

## SURVEY NOTES

EQUIPMENT USED:  
A TRIMBLE "S" SERIES TOTAL STATION AND RIEGL VZ-400I WAS USED TO OBTAIN ANGULAR MEASUREMENTS AND DISTANCE MEASUREMENTS.  
A TRIMBLE R-10 DUAL FREQUENCY GPS UNIT WAS USED FOR ESTABLISHING CONTROL. A NETWORK ADJUSTED RTK SURVEY WAS PERFORMED AND ADJUSTED BY RELATIVE POSITIONAL ACCURACY.

CLOSURE STATEMENT:  
THIS SURVEY HAS BEEN CALCULATED FOR CLOSURE AND IS ACCURATE WITHIN ONE FOOT IN 662, 768 FEET (OVERALL) AND 303.396 (PARCEL A).  
THE FIELD DATA UPON WHICH THIS SURVEY IS BASED HAD A CLOSURE OF ONE FOOT IN 65.06 FEET AND AN ANGULAR ERROR OF 2" PER ANGLE POINT AND WAS ADJUSTED USING THE COMPASS RULE.

THE BEARINGS SHOWN ON THIS SURVEY ARE COMPUTED ANGLES BASED ON A GRID BEARING BASE (GA WEST ZONE) NAD83.  
ALL HORIZONTAL DISTANCES SHOWN ARE GROUND DISTANCES. MEASURING UNITS OF THIS SURVEY ARE IN U.S. SURVEY FEET.

FIELD WORK FOR THIS PROPERTY WAS COMPLETED ON NOV. 18, 2018  
DUE TO VARIANCES IN GPS EQUIPMENT, TECHNIQUES, FEDERAL ADJUSTMENTS TO STATE PLANE MODELS AND DAILY CONDITIONS IMPACTING GPS RECEPTIVITY, GPS SOLUTIONS MAY VARY FROM THOSE PROVIDED ON THIS SURVEY BOTH HORIZONTALLY AND VERTICALLY. ANY AND ALL CONTRACTORS, CONSULTANTS, INDIVIDUALS OR ENTITIES RELYING ON STATE PLANE COORDINATES TO RELATE TO DATA PROVIDED ON THIS SURVEY MUST LOCALIZE TO THE SURVEY CONTROL, BENCHMARKS OR PROPERTY MONUMENTATION ESTABLISHED BY THIS SURVEY IN ORDER TO ENSURE ACCURACY OF DATA. THE OWNER, HIS EMPLOYEES, HIS CONSULTANTS, HIS CONTRACTORS, AND/OR HIS AGENTS SHALL HEREBY DISTINCTLY UNDERSTAND THAT THE SURVEYOR IS NOT RESPONSIBLE FOR ISSUES ENCOUNTERED DUE TO FAILURE TO LOCALIZE DIRECTLY TO THIS SURVEY DATUM.

THIS SURVEY MAY NOT REPRESENT OFFSITE PAINT STRIPING TO THE ACCURACY REQUIRED FOR LANE DESIGN. TERRAMARK LOCATES THE EDGE OF PAVING AND CRITICAL POINTS TO REFLECT ACCURATE TOPOGRAPHIC DATA ONLY. ACCURACY OF PAINT LOCATIONS SHOULD BE VERIFIED WITH SURVEYOR PRIOR TO USING THIS SURVEY FOR DESIGN.

INFORMATION REGARDING THE REPUTED PRESENCE, SIZE, CHARACTER, AND LOCATION OF EXISTING UNDERGROUND UTILITIES AND STRUCTURES IS SHOWN HEREON. THERE IS NO CERTAINTY TO THE ACCURACY OF THIS INFORMATION AND IT SHALL BE CONSIDERED IN THAT LIGHT BY THOSE USING THIS DRAWING.  
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, HIS EMPLOYEES, HIS CONSULTANTS, HIS CONTRACTORS, AND/OR HIS 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.

