

Request for Qualifications

For the development of 1.8 acres at 1091 Tucker Avenue, SW
Atlanta, Georgia

Issued November 1, 2018



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Overview

The Atlanta Land Trust (“ALT”) is seeking expressions of interest and qualifications (“Qualification Statements”) from firms (“Firms”) capable of developing a (+/-) 1.8-acre site located at 1091 Tucker Avenue in Oakland City (the “Project”). ALT is soliciting Qualification Statements from qualified firms with experience developing projects similar in scope. It is expected that the Project will include a residential component as the primary use and that those units will be affordable to low- and moderate-income families, as defined in Exhibit A. Firms responding to this Request for Qualifications (“RFQ”) must demonstrate the capability and resources to consummate the financial closing, have a proven track record of affordable housing development, and have the ability to timely develop the Project.

The mission of ALT is to deliver and steward permanently affordable housing proximate to the Atlanta BeltLine and other targeted areas in the city of Atlanta. The ALT will also create a favorable climate for community land trust (“CLT”) development, strategically assemble land, and provide fee-for service stewardship to other entities.

Under the leadership of The Atlanta BeltLine Partnership, the Atlanta Housing Association of Neighborhood-based Developers and the Annie E. Casey Foundation, a group of more than 30 public, private, nonprofit and community organizations created the ALT to maintain affordability in neighborhoods at risk of gentrification and displacement due, in part, to the Atlanta BeltLine, throughout the portions of the city of Atlanta directly impacted by the Atlanta BeltLine. The ALT is spearheading the implementation of a city-wide CLT to:

- Provide low-and moderate-income residents access to land and housing;
- Increase long-term community control of neighborhood resources;
- Empower residents through involvement and participation; and
- Preserve the affordability of housing permanently.

A CLT is a nonprofit organization that utilizes public and private funds to provide affordable home ownership opportunities for low-income households. The CLT model helps low-and moderate-income families benefit from the equity built through homeownership, and at the same time preserves the affordability of these homes so that future residents will have the same affordable homeownership opportunities. A CLT generally structures ownership in several distinctive ways:

- Land is treated as a common heritage, not as an individual possession. Title to multiple parcels is held by a single nonprofit owner that manages these lands on behalf of a particular community, present and future.
- Land is removed permanently from the market, never resold by the nonprofit owner. Land is put to use, however, by leasing out individual parcels for the construction of housing, the production of food, the development of commercial enterprises, or the promotion of other activities that support individual livelihood or community life.
- All structural improvements are owned separately from the land, with title to these buildings held by individual homeowners, business owners, housing cooperatives, or the owners of any other buildings located on leased land.
- A ground lease lasting many years gives the owners of these structural improvements the exclusive use of the land beneath their buildings, securing their individual interests while protecting the interests of the larger community.

This procurement does not constitute an offer by the ALT to enter into an agreement and cannot be accepted by any Firm to form an agreement. This procurement is only an invitation for offers from interested Firms and no Qualification Statement shall bind ALT. Each Qualification Statement submitted to ALT will become the property of ALT for ALT's use, in ALT's sole discretion. ALT reserves the right to reject any Qualification Statement or all Qualification Statements or to waive any technical defect in a Qualification Statement before or after submission. ALT also reserves the right to cancel this RFQ at any time for any reason or no reason. Additionally, ALT may in accordance with applicable law, by addendum, modify any provision or part of this RFQ at any time prior to the Qualification Statement due date and time. Any Qualification Statement submitted pursuant to this RFQ will be effective for a period of not less than six (6) months.

Project Description

ALT acquired 1091 Tucker Avenue SW in 2016 with a grant from Enterprise Community Partners for the purpose of developing affordable residential units through the CLT model. The ±1.8-acre site is in the Oakland City neighborhood in southwest Atlanta, in close proximity to the Atlanta BeltLine Westside Trail and MARTA's Oakland City Station. It is located within the Oakland City Historic District and the Atlanta BeltLine Overlay District.

The property appears never to have been developed, having a high number of very mature trees, some over 100 years old, scattered around the site including three distinct groupings. There is also a stream bed which runs parallel and just off-site of the north side of the property, with a small northeast corner of the site being within the 75' stream buffer. The property had previously been owned by a nonprofit community development corporation and intended for development of affordable single-family homes in the late-1990's, which never came to fruition.

ALT recently led an extensive 5-month participatory design process with the Oakland City Community Organization and other Oakland City stakeholders. This process resulted in the creation of a vision for the development of the site which is now serving as the basis for a rezoning application with the city of Atlanta. ALT is seeking to amend the land use designation from Low Density Residential to Medium Density Residential, and to rezone the property from R-4A to RG-3-C to allow for the construction of 23 homes and the preservation of numerous mature trees on site. Located directly adjacent to the C2-zoned properties on Lee Street, it is currently zoned R-4A with a conditional land use density of 0.8 units/acre.

The conceptual plan, as set forth in Exhibit B, provided a framework for rezoning and amending the land use plan for the property. It demonstrates the type of project that would be acceptable and feasible on the site. The conceptual plan was developed with assistance from external consultants, Community Design/Build. It is anticipated that the Project will be implemented generally consistent with the conceptual plan which envisions the development of 23 new multi-family homes within four new three-story buildings. A mix of unit types and sizes is envisioned to provide a variety of new housing options in the Oakland City neighborhood, including, single-floor flats for smaller households and seniors, and two- and three-story homes for larger families. The site configuration and design of the buildings has used the former Masonic Lodge, a contributing historic structure, as the compatible example while adjusting for parcel size, residential purposes, and protection of mature trees and other environmental assets.

