

Survey Notes

- REFERENCES FOR THE BOUNDARY INFORMATION SHOWN HEREON IS MADE TO: DEED BOOK 34149, PAGE 592; ALL RECORDS ON FILE WITH THE CLERK OF SUPERIOR COURT IN FULTON COUNTY, GEORGIA.
- BASIS OF BEARINGS: HORIZONTAL DATUM SHOWN HEREON IS ORIENTED DEED BOOK 34149, PAGE 592.
- THE LOCATIONS OF UNDERGROUND UTILITIES SHOWN HEREON IS BASED ON ABOVE GROUND STRUCTURES AND INFORMATION SUPPLIED TO THE SURVEYOR. LOCATIONS OF UNDERGROUND UTILITIES OR STRUCTURES MAY VARY FROM LOCATIONS SHOWN HEREON. ADDITIONAL BURIED UTILITIES OR STRUCTURES MAY EXIST. THE SURVEYOR MAKES NO CERTIFICATION AS TO THE ACCURACY AND COMPLETENESS OF THE LOCATIONS SHOWN HEREON.
- THE LAST DAY OF FIELD WORK WAS OCTOBER 14, 2015.
- ALL BUILDING DISTANCES AND DATA SHOWN HEREON ARE REFERENCED FROM OUTSIDE BUILDING DIMENSIONS. ALL SQUARE FOOTAGE SHOWN IS BASED ON GROUND LEVEL FLOOR ONLY.
- ALL PROPERTY CORNERS SHOWN WITH IPS (IRON PIN SET) ARE 1/2" REBARS WITH PLASTIC CAP MARKED WITH GA. RLS #3105.
- FIELD INFORMATION FOR THIS SURVEY WAS OBTAINED WITH A TRIMBLE S6 TOTAL STATION. THIS MAP OR PLAT HAS BEEN CALCULATED FOR CLOSURES AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 880,745 FEET. THE FIELD DATA UPON WHICH THIS MAP OR PLAT IS BASED HAS A CLOSURE OF ONE FOOT IN 32,128 FEET AND AN ANGULAR ERROR OF 2 SECONDS PER ANGLE POINT AND WAS ADJUSTED USING COMPASS RULE.
- THERE IS NO OBSERVABLE EVIDENCE OF CEMETERIES OR BURIAL GROUNDS ENCRoACHING ON THE PROPERTY.
- THERE IS NO OBSERVABLE EVIDENCE OF EARTH MOVING WORK ON GOING WITHIN RECENT MONTHS.
- ADDRESS SHOWN HEREON WAS TAKEN FROM FULTON COUNTY TAX ASSESSOR INFORMATION. SITE ADDRESS IS 640 PEACHTREE STREET NE, ATLANTA, GA.
- THIS SITE HAS DIRECT ACCESS TO PUBLIC RIGHT OF WAY OF PONCE DE LEON AVENUE.
- THERE IS NO OBSERVABLE EVIDENCE OF A SOLID WASTE DUMP, OR SANITARY LANDFILL ON THIS SITE.
- NO WETLANDS WERE DELINEATED AT THE TIME OF THE FIELD SURVEY FOR PREPARATION OF THIS SURVEY PLAT.
- THERE ARE 110 REGULAR PARKING SPACES AND 5 HANDICAP PARKING SPACES FOR A TOTAL OF 115 PARKING SPACES MARKED ON THIS SITE.