INFORMATION REGARDING STORM SEWER AND SANITARY SEWER AS SHOWN HEREON, IS BASED ON OBSERVATIONS TAKEN BY TERRAMARK EMPLOYEES AT THE GROUND ELEVATION OF THE EXISTING STRUCTURE. TERRAMARK EMPLOYEES ARE NOT AUTHORIZED TO ENTER A CONFINED SPACE SUCH AS A STRUCTURE. THEREFORE, THERE IS NO CERTAINTY OF THE PIPE SIZES AND PIPE MATERIAL THAT ARE SHOWN ON THIS SURVEY. EXCAVATION BY A CERTIFIED CONTRACTOR IS THE ONLY WAY TO VERIFY PIPE SIZE AND MATERIAL. THE OWNER, HIS EMPLOYEES, HIS CONSULTANTS, HIS CONTRACTORS, AND/OR HIS AGENTS SHALL HEREBY DISTINCTLY UNDERSTAND THAT THE SURVEYOR IS NOT RESPONSIBLE FOR THE CORRECTNESS OR SUFFICIENCY OF THE PIPE INFORMATION SHOWN HEREON.

TERRAMARK LAND SURVEYING, INC. WAS UNABLE TO DETERMINE THE EXTENT OF PIPES MARKED AS APPROXIMATE DIRECTION ONLY. AFORESAID PIPE IS DRAWN ON THE SURVEY TO REFLECT THE OBSERVED DIRECTION BASED UPON A VISUAL INSPECTION OF THE STRUCTURE ONLY AND IS SHOWN FOR INFORMATIONAL PURPOSES.

PROPERTY IS SUBJECT TO RIGHTS OF UPPER AND LOWER RIPARIAN OWNERS IN AND TO THE WATER OF CREEKS AND BRANCHES CROSSING OR ADJOINING SUBJECT PROPERTY AND THE NATURAL FLOW THEREOF, FREE FROM DIMINUTION OR POLLUTION.  
THIS SURVEY WAS PREPARED FOR THE EXCLUSIVE USE OF THE PERSON, PERSONS OR ENTITY NAMED HEREON. THIS SURVEY DOES NOT EXTEND TO ANY UNNAMED PERSON, PERSONS OR ENTITY WITHOUT THE EXPRESS CERTIFICATION BY THE SURVEYOR NAMING SAID PERSON, PERSONS OR ENTITY.

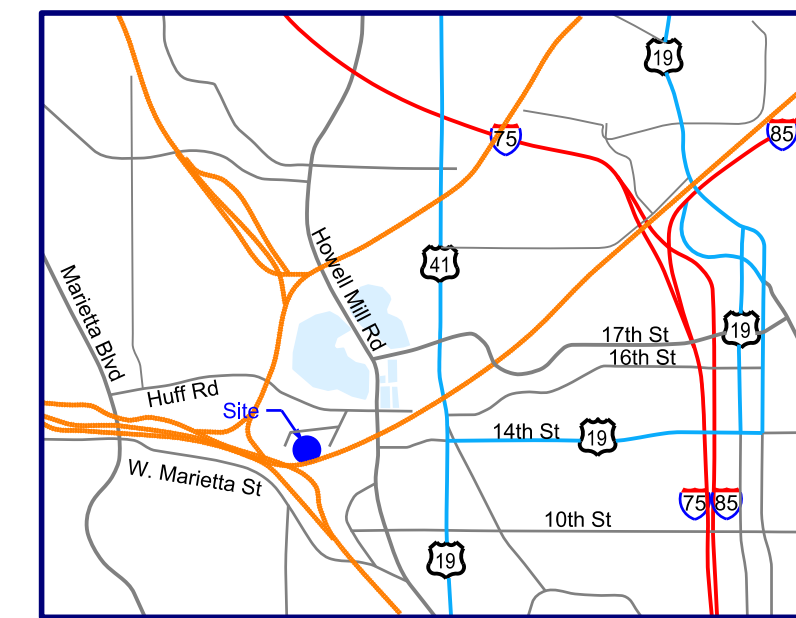
TERRAMARK LAND SURVEYING, INC. DOES NOT WARRANT THE EXISTENCE OR NON-EXISTENCE OF ANY HAZARDOUS WASTE IN THE SURVEY AREA.  
AS OF THE DATE OF FIELDWORK SHOWN HEREON, THERE WERE NO OBSERVED WETLANDS MARKERS OR FLAGS ON THE SURVEYED PROPERTY.

