

LOCATION MAP

- LEGEND:**
- ARC LENGTH OF CURVE
 - ATC AIR-CONDITIONED
 - BC BACK OF CURB
 - BOLL BOLLARD
 - BSL BUILDING SETBACK LINE
 - BSMH BELLSOUTH MANHOLE
 - CHD LENGTH OF CHORD
 - CL CENTERLINE
 - CB CATCH BASIN
 - CLF CHAIN LINK FENCE
 - CMP CORRUGATED METAL PIPE
 - CSG CURB AND GUTTER
 - CO CLEAN OUT
 - CONC CONCRETE
 - CTP CRIMP-TOP PIPE
 - DB DEED BOOK
 - DIP DUCTILE-IRON PIPE
 - DWCB DOUBLE-WING CATCH BASIN
 - EB ELECTRIC BOX
 - EM ELECTRIC METER
 - EP EDGE OF PAVEMENT
 - ESM'T EASEMENT
 - FH FIRE HYDRANT
 - FDC FIRE DEPARTMENT CONNECTION
 - GI GRATE INLET
 - GM GAS METER
 - GL GROUND LIGHT
 - GV GAS VALVE
 - GW GUY WIRE
 - HW HEADWALL
 - IPF IRON PIN FOUND (IPF (1)=1/2" REBAR; IPF (2)=5/8" REBAR)
 - IPJ IRON PIN SET
 - JB JUNCTION BOX
 - LP LIGHT POLE
 - N' BORS NEIGHBOR'S
 - N/F NOW OR FORMERLY
 - OTP OPEN TOP PIPE
 - OCB OVERHEAD CABLE
 - PB PLAT BOOK
 - PG PAGE
 - PIV POST INDICATOR VALVE
 - PL PROPERTY LINE
 - POB POINT OF BEGINNING
 - PP POWER POLE
 - PVC POLYVINYL CHLORIDE
 - RAD RADIUS OF CURVE
 - RCP REINFORCED CONCRETE PIPE
 - RR RAILROAD
 - R/W RIGHT-OF-WAY
 - SD STORM DRAIN
 - SDMH STORM DRAIN MANHOLE
 - SSMH SANITARY SEWER MANHOLE
 - SSMH SANITARY SEWER LINE
 - SV SPRINKLER VALVE
 - SWCB SINGLE-WING CATCH BASIN
 - S/W SIDEWALK
 - TBX TELEPHONE BOX
 - TRANS TRANSFORMER
 - UGC UNDERGROUND CABLE
 - UE UNDERGROUND ELECTRIC CABLE
 - UT UNDERGROUND TELEPHONE
 - UMH UTILITY MANHOLE
 - WL WATER LINE
 - WI WEIR INLET
 - WM WATER METER
 - WFF WIRE FENCE
 - WV WATER VALVE

- NOTES:**
- ALL PINS SET ARE 5/8" REBAR AND CAPPED.
 - PROPERTY ADDRESS: 3200 COBB GALLERIA PKWY. ATLANTA, GA. 30339.
 - THE TAX PARCEL NO. IS 17101400010.
 - PARKING SPACES SHOWN: 407 REGULAR & 14 HANDICAPPED (PER COBB COUNTY ZONING REGULATIONS, PARKING REQUIRED ON SUBJECT PROPERTY IS 290 SPACES, AS LEASING-AREA IS 114,000 SF (LEASABLE AREA PER CLIENT).)
 - THE LEGAL DESCRIPTION OF THE SITE ON THIS SURVEY IS NOT VERBATIM TO THE LEGAL DESCRIPTION SET FORTH IN THE LIMITED WARRANTY DEED; HOWEVER, IT DESCRIBES THE SAME EXACT TRACT OF LAND DESCRIBED IN SAID LIMITED WARRANTY DEED.
 - THERE IS NO OBSERVED EVIDENCE OF CURRENT EARTH-MOVING WORK, BUILDING CONSTRUCTION, OR BUILDING ADDITIONS.
 - THERE IS NO OBSERVED EVIDENCE OF RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIRS.
 - THERE IS NO OBSERVED EVIDENCE OF SITE BEING USED AS A SOLID WASTE DUMP, SUMP, OR SANITARY LANDFILL.
 - SITE HAS INDIRECT ACCESS TO COBB GALLERIA PKWY VIA ACCESS EASEMENT.
 - THERE ARE NO VISIBLE ENCROACHMENTS ON THE SUBJECT PROPERTY OR UPON ADJACENT LAND ABUTTING THE PROPERTY, EXCEPT AS SHOWN.

