

TITLE COMMITMENT INFORMATION
THE PROPERTY HEREIN DESCRIBED IS THE SAME AS THE FOREMOST PROPERTY AS DESCRIBED IN STEWART TITLE QUANTITY COMPANY, COMMITMENT FILE NO: 031817-5-GA-MR-MSG, DATED OCTOBER 12, 2022 AT 08:50 AM.

LEGAL DESCRIPTION
THE LAND IS DESCRIBED AS FOLLOWS:
PARCEL A:
ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 299 OF THE 18TH DISTRICT OF DEKALB COUNTY, GEORGIA, BEING PART OF LOT 7, W.H. SINGLETON, AS PER PLAT RECORDED AT PLAT BOOK 27, PAGE 136, DEKALB COUNTY, GEORGIA RECORDS, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
BEGINNING AT AN IRON PIN FOUND ON THE WESTERLY RIGHT OF WAY OF BURK DRIVE (50 FOOT RIGHT OF WAY) SAID IRON PIN BEING LOCATED 225.0 FEET NORTHERLY AS MEASURED ALONG THE WESTERLY RIGHT OF WAY OF BURK DRIVE FROM THE INTERSECTION FORMED BY THE WESTERLY RIGHT OF WAY OF BURK DRIVE AND THE NORTHERLY RIGHT OF WAY OF CARROLL AVENUE AND RUNNING THENCE NORTH 00 DEGREES 09 MINUTES 49 SECONDS WEST ALONG THE WESTERLY RIGHT OF WAY OF BURK DRIVE, A DISTANCE OF 90.76 FEET TO AN IRON PIN FOUND; RUNNING THENCE SOUTH 79 DEGREES 02 MINUTES 21 SECONDS WEST, 171.50 FEET TO A POINT; RUNNING THENCE SOUTH 16 DEGREES 39 MINUTES 48 SECONDS EAST, 62.50 FEET TO A POINT; RUNNING THENCE NORTH 89 DEGREES 18 MINUTES 18 SECONDS EAST, A DISTANCE OF 150.72 FEET TO THE IRON PIN FOUND AT THE POINT OF BEGINNING; BEING IMPROVED PROPERTY KNOWN AS 3300-3302 BURK DRIVE, ACCORDING TO THE PRESENT SYSTEM OF NUMBERING IN DEKALB COUNTY, GEORGIA, AND BEING MORE PARTICULARLY DESCRIBED ON A PLAT OF SURVEY PREPARED FOR DAVID HENDERSON BY PERRY E. MCGILL, R.L.S., DATED 8/6/1986.

PARCEL TWO:
ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN THE CITY OF CHAMBLEE, IN LAND LOT 299 OF THE 18TH DISTRICT OF DEKALB COUNTY, GEORGIA, BEING LOT 4, SUBDIVISION OF PROPERTY OF W.H. SINGLETON, AS PER PLAT RECORDED AT PLAT BOOK 27, PAGE 136, DEKALB COUNTY, GEORGIA RECORDS, WHICH PLAT IS HEREBY REFERRED TO AND MADE A PART OF THIS DESCRIPTION; AND BEING IMPROVED PROPERTY KNOWN AS 3301-3303 HOOD AVENUE, ACCORDING TO THE PRESENT SYSTEM OF NUMBERING HOUSES IN THE CITY OF CHAMBLEE, DEKALB COUNTY, GEORGIA.

