



Commercial Real Estate
Due Diligence Management
3465 S. Arlington Rd. Suite E#183
aAkron, OH 44312
866.290.8121
www.amnational.net

ALTA/NSPS Land Title Survey

Lenox Village

901002306
2770 Lenox Road
Atlanta, GA 30324
County of Fulton

To: First American Title Insurance Company; Genworth Life and Annuity Insurance Company; its successors and/or assigns; and American National, LLC,

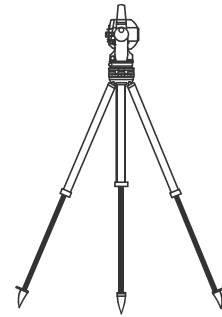
This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2021 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes Items 1, 2, 3, 4, 6(a), 6(b), 7(a), 7(b)(1), 7(c), 8, 9, 13, 14, 16, 17 and 19 of Table A thereof.

The fieldwork was completed on: 1/25/2024

Date of Plat or Map: 1/25/2024
Date of Last Revision: 3/19/2024

Princeton P Pirke Jr.
Registration Number: 1474
In the State of: Georgia

Network reference #20240080-1



**PIRKE &
ASSOCIATES
SURVEYING, INC.**

783 Slater Durrence Road
Glenville, Georgia 30427
Email: pirkesurveying@outlook.com
Phone 912-654-3298 Cell 912-237-3770
Ga. LSF 000232, SC LSF 3780

Legal Description

PARCEL 1:

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 7 OF THE 17TH DISTRICT OF FULTON COUNTY, GEORGIA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT AN IRON PIN LOCATED ON THE WEST RIGHT OF WAY OF LENOX ROAD, BEING THE COMMON CORNER OF 800 CORP. (DB. 20009-329) AND BLAISE (DB. 33210-75) AND ALSO BEING LOCATED APPROXIMATELY 600.00 FEET (RECORD-NORTH OF) (ACTUAL-NORTHWESTERLY ALONG THE WESTERLY RIGHT OF WAY OF LENOX RD. FROM) THE INTERSECTION OF THE WEST RIGHT OF WAY OF LENOX ROAD AND THE SOUTH LINE OF LAND LOT 7; THENCE LEAVING SAID RIGHT OF WAY AND FOLLOWING THE COMMON LINE OF BLAISE SOUTH 89-06-00 WEST FOR 178.90 FEET TO AN IRON PIN; THENCE SOUTH 19-33-13 EAST FOR 35.00 FEET TO AN IRON PIN; THENCE ALONG THE COMMON LINE OF PLANTATION HEIGHTS SOUTH 89-20-42 WEST FOR 245.00 FEET TO AN IRON PIN; THENCE NORTH 19-30-40 WEST FOR 34.70 FEET TO AN IRON PIN; THENCE SOUTH 89-06-00 WEST FOR 407.76 FEET TO AN IRON PIN; THENCE NORTH 00-07-45 EAST FOR 126.18 FEET TO AN IRON PIN; THENCE NORTH 89-38-30 EAST FOR 126.22 FEET TO AN IRON PIN; THENCE NORTH 29-05-31 WEST FOR 65.61 FEET TO AN IRON PIN; THENCE NORTH 58-25-18 EAST FOR 15.40 FEET TO AN IRON PIN; THENCE NORTH 30-41-00 WEST FOR 34.80 FEET TO AN IRON PIN; THENCE NORTH 42-25-41 EAST FOR 83.64 FEET TO AN IRON PIN; THENCE NORTH 53-10-59 EAST FOR 95.76 FEET TO AN IRON PIN; THENCE NORTH 89-45-30 EAST FOR 75.82 FEET TO AN IRON PIN; THENCE NORTH 31-24-30 EAST FOR 46.00 FEET TO AN IRON PIN; THENCE ALONG THE COMMON LINE OF MC MAHAN (DB. 10910-498) SOUTH 88-20-30 EAST FOR 14.20 FEET TO AN IRON PIN; THENCE NORTH 35-50-00 EAST FOR 156.50 FEET TO AN IRON PIN; THENCE ALONG THE COMMON LINE OF CARTER (DB. 23588-324) NORTH 89-38-30 EAST FOR 69.60 FEET TO AN IRON PIN ON THE WEST RIGHT OF WAY OF LENOX ROAD; THENCE ALONG SAID RIGHT OF WAY SOUTH 21-21-01 EAST FOR 35.94 FEET TO AN IRON PIN; THENCE SOUTH 24-36-21 EAST FOR 94.07 FEET TO AN IRON PIN; THENCE SOUTH 30-00-00 EAST FOR 27.35 FEET TO AN IRON PIN; THENCE SOUTH 32-20-00 EAST FOR 100.14 FEET TO AN IRON PIN; THENCE SOUTH 38-14-30 EAST FOR 61.89 FEET TO AN IRON PIN; THENCE SOUTH 39-25-30 EAST FOR 224.90 FEET TO AN IRON PIN; THENCE ALONG A CURVE CONCAVE TO THE NORTH HAVING A RADIUS OF 392.75 FEET, AN ARC OF 56.40 FEET AND A CHORD OF SOUTH 35-18-30 EAST FOR 56.35 FEET TO THE POINT OF BEGINNING. SAID PARCEL CONTAINS 5.612 ACRES OR 244,462 SQUARE FEET MORE OR LESS.

PARCEL 1I:

TOGETHER WITH, AS AN APPURTENANCE TO THE ABOVE DESCRIBED PROPERTY, ALL RIGHTS IN AND TO THAT CERTAIN PARCEL OF LAND DESIGNATED AS MODIFIED RECREATION PROPERTY AND AN EASEMENT FOR PEDESTRIAN AND VEHICULAR INGRESS AND EGRESS OVER MODIFIED PLANTATION HEIGHTS I PROPERTY AND MODIFIED PLANTATION HEIGHTS II PROPERTY, BOTH BEING DESCRIBED ON EXHIBITS "A-9" AND "A-10", RESPECTIVELY, OF 1992 AMENDMENT TO ACCESS EASEMENT AGREEMENT, DATED APRIL 27, 1992, FILED FOR RECORD APRIL 28, 1992, AND RECORDED IN DEED BOOK 15232, PAGE 98, AFORESAID RECORDS, AS CREATED UNDER THAT CERTAIN (I) ACCESS EASEMENT AGREEMENT BETWEEN LENOX ASSOCIATES LIMITED, PLANTATION HEIGHTS LIMITED, PLANTATION HEIGHTS PHASE II, LTD. AND HOME FEDERAL SAVINGS AND LOAN ASSOCIATION OF ATLANTA DATED JULY 27, 1987, RECORDED IN DEED BOOK 10969, PAGE 429, RECORDS OF FULTON COUNTY, GEORGIA, AS AMENDED BY FIRST AMENDMENT TO ACCESS AGREEMENT AND RECIPROCAL EASEMENT AGREEMENT DATED SEPTEMBER 8, 1989, RECORDED IN DEED BOOK 12771, PAGE 9, AFORESAID RECORDS, AS AMENDED BY SUPPLEMENTAL AGREEMENT TO FIRST AMENDMENT TO ACCESS EASEMENT AGREEMENT AND RECIPROCAL EASEMENT AGREEMENT DATED SEPTEMBER 8, 1989, RECORDED IN DEED BOOK 13323, PAGE 260, AFORESAID RECORDS, AS AMENDED BY 1990 AMENDMENT TO ACCESS EASEMENT AGREEMENT DATED JUNE 21, 1990, RECORDED IN DEED BOOK 13495, PAGE 166, AFORESAID RECORDS, AND AS AMENDED BY 1992 AMENDMENT TO ACCESS EASEMENT AGREEMENT DATED APRIL 27, 1992, RECORDED IN DEED BOOK 15232, PAGE 98, AFORESAID RECORDS; AND (II) UTILITY EASEMENT FROM PLANTATION HEIGHTS LIMITED AND AMERICAN HOME EQUITIES, INC. TO AMERICAN HOME EQUITIES, INC. DATED JUNE 25, 1985, RECORDED IN DEED BOOK 9581, PAGE 316, AFORESAID RECORDS, AS AMENDED BY 1990 AMENDMENT TO ACCESS EASEMENT AGREEMENT DATED JUNE 21, 1990, RECORDED IN DEED BOOK 13495, PAGE 166, AFORESAID RECORDS, AND AS AMENDED BY 1992 AMENDMENT TO ACCESS EASEMENT AGREEMENT DATED APRIL 27, 1992, RECORDED IN DEED BOOK 15232, PAGE 98, AFORESAID RECORDS; SAID PROPERTY BEING MORE PARTICULARLY DESCRIBED IN THE FOREGOING 1992 AMENDMENT TO ACCESS EASEMENT AGREEMENT ON EXHIBIT "A-11" DATED APRIL 27, 1992, FILED FOR RECORD APRIL 28, 1992, AND RECORDED IN DEED BOOK 15232, PAGE 98, AFORESAID RECORDS.

The PROPERTY SURVEYED is the same as described above and shown in the title commitment from in First American Title Insurance Company, commitment #3020-1205128, Dated 1/8/2024

Notes Corresponding to Schedule B

- 12 Easement from East Paces Ferry Co. to Georgia Power Company, dated September 1, 1938, filed for record October 18, 1938, and recorded in Deed Book 1688, Page 570, Fulton County, Georgia records, is blanket in nature.
- 13 Permit for Anchors, Guy Poles and Wires from East Paces Ferry Co. to Georgia Power Company, dated May 16, 1938, filed for record December 30, 1938, and recorded in Deed Book 1689, Page 481, aforesaid records, is blanket in nature.
- 14 Right-of-Way Easement from Raymond T. Chatham to Georgia Power Company, dated May 24, 1960, filed for record June 17, 1960, and recorded in Deed Book 3582, Page 630, aforesaid records, is blanket in nature.
- 15 Easement from Atlanta Real Estate Associates, Inc. to Georgia Power Company, dated September 24, 1973, filed for record October 15, 1973, and recorded in Deed Book 5921, Page 313, aforesaid records, is blanket in nature.
- 16 Easement from Plantation Heights Apartments and Shops, Ltd. to Georgia Power Company, dated August 25, 1988, filed for record January 4, 1989, and recorded in Deed Book 12169, Page 19, aforesaid records, is blanket in nature.
- 17 Terms and provisions of that certain Access Easement Agreement, by and among Lenox Associates, Limited, a Georgia limited partnership, Plantation Heights Limited, a Georgia limited partnership, Plantation Heights Phase II, Ltd., a Georgia limited partnership and Home Federal Savings and Loan Association of Atlanta, dated July 27, 1987, filed for record July 28, 1987, and recorded in Deed Book 10969, Page 429, aforesaid records; as affected by that certain First Amendment to Access Easement Agreement and Reciprocal Easement Agreement by and among Plantation Heights Apartments and Shops, Ltd., a Georgia limited partnership, Plantation Heights, Limited, a Georgia limited partnership, Plantation Heights Phase II, Ltd., a Georgia limited partnership and Home Federal Savings Bank of Atlanta f/k/a Home Federal Savings & Loan Association of Atlanta, dated September 8, 1989, filed for record September 11, 1989, and recorded in Deed Book 12771, Page 9, aforesaid records; as affected by that certain Supplemental Agreement to First Amendment to Access Easement Agreement and Reciprocal Easement Agreement by and among Plantation Heights Apartments and Shops, Ltd., a Georgia limited partnership, Plantation Heights, Limited, a Georgia limited partnership and Plantation Heights Phase II, Ltd., a Georgia limited partnership, dated September 8, 1989, filed for record April 10, 1990, and recorded in Deed Book 13323, Page 260, aforesaid records; as affected by that certain 1990 Amendment to Access Easement Agreement by and among Plantation Heights Limited, a Georgia limited partnership, whose sole general partner is American Home Equities, Inc., a Delaware corporation, Plantation Heights Phase II, Ltd., a Georgia limited partnership, whose managing general partner is AHE and Plantation Heights Apartments and Shops, Ltd., a Georgia limited partnership, dated June 21, 1990, filed for record June 21, 1990, and recorded in Deed Book 13495, Page 166, aforesaid records; and as affected by that certain 1992 Amendment to Access Easement Agreement, dated April 27, 1992, filed for record April 28, 1992, and recorded in Deed Book 15232, Page 98, aforesaid records, affects as shown.
- 18 Utility Easement from Plantation Heights Limited, a Georgia limited partnership and American Home Equities, Inc., a Delaware corporation to American Home Equities, Inc., dated June 25, 1985, filed for record June 26, 1985, and recorded in Deed Book 9581, Page 316, aforesaid records; as affected by that certain 1990 Amendment to Access Easement Agreement by and among Plantation Heights Limited, a Georgia limited partnership, whose sole general partner is American Home Equities, Inc., a Delaware corporation, Plantation Heights Phase II, Ltd., a Georgia limited partnership, whose managing general partner is AHE and Plantation Heights Apartments and Shops, Ltd., a Georgia limited partnership, whose sole general partner is Lenox Associates, Limited, a Georgia limited partnership, dated June 21, 1990, and recorded in Deed Book 13495, Page 166, aforesaid records; and as affected by that certain 1992 Amendment to Access Easement Agreement, dated April 27, 1992, filed for record April 28, 1992, and recorded in Deed Book 15232, Page 98, aforesaid records, is blanket in nature.
- 19 Terms and provisions of that certain Indemnity Agreement, by and between Plantation Heights Apartments and Shops, Ltd. and City of Atlanta, dated February 3, 1988, filed for record February 5, 1988, and recorded in Deed Book 11313, Page 140, aforesaid records, affects as shown.
- 20 Terms and provisions of that certain Cable Television Service Agreement, by and between Plantation Heights Apartments and Shops, Ltd. and Atlanta Cable Partners, Ltd., dated January 19, 1989, filed for record January 27, 1989, and recorded in Deed Book 12232, Page 269, aforesaid records, is blanket in nature.
- 21 Terms and provisions of that certain Stormwater Management Facility Inspection and Maintenance/ Indemnification Agreement, by and between Buckhead (Lenox) HA, LLC and City of Atlanta, dated September 1, 2009, filed for record September 9, 2009, and recorded in Deed Book 48352, Page 358, aforesaid records, is blanket in nature.
- 22 Terms and provisions of that certain Stormwater Management Facility Inspection and Maintenance/ Indemnification Agreement, by and between Buckhead (Lenox) HA, LLC and City of Atlanta, dated September 1, 2009, filed for record October 2, 2009, and recorded in Deed Book 48411, Page 693, aforesaid records, is blanket in nature.

Surveyor's Notes

1. There is direct physical access to the subject property via Lenox Road, a public right-of-way.
2. Basis of Bearing S 39°25'30"E is the record bearing of Lenox Road, as per record description.
3. At the time of this survey, there is no visible evidence of any burial grounds, cemeteries or grave sites on premises.
4. At the time of this survey, there is no visible evidence of substantial areas of refuse.
5. At the time of survey, there were no proposed changes in street right of way lines or observable street or sidewalk construction or repairs.
6. At the time of this survey, there is no visible evidence of any earth moving work, building construction, or building additions within recent months.
7. There are 258 regular striped parking spaces + 5 handicap for a total of 263 spaces located on premises.
8. The utility locations shown hereon were determined by observed above ground evidence only, the surveyor was not provided with underground plans or above ground markings to determine any subsurface locations.
9. 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 stated hereon. RECORDATION OF THIS PLAT DOES NOT IMPLY 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 Registration for Professional Engineers and Land Surveyors and as set forth in O.C.G.A. Section 15-6-67.
10. The field data upon which this map or plat is based has a closure precision of one foot in 50,000+ feet, and an angular error of 2" per angle point, and was adjusted using least squares. This map or plat has been calculated for closure and is found to be accurate within one foot in 200,000+ feet. Equipment Used, Topcon ES-103 & Carlson Software
11. The parcels contained in the legal description are contiguous without any gaps, gores or overlaps.
12. All statements within the certification, and other references located elsewhere hereon, related to: utilities, improvements, structures, buildings, party walls, parking easements, servitudes, and encroachments, are solely based on above ground, visible evidence, unless another source of information is specifically referenced hereon.
13. There are no visible division lines or party wall located on premises.

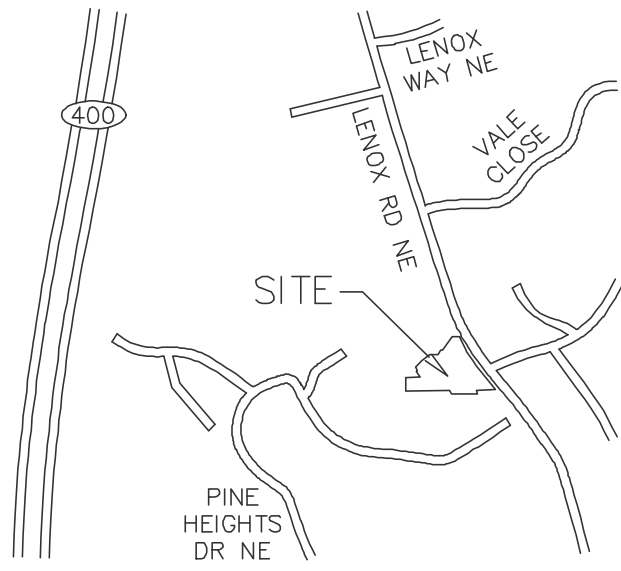
FLOOD NOTE:

By graphic plotting only, this property is in Zone(s)
X
13121C0253F of the Flood Insurance Rate Map/Community Panel No.
9/18/2013, which bears an effective date of
and is not in a Special Flood Hazard Area.

Encroachment Statement

- A fence extends upto 16.0' over property line
- B fence extends upto 7.2' over property line

Vicinity Map (not to scale)



ZONING INFORMATION

ITEM	REQUIRED	PARKING REQUIREMENTS:
ZONING DESIGNATION	PD-H/PD-H2	Parking Space Formula: Per Ordinance 08-O-1271: 199 Total Parking Spaces
MINIMUM LOT AREA (SQ. FT.)	none	
MINIMUM FRONTAGE	none	
MINIMUM LOT WIDTH	none	
MAX IMPERVIOUS COVERAGE	none	
MAX BUILDING HEIGHT	none	
MINIMUM SETBACKS		
FRONT	none	
SIDE	none	
REAR	none	

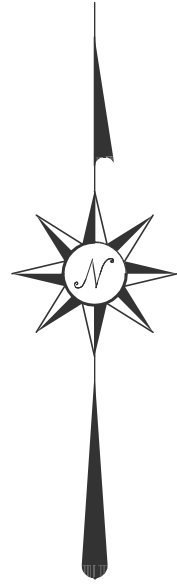
NOTES:

Pursuant to Table A Item 6b, the zoning classification and information shown hereon was provided to the surveyor by the Client, Zoning data obtained from PZR REPORT# site #170360-1, dated 03/14/2024, prepared by THE PLANNING & ZONING RESOURCE COMPANY, 405-840-4344

This property is zoned "PD-H/PD-H2" Planned Development – Housing District, Subject to the provisions of Ordinance 08-O-1271



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0 30 60 90
SCALE : 1"= 30'