

640 PEACHTREE HIGHLIGHTS



EXCLUSIVELY PRESENTED BY:

TIM HOLDROYD
City Realty
E tim@cityrealty.net
C 404 | 606 0322

REID HAILEY
Hailey Realty Company
E reid@haileyrealty.com
C 678 | 644 5900

640 PEACHTREE HIGHLIGHTS

640 Peachtree Street - Atlanta, GA 30308

LOCATION

The site is located on the southeast corner of Ponce de Leon Avenue and Peachtree Street in the heart of Midtown Atlanta. It sits directly across the street from the world famous Fox Theatre, and the Georgian Terrace Hotel. The Fox hosts 625,000 unique visitors each year, with many seeking dining and shopping options before and after show times. It is also 150 yards north of Emory University Hospital.

Site Size	36,068 sf
Parcel Number	14-0049-0008-024-6
Property Taxes	\$37,677 for the Year 2016
Frontages	213 linear feet on Ponce de Leon Avenue 170 linear feet on Peachtree Street
Zoning	SPI – 16 – SA1 Please see www.midtownalliance.com for design guidelines <ol style="list-style-type: none">1. Zoning allows for up to 7.2 times coverage or up to 560,000 sq ft of hotel and office above a parking structure.2. No Height Restrictions

TIM HOLDROYD
City Realty
E tim@cityrealty.net
C 404 | 606 0322

REID HAILEY
Hailey Realty Company
E reid@haileyrealty.com
C 678 | 644 5900

DEVELOPMENT INTENTION

The Owner is one of North America’s leading owners of parking facilities, and is seeking a development partner to design and construct an office building or hotel on top of a new garage. Upon completion, the Developer will own the commercial elements of the project and the Owner will own the parking garage.

640 PEACHTREE HIGHLIGHTS

Survey Notes

1. REFERENCES FOR THE BOUNDARY INFORMATION SHOWN HEREON IS MADE TO:
DEED BOOK 1414, PAGE 582;
ALL RECORDS ON FILE WITH THE CLERK OF SUPERIOR COURT IN FULTON COUNTY, GEORGIA.
2. BASIS OF BEARINGS, HORIZONTAL DATUM SHOWN HEREON IS ORIENTED DEED BOOK 1414, PAGE 582.
3. 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 GUARANTEE AS TO THE ACCURACY AND COMPLETENESS OF THE LOCATIONS SHOWN HEREON.
4. THE LAST DAY OF FIELD WORK WAS OCTOBER 14, 2015.
5. ALL BUILDING DISTANCES AND DATA SHOWN HEREON ARE REFERENCED FROM OUTSIDE BUILDING DIMENSIONS. ALL SQUARE FOOTAGE SHOWN IS BASED ON GROUND LEVEL FLOOR ONLY.
6. ALL PROPERTY CORNERS SHOWN WITH IPS (IRON PIN SET) ARE 1/2" REARS WITH PLASTIC CAP MARKED WITH DA, RLS #3105.
7. FIELD INFORMATION FOR THIS SURVEY WAS OBTAINED WITH A TRIMBLE 560 TOTAL STATION. THIS MAP OR PLAN HAS BEEN CALCULATED FOR CLOSURES AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 800 FT. FEET. THE FIELD DATA UNLESS THIS MAP OR PLAN IS BASED ON A CLOSURE OF ONE FOOT IN 320 FEET AND AN ANGULAR ERROR OF 1" SECOND PER ANGLE POINT AND WAS ADJUSTED USING COMPOUND RULE.
8. THERE IS NO OBSERVABLE EVIDENCE OF CEMETERIES OR BURIAL GROUNDS ENCRUMBED ON THE PROPERTY.
9. THERE IS NO OBSERVABLE EVIDENCE OF EARTH MOVING WORK ON GROUND WITHIN RECENT MONTHS.
10. ADDRESS SHOWN HEREON WAS TAKEN FROM FULTON COUNTY TAX ASSESSOR INFORMATION. SITE ADDRESS IS 640 PEACHTREE STREET NE, ATLANTA.
11. THIS SITE HAS DIRECT ACCESS TO PUBLIC RIGHT OF WAY OF PONCE DE LEON AVENUE.
12. THERE IS NO OBSERVABLE EVIDENCE OF A SOLID WASTE DUMP, OR SANITARY LANDFILL ON THIS SITE.
13. NO WETLANDS WERE DELINEATED AT THE TIME OF THE FIELD SURVEY FOR PREPARATION OF THIS SURVEY PLAN.
14. THERE ARE 110 REGULAR PARKING SPACES AND 3 HANDICAP PARKING SPACES FOR A TOTAL OF 113 PARKING SPACES MARKED ON THIS SITE.