PARCEL THREE:
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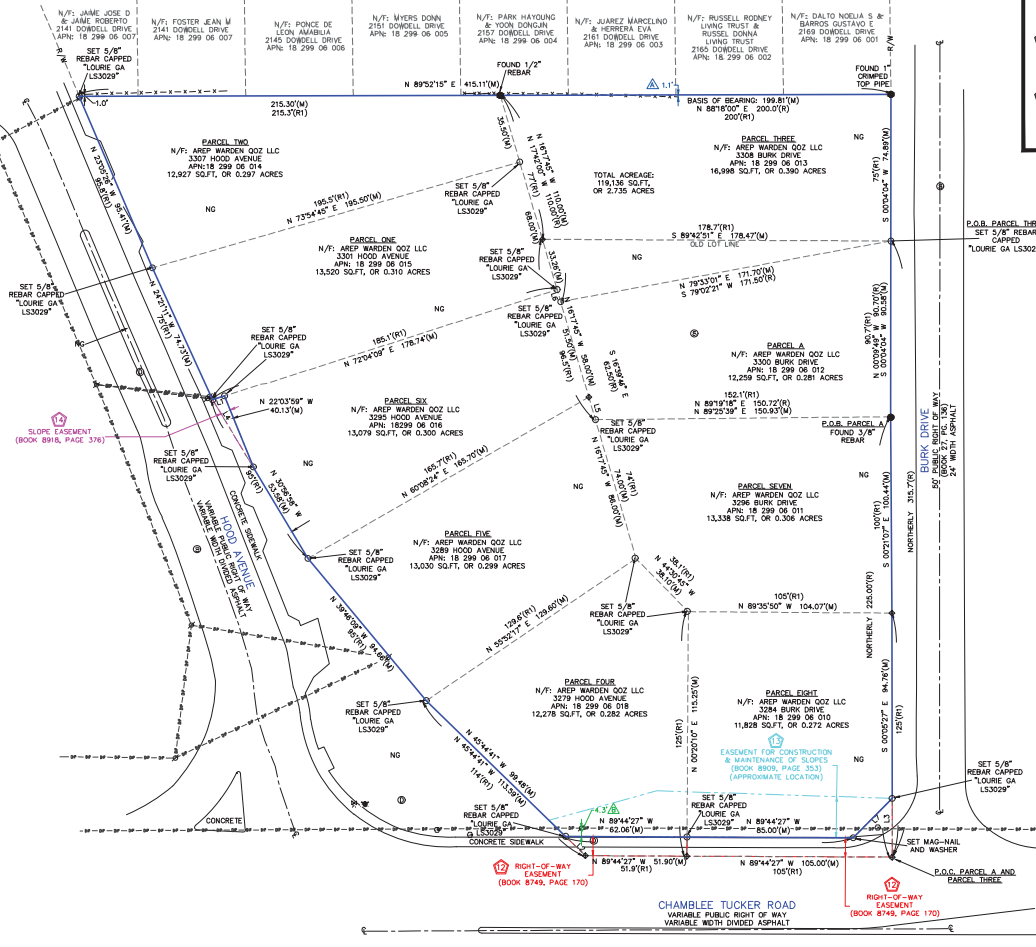
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LEGEND
● FOUND MONUMENT AS NOTED
○ SET MONUMENT AS NOTED
○ COMPUTED POINT
(M) MEASURED/CALCULATED DIMENSION
(R) RECORD DIMENSION
(R) RECORD DIMENSION PER PB. 27, PG. 136
N/P: NOW OR FORMERLY
S.Q.F.: SQUARE FEET
NG: NATURAL GROUND
P.O.B.: POINT OF BEGINNING
P.O.C.: POINT OF COMMENCEMENT
— FENCE LINE
— EASEMENT LINE
— RIGHT-OF-WAY
— CENTERLINE
— FIRE HYDRANT
— WATER VALVE
— FIBER OPTIC VAULT
— UTILITY POLE
— STORM MANHOLE
— SANITARY MANHOLE
— OVERHEAD POWER LINE
— FENCE LINE
— EASEMENT LINE
— RIGHT-OF-WAY
— CENTERLINE

SIGNIFICANT OBSERVATIONS
▲ THE FENCE APPEARS TO CROSS THE PROPERTY LINE BY AS MUCH AS 1.1'.
▲ THE OVERHEAD POWERLINE AND FIBER OPTIC VAULT DO CROSS OVER THE PROPERTY LINE BY 4.5' WITHOUT THE BENEFIT OF AN EASEMENT.