Notes Corresponding to Schedule B

- FIRST AMERICAN TITLE INSURANCE COMPANY
FILE NO.: 753994-4
COMMITMENT DATE: SEPTEMBER 11, 2015
12. Terms and provisions of that certain Easement Agreement, by and between Latigo Shore Properties, a California general partnership and Prospects, a California general partnership and Midtown Atlanta Land Venture, a Texas joint venture composed of Albion Properties-Southeast, a Texas general partnership, and Cox/Midtown Atlanta Partners, Ltd., a Texas limited partnership, dated September 15, 1989, filed for record April 9, 1990, and recorded in Deed Book 13319, Page 59, Fulton County, Georgia records, as amended by that certain First Amendment to Easement Agreement by and between PMRA Land Income Fund, L.P., a California limited partnership and Gables Realty Limited Partnership, a Delaware limited partnership, dated November 23, 1994, filed for record January 18, 1995, and recorded in Deed Book 19177, Page 107, aforesaid records, as affected by that certain Second Amendment to Easement Agreement by and between The Windsor Over Peachtree Condominium Association, Inc., and Peachtree at Ponce, LLC, a Georgia limited liability company dated January 28, 2003, filed for record February 5, 2003, and recorded in Deed Book 34149, Page 573, aforesaid records. AFFECTS SUBJECT PROPERTY AS SHOWN
13. Terms and provisions of that certain Zoning Lot and Development Agreement, by and between Latigo Shore Properties, a California general partnership and Latigo Shore Properties, a California general partnership and Midtown Atlanta Land Venture, a Texas joint venture composed of Albion Properties-Southeast, a Texas general partnership, and Cox/Midtown Atlanta Partners, Ltd., a Texas limited partnership, dated September 15, 1989, filed for record April 9, 1990, and recorded in Deed Book 13319, Page 59, aforesaid records, as affected by that certain Acknowledgment and Estoppel by IB Company, Inc., a Georgia corporation, for the benefit of PMRA Land Income Fund, L.P., a California limited partnership and its sole general partners PM Realty Advisors, Inc., a California corporation and Chavez Land Partners, Inc., a Georgia corporation, dated December 30, 1993, filed for record January 3, 1994, and recorded in Deed Book 17625, Page 280, aforesaid records. AFFECTS SUBJECT PROPERTY, DOCUMENT TO VAGUE TO DETERMINE LOCATION
14. This item has been intentionally deleted.
15. Terms and provisions of that certain Indemnity Agreement, by and between PMRA Land Income Fund, L.P., a California Limited Partnership and the City of Atlanta, dated September 16, 1994, filed for record September 28, 1994, and recorded in Deed Book 18783, Page 276, aforesaid records. AFFECTS SUBJECT PROPERTY, DOCUMENT TO VAGUE TO DETERMINE LOCATION
16. Easements as conveyed in that certain Warranty Deed from W. G. Humphrey to Samuel M. Inman, dated April 3, 1912, filed for record April 3, 1912, and recorded in Deed Book 331, Page 513, aforesaid records, as affected by that certain Indenture from Mrs. Mildred McP. Ingram to W. F. Shaferberger and W. L. Funkhouser, dated September 1, 1929, filed for record October 7, 1929, and recorded in Deed Book 1230, Page 400, aforesaid records. AFFECTS SUBJECT PROPERTY, DOCUMENT TO VAGUE TO DETERMINE LOCATION

Zoning Information

SITE CURRENTLY ZONED SPl-16 SA1, MIDTOWN SPECIAL PUBLIC INTEREST DISTRICT

FRONT SETBACK - NONE
SIDE SETBACK - NONE
REAR SETBACK - 20 FEET
MAXIMUM HEIGHT - NO RESTRICTION
MINIMUM LOT AREA - NO REQUIREMENT NOTED
MINIMUM LOT WIDTH - NO REQUIREMENT NOTED
MAXIMUM GROUND COVERAGE - 85%
MINIMUM REQUIRED PARKING - NOT APPLICABLE

ZONING DATA TAKEN FROM PR2 REPORT, DATED 10/22/2015, 640 PEACHTREE STREET NORTHEAST, ATLANTA, GEORGIA; PREPARED BY THE PLANNING AND ZONING RESOURCE COMPANY, PROJECT # 86668-1

NO REPRESENTATION IS MADE FOR THE ACCURACY OR COMPLETENESS OF SAID THIRD PARTY INFORMATION. THIS FIRM IS NOT AN EXPERT IN THE INTERPRETATION OF COMPLEX ZONING ORDINANCES. COMPLIANCE IS BEYOND THE SCOPE OF THIS SURVEY. ANY USER OF SAID INFORMATION IS URGED TO CONTACT THE LOCAL AGENCY DIRECTLY.

Significant Observations

NO ENCROACHMENTS WERE OBSERVED AT THE TIME OF PREPARATION OF THIS SURVEY.

FLOOD NOTE: By graphic plotting only, this property is in Zone(s) X of the Flood Insurance Rate Map, Community Panel No. 13112C0244F and is not in a Special Flood Hazard Area.

