN DEED BOOK 59613, PAGE 308, AFORESAID RECORDS.

16. RIGHT-OF-WAY EASEMENT FROM M. R. MCCLATCHEY TO GEORGIA POWER COMPANY, DATED DECEMBER 16, 1954, FILED FOR RECORD JANUARY 4, 1955, AND RECORDED IN DEED BOOK 2955, PAGE MAY AFFECT SUBJECT TRACT, LOCATION CANNOT BE DETERMINED FROM RECORD DOCUMENT.

17. RIGHT-OF-WAY EASEMENT FROM J. B. WITHERS, SR., B. T. GASSETT, AND J. B. WITHERS, JR. TO GEORGIA POWER COMPANY, DATED MARCH 11, 1963, FILED FOR RECORD MARCH 25, 1963, AND RECORDED IN DEED BOOK 4031, PAGE 483, AFORESAID RECORDS. AFFECTS SUBJECT TRACT, BLANKET IN NATURE.

18. INDEMNITY AGREEMENT FROM SOUTHERN METAL FINISHING CO. INC. TO CITY OF ATLANTA, DATED JANUARY 1988, FILED FOR RECORD MAY 18, 1988, AND RECORDED IN DEED BOOK 11539, PAGE 2, AFORESAID RECORDS.

AFFECTS SUBJECT TRACT, DETENTION FACILITY SHOWN GRAPHICALLY. 19. TERMS AND PROVISIONS OF AN UNRECORDED LEASE BY AND BETWEEN SOUTHERN METAL FINISHING

COMPANY, INC., A GEORGIA CORPORATION AND RECOVERY TECHNOLOGIES GROUP OF GEORGIA, INC., A DELAWARE CORPORATION, DATED OCTOBER 1, 2001, AS EVIDENCED BY MEMORANDUM OF LEASE BETWEEN THE SAME PARTIES, DATED OCTOBER 1, 2001, FILED FOR RECORD OCTOBER 29, 2001 AND RECORDED IN DEED BOOK 31218, PAGE 613, AFORESAID RECORDS; AS ASSIGNED BY ASSIGNMENT OF LEASE BY AND BETWEEN SOUTHERN METAL FINISHING COMPANY, LLC, A GEORGIA LIMITED LIABILITY COMPANY AND 1593 HUBER STREET, LLC, A GEORGIA LIMITED LIABILITY COMPANY, DATED SEPTEMBER 7, 2007, FILED SEPTEMBER 13, 2007, AND RECORDED IN DEED BOOK 45686, PAGE 383, AFORESAID RECORDS.

MAY AFFECT SUBJECT TRACT, UNSURE EXPIRATION DATE OF LEASE.

19. TERMS AND PROVISIONS OF AN UNRECORDED LEASE AGREEMENT BY AND BETWEEN C&G ATLANTA. LLC, A DELAWARE LIMITED LIABILITY COMPANY AND SOUTHERN ALUMINUM FINISHING COMPANY, INC. A GEORGIA CORPORATION, DATED SEPTEMBER 16, 2015, AS EVIDENCED BY MEMORANDUM OF LEASE BETWEEN THE SAME PARTIES, DATED SEPTEMBER 16, 2015, FILED FOR RECORD SEPTEMBER 18, 2015 AND RECORDED IN DEED BOOK 55389, PAGE 4, AFORESAID RECORDS; AS AFFECTED BY SUBORDINATION. NON-DISTURBANCE AND ATTORNMENT AGREEMENT BY AND AMONG SOUTHERN ALUMINUM FINISHING COMPANY, A GEORGIA CORPORATION, IAI HUBER OWNER, LLC, A GEORGIA LIMITED LIABILITY COMPANY AND AMERIS BANK, A GEORGIA BANKING CORPORATION, DATED JUNE 19, 2020, FILED FOR RECORD JULY 1, 2020, AND RECORDED IN DEED BOOK 61840, PAGE 482, AFORESAID RECORDS. AFFECTS SUBJECT TRACT.