Per the CLT model of homeownership, the ALT will retain ownership of the land, and sell the homes while leasing the land to the homeowners. All homes will be sold to low- and moderate-income families whose incomes do not exceed the limits set forth in Exhibit A. ALT will enter into a Ground Lease and Development Agreement ("Agreement") with the selected Firm. This Agreement will convey from ALT to the selected developer the leasehold estate, provide for the development of the Project and specify terms and conditions for the use, subleasing and mortgaging of all or portions of the Project by the developer. The Project shall be developed exclusively to create and maintain a stock of permanently affordable homes to abate the displacement and growing lack of affordability experienced by the citizens of the city of Atlanta.

Scope of Work/Developer Responsibilities

The ALT is seeking Qualification Statements from experienced nonprofit or for-profit real estate development firms capable of developing a (+/-) 1.8-acre site located at 1091 Tucker Avenue in the Oakland City neighborhood in the city of Atlanta. ALT is soliciting Qualification Statements from interested qualified Firms with a documented track record of providing the required services. The anticipated responsibilities of the Firm, if selected to provide these services, will include (but not be limited to) the activities detailed below.

1. Land Lease: The selected Firm is expected to lease the subject property from ALT to implement the Project. Once the Project has reached completion and all units have been sold to qualified homebuyers, the land lease will terminate.
2. Market Research: The selected Firm will be responsible for securing the services of a qualified company to conduct detailed and neighborhood specific market research and analysis to determine the marketable property types and supportable sales and absorption rates. Any such proposed market research company must be pre-approved by ALT, with such approval being in ALT's sole discretion. The associated cost of all market research shall be borne by the selected Firm.
3. Site Planning: ALT has completed a preliminary site plan for the property based on a participatory design process with neighborhood stakeholders. The conceptual plan, as set forth in Exhibit B, demonstrates the type of project that would be acceptable and feasible on the site. It is expected that the Project and final site plan will be generally consistent with the conceptual plan, which envisions the development of 23 new multi-family homes within four new three-story buildings. The selected Firm may work with ALT to identify mutually agreeable modifications to the current conceptual plan. In addition, the selected Firm will be responsible for incorporating and validating such portions of the conceptual plan as proposed into a final site plan. The final site plan must meet the ALT's goals as summarized on page 2 of this RFQ, and be consistent with all applicable City of Atlanta, State of Georgia and Federal laws, regulations, guidance, and best construction practices. The final site plan shall be subject to the written approval of ALT, which approval shall be in the sole discretion of ALT.
4. Entitlements and Development Approvals: ALT is seeking to amend the land use designation from Low Density Residential to Medium Density Residential, and to rezone the property from R-4A to RG-3-C to allow for the construction of 23 homes and the preservation of numerous mature trees on site. The site is currently zoned R-4A with a conditional land use density of 0.8 units/acre. City of Atlanta approval is anticipated by the end of 2018. If the approval is not completed by the time of the award, the selected Firm will be responsible for completing the rezoning. The selected Firm will be responsible for obtaining permits or regulatory approvals for development of the site from the city of Atlanta. Due to the location of the site within the Oakland City Historic District, at a minimum, a Type III certificate of appropriateness will be required from the Urban Design Commission.
5. Securing Project Financing: The selected Firm will be responsible for obtaining financing the entire cost of the proposed Project. These costs include, but are not limited to, all pre-development and development costs such as infrastructure, public communications, entitlements, environmental, traffic, soil, or other studies, design and construction costs and off-and-on-site work, including all utilities. ALT will work with the selected Firm to seek any available public financing opportunities to support the Project. The following public financing tools *may* be available for this Project:
 - a. Atlanta BeltLine Affordable Housing Trust Fund: These grants are provided to nonprofit and for-profit multifamily developers offering affordable workforce housing rental units within

the Atlanta BeltLine Tax Allocation District (“TAD”). Grant funds may be used to finance acquisition, construction or renovation of multifamily housing for families at or below 100% of Area Median Income (as defined by the Department of Housing and Urban Development). These grants to developers are enforced by a Land Use Restriction Agreement. The total amount of the grant dollars may not exceed approximately \$30,000 - \$35,000 per affordable unit or 30% of the total development costs, whichever is less, with a cap of \$2 million per multifamily development. Funding is subject to availability. The developer is required to show a positive pro forma showing that the grant of the Affordable Housing Trust funds, coupled with additional financing from other sources are sufficient to complete the development.