Record Legal Description Continues

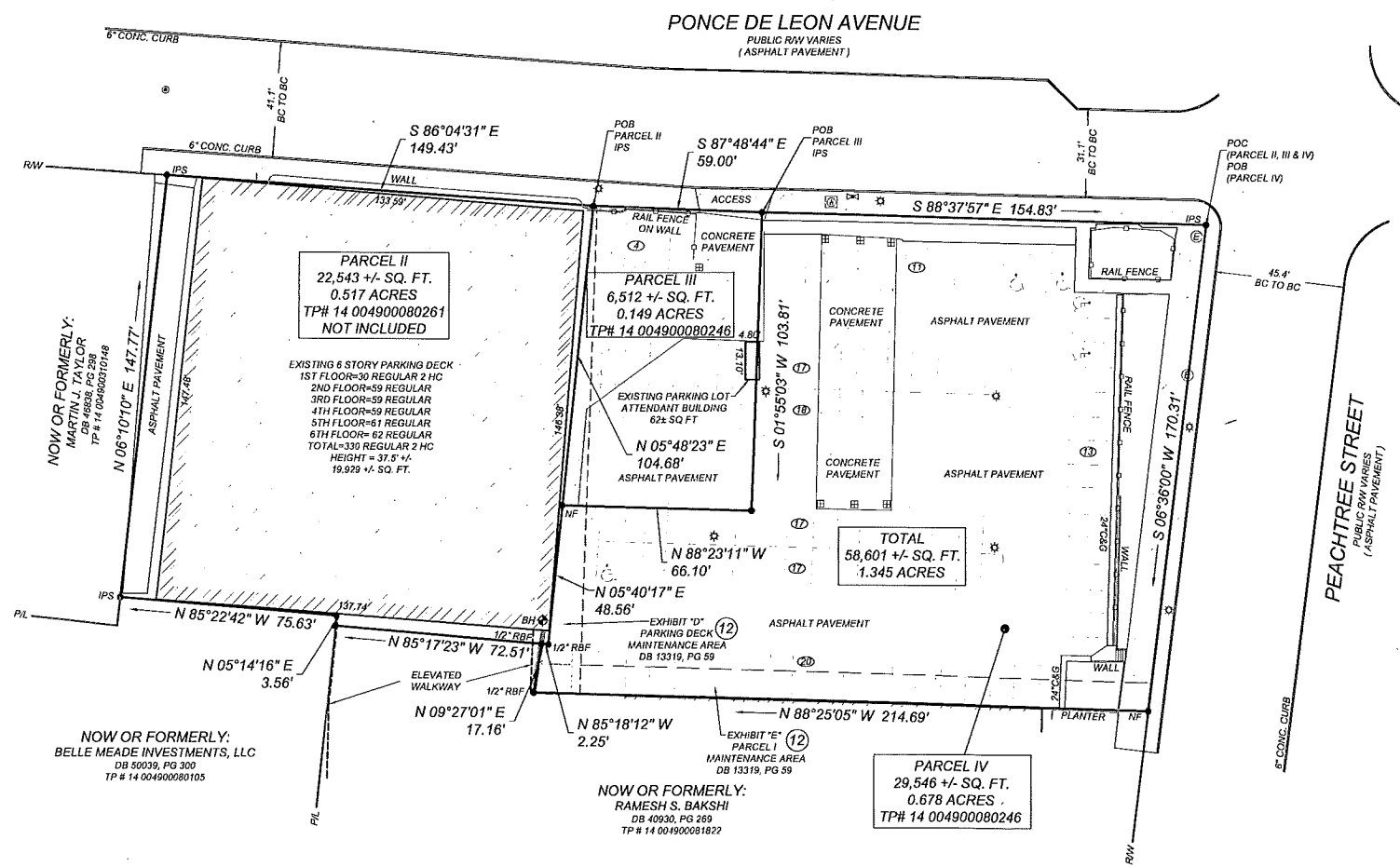
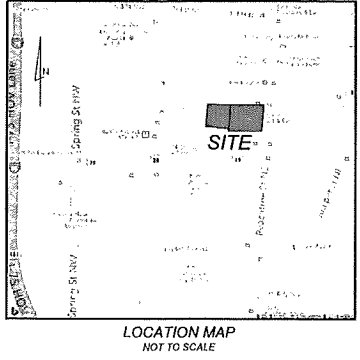
PARCEL IV
ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 49 OF THE 14TH DISTRICT, CITY OF ATLANTA, FULTON COUNTY, GEORGIA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
BEGINNING AT THE INTERSECTION OF THE WESTERLY RIGHT-OF-WAY LINE OF PEACHTREE STREET (RW WIDTH VARIES) WITH THE SOUTHERLY RIGHT-OF-WAY LINE OF PONCE DE LEON AVENUE (RW WIDTH VARIES), SAID POINT BEING THE POINT OF BEGINNING;
THENCE ALONG THE SAID WESTERLY RIGHT-OF-WAY LINE OF PEACHTREE STREET SOUTH 06 DEGREES 38 MINUTES 00 SECONDS WEST FOR A DISTANCE OF 170.31 FEET TO A PK NAIL FOUND;
THENCE LEAVING THE SAID WESTERLY RIGHT-OF-WAY LINE OF PEACHTREE STREET, PROCEED NORTH 88 DEGREES 25 MINUTES 05 SECONDS WEST FOR A DISTANCE OF 214.59 FEET TO AN IRON PIN FOUND, A 1/2 INCH REINFORCING BAR; THENCE NORTH 09 DEGREES 27 MINUTES 01 SECOND EAST FOR A DISTANCE OF 17.16 FEET TO AN IRON PIN FOUND, A 1/2 INCH REINFORCING BAR;
THENCE SOUTH 85 DEGREES 18 MINUTES 12 SECONDS EAST FOR A DISTANCE OF 2.25 FEET TO AN IRON PIN FOUND, A 1/2 INCH REINFORCING BAR;
THENCE NORTH 05 DEGREES 40 MINUTES 17 SECONDS EAST FOR A DISTANCE OF 18.56 FEET TO A PK NAIL FOUND; THENCE SOUTH 89 DEGREES 23 MINUTES 11 SECONDS EAST FOR A DISTANCE OF 66.10 FEET TO A POINT;
THENCE NORTH 01 DEGREE 55 MINUTES 03 SECONDS EAST FOR A DISTANCE OF 103.91 FEET TO A PK NAIL FOUND ON THE SOUTHERLY RIGHT-OF-WAY LINE OF PONCE DE LEON AVENUE;
THENCE EASTERLY ALONG THE SAID SOUTHERLY RIGHT-OF-WAY LINE OF PONCE DE LEON AVENUE SOUTH 88 DEGREES 37 MINUTES 57 SECONDS EAST FOR A DISTANCE OF 154.83 FEET TO THE POINT OF BEGINNING;

