

THE PROPERTY HEREON DESCRIBED IS THE SAME AS THE PERTINENT PROPERTY
AS DESCRIBED IN STEWART TITLE GUARANTY COMPANY, COMMITMENT FILE NO.:
5131817-S-GA-MR-MSD, DATED OCTOBER 25, 2022 AT 08:00 AM.

THE LAND IS DESCRIBED AS FOLLOWS:

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 PROPERTY, 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 TO THE INTERSECTION OF BURK DRIVE AND CARROLL AVENUE; THENCE SOUTHWEST ALONG THE WESTERLY RIGHT 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 CARROLL AVENUE A DISTANCE OF 80.70 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 DEGREE 39 MINUTES 46 SECONDS EAST, 62.50 FEET TO A POINT; RUNNING THENCE SOUTHWEST ALONG THE WESTERLY RIGHT OF WAY OF BURK DRIVE A DISTANCE OF 122.50 FEET TO THE IRON PIN FOUND AT THE POINT OF BEGINNING, BEING IMPROVED PROPERTY KNOWN AS 3300-3302 BURK DRIVE ACCORDING TO THE PRESENT RECORD MAP NUMBERED 100-10-010-0000000000000000000000000000000000 PARTICULARLY DESCRIBED ON A PLAT OF SURVEY PREPARED FOR DAVID HENDERSON BY PERRY E. MCCLUNG, R.L.S., DATED 8/8/96.

PARCEL ONE:
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, WHICH LOT IS HEREBY REFERRED TO AS SAID A PART OF THIS DESCRIPTION; AND BEING IMPROVED PROPERTY KNOWN AS 3301-3303 HOOB AVENUE, ACCORDING TO THE PRESENT SYSTEM OF NUMBERING HOUSES IN THE CITY OF CHAMBLEE, DEKALB COUNTY, GEORGIA.

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 5, SUBDIVISION OF PROPERTY OF W.H. SINGLETON, AS PER PLAT RECORDED AT PLAT BOOK 27, PAGE 136, DEKALB COUNTY, GEORGIA, WHICH TRACT IS HEREBY REFERRED TO AND MADE A PART OF THIS DESCRIPTION; AND BEING IMPROVED PROPERTY KNOWN AS 3307-3309 HOOD AVENUE, ACCORDING TO THE PRESENT SYSTEM OF NUMBERING HOUSES IN THE CITY OF CHAMBLEE, DEKALB COUNTY, GEORGIA.

[illegible]

PARCEL FOUR: ALL THAT TRACT OR PARCEL OF LAND LYING IN THE CITY OF CHAMBLEE, IN LAND LOT 299 OF THE 18TH DISTRICT OF DEKALB COUNTY, GEORGIA, BEING LOT 1, SUBDIVISION OF PROPERTY OF W. H. SINGLETON, AS PER PLAT RECORDED AT PLAT BOOK 27, PAGE 138, DEKALB COUNTY, GEORGIA RECORDS, WHICH PLAT IS HEREBY REFERRED TO AND MADE A PART OF THIS DESCRIPTION, AND BEING IMPROVED PROPERTY KNOWN AS 3279 HOOD AVENUE, ACCORDING TO THE PRESENT SYSTEM OF NUMBERING HOUSES IN THE CITY OF CHAMBLEE, DEKALB COUNTY, GEORGIA.

PARCEL FIVE:
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 2, SUBDIVISION OF PROPERTY OF W. H. SINGLETON, AS
PER PLAT RECORDED AT PLAT BOOK 27, PAGE 136, DEKALB COUNTY, GEORGIA,
RECORD AT IT IS HEREBY REFERRED TO AND MADE A PART OF THIS
DESCRIPTION; AND BEING IMPROVED PROPERTY KNOWN AS 3289 HOOD AVENUE,
ACCORDING TO THE PRESENT SYSTEM OF NUMBERING HOUSES IN THE CITY OF
CHAMBLEE, DEKALB COUNTY, GEORGIA.