ALTA/NSPS LAND TITLE SURVEY
AEI JOB #473442
CHAMBLEE, GA
3307 HOOD AVENUE
DEKALB COUNTY CHAMBLEE, GEORGIA 30341



NOTES CORRESPONDING TO SCHEDULE B
1. —REINFORCEMENT OF ACCESS RIGHTS (EXCEPT WHERE DESIGNATED BY GEORGIA DEPARTMENT OF TRANSPORTATION) AS CONTAINED IN THAT CERTAIN GEORGIA DEPARTMENT OF TRANSPORTATION RIGHT OF WAY DEED BETWEEN TOM S. PIPPIN AND GEORGIA DEPARTMENT OF TRANSPORTATION, DATED OCTOBER 24, 1995, FILED OCTOBER 27, 1995, AND RECORDED IN DEED BOOK 8818, PAGE 376, RECORDS OF THE SUPERIOR COURT OF DEKALB COUNTY, GEORGIA. (AFFECTS, PLOTTED AS SHOWN.)
2. —REINFORCEMENT OF ACCESS RIGHTS (EXCEPT WHERE DESIGNATED BY GEORGIA DEPARTMENT OF TRANSPORTATION) AS CONTAINED IN THAT CERTAIN GEORGIA DEPARTMENT OF TRANSPORTATION RIGHT OF WAY DEED BETWEEN TOM S. PIPPIN AND GEORGIA DEPARTMENT OF TRANSPORTATION, DATED MARCH 13, 1995, FILED MARCH 21, 1996, AND RECORDED IN DEED BOOK 8818, PAGE 376, AFORESAID RECORDS. (AFFECTS, PLOTTED AS SHOWN.)
3. —REINFORCEMENT OF ACCESS RIGHTS (EXCEPT WHERE DESIGNATED BY GEORGIA DEPARTMENT OF TRANSPORTATION) AS CONTAINED IN THAT CERTAIN GEORGIA DEPARTMENT OF TRANSPORTATION RIGHT OF WAY DEED BETWEEN TOM S. PIPPIN AND GEORGIA DEPARTMENT OF TRANSPORTATION, DATED MARCH 13, 1995, FILED MARCH 21, 1996, AND RECORDED IN DEED BOOK 8818, PAGE 376, AFORESAID RECORDS. (AFFECTS, PLOTTED AS SHOWN.)
4. —CITY OF CHAMBLEE DRIVEWAY EASEMENT FROM AMY H. LEE AND JACK LIN TO DEKALB COUNTY, DATED NOVEMBER 12, 2007, FILED NOVEMBER 29, 2007, AND RECORDED IN DEED BOOK 20448, PAGE 292, AFORESAID RECORDS. (NO LONGER AFFECTS, EASEMENT EXPIRED AFTER COMPLETION OF CONSTRUCTION.)
5. —CITY OF CHAMBLEE DRIVEWAY EASEMENT FROM AMY H. LEE AND JACK LIN TO DEKALB COUNTY, DATED NOVEMBER 12, 2007, FILED NOVEMBER 29, 2007, AND RECORDED IN DEED BOOK 20448, PAGE 292, AFORESAID RECORDS. (NO LONGER AFFECTS, EASEMENT EXPIRED AFTER COMPLETION OF CONSTRUCTION.)
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ZONING DATA

ZONING DESIGNATION	REQUIRED	PARKING REQUIREMENTS
MINIMUM LOT AREA (S.Q.F.)	N/A	NO MINIMUM IS REQUIRED
MAXIMUM BUILDING COVERAGE	75%	
MAXIMUM BUILDING HEIGHT	7'	
BUILDING SETBACKS	N/A	
FRONT	NONE	SOURCE: THE PLANNING & ZONING RESOURCE COMPANY
SIDE	NONE	CONTRACT: (402) 840-1344
REAR	NONE	REPORT DATE: 12/09/2022
NOTES: "VOT" - VILLAGE	REPORT #163324-1	
COMMERCIAL DISTRICT		

LINE TABLE

LINE	BEARING	DISTANCE
1	N 72°04'00" E	6.30
2	N 45°44'41" E	14.31
3	N 00°00'00" E	15.00
4	N 00°00'00" E	43.00
5	N 16°17'45" W	12.50
6	N 16°17'45" W	7.50
7	N 44°58'58" W	28.31

VICINITY MAP
NOT TO SCALE
CHAMBLEE TUCKER ROAD
SITING
DOWELL DRIVE
BURK DRIVE
HOOD AVENUE
SHEET 1 OF 1
LAND AREA
118,136 SQUARE FEET
2.7364 ACRES

FLOOD INFORMATION
FLOOD DATA BASED ON MAPS PREPARED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) AVAILABLE ONLINE AT WWW.FEMA.FLZONING.COM, AND BY GRAPHIC PLOTTING ONLY. THIS PROPERTY IS LOCATED IN ZONE "X" ON FLOOD INSURANCE RATE MAP NUMBER 1300000000, WHICH BEARS AN EFFECTIVE DATE OF 08/15/2019 AND IS NOT IN A SPECIAL FLOOD HAZARD AREA. BY REVIEWING FLOOD MAPS PROVIDED BY THE NATIONAL FLOOD INSURANCE PROGRAM WE HAVE LEARNED THIS COMMUNITY DOES PARTICIPATE IN THE PROGRAM.

