

INVITATION FOR PROPOSALS  
12~01

PROJECT RENAISSANCE  
A NEW GEORGETOWN

EXHIBITS

AWAKEN   REVITALIZE   RENEW   TRANSFORM   CATALYZE



# GEORGETOWN CONTEXT MAP

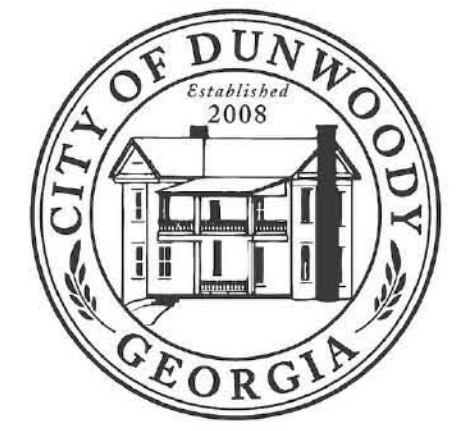


**LEGEND**

- Study Area Boundary
- Major Streets
- Minor Streets
- Parcels

**GROSS AREA - 368 ACRES**

**PARCEL AREA - 355 ACRES**



## CITY OF DUNWOODY GEORGETOWN/NORTH SHALLOWFORD ROAD AREA MASTER PLAN







INFORMATION REGARDING SIZE, LOCATION, AND SPECIES OF EXISTING TREES IS SHOWN HEREON. THERE IS NO CERTAINTY OF THE SIZE AND SPECIES OF THE SAID TREES WITHOUT VERIFICATION FROM THE DESIGNATED ARBORIST BY THE LOCAL REGULATORY AUTHORITY. 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 EXCEPT BY APPROVAL OF SAID AUTHORITY.

Containing 696,935 square feet or 15.9994 acres of land, more or less.

11. EASEMENT IN RIGHT OF WAY DEED BETWEEN WILLIAM T. NEWMAN AND DEKALB COUNTY, RECORDED AMONG THE AFORESAID LAND RECORDS IN DEED BOOK 2503, PAGE 771. (MAINTENANCE EASEMENT AFFECTS SUBJECT PROPERTY, BLANKET IN NATURE)

20. INTENTIONALLY OMITTED

21. DEFECTS, IF ANY, IN THE DESCRIPTION CONTAINED IN SCHEDULE A WHICH RESULT FROM THE FIRST AMENDMENT TO THE AMENDED AND RESTATED DECLARATION OF CONDOMINIUM

NOT TO SCALE  
LATITUDE: 33° 55' 34" N  
LONGITUDE: 84° 18' 48" W

ADDRESS:  
2112 POINTE PLACE AVENUE

JURISDICTION: CITY OF DUNWOODY  
ZONED: RM-HD CONDITIONAL  
CASE # CZ-03033

SETBACKS:  
AS SHOWN ON SURVEY PER CONDOMINIUM  
PLAN FOR SHALLOWFORD-DUNWOODY  
MASTER CONDOMINIUM, PB 211 PG 24

	FENCE		TRANSFER BLOCK (TX)
	STORM DRAIN LINE		FLAG POLE (FP)
	SANITARY SEWER		ACCESS POINT
	FORCE MAIN		FIRE HYDRANT (FH)
	WATER LINE		WATER VALVE (WV)
	GAS LINE		WATER METER (WM)
	UNDERGROUND POWER LINE		LIGHT POLE (LP)
	OVERHEAD POWER LINE		GAS METER (GM)
	UNDERGROUND TELEPHONE		GAS VALVE (GV)
	FIBER OPTIC		HEAD WALL (HW)
	CABLE TELEVISION		CURB AND GUTTER (CG)
	TOPOGRAPHIC CONTOUR		SPOT ELEVATION
	PROPERTY LINE		ELECTRIC METER (EM)
	CATCH BASIN (CB)		POWER POLE (PP)
	CATCH BASIN (SWCB)		SIGN
	DROP INLET (DI)		BENCHMARK
	JUNCTION BOX (JB)		CLEANOUT (CO)
	SS MANHOLE (SM)		

IPS	IRON PIN SET (CAPPED)	SDE	STORM DRAINAGE EASEMENT
IPF	IRON PIN FOUND	SSE	SEWERY SEWER EASEMENT
RM ROW	RIGHT OF WAY MONUMENT	AE	ACCESS EASEMENT
ROW	RIGHT OF WAY	BSL	BUILDING SETBACK LINE
POC	POINT OF COMMENCEMENT	RESB	RESURFACING
POB	POINT OF BEGINNING	OTP	OPEN TOP PIPE
A	ARC LENGTH	CTP	CRIMP TOP PIPE
R	RADIUS LENGTH	CPUD	CRUMP DRAIN
CHB	CHORD BEARING	DIP	DUCTILE IRON PIPE
CH	CHORD LENGTH	RC	REINFORCED CONCRETE PIPE
AC	ARC CHORD	OCF	OPEN CAST IRON PIPE
80 FT	SQUARE FEET	IC	INTERLOCKED GLAY PIPE
PB	PLAT BOOK	HDPE	HIGH DENSITY POLYETHYLENE PIPE
DB	DEED BOOK	CDC	CONCRETE
PAGE	PAGE	TOP OF WALL	TOP OF WALL
NF	NOTED OR FORMERLY	TF	FIRE EASEMENT CONNECTION

8. ADDRESS SITE PLAN FOR PHASE I - TWO BLOCKS  
& PHASE II - POINTE PLACE AT DUNWOODY PARK  
PREPARED BY HIGHLAND ENGINEERING, INC.  
LAST REVISED: JUNE 6, 2007.



THE ORIGINAL OF THIS DOCUMENT  
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WILLIAM C. WOHLFORD, JR., GA. RLS #2577  
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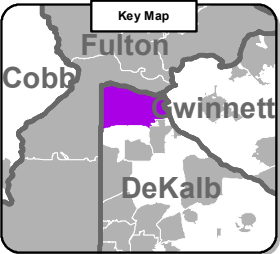
ALTA/ACSM LAND TITLE SURVEY  
FOR  
THE CITY OF DUNWOODY  
(UNIT I SHALLOWFORD-DUNWOODY CONDOMINIUM)  
LOCATED IN  
LAND LOT 345, 18TH DISTRICT  
CITY OF DUNWOODY  
DEKALB COUNTY, GEORGIA

## SHEET NO.





 Nancy Creek  
 City Streets  
 19 Acre Property  
 16 Acre Parcel

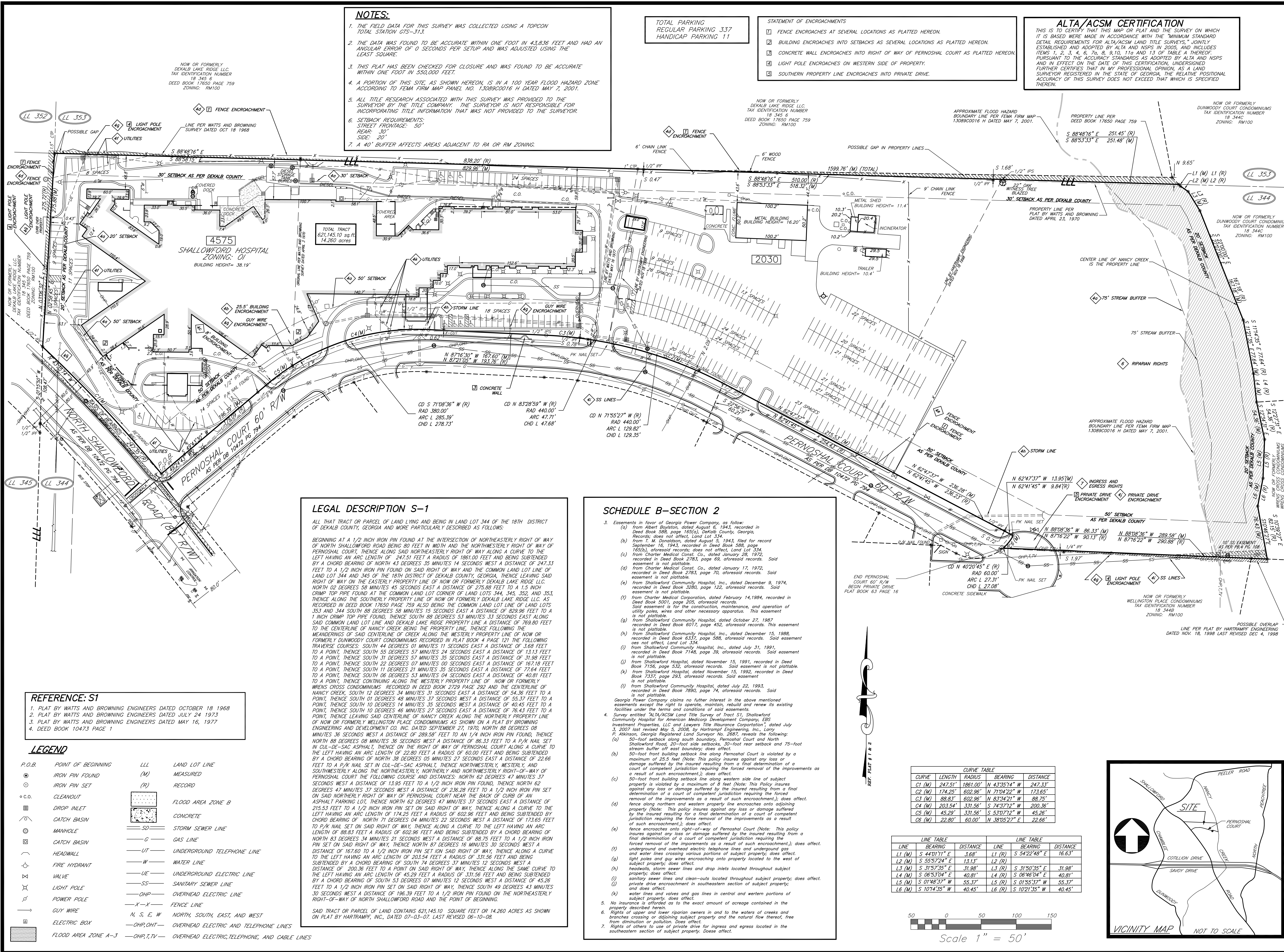


Map Sheet:  
**Exhibit D**

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- NOTES:**
1. THE FIELD DATA FOR THIS SURVEY WAS COLLECTED USING A TOPCON TOTAL STATION GTS-313.
  2. THE DATA WAS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 43,836 FEET AND HAD AN ANGULAR ERROR OF 0 SECONDS PER SETUP AND WAS ADJUSTED USING THE LEAST SQUARES.
  3. THIS PLAN HAS BEEN CHECKED FOR CLOSURE AND WAS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 550,000 FEET.
  4. A PORTION OF THIS SITE, AS SHOWN HEREON, IS IN A 100 YEAR FLOOD HAZARD ZONE ACCORDING TO FEMA FIRM MAP PANEL NO. 13089C0016 D DATED MAY 7, 2001.
  5. ALL TITLE RESEARCH ASSOCIATED WITH THIS SURVEY WAS PROVIDED TO THE SURVEYOR BY TITLE COMPANY. THE SURVEYOR IS NOT RESPONSIBLE FOR INCORPORATING TITLE INFORMATION THAT WAS NOT PROVIDED TO THE SURVEYOR.
  6. SETBACK REQUIREMENTS: STREET FRONTAGE: 50' REAR: 20' SIDE: 20'
  7. A 40' BUFFER AFFECTS AREAS ADJACENT TO RA OR RM ZONING.

TOTAL PARKING  
REGULAR PARKING 337  
HANDICAP PARKING 11

- STATEMENT OF ENCROACHMENTS**
1. FENCE ENCROACHES AT SEVERAL LOCATIONS AS PLATTED HEREON.
  2. BUILDING ENCROACHES INTO SETBACKS AS SEVERAL LOCATIONS AS PLATTED HEREON.
  3. CONCRETE WALL ENCROACHES INTO RIGHT OF WAY OF PERNOSHAL COURT AS PLATTED HEREON.
  4. LIGHT POLE ENCROACHES ON WESTERN SIDE OF PROPERTY.
  5. SOUTHERN PROPERTY LINE ENCROACHES INTO PRIVATE DRIVE.

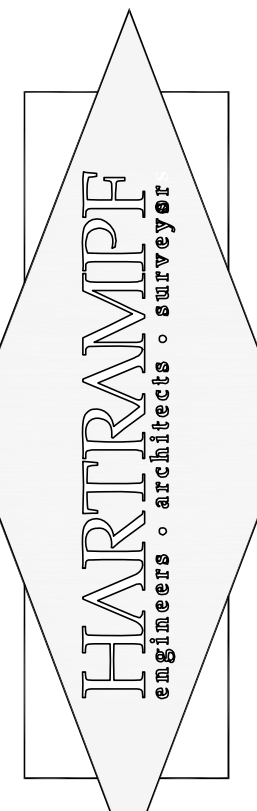
**ALTA/ACSM CERTIFICATION**

THIS IS TO CERTIFY THAT THIS MAP OR PLAN AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE "MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/ACSM LAND TITLE SURVEYS," JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS IN 2005, AND INCLUDES ITEMS 1, 2, 3, 4, 6, 7, 8, 9, 10, 11 AND 13 OF TABLE A THEREOF. PURSUANT TO THE ACCURACY STANDARDS AS ADOPTED BY ALTA AND NSPS AND IN EFFECT ON THE DATE OF THIS CERTIFICATION, UNDERWRITING FURTHER CERTIFIES THAT IN MY PROFESSIONAL OPINION, AS A LAND SURVEYOR REGISTERED IN THE STATE OF GEORGIA, THE RELATIVE POSITIONAL ACCURACY OF THIS SURVEY DOES NOT EXCEED THAT WHICH IS SPECIFIED THEREIN.