20. TERMS AND PROVISIONS OF AN UNRECORDED LEASE AGREEMENT BY AND BETWEEN LIBERTY TIRE RECYCLING, LLC. A DELAWARE LIMITED LIABILITY COMPANY AND IAI HUBER OWNER, LLC. A GEORGIA LIMITED LIABILITY COMPANY, DATED OCTOBER 1, 2001, AS EVIDENCED BY SUBORDINATION, NON-DISTURBANCE AND ATTORNMENT AGREEMENT BY AND AMONG LIBERTY TIRE RECYCLING, LLC, A DELAWARE LIMITED LIABILITY COMPANY, IAI HUBER OWNER, LLC, A GEORGIA LIMITED LIABILITY COMPANY AND AMERIS BANK, A GEORGIA BANKING CORPORATION, DATED JUNE 17, 2020, FILED FOR RECORD JULY 1, 2020, AND RECORDED IN DEED BOOK 61840, PAGE 475, AFORESAID RECORDS. AFFECTS SUBJECT TRACT

21. MATTERS SHOWN ON PLAT RECORDED IN PLAT BOOK 33, PAGE 47, AFORESAID RECORDS. RECORD DOCUMENT ILLEGIBLE.

22. MATTERS SHOWN ON PLAT RECORDED IN PLAT BOOK 33, PAGE 62, AFORESAID RECORDS. AFFECTS SUBJECT TRACT, ALL VISIBLE MATTERS SHOWN.

23. MATTERS SHOWN ON PLAT RECORDED IN PLAT BOOK 37, PAGE 52A AND 52B, AFORESAID RECORDS.

RECORD DOCUMENT ILEGIBLE.

LEGAL DESCRIPTION FROM SURVEY (TRACT 3)

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 187, 17TH DISTRICT, CITY OF ATLANTA, FULTON COUNTY, GEORGIA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE INTERSECTION OF THE EASTERLY RIGHT-OF-WAY OF HUBER STREET (50' RIGHT-OF WAY) AND SOUTHERLY RIGHT-OF-WAY OF OLD CHATTAHOOCHEE AVENUE (50' RIGHT-OF-WAY); THENCE SOUTH 01 DEGREES 11 MINUTES 07 SECONDS EAST 291.43 FEET TO A PK NAIL

SOUTHWESTERLY RIGHT-OF-WAY OF SEABOARD AIRLINE RAILROAD (RIGHT OF WAY VARIES) (RECORD TIE PER DEED BOOK 65661 PAGE 266), SAID POINT BEING THE POINT OF BEGINNING.

THENCE CONTINUING ALONG SAID SOUTHWESTERLY RIGHT-OF-WAY, NORTH 88 DEGREES 05 MINUTES 47 SECONDS WEST 50.84 FEET TO A #4 REBAR SET: THENCE SOUTH 89 DEGREES 10 MINUTES 56 SECONDS EAST 50.02 FEET TO A #4 REBAR

FOUND AT THE INTERSECTION OF THE EASTERLY RIGHT-OF-WAY OF HUBER STREET AND THE

THENCE SOUTH 83 DEGREES 37 MINUTES 26 SECONDS EAST 50.02 FEET TO A #4 REBAR THENCE SOUTH 76 DEGREES 04 MINUTES 28 SECONDS EAST 50.02 FEET TO A #4 REBAR

THENCE SOUTH 70 DEGREES 34 MINUTES 58 SECONDS EAST 50.02 FEET TO A #4 REBAR THENCE SOUTH 65 DEGREES 17 MINUTES 03 SECONDS EAST 50.02 FEET TO A #4 REBAR

THENCE SOUTH 59 DEGREES 49 MINUTES 03 SECONDS EAST 50.02 FEET TO A #4 REBAR THENCE SOUTH 56 DEGREES 21 MINUTES 53 SECONDS EAST 50.02 FEET TO A #4 REBAR

