

FLOOD INSURANCE RATE MAP **FULTON COUNTY,** GEORGIA AND INCORPORATED AREAS PANEL 376 OF 490 COMMUNITY NUMBER PANEL SUF ATLANTA CITY OF 135157 0376 G

TITLE EXCEPTIONS First American Title Insurance Company Agent's File No. 43044.006

Commitment Date: March 10, 2015

Schedule B - Section II - Exceptions Subdivision Plat of House & Home Co. Property dated January 1913, recorded in Plat Book 9, Page 164, Fulton County, Georgia records. Note: Company affirmatively insures over the 20 foot building setback line along the easterly right of way

8. Power line easement contained in Warranty Deed dated April 9, 1928, filed April 12, 1928, from Atlanta Note: Company affirmatively insures that the rights of Georgia Power Company are limited to the right to operate, maintain, rebuild and renew its existing facilities, under all terms and conditions of its easement, within its presently maintained right of way.

. Power line easement contained in that Quitclaim Deed dated September 28, 1928, filed October 5, 1928, from Atlanta and West Point Railroad Company to The Warren Company, Inc., recorded in Deed Book 1179, Page 474, aforesaid records. Note: Company affirmatively insures that the rights of Georgia Power Company are limited to the right to operate, maintain, rebuild and renew its existing facilities, under all terms and conditions of its easement, within its presently maintained right of way.

10. Sewer Easement dated April 7, 1936, filed April 29, 1937, from Atlanta & West Point Railroad to The City of Atlanta, recorded in Deed Book 1640, Page 391, aforesaid records, as shown on survey. May or May not Affect Site - Unable to Piot - Plan and Profile referenced in supporting document not

1. Water Meter Easement dated October 27, 1970, filed December 3, 1970, between Kysor Industrial Corporation and the City of Atlanta, recorded in Deed Book 5315, Page 530, aforesaid records. 2. Indemnities contained in Sewer Easement and Agreement dated July 25, 1979, filed July 27, 1979, from

Leggett & Platt, Inc., Masterack Division, to the City of Atlanta, recorded in Deed Book 7312, Page 231, 3. Georgia Power Company Easement dated August 6, 1990, filed September 13, 1990, from Leaaett & Platt.

Inc. Masterack Division, to Georgia Power Company, recorded in Deed Book 13709, Page 22, aforesaid Note: Company affirmatively insures that the rights of Georgia Power Company are limited to the right to operate, maintain, rebuild and renew its existing facilities, under all terms and conditions of its easement, within its presently maintained right of way. 4. Indemnity Agreement dated February 23, 1993, filed February 24, 1993, from Masterack, a Division of

Leggett & Platt, Inc., to the City of Atlanta, recorded in Deed Book 15874, Page 110, aforesaid records. 5. Reservations of stormwater, water and power easements contained in that Quitclaim Deed dated November 9, 1992, filed December 29, 1992, from City of Atlanta to Leggett & Platt, Inc., recorded in Deed Book 16114, Page 230, aforesaid records, as shown on survey.

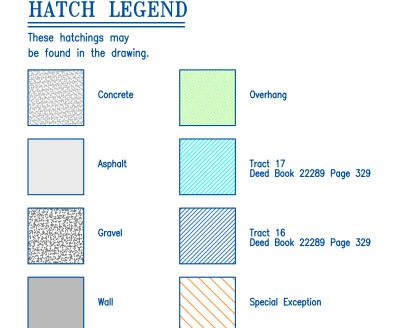
16. Indemnity Agreement dated October 14, 1992, filed October 20, 1992, from Masterack Division, Leggett & Platt, Inc. to the City of Atlanta, recorded in Deed Book 16333, Page 316, aforesaid records. Georgia Power Company Easement dated June 22, 1993, filed August 4, 1993, from Leggett & Platt, Inc., Masterack Division, to Georgia Power Company, recorded in Deed Book 16989, Pag Note: Company affirmatively insures that the rights of Georgia Power Company are limited to the right to

operate, maintain, rebuild and renew its existing facilities, under all terms and conditions of its easement, within its presently maintained right of way. Platt, Inc. to Georgia Power Company, recorded in Deed Book 20064, Page 97, aforesaid records.

18.Georgia Power Company Easement dated February 1, 1995, filed September 18, 1995, from Leggett & Note: Company affirmatively insures that the rights of Georgia Power Company are limited to the right to operate, maintain, rebuild and renew its existing facilities, under all terms and conditions of its easement, within its presently maintained right of way.