BEARING BASIS
THE BASIS OF BEARING FOR THIS SURVEY IS NORTH PER PER GEORGIA STATE PLANE COORDINATE SYSTEM, WEST ZONE, NAD83-2011, AS MEASURED ALONG THE NORTH LINE OF THE SUBJECT PROPERTY WHICH BEARS N89°52'10" E PER GPS COORDINATE OBSERVATIONS
UTM ZONE: 18T
LONGITUDE: 841803.9163
CONVERGENCE ANGLE: 0°04'29.8030"

GENERAL NOTES
1. NO UNDERGROUND UTILITIES ARE SHOWN ON THIS SURVEY, ONLY ABOVE GROUND VISIBLE EVIDENCE OF UTILITIES ARE SHOWN.
2. ALL STATEMENTS WITHIN THE CERTIFICATION, AND OTHER REFERENCES LOCATED ELSEWHERE HEREON, RELATED TO UTILITIES, IMPROVEMENTS, STRUCTURES, BUILDINGS, PARTY WALLS, FENCINGS, EASEMENTS, SERVICES, AND SIGNIFICANT OBSERVATIONS ARE BASED SOLELY ON ABOVE GROUND, VISIBLE EVIDENCE, UNLESS ANOTHER SOURCE OF INFORMATION IS SPECIFICALLY REFERENCED HEREON.
3. THIS SURVEY MEETS OR EXCEEDS THE SURVEY STANDARDS/STANDARDS OF CARE AS SET FORTH IN SECTION 3 OF THE 2021 ALTA/NSPS SURVEY REQUIREMENTS.
4. THE SUBJECT PROPERTY HAS DIRECT PHYSICAL ACCESS TO HOOD AVENUE, CHAMBLEE TUCKER ROAD AND BURK DRIVE, EACH BEING A DESIGNATED PUBLIC STREET OR HIGHWAY.
5. IN REGARD TO TABLE A ITEM 14, THERE WAS NO OBSERVABLE EVIDENCE OF REPAIRS, LEAKING, MOVING, OR COLLAPSE OF CONTAINERS OR SUBJECT PROPERTY.
6. THE PARTIES CONTRACTED IN THE LEGAL DESCRIPTION ARE CONTINUOUS WITHOUT ANY GAPS, OR OVERLAPS.
7. BUILDING ARE SHOWN HEREON ARE FOR THE FOOTPRINT OF THE BUILDING ONLY.
8. IN REGARD TO TABLE A ITEM 17, THERE WERE NO KNOWN PROPOSED CHANGES IN RIGHT OF WAY LINES, RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIRS EXCEPT AS SHOWN HEREON.
9. NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL SEAL OF A LICENSED SURVEYOR AND MAPPER, ADDITIONS AND DELETIONS TO SURVEY SYSTEMS, SWITCHES, OR REPORTS BY OTHER THAN THE SIGNING PARTY OR PARTIES IS PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY OR PARTIES.
10. THE NEAREST INTERSECTING STREET IS THE INTERSECTION OF CHAMBLEE TUCKER ROAD AND BURK DRIVE, WHICH IS DIRECTLY ADJACENT TO THE SOUTHEAST CORNER OF THE SUBJECT PROPERTY.
11. THE DISTANCES SHOWN HEREON ARE UNITS OF GROUND MEASUREMENTS.
12. IN REGARD TO TABLE A ITEM 14, ANY PLOTTABLE OPTIC (L.C. APPURTENANT) EASEMENTS LOCATED IN DOCUMENTS PROVIDED TO OR OBTAINED BY THE SURVEYOR HAVE BEEN SHOWN AND/OR NOTED HEREON.