Notes Corresponding to Schedule B

FIRST AMERICAN TITLE INSURANCE COMPANY
FILE NO. 753984-4
COMMITMENT DATE: SEPTEMBER 11, 2015

12. Terms and provisions of that certain Easement Agreement, by and between Largo Shore Properties, a California general partnership and Trustee, and a California general partnership and Mortgagee, a Texas joint venture composed of Atlanta Properties-Southeast, a Texas general partnership, and Cook/Kelley Atlanta Partners, L.P., a Texas limited partnership, dated September 15, 1989, filed for record April 9, 1990, and recorded in Deed Book 13219, Page 26, Fulton County, Georgia records, as amended by that certain Amendment to Easement Agreement by and between Largo Shore Properties, 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, Atlanta records, as amended by that certain Second Amendment to Easement Agreement by and between The Moulder Over Partnership, a Georgia corporation, and Peachtree at Ponce, LLC, a Georgia limited liability company, dated January 26, 2003, filed for record February 6, 2003, and recorded in Deed Book 34149, Page 573, Atlanta records, AFFECTS SUBJECT PROPERTY, AS SHOWN.
13. Terms and provisions of that certain Zoning Lot and Development Agreement, by and between Largo Shore Properties, a California general partnership and Largo Shore Properties, a California general partnership and Mortgagee, a Texas joint venture composed of Atlanta Properties-Southeast, a Texas general partnership, and Cook/Kelley Atlanta Partners, L.P., a Texas limited partnership, dated September 15, 1989, filed for record April 9, 1990, and recorded in Deed Book 13219, Page 80, Atlanta records, as amended by that certain Amendment to Easement Agreement by and between The Moulder Over Partnership, a Georgia corporation, and Peachtree at Ponce, LLC, a Georgia limited liability company, dated January 26, 2003, filed for record February 6, 2003, and recorded in Deed Book 34149, Page 573, Atlanta records, AFFECTS SUBJECT PROPERTY, NOTHING TO PLAT.
14. This item has been intentionally deleted.
15. Terms and provisions of that certain Warranty Deed from W. G. Humphrey to Daniel M. Jones, dated April 3, 1992, filed for record April 3, 1992, and recorded in Deed Book 331, Page 513, Atlanta records, as affected by that certain Indenture from the Moulder Over Partnership to W. F. Shanley, Jr. and W. L. Fushon, dated September 1, 1999, filed for record October 7, 1999, and recorded in Deed Book 1230, Page 400, Atlanta records, AFFECTS SUBJECT PROPERTY, DOCUMENT TO VALUE TO DETERMINE LOCATION.
16. Easements as conveyed in that certain Warranty Deed from W. G. Humphrey to Daniel M. Jones, dated April 3, 1992, filed for record April 3, 1992, and recorded in Deed Book 331, Page 513, Atlanta records, as affected by that certain Indenture from the Moulder Over Partnership to W. F. Shanley, Jr. and W. L. Fushon, dated September 1, 1999, filed for record October 7, 1999, and recorded in Deed Book 1230, Page 400, Atlanta records, AFFECTS SUBJECT PROPERTY, DOCUMENT TO VALUE TO DETERMINE LOCATION.

Zoning Information

SITE CURRENTLY ZONED SP-18 SA1, METROPOLITAN SPECIAL PUBLIC INTEREST DISTRICT

FRONT SETBACK - NONE
SIDE SETBACK - 30 FEET
REAR SETBACK - 30 FEET
MAXIMUM HEIGHT - NO RESTRICTION
MINIMUM LOT AREA - NO REQUIREMENT NOTED
MINIMUM LOT WIDTH - NO REQUIREMENT NOTED
MAXIMUM GROUND COVERING - 85%
MINIMUM REQUIRED PARKING - NOT APPLICABLE