19. Indemnity Agreement dated April 13, 1998, filed May 1, 1998, from Masterack, a division of Leggett & Platt, Inc., to the City of Atlanta, recorded in Deed Book 24321, Page 88, aforesaid records. 20.Georgia Power Company Easement dated March 2, 2000, filed August 3, 2000, from Leggett & Platt, Inc. to Georgia Power Company, recorded in Deed Book 29332, Page 502, aforesaid records.

Note: Company affirmatively insures that the rights of Georgia Power Company are limited to the right to



CURVE RADIUS ARC LENGTH CHORD LENGTH CHORD BEARING DELTA ANGLE

Beltline Overlay District (I-2) (Heavy Industrial District) Front vard setback-40' Side vard setback- 20' (Adjacent to Street Half the Depth of the Front Yard) Side yard setback-0' or 10'

Rear yard setback-0' or 10'

317 Standard parking stalls Handicap parking stalls 322 Total painted parking stalls

Surveyor does not certify to the accuracy of the parking count. Debris blocking stalls and parking lines were too faded to accurately define the stalls at the time of the survey.

SPECIAL FLOOD HAZARD NOTE

I have this date, examined the "F.I.R.M. official flood hazard map" and found in my opinion referenced parcel is not in an area having special flood hazards, without an elevation certification the Surveyor is not responsible for any damage due its opinion for said parcel map ID 13121C0376G effective date 09/18/2013.

The field data upon which this plat is based has a closure of 1 foot in 110,428 feet, an angular error of 0.29 seconds per angle point and was adjusted using an angle balance method. This plat has been calculated for closure and found to be accurate to 1 foot in 685,901 feet.

. Equipment used; Leica 1200 robotic total station and Allegro MX data collector.

Above ground visible utilities were obtained from field observations. Georgia Land Surveying Co. has not researched underground utility locations. information shown hereon size, type, and location of underground utilities is based on observations while in the field and Georgia Land Surveying co. is unable to certify the accuracy or completeness of this underground information. Coordinate with utility companies prior to proceeding with planning design or construction.

ALTA/ACSM CERTIFICATION To: Leggett & Plat, Incorporated, A Missouri Corporation, Development Authority of Fulton County, First American Title

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(a), 7(a), 8, 9, 10(a), 11(a), 13, 14, and 21 of table A thereof. The field work was completed on April 24th, 2015. Date of plat or map: April 17th, 2015.

Josh L. Lewis IV Georgia Registered Land Surveyor No. 3028

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. authority O.C.G.A. Secs. 15-6-67, 43-15-4, 43-15-6, 43-15-19, 43-15-22.

TRACT A SURVEY LEGAL DESCRIPTION

State Route 154

(F.K.A. East Fair Street)

Memorial Drive

50' Right of Way

All that tract of parcel of land lying and being in Land Lot 12 of the 14th District, Fulton County, City of Atlanta, Georgia and being more particularly described as follows:

Beginning at a point, at the western 40' right of way line of Gibson Street and the southern variable right of way line of Memorial Drive; thence along said southern right of way line of Memorial Drive North 88 Degrees 53 Minutes 47 Seconds West a distance of 705.46' to a 1/2" rebar set at northeast corner of a mitered intersection of the southern right of way line of Memorial Drive and the eastern variable right of way line of Bill Kennedy Way; thence along said mitered intersection South 40 Degrees 37 Minutes 00 Seconds West a distance of 34.85' 1/2" rebar set at the southwest corner of a mitered intersection of the southern right of way line of Memorial Drive and the eastern variable right of way line of Bill Kennedy Way; thence leaving said mitered intersection and along the eastern variable right of way line of Bill Kennedy Way South 02 Degrees 06 Minutes 02 Seconds West a distance of 511.47' to a concrete monument found; thence along said eastern right of way line of Bill Kennedy Way South 02 Degrees 15 Minutes 22 Seconds East a distance of 425.88' to a concrete monument at the northern variable right of way line of Interstate Highway 20; thence leaving said eastern right of way line of Bill Kennedy Way and continue along the northern variable right of way line of Interstate Highway 20, North 74 Degrees 05 Minutes 49 Seconds East a distance of 126.95' to a concrete monument; thence along said northern variable right of way line North 84 Degrees 34 Minutes 34 Seconds East a distance of 147.08' to a point; thence along said northern variable right of way line North 79 Degrees 24 Minutes 24 Seconds East a distance of 152.18' to a concrete monument; thence North 75 Degrees 59 Minutes 33 Seconds East a distance of 307.48' to a point; thence leaving the northern variable right of way line of Interstate Highway 20, North 00 Degrees 58 Minutes 22 Seconds East a distance of 542.32' to a 1/2" rebar set at the western 40' right of way line of Gibson Street: thence along the western 40' right of way line of Gibson Street North 00 Degrees 58 Minutes 25 Seconds East a distance of 256.24' to a point at the southern variable right of way line of Memorial Drive; which is the point of beginning, having an area of 646232.936 square feet, 14.835 acres; and being more particularly shown as "Tract A" on survey plat by Georgia Land Surveying Co., bearing the seal of Josh L. Lewis IV, Registered Land Surveyor No. 3028, dated April 17th, 2015

