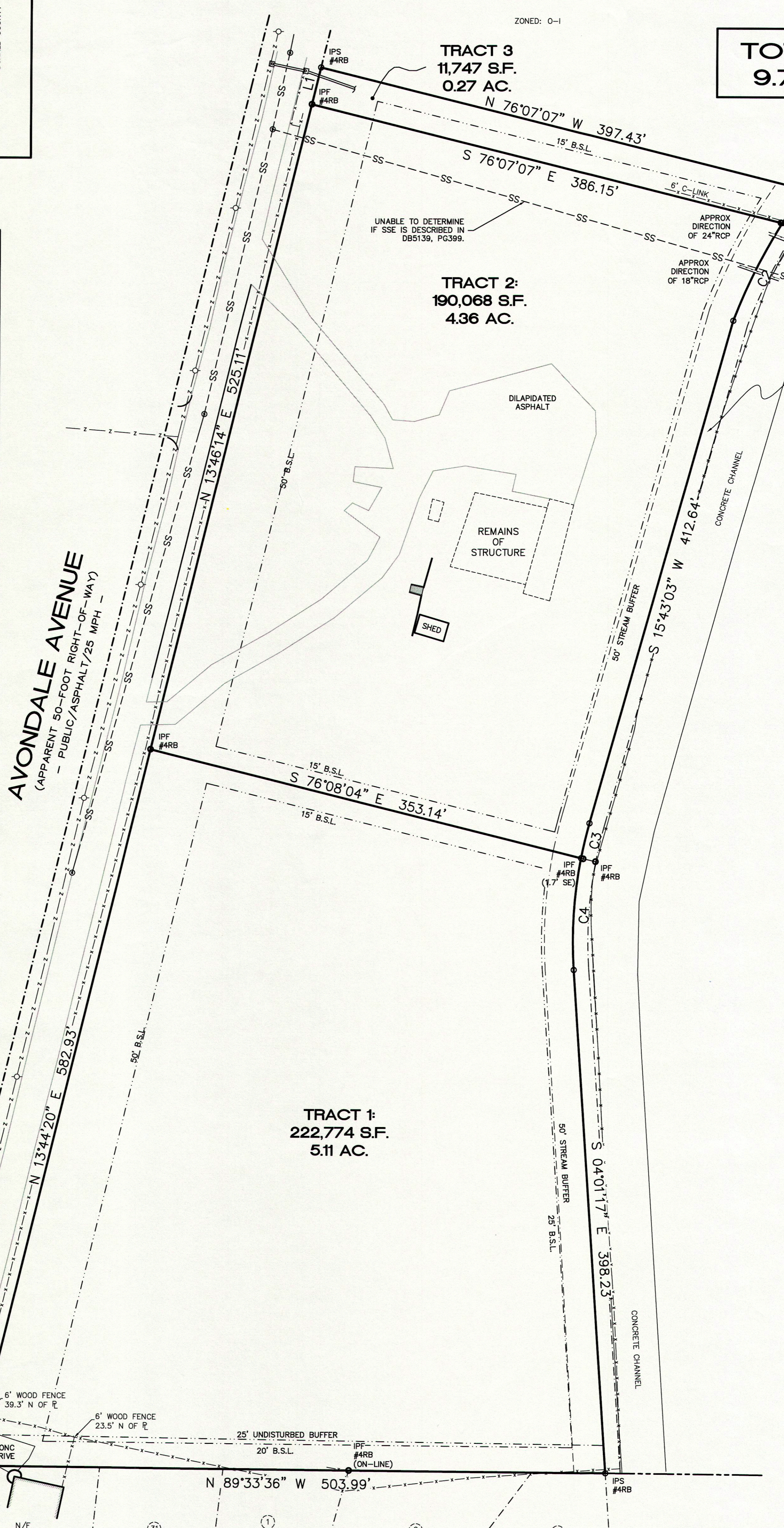


VICINITY MAP (NTS)

CURRENT ZONING: MR-4A (COND)
 BELTLINE OVERLAY DISTRICT
 *THE SURVEYOR IN NO WAY INTENDS TO INTERPRET OR MAKE CONCLUSIONS REGARDING THE ZONING DESIGNATION SHOWN. INFORMATION IS TAKEN FROM ZONING APPLICATION Z-12-43 APPROVAL DATED 07/11/13.
 SETBACKS AND REQUIREMENTS SHOWN MAY DIFFER FROM ACTUAL ZONING OR VARIANCES.