**REVISIONS**

Date	Revised Schedule
07/31/07	Revised Schedule
B-Section 2 notes and current owner name.	
09/12/07	Revised Schedule
B-Section 2 notes	
05/05/08	Revised north arrow and legal for Tract S1
05/12/08	Revised Schedule
B-Section 2 notes	
06/10/08	Revised Attorney COMMENTS

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**LEGAL DESCRIPTION S-1**

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 344 OF THE 18TH DISTRICT OF DEKALB COUNTY, GEORGIA AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A 1/2 INCH IRON PIN FOUND AT THE INTERSECTION OF NORTHEASTERLY RIGHT OF WAY OF NORTH SHALLOWFORD ROAD BEING 80 FEET IN WIDTH AND THE NORTHEASTERLY RIGHT OF WAY OF PERNOSHAL COURT, THENCE ALONG SAID NORTHEASTERLY RIGHT OF WAY ALONG A CURVE TO THE LEFT HAVING AN ARC LENGTH OF 247.31 FEET A RADIUS OF 1887.00 FEET AND BEING SUBTENDED BY A CHORD BEARING OF NORTH 43 DEGREES 14 SECONDS WEST A DISTANCE OF 247.33 FEET TO A 1/2 INCH IRON PIN FOUND ON SAID RIGHT OF WAY AND THE COMMON LAND LOT LINE OF LAND LOT 344 AND 345 OF THE 18TH DISTRICT OF DEKALB COUNTY, GEORGIA, THENCE LEAVING SAID RIGHT OF WAY ON THE EASTERLY PROPERTY LINE OF NOW OR FORMERLY DEKALB LAKE RIDGE LLC, 45 DEGREES 58 MINUTES 45 SECONDS EAST A DISTANCE OF 276.88 FEET TO A 1.5 INCH CRIMP TOP PIPE FOUND AT THE COMMON LAND LOT CORNER OF LAND LOTS 344, 345, 352, AND 353, THENCE ALONG THE SOUTHERLY PROPERTY LINE OF NOW OR FORMERLY DEKALB LAKE RIDGE LLC, 45 DEGREES 58 MINUTES 45 SECONDS EAST A DISTANCE OF 829.96 FEET TO A 1 INCH CRIMP TOP PIPE FOUND, THENCE SOUTH 88 DEGREES 53 MINUTES 35 SECONDS EAST ALONG SAID COMMON LAND LOT LINE AND DEKALB LAKE RIDGE PROPERTY LINE A DISTANCE OF 793.80 FEET TO THE CENTERLINE OF NANCY CREEK BEING THE PROPERTY LINE, THENCE FOLLOWING THE MEANDERS OF SAID CENTERLINE OF CREEK ALONG THE WESTERLY PROPERTY LINE OF NOW OR FORMERLY DUNWOODY COURT CONDOMINIUMS RECORDED IN PLAT BOOK 4 PAGE 121 THE FOLLOWING TRAVERSE COURSES: SOUTH 44 DEGREES 01 MINUTES 11 SECONDS EAST A DISTANCE OF 3.68 FEET TO A POINT, THENCE SOUTH 55 DEGREES 57 MINUTES 24 SECONDS EAST A DISTANCE OF 13.13 FEET TO A POINT, THENCE SOUTH 11 DEGREES 57 MINUTES 15 SECONDS EAST A DISTANCE OF 11.98 FEET TO A POINT, THENCE SOUTH 22 DEGREES 07 MINUTES 00 SECONDS EAST A DISTANCE OF 16.17 FEET TO A POINT, THENCE SOUTH 11 DEGREES 21 MINUTES 35 SECONDS EAST A DISTANCE OF 77.64 FEET TO A POINT, THENCE SOUTH 08 DEGREES 53 MINUTES 04 SECONDS EAST A DISTANCE OF 40.81 FEET TO A POINT, THENCE CONTINUING ALONG THE WESTERLY PROPERTY LINE OF NOW OR FORMERLY WRENDS CROSS CONDOMINIUMS RECORDED IN DEED BOOK 2729 PAGE 292 AND THE CENTERLINE OF NANCY CREEK, SOUTH 12 DEGREES 34 MINUTES 31 SECONDS EAST A DISTANCE OF 54.36 FEET TO A POINT, THENCE SOUTH 12 DEGREES 34 MINUTES 31 SECONDS WEST A DISTANCE OF 40.45 FEET TO A POINT, THENCE SOUTH 10 DEGREES 46 MINUTES 27 SECONDS EAST A DISTANCE OF 78.43 FEET TO A POINT, THENCE LEAVING SAID CENTERLINE OF NANCY CREEK ALONG THE NORTHERLY PROPERTY LINE OF NOW OR FORMERLY WELLINGTON PLACE CONDOMINIUMS AS SHOWN ON A PLAT BY BROWNING ENGINEERING AND DEVELOPMENT CO. INC. DATED SEPTEMBER 27, 1970, NORTH 88 DEGREES 08 MINUTES 36 SECONDS WEST A DISTANCE OF 289.60 FEET TO AN 1/4 INCH IRON PIN FOUND, THENCE NORTH 88 DEGREES 08 MINUTES 36 SECONDS WEST A DISTANCE OF 66.33 FEET TO A P/NAIL SET IN CUL-DE-SAC ASPHALT, THENCE ON THE RIGHT OF WAY OF PERNOSHAL COURT ALONG A CURVE TO THE LEFT HAVING AN ARC LENGTH OF 22.80 FEET A RADIUS OF 60.00 FEET AND BEING SUBTENDED BY A CHORD BEARING OF NORTH 38 DEGREES 05 MINUTES 27 SECONDS EAST A DISTANCE OF 22.80 FEET TO A P/NAIL SET IN CUL-DE-SAC ASPHALT, THENCE NORTHEASTERLY, WESTERLY, AND SOUTHWESTERLY ALONG THE NORTHEASTERLY, NORTHERLY AND WESTERLY RIGHT-OF-WAY OF PERNOSHAL COURT THE FOLLOWING COURSE AND DISTANCES: NORTH 62 DEGREES 47 MINUTES 37 SECONDS WEST A DISTANCE OF 236.28 FEET TO A 1/2 INCH IRON PIN SET ON SAID NORTHERLY RIGHT OF WAY OF PERNOSHAL COURT NEAR THE BACK OF CURB OF AN ASPHALT PARKING LOT, THENCE NORTH 62 DEGREES 47 MINUTES 37 SECONDS EAST A DISTANCE OF 215.33 FEET TO A 1/2 INCH IRON PIN SET ON SAID RIGHT OF WAY, THENCE ALONG A CURVE TO THE LEFT HAVING AN ARC LENGTH OF 174.25 FEET A RADIUS OF 602.96 FEET AND BEING SUBTENDED BY A CHORD BEARING OF NORTH 37 DEGREES 04 MINUTES 22 SECONDS EAST A DISTANCE OF 172.65 FEET TO P/NAIL SET ON SAID RIGHT OF WAY, THENCE ALONG A CURVE TO THE LEFT HAVING AN ARC LENGTH OF 88.83 FEET A RADIUS OF 602.96 FEET AND BEING SUBTENDED BY A CHORD BEARING OF NORTH 83 DEGREES 34 MINUTES 21 SECONDS WEST A DISTANCE OF 88.75 FEET TO A 1/2 INCH IRON PIN SET ON SAID RIGHT OF WAY, THENCE NORTH 61 DEGREES 16 SECONDS WEST A DISTANCE OF 167.60 FEET TO A 1/2 INCH IRON PIN SET ON SAID RIGHT OF WAY, THENCE ALONG A CURVE TO THE LEFT HAVING AN ARC LENGTH OF 203.54 FEET A RADIUS OF 331.56 FEET AND BEING SUBTENDED BY A CHORD BEARING OF SOUTH 74 DEGREES 37 MINUTES 12 SECONDS WEST A DISTANCE OF 500.36 FEET TO A POINT ON SAID RIGHT OF WAY, THENCE ALONG THE SAME CURVE TO THE LEFT HAVING AN ARC LENGTH OF 452.29 FEET A RADIUS OF 331.56 FEET AND BEING SUBTENDED BY A CHORD BEARING OF SOUTH 53 DEGREES 07 MINUTES 12 SECONDS WEST A DISTANCE OF 45.26 FEET TO A 1/2 INCH IRON PIN SET ON SAID RIGHT OF WAY, THENCE SOUTH 49 DEGREES 43 MINUTES 30 SECONDS WEST A DISTANCE OF 196.39 FEET TO A 1/2 INCH IRON PIN FOUND ON THE NORTHEASTERLY RIGHT-OF-WAY OF NORTH SHALLOWFORD ROAD AND THE POINT OF BEGINNING.

SAID TRACT OR PARCEL OF LAND CONTAINS 621,145.10 SQUARE FEET OR 14.260 ACRES AS SHOWN ON PLAT BY HARTTRAMP, INC., DATED 07-03-07, LAST REVISED 06-10-08.

**SCHEDULE B-SECTION 2**

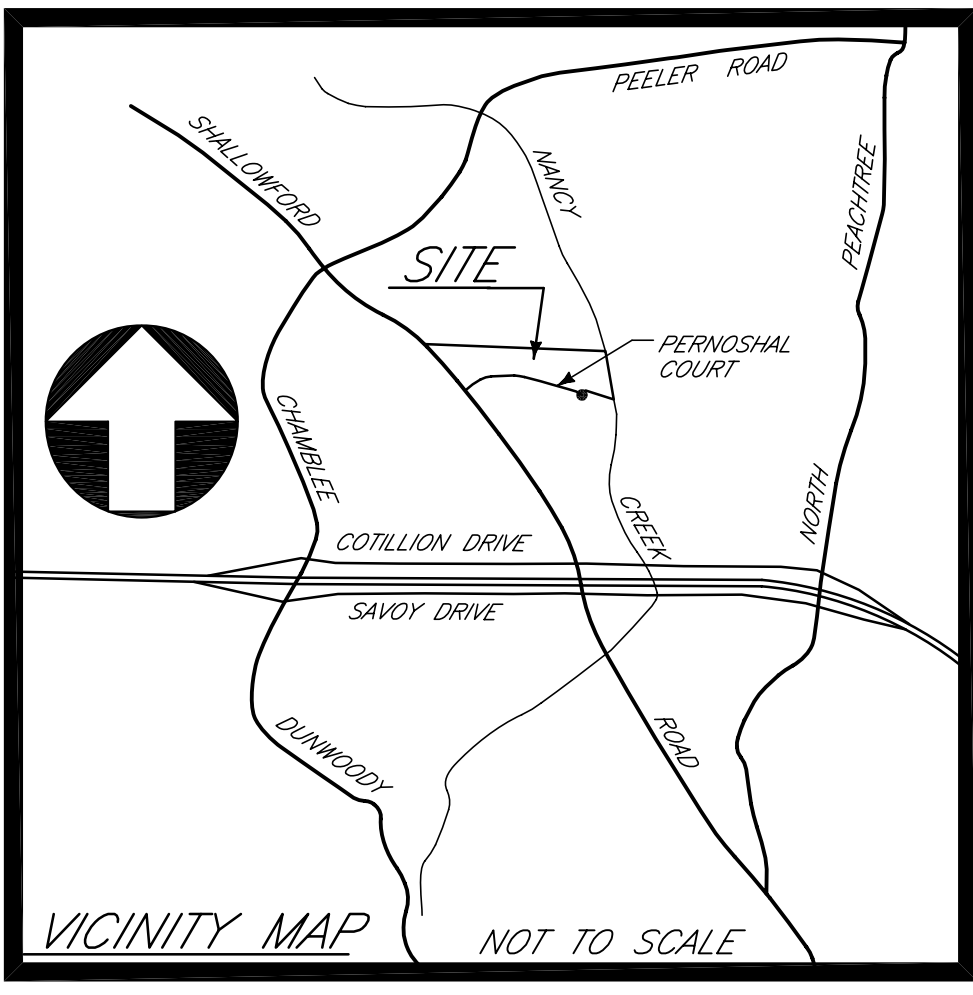
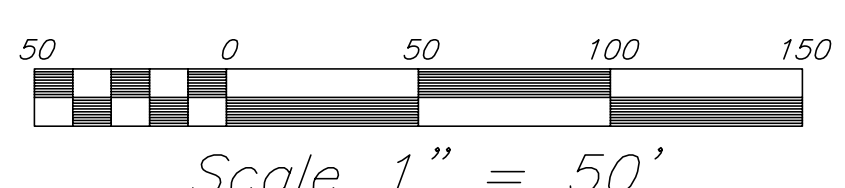
3. Easements in favor of Georgia Power Company, as follows:
  - (a) from Albert Boylston, dated August 6, 1943, recorded in Deed Book 588, page 185(5), DeKalb County, Georgia. Records do not affect Land Lot 334.
  - (b) from T. M. Donaldson, dated August 5, 1943, filed for record September 16, 1943, recorded in Deed Book 588, page 185(5), aforesaid records, does not affect Land Lot 334.
  - (c) from Charter Medical Const. Co., dated January 28, 1970, recorded in Deed Book 2783, page 69, aforesaid records. Said easement is not plottable.
  - (d) from Charter Medical Const. Co., dated January 17, 1972, recorded in Deed Book 2783, page 70, aforesaid records. Said easement is not plottable.
  - (e) from Shawford Community Hospital, Inc., dated December 9, 1974, recorded in Deed Book 3280, page 70, aforesaid records. Said easement is not plottable.
  - (f) from Charter Medical Corporation, dated February 14, 1984, recorded in Deed Book 5001, page 205, aforesaid records. Said easement is for the construction, maintenance, and operation of utility poles, wires and other necessary apparatus. This easement is not plottable.
  - (g) from Shawford Community Hospital, Inc., dated October 27, 1987, recorded in Deed Book 6017, page 452, aforesaid records. This easement is not plottable.
  - (h) from Shawford Community Hospital, Inc., dated December 15, 1988, recorded in Deed Book 6337, page 386, aforesaid records. Said easement does not affect Land Lot 334.
  - (i) from Shawford Community Hospital, Inc., dated July 31, 1991, recorded in Deed Book 7148, page 39, aforesaid records. Said easement is not plottable.
  - (j) from Shawford Hospital, dated November 15, 1991, recorded in Deed Book 7156, page 635, aforesaid records. Said easement is not plottable.
  - (k) from Shawford Hospital, dated November 15, 1992, recorded in Deed Book 8337, page 293, aforesaid records. Said easement is not plottable.
  - (l) from Shawford Community Hospital, Inc., dated July 22, 1993, recorded in Deed Book 7880, page 74, aforesaid records. Said easement is not plottable.
4. Georgia Power Company claims no further interest in the above mentioned easements except the right to operate, maintain, rebuild and renew its existing facilities under the terms and conditions of said easements.
5. Survey entitled "ALTA/ACSM Land Title Survey of Tract S1, Shawford Community Hospital for American Medical Development Company, EBS Investment Properties, LLC and Lawyers Title Insurance Corporation", dated July 3, 2007 last revised May 3, 2008, by Harttramp Engineering, Inc., Larry P. Atkinson, Georgia Registered Land Surveyor No. 2887, reveals the following:
  - (a) 50-foot setback along south boundary, Pernoshal Court and North Shawford Road, 20-foot side setbacks, 30-foot rear setback and 75-foot stream buffer off east boundary, does affect.
  - (b) 50-foot front building setback line along Pernoshal Court is violated by a maximum of 25.5 feet (Note: This policy insures against any loss or damage suffered by the insured resulting from a final determination of a court of competent jurisdiction requiring the forced removal of the improvements as a result of such encroachment); does affect.
  - (c) 50-foot front building setback line along western side line of subject property is violated by a maximum of 8 feet (Note: This Policy insures against any loss or damage suffered by the insured resulting from a final determination of a court of competent jurisdiction requiring the forced removal of the improvements as a result of such encroachment); does affect.
  - (d) fence along northern and western property line encroaches into adjoining property (Note: This policy insures against any loss or damage suffered by the insured resulting from a final determination of a court of competent jurisdiction requiring the forced removal of the improvements as a result of such encroachment); does affect.
  - (e) fence encroaches into right-of-way of Pernoshal Court (Note: This policy insures against any loss or damage suffered by the insured resulting from a final determination of a court of competent jurisdiction requiring the forced removal of the improvements as a result of such encroachment); does affect.
  - (f) underground and overhead electric telephone lines and underground gas and water lines crossing various portions of subject property, does affect.
  - (g) light poles and guy wires encroaching into property located to the west of subject property, does affect.
  - (h) leachpits, storm sewer lines and drop inlets located throughout subject property, does affect.
  - (i) sanitary sewer lines and clean-outs located throughout subject property, does affect.
  - (j) private drive encroachment in southeastern section of subject property, does affect.
  - (k) water lines and valves and gas lines in central and western portions of subject property, does affect.
  - (l) No insurance is afforded as to the exact amount of acreage contained in the property described herein.
  6. Rights of upper and lower riparian owners in and to the waters of creeks and branches crossing or adjoining subject property and the natural flow thereof, free from diminution or pollution. Does affect.
  7. Rights of others to use of private drive for ingress and egress located in the southeastern section of subject property. Does affect.