SAID PROPERTY CONTAINS 0.678 ACRES OR 29,546 SQUARE FEET.

TOGETHER WITH NON EXCLUSIVE RIGHTS, IF ANY, AS CONTAINED WITHIN EASEMENT AGREEMENT BY AND BETWEEN MIDTOWN ATLANTA LAND VENTURE, A TEXAS JOINT VENTURE AND LATIGO SHORE PROPERTIES, A CALIFORNIA GENERAL PARTNERSHIP, DATED SEPTEMBER 15, 1989 AND RECORDED IN DEED BOOK 13319, PAGE 59, AFORESAID RECORDS; AS AMENDED BY THAT CERTAIN FIRST AMENDMENT TO EASEMENT AGREEMENT DATED NOVEMBER 23, 1994, BY AND BETWEEN PMRA LAND INCOME FUND, L.P. AND GABLES REALTY LIMITED PARTNERSHIP, A DELAWARE LIMITED PARTNERSHIP, RECORDED IN DEED BOOK 19177, PAGE 107, AFORESAID RECORDS, AS AFFECTED BY THAT CERTAIN SECOND AMENDMENT TO EASEMENT AGREEMENT BY AND BETWEEN THE WINDSOR OVER PEACHTREE CONDOMINIUM ASSOCIATION, INC. AND PEACHTREE AT PONCE, LLC, A GEORGIA LIMITED LIABILITY COMPANY, DATED JANUARY 28, 2003, FILED FOR RECORD FEBRUARY 5, 2003, AND RECORDED IN DEED BOOK 34149, PAGE 573, AFORESAID RECORDS; AND

TOGETHER WITH NON EXCLUSIVE RIGHTS, IF ANY, CONTAINED WITHIN ZONING LOT AND DEVELOPMENT AGREEMENT BY AND BETWEEN MIDTOWN ATLANTA LAND VENTURE, A TEXAS JOINT VENTURE AND LATIGO SHORE PROPERTIES, A CALIFORNIA GENERAL PARTNERSHIP, DATED SEPTEMBER 15, 1989 AND RECORDED IN DEED BOOK 13319, PAGE 59, AFORESAID RECORDS, AS ACKNOWLEDGED AND CONFIRMED BY ACKNOWLEDGMENT AND ESTOPPEL BY IB COMPANY, INC., IN FAVOR OF PMRA LAND INCOME FUND, L.P., DATED FEBRUARY 30, 1993 AND RECORDED IN DEED BOOK 17625, PAGE 280, AFORESAID RECORDS

THIS BEING THE SAME PROPERTY DESCRIBED IN FIRST AMERICAN TITLE EASEMENT COMMITMENT 753994-4 WITH AN EFFECTIVE DATE OF SEPTEMBER 11, 2015.