**TOTAL AREA:
 9.75 ACRES**

TITLE NOTES:
 PERTAINING TO FIRST AMERICAN TITLE INSURANCE COMPANY COMMITMENT FOR TITLE NO. 1889-25, EFFECTIVE AUG 12, 2013 SCHEDULE B-II, THE FOLLOWING ARE CONSIDERED EXCEPTIONS TO SAID TITLE COMMITMENT UNLESS DISPOSED OF TO THE SATISFACTION OF THE COMPANY:
 8. Easement from Cedar Club, Inc. to Georgia Power Company, dated November 11, 1949, recorded in Deed Book 2489, page 176, Fulton County, Georgia records. APPLIES TO CAPTION PROPERTY. BLANKET IN NATURE.
 9. Sewer Easement from Cedar Club, Incorporated to City of Atlanta, dated May 13, 1958, recorded in Deed Book 3341, page 648, Fulton County, Georgia records. REFERENCED PLANS NOT PROVIDED.
 10. Georgia Power Company Right-of-Way Easement from Charles Mansour to Georgia Power Company, dated May 30, 1967, recorded in Deed Book 4755, page 247, Fulton County, Georgia records.
 11. Sewer Easement from Charles Mansour and Naomi Mansour to City of Atlanta, dated September 18, 1969, recorded in Deed Book 5139, page 399, Fulton County, Georgia records. REFERENCED PLANS NOT PROVIDED.
 12. Georgia Power Company Right-of-Way Easement from Fulton County Vulture No. 117 to Georgia Power Company, dated August 14, 1973, recorded in Deed Book 5894, page 516, Fulton County, Georgia records.
 13. Easement from Fulton County Vulture to Georgia Power Company, dated August 27, 1973, recorded in Deed Book 5907, page 32, Fulton County, Georgia records. MAY APPLY, BLANKET IN NATURE.
 14. Georgia Power Company Right-of-Way Easement from Fulton County Vulture No. 117 to Georgia Power Company, dated February 7, 1977, recorded in Deed Book 6654, page 295, Fulton County, Georgia records. MAY APPLY, BLANKET IN NATURE.
 15. Declaration of Easement by Urban Forest Investments, LLC, a Georgia limited liability company, Avondale Urban Investments, LLC, a Georgia limited liability company and 1200 Avondale Avenue, LLC, a Georgia limited liability company, dated February 8, 2007, recorded in Deed Book 44507, page 25, Fulton County, Georgia records. (Not Insured as appurtenance.) APPLIES TO CAPTION PROPERTY.
 16. Stormwater Management Inspection and Maintenance Agreement between Grant Park Beltline LP and the City of Atlanta, dated January 11, 2008, recorded in Deed Book 46216, page 16, Fulton County, Georgia records. APPLIES TO CAPTION PROPERTY.



LEGEND:

IPF #ARB	IRON PIN SET	DE	DRAINAGE EASEMENT
IPF #ARB	IRON PIN FOUND	DB	DRAINAGE BASIN
OTF	OPEN TOP PIPE	JB	JUNCTION BOX
CTP	CRIMP TOP PIPE	DM	DRAINAGE MANHOLE
RB	REINFORCING BAR	DI	DROP INLET
CL	CENTERLINE	HW	HEAD WALL
R/W	RIGHT-OF-WAY	FM	FLARED END SECTION (FES)
LL	LAND LOT	TM	TELEPHONE MANHOLE
LLL	LAND LOT LINE	TP	TELEPHONE PEDESTAL
L	LINE	TE	TELEPHONE BOX
A	ARC	SM	SEWER MANHOLE
R	RADIUS	SSE	SANITARY SEWER EASEMENT
CH	CHORD	SC	SEWER CLEANOUT
C	CURVE	SH	SEWER HYDRANT
CONC	CONCRETE	SV	SEWER VALVE
CP	CONCRETE PILE	WM	WATER METER
GP	GAS VALVE	WS	WATER SEEP
GM	GAS METER	WP	WATER SPIGOT
GMK	GAS MARKER	SI	SIGN
LP	LAMP POLE	SB	SEWER BOX
TP	TRIP	PS	PEDESTRIAN SIGNAL
FM	FIBER OPTIC MARKER	BR	BOLLARD (ROUND)
ICV	IRRIGATION CONTROL VALVE	BS	BOLLARD (SQUARE)
MW	MONITORING WELL	CB	CABLE BOX
PRV	PRESSURE RELEASE VALVE	CD	CENTERLINE
PST	PVC STUB	CH	CHORD
PS	POWER STUB	PH	PHONE HOLE
EM	ELECTRIC METER	FP	FENCE POST
WLF	WETLAND FLAG	POB	POINT OF BEGINNING
CMF	CONCRETE MONUMENT FOUND	POC	POINT OF COMMENCEMENT
PI	POINT OF INTERSECTION		
OMP	CORRUGATED METAL PIPE		
RCP	REINFORCED CONCRETE PIPE		
CD	CROSS DRAIN		
SS	SANITARY SEWER		
---	FENCE		
CMF	CONCRETE MONUMENT FOUND		
---	OVERHEAD UTILITY LINE(S)		

GENERAL NOTES:

- PURSUANT TO RULE 180-8.09 OF THE GEORGIA STATE BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS, THE TERM "CERTIFY" OR "CERTIFICATION" RELATING TO LAND SURVEYING SERVICES SHALL MEAN A SIGNED STATEMENT BASED ON FACTS AND KNOWLEDGE KNOWN TO THE LAND SURVEYOR AND IS NOT A GUARANTEE OR WARRANTY, EITHER EXPRESSED OR IMPLIED.
- INFORMATION REGARDING THE REPUTED PRESENCE, SIZE, CHARACTER, AND LOCATION OF EXISTING UNDERGROUND UTILITIES AND STRUCTURES IS SHOWN HEREON. THERE IS NO CERTAINTY OF THE ACCURACY OF THIS INFORMATION AND IT SHALL BE CONSIDERED IN THAT LIGHT BY THOSE RELYING ON THIS PLAT. THE LOCATION AND ARRANGEMENT OF UNDERGROUND UTILITIES AND STRUCTURES SHOWN HEREON MAY BE INACCURATE AND UTILITIES AND STRUCTURES NOT SHOWN MAY BE ENCOUNTERED. THE OWNER, ITS EMPLOYEES, ITS CONSULTANTS, ITS CONTRACTORS, AND/OR ITS AGENTS SHALL HEREBY DISTINCTLY UNDERSTAND THAT THE SURVEYOR IS NOT RESPONSIBLE FOR THE CORRECTNESS OR SUFFICIENCY OF THIS INFORMATION SHOWN HEREON AS TO SUCH UNDERGROUND INFORMATION.
- UNLESS OTHERWISE STATED HEREON, ONLY EVIDENCE OF EASEMENTS OR STRUCTURES THERE TO WHICH ARE READILY APPARENT FROM A CASUAL ABOVE GROUND VIEW OF PREMISES ARE SHOWN. NO LIABILITY IS ASSUMED BY THE UNDERSIGNED FOR LOSS RELATING TO THE EXISTENCE OF ANY EASEMENT NOT DISCOVERED FROM MY CASUAL ABOVE GROUND VIEW OF THE PREMISES.
- UNLESS STATED OTHERWISE, GOVERNMENTAL JURISDICTIONAL AREAS OR NEGATIVE EASEMENTS, IF ANY, WHICH MIGHT IMPACT ON THE USE OF THE PREMISES WERE NOT LOCATED. NO LIABILITY IS ASSUMED BY THE UNDERSIGNED FOR ANY LOSS RESULTING FROM THE EXERCISE OF ANY GOVERNMENTAL JURISDICTION AFFECTING THE USE OF THE PREMISES.
- ACCEPTANCE OF THIS SURVEY PLAT OR USE OF THE CORNER MONUMENTS FOUND OR SET DURING THE PERFORMANCE OF THE FIELD SURVEY HEREBY LIMITS THE UNDERSIGNED LIABILITY RELATED TO PROFESSIONAL NEGLIGENCE ACTS, ERRORS, OMISSIONS OR BREACH OF CONTRACT TO AN AMOUNT NOT TO EXCEED THE FEE CHARGED. FOR ADDITIONAL LIABILITY COVERAGE FROM THE UNDERSIGNED, A FEE OF 250% OF THE LIABILITY AMOUNT REQUESTED MUST BE PAID TO THE UNDERSIGNED PRIOR TO COMMENCEMENT OF THIS PROJECT.
- REPRODUCTIONS OF THIS PLAT ARE NOT VALID UNLESS THE SEAL IS SIGNED WITH A "LIVE" SIGNATURE.
- UNLESS OTHERWISE STATED HEREON, THIS SURVEY WAS PREPARED WITHOUT BENEFIT OF AN ABSTRACT OF TITLE. NO LIABILITY IS ASSUMED BY THE UNDERSIGNED FOR LOSS RELATING TO ANY MATTER THAT MIGHT BE DISCOVERED BY AN ABSTRACT OR TITLE SEARCH OF THE PROPERTY.