**CURVE TABLE**

CURVE	LENGTH	RADIUS	BEARING	DISTANCE
C1 (M)	247.51'	1861.00'	N 43°55'14" W	247.33'
C2 (M)	174.25'	602.96'	N 71°42'22" W	173.65'
C3 (M)	88.83'	602.96'	N 83°34'21" W	88.75'
C4 (M)	203.54'	331.56'	S 74°37'12" W	200.36'
C5 (M)	45.29'	331.56'	S 53°07'12" W	45.26'
C6 (M)	22.80'	60.00'	N 38°05'27" E	22.66'

**LINE TABLE**

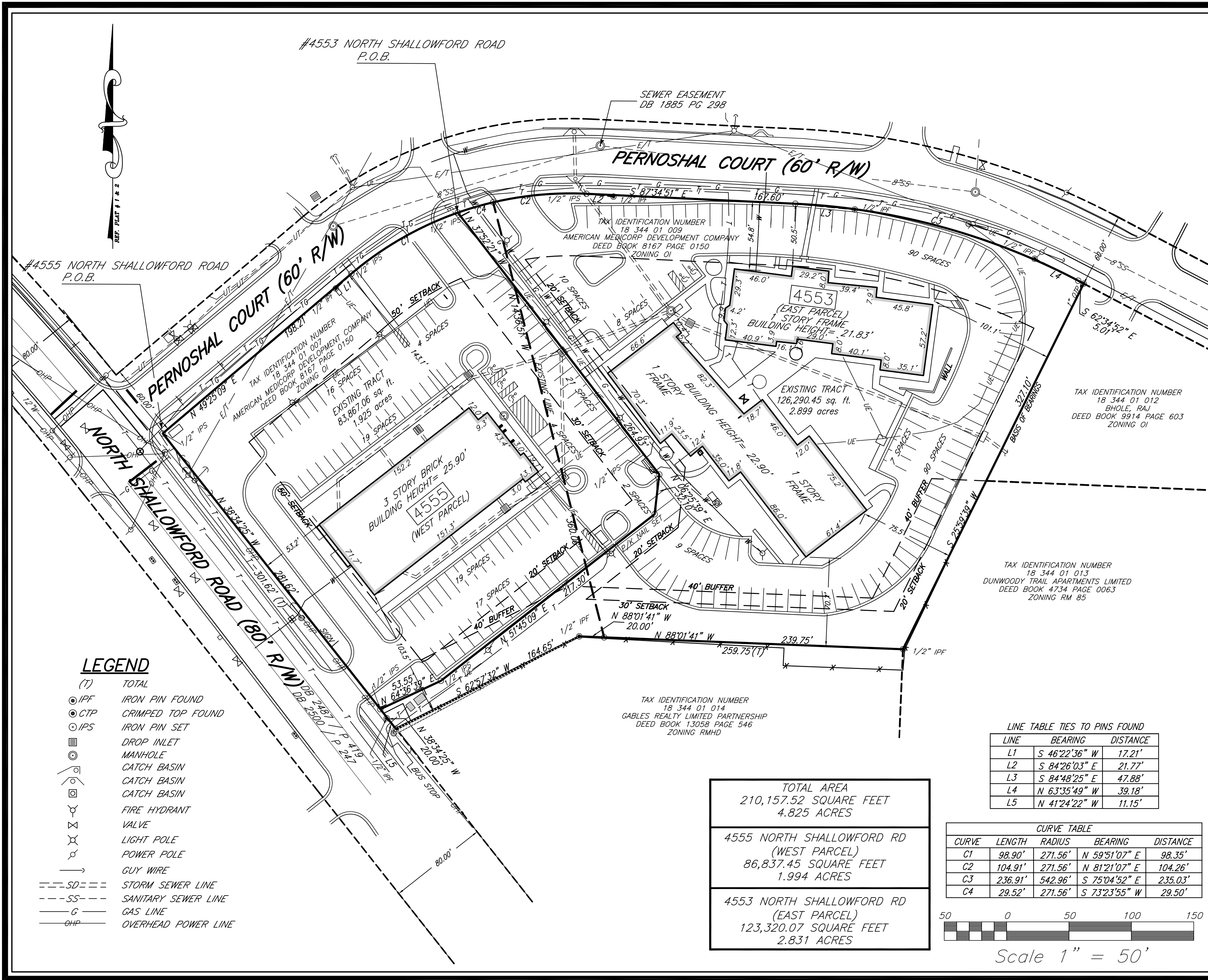
LINE	BEARING	DISTANCE	LINE	BEARING	DISTANCE
L1 (M)	S 44°11'11" E	3.68'	L1 (R)	S 54°22'48" E	16.63'
L2 (M)	S 55°57'24" E	13.13'	L2 (R)		
L3 (M)	S 31°57'35" E	31.98'	L3 (R)	S 31°50'35" E	31.98'
L4 (M)	S 08°53'04" E	40.81'	L4 (R)	S 08°46'04" E	40.81'
L5 (M)	S 01°48'37" W	55.37'	L5 (R)	S 01°55'37" W	55.37'
L6 (M)	S 10°14'35" W	40.45'	L6 (R)	S 10°21'35" W	40.45'



ALTA/ACSM LAND TITLE SURVEY OF TRACT S-1  
SHALLOWFORD COMMUNITY HOSPITAL FOR  
EBS PROPERTY INVESTMENTS, LLC.  
AND  
LAWYERS TITLE INSURANCE CORPORATION  
LOCATED IN LAND LOT 344, 18TH DISTRICT  
DEKALB COUNTY, GEORGIA

Drawn By RBM  
Checked By L.P.A.  
Date 07-03-07  
Job No. 07050.00  
Drawing Number





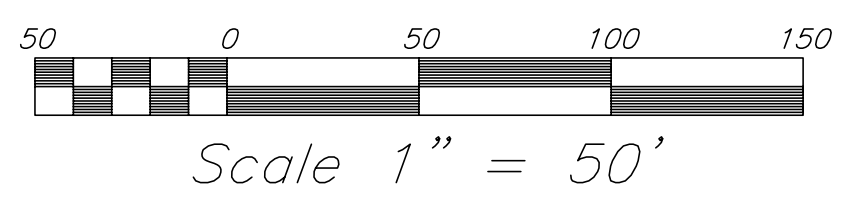
**LEGEND**

- (T) TOTAL
- IPF IRON PIN FOUND
- CTP CRIMPED TOP FOUND
- IPS IRON PIN SET
- DROP INLET
- MANHOLE
- CATCH BASIN
- CATCH BASIN
- FIRE HYDRANT
- VALVE
- LIGHT POLE
- POWER POLE
- GUY WIRE
- SD--- STORM SEWER LINE
- SS--- SANITARY SEWER LINE
- G--- GAS LINE
- OHP--- OVERHEAD POWER LINE

TOTAL AREA 210,157.52 SQUARE FEET 4.825 ACRES
4555 NORTH SHALLOWFORD RD (WEST PARCEL) 86,837.45 SQUARE FEET 1.994 ACRES
4553 NORTH SHALLOWFORD RD (EAST PARCEL) 123,320.07 SQUARE FEET 2.831 ACRES

LINE TABLE TIES TO PINS FOUND		
LINE	BEARING	DISTANCE
L1	S 46°22'36" W	17.21'
L2	S 84°26'03" E	21.77'
L3	S 84°48'25" E	47.88'
L4	N 63°35'49" W	39.18'
L5	N 41°24'22" W	11.15'

CURVE TABLE				
CURVE	LENGTH	RADIUS	BEARING	DISTANCE
C1	98.90'	271.56'	N 59°51'07" E	98.35'
C2	104.91'	271.56'	N 81°21'07" E	104.26'
C3	236.91'	542.96'	S 75°04'52" E	235.03'
C4	29.52'	271.56'	S 73°23'55" W	29.50'



REVISIONS

Date	

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**HARTTRAMP**  
engineers • architects • surveyors

7000 Central Parkway, Suite 1475  
Atlanta, Ga. 30329 678-320-1888

BOUNDARY SURVEY OF  
TRACT S8  
**EBS PROPERTY INVESTMENTS, LLC.**  
LOCATED IN LAND LOT 344, 18TH DISTRICT  
DEKALB COUNTY, GEORGIA

Drawn By RBM  
Checked By L.P.A.  
Date 07-27-08  
Job No. 07050-S8-B5  
Drawing Number

2

of 2



- REFERENCES:**
1. PLAT BY WATTS AND BROWNING ENGINEERS DATED OCTOBER 18 1968
  2. PLAT BY WATTS AND BROWNING ENGINEERS DATED JULY 24 1973
  3. PLAT BY WATTS AND BROWNING ENGINEERS DATED APRIL 23 1970
  4. PLAT BY WATTS AND BROWNING ENGINEERS DATED APRIL 23 1970 LAST REVISED FEB. 15, 1972
  5. PLAT BY WATTS AND BROWNING ENGINEERS DATED APRIL 23 1971
  6. PLAT BY HARTRAMPF ENGINEERING DATED SEPT 30 1993 LAST REVISED NOV 5, 1998
  7. DEED BOOK 8167 PAGE 152

- GENERAL NOTES**
1. THE FIELD DATA FOR THIS SURVEY WAS COLLECTED USING A TOPCON GTS-313 TOTAL STATION AND A HP 48 GX DATA COLLECTOR.
  2. THE FIELD DATA UPON WHICH THIS MAP OR PLAT IS BASED HAS A CLOSURE PRECISION OF ONE FOOT IN 43267 FEET, AND AN ANGULAR ERROR OF 01" PER ANGLE POINT, AND WAS ADJUSTED USING LEAST SQUARES.
  3. THIS MAP OR PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN 1 FOOT IN 124,300 FEET.
  4. DATE OF FIELD SURVEY: 04/10/07.
  5. BY GRAPHIC PLOTTING ONLY, THIS PROPERTY IS ZONE X IN A FLOOD HAZARD AREA ACCORDING TO FEMA FIRM MAP 13089C 0016 H DATED MAY 07, 2001.