- b. Housing Opportunity Fund Bond Financing: Moneys held in the program fund are used for low interest loans to developers to finance in part the acquisition, construction or renovation of housing. These funds may be used in conjunction with conventional financing, bond financing or other private/public financing to construct and/or rehabilitate residential housing and finance predevelopment and site development costs. The obligation to repay the loan shall be evidenced by a promissory note and shall be secured by a deed to secure debt. Each housing project financed with HOB funds shall be regulated by a land use restriction agreement for a minimum of 15 years. Funding is subject to availability.
 - c. The Strong, Prosperous, And Resilient Communities Challenge (“SPARCC”) Funds: SPARCC capital tools are designed to extend the lending capacity of the existing Low Income Investment Fund (“LIIF”) and Enterprise Community Loan Fund (“ECLF”) lending platforms. SPARCC offers access to short and intermediate-term debt for SPARCC-aligned projects that otherwise might not have access to existing capital products. SPARCC capital may be used for a variety of project types, including but not limited to affordable or mixed-income housing, community facilities, mixed-use developments with social benefit or green, climate-resilience infrastructure projects. Loan types include acquisition, predevelopment, construction and leveraged loans (e.g. for New Market Tax Credits). Both nonprofit and mission-aligned for-profit entities are eligible borrowers.
 - d. Downpayment Assistance: Invest Atlanta and Atlanta Housing offer several downpayment assistance programs that provide income qualified homebuyers with funding for down payments and closing costs.
6. Horizontal and Vertical Development: The selected Firm will be responsible for the construction of all necessary off-site and on-site improvements including, but not limited to, all required site infrastructure; building cores and shells; building completion, amenities, and landscaping. The Firm shall be responsible for the management, direction, design, integration, scheduling, control, review and approval of all subcontract work and services, and will be required to comply with all applicable city of Atlanta, State of Georgia and federal laws, regulations, and guidance, and for obtaining Certificates of Occupancy for each of the units.
 7. Facilitating Community Engagement: ALT has been consulting with residents of the Oakland City neighborhood to solicit input on the Project. ALT will work with the selected Firm to continue to build neighborhood support for the proposed Project by assisting with community outreach initiatives as the Project advances. ALT has initiated discussions with a local artist, Angela Davis Johnson, who will be exploring the use of arts and culture strategies to activate the site during pre-development, further engage the community during construction, and create meaningful public art installation on site for residents to enjoy. The selected Firm will be expected to work cooperatively

with this artist and allocate funding for the installation of this site-specific piece as part of the Project.

8. Sales and Marketing: The selected Firm will work with the ALT to create a marketing strategy for the Project and identify qualified potential applicants to purchase the units.

Qualification Statement Process Timeline

Request for Qualifications Issued: November 1, 2018

Pre-Qualification Conference: November 16, 2018

A pre-Qualification Conference is scheduled for November 16, 2018, at 10:00 a.m. (local time), at the Atlanta Land Trust offices located at 112 Krog Street, Suite 14. Attendance at the Pre-Qualification Conference is not required but is strongly encouraged.

Questions Due: November 30, 2018

Any questions regarding this procurement must be submitted in writing to the Executive Director, Amanda Rhein, via electronic mail at arhein@atllandtrust.org, on or before November 30, 2018 at 5:00 pm. All questions and answers will be posted to the TransFormation Alliance website at <https://atltransformationalliance.org/>.

Responses to Questions Posted: December 7, 2018

Submission Deadline: January 11, 2019

ALT anticipates the following additional timelines, although these dates may change, in the sole discretion of ALT.

Ranking/Evaluation of Qualification Statements: January 25, 2019

Proponent Interviews: February 4-8, 2019

Award Notification: February 8, 2019

Submission Procedures and Requirements

Format and Content of Qualification Statement

Proponents must submit a Qualification Statement in response to this RFQ in the format specified herein. The Qualification Statement must consist of the following:

1. Title Page: Show the RFQ's subject, the Firm's name, address, website, email and telephone and fax numbers of the contact person(s) and the date of the Qualification Statement.
2. Table of Contents: Include a detailed table of contents listing sections and subsections that correspond to the requirements of the RFQ. The table of contents must also list all tables, appendices, figures, etc. contained in the Qualification Statement.
3. Executive Summary: Generally describe the Firm, provide an overview of the qualifications and a statement of why Firm is interested in this Project and best qualified to develop the proposed project. The Qualification Statement must include: (a) the domicile where Firm(s) is organized, (b) the name, brief history, contact name, address, email contact, phone number, and facsimile number of the Firm, (c) the legal structure of the entity, (d) proof of ability to do business in Georgia, and (e) a listing of major satellite offices, if any.
4. Organizational Structure and Key Personnel: Include an organizational chart of the Firm's management structure and corresponding resumes for each of the individuals identified. In the case where the Firm is a partnership, joint venture or affiliation of two or more firms, please provide information for all participants and the nature of the relationship. Also, indicate who will be the proposed lead person on the Project and his/her availability to commence work on the Project following an award.
5. Experience and Qualifications: Describe each residential, commercial and/or mixed-use project completed within the last ten (10) years. Highlight projects with affordable housing components or other elements comparable to the proposed Project. The description of each project must include, at a minimum, the following information:
 - a. Community engagement activity;
 - b. Size in total land area and building area;
 - c. Scope of the project;
 - d. Location of the project;
 - e. Approximate development value;
 - f. Whether the project was completed on-time and within budget;
 - g. Year completed;
 - h. Specific role of Firms;
 - i. Past role(s) of individuals expected to work on ALT project (if applicable); and
 - j. Client references, contact information and authorization to contact them.
6. Project Approach: Describe the Firm's proposed approach to this Project. This narrative response should include the Firm's vision for the Project, including the development objectives, architectural approach and community goals.
7. Fee: Proposed fee structure for the Firm for the services contemplated in the development of the Project.
8. Financial Qualification: Provide audited financial statements for the past -3 years that includes, at minimum, the following: balance sheet, income statement, statement of change in financial position.

If audited financial statements are not available, please explain and provided unaudited financial statements and tax returns.