SITE PICTURE
PHOTOGRAPH OF THE SITE

COORDINATED BY:
AEI CONSULTANTS
200 CAMINO DIABLO
WALNUT CREEK, CA 94597
TELEPHONE: 925.746.4000
EMAIL: SURVEYS@AEICONSULTANTS.COM

SURVEYOR'S CERTIFICATE
I, JASON T. LOUIRE, A LICENSED LAND SURVEYOR, NO. 3029, STATE OF GEORGIA, HAVE CONDUCTED THIS SURVEY AND THE SURVEY ON THIS DATE WAS MADE IN ACCORDANCE WITH THE 2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, AS SET FORTH IN THE ALTA/NSPS SURVEY REQUIREMENTS, AND INCLUDES ITEM 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, AND 18 OF TABLE A HEREON. THE FIELDWORK WAS COMPLETED ON 01/09/2023, DATE OF PLAT OR MAP: 01/09/2023.

THIS PLAT IS A RETRADEMENT OF AN EXISTING PARCEL, OR PARCELS OF LAND AND DOES NOT CONSTITUTE A NEW SURVEY. THE SURVEYOR HAS REVIEWED THE EXISTING RECORDS, BOUNDARIES, THE RECORDING INFORMATION OF THE DOCUMENTS, MAPS, PLATS, OR OTHER INSTRUMENTS WHICH CREATED THE PARCELS OR PARCELS ARE SHOWN HEREON. REPRODUCTION OF THIS PLAT DOES NOT IMPLY APPROVAL OF ANY LOCAL JURISDICTION, AVAILABILITY OF FERTILIZERS, COMPLIANCE WITH LOCAL REGULATIONS OR REQUIREMENTS, OR SATISFACTION FOR ANY USE OR PURPOSE OF THE LAND. FURTHERMORE, THE UNDERGROUND LAND SURVEYOR CERTIFIES THAT THIS PLAT COMPLETS WITH THE MINIMUM TECHNICAL STANDARDS FOR PROPERTY SURVEYS IN REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND AS SET FORTH IN O.C.G.A. SECTION 19-6-41.

JASON T. LOUIRE
REGISTERED LAND SURVEYOR NO. 3029
STATE OF GEORGIA
GEORGIA C.O.A. 19F001288

REVISION HISTORY

DATE	REVISION HISTORY	BY	SURVEYOR JOB NUMBER
01/12/2023	CLIENT COMMENTS	AAF	22-12057
01/19/2023	CLIENT COMMENTS	AAF	1" = 30'
		AAF	DRAWN BY:
		AAF	APPROVED BY:
		CH	

SURVEYED BY:
BLEW & ASSOCIATES, P.A.
3825 IN SHILLY DRIVE
FAYETTEVILLE, AL 37203
SURVEYABLEINC.COM

820 AIA North, Suite E21
Ponte Vedra Beach, FL 32082
Phone: (904) 245-4555
WWW.NELSONWORLDWIDE.COM

CIVIL
KIMLEY-HORN
817 WEST PEACHTREE ST. NW
THE BILTMORE, SUITE 601
ATLANTA, GA 30308

LANDSCAPE
KIMLEY-HORN
817 WEST PEACHTREE ST. NW
THE BILTMORE, SUITE 601
ATLANTA, GA 30308

STRUCTURAL
E+M STRUCTURAL
800 LAMBERT DRIVE SUITE H
ATLANTA, GA 30324

MEP
ENGR3 CONSULTING
ENGINEERS
100 NORTH POINT CENTER
EAST SUITE 200
ALPHARETTA, GA 30022

Atlas
Atlas Real Estate Partners
and Fides Development

**FIDES DEVELOPMENT -
CHAMBLEE TUCKER
MIXED USE**
CHAMBLEE, GEORGIA

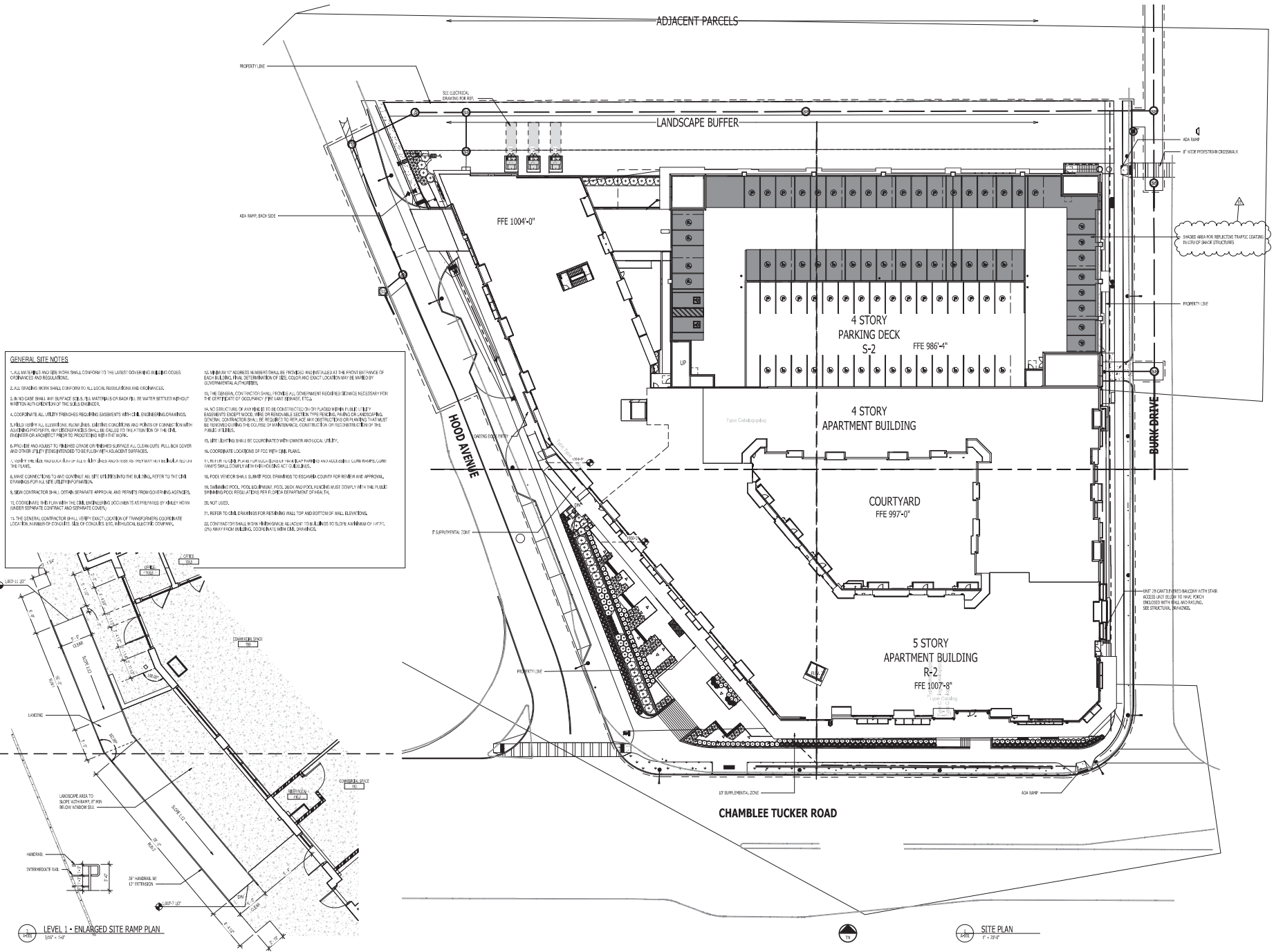
Issue:
Permit Issue 3-3-2022
QWP Set 5-3-2022
IPC Set 4-14-2023

Revision	No.	Date
Design Development Issue	A	11-09-2021
50% Construction Documents	B	12-10-2021
Permit Issue	C	3-3-2022
QWP Set	1	5-3-2022
BULLETIN 03	9	10-10-2023
BULLETIN 09	18	03/06/2024