**4553 NORTH SHALLOWFORD ROAD**

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 344 OF THE 18TH DISTRICT OF DEKALB COUNTY, GEORGIA AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A 1/2 INCH IRON PIN SET AT THE SOUTHEASTERLY RIGHT OF WAY OF PERNOSHAL COURT BEING 60 FEET IN WIDTH AS PER PLAT BOOK 63 PAGE 16 AND THE NORTHEASTERLY RIGHT OF WAY LINE OF NORTH SHALLOWFORD ROAD BEING 80 FEET IN WIDTH AT AN IRON PIN SET, THENCE ALONG SAID SOUTHEASTERLY RIGHT OF WAY LINE OF PERNOSHAL COURT NORTH 49 DEGREES 45 MINUTES 09 SECONDS EAST A DISTANCE OF 198.21 FEET TO AN IRON PIN SET ON SAID RIGHT OF WAY, THENCE ALONG A CURVE TO THE RIGHT HAVING AN ARC LENGTH OF 98.90 FEET A RADIUS OF 271.56 FEET AND BEING SUBTENDED BY A CHORD BEARING OF NORTH 59 DEGREES 51 MINUTES 07 SECONDS EAST A DISTANCE OF 98.35 FEET TO AN IRON PIN SET ON SAID RIGHT OF WAY AND BEING THE POINT OF BEGINNING, THENCE ALONG THE SAME CURVE TO THE RIGHT HAVING AN ARC LENGTH OF 104.91 FEET A RADIUS OF 271.56 AND BEING SUBTENDED BY A CHORD BEARING OF NORTH 81 DEGREES 21 MINUTES 07 EAST A DISTANCE OF 104.26 FEET TO AN IRON PIN SET ON SAID RIGHT OF WAY, THENCE SOUTH 87 DEGREES 34 MINUTES 51 SECONDS EAST A DISTANCE OF 167.60 FEET TO A IRON PIN SET ON SAID RIGHT OF WAY, THENCE ALONG A CURVE TO THE RIGHT HAVING AN ARC LENGTH OF 236.91 FEET A RADIUS OF 542.96 FEET AND BEING SUBTENDED BY A CHORD BEARING OF SOUTH 75 DEGREES 04 MINUTES 52 SECONDS EAST A DISTANCE OF 235.03 FEET TO AN IRON PIN SET ON SAID RIGHT OF WAY, THENCE SOUTH 62 DEGREES 34 MINUTES 52 SECONDS EAST A DISTANCE OF 5.01 FEET TO A 1 INCH OPEN TOP PIPE FOUND ON SAID RIGHT OF WAY, THENCE LEAVING SAID 60 FOOT RIGHT OF WAY OF PERNOSHAL COURT SOUTH 25 DEGREES 59 MINUTES 39 SECONDS WEST A DISTANCE OF 327.10 FEET TO A 1/2 INCH IRON PIN FOUND, THENCE ALONG THE NORTHERLY PROPERTY LINE OF NOW OR FORMERLY GABLES REALTY LTD. RECORDED IN DEED BOOK 13058 PAGE 546 NORTH 88 DEGREES 01 MINUTES 41 SECONDS WEST A DISTANCE OF 259.75 FEET TO A 1/2 INCH IRON PIN FOUND, THENCE SOUTH 62 DEGREES 57 MINUTES 32 SECONDS WEST A DISTANCE OF 164.65 FEET TO AN IRON PIN SET AND SAID POINT BEING ON THE NORTHERLY RIGHT OF WAY LINE OF NORTH SHALLOWFORD ROAD, THENCE ALONG SAID RIGHT OF WAY NORTH 38 DEGREES 34 MINUTES 25 SECONDS EAST A DISTANCE OF 20.00 FEET TO A 1/2 INCH IRON PIN SET ON SAID RIGHT OF WAY, THENCE LEAVING SAID RIGHT OF WAY ALONG THE SOUTHERLY PROPERTY LINE OF 4555 NORTH SHALLOWFORD ROAD NORTH 64 DEGREES 36 MINUTES 39 SECONDS 53.55 FEET TO A 1/2 INCH IRON PIN SET, THENCE NORTH 51 DEGREES 45 MINUTES 09 SECONDS EAST A DISTANCE OF 217.30 FEET TO A P/K NAIL SET IN THE ASPHALT PARKING, THENCE ALONG THE SOUTHEAST CORNER OF 4555 NORTH SHALLOWFORD ROAD AT A MITERED CORNER NORTH 06 DEGREES 25 MINUTES 39 SECONDS EAST A DISTANCE OF 32.10 FEET TO A 1/2 INCH IRON PIN SET, THENCE ALONG THE EASTERLY PROPERTY LINE OF SAID 4555 NORTH SHALLOWFORD ROAD NORTH 37 DEGREES 52 MINUTES 21 SECONDS WEST A DISTANCE OF 264.93 FEET TO THE POINT OF BEGINNING.

SAID TRACT OR PARCEL OF LAND CONTAINS 123,312 SQ. FT OR 2.831 ACRES AS SHOWN ON PLAT BY HARTRAMPF, INC., DATED 06-05-07 LAST REVISED 06-10-08.

**PLAT NOTE:**

THIS PLAT IS AN ASBUILT SURVEY PREPARED IN CONNECTION WITH THE LOT DIVISION APPLICATION NO. 14740 ONLY. ALL IMPROVEMENTS SHOWN HEREON ARE EXISTING NOT PROPOSED AND NO PROPOSED DEVELOPMENT IS SHOWN ON THIS PLAN.

**UTILITY NOTE:**

DURING FIELD INSPECTION OF SUBJECT PROPERTY WE LOOKED FOR EVIDENCE OF SANITARY SEWER LINES BUT WERE UNABLE TO LOCATE ANY EVIDENCE OF SAME HOWEVER BECAUSE AS A MATTER OF COURSE SUCH UTILITIES ARE INSTALLED UNDERGROUND IT IS POSSIBLE THAT SANITARY SEWER LINES NOT SHOWN HEREON MAY BE ENCOUNTERED.

**4555 NORTH SHALLOWFORD ROAD**

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 344 OF THE 18TH DISTRICT OF DEKALB COUNTY, GEORGIA AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEASTERLY RIGHT OF WAY OF PERNOSHAL COURT BEING 60 FEET IN WIDTH AS PER PLAT BOOK 63 PAGE 16 AND THE NORTHEASTERLY RIGHT OF WAY LINE OF NORTH SHALLOWFORD ROAD BEING 80 FEET IN WIDTH AT AN IRON PIN SET, THENCE ALONG SAID SOUTHEASTERLY RIGHT OF WAY LINE OF PERNOSHAL COURT NORTH 49 DEGREES 25 MINUTES 09 SECONDS EAST A DISTANCE OF 198.21 FEET TO AN IRON PIN SET ON SAID RIGHT OF WAY, THENCE ALONG A CURVE TO THE RIGHT HAVING AN ARC LENGTH OF 98.90 FEET A RADIUS OF 271.56 FEET AND BEING SUBTENDED BY A CHORD BEARING OF NORTH 59 DEGREES 51 MINUTES 07 SECONDS EAST A DISTANCE OF 98.35 FEET TO AN IRON PIN SET ON SAID RIGHT OF WAY, THENCE LEAVING SAID 60 FOOT RIGHT OF WAY AND FOLLOWING THE WESTERLY PROPERTY LINE OF 4553 NORTH SHALLOWFORD ROAD SOUTH 37 DEGREES 52 MINUTES 21 SECONDS EAST A DISTANCE OF 264.93 FEET TO A 1/2 INCH IRON PIN SET, THENCE AT A MITERED CORNER SOUTH 06 DEGREES 25 MINUTES 39 SECONDS WEST A DISTANCE OF 32.10 FEET TO A P/K NAIL SET IN THE ASPHALT PARKING, THENCE SOUTH 51 DEGREES 45 MINUTES 09 SECONDS WEST A DISTANCE OF 217.50 FEET TO A 1/2 INCH IRON PIN SET, THENCE SOUTH 64 DEGREES 36 MINUTES 39 SECONDS WEST A DISTANCE OF 53.55 FEET TO A 1/2 INCH IRON PIN SET ON THE NORTHERLY RIGHT OF WAY LINE OF NORTH SHALLOWFORD ROAD BEING 80 FEET IN WIDTH, THENCE FOLLOWING SAID RIGHT OF WAY NORTH 38 DEGREES 34 MINUTES 25 SECONDS WEST A DISTANCE OF 281.62 FEET TO THE POINT OF BEGINNING.

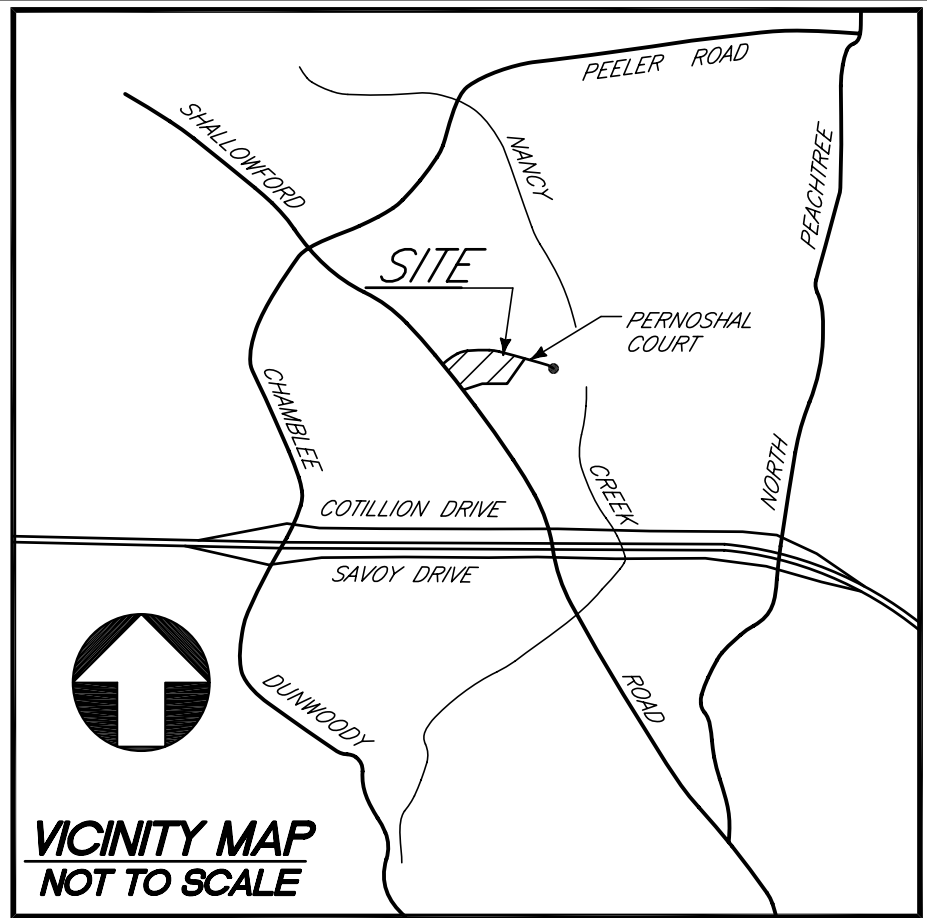
SAID TRACT OR PARCEL OF LAND CONTAINS 86,837 SQ. FT OR 1.994 ACRES AS SHOWN ON PLAT BY HARTRAMPF, INC., DATED 06-05-07 LAST REVISED 06-10-08

**LEGAL DESCRIPTION  
ENTIRE PARCEL**

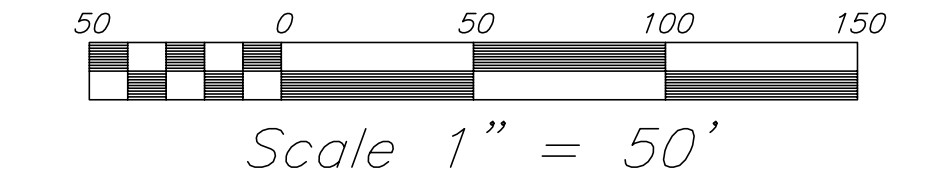
ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 344 OF THE 18TH DISTRICT OF DEKALB COUNTY, GEORGIA AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEASTERLY RIGHT OF WAY OF PERNOSHAL COURT BEING 60 FEET IN WIDTH AS PER PLAT BOOK 63 PAGE 16 AND THE NORTHEASTERLY RIGHT OF WAY LINE OF NORTH SHALLOWFORD ROAD BEING 80 FEET IN WIDTH AT AN IRON PIN SET ON SAID RIGHT OF WAY, THENCE ALONG SAID SOUTHEASTERLY RIGHT OF WAY LINE OF PERNOSHAL COURT NORTH 49 DEGREES 25 MINUTES 09 SECONDS EAST A DISTANCE OF 198.21 FEET TO AN IRON PIN SET ON SAID RIGHT OF WAY, THENCE ALONG A CURVE TO THE RIGHT HAVING AN ARC LENGTH OF 98.90 FEET A RADIUS OF 271.56 FEET AND BEING SUBTENDED BY A CHORD BEARING OF NORTH 59 DEGREES 51 MINUTES 07 SECONDS EAST A DISTANCE OF 98.35 FEET TO AN IRON PIN SET ON SAID RIGHT OF WAY, THENCE ALONG THE SAME CURVE TO THE RIGHT HAVING AN ARC LENGTH OF 104.91 FEET A RADIUS OF 271.56 FEET AND BEING SUBTENDED BY A CHORD BEARING OF NORTH 81 DEGREES 21 MINUTES 07 SECONDS EAST A DISTANCE OF 104.26 FEET TO AN IRON PIN SET ON SAID RIGHT OF WAY, THENCE SOUTH 87 DEGREES 34 MINUTES 51 SECONDS EAST A DISTANCE OF 167.60 FEET TO A IRON PIN SET ON SAID RIGHT OF WAY, THENCE ALONG A CURVE TO THE RIGHT HAVING AN ARC LENGTH OF 236.91 FEET A RADIUS OF 542.96 FEET AND BEING SUBTENDED BY A CHORD BEARING OF SOUTH 75 DEGREES 04 MINUTES 52 SECONDS EAST A DISTANCE OF 235.03 FEET TO AN IRON PIN SET ON SAID RIGHT OF WAY, THENCE SOUTH 62 DEGREES 34 MINUTES 52 SECONDS EAST A DISTANCE OF 5.01 FEET TO A 1 INCH OPEN TOP PIPE FOUND ON SAID RIGHT OF WAY, THENCE LEAVING SAID 60 FOOT RIGHT OF WAY SOUTH 25 DEGREES 59 MINUTES 39 SECONDS WEST A DISTANCE OF 327.10 FEET TO A 1/2 INCH IRON PIN FOUND, THENCE ALONG THE NORTHERLY PROPERTY LINE OF NOW OR FORMERLY GABLES REALTY LTD. RECORDED IN DEED BOOK 13058 PAGE 546 NORTH 88 DEGREES 01 MINUTES 41 SECONDS WEST A DISTANCE OF 259.75 FEET TO A 1/2 INCH IRON PIN FOUND, THENCE SOUTH 62 DEGREES 57 MINUTES 32 SECONDS WEST A DISTANCE OF 164.65 FEET TO AN IRON PIN SET AND SAID POINT BEING ON THE NORTHERLY RIGHT OF WAY LINE OF NORTH SHALLOWFORD ROAD, THENCE ALONG SAID RIGHT OF WAY NORTH 38 DEGREES 34 MINUTES 25 SECONDS WEST A DISTANCE OF 301.62 FEET TO THE POINT OF BEGINNING.