Submission of Qualification Statement

Qualification Statements must be submitted according to the requirements of this RFQ. Qualification Statements shall be signed by hand by a principal of the Firm with the authority to bind the Firm and enter into an agreement with ALT. Joint ventures or partnerships must designate one joint venture member/partner to represent the joint venture or partnership, respectively, with the authority to submit and execute a Qualification Statement, bind the entity as well as enter into an agreement with ALT. Each Firm is responsible for the preparation of its Qualification Statement and for the cost associated therewith. Qualification Statements are to be submitted in an unlocked Portable Document Format and may be submitted electronically via email or delivered to the ALT offices on a USB drive at:

Atlanta Land Trust, Inc.
112 Krog Street, Suite 14
Atlanta, GA 30307
arhein@atlandtrust.org

All submissions must be received by Atlanta Land Trust by 3:00 p.m. EST either by delivery or email submission. It is the responsibility of each Firm to obtain a copy of any addendum issued for this RFQ by monitoring ALT's website.

Evaluation and Selection Process

Upon receipt and review of the Qualification Statements, ALT, at its sole discretion, shall evaluate and determine which Firm, if any, is responsive and responsible and in ALT's best interests to accept. Once all Qualification Statements are received, ALT will convene an evaluation committee which will evaluate each responsive Qualification Statement in accordance with the evaluation criteria described in this RFQ. Firms may be required to make an oral presentation to the evaluation committee at any stage of the selection and evaluation process. ALT will notify each Firm of ALT's determination.

Qualification Statements will be evaluated based on the evaluation criteria described below:

1. **Project Experience:** Qualification Statement shall demonstrate the Firm's industry expertise and experience in developing projects of a similar scope and scale.
2. **Organizational Structure and Key Personnel:** Qualification Statement should provide a clear evidence that the Firm has the appropriate personnel in place to successfully partner with ALT to plan, develop and implement the Project.
3. **Project Approach:** Qualification Statement should demonstrate a commitment to advancing the community's vision for the property as articulated in the conceptual plan. Firms should demonstrate the ability to work collaboratively with ALT and the community to execute a project which aligns with community and ALT goals.
4. **Financial Capability:** Qualification Statement shall demonstrate the ability to develop the Project at a minimum cost to ALT and provide to give ALT a clear understanding of the Firm's financial standing and capability to amass financial resources necessary to complete the Project.

The highest-ranked Firm will be recommended by the selection committee to the Board of Directors of the Atlanta Land Trust for the award of the lease and development of the Project, contingent upon negotiation, execution and delivery of definitive agreements related to the lease and proposed development of the property. The ALT's Board of Directors reserves the right to accept, modify or reject the recommendation of award under this RFQ. Once Board of Directors approval has been received, ALT will proceed with negotiations of a mutually acceptable Access Agreement or Ground Lease and Development Agreement. Notwithstanding the foregoing, the final terms and conditions relating to the lease of the property may be subject to financing, development commencement, title or other conditions or contingencies, as determined by ALT, in its sole discretion.

Attachment A: Affordable Workforce Housing Information

To qualify to purchase a unit in the Project, homebuyers must, at the time of the execution of the applicable sale, have an income (adjusted for family size) that does not exceed 120% of the area median income (“AMI”) for the Atlanta-Sandy Springs-Marietta, Georgia HUD Metro FMR Area (as published from time to time by the U.S. Department of Housing and Urban Development). Atlanta Land Trust will work with the selected Firm to determine the specific income targets for the Project. It is anticipated that the majority of the units in the Project will be priced to be affordable to homebuyers with incomes that do not exceed 80% of the AMI.

2018 HUD Income Limits						
Area Median Income (AMI)	Atlanta Metropolitan Statistical Area (MSA)					
	1 Person	2 Person	3 Person	4 Person	5 Person	6 Person
120% AMI	\$ 62,850	\$ 71,800	\$ 80,800	\$ 89,750	\$ 96,950	\$ 104,150
115% AMI	\$ 60,200	\$ 68,800	\$ 77,400	\$ 86,000	\$ 92,900	\$ 99,800
100% AMI	\$ 52,400	\$ 59,850	\$ 67,350	\$ 74,800	\$ 80,800	\$ 86,800
80% AMI	\$ 41,900	\$ 47,900	\$ 53,900	\$ 59,850	\$ 64,650	\$ 69,450
60% AMI	\$ 31,440	\$ 35,940	\$ 40,440	\$ 44,880	\$ 48,480	\$ 52,080
50% AMI	\$ 26,200	\$ 29,950	\$ 33,700	\$ 37,400	\$ 40,400	\$ 43,400
30% AMI	\$ 15,750	\$ 18,000	\$ 20,780	\$ 25,100	\$ 29,420	\$ 33,740

The maximum purchase price for each unit in the Project shall not exceed the values published from time to time by the U.S. Department of Housing and Urban Development. The 2018 limits are listed below by unit size. Final unit purchase prices will be calculated by Atlanta Land Trust based on the income of the qualified homebuyer.