AS OF THE DATE OF FIELDWORK SHOWN HEREON, THERE WERE NO OBSERVED CEMETERIES, GRAVESTONES OR BURIAL GROUNDS ON THE SURVEYED PROPERTY.  
AS OF THE DATE OF FIELDWORK SHOWN HEREON, THERE WERE NO OBSERVED NATURAL BODIES OF WATER ON THE SURVEYED PROPERTY.

THIS SURVEY IS A TRUE AND CORRECT DEPICTION OF THE PROPERTY CAPTIONED HEREON.

# ALTA/NSPS LAND TITLE SURVEY FOR ALTA/NSPS Land Title Survey (Sample) Copyright Terramark Land Surveying, Inc ©

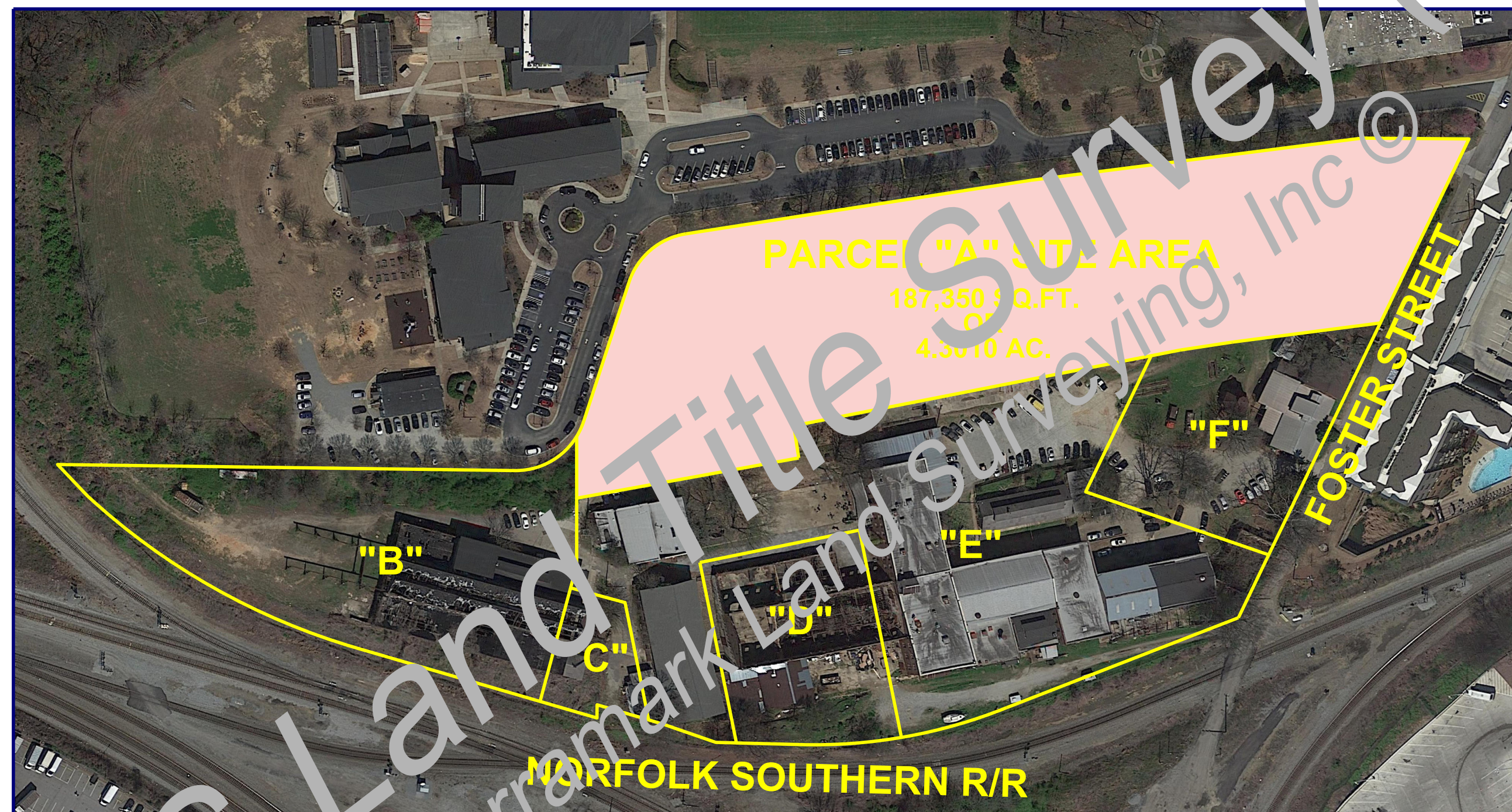
LOCATED IN  
LAND LOTS 150 & 189, 17TH DISTRICT  
CITY OF ATLANTA, FULTON COUNTY, GEORGIA



LOCATION MAP

NOT TO SCALE  
LAT - 33°47'8.83"N  
LONG - 84°24'57.72"W

SITE MAP



AERIAL IMAGE PROVIDED BY GOOGLE EARTH

## TITLE NOTES

ACCORDING TO THE "FIRM" (FLOOD INSURANCE RATE MAPS) OF FULTON COUNTY, GEORGIA, PANEL NUMBER 131210221 F, HAVING AN EFFECTIVE DATE OF SEPTEMBER 18, 2013, THIS PROPERTY APPEARS TO LIE WITHIN ZONE "X" PER GRAPHICAL PLOTTING. ZONE "X" IS DEFINED AS AN AREA OF MINIMAL FLOODING PER THE AFORESAID FLOOD INSURANCE RATE MAP.

SURVEYED PROPERTY HAS VEHICULAR AND PEDESTRIAN ACCESS TO THE PUBLIC RIGHT-OF-WAY OF FOSTER STREET, WITH NO GAPS OR GORES.

THIS SURVEY WAS PREPARED WITH THE BENEFIT OF TITLE COMMITMENT PREPARED BY CHICAGO TITLE INSURANCE COMPANY, COMMITMENT NUMBER 2-36443(R1), HAVING AN EFFECTIVE DATE OF COMMITMENT OF NOVEMBER 3, 2016 AT 5:00 P.M. AND REVEALS THE FOLLOWING ENCUMBRANCES:

- I. INTENTIONALLY OMITTED.
- J. INTENTIONALLY OMITTED.
- K. INTENTIONALLY OMITTED.
- L. INTENTIONALLY OMITTED.
- M. INTENTIONALLY OMITTED.
- N. INTENTIONALLY OMITTED.

O. EASEMENT FROM ROBERT S. HAYWOOD TO GEORGIA POWER COMPANY, DATED MARCH 10, 1981, FILED FOR RECORD JUNE 5, 1981 AT 9:27 A.M., RECORDED IN DEED BOOK 788, PAGE 70, AFORESAID RECORDS.  
(AFFECTS SURVEYED PROPERTY ACCORDING TO THE PLOTTING OF THE STREET ADDRESS - UNABLE TO PLOT, BLANKET IN NATURE)

P. INTENTIONALLY OMITTED.  
Q. NOTICE OF ORDER AND JUDGEMENT AFFECTING INTEREST IN REAL ESTATE, BEING CIVIL ACTION FILE NO. IPOO-1232-CBS, ENTERED IN THE DISTRICT COURT FOR THE SOUTHERN DISTRICT OF INDIANA, DATED AS OF SEPTEMBER 5, 2001, FILED FOR RECORD MAY 8, 2005 AT 2:11 P.M., RECORDED IN DEED BOOK 39942, PAGE 584, AFORESAID RECORDS.  
(BENEFITS SURVEYED PROPERTY - UNPLOTABLE, BLANKET IN NATURE)

- R. INTENTIONALLY OMITTED.
- S. INTENTIONALLY OMITTED.
- T. INTENTIONALLY OMITTED.
- U. INTENTIONALLY OMITTED.

W. EASEMENT AND ENCROACHMENT AGREEMENT BY AND BETWEEN 1200 FOSTER STREET, LLC, A GEORGIA LIMITED LIABILITY COMPANY, TO RB PRESTON RIDGE CO-TENANT, LLC, A DELAWARE LIMITED LIABILITY COMPANY, DATED DECEMBER 1, 2018 AT \_\_\_\_\_, RECORDED IN DEED BOOK \_\_\_\_\_, PAGE \_\_\_\_\_, AFORESAID RECORDS.  
(DOCUMENT NOT PROVIDED)

## SURVEYOR'S CERTIFICATE

TO: TRIBRIDGE RESIDENTIAL, LLC, A GEORGIA LIMITED LIABILITY COMPANY, RB PRESTON RIDGE CO-TENANT, LLC, A DELAWARE LIMITED LIABILITY COMPANY AND CHICAGO TITLE INSURANCE COMPANY

THIS IS TO CERTIFY THAT THIS MAP OR SURVEY AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2016 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 (B), 7.01, 7.01(1), 7.01(8), 8.1, 11.01(1), 13.1, 14.1, 15.1, 17.1, 19.1 & 20.1 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON NOVEMBER 18, 2018. THE DATE OF THE SURVEY OR MAP DECEMBER 13, 2018, LAST REVISED DECEMBER 20, 2018.

PAUL B. CANNON, RLS  
REGISTERED NUMBER: 2928

ALTA/NSPS LAND TITLE SURVEY  
FOR  
ALTA/NSPS Land Title Survey (Sample)  
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LOCATED IN LAND LOTS 150 & 189, 17TH DISTRICT  
CITY OF ATLANTA, FULTON COUNTY, GEORGIA

SHEET NO.  
1/2  
DRAWING# TM 18-175

## SITE INFORMATION

CURRENT OWNER: 1200 FOSTER STREET, LLC  
DB, 49193 PG. 47  
DB, 49193 PG. 468  
TAX PARCEL ID #: 17-0150-LL0011  
ADDRESS: 1200 FOSTER STREET  
ZONING: PD-MU-CITY OF ATLANTA  
PER (Z-09-063)  
SETBACKS: FRONT - 0 FEET  
SIDE - 20 FEET  
REAR - 20 FEET

## REFERENCE MATERIAL

1. RE-PLAT OF PROPERTIES BELONGING TO THE HOWARD SCHOOL AND ROBERT HAYWOOD BY IN THE FIELD, INC. RECORDED IN FB, 280 PG. 10 AS RECORDED AMONG LAND RECORDS OF FULTON COUNTY GEORGIA
2. RE-PLAT OF THE HOWARD SCHOOL - GYMNASIUM BUILDING ADDITION BY NILES - BOLTON & ASSOCIATES RECORDED IN PB, 335 PG. 117, AFORESAID RECORDS

## PROPERTY DESCRIPTION OVERALL

Being all that tract or parcel of land lying and being in Land Lots 150 & 189, 17th District, City of Atlanta, Fulton County, Georgia and being more particularly described as follows:

BEGINNING at the point of intersection of the westerly right-of-way line of Foster Street (having a 40' public right-of-way) and the northerly right-of-way line of Norfolk Southern Railroad (having a variable width right-of-way); thence, from said POINT OF BEGINNING as thus established and running with the aforesaid right-of-way line of Norfolk Southern Railroad