THENCE SOUTH 54 DEGREES 00 MINUTES 33 SECONDS EAST 50.02 FEET TO A #4 REBAR

THENCE SOUTH 52 DEGREES 37 MINUTES 53 SECONDS EAST 50.02 FEET TO A #4 REBAR THENCE SOUTH 48 DEGREES 55 MINUTES 35 SECONDS EAST 49.45 FEET TO AN AXEL FOUND;

THENCE SOUTH 34 DEGREES 45 MINUTES 03 SECONDS EAST 196.30 FEET TO A 3" OPEN TOP

PIPE FOUND; THENCE LEAVING SAID RIGHT-OF-WAY SOUTH 67 DEGREES 40 MINUTES 52 SECONDS WEST 336.63 FEET TO A #4 REBAR FOUND; THENCE NORTH 02 DEGREES 18 MINUTES 34 SECONDS WEST 120.32 FEET TO A #4 REBAR

THENCE SOUTH 87 DEGREES 36 MINUTES 53 SECONDS WEST 274.76 FEET TO A #4 REBAR FOUND ON THE EASTERLY RIGHT OF WAY OF HUBER STREET (50' RIGHT OF WAY); THENCE ALONG SAID RIGHT OF WAY NORTH 02 DEGREES 17 MINUTES 29 SECONDS WEST $379.90\ \text{FEET}$ TO A PK NAIL SET, SAID POINT BEING THE POINT OF BEGINNING. SAID TRACT BEING 4.14 ACRES, 180,267 SQUARE FEET, MORE OR LESS.

LEGAL DESCRIPTION FROM SURVEY (TRACT 4)

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 187, 17TH DISTRICT, CITY OF ATLANTA, FULTON COUNTY, GEORGIA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE INTERSECTION OF THE EASTERLY RIGHT-OF-WAY OF HUBER STREET (50' RIGHT-OF WAY) AND SOUTHERLY RIGHT-OF-WAY OF OLD CHATTAHOOCHEE AVENUE (50'

THENCE SOUTH 01 DEGREES 11 MINUTES 07 SECONDS EAST 291.43 FEET TO A PK NAIL FOUND AT THE INTERSECTION OF THE EASTERLY RIGHT-OF-WAY OF HUBER STREET AND THE SOUTHWESTERLY RIGHT-OF-WAY OF SEABOARD AIRLINE RAILROAD (RIGHT OF WAY VARIES) (RECORD TIE PER DEED BOOK 65661 PAGE 266); THENCE CONTINUING ALONG THE EASTERLY RIGHT-OF-WAY OF HUBER STREET SOUTH 02

DEGREES 17 MINUTES 29 SECONDS EAST 379.90 FEET TO A #4 REBAR FOUND; THENCE SOUTH 01 DEGREE 55 MINUTES 23 SECONDS EAST 118.90 FEET TO A 2" OPEN TOP THENCE SOUTH 02 DEGREES 33 MINUTES 18 SECONDS EAST 100.50 FEET TO A #4 REBAR

SET, SAID POINT BEING THE POINT OF BEGINNING; THENCE LEAVING SAID RIGHT-OF-WAY NORTH 87 DEGREES 47 MINUTES 33 SECONDS EAST 274.55 FEET TO A PK-NAIL FOUND; THENCE SOUTH 02 DEGREES 26 MINUTES 17 SECONDS EAST 151.16 FEET TO A #4 REBAR

THENCE SOUTH 88 DEGREES 01 MINUTES 56 SECONDS WEST 276.43 FEET TO A #4 REBAR FOUND ON THE EASTERLY RIGHT-OF-WAY OF HUBER STREET; THENCE ALONG SAID RIGHT-OF-WAY NORTH 01 DEGREES 43 MINUTES 14 SECONDS WEST 150.01 FEET TO A #4 REBAR SET, SAID POINT BEING THE POINT OF BEGINNING. SAID TRACT BEING 0.95 ACRES, 41,484 SQUARE FEET, MORE OR LESS.

