

237 PEACHTREE HIGHLIGHTS



EXCLUSIVELY PRESENTED BY:

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237 PEACHTREE HIGHLIGHTS

237 Peachtree Street SW - Atlanta, GA 30303

LOCATION

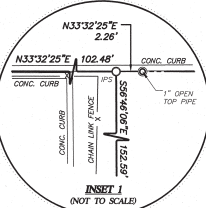
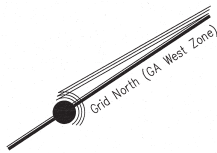
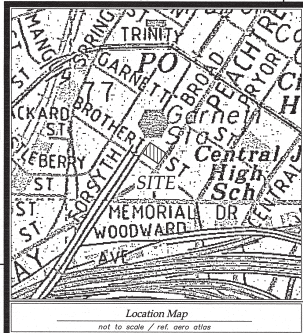
Located on Peachtree Street in southern downtown Atlanta. The site is directly across from the Fulton County Detention Center and adjacent to Garnett MARTA Station.

Site Size	15,443 sf
Parcel Number	14-0077-0008-101-7, 14-0077-0008-100-9
Property Taxes	\$8,818.63 for the Year 2016
Frontages	102.60 linear feet on Peachtree Street
Currently	46 space surface parking lot
Entrance	Two 12 foot curb cuts on Peachtree Street
Zoning	<p>SPI – Sub Area 1</p> <p>More information can be found under CHAPTER 16-18A of the City of Atlanta Code of Ordinances found here: https://www.municode.com/library/ga/atlanta/codes/code_of_ordinances?nodeId=PTIIICOOORANDECO_PT16ZO_CH16-18ASDOSPPUINDIRE</p> <ol style="list-style-type: none">1. SPI is the highest zoning designation in the City of Atlanta, and allows for up to 20 times coverage.2. No Height Restrictions3. Ground floor retail must be developed on Peachtree Street4. Minimum sidewalk width is 24 feet on Peachtree Street

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Possible Encroachments:

(1). Concrete Wall along the northeasterly boundary line of Subject Property.

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These drawings and their reproductions are the property of the surveyor and may not be reproduced, or used in any way without the written permission of this surveyor.

This plot was prepared for the exclusive use of the person, persons, or entity named in the title block. Said use does not extend to any unnamed person without express permission by the surveyor naming said person.

Utilities:

A. Information regarding the reputed presence, size, character and location of existing underground utilities and structures is shown hereon. There is no certainty of the accuracy of this information and it shall be considered in that light by those using this drawing. The location and arrangement of underground utilities and structures shown hereon may be inaccurate and utilities and structures not shown may be encountered. The owner, his employees, his consultants and his contractors or anyone else who relies upon this survey shall hereby expressly understand that the surveyor is not responsible for the correctness or the sufficiency of this information.

B. The continuation of utilities shown hereon is uncertain.

Flood Hazard Note:

By graphic plotting only, this property does not lie within a 100 year flood hazard zone as defined by the F.E.M.A. Flood Insurance Rate Map of Fulton County, Georgia and incorporated areas map number *1312C03537 (* - Panel not printed-no special flood hazard areas) (** - Note that from F.E.M.A. Flood Insurance Rate Map of Fulton County, Georgia and incorporated areas map number 1312C03537, map revised May 7, 2001.) The panel is not printed but F.E.M.A. Flood Insurance Rate Map indicates property is not in a special flood hazard area.

Survey fieldwork performed on: September 28, 2012.

This survey was authorized by: Mr. Charles Murphy representing InterPark, LLC.

The tract of land shown on this survey is for the client's convenience only. This survey is not intended to create new tracts of land or change existing tracts of land. This survey is a subdivision plot and has not been approved by the correct jurisdictional authorities.

Survey Notes:

1. There was no observed evidence of current earth moving work, building construction or building additions.
2. There was no observed evidence of recent street or sidewalk construction or repairs.
3. There was no observed evidence of site use as a solid waste dumping or sanitary landfill.
4. There were no wetlands observed on this property.

Certification:

This is to certify that this survey was made under my supervision and is a true representation of the land surveyed. The field data upon which this survey is based has a closure precision of one foot in 31,995 feet, and an angular error of 1" per angle point, and was adjusted using the least squares method. Angular and linear measurements were made using a Trimble 5603 Robotic Total Station. This map or plot has been calculated for closure and is found to be accurate within one foot in 112,093 feet.

To UGPLP 2-Greyhound, LLC, a Delaware limited liability company; American National Insurance Company and First American Title Insurance Company. This is to certify that this map or plot and the survey on which it is based was made (i) in accordance with "Minimum Standard Detail Requirements for ALTA/ACSM Land Title Surveys" jointly established and adopted by ALTA, ACSM and NSPS in 2011, and includes items 1, 2, 3, 4, 6(b), 7(a), 7(b)(1), 7(c), 8, 9, 10, 11(a), 13, 14, 16, 17, 18, 19, 20(a) and 21 of Table A, hereof, and (ii) pursuant to the accuracy standards (as adopted by ALTA, NSPS and ACSM) and in effect on the date of this certification. The undersigned further certifies that the survey measurements were made in accordance with the "Minimum Angle, Distance and Closure Requirements for Survey Measurements which Control Land Boundaries for ALTA/ACSM Land Title Surveys."

Wayne A. Powers Date
Georgia Reg. Land Surveyor No. 2891
For the Firm Travis Pruitt & Associates, Inc.

Pursuant to Rule 180-6.09 of the Georgia State Board of Registration for Professional Engineers and Land Surveyors, the term "certify" or "certification" relating to land surveying services shall mean a signed statement based on facts and knowledge known to the land surveyor and is not a guarantee or warranty, either expressed or implied.

Area Summary: 0.35 acres or 15,443 square feet

Site Address:

237 Peachtree Street SW

Atlanta, GA 30303

Zoning: SPI-1 SA1

This information is reported from public information obtained from City of Atlanta records. It is not the intent of the surveyor to interpret or make conclusions regarding the zoning designation shown hereon.

Parking Summary:

Regular Parking Spaces: 44

Handicap Parking Spaces: 2

Total Parking Spaces: 46

Survey Reference:

1. Plot of boundary and above ground as-built survey for United Parking, Inc., prepared by Pearson & Associates, Inc., dated June 3, 1998.

TITLE EXCEPTIONS:

This survey relied upon information contained within a title commitment number SE45020-2, prepared by First American Title Insurance Company, with an effective date of August 28, 2012, with respect to the property surveyed described in "Schedule A", and the exceptions listed in "Schedule B, Section II".

Comment: None of the exceptions listed has land survey matters.

LEGEND

- IRON PIN FOUND (AS NOTED)
- PROPERTY CORNER
- BOLLARD
- REGULAR PARKING SPACE NUMBER
- HANDICAP PARKING
- SIGN
- LAMP POST
- POWER POLE W/LIGHT
- LIGHT STAND
- ELECTRIC BOX
- ELECTRIC METER
- GUY WIRE
- SANITARY SEWER MANHOLE
- DROP INLET
- CITY OF ATLANTA CATCH BASIN
- FIRE HYDRANT
- WATER VALVE
- TREE
- DE DEODOROUS TREE
- HO HOLLY TREE
- MP MAPLE TREE
- OA OAK TREE
- P.O.B. POINT OF BEGINNING
- P.O.C. POINT OF COMMENCEMENT
- N/F NOW OR FORMERLY
- R/W RIGHT OF WAY
- F.O.M. FORMERLY KNOWN AS
- E CENTER LINE
- IPS 1/2" REBAR W/CAP SET
- NS NAIL SET
- CONC. CONCRETE
- RHD RECORD DISTANCE HELD
- FENCE LINE
- SANITARY SEWER LINE
- STORM SEWER LINE
- OVERHEAD POWER LINE
- OVERHEAD TELEPHONE LINE
- OVERHEAD CABLE TELEVISION LINE

LEGAL DESCRIPTION

All that tract or parcel of land lying and being in Land Lot 77 of the 14th District, City of Atlanta, Fulton County, Georgia and being more particularly described as follows:
Commencing at a 1/2" rebar found at the intersection of the northern right of way of Brotherton Street (right of way varies) and the northern right of way of Peachtree Street (right of way varies), thence proceeding along said right of way of Peachtree Street North 40 degrees 35 minutes 41 seconds a distance of 17.54 feet to a 1/2" rebar with cap set, said point being the True Point of Beginning from the True Point of Beginning, as thus established, leaving said right of way of Peachtree Street and proceeding North 56 degrees 50 minutes 26 seconds West a distance of 146.79 feet to a 1/2" rebar with cap set; thence proceeding North 33 degrees 32 minutes 25 seconds East a distance of 102.46 feet to a 1/2" rebar with cap set; thence proceeding South 56 degrees 46 minutes 06 seconds East a distance of 152.59 feet to a 1/2" rebar found on the northern right of way of Peachtree Street; thence proceeding along said right of way of Peachtree Street the following courses and distances: South 34 degrees 12 minutes 43 seconds West a distance of 51.60 feet to a nail set and South 39 degrees 26 minutes 18 seconds West a distance of 51.00 feet to the True Point of Beginning.

AREA UNDER LEASE AGREEMENT BETWEEN
TRUSTEE OF MARTHA (SOUTH LINE) LEASING TRUST &
METROPOLITAN ATLANTA RAPID TRANSIT AUTHORITY
(GARRETT STATION)
DEED BOOK 3037, PAGE 48

FORMER PUBLIC ALLEY

BROTHERTON STREET
(R/W VARIES)

PEACHTREE STREET (R/W VARIES)
(F.K.A. WHITEHALL STREET)
(PUBLIC)

Scale 1 inch = 20 Feet
10 0 20 40 60 80

REVISIONS	
NO.	DATE
1	12/01/12
2	12/01/12
3	12/01/12
4	12/01/12
5	12/01/12
6	12/01/12
7	12/01/12

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Travis Pruitt & Associates, Inc.
Professional Surveyors
Since 1978

ALTA/ACSM LAND TITLE SURVEY FOR
UGPLP 2-Greyhound, LLC, a Delaware limited liability company; American National Insurance Company & First American Title Insurance Company
LAND LOT 77 - 14th DISTRICT - CITY OF ATLANTA, FULTON COUNTY, GEORGIA

12-11-12
Wayne A. Powers
Georgia Reg. Land Surveyor No. 2891
For the Firm Travis Pruitt & Associates, Inc.

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For the Firm
Travis Pruitt & Associates, Inc.
12-11-12

DATE OCTOBER 3, 2012
SCALE: 1"=20'
DN: 2013.03.03.187
LEV: BT
IN: 12-03.03.001
PN: 16-04-08
Comment: None of the exceptions listed has land survey matters.

Sheet No. 1 of 1