TOGETHER WITH NON EXCLUSIVE RIGHTS, IF ANY, AS CONTAINED WITHIN EASEMENT AGREEMENT BY AND BETWEEN MIDTOWN ATLANTA LAND VENTURE, A TEXAS JOINT VENTURE AND LATIGO SHORE PROPERTIES, A CALIFORNIA GENERAL PARTNERSHIP, DATED SEPTEMBER 15, 1989 AND RECORDED IN DEED BOOK 13319, PAGE 59, AFORESAID RECORDS; AS AMENDED BY THAT CERTAIN FIRST AMENDMENT TO EASEMENT AGREEMENT DATED NOVEMBER 23, 1994, BY AND BETWEEN PMRA LAND INCOME FUND, L.P. AND GABLES REALTY LIMITED PARTNERSHIP, A DELAWARE LIMITED PARTNERSHIP, RECORDED IN DEED BOOK 19177, PAGE 107, AFORESAID RECORDS, AS AFFECTED BY THAT CERTAIN SECOND AMENDMENT TO EASEMENT AGREEMENT BY AND BETWEEN THE WINDSOR OVER PEACHTREE CONDOMINIUM ASSOCIATION, INC. AND PEACHTREE AT PONCE, LLC, A GEORGIA LIMITED LIABILITY COMPANY, DATED JANUARY 28, 2003, FILED FOR RECORD FEBRUARY 5, 2003, AND RECORDED IN DEED BOOK 34149, PAGE 573, AFORESAID RECORDS; AND

TOGETHER WITH NON EXCLUSIVE RIGHTS, IF ANY, CONTAINED WITHIN ZONING LOT AND DEVELOPMENT AGREEMENT BY AND BETWEEN MIDTOWN ATLANTA LAND VENTURE, A TEXAS JOINT VENTURE AND LATIGO SHORE PROPERTIES, A CALIFORNIA GENERAL PARTNERSHIP, DATED SEPTEMBER 15, 1989 AND RECORDED IN DEED BOOK 13319, PAGE 59, AFORESAID RECORDS, AS ACKNOWLEDGED AND CONFIRMED BY ACKNOWLEDGMENT AND ESTOPPEL BY IB COMPANY, INC., IN FAVOR OF PMRA LAND INCOME FUND, L.P., DATED FEBRUARY 30, 1993 AND RECORDED IN DEED BOOK 17625, PAGE 280, AFORESAID RECORDS

THIS BEING THE SAME PROPERTY DESCRIBED IN FIRST AMERICAN TITLE EASEMENT COMMITMENT 753994-4 WITH AN EFFECTIVE DATE OF SEPTEMBER 11, 2015.

- Legend of Symbols & Abbreviations**
- CP-Calculated Point
 - MF-Nail Found
 - IPS-Iron Pin Set With Cap
 - OTI-Open Top Pipe Found
 - RBH-Rebar Found
 - CMF-Concrete Monument Found
 - CTI-Clump Top Pipe Found
 - SIF-Single Rod Found
 - MB-Magnetic Nail
 - BM-Benchmark
 - PL-Property Line
 - C/L-Centerline
 - R/W-Right Of Way
 - B/L-Building Line
 - BC-Back Of Curb
 - TC-Top Of Curb
 - LI-Land Lot
 - LL-Land Lot Line
 - NF-Now Or Formerly
 - D/P-Deed Book/Page
 - P/B-Plot Book/Page
 - RBH-Point of Beginning
 - IPB-True Point of Beginning
 - SES-Sanitary Sewer Easement
 - SES-Drainage Easement
 - SS-Sanitary Sewer
 - RCF-Reinforced Concrete Pipe
 - CMF-Compacted Metal Pipe
 - PC-Polyvinyl Chloride Pipe
 - CP-Clean Out
 - W-Manhole
 - DISC-Double Wing Catch Basin
 - SWCS-Single Wing Catch Basin
 - CB-Catch Basin
 - BN-Brick Inlet
 - BI-BUILDING HEIGHT MEASURED
 - POC-POINT OF COMMENCEMENT
 - BI-BUILDING
 - RE-RECORD
 - ET-ELECTRIC TRANSFORMER
 - WH-WATER WELLET
 - BH-BUILDING HEIGHT
 - CI-Curb Inlet
 - GI-Gate Inlet
 - JB-Junction Box
 - PP-Utility Pole
 - WV-Water Valve
 - FW-Flow Hydrant
 - WM-Water Meter
 - GM-Gas Meter
 - WV-Water Valve
 - WV-Water Valve
 - Electric Manhole
 - Conc-Concrete
 - SIF-Square Feet
 - CAI-Curb And Gutter
 - POI-Point of Entry
 - EP-Edge Of Paving
 - O.S.D-Outside Dimension
 - RM-Record Deed Measure
 - PKS-Parking Space Count
 - Light Pole
 - PP-Point Indicator Valve
 - CAI-Curb Inlet
 - FIW-Food Insurance Rate Map
 - SI-Single Yellow Line
 - STL-Single Yellow Line
 - RI-Rail Fence
 - CLP-Chain Link Fence
 - BI-Building
 - W-Water
 - Power Line
 - Telephone Line
 - Water Television Line
 - Sanitary Sewer Line
 - Storm Drain
 - BN-Brick Inlet
 - 055-WITFEE CONTROL STRUCTURE
 - WATER METER