**ARCHITECTURAL SITE
PLAN**

Proj #: 21.003400.000 Reviewed By: Checker

A-001



820 A1A North, Suite E21
Ponte Vedra Beach, FL 32082
Phone: (904) 245-4555
WWW.NELSONWORLDWIDE.COM

CIVIL
KIMLEY-HORN
817 WEST PEACHTREE ST. NW
THE BILTMORE, SUITE 601
ATLANTA, GA 30308

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**FIDES DEVELOPMENT -
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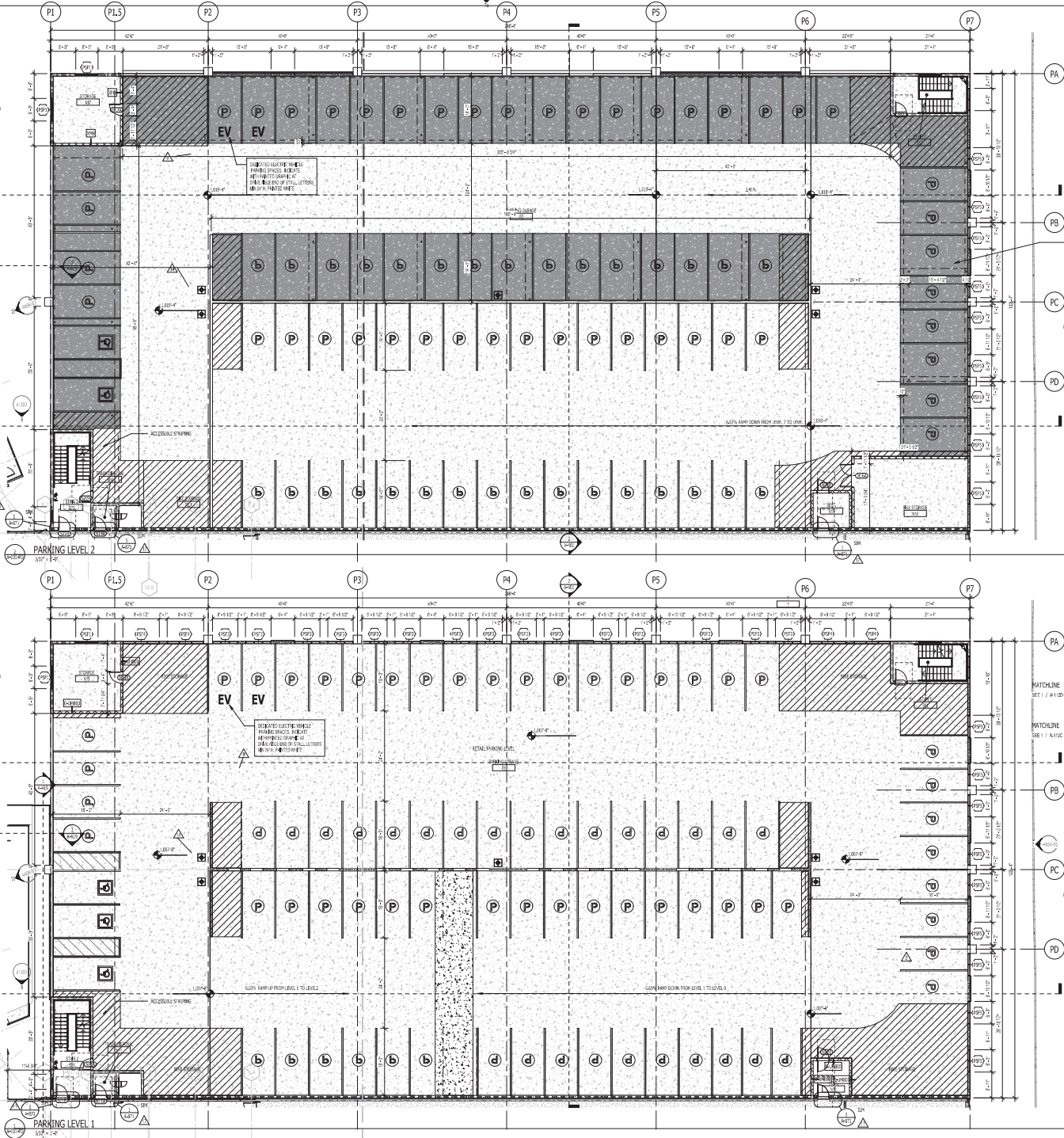
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IPC Set 4-14-2023
BULLETIN 03 9 10-03-2023
PERMIT RESUBMITTAL 12 10-03-2023
BULLETIN 06 14 05-03-2024
BULLETIN 08 17 02-25-2024
BULLETIN 09 18 03-08-2024

**PARKING FLOOR PLANS
- LEVEL 1 & 2**

Proj #: 21.003400.000 Reviewed By: Checker

A-101-PD



PARKING SCHEDULE					
FLOOR	STANDARD PARKING	ADA VAN PARKING	ADA PARKING	PARKING COUNTS	NOTES
LEVEL 2	48	0	3	48	See Inductive Sensing System
LEVEL 1	73	1	3	77	See Inductive Sensing System
LEVEL 1	17	0	3	83	See Inductive Sensing System
LEVEL 1	18	0	3	84	See Inductive Sensing System
TOTAL	156	1	9	166	