SAID TRACT OR PARCEL OF LAND CONTAINS 210,142 SQ. FT OR 4.82 ACRES AS SHOWN ON PLAT BY HARTRAMPF, INC., DATED 06-05-07 LAST REVISED 06-10-08



LEGEND	
(T)	TOTAL
● IPF	IRON PIN FOUND
● CTP	CRIMPED TOP FOUND
○ IPS	IRON PIN SET
■	DROP INLET
⊙	MANHOLE
△	CATCH BASIN
⊙	CATCH BASIN
⊙	CATCH BASIN
⊙	FIRE HYDRANT
⊙	VALVE
⊙	LIGHT POLE
⊙	POWER POLE
→	GUY WIRE
---SD---	STORM SEWER LINE
---SS---	SANITARY SEWER LINE
—G—	GAS LINE
—OHP—	OVERHEAD POWER LINE



REVISIONS	
Date	
THE ORIGINAL OF THIS DOCUMENT WAS SEALED AND SIGNED BY LARRY P. ATKINSON. THIS REPRODUCTION IS NOT A CERTIFIED DOCUMENT.	
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HARTRAMPF

engineers • architects • surveyors

7000 Central Parkway Suite 1425  
Atlanta Ga. 30328 678-320-1688

BOUNDARY SURVEY OF  
TRACT S8  
**EBS PROPERTY  
INVESTMENTS, LLC.**  
LOCATED IN LAND LOT 344, 18TH DISTRICT  
DEKALB COUNTY, GEORGIA

Drawn By	RBM
Checked By	L.P.A.
Date	07-27-08
Job No.	07050-S8-B5
Drawing Number	

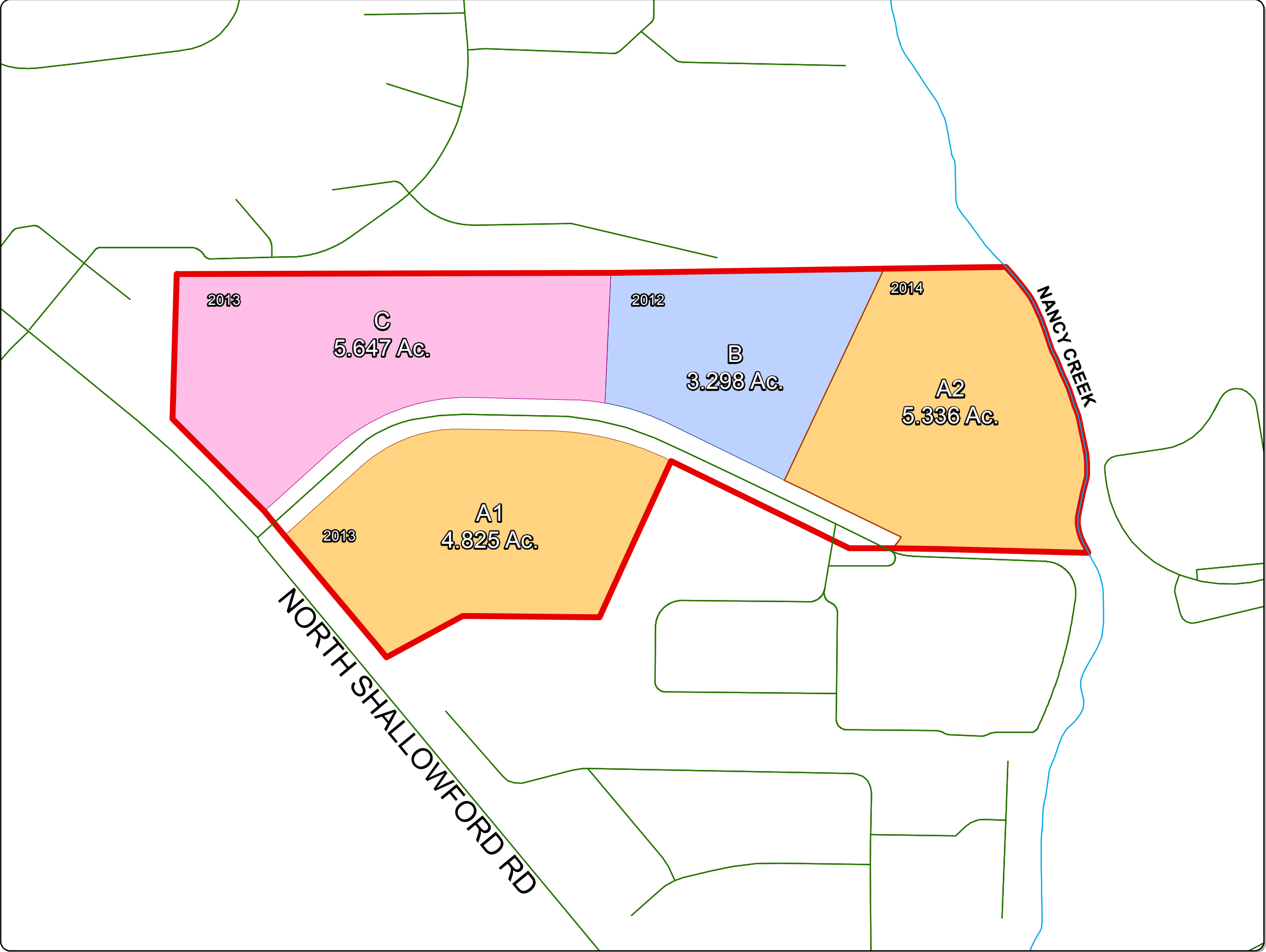
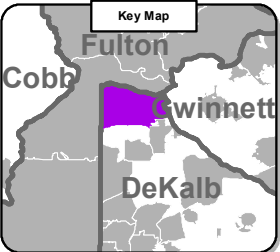
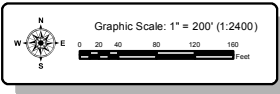


Site Location

**19 Acre Property  
Ownership  
Take-Down Map**

Legend

- City Streets
- Nancy Creek
- A1 - 4.825 Ac.
- A2 - 5.336 ac.
- B - 3.298 Ac
- C - 5.647 ac.
- 19 Acre Property
- Public Areas



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2. This map is a graphical representation of the data obtained from a variety of sources such as aerial photography, recorded deeds, plats, engineering drawings and other public records or data. The City of Dunwoody does not warrant the accuracy or currency of the map provided and does not guarantee the suitability of the map for any purpose, expressed or implied.

3. ALL DATA IS PROVIDED AS IS, WITH ALL FAULTS, WITHOUT WARRANTY OF ANY KIND, EITHER EXPRESSED OR IMPLIED, INCLUDING, BUT NOT LIMITED TO, THE IMPLIED WARRANTIES OF MERCHANTABILITY OR FITNESS FOR A PARTICULAR PURPOSE.

4. This map is not intended to depict boundary line discrepancies, lines of possession, or any other matters that a true and accurate land survey of the premises would disclose.

5. County, municipal, land lot and easement boundaries are approximate. It is the responsibility of the map user to verify boundaries with the appropriate governmental office.

Production Notes:

1. This map was compiled from records that have been filed with DeKalb County and/or the City by various parties. Neither the City nor its GIS Mapping consultants prepared said records or data. The City of Dunwoody does not warrant the accuracy or currency of the map provided and does not guarantee the suitability of the map for any purpose, expressed or implied.

2. The compilation methods employed during the production of this map include, but are not limited to, the following: cadastral mapping processes; plat and/or deed research; coordinate geometry; traditional and GPS field surveys and orthophoto rectification.

Aerial Imagery Notes:

1. Orthophoto imagery was created using aerial photography taken February 2010. The unprocessed imagery contains some degree of error in geometry (geometric distortions) and in the measured brightness of the pixels (radiometric distortion). Image rectification and restoration algorithms are applied during image processing to reduce the distortions and degradations that result from the original image acquisition. However, not all of the potential distortions and/or degradations will be corrected during this process. Therefore, exact interpretation of the map image features will require field verification by the map user.

Map Reference System Note:

1. Horizontal coordinates are referenced to the Georgia West Zone State Plane Coordinate System relative to the North American Datum of 1983 (NAD83).

2. Vertical coordinates are referenced to the North American Vertical Datum of 1988 (NAV88).

Revisions:

1. This map will be revised periodically by the City of Dunwoody. Should the user find conditions other than as shown, the City would appreciate your input. Simply copy the area in question, add your proposed revision and/or correction, and send the information to the City.

2. Updated sheet border with new City logo/tagline. (December 2010)

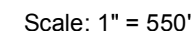
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March 2012

 Proposed Georgetown Urban Redevelopment Area

# Exhibit G

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# SITE PLAN 16 ACRE PARCEL DUNWOODY, GEORGIA

## 1 ENTRY PLAZA/ OPEN LAWN

- CONNECTION TO EMORY HOSPITAL SITE VIA 12' MULTI-PURPOSE TRAIL ALONG N. SHALLOWFORD ROAD.
- MONUMENT SIGNAGE AT CORNER INCORPORATING NEW CITY OF DUNWOODY SIGNAGE STANDARDS.
- DECORATIVE STEEL FENCING WITH MONUMENT PILASTERS ALONG ROAD FRONTAGE TO PROMOTE PARK USER SAFETY AND CREATE A SENSE OF SEPARATION FROM ROADWAY
- CONNECTION TO ADJACENT COMMERCIAL DEVELOPMENT

## 2 LINEAR PARK CONNECTION

- 12' MULTI-PURPOSE TRAIL PULLED AWAY FROM ROADWAY TO PROMOTE USER SAFETY AND SENSE OF SEPARATION.
- CONTINUOUS THEME OF SMALL VERTICAL ELEMENTS ALONG TRAIL THAT INCORPORATES DESIGN INSPIRED BY CITY OF DUNWOODY SIGNAGE STANDARDS.
- CONVERT TO PARALLEL PARKING ALONG ROADWAY TO MAXIMIZE OPEN SPACE ALONG TRAIL.
- CONNECTION TO CENTRAL PARK AREA MARKED BY LARGE VERTICAL ELEMENTS INSPIRED BY NEW CITY SIGNAGE STANDARDS.

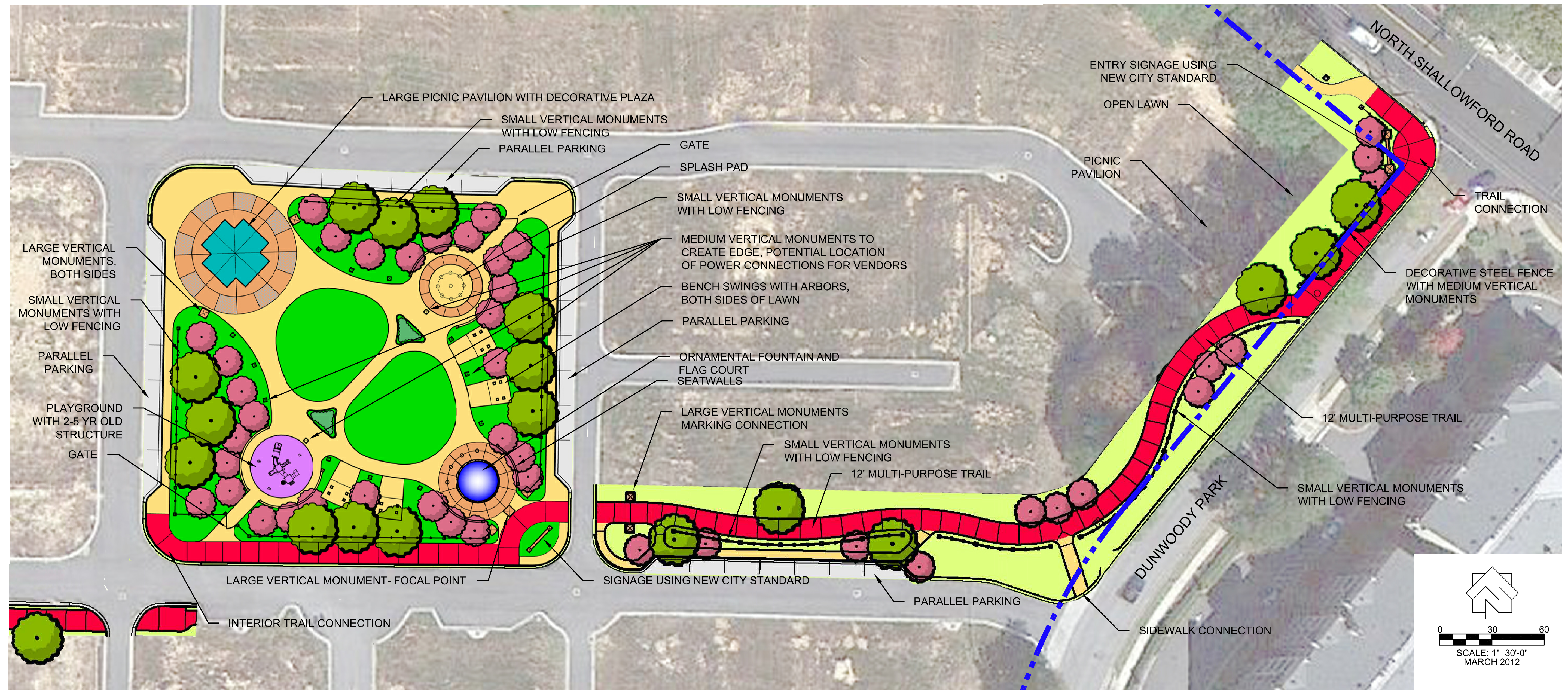
## 3 CENTRAL PARK SPACE

- AXIAL RELATIONSHIP TO PROVIDE DIRECT ENTRY EXPERIENCE WITH TRAIL USERS. LARGE SCALE VERTICAL ELEMENTS AT ENTRY TO PROVIDE FOCAL POINT.
- ENTRY PLAZA WITH ORNAMENTAL FOUNTAIN, FLAG COURT AND SEAT WALLS.
- OPEN LAWN AREA WITH CONTINUED VERTICAL ELEMENTS ALONG PERIMETER TO CONTINUE DESIRED THEME. VERTICAL ELEMENTS MAY BE USED TO PROVIDE ELECTRICAL CONNECTIONS FOR VENDORS DURING PARK EVENTS.
- LARGE BENCH SWINGS WITH ARBORS OVERLOOKING LAWN AREA.
- LARGE PICNIC PAVILION, SPLASH PAD AND PLAYGROUND WITH 2-5 YR OLD PLAY STRUCTURE