2. General Warranty Deed between Leggett and Platt, Incorporated, a Missouri Corporation, and Leggett Partner, L.P., a Texas limited partnership recorded in Deed Book 22289 Page 329 3. Plat by H. V. Fitzpatrick, Inc., dated May 3, 1974, entitled "Materrack, Div. of Leggett & Platt, Inc. last revised May 7 4. A. & W. P. R. R. Co. Plat of Land Conveyed to The Warren Co. dated Sept. 17, 1925

5. ALTA/ACSM Land Title Survey for Memorial Drive Station, LLC, Main Street Bank, and Chicago Title Insurance Company by

1. Warranty Deed between Leggett & Platt, Incorporated and Development Authority of Fulton County recorded in Deed Book

Total

17.507 ACRES

 ∞ 2

Deed Book 24312, Page 226

Dennis John O'Connor Deed Book 49053, Page 285

Vivian Hartsfield Deed Book 16579, Page 59

Beverlee W. Pleasants

Curtis Alexander Jr.

N 88°44'06" W Jose N. Gabriel N Deed Book 22215, Page 346

Jose N. Gabriel Maria N. Gabriel Deed Book 8826, Page 432

Eric Connolly Deed Book 50167, Page 595

_N 89°03'44" W

⁻⁻ 168.74'

Tract B

116385.663 SQ.

2.672 ACRES

Tract A

646232.936 SQ. FT. 14.835 ACRES

Approximate Land Lot Line

40.00'

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LOT 17

LOT 18

A. S. Giometti & Associates, Inc. dated 05/15/03 6. Property of The Warren Company, Inc., dated Oct 1960, revised December 1967 by H. V. Fitzpatrick, C. E. . Property of The Warren Company, Inc., dated Sept 1949, revised Oct. 1949 by L. H. Fitzpatrick, C.E. 8. Department of Transportation Right of Way Map for Project IR-20-2(118) Fulton Co. dated 4-1-86 Land District 14

(Note: There are two sets of Right of Way Plans referenced on the Georgia Department of Transportation web site)

See Sheet Two for Additional Boundary Information

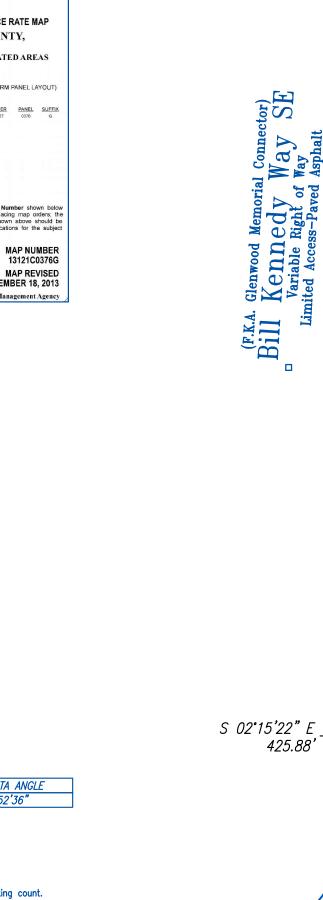
TRACT B SURVEY LEGAL DESCRIPTION All that tract of parcel of land lying and being in Land Lot 12 of the 14th District, Fulton County, City of Atlanta, Georgia and being more particularly described as follows:

To find the point of beginning, commence at a point at the western 40' right of way line of Gibson Street and the southern variable right of way line of Memorial Drive; thence along the western 40' right of way line of Gibson Street South 00 Degrees 58 Minutes 25 Seconds West a distance of 256.24' to a 1/2" rebar set at the southern terminus right of way line of Gibson Street, which is the point of beginning;
Thence leaving said right of way line of Gibson Street South 00 Degrees 58 Minutes 22 Seconds West a distance of 542.32' to a point at the northern variable right of way line of Interstate Highway 20; thence along said northern variable right of way line North 71 Degrees 35 Minutes 50 Seconds East a distance of 42.98' to a concrete monument; thence along said northern variable right of way line North 69 Degrees 57 Minutes 39 Seconds East a distance of 154.53' to a concrete monument; thence along said northern variable right of way line North 73 Degrees 59 Minutes 31 Seconds East a distance of 136.97' point; thence along said northern variable right of way line North 64 Degrees 34 Minutes 10 Seconds East a distance of 82.36' to a point at the western 40' right of way line of Stovall Street; thence leaving the northern variable right of way line of Interstate Highway 20 and along the western 40' right of way line of Stovall Street North 01 Degrees 38 Minutes 51 Seconds East a distance of 11.45' to a iron pin found; thence leaving the western 40' right of way line of Stovall Street North 89 Degrees 03 Minutes 44 Seconds West a distance of 168.74' to a 1/2" rebar found at the eastern line of a 16' alley; thence North 88 Degrees 44 Minutes 06 Seconds West a distance of 8.00' to a 1/2" rebar set at the centerline of said alley; thence along the centerline of said alley North 01 Degrees 31 Minutes 03 Seconds East a distance of 383.67' to a 1/2" rebar found; thence leaving the said alley centerline North 88 Degrees 50 Minutes 07 Seconds West a distance of 176.61' to a 1/2" rebar found at the eastern 40' right of way line and the southern terminus right of way line of Gibson Street: thence along the southern terminus line of Gibson Street North 88 Degrees 27 Minutes 13 Seconds West a distance of 40.00' to a 1/2" rebar set at the western 40' right of way line of Gibson Street: which is the point of beginning, having an area of 116385.663 square feet, 2.672 acres; and being more particularly shown as "Tract B" on survey plat by Georgia Land Surveying Co., bearing the seal of Josh L. Lewis IV, Registered Land Surveyor No.

Software used: Carlson Survey 2013 and Carlson Survee. operate, maintain, rebuild and renew its existing facilities, under all terms and conditions of its easement, within its presently maintained right of way. 21. The following matters as shown on that certain ALTA/ACSM Land Title Survey prepared for Leggett & Platt, . Any graphic depiction of setback lines and other matters of zoning are the surveyor's interpretation of the zoning Incorporated, First American Title Insurance Co., prepared by A.S. Giometti & Associates, Inc., dated May mation furnished, the surveyor offers no certification as to the zoning of the subject property or compliance with 27, 2008, last revised _ zoning regulations for the structures or business on the subject property.

Tracts 16 & 17 from Deed Book 36141 Page 354 have been graphically removed from the survey per clients request. Interstate 20 is a limited access highway and points of access are limited to those points designated by governmental authorities

Affects Site — As Shown on Survey 155 CLIFTWOOD DRIVE - ATLANTA, GEORGIA 30328 - TELEPHONE: (404) 255-4671 - FAX: (404) 255-6607 - WWW.GEORGIALANDSURVEYING.COM ALTA/ACSM LAND TITLE SURVEY FOR: 905 Memorial Drive, Atlanta Georgia 30316 - Leggett & Plat, Incorporated, A Missouri Corporation - DEVELOPMENT AUTHORITY OF FULTON COUNTY REVISION BY DATE - First American Title Insurance Company BjC 6/26/15 T.B.D. T.B.D. BjC 8/10/15 LAND LOT: 12 14th DISTRICT SECTION Fulton COUNTY, GA 00LOT: BLOCK: UNIT: SUBDIVISION PLAT BOOK PARTY CHIEF: D.R. FIELD DATE SHEET 1 OF 2 4/24/15 DEED BOOK



AERIAL PHOTOGRAPHY NOTE

Georgia Land Surveying Company. Pixel Accuracy = 0.02 feet per pixel.

Ground control versus camera

accuracy is 0.05 feet.

· E — E — E — E — E — E — F — F S 02°06'02" W 511.47' 11/2" Rebar N 88°50'07" W 176.61 Tract A Ingress/Egress Scrap #905 Multi Level Metal Warehouse Building Robson Street (Abandoned) F.K.A. Fourth Street State Route 402

State Route 402

No. 20

**Interstate Highway

Variable Right of Way

Limited Access—Paved Asphalt

Special Exception 210

Special Exception 210

**Comparison 210

**Compariso Limited Access—Paved Asphalt

Special Engine Company Company

Limited Access—Paved Asphalt

Special Engine Company

ADDITION.

N 88°53'47" W

Bridge

EST 1955

THIS PLAT WAS PREPARED FOR THE EXCLUSIVE USE OF THE PERSON, PERSONS OR ENTITY NAMED HEREON. THIS PLAT DOES NOT EXTEND TO ANY UNNAMED PERSONS, OR ENTITY WITHOUT EXPRESS RECTIFICATION BY THE SURVEYOR NAMING SAID PERSON. PERSONS, OR ENTITY. ALL MATTERS PERTAINING TO TITLE ARE EXCEPTED.