ZONING DATA TAKEN FROM P102 REPORT, DATED 10/20/2015, AND PEACHTREE STREET NORTH/EAST, ATLANTA, GEORGIA, PREPARED BY THE PLANNING AND ZONING RESOURCE COMPANY, PROJECT # 8558-1

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 ZONE:

By graphic plotting only, this property is in Zone(s) 1312C2XMF of the Flood Insurance Rate Map/Community Panel No. 09-18-2013 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 (R/W WIDTH VARIES) WITH THE SOUTHERLY RIGHT-OF-WAY LINE OF PONCE DE LEON AVENUE (R/W WIDTH VARIES); THENCE ALONG THE SAID WESTERLY RIGHT-OF-WAY LINE OF PEACHTREE STREET SOUTH 88 DEGREES 58 MINUTES 02 SECONDS WEST FOR A DISTANCE OF 193.31 FEET TO A P.M. FOUND;
THENCE LEAVING THE SAID WESTERLY RIGHT-OF-WAY LINE OF PEACHTREE STREET, S 88°58'58" W 193.31' TO AN IRON PIN FOUND, A 1/2 INCH REINFORCING BAR, THENCE NORTH 05 DEGREES 37 MINUTES 01 SECOND EAST FOR A DISTANCE OF 11.88 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 11 SECONDS EAST FOR A DISTANCE OF 48.56 FEET TO A P.M. FOUND; THENCE SOUTH 88 DEGREES 58 MINUTES 11 SECONDS EAST FOR A DISTANCE OF 66.10 FEET TO A POINT;
THENCE NORTH 01 DEGREE 34 MINUTES 03 SECONDS EAST FOR A DISTANCE OF 10.81 FEET TO A P.M. 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 57 MINUTES 37 SECONDS EAST FOR A DISTANCE OF 154.83 FEET TO THE POINT OF BEGINNING;

SAID PROPERTY CONTAINS 0.678 ACRES OR 29,534 SQUARE FEET.

TOGETHER WITH NOW 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 13219, PAGE 26, AFORESAID RECORDS, AS AMENDED BY THAT CERTAIN FIRST AMENDMENT TO EASEMENT AGREEMENT DATED NOVEMBER 23, 1994, BY AND BETWEEN PURA LAND INCORPORATED, L.P. AND GABLES REALTY LIMITED PARTNERSHIP, A DELAWARE LIMITED PARTNERSHIP, RECORDED IN DEED BOOK 19177, PAGE 107, AFORESAID RECORDS, AS AMENDED BY THAT CERTAIN SECOND AMENDMENT TO EASEMENT AGREEMENT BY AND BETWEEN THE WINDSOR CENTER PEACHTREE CONDOMINIUM ASSOCIATION, INC. AND PEACHTREE AT PONCE, LLC, A GEORGIA LIMITED LIABILITY COMPANY, DATED JANUARY 26, 2003, FILED FOR RECORD FEBRUARY 6, 2003, AND RECORDED IN DEED BOOK 34149, PAGE 573, AFORESAID RECORDS, AND TOGETHER WITH NOW EXCLUSIVE RIGHTS, IF ANY, CONTAINED WITHIN JOINT 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 13219, PAGE 80, AFORESAID RECORDS, AS AMENDED BY THAT CERTAIN SECOND AMENDMENT TO EASEMENT AGREEMENT BY AND BETWEEN THE WINDSOR CENTER PEACHTREE CONDOMINIUM ASSOCIATION, INC. AND PEACHTREE AT PONCE, LLC, A GEORGIA LIMITED LIABILITY COMPANY, DATED JANUARY 26, 2003, FILED FOR RECORD FEBRUARY 6, 2003, AND RECORDED IN DEED BOOK 34149, PAGE 573, AFORESAID RECORDS;

THIS BEING THE SAME PROPERTY DESCRIBED IN FIRST AMERICAN TITLE INSURANCE COMMITMENT 753984-4 WITH AN EFFECTIVE DATE OF SEPTEMBER 11, 2015.