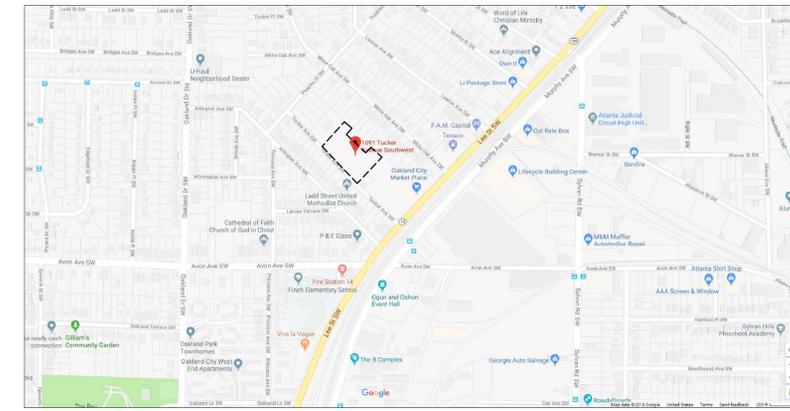
2018 Workforce Owner Housing Maximums					
	Efficiency	1 Bedroom	2 Bedroom	3 Bedroom	4 Bedroom
Max Sale Price at 120% AMI	\$188,550	\$201,975	\$242,400	\$280,050	\$312,450
Max Sale Price at 100% AMI	\$157,200	\$168,375	\$202,050	\$233,400	\$260,400
Max Sale Price at 80% AMI	\$125,700	\$134,700	\$161,700	\$186,750	\$208,350
Max Sale Price at 60% AMI	\$94,320	\$101,070	\$121,320	\$140,040	\$156,240

Attachment B: Conceptual Site Plan

SITE DATA

SITE PLAN SPECIFICATIONS		
SITE AREA	1.808 acres/ 78,738 sf	
EXISTING ZONING	R-4 (OAKLAND HISTORIC DISTRICT, BELTLINE OVERLAY)	
PROPOSED ZONING	RG-3	
NET LOT AREA	78,738	
GROSS LOT AREA	84,466	
MAXIMUM BUILDABLE AREA	58,788.33	FAR= 0.696
TOTAL BUILT AREA	35,211.60	FAR= 0.417
TOTAL UNITS	23	
-Townhouse units (2200 sf/unit)	5	
-2 story units (1795 sf/unit)	6	
-Studio units (870 sf/unit)	12	
BUILDING HEIGHT ALLOWED	35'	
BUILDING HEIGHT	34'-6"	
BUILDING FOOTPRINT	15,330.6	
SURFACE PARKING AREA	12,700.66	
TOTAL FRONT PORCH AREA	2,288	
TOTAL BALCONY AREA	1430	
TOTAL OPEN SPACE REQUIRED	56,691.36	
TOTAL OPEN SPACE PROVIDED	65,981.33	
TOTAL USABLE OPEN SPACE REQUIRED	33,069.96	
TOTAL USABLE OPEN SPACE PROVIDED	54,424.67	
FRONT YARD REQUIRED	40'	
FRONT YARD PROVIDED	28'-11"	
PARKING		
PARKING REQUIRED	28 spaces	1.2/UNIT
PARKING PROVIDED	28 spaces	
-Surface parking	18 spaces	
-Garage spaces	10 spaces	

VICINITY MAP



364 Nelson St SW
Atlanta, GA 30313
Phone: (404) 487-6043
www.studiohshape.com

TUCKER AVENUE LAND TRUST

1091 Tucker Ave SW Atlanta, Atlanta GA- 30310

Project Number: 17-663
Date: 08.30.2018
Drawn By: Deepti Silwal
Checked By: Mark Hill