- STANDARD SURVEY NOTES:**
- THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A CLOSURE PRECISION OF ONE FOOT IN 159,438 FEET AND AN ANGULAR ERROR OF 0.1 sec PER ANGLE POINT, AND ADJUSTED USING THE COMPASS RULE.
 - THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND FOUND TO BE ACCURATE WITHIN ONE FOOT IN 155,735 FEET.
 - THE MEASUREMENT FOR FIELD DATA USED FOR PREPARING THIS PLAT WAS TAKEN BY A TOPCON GTS-311.

BOUNDARY DATA

① N11°10'13"E
ARC = 87.86'
RAD = 30.00'
CHD = 59.66'

② N17°02'39"E
28.00'

③ N88°46'00"W
ARC = 31.93'
RAD = 58.00'
CHD = 31.53'

ZONING NOTE:

THE SUBJECT PROPERTY IS ZONED OI (OFFICE AND INSTITUTIONAL DISTRICT). SOME RESTRICTIONS OF OI-ZONING ARE:

SETBACKS:
FRONT: 40 FEET;
SIDE: 15 FEET;
REAR: 30 FEET;
BUILDING HEIGHT SHOULD NOT EXCEED THOSE OF ADJACENT BUILDINGS, NOR IMPACT THE VIEW SHEED OF ADJACENT RESIDENTIAL PROPERTY.
F.A.R. SHOULD BE 1.0 OR AS DETERMINED APPROPRIATE BY THE BOARD OF COMMISSIONERS

N29°27'20"E
ARC = 158.43'
RAD = 170.49'
CHD = 152.79'

ENCROACHMENTS ON SITE:
CHAIN-LINK FENCE INSIDE PROPERTY 1.5' FROM ADJACENT PROPERTY TO THE NORTH
FLUME INSIDE PROPERTY 0.6' FROM INTERSTATE HIGHWAY 75 TO THE EAST.

TITLE EXCEPTIONS:
SCHEDULE B-SECTION 2

THIS COMMITMENT DOES NOT REPUBLISH ANY COVENANT, CONDITION, RESTRICTION, OR LIMITATION CONTAINED IN ANY DOCUMENT REFERRED TO IN THIS COMMITMENT TO THE EXTENT THAT THE SPECIFIC COVENANT, CONDITION, RESTRICTION, OR LIMITATION VIOLATES STATE OR FEDERAL LAW BASED ON RACE, COLOR, RELIGION, SEX, SEXUAL ORIENTATION, GENDER-IDENTITY, HANDICAP, FAMILIAL STATUS, OR NATIONAL ORIGIN.

THE POLICY WILL NOT INSURE AGAINST LOSS OR DAMAGE RESULTING FROM THE TERMS AND PROVISIONS OF ANY LEASE OR EASEMENT IDENTIFIED IN SCHEDULE A, AND WILL INCLUDE THE FOLLOWING EXCEPTIONS UNLESS CLEARED TO THE SATISFACTION OF THE COMPANY:

- NONE KNOWN;
- STANDARD EXCEPTIONS:
a. NONE KNOWN;
b. NONE KNOWN;
c. NONE KNOWN;
d. NOT A SURVEY ITEM;
e. NOT A SURVEY ITEM;
- NOT A SURVEY ITEM;
- NOT A SURVEY ITEM;
- NOTED;
- NOT A SURVEY ITEM;
- NOT A SURVEY ITEM;
- NOT A SURVEY ITEM;
- NOTED;
- SUPERSEDED BY THIS ONE;
- DB 4857, PG 323 - AMERICAN TELEPHONE AND TELEGRAPH CO. EASEMENT APPLIES, AS SHOWN;
- DB 4890, PG 34 - AMERICAN TELEPHONE AND TELEGRAPH CO. EASEMENT APPLIES, AS SHOWN;
- DB 6026, PG 182 - EASEMENT AGREEMENT APPLIES, AS SHOWN;
- DB 6026, PG 199 - EASEMENT AGREEMENT APPLIES, AS SHOWN;
- DB 9415, PG 330 - PERM. UNDERGROUND WALL EASEMENT APPLIES, AS SHOWN;
- DB 9415, PG 333 - SANITARY SEWER EASEMENT APPLIES, AS SHOWN;
- PROPERTY ABUTS INTERSTATE 1-75 LIMITED ACCESS APPLIES, AS SHOWN;
- DB 9352, PG 472 - BELLSOUTH EASEMENT APPLIES, AS SHOWN;
- DB 10968, PG 214 - DISTRIBUTION LINE PERMIT APPLIES, AS SHOWN;
- DB 6654, PG 468 - UTILITY EASEMENT APPLIES, AS SHOWN;
- DB 10384, PG 396 - SECOND AMENDMENT APPLIES, AS SHOWN;

LEGAL DESCRIPTION
3200 COBB GALLERIA PARKWAY

ALL THAT TRACT OR PARCEL OF land lying and being in Land Lot 1014, 17th District, 2nd Section, Cobb County, Georgia, and being more particularly described as follows:

TO FIND THE POINT OF BEGINNING, COMMENCE AT A POINT FORMED BY THE INTERSECTION OF THE LAND LOT LINES COMMON TO LAND LOTS 979, 980, 1013 AND 1014; THENCE, SOUTH 24 DEGREES 47 MINUTES 50 SECONDS EAST, A DISTANCE OF 560.69 FEET TO A POINT (POINT BEING WITNESSED BY A 1/2 INCH REBAR FOUND, NORTH 44 DEGREES 41 MINUTES 48 SECONDS EAST, A DISTANCE OF 37.77 FEET), SAID POINT BEING THE POINT OF BEGINNING; THENCE ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 170.49 FEET AND AN ARC LENGTH OF 158.43 FEET, BEING SUBTENDED BY A CHORD BEARING NORTH 29 DEGREES 27 MINUTES 20 SECONDS EAST, A DISTANCE OF 152.79 FEET; THENCE ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 401.83 FEET AND AN ARC LENGTH OF 520.79 FEET, BEING SUBTENDED BY A CHORD BEARING SOUTH 87 DEGREES 08 MINUTES 34 SECONDS EAST, A DISTANCE OF 485.10 FEET TO A RIGHT-OF-WAY MONUMENT FOUND; THENCE ALONG SAID RIGHT-OF-WAY LINE OF INTERSTATE 75; THENCE ALONG SAID RIGHT-OF-WAY LINE ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 401.83 FEET AND AN ARC LENGTH OF 40.38 FEET, BEING SUBTENDED BY A CHORD BEARING SOUTH 46 DEGREES 23 MINUTES 22 SECONDS EAST, A DISTANCE OF 40.36 FEET TO RIGHT-OF-WAY MONUMENT FOUND; THENCE ALONG SAID RIGHT-OF-WAY LINE SOUTH 32 DEGREES 25 MINUTES 22 SECONDS EAST, A DISTANCE OF 92.53 FEET TO A RIGHT-OF-WAY MONUMENT FOUND; THENCE ALONG SAID RIGHT-OF-WAY LINE SOUTH 16 DEGREES 26 MINUTES 06 SECONDS EAST, A DISTANCE OF 250.44 FEET TO A POINT; THENCE LEAVING SAID RIGHT-OF-WAY LINE SOUTH 48 DEGREES 41 MINUTES 21 SECONDS WEST, A DISTANCE OF 10.13 FEET TO A 1/2 INCH REBAR FOUND; THENCE ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 160.00 FEET AND AN ARC LENGTH OF 208.35 FEET, BEING SUBTENDED BY A CHORD BEARING SOUTH 41 DEGREES 16 MINUTES 33 SECONDS WEST, A DISTANCE OF 193.94 FEET TO A 5/8-INCH REBAR SET; THENCE SOUTH 78 DEGREES 33 MINUTES 24 SECONDS WEST, A DISTANCE OF 142.66 FEET TO A 5/8 INCH REBAR SET; THENCE ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 160.00 FEET AND AN ARC LENGTH OF 202.10 FEET, BEING SUBTENDED BY A CHORD BEARING NORTH 65 DEGREES 15 MINUTES 30 SECONDS WEST, A DISTANCE OF 188.93 FEET TO A 5/8-INCH REBAR SET; THENCE NORTH 29 DEGREES 08 MINUTES 08 SECONDS WEST, A DISTANCE OF 20.04 FEET TO A 5/8-INCH REBAR SET; THENCE NORTH 58 DEGREES 54 MINUTES 39 SECONDS WEST, A DISTANCE OF 62.00 FEET TO A 1/2-INCH REBAR FOUND; THENCE NORTH 05 DEGREES 16 MINUTES 28 SECONDS EAST, A DISTANCE OF 326.35 FEET TO A 1/2-INCH REBAR FOUND; THENCE ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 30.00 FEET AND AN ARC LENGTH OF 87.86 FEET, BEING SUBTENDED BY A CHORD BEARING NORTH 11 DEGREES 10 MINUTES 13 SECONDS EAST, A DISTANCE OF 59.66 FEET TO A PK NAIL FOUND; THENCE NORTH 17 DEGREES 02 MINUTES 39 SECONDS EAST FOR A DISTANCE OF 28.00 FEET TO A PK NAIL FOUND; THENCE ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 58.00 FEET AND AN ARC LENGTH OF 31.93 FEET, BEING SUBTENDED BY A CHORD BEARING NORTH 88 DEGREES 46 MINUTES 00 SECONDS WEST, A DISTANCE OF 31.53 FEET TO A 1/2 INCH REBAR FOUND; THENCE ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 60.00 FEET AND AN ARC LENGTH OF 60.00 FEET, BEING SUBTENDED BY A CHORD BEARING NORTH 69 DEGREES 25 SECONDS WEST, A DISTANCE OF 69.36 FEET TO A 5/8-INCH REBAR FOUND; THENCE NORTH 33 DEGREES 58 MINUTES 57 SECONDS WEST, A DISTANCE OF 104.42 FEET TO A POINT, SAID POINT BEING THE POINT OF BEGINNING.

Said property contains 6.988 acres, or 304,388 square-feet, more or less, as shown on that certain ALTA/NSPS Land Title Survey for

TOGETHER WITH THE EASEMENTS AND OTHER REAL PROPERTY RIGHTS CREATED IN:

- Easement for roadways, landscaping, signs, pipes, ducts, conduits, and related improvements set forth in Easement Agreement dated February 28, 1991 by and between KK Galleria Associates AP, Colorado, Inc. #2, and Mellon Bank, N.A., recorded in Deed Book 6026, Page 182, aforesaid records.
- Easement for sewers, sign, detention pond, pipes, ducts, conduits, and related improvements for utility facilities, landscaping and a sign set-out in Easement Agreement dated February 28, 1991 among Kennedy Family Investors, LTD., AP Colorado, Inc. #2, and Mellon Bank, N.A., recorded in Deed Book 6026, Page 199, aforesaid records.
- Easement for vehicular and pedestrian ingress and egress, pipes, ducts, conduits, and related improvements for utility facilities, landscaping and a sign set-out in the Mutual Declaration of Easements dated May 20, 1992 between AP Colorado, Inc. #2, and Akervest Associates, L.P., recorded in Deed Book 6654, Page 468, aforesaid records; with amendment dated September 28, 1995, recorded in Deed Book 9225, Page 91, aforesaid records; and with Second Amendment dated May 21, 1997, recorded in Deed Book 10384, Page 396, aforesaid records.

SURVEYOR'S CERTIFICATION

TBD, LLC, a North Carolina limited liability company
TBD (LENDER)
CHICAGO TITLE INSURANCE 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(b), 7a, 7(b) (1), 7(c), 8, 9, 11, 13, 14, 16, 17, and 19 of Table A thereof. The field work was completed on March 31, 2021.

Date of Plat or Map: APRIL 07, 2021

Pablo M. Garcia
Georgia RLS No. 3104

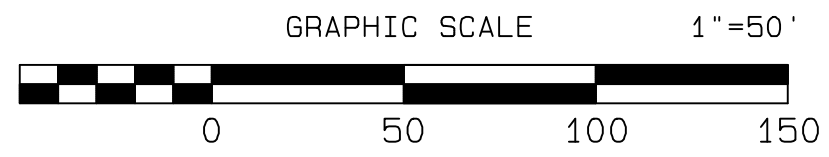
THIS PROPERTY IS LOCATED ON PANEL 13607C0139H OF THE F.L.A. FLOOD INSURANCE RATE MAP DATED 03/04/13 FOR COBB COUNTY, GA. & INCORP AREAS AND IS NOT LOCATED WITHIN AN AREA HAVING SPECIAL FLOOD HAZARDS.

REVISIONS		
DATE	Δ	DESCRIPTION
10/21/16	1	FIELD-CHECKED & IMPROVEMENTS FOUND AS SHOWN. REVIEWED TITLE BINDER & REVISED CERTIFICATION
04/07/21	2	FIELD-CHECKED & IMPROVEMENTS FOUND AS SHOWN. REVIEWED TITLE BINDER & REVISED CERTIFICATION

TWO-STORY CONCRETE BUILDING
68,504 sf
(AREA TO EXTERIOR OF BUILDING @ GROUND LEVEL)

ONE-STORY CONCRETE BUILDING
25,830 sf
(AREA TO EXTERIOR OF BUILDING @ GROUND LEVEL)

INTERSTATES 75 (R/W VARIES) (LIMITED ACCESS)



SITE AREA = 6.988 acres
304,388 sf

ALTA/NSPS
LAND TITLE SURVEY
FOR:
TBD, LLC
TBD (LENDER)
CHICAGO TITLE INSURANCE COMPANY
LAND LOT 1014 17th DISTRICT, 2nd SECTION
COBB COUNTY, GEORGIA