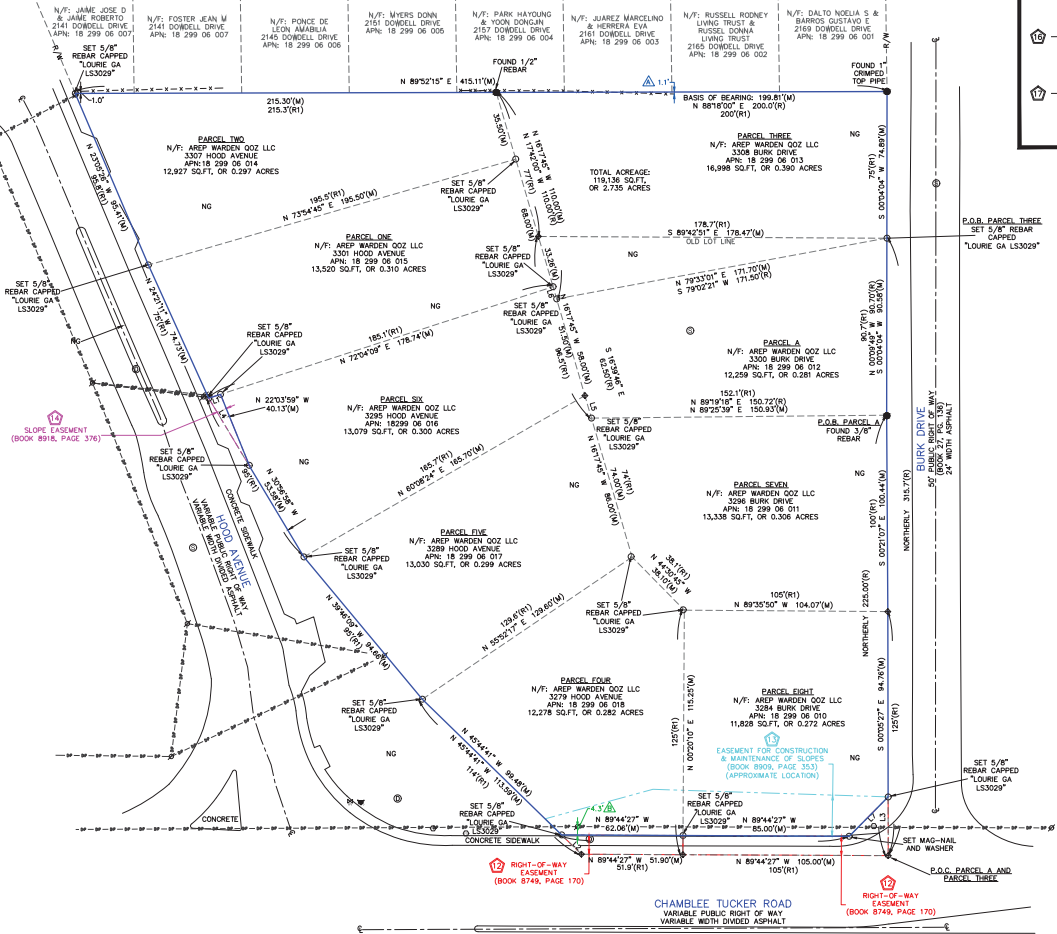
PARCEL SIX:
ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN THE CITY OF
CHAMBLEE, IN LAND LOT 299 OF THE 18TH DISTRICT DEKALB COUNTY, GEORGIA
BEING LOT 3, SUBDIVISION OF PROPERTY OF W. H. SINGLETON, AS PER PLAT
RECORDED AT PLAT BOOK 27, PAGE 136, DEKALB COUNTY, GEORGIA RECORDS,
WHICH IS HEREBY REFERRED TO AND MADE A PART OF THIS DESCRIPTION
AND BEING IMPROVED PROPERTY KNOWN AS 3295 HOOD AVENUE, ACCORDING
TO THE PRESENT SYSTEM OF NUMBERING HOUSES IN THE CITY OF CHAMBLEE,
DEKALB COUNTY, GEORGIA.