## 4 PLAYGROUND/ PAVILION AREA

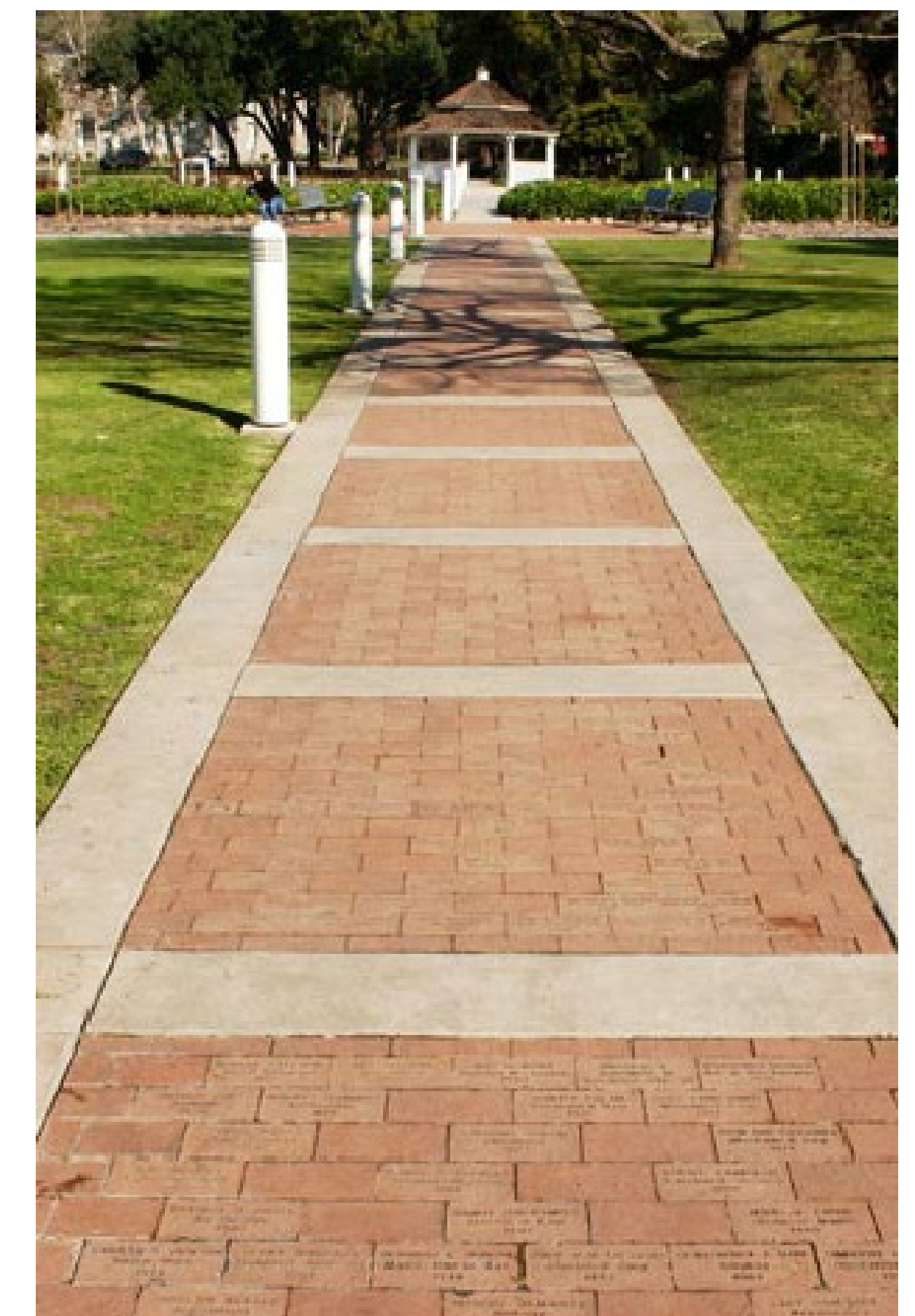
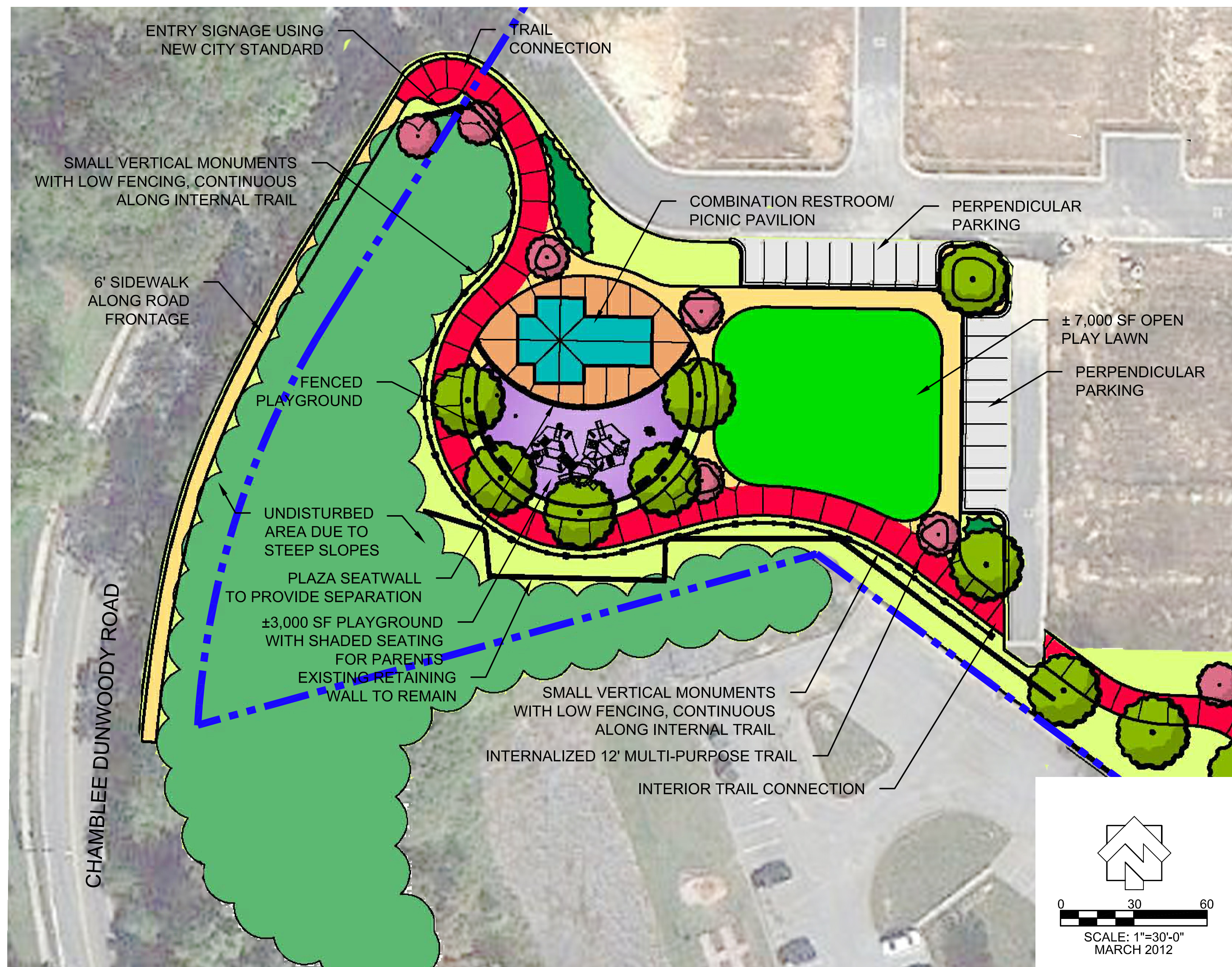
- INTERNAL TRAIL CONNECTION TO PROMOTE USER SAFETY AND SENSE OF SEPARATION FROM ROADWAY. TRAIL TO HAVE CONTINUOUS THEME OF VERTICAL ELEMENTS USED IN LINEAR PARK CONNECTION.
- PERPENDICULAR PARKING TO RECOVER ADDITIONAL PARKING AREA.
- COMBINED RESTROOM/ PICNIC PAVILION WITH SEATWALL PLAZA AND CONNECTION TO OPEN LAWN AND ±3300 SF PLAYGROUND.





SITE PLAN  
**16 ACRE PARCEL**  
DUNWOODY, GEORGIA





SITE PLAN  
**16 ACRE PARCEL**  
 DUNWOODY, GEORGIA





# 16 ACRE PARCEL

DUNWOODY, GEORGIA





## 1 TRAIL HEAD/ OVERLOOK PLAZA

- USING EXISTING TOPOGRAPHY, CREATE TRAIL HEAD WITH OVERLOOK INTO PARK
- SEATWALLS WITH SMALL PILASTER AND DECORATIVE PAVING
- KIOSK WITH INTERPRETIVE SIGNAGE
- ADA ACCESS INTO LAWN VIA TRAIL OR DIRECT ACCESS VIA STAIRS
- 12' WIDE MULTI-PURPOSE TRAIL PROVIDES CONNECTIONS TO BROOK RUN PARK AND THE PIPE FARM ON N. SHALLOWFORD RD.

## 2 LARGE PAVILION/ BAND STAND

- LARGE PICNIC PAVILION WITH REMOVABLE TABLES AND POWER CONNECTIONS FOR LIVE PERFORMANCES
- STEPPED PLAZA FOR AIDED VIEWING FROM LAWN AREA
- DECORATIVE PAVING AT PLAZA AND CURBED SHRUB BEDS
- IDEAL LOCATION AND ORIENTATION DUE TO TOPOGRAPHY AND SURROUNDING LAND USES

## 3 OPEN LAWN

- VIEWING LAWNS WITH FULL SIDEWALK CONNECTIONS
- GRADED TO PROVIDE AMPHITHEATER-STYLE LAWN VIEWING OF BAND STAND
- MULTI-PURPOSE LAWN ACCOMMODATES LARGER CROWDS AND UNORGANIZED SPORTS

## 4 ENTRY PLAZA/ PICNIC PAVILION

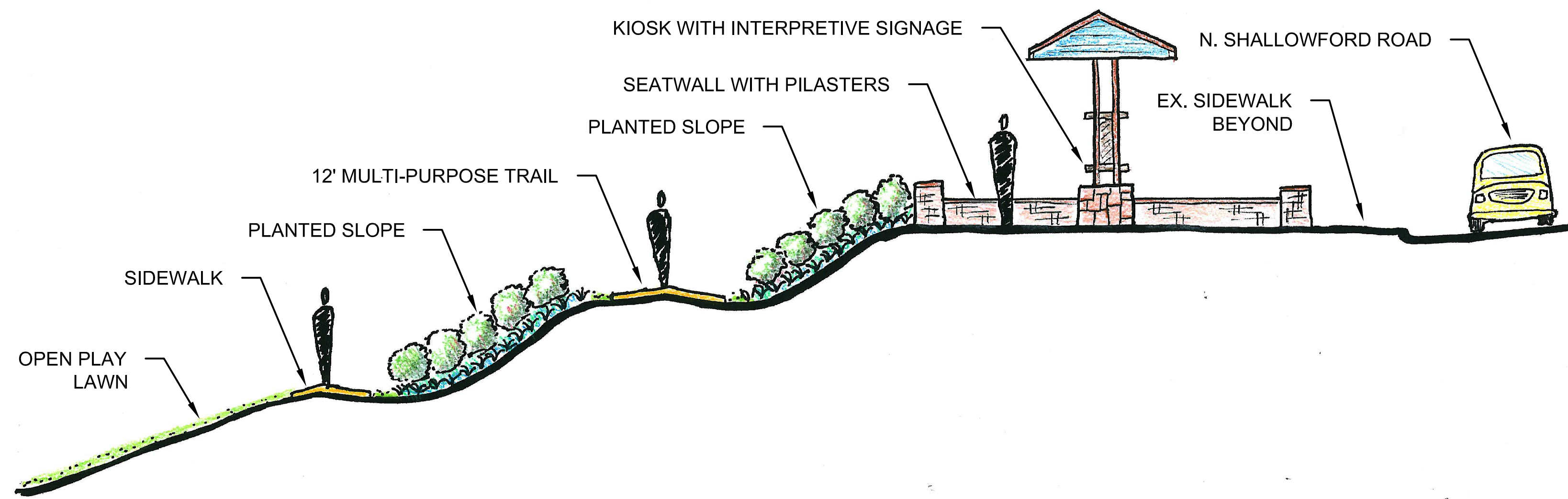
- UTILIZE EXISTING DRIVEWAY AS PRIMARY PARK ACCESS FROM PERNOSHAL COURT
- SERVES AS VEHICULAR ACCESS DRIVE WITH REMOVABLE BOLLARDS
- ENTRY MARKED BY LARGE VERTICAL MONUMENTS INCORPORATING ELEMENTS FROM NEW CITY SIGNAGE STANDARDS
- ALIGNMENT OF ENTRY IDEALLY SUITED TO SERVE AXIAL RELATIONSHIP WITH FUTURE DEVELOPMENT
- SMALL PAVILION SET IN PLAZA WITH DECORATIVE PAVEMENT AND TREE GRATES

## 5 RESTROOM BUILDING

- RECOMMENDED TO ACCOMMODATE PARK VISITORS UNTIL OTHER FACILITIES ARE PROVIDED IN FUTURE PHASES.