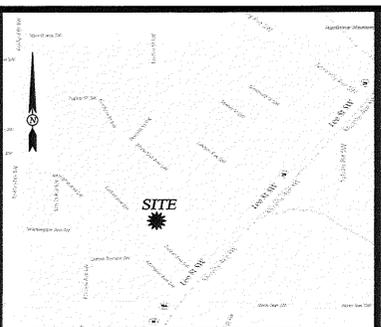
Sheet Title

SITE PLAN

Sheet Number

1.1

Attachment C: Survey and Legal Description



VICINITY MAP
NOT TO SCALE

LEGEND	
---	BROKEN LINE NOT TO SCALE
-X-	FENCE LINE
-G-	GUARDRAIL
-G-	UNDERGROUND GAS LINE
-E-	OVERHEAD ELECTRIC LINE
-T-	OVERHEAD TELEPHONE LINE
-S-	SANITARY SEWER LINE
-UE-	UNDERGROUND ELECTRIC LINE
-UT-	UNDERGROUND TELEPHONE LINE
-UNK-	UNKNOWN UNDERGROUND UTILITY LINE
-W-	WATER LINE
-WET-	WETLANDS AREA
-C-	CATCH BASIN SINGLE WING
-C-	CATCH BASIN DOUBLE WING
-C-	COMPUTED POINT
-B-	BORING HOLE
-C-	CLEANOUT
-E-	COMMUNICATION BOX
-E-	ELECTRIC BOX
-E-	ELECTRIC LINE MARKER
-E-	ELECTRIC MANHOLE
-E-	ELECTRIC METER
-E-	ELECTRIC OUTLET
-E-	ELECTRIC SWITCH
-E-	FIBER OPTIC BOX
-E-	FIBER OPTIC LINE MARKER
-F-	FIRE HYDRANT
-F-	FLARED END SECTION
-G-	GAS LINE MARKER
-G-	GAS METER
-G-	GAS VALVE
-G-	GROUND LIGHT
-G-	GLY WIRE
-G-	GLY WIRE
-H-	HEADWALL
-H-	HEATING/AIR CONDITIONING UNIT
-H-	IRRIGATION CONTROL VALVE
-L-	LIGHT POLE
-L-	POST INDICATOR VALVE
-P-	POWER POLE
-P-	TELEPHONE POLE
-P-	SANITARY SEWER MANHOLE
-P-	SIGN POST
-P-	STORM WATER DROP INLET
-P-	STORM WATER JUNCTION BOX
-P-	STORM WATER YARD INLET
-P-	TELEPHONE MANHOLE
-P-	TRAFFIC SIGNAL BOX
-P-	TRAFFIC SIGNAL POLE
-P-	WATER MANHOLE
-P-	WATER METER
-P-	WATER VALVE
-P-	WATER VALVE/LINE MARKER
-P-	BOLLARD
-P-	CONCRETE MONUMENT FOUND
-P-	CRIMPED TOP PIPE FOUND
-P-	ELECTRIC PANEL
-P-	FINISHED FLOOR ELEVATION
-P-	IRRIGATION BOX
-P-	IRON PIN FOUND
-P-	1/2" IRON PIN SET
-P-	MAIL BOX
-P-	OPEN TOP PIPE FOUND
-P-	PK NAIL FOUND
-P-	PK NAIL SET
-P-	REBAR FOUND
-P-	RIGHT-OF-WAY MONUMENT FOUND
-P-	RAILROAD SIGNAL BOX
-P-	STUB OUT
-P-	BUILDING SETBACK LINE
-P-	CURB & GUTTER
-P-	CONCRETE PAD
-P-	CHAIN LINK FENCE
-P-	CORRUGATED METAL PIPE
-P-	DEED BOOK & PAGE
-P-	DUCTILE IRON PIPE
-P-	HEADER CURB
-P-	HIGH DENSITY POLYETHYLENE PIPE
-P-	INVERT ELEVATION
-P-	OUTLET CONTROL STRUCTURE
-P-	PLAT BOOK & PAGE
-P-	PLASTIC PIPE
-P-	REINFORCED CONCRETE PIPE
-P-	TEMPORARY BENCHMARK
-P-	SPOT ELEVATION

TREE LEGEND	
○ CHY16	CHERRY TREE 16" (DIAMETER)
○ CM	CRAPE MYRTLE
○ DOG13	DOGWOOD TREE 13" (DIAMETER)
○ HIC18	HICKORY TREE 18" (DIAMETER)
○ HLY9	HOLLY TREE 9" (DIAMETER)
○ HWD18	HARDWOOD TREE 18" (DIAMETER)
○ LOC14	LOCUST TREE 14" (DIAMETER)
○ MAG14	MAGNOLIA TREE 14" (DIAMETER)
○ MAP14	MAPLE TREE 14" (DIAMETER)
○ OAK18	OAK TREE 18" (DIAMETER)
○ ORN16	ORNAMENTAL TREE 6" (DIAMETER)
○ PIN18	PINE TREE 18" (DIAMETER)
○ POP18	POPLAR TREE 18" (DIAMETER)
○ SGT18	SWEET GUM TREE 18" (DIAMETER)

UTILITY CONTACTS	
GAS:	Atlanta Gas Light Company Martin Marek 10 Peachtree Street NE Atlanta, GA 30309 404-584-4338 (or 4126)
POWER:	Georgia Power Company Ike Collins 823 Jefferson Street Atlanta, GA 30318 404-506-4369
WATER:	City of Atlanta Dept. of Watershed Management James Boswick 651 14th Street Atlanta, GA 30318 404-330-6600
COMMUNICATION:	AT&T Ken Reacor 404-216-7772
	XO/ACLN 10 Peachtree Place NE Atlanta, GA 30309-4497 770-901-9160
	Verizon / MCI Dennis Rainey 4400 N Glenville Richardson, TX 75082 478-471-1042
	Comcast Communications Sandra Andrews 770-559-6879
	Level 3 Communications, Inc. 1025 Eldorado Boulevard Broomfield, CO 80021 977-366-8344 (ext. 3)
	ZAYO Fiber Solutions 400 Centennial Parkway, Suite 200 Louisville, CO 80027 Nick Flores 678-666-2493
	Fiberlight, LLC 11700 Great Oaks Way, Suite 100 Alpharetta, GA 30022 Dell Miller

UTILITY WARNING

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 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 OWNERS, THEIR EMPLOYEES, THEIR CONSULTANTS, THEIR CONTRACTORS, AND/OR THEIR AGENTS SHALL HEREBY DISTINCTLY UNDERSTAND THAT THE SURVEYOR IS NOT RESPONSIBLE FOR THE CORRECTNESS OR SUFFICIENCY OF THE UNDERGROUND UTILITY INFORMATION SHOWN HEREON.

UNDERGROUND UTILITY LOCATION PROVIDED BY

UTILISURVEY, LLC
314 DUNELLA LANE
PEACHTREE CITY, GA 30269
PHONE (404) 312-6912
FAX (770) 486-7784

ALL UTILITY LOCATIONS ARE SUBJECT TO VERIFICATION BY THE UTILITIES PROTECTION CENTER AT 1-800-282-7411 PRIOR TO ANY CONSTRUCTION. THESE UTILITY LOCATIONS ARE GAINED BY INFORMATION FROM ON SITE INSPECTION AND SURROUNDING FACILITIES. ALL POSSIBLE BUILDINGS AND MECHANICAL AREAS ARE UTILIZED IN ORDER TO PROVIDE THE MOST ACCURATE AND THOROUGH REPRESENTATION OF THE EXISTING UTILITY LAYOUT. UTILITY LOCATIONS ARE FOR SURVEYING AND PLANNING PURPOSES ONLY.