Record Legal Description

PARCEL III
ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 49 OF THE 14TH DISTRICT, CITY OF ATLANTA, FULTON COUNTY, GEORGIA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
TO FIND THE POINT OF BEGINNING, COMMENCE AT THE INTERSECTION OF THE WESTERLY RIGHT-OF-WAY LINE OF PEACHTREE STREET (RW WIDTH VARIES) WITH THE SOUTHERLY RIGHT-OF-WAY LINE OF PONCE DE LEON AVENUE (RW WIDTH VARIES);
THENCE WESTERLY ALONG THE SAID SOUTHERLY RIGHT-OF-WAY LINE OF PONCE DE LEON AVENUE NORTH 88 DEGREES 37 MINUTES 57 SECONDS WEST FOR A DISTANCE OF 154.83 FEET TO A POINT, SAID POINT BEING THE POINT OF BEGINNING;
THENCE LEAVING THE SAID SOUTHERLY RIGHT-OF-WAY LINE OF PONCE DE LEON AVENUE PROCEED SOUTH 01 DEGREE 55 MINUTES 03 SECONDS WEST FOR A DISTANCE OF 103.91 FEET TO A POINT; THENCE NORTH 88 DEGREES 23 MINUTES 11 SECONDS WEST FOR A DISTANCE OF 66.10 FEET TO A PK NAIL FOUND; THENCE NORTH 05 DEGREES 48 MINUTES 23 SECONDS EAST FOR A DISTANCE OF 104.58 FEET TO A PK NAIL FOUND ON THE SAID SOUTHERLY RIGHT-OF-WAY LINE OF PONCE DE LEON AVENUE (RW WIDTH VARIES); THENCE PROCEED EASTERLY ALONG THE SAID SOUTHERLY RIGHT-OF-WAY LINE OF PONCE DE LEON AVENUE, SOUTH 87 DEGREES 48 MINUTES 44 SECONDS EAST FOR A DISTANCE OF 59.00 FEET TO THE POINT OF BEGINNING;

SAID PROPERTY CONTAINS 0.150 ACRES OR 6,534 SQUARE FEET.

ALTA/ACSM LAND TITLE SURVEY

Parking Portfolio Project
640 Peachtree Street NE, Atlanta, GA

Based on First American Title Insurance Company Commitment No. 753994-4 bearing a date of September 11, 2015

Surveyor's Certification

To: Bank of America, N.A., its successors and assigns, Mayer Brown LLP, First American Title Insurance Company and Bock & Clark Corporation.

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2011 Minimum Standard Detail Requirements for ALTA/ACSM Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes Items 1, 2, 3, 4, 6(b), 7(a), 8, 9, 11(a), 13, 14, 16, 17, 18, 19 and 21 of Table A thereof. The field work was completed on October 14, 2015.

Gary S. Harvin, Jr.
Registration No. 3105
In the State of Georgia
Date of Plat or Map: October 23, 2015
Date of Last Revision: October 29, 2015
Bock & Clark NSN Project No. 201503229-4

Survey Performed By:
EarthPro Land Surveying
138 Jason Pond Way
Jefferson, GA 30549
Phone: 678-640-5500
COA LSF # 000694



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

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