# SITE PLAN 19 ACRE PROPERTY DUNWOODY, GEORGIA





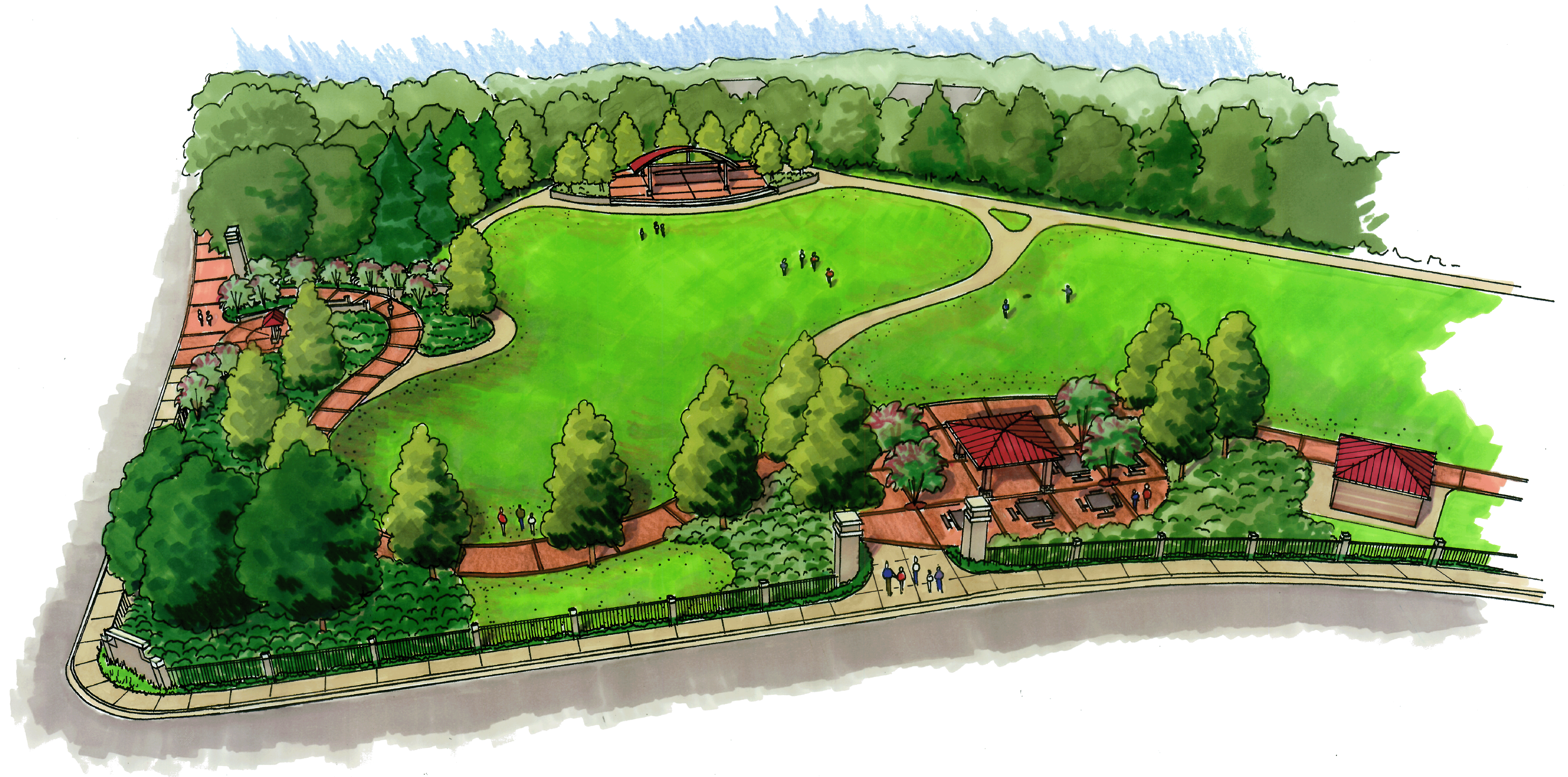
## SECTION A-A

SCALE 1:10, VERT. EXAGGERATION 2:1



# SITE PLAN 19 ACRE PROPERTY DUNWOODY, GEORGIA

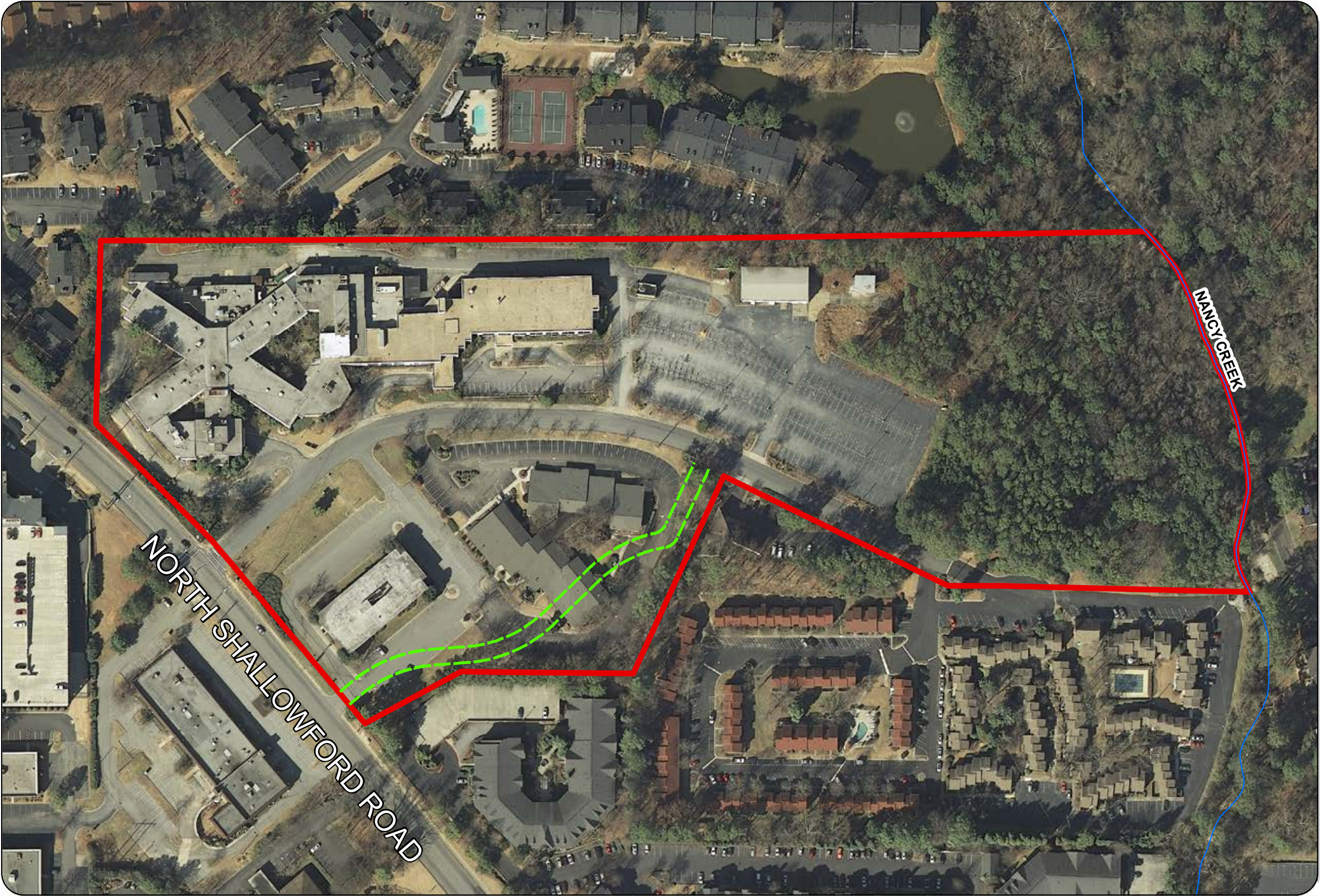




# 19 ACRE PROPERTY

DUNWOODY, GEORGIA



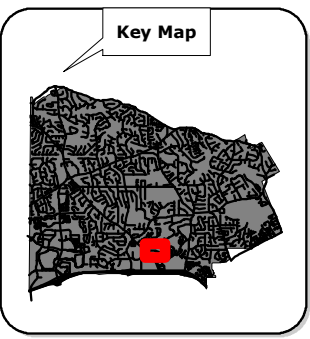
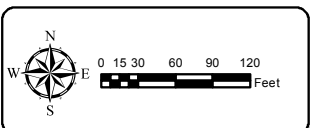


**Dunwoody**  
Smart people - Smart city  
**City of Dunwoody**  
Public Works Department  
41 Perimeter Center East, Suite 250  
Dunwoody, Georgia 30346-1902  
678-382-6850 ~ www.dunwoodyga.gov

**Park Map**

**Pernoshal Court Relocation Map**

- Legend**
- Pernoshal Realign
  - Parcel Outlines
  - Nancy Creek



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2. This map is provided as is, with all faults, without warranty of any kind. The City of Dunwoody does not warrant the accuracy or completeness of the map. The City of Dunwoody does not warrant the accuracy or completeness of the map. The City of Dunwoody does not warrant the accuracy or completeness of the map.

**Disclaimer:**

3. This map is not intended to show boundaries, lines of possession, or any other matters that a true and accurate land survey of the premises would disclose.

4. The map is not intended to show boundaries, lines of possession, or any other matters that a true and accurate land survey of the premises would disclose.

5. The map is not intended to show boundaries, lines of possession, or any other matters that a true and accurate land survey of the premises would disclose.

**Aerial Imagery Notes:**

1. The aerial imagery was created using aerial photography taken in February 2018. The imagery is not intended to show boundaries, lines of possession, or any other matters that a true and accurate land survey of the premises would disclose.

2. The map is not intended to show boundaries, lines of possession, or any other matters that a true and accurate land survey of the premises would disclose.

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**Map Notes:**

1. The information contained in this map is based on aerial information as of December 28, 2018.

2. The map is not intended to show boundaries, lines of possession, or any other matters that a true and accurate land survey of the premises would disclose.

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Map Edition:

Map Sheet:

**Exhibit L**









**Dunwoody\***  
\*Smart people - Smart city  
**City of Dunwoody**  
Community Development  
41 Perimeter Center East, Suite 250  
Dunwoody, Georgia 30346-1902  
678.362.6800 - www.dunwoodyga.gov

**Site Location**

**16 Acre Parcel**  
**Proposed Land for**  
**Private Partnership**

**Legend**

- City Streets
- Potential Commercial Node
- 16 Acre Parcel
- 19 Acre Property
- Public Areas
- Public Areas - 2.9 Ac.

Graphic Scale: 1" = 200' (1:2400)

0 20 40 60 80 100 120 140 160 Feet

**Key Map**

Fulton  
Cobb  
Gwinnett  
DeKalb

Map Edition:  
Map Publication Date:

Map Sheet:  
**Exhibit N**

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**Map Reference System Notes:**

1. Horizontal coordinates are referenced to the Georgia West Zone State Plane Coordinate System relative to the North American Datum of 1983 (NAD83).

2. Vertical coordinates are referenced to the North American Vertical Datum of 1988 (NAV88).

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1. This map will be revised periodically by the City of Dunwoody. Should the user find conditions other than as shown, the City would appreciate your input. Simply copy the area in question, add your proposed revision and/or correction, and send the information to the City.