PLAT REFERENCES

1) "BOUNDARY, TOPOGRAPHIC, TREE & UTILITY SURVEY FOR CAMP, INC." PREPARED BY GRANT SHEPHERD & ASSOCIATES, INC., DATED 4/1/2005 (JOB #03-03-440; DRAWING #0301170).

LEGAL DESCRIPTION (BASED ON THIS SURVEY)

All that tract or parcel of land lying and being in Land Lot 119 of the 14th Land District, City of Atlanta, Fulton County, Georgia, said tract or parcel of land being more fully shown and designated on a plat of survey prepared by Valentino & Associates, Inc. (Job #15-094; Drawing/File #15-094), bearing the seal of Glenn A. Valentino, G.S., Registered Land Surveyor #2326, and being more particularly described, with bearings relative to Grid North, Georgia West Zone, as follows:

TO FIND THE POINT OF BEGINNING, COMMENCE at a computed point located at the intersection of the northwesterly right-of-way line of Lee Street (variable width public R/W) and the northeasterly right-of-way line of Tucker Avenue (variable width public R/W).

THENCE proceeding along said northeasterly right-of-way line of Tucker Avenue North 46 degrees 45 minutes 19 seconds West for a distance of 392.40 feet to a computed point;

THENCE North 46 degrees 45 minutes 19 seconds West for a distance of 10.00 feet to a computed point;

THENCE North 43 degrees 33 minutes 47 seconds East for a distance of 12.97 feet to a nail set, said nail set being the POINT OF BEGINNING.

THENCE continuing along said northeasterly right-of-way line of Tucker Avenue North 43 degrees 27 minutes 14 seconds West for a distance of 358.00 feet to a 1/2" iron pin set;

THENCE departing said northeasterly right-of-way line of Tucker Avenue North 42 degrees 52 minutes 03 seconds East for a distance of 240.31 feet to a 1/2" iron pin set;

THENCE South 48 degrees 14 minutes 51 seconds East for a distance of 13.33 feet to a concrete monument found;

THENCE South 47 degrees 37 minutes 12 seconds East for a distance of 46.67 feet to a 1" crimp-top pipe found;

THENCE South 42 degrees 32 minutes 54 seconds West for a distance of 59.47 feet to a 1/2" iron pin set;

THENCE South 46 degrees 56 minutes 35 seconds East for a distance of 45.00 feet to a 3/4" open-top pipe found;

THENCE South 49 degrees 31 minutes 46 seconds East for a distance of 54.86 feet to a 1/2" rebar found;

THENCE South 47 degrees 41 minutes 52 seconds East for a distance of 94.82 feet to a 3/4" crimp-top pipe found;

THENCE North 44 degrees 07 minutes 02 seconds East for a distance of 51.16 feet to a 1/2" iron pin set;

THENCE South 47 degrees 12 minutes 57 seconds East for a distance of 104.33 feet to a 1/2" iron pin set;

THENCE South 43 degrees 33 minutes 47 seconds West for a distance of 258.86 feet to a nail set on the northeasterly right-of-way line of Tucker Avenue, said nail set being the POINT OF BEGINNING.

Together with and subject to covenants, easements, and restrictions of record.

Said tract or parcel of land contains 1.808 acres or 78,738 square feet, and is intended to be the same tract of land that was previously conveyed in Deed Book 47999, Page 386, Fulton County Georgia Records.

ALTA/ACSM CERTIFICATION

TO: ATLANTA LAND TRUST COLLABORATIVE AND DOGWOOD TITLE & ABSTRACT 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, 5, 6A, 6B, 7A, 7B1, 7C, 8, 9, 10A, 11A, 11B, 12, 13, 14, 16, 17 & 18 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON 11/12/2015.

DATE OF PLAT OR MAP: 12/7/2015. BY: GLENN A. VALENTINO, GEORGIA REGISTERED SURVEYOR #2528

EXCEPTIONS DISCLOSED IN SCHEDULE B-II OF DOGWOOD TITLE & ABSTRACT COMPANY'S ALTA COMMITMENT FOR TITLE INSURANCE; FILE NO.: AS134; EFFECTIVE DATE: OCTOBER 19, 2015.

Item 1) Defects, liens, encumbrances, adverse claims or other matters, if any created, first appearing in the public records or attaching subsequent to the effective date hereof but prior to the date proposed insured acquires for value of record the estate or interest or mortgage thereon covered by this Commitment. *Surveyor's opinion: This survey is unaware of any such matters.*

Item 2) Rights or claims of parties in possession. *Surveyor's opinion: This survey is unaware of any such matters.*

Item 3) Unrecorded easements, if any, on, above or below the surface; and any discrepancies or conflicts in boundary lines or shortage in area or encroachments, which a correct survey or an inspection of the premises would disclose. *Surveyor's opinion: This survey intends to disclose all such matters (if any).*

Item 4) Possible unfiled mechanics' and materialmen's liens. *Surveyor's opinion: Not within the scope of this survey.*

Item 5) Exception is taken to all tax files and transfers which may be set out on a tax report affecting the property which is the subject of this search. *Surveyor's opinion: Not within the scope of this survey.*