ALTA TABLE "A" ITEMS

I MONUMENTS PLACED (OR A REFERENCE MONUMENT OR WITNESS TO THE CORNER) AT ALL MAJOR CORNERS OF THE BOUNDARY OF THE SURVEYED PROPERTY, UNLESS ALREADY MARKED OR REFERENCED BY EXISTING MONUMENTS OR WITNESSES IN CLOSE PROXIMITY TO THE CORNER. (AS SHOWN ON SURVEY.)

. ADDRESS(ES) OF THE SURVEYED PROPERTY IF DISCLOSED IN DOCUMENTS PROVIDED TO OR OBTAINED BY THE SURVEYOR, OR OBSERVED WHILE CONDUCTING THE FIELDWORK. (ADDRESSES ARE 1575 HUBER STREET, 1581 HUBER STREET & 1593 HUBER STREET.). ADDRESSESS FROM FULTON COUNTY TAX ASSESSOR.)

. FLOOD ZONE CLASSIFICATION (WITH PROPER ANNOTATION BASED ON FEDERAL FLOOD NSURANCE RATE MAPS OR THE STATE OR LOCAL EQUIVALENT) DEPICTED BY SCALED MAP LOCATION AND GRAPHIC PLOTTING ONLY THIS PARCEL OF LAND IS NOT IN THE 100 YEAR FLOOD PLAIN AND IS IN ZONE X ACCORDING TO F.E.M.A FLOOD INFORMATION RATE MAP COMMUNITY NUMBER # 135157, MAP NUMBER # 13121C0241F DATED 09-18-2013. (AS SHOWN ON SURVEY AND GENERAL NOTES E.)

4. GROSS LAND AREA (AND OTHER AREAS IF SPECIFIED BY THE CLIENT). (7.71 ACRES AS SHOWN ON SURVEY). TRACT 1=0.43 ACRES, TRACT 2= 2.19 ACRES, TRACT 3=4.14 ACRES,

5. VERTICAL RELIEF WITH THE SOURCE OF INFORMATION (E.G., GROUND SURVEY, AERIAL MAP), CONTOUR INTERVAL, DATUM, WITH ORIGINATING BENCHMARK, WHEN APPROPRIATE. CONTOURS SHOWN FROM FIELD RUN TOPO, 2 FOOT CONTOUR INTERVAL.)

3. (A) IF THE CURRENT ZONING CLASSIFICATION. SETBACK REQUIREMENTS. THE HEIGHT AND FLOOR SPACE AREA RESTRICTIONS. AND PARKING REQUIREMENTS SPECIFIC TO THE SURVEYED PROPERTY ARE SET FORTH IN A ZONING REPORT OR LETTER PROVIDED TO THE SURVEYOR BY THE CLIENT OR THE CLIENT'S DESIGNATED REPRESENTATIVE, LIST THE ABOVE TEMS ON THE PLAT OR MAP AND IDENTIFY THE DATE AND SOURCE OF THE REPORT OR LETTER. (ZONING REPORT FROM PARTNER ENGINEERING AND SCIENCE, INC. 03/10/22)

(B) IF THE ZONING SETBACK REQUIREMENTS SPECIFIC TO THE SURVEYED PROPERTY ARE SET FORTH IN A ZONING REPORT OR LETTER PROVIDED TO THE SURVEYOR BY THE CLIENT OR THE CLIENT'S DESIGNATED REPRESENTATIVE, AND IF THOSE REQUIREMENTS DO NOT REQUIRE AN INTERPRETATION BY THE SURVEYOR GRAPHICALLY DEPICT THOSE REQUIREMENTS ON THE PLAT OR MAP AND IDENTIFY THE DATE AND SOURCE OF THE REPORT OR LETTER. (AS SHOWN ON SURVEY)

. (A) EXTERIOR DIMENSIONS OF ALL BUILDINGS AT GROUND LEVEL. (AS SHOWN ON SURVEY.) (B) SQUARE FOOTAGE OF: (1) EXTERIOR FOOTPRINT OF ALL BUILDINGS AT GROUND LEVEL. (AS SHOWN ON SURVEY.) (C) MEASURED HEIGHT OF ALL BUILDINGS ABOVE GRADE AT A LOCATION SPECIFIED BY THE CLIENT. IF NO LOCATION IS SPECIFIED, THE POINT OF MEASUREMENT SHALL BE IDENTIFIED. (AS SHOWN ON SURVEY.)

SUBSTANTIAL FEATURES OBSERVED IN THE PROCESS OF CONDUCTING THE FIELDWORK (IN ADDITION TO THE IMPROVEMENTS AND FEATURES REQUIRED PURSUANT TO SECTION 5 ABOVE) (E.G., PARKING LOTS, BILLBOARDS, SIGNS, SWIMMING POOLS, LANDSCAPED AREAS, SUBSTANTIAL AREAS OF REFUSE). (AS SHOWN ON SURVEY)

9. NUMBER AND TYPE (E.G., DISABLED, MOTORCYCLE, REGULAR AND OTHER MARKED SPECIALIZED TYPES) OF CLEARLY IDENTIFIABLE PARKING SPACES ON SURFACE PARKING AREAS, LOTS AND IN PARKING STRUCTURES. STRIPING OF CLEARLY IDENTIFIABLE PARKING SPACES ON SURFACE PARKING AREAS AND LOTS. (PARKING SPACES SHOWN GRAPHICALLY, 9 STANDARD SPACES, 1 HANDICAP.)

10. N/A

1. EVIDENCE OF UNDERGROUND UTILITIES EXISTING ON OR SERVING THE SURVEYED PROPERTY (IN ADDITION TO THE OBSERVED EVIDENCE OF UTILITIES REQUIRED PURSUANT TO SECTION 5.E.IV.) AS DETERMINED BY: (A) PLANS AND/OR REPORTS PROVIDED BY CLIENT (WITH REFERENCE AS TO THE SOURCES OF INFORMATION)

(B) MARKINGS COORDINATED BY THE SURVEYOR PURSUANT TO A PRIVATE UTILITY LOCATE REQUEST NOTE TO THE CLIENT, INSURER, AND LENDER- WITH REGARD TO TABLE A, ITEM 11, INFORMATION FROM THE SOURCES CHECKED ABOVE WILL BE COMBINED WITH OBSERVED EVIDENCE OF UTILITIES PURSUANT TO SECTION 5.E.IV. TO DEVELOP A VIEW OF THE UNDERGROUND UTILITIES. HOWEVER, LACKING EXCAVATION. THE EXACT LOCATION OF UNDERGROUND FEATURES CANNOT BE ACCURATELY COMPLETELY, AND RELIABLY DEPICTED, IN ADDITION, IN SOME JURISDICTIONS, 811 OR OTHER SIMILAR UTILITY LOCATE REQUESTS FROM SURVEYORS MAY BE IGNORED OR RESULT IN AN INCOMPLETE RESPONSE, IN WHICH CASE THE SURVEYOR SHALL NOTE ON THE PLAT OR MAP HOW THIS AFFECTED THE SURVEYOR'S ASSESSMENT OF THE LOCATION OF THE UTILITIES. WHERE ADDITIONAL OR MORE DETAILED INFORMATION IS REQUIRED, THE CLIENT IS ADVISED THAT EXCAVATION MAY BE NECESSARY. (UTILITIES LOCATED BY RHD SERVICES, APRIL 26, 2023)

12. N/A

13. NAMES OF ADJOINING OWNERS ACCORDING TO CURRENT TAX RECORDS, IF MORE THAN ONE OWNER, IDENTIFY THE FIRST OWNER'S NAME LISTED IN THE TAX RECORDS FOLLOWED BY "ET AL. " (AS SHOWN ON SURVEY)

4. AS SPECIFIED BY THE CLIENT, DISTANCE TO THE NEAREST INTERSECTING STREET.(AS SHOWN ON SURVEY)

6. EVIDENCE OF RECENT EARTH MOVING WORK, BUILDING CONSTRUCTION, OR BUILDING ADDITIONS OBSERVED IN THE PROCESS OF CONDUCTING THE FIELDWORK. (NO)

SURVEYOR'S CERTIFICATION

TO RADCO INVESTMENTS, L.L.C., A GEORGIA LIMITED LIABILITY COMPANY, AMERIS BANK &

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE

AND INCLUDES ITEMS 1, 2, 3, 4, 5, 6(B), 7(A), 7(B)(1), 7(C) 8, 9, 11(A),11(B), 12, 13, 14, 16, 17 & 19 OF

DATE: 06/30/23

MADE IN ACCORDANCE WITH THE 2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR

TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON MAY 25, 2023.

THIS PLAT IS A RETRACEMENT OF AN EXISTING PARCEL OR

NEW PARCEL OR MAKE ANY CHANGES TO ANY REAL

PARCELS OF LAND AND DOES NOT SUBDIVIDE OR CREATE A

PROPERTY BOUNDARIES. THE RECORDING INFORMATION OF

THE DOCUMENTS, MAPS, PLATS, OR OTHER INSTRUMENTS

APPROVAL OF ANY LOCAL JURISDICTION, AVAILABILITY OF

REQUIREMENTS, OR SUITABILITY FOR ANY USE OR PURPOSE

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

GEORGIA REGISTERED LAND SURVEYOR NO.3491

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

TODD BENNETT SHORT

WHICH CREATED THE PARCEL OR PARCELS ARE STATED

HEREON. RECORDATION OF THIS PLAT DOES NOT IMPLY

PERMITS, COMPLIANCE WITH LOCAL REGULATIONS OR

OF THE LAND. FURTHERMORE, THE UNDERSIGNED LAND

ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS,

FIRST AMERICAN TITLE INSURANCE COMPANY:

7. PROPOSED CHANGES IN STREET RIGHT OF WAY LINES. IF SUCH INFORMATION IS MADE AVAILABLE TO THE SURVEYOR BY THE CONTROLLING JURISDICTION. EVIDENCE OF RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIRS OBSERVED IN THE PROCESS OF CONDUCTING THE FIELDWORK. (NO)

19. PROFESSIONAL LIABILITY INSURANCE POLICY OBTAINED BY THE SURVEYOR IN THE MINIMUM AMOUNT OF TO BE IN EFFECT THROUGHOUT THE CONTRACT TERM. CERTIFICATE OF INSURANCE TO BE FURNISHED UPON REQUEST, BUT THIS ITEM SHALL NOT BE ADDRESSED ON THE FACE OF THE PLAT OR MAP.

PREPARED IN THE OFFICE OF:

1266 POWDER SPRINGS RD SW MARIETTA, GA 30064 PHONE - 770.424.7168 FAX - 770.424.7593 www.gaskinslecraw.com LSF001371

REVISIONS:

LIABILITY COMPANY,
ERICAN TITLE INSURA
BER STREET REDEVE
CITY OF ATLANTA
CITY OF ATLANTA
FULTON COUNTY, GEORG

CALL BEFORE YOU DIG

ADCO II IITED LI, ST AMEF HUBE

Know what's **below**.

Call before you dig. **SCALE & NORTH ARROW:**

GRID NORTH-GEORGIA WEST ZONE

SURVEY INFO: TELD DATE: OFFICE DATE:

SURVE

AS SURVEYOR FOR

ENNETT

GASKINS + LECRAW, INC

JOB #:

2 OF 2

SCALE: 1" = 50'

05/25/23

06/01/23

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