2. Updated sheet border with new City logo/tagline. (December 2010)

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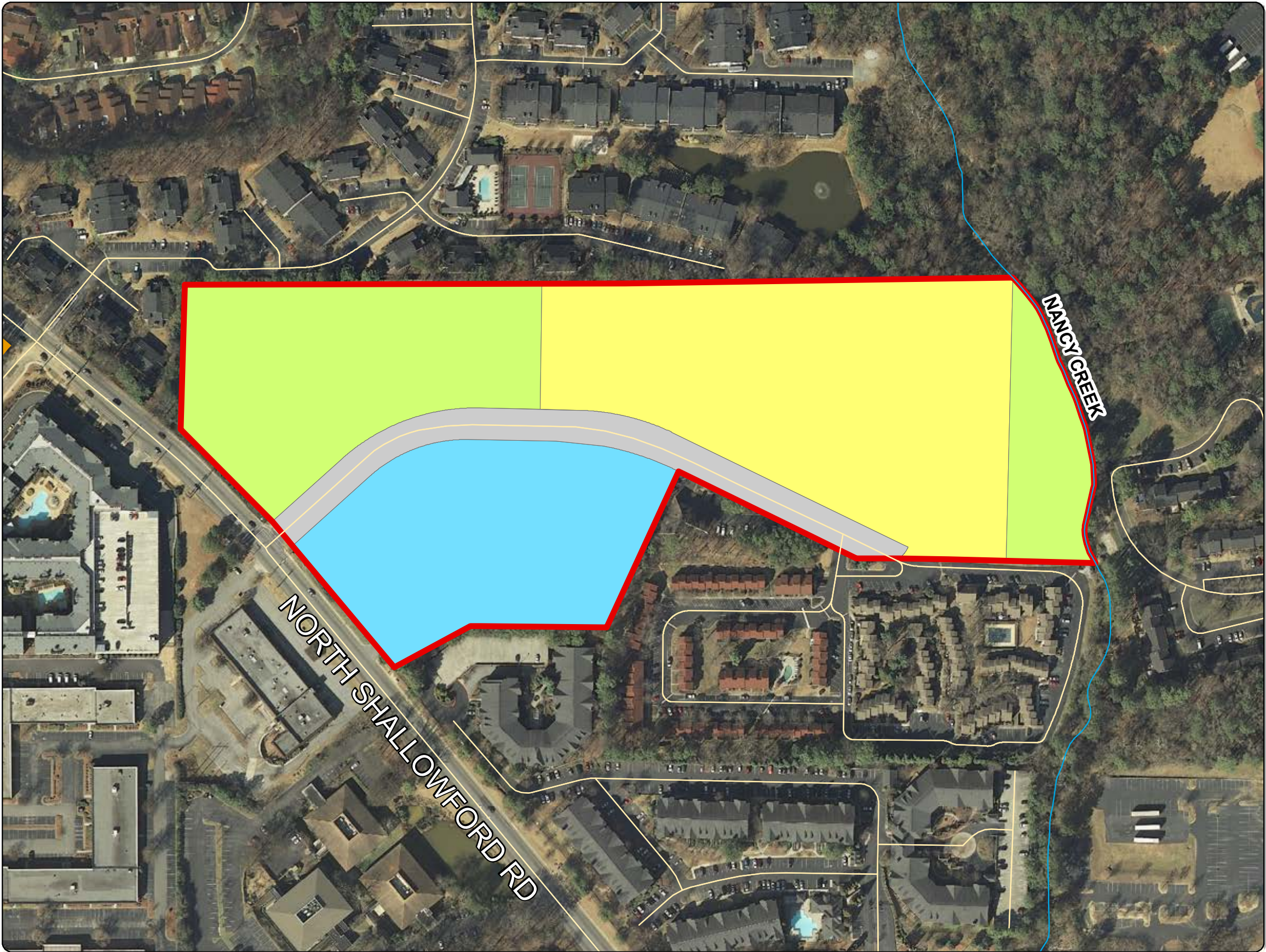
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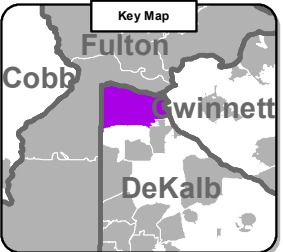
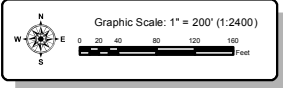
**Dunwoody\***  
\*Smart people - Smart city  
**City of Dunwoody**  
Community Development  
41 Perimeter Center East, Suite 250  
Dunwoody, Georgia 30346-1902  
678.362.6800 - www.dunwoodyga.gov

**Site Location**

**19 Acre Property  
Proposed Land for  
Private Partnership**

Legend:

- Nancy Creek
- City Streets
- City - 6.4 ac.
- City Roads - 1.8 ac
- Civic Use 4.8 ac.
- Private Partner - 7.9 ac.
- 19 Acre Property
- 16 Acre Parcel



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Map Edition:  
Map Publication Date:

Map Sheet:  
**Exhibit 0**







## **EXHIBIT P – PROPOSAL FORM**

The undersigned, as Proposer, hereby declares that this Proposal is in all respects fair and submitted in good faith without collusion or fraud. Proposer represents and warrants to the City that: (i) except as may be disclosed in writing to the City with its Proposal, no officer, employee or agent of the City has any interest, either directly or indirectly, in the business of the Proposer, and that no such person shall have any such interest at any time during the term of the Development Agreement should the City execute a Development Agreement with the Proposer; and (ii) no gift, gratuity, promise, favor or anything else of value has been given or will be given to any employee or official of the City in connection with the submission of this Proposal or the City's evaluation or consideration thereof.

The Proposer certifies that his/her proposal is made without any previous understanding, agreement, or connection with any person, firm, or corporation making a proposal for the same project; without prior knowledge of competitive prices; and is in all respects fair, without outside control, collusion, fraud, or otherwise illegal action. The Proposer certifies no communication has been initiated by a Proposer or its agent to an employee of the City, including City Council, evaluating or considering the proposal during the period of time following the issuance of the Solicitation, the opening of proposals and prior to the time a decision has been made with respect to the vote by City Council to enter into a Development Agreement with the Proposer.

The Proposer has not included in their proposal any substitutions which are not confirmed by written addenda.

The Proposer agrees, if this Proposal is accepted, to furnish the prescribed evidence of a valid business license, insurance, and all other documents required by Georgia or local law.

The undersigned further agrees that, in the case of failure or refusal on its part to execute the said Development Agreement, provide a copy of a valid business or occupational license and all other documents required by the Development Agreement within ten (10) business days after executing a Letter of Intent with the City (or such earlier time as may be stated elsewhere in these Proposal Documents), the Proposal award may be offered by the City to an alternate Proposer, or the city may re-advertise for Proposals. In either case the City shall have the right to recover from the Proposer the City's costs and damages including, without limitation, attorney's fees, to the same extent that the City could recover its costs and expenses from the Proposer under Section V, subsection G of the Solicitation if the Proposer withdrew or attempted to withdraw its Proposal.





41 Perimeter Center East, Suite 250  
Dunwoody, Georgia 30346  
P (678) 382-6700 F (678) 382-6701  
dunwoodyga.gov

Company Name: \_\_\_\_\_

Acknowledgement is hereby made of the following Addendum(s) received since issuance of the Solicitation Documents (identified by number)

Addendum No.	Date	Addendum No.	Date
_____	_____	_____	_____
_____	_____	_____	_____

It shall be the responsibility of each Proposer to visit the City of Dunwoody's website, [www.dunwoodyga.gov](http://www.dunwoodyga.gov) to determine if addendum(s) were issued and, if so, to obtain such addendum(s). Failure to acknowledge an addendum above shall not relieve the Proposer from its obligation to comply with the provisions of the addendum(s) not acknowledged above.

Having carefully examined the bid documents and having received clarification on all items of conflict or upon which any doubt arose, the undersigned hereby requests consideration to enter into a Development Agreement with the City.

The Proposer agrees to provide all work described in this document.

Legal Business Name \_\_\_\_\_

Federal Tax ID \_\_\_\_\_

Address \_\_\_\_\_

\_\_\_\_\_

Representative Signature \_\_\_\_\_

Printed Name \_\_\_\_\_

Telephone Number \_\_\_\_\_ Fax Number \_\_\_\_\_

Email Address \_\_\_\_\_



**O.C.G.A. 50-36-1(e)(2) Affidavit Verifying Status for City Public Benefit**

**\*\*This form is required for ALL LICENSES/PERMITS/CONTRACTS by State Law\*\***

By executing this affidavit under oath, as an applicant for a(n) \_\_\_\_\_ [type of public benefit], as referenced in O.C.G.A. Section 50-36-1, from the City of Dunwoody, Georgia, the undersigned applicant verifies one of the following with respect to my application for a public benefit:

- 1) \_\_\_\_\_ I am a United States citizen  
(Must include copy of either Georgia Driver's License, Passport, or Military ID)
- 2) \_\_\_\_\_ I am a legal permanent resident of the United States.\*\*  
(Must include a copy of your Georgia Driver's License and either a copy of your Permanent Resident Card or Employment Authorization Card)
- 3) \_\_\_\_\_ I am a qualified alien or non-immigrant under the Federal Immigration and Nationality Act with an alien number issued by the Department of Homeland Security or other federal immigration agency.\*\*  
(Must include a copy of your Georgia Driver's License and either a copy of your Permanent Resident Card or Employment Authorization Card)

\*\*My alien number issued by the Department of Homeland Security or other federal immigration agency is: \_\_\_\_\_.

The undersigned applicant also hereby verifies that he or she is 18 years of age or older and has provided at least one secure and verifiable document, as required by O.C.G.A. 50-36-1(e)(1), with this affidavit.

The secure and verifiable document provided with this affidavit can best be classified as:

\_\_\_\_\_

In making the above representation under oath, I understand that any person who knowingly and willfully makes a false, fictitious, or fraudulent statement or representation in an affidavit shall be guilty of a violation of O.C.G.A. 16-10-20, and face criminal penalties as allowed by such criminal statute.

Executed in Dunwoody, Georgia.

\_\_\_\_\_  
Signature of Applicant

\_\_\_\_\_  
Date

\_\_\_\_\_  
Printed Name of Applicant

SUBSCRIBED AND SWORN BEFORE ME ON THIS THE \_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_.

\_\_\_\_\_  
NOTARY PUBLIC/SEAL

My Commission Expires: \_\_\_\_\_





41 Perimeter Center East, Suite 250  
Dunwoody, Georgia 30346  
P (678) 382-6700 F (678) 382-6701  
dunwoodyga.gov

## EXHIBIT Q – Pricing Document

Legal Business Name (the “Proposer”)\_\_\_\_\_

Federal Tax ID \_\_\_\_\_

Address \_\_\_\_\_

\_\_\_\_\_

Bid Amount\_\_\_\_\_

Acres of Land to be Purchased\_\_\_\_\_

Price per Acre \_\_\_\_\_

In exchange for the land described in Exhibit N and Exhibit O and the City’s proposed development of city parks and civic elements as described in IFP 12-01, Exhibit H, and Exhibit J, the Proposer submits an offer of the Bid Amount listed above for the Acres of Land listed above under the terms described below. The terms should also describe the method by which the Proposer intends to pay the funds listed above to the City and the dates when payments will be made (if payment will not be made in whole at closing).

Terms\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

Please attach additional pages if needed.



April 20, 2012

Legal Business Name (the "Purchaser")

---

Federal Tax ID

---

Address

---

**RE: IFP 12-01 Project Renaissance – A New Georgetown**

Dear City of Dunwoody:

The purpose of this letter is to confirm the intent of \_\_\_\_\_ (the "Purchaser") to agree to basic terms and conditions pursuant to which the Purchaser proposes to enter into a Development Agreement with the City of Dunwoody (the "City"), or any Authority created by the City of Dunwoody (a "Municipal Authority"), for the sale of portions of certain real property:

- i. a certain 16.00 acre tract (the "16 Acre Parcel") owned by the City, which is more particularly described in **Exhibit 1**, attached hereto and incorporated by reference and
- ii. a certain 5.64 acre tract, a certain 3.34 acre tract, a certain 5.25 acre tract, a certain 1.99 acre tract, and a certain 2.83 acre tract (the "19 Acre Property") which the City has the right to acquire pursuant to a purchase contract with the current owner of such property. The 19 Acre Property is more particularly described in **Exhibit 2**, attached hereto and incorporated by reference.

The 16 Acre Parcel and the 19 Acre Property, together, will be referred to as the "Properties."

The Purchaser intends to acquire a portion of the Properties in order to develop the land in a manner consistent with the proposal ("Land Plans") the Purchaser submitted to the City in response to IFP 12-01. The Purchaser's Land Plans attached hereto and incorporated by reference as **Exhibit 3**.

The City shall retain the remaining portions of the Properties to be used for parks, green space, drainage facilities, roads, parking, sidewalks, landscaped areas and a potential civic use development and/or commercial buildings as described in IFP 12-01.

The parties recognize that minor modifications to the Proposer's Land Plans and the City's proposed improvements may be necessary. The parties will work together to agree on any modifications to the Land Plans leading up to and after the date the Development Agreement is executed.



The City has a purchase contract for the 19 Acre Property. If Proposer and the City are not able to enter into a Development Agreement by 12:00 p.m. on Wednesday, May 30, 2012, the City will terminate the contract on the 19 Acre Property and terminate negotiations with Purchaser as of that date.

As such, the City requires that Purchaser execute a binding Development Agreement pursuant to this Letter of Intent by **12:00 p.m. on Wednesday, May 30, 2012**. The salient terms and conditions of the City's proposal are outlined below.

1. Properties. The parties will employ TerraMark, or another agreed upon registered survey firm, to prepare legal descriptions of those portions of the Properties to be sold to the Purchaser and those portions of the Properties to be retained by the City prior to the execution of the Development Agreement between the parties, and the parties will share equally in the cost of preparation of the legal descriptions. The Properties will be apportioned between the City and Purchaser, as set forth in the Land Plans submitted by Purchaser and any modifications to such plans as agreed upon by both parties.
2. Purchase Price. The "Purchase Price" for the entire transaction contemplated herein shall be \$\_\_\_\_\_ to be paid by Purchaser in accordance with payment terms negotiated by the parties.
3. Closings. The Parties shall agree on a closing date for the sale of those portions of the Properties to be sold to the Purchaser. However, regardless of the final closing date, the Purchaser shall pay the City \$\_\_\_\_\_ prior to July 13, 2012.

This Letter of Intent does not, and is not intended to, contractually bind the Parties. The parties shall not be fully contractually bound unless and until they enter into a formal, written agreement, which must be in form and content satisfactory to each party and to each party's legal counsel, in their sole discretion.

If the terms set forth above are acceptable to the City, we would appreciate your signature below indicating that you are in agreement with the terms of this letter. Once a fully executed Letter of Intent is received, we will deposit \$100,000 with the City of Dunwoody on or before **5:00 p.m. on Thursday, May 3, 2012**. The deposit shall be governed by the standards laid out in IFP 12-01.

Upon receipt of a fully executed copy of this letter, we will work with the City in the preparation of the formal, written Development Agreement.

Sincerely,

\_\_\_\_\_

Name: \_\_\_\_\_

Title: \_\_\_\_\_

Firm: \_\_\_\_\_



**AGREED TO AND ACCEPTED BY CITY OF DUNWOODY**

By: \_\_\_\_\_

Date: \_\_\_\_\_

Name: Warren Hutmacher

Title: City Manager

Organization: City of Dunwoody

SAMPLE