PARCEL SEVEN:
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, GEORGIA,
BEING LOT B, SUBDIVISION OF PROPERTY OF W. H. SINGLETON, AS PER PLAT
RECORDED AT PLAT BOOK 27, PAGE 136, DEKALB COUNTY, GEORGIA RECORDS,
WHICH THEY RETURNED TO AND MADE A PART OF THIS DESCRIPTION
AND BEING IMPROVED PROPERTY KNOWN AS 3296 BURK DRIVE, ACCORDING TO
THE PRESENT SYSTEM OF NUMBERING HOUSES IN THE CITY OF CHAMBLEE,
DEKALB COUNTY, GEORGIA.

PARCEL EIGHT:
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 9, SUBDIVISION OF PROPERTY OF W. H. SINGLETON, AS PER
PLAT RECORDED AT PLAT BOOK 27, PAGE 136, DEKALB COUNTY, GEORGIA
WHICH PLAT IS HEREBY REFERRED TO AND MADE A PART OF THIS
DESCRIPTION; AND BEING IMPROVED PROPERTY KNOWN AS 3284-3286 BURK
DRIVE, ACCORDING TO THE PRESENT SYSTEM OF NUMBERING HOUSES IN THE
CITY OF CHAMBLEE DEKALB COUNTY, GEORGIA.

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

THE OVERHEAD POWERLINE AND POLE APPEAR TO CROSS OVER THE PROPERTY LINE BY 4.3' WITHOUT THE BENEFIT OF AN EASEMENT.



AEI JOB #473442
CHAMBLEE, GA
3307 HOOD AVENUE

DEKALB COUNTY CHAMBLEE, GEORGIA 30341

12 - RELINQUISHMENT OF ACCESS RIGHTS (EXCEPT WHERE DESIGNATED BY GEORGIA DEPARTMENT OF TRANSPORTATION) AS CONTAINED IN THAT CERTAIN DEED OF THE 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 8749, PAGE 170, RECORDS OF THE SUPERIOR COURT OF DEKALB COUNTY, GEORGIA.
(AFFECTS, PLOTTED AS SHOWN.)

— RELINQUISHMENT OF ACCESS RIGHTS (EXCEPT WHERE DESIGNATED BY GEORGIA DEPARTMENT OF TRANSPORTATION) AS CONTAINED IN THAT CERTAIN GEORGIA DEPARTMENT OF TRANSPORTATION CONSTRUCTION AND MAINTENANCE AGREEMENT BETWEEN GEORGIA DEPARTMENT OF TRANSPORTATION AND TOM S. PIPPEN, DATED MARCH 13, 1996, FILED MARCH 13, 1996, AND RECORDED IN DEED BOOK 8909, PAGE 353, AFFORSAID RECORDS.
(AFFECTS, PLOTTED AS SHOWN.)

14 — RELINQUISHMENT OF ACCESS RIGHTS (EXCEPT WHERE DESIGNATED BY GEORGIA DEPARTMENT OF TRANSPORTATION) AS CONTAINED IN THAT CERTAIN GEORGIA DEPARTMENT OF TRANSPORTATION RIGHT OF WAY BETWEEN TOM S. PIPPIN AND GEORGIA DEPARTMENT OF TRANSPORTATION DATED MARCH 13, 1995, FILED MARCH 21, 1996, AND RECORDED IN DEED BOOK 8918, PAGE 376, AFORESAID RECORDS.

15 - 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 20469, PAGE 290, AFORESAID RECORDS.
(NO LONGER AFFECTS, EASEMENT EXPIRED AFTER COMPLETION OF

16 - 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 20469, PAGE 292, AFORESAID RECORDS.
(NO LONGER AFFECTS. EASEMENT EXPIRED AFTER COMPLETION OF

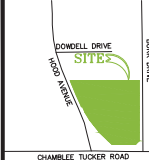
17 - CITY OF CHAMBLEE DRIVEWAY EASEMENT FROM AMY H. LEE AND JACK LIN TO DEKALB COUNTY, DATED NOVEMBER 12, 2007, FILED NOVEMBER 29, 2007, AND RECORDED IN DEED BOOK 20469, PAGE 294, AFORESAID RECORDS.
(NO LONGER AFFECTS, EASEMENT EXPIRED AFTER COMPLETION OF