1. South 68° 47' 01" West, 261.21 feet; thence,
2. 222.23 feet along the arc of a curve deflecting to the right, having a radius of 541.85 feet and a chord bearing and distance of South 79° 53' 24" West, 221.26 feet; thence,
3. North 88° 30' 40" West, 88.10 feet; thence,
4. North 70° 55' 06" West, 59.03 feet; thence,
5. North 73° 37' 39" West, 71.98 feet; thence,
6. South 00° 27' 38" West, 13.95 feet; thence,
7. North 73° 45' 11" West, 292.04 feet; thence,
8. 328.38 feet along the arc of a curve deflecting to the right, having a radius of 712.00 feet and a chord bearing and distance of North 60° 33' 32" West, 325.48 feet; thence,
9. North 43° 36' 00" West, 45.68 feet to a point on the common line with property now or formerly owned by The Howard School, Inc., per Deed Book 32176, Page 525, as recorded among the Land Records of Fulton County, Georgia; thence, running with along the said common line with property now or formerly owned by The Howard School
10. South 89° 14' 16" East, 480.72 feet to a 1/2 inch rebar with cap found; thence,
11. 95.04 feet along the arc of a curve deflecting to the left, having a radius of 75.00 feet and a chord bearing and distance of North 54° 32' 44" East, 88.81 feet; thence,
12. North 18° 03' 57" East, 154.03 feet to a 1/2 inch rebar with cap found; thence,
13. 82.58 feet along the arc of a curve deflecting to the right, having a radius of 75.00 feet and a chord bearing and distance of North 49° 34' 28" East, 78.47 feet to a 5/8-inch rebar found; thence,
14. North 81° 11' 01" East, 367.53 feet to a capped 1/2 inch rebar found; thence,
15. North 82° 45' 09" East, 350.79 feet to a 1/2 inch rebar found; thence,
16. South 89° 33' 41" East, 112.16 feet to a point on the aforesaid right-of-way line of Foster Street; thence, leaving aforesaid property now or formerly owned by The Howard School and running with the said right-of-way line of Foster Street
17. South 25° 43' 14" West, 558.58 feet to the POINT OF BEGINNING, containing 187,350 square feet or 4.3010 acres of land, more or less.

Described property is subject to all rights-of-way (public and private) and easements, both recorded and unrecorded.

## PROPERTY DESCRIPTION PARCEL "A"

Being all that tract or parcel of land lying and being in Land Lots 150 & 189, 17th District, City of Atlanta, Fulton County, Georgia and being more particularly described as follows:

COMMENCING at the point of intersection of the westerly right-of-way line of Foster Street (having a 40' public right-of-way) and the northerly right-of-way line of Norfolk Southern Railroad (having a variable width right-of-way); thence, from said POINT OF COMMENCEMENT as thus established and running with the aforesaid right-of-way line of Foster Street North 25° 43' 14" East, 343.84 feet to the POINT OF BEGINNING.

Thence, from said POINT OF BEGINNING as thus established and leaving the aforesaid right-of-way line of Foster Street

1. South 82° 36' 23" West, 157.15 feet; thence,
2. South 81° 21' 51" West, 54.98 feet; thence,
3. South 78° 55' 06" West, 414.17 feet; thence,
4. South 80° 49' 01" East, 34.26 feet; thence,
5. South 79° 44' 16" West, 237.34 feet; thence,
6. North 00° 00' 00" East, 64.84 feet to a point on the common line with property now or formerly owned by The Howard School, Inc., per Deed Book 32176, Page 525, as recorded among the Land Records of Fulton County, Georgia; thence, running with along the said common line with property now or formerly owned by The Howard School
7. 17.38 feet along the arc of a curve deflecting to the left, having a radius of 75.00 feet and a chord bearing and distance of North 24° 52' 55" East, 17.34 feet; thence,
8. North 18° 03' 57" East, 154.03 feet to a 1/2 inch rebar found; thence,
9. 82.58 feet along the arc of a curve deflecting to the right, having a radius of 75.00 feet and a chord bearing and distance of North 49° 34' 28" East, 78.47 feet to a 5/8-inch rebar found; thence,
10. North 81° 11' 01" East, 367.53 feet to a capped 1/2 inch rebar found; thence,
11. North 82° 45' 09" East, 350.79 feet to a 1/2 inch rebar found; thence,
12. South 89° 33' 41" East, 112.16 feet to a point on the aforesaid right-of-way line of Foster Street; thence, leaving aforesaid property now or formerly owned by The Howard School and running with the said right-of-way line of Foster Street
13. South 25° 43' 14" West, 214.74 feet to the POINT OF BEGINNING, containing 187,350 square feet or 4.3010 acres of land, more or less.

Described property is subject to all rights-of-way (public and private) and easements, both recorded and unrecorded.