REFERENCES:

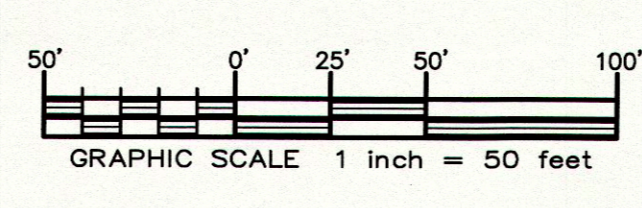
- ALTA/ACSM LAND TITLE SURVEY FOR GRANT PARK BELTLINE, LP, LANE SOUTHEAST, LLC, BANK OF NORTH GEORGIA AND CHICAGO TITLE INSURANCE COMPANY, DATED MARCH 15, 2007, AND LAST REVISED MAY 29, 2007, PREPARED BY BOSTWICK, DUKE, HARPER & WORTHY, INC., BEARING THE SEAL OF MICHAEL J. BARGER, GRIS NO. 2958.
- DEED BOOK 45103, PAGE 7.
- ADJOINING MATTERS OF RECORD AS SHOWN.

ALTA/ACSM CERTIFICATION
 To PDG FUND II, LLC and FIRST AMERICAN 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 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, 6a, 7b, 1.8, 9, 10a, 11a, 13, 16 and 18 of Table A thereof. The field work was completed on 09/24/13.
 Date of Plat or Map: 09/26/13.
 Chris Amos Adams
 Chris Amos Adams GA RLS No. 2796