ZONING ITEM	REQUIRED	PARKING REQUIREMENTS
ZONING DESIGNATION	VC	NO MINIMUM IS REQUIRED
MINIMUM LOT AREA (SQ.FT.)	N/A	
MAX. BUILDING COVERAGE	80%	
MAX. BUILDING HEIGHT	75'	
BUILDING SETBACKS		
FRONT	NONE	
SIDE	NONE	
REAR	NONE	
NOTES: "VC" - VILLAGE COMMERCIAL DISTRICT		SOURCE: THE PLANNING & ZONING RESOURCE COMPANY CONTACT: (405) 840-4344 REPORT DATE: 12/08/2021 REPORT #: 163214-1

NOTES: "VC" - VILLAGE COMMERCIAL DISTRICT	REPORT DATE: 12/08/202 REPORT #: 163214-1
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LINE	BEARING	DISTANCE
L1(W)	S 72°04'09" W	6.36'
L2(W)	N 45°44'41" E	14.11'
L3(W)	S 00°05'27" E	30.03'
L4(W)	N 30°56'58" E	41.08'
L5(W)	N 16°17'45" W	12.00'
L6(W)	N 16°17'45" W	7.50'
L7(W)	S 44°38'58" W	28.31'

NOT TO SCALE



FLOOD NOTE: BASED ON MAPS PREPARED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) AVAILABLE ONLINE AT WWW.FEMA.GOV, AND BY GRADING LOTTING ONLY, THIS PROPERTY IS LOCATED IN ZONE "X" ON FLOOD INSURANCE RATE MAP NUMBER 13089C0018K, WHICH BECAME EFFECTIVE DATE 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.

THE BASIS OF BEARING FOR THIS SURVEY IS GRID NORTH PER GEORGIA STATE PLANE COORDINATE SYSTEM, WEST ZONE, NAD83-2011, AS MEASURED ALONG THE NORTH LINE OF THE SUBJECT PROPERTY WHICH BEARS
N89°52'15"E PER GPS COORDINATE OBSERVATIONS
LATITUDE: 33°53'06.9497"
LONGITUDE: 84°18'03.9165"
CONVERGENCE ANGLE: 00°04'29.8030"

1. NO UNDERGROUND UTILITIES ARE SHOWN ON THIS SURVEY, ONLY ABOVE GROUND VISIBLE EVIDENCE OF UTILITIES ARE SHOWN.

2. THERE WAS NO EVIDENCE OF BURIALS, INTERMENTS, OR OTHER REFERENCES LOCATED ELSEWHERE HEREON, RELATED TO UTILITIES, IMPROVEMENTS, STRUCTURES.

3. ALL DATA AND OBSERVATIONS WERE BASED ON VISUAL OBSERVATIONS, UNLESS OTHERWISE NOTED. ALL OBSERVATIONS ARE BASED SOLELY ON ABOVE GROUND, VISIBLE EVIDENCE, UNLESS OTHERWISE NOTED.

4. THIS SURVEY MEETS OR EXCEEDS THE SURVEY STANDARDS/STANDARDS OF CARE AS SET FORTH IN SECTION 3 OF THE 2021 ALTA/NPSPS SURVEY REQUIREMENTS.

5. THERE WAS NO EVIDENCE OF PREVIOUSLY UNRECORDED UTILITIES OR STRUCTURES, EXCEPT CHANGIE TUCKER ROAD AND BURK DRIVE, EACH BEING A DEDICATED PUBLIC HIGHWAY.

6. THERE WAS NO VISIBLE EVIDENCE OF CEMETERIES ON SUBJECT PROPERTY.

7. IN REGARD TO TABLE ITEM 16, THERE WAS NO OBSERVABLE EVIDENCE OF ANY MOVING OR NON-MOVING OBJECTS, UNLESS OTHERWISE NOTED. THERE ARE NO SHOWN HEREON.

8. THIS REPORT CONTAINS IN THE LEFT COLUMN DESCRIPTION ARE CONTINGUOUS WITHOUT

AEI
Consultants

AEI CONSULTANTS
2500 CAMINO DIABLO
WALNUT CREEK, CA, 94597
TELEPHONE: 925.746.6000
EMAIL: SURVEYS@AEICONSULTANTS.COM

TO: KENSINGTON VANGUARD NATIONAL LAND SERVICES LLC; SANTANDER BANK, N.A., AND ITS SUCCESSORS AND ASSIGNS; AREP WARDEN GOZ LLC, AND ITS SUCCESSORS AND ASSIGNS; AND STEWART TITLE GUARANTY COMPANY;

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 4, 6(a), 6(b), 7(a), 7(b)(1), 7(c), 8, 9, 13, 14, 16, 17, and 18 OF TABLE A THEREOF. THE FIELDWORK WAS COMPLETED ON 01/06/2023. DATE OF PLAT OR MAP: 01/09/2023.

THIS PLAT IS A RETRACEMENT OF AN EXISTING PARCEL OR PARCELS OF LAND AND DOES NOT SUBDIVIDE OR CREATE A NEW PARCEL OR MAKE ANY CHANGES TO ANY REAL PROPERTY BOUNDARIES. THE RECORDING INFORMATION OF THE DOCUMENTS, MAPS, PLATS, OR OTHER INSTRUMENTS WHICH CREATED THE PARCEL OR PARCELS ARE SET FORTH HEREIN. RECONSTRUCTION OF THIS PLAT DOES NOT REQUIRE APPROVAL OF ANY LOCAL JURISDICTION, AVAILABILITY OF PERMITS, COMPLIANCE WITH LOCAL REGULATIONS OR REQUIREMENTS, OR SUITABILITY FOR ANY USE OR PURPOSE OF THE LAND. FURTHERMORE, THE UNDERSIGNED LAND SURVEYOR CERTIFIES THAT THIS PLAT COMPLIES WITH THE MINIMUM TECHNICAL STANDARDS FOR PROPERTY SURVEYS IN GEORGIA AS SET FORTH IN THE RULES AND REGULATIONS OF THE GEORGIA BOARD OF SURVEYORS FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND AS SET FORTH IN O.G.C.A. SECTION 15-6-67.



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

SURVEYED BY:
BLEW & ASSOCIATES, P.A.
3825 N SHILOH DRIVE
FAYETTEVILLE, AR 72703.
SURVEY@BLEWNC.COM

820 A1A North, Suite E21
Ponte Vedra Beach, FL 32082
Phone: (904) 245-6565
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

FIDES DEVELOPMENT - CHAMBLEE TUCKER MIXED USE
CHAMBLEE, GEORGIA

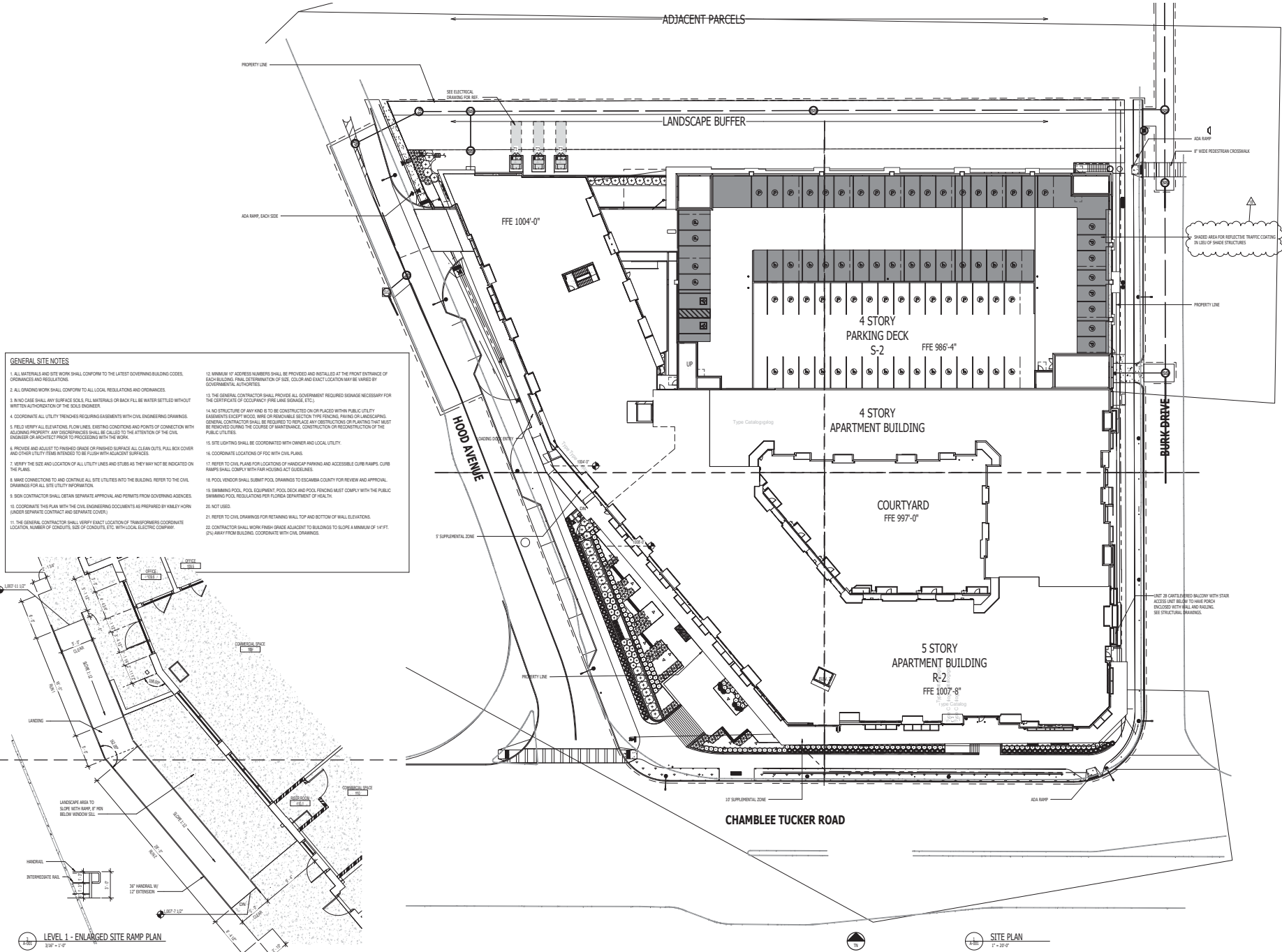
Issue:
Permit Issue 3-3-2022
GMP Set 5-3-2022
IFC Set 4-24-2023

Revision:
Design Development Issue A 11-3-2021
50% Construction Documents B 12-10-2021
Permit Issue C 3-3-2022
GMP Set 1 5-3-2022
BULLETIN 03 9 10-01-2023
BULLETIN 09 18 01/06/2024

ARCHITECTURAL SITE PLAN

Proj #: 21.003400.000 Reviewed By: Checker

A-001



REFLECTIVE COATING CALCULATIONS
TOTAL DECK SURFACE AREA = 18,850 sq ft (A) = 7,418 MIN. SHADE RED
(ROOF AREA AT STAIRS / STORAGE AND RAMP ARE DEDUCTED FROM
TOP LEVEL AREA CALCULATIONS)
TOTAL SF OF REFLECTIVE COATING PROVIDED = 9,000 sq ft

REFLECTIVE TRAFFIC COATING AT SHAIRED AREA

MATCHLINE
SEE 1 / A-1102

MATCHLINE
SEE 1 / A-1102

PARKING SCHEDULE					
FLOOR	STANDARD PARKING	ADA VEH. PARKING	ADA PARKING	PARKING COUNTS	NOTES
LEVEL 1	48	0	3	48	Not Including Space Pedestals
LEVEL 2	71	1	3	75	Including Space Pedestals
LEVEL 3	17	0	3	20	Including Space Pedestals
LEVEL 4	88	0	3	91	Including Space Pedestals
TOTAL	124	1	9	249	