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 (R/W WIDTH VARIES) WITH THE SOUTHERLY RIGHT-OF-WAY LINE OF PONCE DE LEON AVENUE (R/W WIDTH VARIES); THENCE WESTERLY ALONG THE SAID SOUTHERLY RIGHT-OF-WAY LINE OF PONCE DE LEON AVENUE NORTH 88 DEGREES 57 MINUTES 37 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 34 MINUTES 03 SECONDS WEST FOR A DISTANCE OF 103.81 FEET TO A POINT; THENCE NORTH 05 DEGREES 37 MINUTES 11 SECONDS WEST FOR A DISTANCE OF 66.10 FEET TO A P.M. FOUND, A 1/2 INCH REINFORCING BAR, THENCE NORTH 05 DEGREES 37 MINUTES 01 SECOND EAST FOR A DISTANCE OF 11.88 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 11 SECONDS EAST FOR A DISTANCE OF 48.56 FEET TO A P.M. FOUND; THENCE SOUTH 88 DEGREES 58 MINUTES 11 SECONDS EAST FOR A DISTANCE OF 66.10 FEET TO A POINT;

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

ALTA/ACSM LAND TITLE SURVEY

Parking Portfolio Project

Based on First American Title Insurance Company Commitment No. 753984-4 bearing a date of September 11, 2015

Surveyor's Certification

To the Board of America, N.A., its successors and assigns, Mayor/Boss LRP, First American Title Insurance Company and Buck & 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 Standards for Professional Land Surveyors in Georgia as set forth in CHAPTER 160-7 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. 16-6-1.

Gary E. Harris, Jr.
Registration No. 3105
in the State of Georgia
Date of Plat or Map: October 23, 2015
Date of Last Revision: October 23, 2015
Buck & Clark NGSN Project No. 20150322-4

Survey Performed By:
EarthPro Land Surveying
138 Jones Road West
Jefferson, GA 30648
Phone: 678-644-5500
CORA LSP # 00994



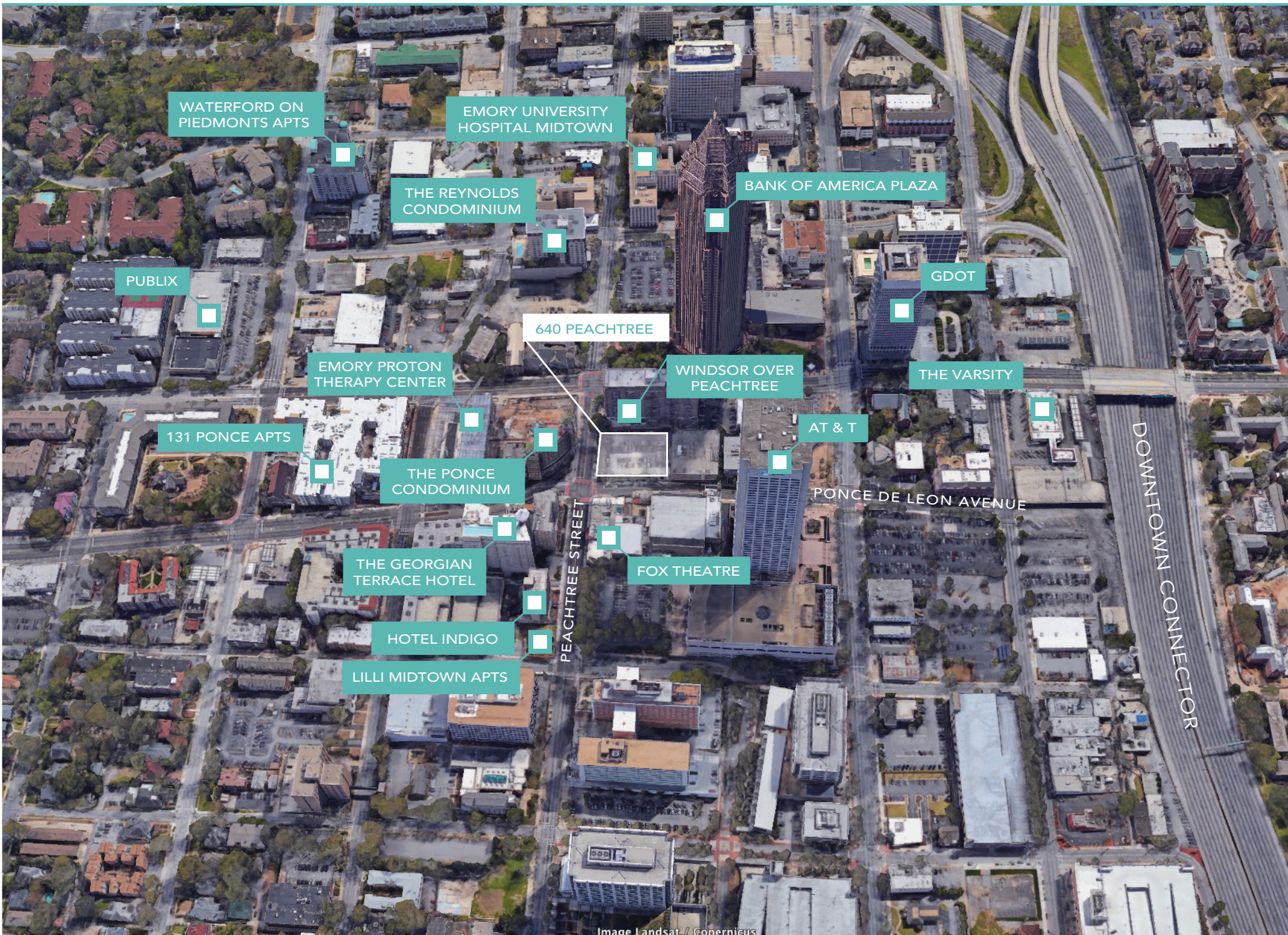
THIS SURVEY WAS PREPARED IN CONFORMANCE WITH THE TECHNICAL STANDARDS FOR PROPERTY SURVEYS IN GEORGIA AS SET FORTH IN CHAPTER 160-7 OF THE RULES OF THE GEORGIA BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND AS SET FORTH IN THE GEORGIA PLAT ACT O.C.G.A. 16-6-1.

COPYRIGHT 2015
by Buck & Clark, Inc.
This product, title and format is protected by Copyright and all rights are reserved. The use of this style and format is strictly prohibited without the written consent and permission of Buck & Clark, Inc.

Sheet 1 of 1

Buck & Clark's National Surveyors Network
National Coordinators of ALTA/ACSM Land Title Surveys
3550 W. Market Street, Suite 200, Akron, Ohio 44333
Phone: (800) 566-5609 Fax: (330) 666-5609 www.buckandclark.com





MIDTOWN ATLANTA JOB GROWTH

ANNOUNCED (M/Y)	COMPANY	MOVE IN	LOCATION	SQ. FT.	# OF JOBS	NAICS CODE	DESCRIPTION
February 2017	Cushman & Wakefield	2017	1180 Peachtree	50,203	450	53 - Real Estate	Real estate firm ¹
February 2017	Salesloft	2017	Regions Plaza	32,000	250	541 -Technical services	Sales development software company - HQ ²
October 2016	Anthem	2016	Bank of America Plaza	6,400	1800	52- Health and Medical Insurance	Health insurance company
September 2016	NCR Corp - Phase 2	2018	Spring St & 8th St	250,000	1764	33-Manufacturing	Computer hardware, software and electronics
September 2016	Honeywell	2016	715 Peachtree	80,000	733	33-Manufacturing	Conglomerate company that produces a variety of commercial & consumer products, engineering services & aerospace systems
September 2016	Interface	2018	1280 W Peachtree St		150-200	31-Carpet and Rug Mills	Carpet tile and design
September 2016	KPMG Ignition Center		One Atlantic Center	24,000	200	541 -Technical services	Technology solution development
June 2016	GE Digital - Big Data IT Hub	2019	CODA (Tech Square)		250	541 -Technical services	Software company connecting machine data to analytics
June 2016	Payscape	2017	1438 W. Peachtree St		100	52-Financial Transactions Processing	Provides business owners with financial technologies that allow them to accept payments
June 2016	Keysight Technologies	2019	CODA (Tech Square)		241	33-Manufacturing	Manufactures test and measurement equipment and software
April 2016	Equifax	2017	One Atlantic Center	100,000	670	52 Finance and Insurance	Consumer credit reporting agency
September 2015	Norfolk Southern	2015	1200 Peachtree St		300	48-Transportation	Railroad operation
June 2015	Sage Software		271 17th Street	78,000	400	541 -Technical services	Enterprise resource planning software company
May 2015	Parkmobile	2015	1100 Spring Street			541 -Technical services	Parking payment application
April 2015	Kaiser Permanente	2016	Pershing Point Plaza	150,000	900	62-Healthcare	Healthcare consortium
April 2015	PrimeRevenue	2015	1349 W. Peachtree St		100	52-Finance and Insurance	Supply chain finance firm
April 2015	PureCars	2015	1447 Peachtree St NE	12,000	50	541 -Technical services	Digital marketing platform helping auto dealers sell more cars
March 2015	Worldpay	2015	201 17th Street		600	52-Financial Transactions Processing	Payment processing company
March 2015	Riskalyze	2015	Ten 10th St	6,500	60	52- Finance and Insurance	Investment and financial asset advisory
January 2015	NCR Corp - Phase 1	2018	Spring St & 8th St	516,000	3600	33-Manufacturing	Computer hardware, software and electronics company - HQ
January 2015	RIB Software AG	2019	CODA (Tech Square)		700	541 -Technical services	Provides construction and building information modelling software to customers in architecture, engineering

TIM HOLDROYD
City Realty
E tim@cityrealty.net
C 404 | 606 0322

REID HAILEY
Hailey Realty Company
E reid@haileyrealty.com
C 678 | 644 5900

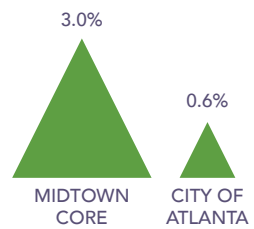
¹ <http://www.bizjournals.com/atlanta/news/2017/02/08/cushman-wakefield-moving-to-1180-peachtree.html>
² <http://www.bizjournals.com/atlanta/news/2017/02/03/salesloft-moving-hq-to-midtown-adding-250-jobs.html>

DEMOGRAPHICS IN MIDTOWN ATLANTA

POPULATION & HOUSEHOLDS

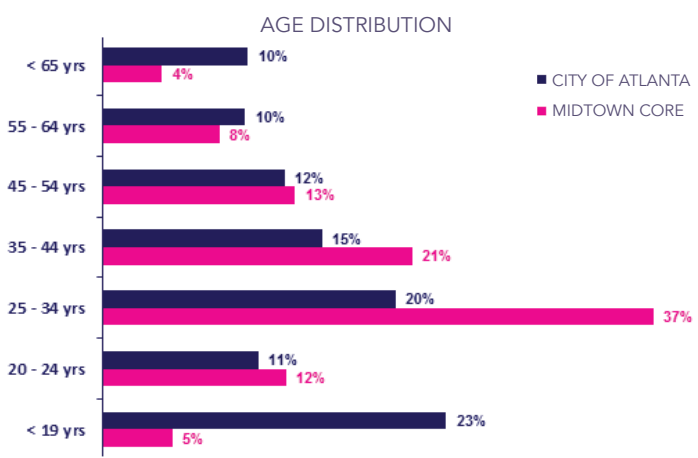
14,180

MIDTOWN RESIDENTS, 2014



ANNUAL POP. GROWTH RATE (2000-2014)

AGE



STUDENTS

24,000

STUDENTS IN AREA UNIVERSITIES

TOURISTS

6.1M

TOURISTS ANNUALLY

AT THE HIGH MUSEUM OF ART, ATLANTA SYMPHONY ORCHESTRA, ALLIANCE THEATRE, CENTER FOR PUPPETRY ARTS, MARGARET MITCHELL HOUSE, MUSEUM OF DESIGN ATLANTA, ATLANTA BOTANICAL GARDEN, & THE FABULOUS FOX THEATRE

HOUSEHOLDS

9,778

MIDTOWN HOUSEHOLDS, 2014



MIDTOWN'S POPULATION HAS GROWN **5X** FASTER THAN THE CITY OF ATLANTA'S



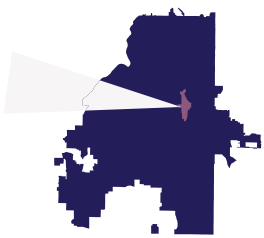
DAYTIME WORKERS

65,000

DAYTIME WORKERS IN MIDTOWN, 2014

16%

OF THE CITY'S TOTAL JOBS



25%

OF THE CITY'S PROFESSIONAL SERVICES JOBS



CREATED BY MIDTOWN ALLIANCE, Q1 2015

TIM HOLDROYD
City Realty
E tim@cityrealty.net
C 404 | 606 0322

REID HAILEY
Hailey Realty Company
E reid@haileyrealty.com
C 678 | 644 5900