Item 6) General or special taxes and assessments required to be paid in the year 2016 and subsequent years, not yet due and payable. *Surveyor's opinion: Not within the scope of this survey.*

Item 7) Notice of Designation to Historic District recorded in Deed Book 36575, page 488, Fulton County records. *Surveyor's opinion: Said document affects the subject property but contains no plottable matters.*

GENERAL NOTES

- 1) ACCORDING TO THE F.E.M.A. FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NUMBER 1312103356, DATED 9/18/2013 FOR FULTON COUNTY, GEORGIA, THIS PROPERTY DOES NOT LIE WITHIN A 100 YEAR FLOOD HAZARD ZONE AS DEFINED BY F.E.M.A.
- 2) CURRENT ZONING ACCORDING TO THE CITY OF ATLANTA IS LISTED AS R-4A, SINGLE-FAMILY RESIDENTIAL DISTRICT, AND THE SITE IS ALSO LOCATED IN THE BELTLINE & HC 20M OVERLAY DISTRICTS. THE CITY OF ATLANTA ZONING DEPARTMENT MUST BE REFERENCED FOR ALL REQUIREMENTS UNDER THIS ZONING.
- 3) BUILDING SETBACKS:
MINIMUM FRONT SETBACK = 30 FEET.
MINIMUM SIDE SETBACK = 7 FEET.
MINIMUM REAR SETBACK = 15 FEET.
MAXIMUM BUILDING HEIGHT IS 35 FEET.
- 4) HORIZONTAL AND VERTICAL REFERENCE SHOWN HEREON WAS TAKEN FROM REAL-TIME CORRECTED GPS OBSERVATIONS. (NAD 83 / NAVD 88)
- 5) ALL DISTANCES SHOWN HEREON ARE "GROUND" DISTANCES, UNLESS OTHERWISE STATED AS "GRID" DISTANCES.
- 6) CONTOUR INTERVALS SHOWN ARE ONE FOOT.

SPECIAL NOTES

- 1) CERTIFICATION AND DECLARATION IS MADE TO THE ENTITIES AS LISTED IN THE TITLE BLOCK AND/OR CERTIFICATIONS. THE CERTIFICATIONS AND DECLARATIONS ON THIS PLAT ARE NOT TRANSFERABLE TO ADDITIONAL INSTITUTIONS OR SUBSEQUENT OWNERS.
- 2) SUBSURFACE AND ENVIRONMENTAL CONDITIONS WERE NOT EXAMINED OR CONSIDERED AS A PART OF THIS SURVEY. NO STATEMENT IS MADE CONCERNING THE EXISTENCE OF UNDERGROUND OR OVERHEAD CONTAINERS OR FACILITIES THAT MAY AFFECT THE USE OR DEVELOPMENT OF THIS PROPERTY.
- 3) PURSUANT TO RULE 180-6.09 OF THE GEORGIA STATE BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND SURVEYORS, THE TERM "CERTIFICATION" RELATING TO PROFESSIONAL ENGINEERING AND LAND SURVEYING SERVICES SHALL MEAN A SIGNED STATEMENT BASED UPON FACTS AND KNOWLEDGE KNOWN TO THE REGISTRANT AND IS NOT A GUARANTEE OR WARRANTY, EITHER EXPRESSED OR IMPLIED.

STATE OF GEORGIA PLAT ACT CERTIFICATION

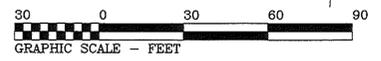
THIS SURVEY WAS PREPARED IN CONFORMITY WITH THE TECHNICAL STANDARDS FOR PROPERTY SURVEYS IN GEORGIA AS SET FORTH IN CHAPTER 180-7 OF THE RULES OF THE GEORGIA BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND AS SET FORTH IN THE GEORGIA PLAT ACT O.C.G.A. 15-6-67. I CERTIFY THAT THIS SURVEY WAS DONE UNDER MY SUPERVISION USING A TOPCON GT5 233W TOTAL STATION WITH AN ANGULAR ERROR OF 7 SECONDS PER STATION. THE TRAVELER UPON WHICH THIS PLAT IS BASED HAS BEEN CALCULATED FOR CLOSURE BY THE COMPASS RULE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 15,886 FEET. THE ADJUSTED ACCURACY OF THIS PLAT IS ONE FOOT IN 165,985 FEET.

FIELD DATES: 10/30/15 THRU 11/12/15

SCALE: 1" = 30'
DATE: 12/7/2015
JOB NUMBER: 15-094
FILE NUMBER: 15-094
PLOTTED: 12/7/2015

BOUNDARY, TOPOGRAPHIC, TREE AND UTILITY SURVEY

SHEET 1 OF 1



BOUNDARY, TOPOGRAPHIC, TREE AND UTILITY SURVEY FOR:
ATLANTA LAND TRUST COLLABORATIVE AND DOGWOOD TITLE & ABSTRACT COMPANY
LAND LOT 119 14TH DISTRICT CITY OF ATLANTA FULTON COUNTY, GEORGIA

VA
VALENTINO & ASSOCIATES, INC.
LAND SURVEYORS
1280 WINCHESTER PARKWAY
SUITE 243
SMYRNA, GEORGIA 30080
PHONE: (770) 438-0015
FAX: (770) 435-6050
WEB: VALENTINOSURVEY.COM
STATE OF GEORGIA LAND SURVEYING FIRM LICENSE NO. LSF000794

REVISIONS