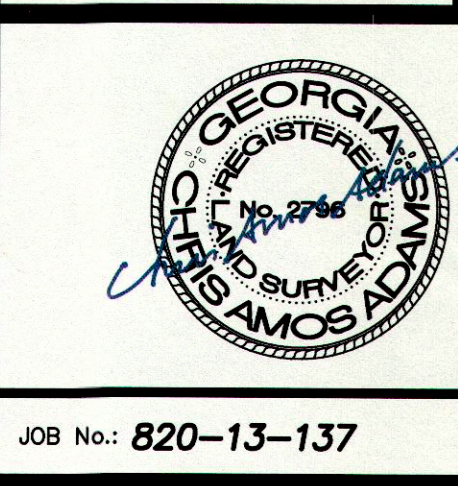
LEGAL DESCRIPTION
 ALL THAT TRACT or parcel of land lying and being in Land Lot 23 of the 14th District, City of Atlanta, Fulton County, Georgia and being more particularly described as follows: BEGINNING at a point at the intersection of the line dividing Land Lots 23 and 24 with the Easterly right-of-way of Avondale Avenue; THENCE proceeding NORTH 13 DEGREES 44 MINUTES 20 SECONDS EAST a distance of 582.93 feet to a point; THENCE proceeding NORTH 13 DEGREES 46 MINUTES 14 SECONDS EAST a distance of 525.11 feet to a point; THENCE proceeding NORTH 13 DEGREES 45 MINUTES 12 SECONDS EAST a distance of 30.00 feet to a point; THENCE proceeding SOUTH 76 DEGREES 07 MINUTES 07 SECONDS EAST a distance of 397.43 feet to a point; THENCE along a curve to the left on an arc length of 32.04 feet having a radius of 436.00 feet and a chord bearing of SOUTH 34 DEGREES 23 MINUTES 15 SECONDS WEST and a chord distance of 32.03 feet; THENCE along a compound curve to the left on an arc length of 88.61 feet having a radius of 436.03 feet and a chord bearing of SOUTH 26 DEGREES 35 MINUTES 30 SECONDS WEST and a chord distance of 88.47 feet; THENCE proceeding SOUTH 15 DEGREES 43 MINUTES 05 SECONDS WEST a distance of 412.64 feet to a point; THENCE proceeding SOUTH 13 DEGREES 20 MINUTES 41 SECONDS WEST a distance of 28.23 feet to a point; THENCE along a curve to the left on an arc length of 88.66 feet having a radius of 337.03 feet and a chord bearing of SOUTH 03 DEGREES 24 MINUTES 29 SECONDS WEST and a chord distance of 88.40 feet; THENCE proceeding SOUTH 04 DEGREES 01 MINUTES 17 SECONDS EAST a distance of 88.23 feet to a point; THENCE proceeding NORTH 89 DEGREES 33 MINUTES 36 SECONDS WEST a distance of 503.99 feet to a point and POINT OF BEGINNING.
 Solid parcel contains 424,595 square feet or 9.75 acres.

LINE	BEARING	DISTANCE
L1	N 13°45'12" E	30.00'

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING
C1	436.00'	32.04'	32.03'	S 34°23'15" W
C2	436.00'	86.61'	86.47'	S 26°35'30" W
C3	337.00'	28.24'	28.23'	S 13°20'41" W
C4	337.00'	88.65'	88.40'	S 03°24'29" W



SHEET No. 1 OF 1



ALTA/ACSM SURVEY FOR:
PDG FUND II, LLC
 LAND LOT 23 OF THE 14TH DISTRICT, CITY OF ATLANTA, FULTON COUNTY, GEORGIA

PLAT INFORMATION: SCALE 1"=50' DATE: 24 SEPT 13
 THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A CLOSURE OF 1 FOOT IN 94,034 FEET AND AN ANGULAR ERROR OF 01 SECONDS PER ANGLE POINT AND WAS ADJUSTED USING THE LEAST SQUARES METHOD. THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND FOUND TO BE ACCURATE TO 1 FOOT IN 100,000 FEET. AN ELECTRONIC TOTAL STATION WAS USED TO GATHER THE INFORMATION USED IN THE PREPARATION OF THIS PLAT.
 THIS PLAT WAS PREPARED FOR THE EXCLUSIVE USE OF THE PERSON, PERSONS OR ENTITY NAMED HEREON. THIS PLAT DOES NOT EXTEND TO ANY UNNAMED PERSON, PERSONS OR ENTITY WITHOUT EXPRESS RECERTIFICATION BY THE SURVEYOR NAMING SAID PERSON, PERSONS OR ENTITY.
 Deletions 18-14 Do not move your neighbor's boundary stone set up by your predecessors.
 MEMBER OF THE SURVEYING & MAPPING SOCIETY OF GEORGIA (SAMSGO) ALL MATTERS OF TITLE ARE EXCEPTED. © 2013
 SURVEYED: TLS DRAFTED: CMC CHECKED: CAA

SEI
 SOUTHEASTERN ENGINEERING, INC.
 2470 Sandy Plains Road Marietta, Georgia 30066
 tel: 770-321-3936 fax: 770-321-3935
 www.seengineering.com

No.	REVISION	BY:	DATE: