



ADDENDUM NO. 1

TO THAT CERTAIN DETAILED REQUEST FOR PROPOSAL TO EXECUTE AN ADAPTIVE REUSE AND OPERATION OF 143 ALABAMA ST.

Addendum Date: July 29th, 2024

The following changes, additions, clarifications and/or amendments are made to the Request for Proposals as of the Addendum Date. All capitalized terms not defined herein shall have the meanings ascribed to them in the Request for Proposals (“RFP”).

Note: This document is intended for informational purposes only. Any changes to the RFP must occur through a separate published addendum. Invest Atlanta received the following inquiries with respect to the RFP. For the benefit of all potential respondents, Invest Atlanta now elects to publish each timely submitted inquiry, edited for clarity, along with Invest Atlanta’s response thereto. In the event of a conflict between previously released information and the information contained herein, the latter shall control.

Q & A Responses

RFP Number: RFP-ADA-20204628	RFP Title: Adaptive Reuse of 143 Alabama St
Requesting Entity: Invest Atlanta	Date: 7/29/2024
Issuing Officer/Procurement Manager: Lazerick Russell	RFP Initially Posted to Internet: July 7th 2024
eMail Address: lrussell@investatlanta.com	Telephone: 404 609 3224 ext 3224

QUESTIONS SUBMITTED TO INVEST ATLANTA ON OR PRIOR TO 5:00 P.M., JULY 17th, 2024:

#	Questions	Answers
1.	Could you please provide any floor plans for the existing building or direct us to a photo gallery that helps us to understand the different levels of the property currently on the site?	Please see attached Additional Attachments. Please be advised all attachments may or may not be representative of the current conditions in the building.

#	Questions	Answers
2.	<p>I would like to see if it would be possible to extend the due date by 2 weeks. I know you have your timeline, but I do think it would really help to put together a more quality package and include items such as renderings which can take several weeks to produce one you have first developed your program and model for the site.</p>	<p>The deadline for responses will NOT be extended.</p> <p>Please be advised that Invest Atlanta expects proposals to meet all requirements within the RFP but recognizes the challenges in preparing a proposal in the time allotted. These challenges will be considered when reviewing renderings and evaluating the Post World Cup Phase 2 portion of the Respondent's proposal.</p>
3.	<p>The RFP identifies 143 Alabama Street SW as the project location, consisting of two parcels with Tax Parcel Identification Numbers 14-007700020650 and 14-0078LL0082 (referred to as the "Site").</p> <p>However, it also mentions that the city has acquired certain adjacent parcels necessary for parking and other ancillary uses. These parcels include Tax Parcel Identification Numbers 14-0078LL0025, 14-0078LL0074, 14-007700020676, and Fairlie Street (the "Adjacent Parcels") from the State of Georgia, MARTA, AFCRA, and others.</p> <p>I would appreciate if we could get some clarification on whether these additional parcels are considered part of the site and if their use is strictly limited to parking and ancillary purposes.</p>	<p>Yes, they are a part of the site.</p> <p>These parcels are included as part of the larger assemblage. All these properties are now under ownership of the City of Atlanta, to be transferred to Invest Atlanta for this transaction. There are no limited uses.</p>

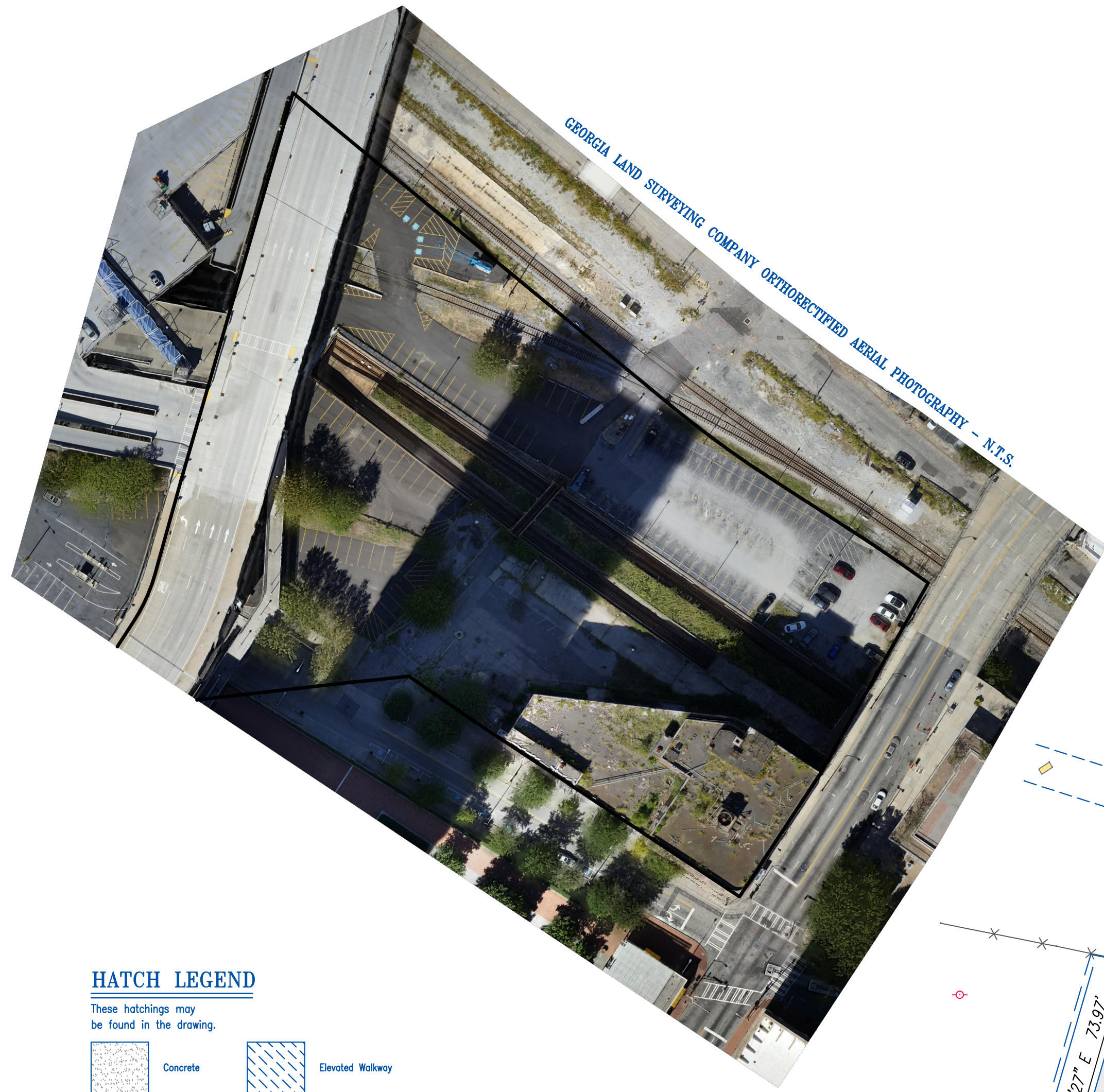
#	Questions	Answers
4.	Will Invest Atlanta accept an independent response for providing development/consulting services?	<p>No.</p> <p>As stated in Section 1 Introduction, “<i>The intent and purpose of the RFP is to identify a single firm or team of consultants to execute a multi-phase development strategy to redevelop 143 Alabama into a mixed use/adaptive reuse property contributing to the revitalization efforts of the City of Atlanta.</i>”</p>
5.	Will Invest Atlanta be issuing another RFP for Owner’s Representation Services for this project?	At this time, Invest Atlanta does not expect to issue an Owners Representative RFP related to this project.
6.	Please provide a copy of the Parcel Diagram in Exhibit B of the RFP (Page 19 of the document) in legible form.	Please see the pdf attachment titled Appendix B Parcel Diagram v2.
7.	Please provide any available floor plans of the building.	At this time, Invest Atlanta does not have any existing floor plans for the building. Please see Additional Attachments for all available documents regarding 143 Alabama.
8.	Please provide a site survey / information and dimensions on site boundaries.	<p>Please see ALTA Survey in the Additional Attachments.</p> <p>As referenced in Section 3 Scope of Work: <i>General Business Requirements (C)</i> of the RFP, the winning Respondent will have potential access to pre-development funding/assistance for such activities.</p>
9.	Please provide copies of any building condition reports.	Please see copy of report within the Additional Attachments. Please be advised all attachments may or may not be representative of the current conditions in the building.

#	Questions	Answers
		As referenced in <i>Section 3 Scope of Work: General Business Requirements (C)</i> of the RFP, the winning Respondent will have potential access to pre-development funding/assistance for such activities.
10.	<p>Please provide copies of deeds, easements or other restrictions with MARTA, the State of Georgia or other applicable entities describing the acceptable uses of the “air rights” for Tax Parcels #14-0078L6L0025, 14-0078LL0074 and 14-0077000206067.</p> <p>Are these uses limited to parking only?</p>	<p>Please see deeds attached.</p> <p>There are no limited uses for the parcels.</p>
11.	<p>Please provide any environmental and/or geotechnical reports on the site.</p>	<p>At this time, Invest Atlanta does not have any environmental and/or geotechnical reports on the site.</p> <p>As referenced in <i>Section 3 Scope of Work: General Business Requirements (C)</i> of the RFP, the winning Respondent will have potential access to pre-development funding/assistance for such activities.</p>
12.	<p>Are there any historical regulations and/or interested parties in the historical preservation of the building(s) that would impact the timeline of the project or our ability to demolish any structures or portions of structures on the site?</p>	<p>Please review Section 3 Scope of Work. As mentioned, “<i>Invest Atlanta is seeking to achieve the below desired outcomes: Restore and/or adaptively reuse the Atlanta Constitution Building (143 Alabama) and preserve its historic assets.</i>”</p> <p>Respondents are encouraged to consult with City of Atlanta’s Department of Planning to judge whether any historical regulations or processes will impact timeline.</p>

#	Questions	Answers
13.	Would the City consider a ground lease longer than 75 years, preferably up to 99 years?	Invest Atlanta is willing to consider a ground lease up to 99 years. For evaluation purposes only, please submit your preliminary offer based on a 75-year term.
14.	Please explain the reference that “The term of the contract shall be for three (3) years” under Section III.	The term of any development agreement resulting from this RFP will be for a minimum of 3 years and contemplates necessary development works, after completion of the Pre-World Cup Phase 1.
15.	Please explain the Fee Developer Option – is the City interested in the Respondent acting solely as a fee developer on behalf of the City?	<p>No. Invest Atlanta prefers a single development partner to execute both phases of the scope of work. However, Invest Atlanta is open to the development partner providing a development proposal, in addition to a fee development proposal.</p> <p>Please be advised, AT A MINIMUM, a development partner proposal shall be submitted.</p>
16.	Please explain the reasons why the prior transaction contemplated with the prior RFP for the parcels was unsuccessful.	The final response was inconsistent with the original RFP requirements.
17.	Given the aggressive timeline with the site visit occurring on July 10, the anticipated responses to questions on July 24 and the extensive submission requirements, would the City consider an extension of the deadline for submissions?	<p>The deadline for responses will not be extended.</p> <p>Please be advised that Invest Atlanta expects proposals to meet all requirements within the RFP but recognizes the challenges in preparing a proposal in the time allotted. These challenges will be considered when reviewing renderings and evaluating the Post World Cup Phase 2 portion of the Respondent’s proposal.</p>
18.	Are there any existing drawings of 143 Alabama that could be shared.	At this time, Invest Atlanta does not have any existing drawings for the building.

#	Questions	Answers
19.	Are there any existing drawings of the adjacent properties that could be shared, such as MARTA station / tracks, pedestrian bridge, etc.	At this time, Invest Atlanta does not have any existing drawings of the Adjacent Parcels.
20.	There is a low-quality parcel diagram in the RFP. Can that be shared in high resolution?	Please see Appendix B Parcel Diagram v2.
21.	Please provide description of available city, state, and MARTA air rights.	Please see response to Question 10.
22.	There is a level (and potentially more) below the Loading Dock that was inaccessible as it was filled with more than 6 feet of water. Is there any information that could be shared about that basement, such as square footage, connections to underground tunnels, extent of water damage, etc.	Invest Atlanta is currently working with the City of Atlanta to identify any information that can be shared concerning the basement area of the building. If any information is gathered, an additional addendum will be posted providing the information
23.	Restoration Phase – Has the COA Building Department and Fire Marshal agreed to partial Certificate of Occupancy for the spaces to be occupied during the World Cup.	The Certificate of Occupancy will be addressed once the specific spaces and floors are identified within the selected proposal.
24.	Will you consider demolition of the building?	No

APPENDIX B Parcel Diagram v2



GEORGIA LAND SURVEYING COMPANY ORTHORECTIFIED AERIAL PHOTOGRAPHY - N.T.S.

LEGEND

These standard symbols may be found in the drawing.

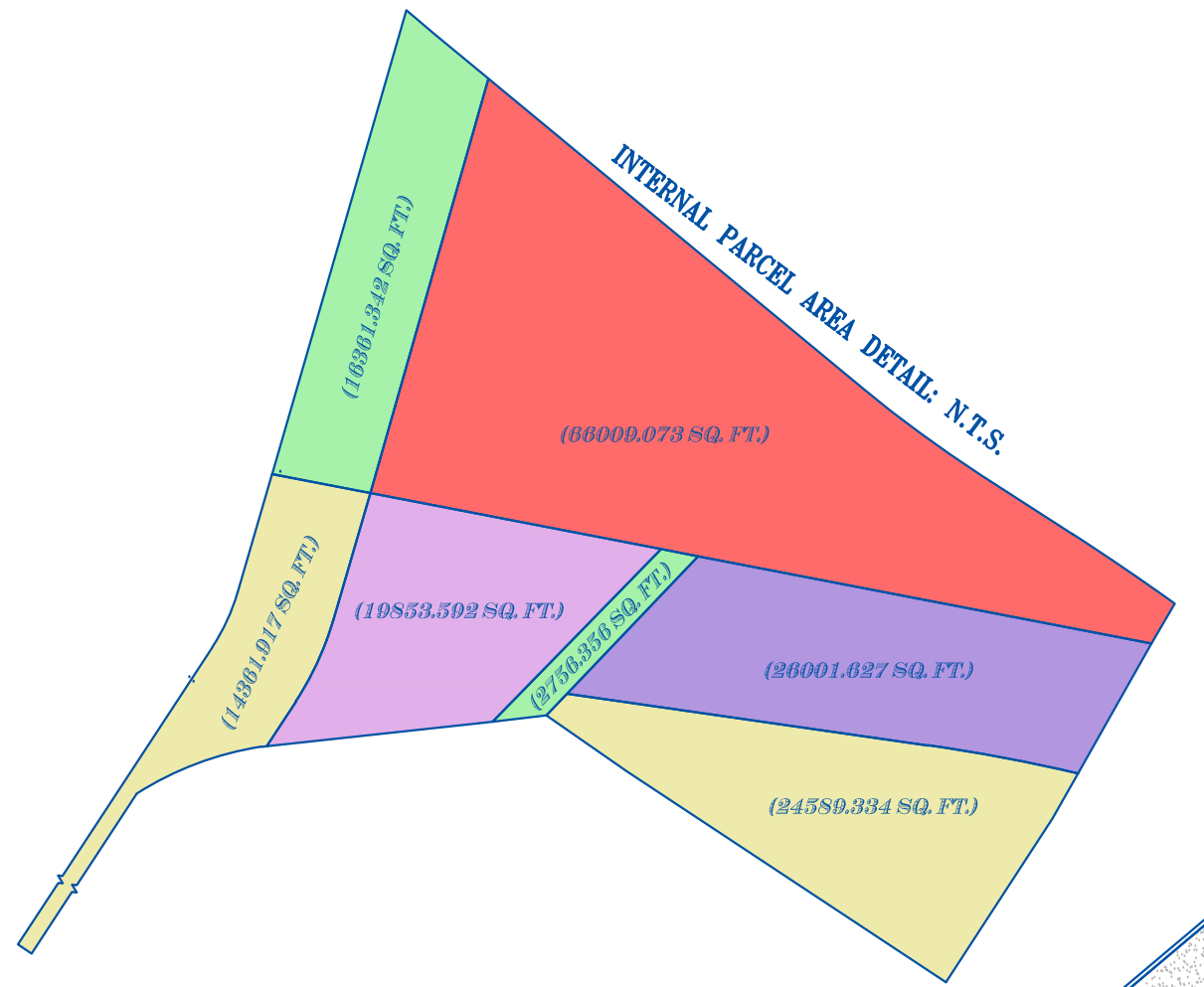
- Point
- Iron Pin Found
- Catch Basin
- Drop Inlet
- Junction Box
- Electric Manhole
- Light Pole
- Power Pole
- Water Valve
- Water Manhole
- Fire Hydrant
- Water Meter
- Sanitary Sewer Manhole
- Ballast
- Monitoring Well
- Utility/Traffic/Signal Pole
- Communication Manhole
- Neighbor's Fence
- Fence
- Overhead Electric Line
- Internal Parcel Line

LINE TABLE

LINE	BEARING	DISTANCE
L1	S 83°22'44" W	D=31.04' 32.60'
L2	S 83°49'39" W	D=8.32' 8.61'
L3	S 83°49'39" W	D=8.32' 3.07'
L4	N 56°18'17" W	10.00'
L5	S 30°13'35" W	27.89'
L6	S 29°28'48" W	31.15'

CURVE TABLE

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	185.95'	81.04'	80.46'	S 69°18'16" W	23°41'42"
C2	122.41'	36.63'	36.49'	N 24°42'00" E	17°08'37"
C3	1023.19'	21.71'	21.71'	S 49°47'47" E	1°12'57"
C4	752.56'	88.18'	88.13'	S 53°45'34" E	6°42'49"
C5	1530.54'	74.23'	74.22'	S 55°44'05" E	2°48'43"



HATCH LEGEND

These hatchings may be found in the drawing.

- Concrete
- Asphalt
- Wall
- Easement for Walk and Air Rights Per Deed Book 6850 Page 181
- Elevated Walkway
- M.A.R.T.A. Tract
- Support Column

- ### ADDITIONAL REFERENCES
- Plot showing line between Lot belonging to J. M. Cunningham and the Right of Way of the Central R. R. Co. in Atlanta, GA by J. R. McDonald, C. E. 1981.
 - Section Map of the City of Atlanta Georgia by Massell Realty Company by Hy. Rullman Engr. & Draftsman dated 1928.
 - Survey for Viaduct Properties, Inc. by Watts & Browning Engrs. dated July 11, 1972 last revised Aug. 31, 1973.
 - Right of Way and Track Map Louisville and Nashville R. R. Co. Atlanta, GA W. & A. R.R. of Station 0+12.2 to Station 24+25 drawn by MRW revised and redrawn 7-16-70.
 - Boundary Exhibit Five Points Marita Station designed and checked by P. Sotak and drawn by D. Merchant dated 15 FEB 15.
 - Department of Transportation State of Georgia, Right of Way of Proposed Spring Street Viaduct Replacement over CSX Railroad being referenced as Project Numbers BHNLB-9073-00(016) and BRNLB-9073-00(018) with an approval date of 9/13/2001 last revised 04-10-2014.
 - Department of Transportation State of Georgia, Right of Way of Proposed Forsyth Street Bridge Replacement referenced as Project Number BHZLB-0121(10) Fulton County showing the plans completed April 8, 1993 last revised 7-7-94.

- ### SURVEY NOTES
- Equipment used: Leica 1200 robotic total station and Allegro MX data collector.
 - Software used: Carlson Survey 2013 and Carlson Survey.

CLOSURE STATEMENT

The field data upon which this plat is based was gathered by an open traverse. This plat has been calculated for closure and found to be accurate to 1 foot in 275,793 feet.

155 CLIFTWOOD DRIVE - ATLANTA, GEORGIA 30328 - TELEPHONE: (404) 255-4671 - FAX: (404) 255-6607 - WWW.GEORGIALANDSURVEYING.COM

DRAWING NUMBER 5270	SURVEY PLAT FOR: 140 Alabama Street, Atlanta Georgia 30303		DATE: 10/14/16	SCALE: 30'
	<h2 style="text-align: center;">CITY OF ATLANTA</h2>			
LAND LOT: 77 & 78	14th DISTRICT	SECTION	Fulton COUNTY, GA	
LOT:	BLOCK:	UNIT:	PHASE:	
SUBDIVISION:	Client Revisions - Details BJC 4/11/17			
PLAT BOOK	PAGE	PARTY CHIEF: J.L.	FIELD DATE:	SHEET 1 OF 13
DEED BOOK	PAGE	DRAFTER: BJC	11/1/16	
		Client Revisions	BMS	1/10/18
		Client Revisions	BJC	6/18/18



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, authority O.C.G.A. Secs. 15-6-67, 43-15-4, 43-15-6, 43-15-10, 43-15-22.

THIS PLAT WAS PREPARED FOR THE EXCLUSIVE USE OF THE PERSON, PERSONS OR ENTITY NAMED HEREON. THIS PLAT DOES NOT EXTEND TO ANY UNNAMED PERSON, PERSONS, OR ENTITY WITHOUT EXPRESS RECITIFICATION BY THE SURVEYOR NAMING SAID PERSON, PERSONS, OR ENTITY. ALL MATTERS PERTAINING TO TITLE ARE EXCEPTED

TOTAL AREA
AREA
 169933.241 SQ. FT.
 3.901 ACRES

LEGEND
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- Point
- Iron Pin Found
- Catch Basin
- Drop Inlet
- Junction Box
- Electric Manhole
- Light Pole
- Power Pole
- Water Valve
- Water Manhole
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DETAIL HATCH LEGEND
 These hatchings may be found on this page.

- Detail 1
- Detail 2
- Detail 3
- Detail 4
- Detail 5
- Detail 6
- Detail 7
- Detail 8
- Detail 9
- Detail 10

DETAIL OVERLAY
SEE SHEETS 3 THRU 13
FOR BEARING AND DISTANCES

HATCH LEGEND
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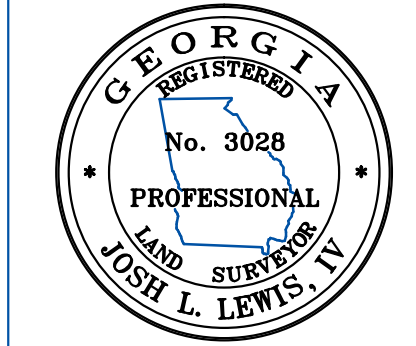
SURVEY PLAT FOR: 140 Alabama Street, Atlanta Georgia 30303		DATE: 10/14/16	SCALE: 30'
CITY OF ATLANTA LAND LOT: 77 & 78 14th DISTRICT SECTION FULTON COUNTY, GA LOT: BLOCK: UNIT: PHASE:		REVISION	BY DATE
		Client Revisions	BJC 12/22/16
		Client Revisions - Details	BJC 1/1/17
		Client Revisions - Details	BJC 4/11/17
SUBDIVISION:		Client Revisions	BJC 5/2/17
PLAT BOOK , PAGE	PARTY CHIEF: JLL	FIELD DATE:	Client Revisions
DEED BOOK , PAGE	DRAFTER: BJC	11/1/16	Client Revisions
SHEET 2 OF 13		EST 1955	

LINE TABLE

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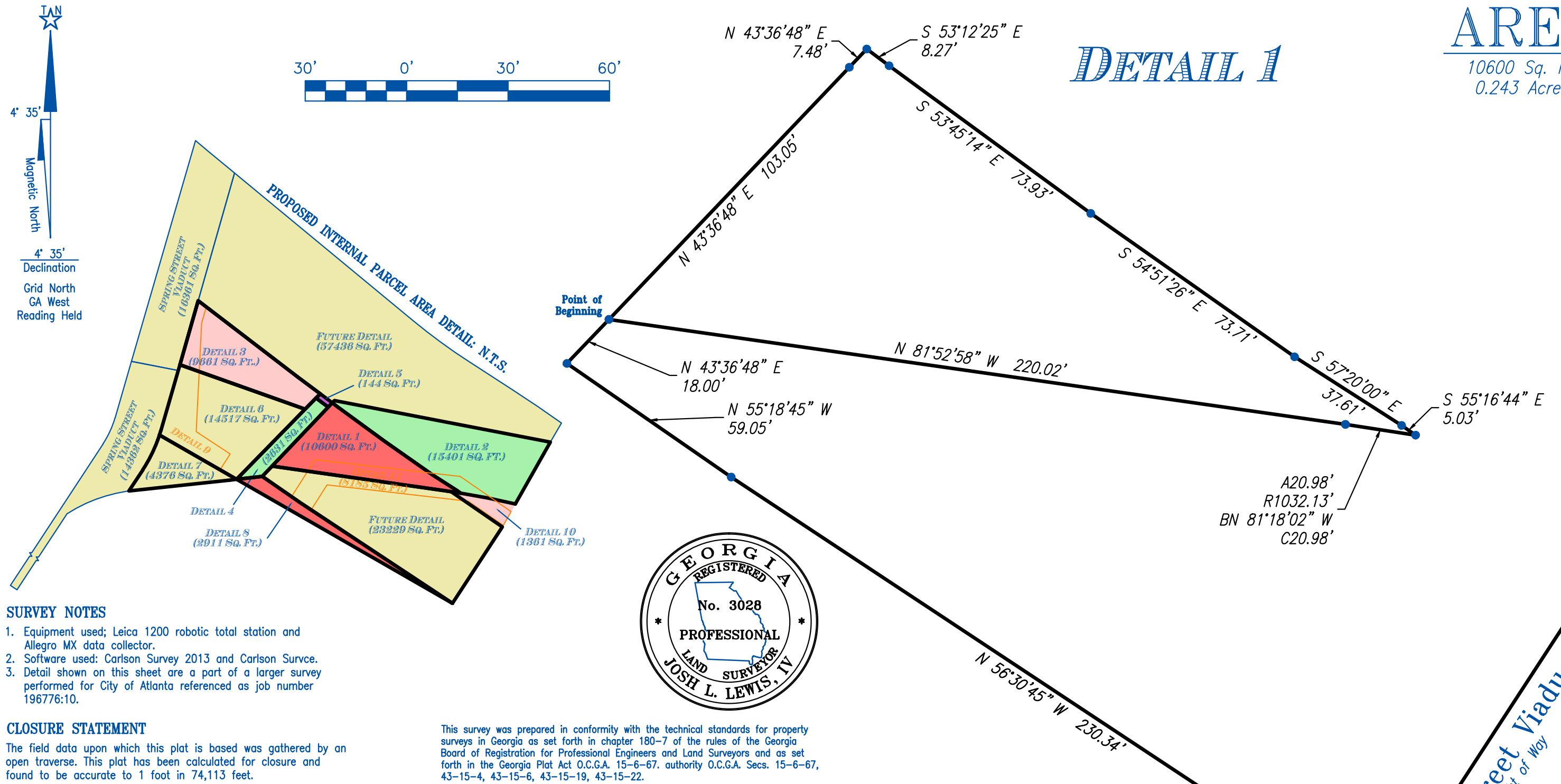
This survey was prepared in conformity with the technical standards for property surveys in Georgia as set forth in chapter 180-7 of the rules of the Georgia Board of Registration for Professional Engineers and Land Surveyors and as set forth in the Georgia Plot Act O.C.G.A. 15-6-67, authority O.C.G.A. Secs. 15-6-67, 43-15-4, 43-15-6, 43-15-10, 43-15-22.

THIS PLAT WAS PREPARED FOR THE EXCLUSIVE USE OF THE PERSON, PERSONS OR ENTITY NAMED HEREON. THIS PLAT DOES NOT EXTEND TO ANY UNNAMED PERSON, PERSONS, OR ENTITY WITHOUT EXPRESS RECITIFICATION BY THE SURVEYOR NAMING SAID PERSON, PERSONS, OR ENTITY. ALL MATTERS PERTAINING TO TITLE ARE EXCEPTED.

AREA

10600 Sq. Ft.
0.243 Acres

DETAIL 1



- SURVEY NOTES**
1. Equipment used; Leica 1200 robotic total station and Allegro MX data collector.
 2. Software used: Carlson Survey 2013 and Carlson Survce.
 3. Detail shown on this sheet are a part of a larger survey performed for City of Atlanta referenced as job number 196776:10.

CLOSURE STATEMENT

The field data upon which this plat is based was gathered by an open traverse. This plat has been calculated for closure and found to be accurate to 1 foot in 74,113 feet.

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. authority O.C.G.A. Secs. 15-6-67, 43-15-4, 43-15-6, 43-15-19, 43-15-22.

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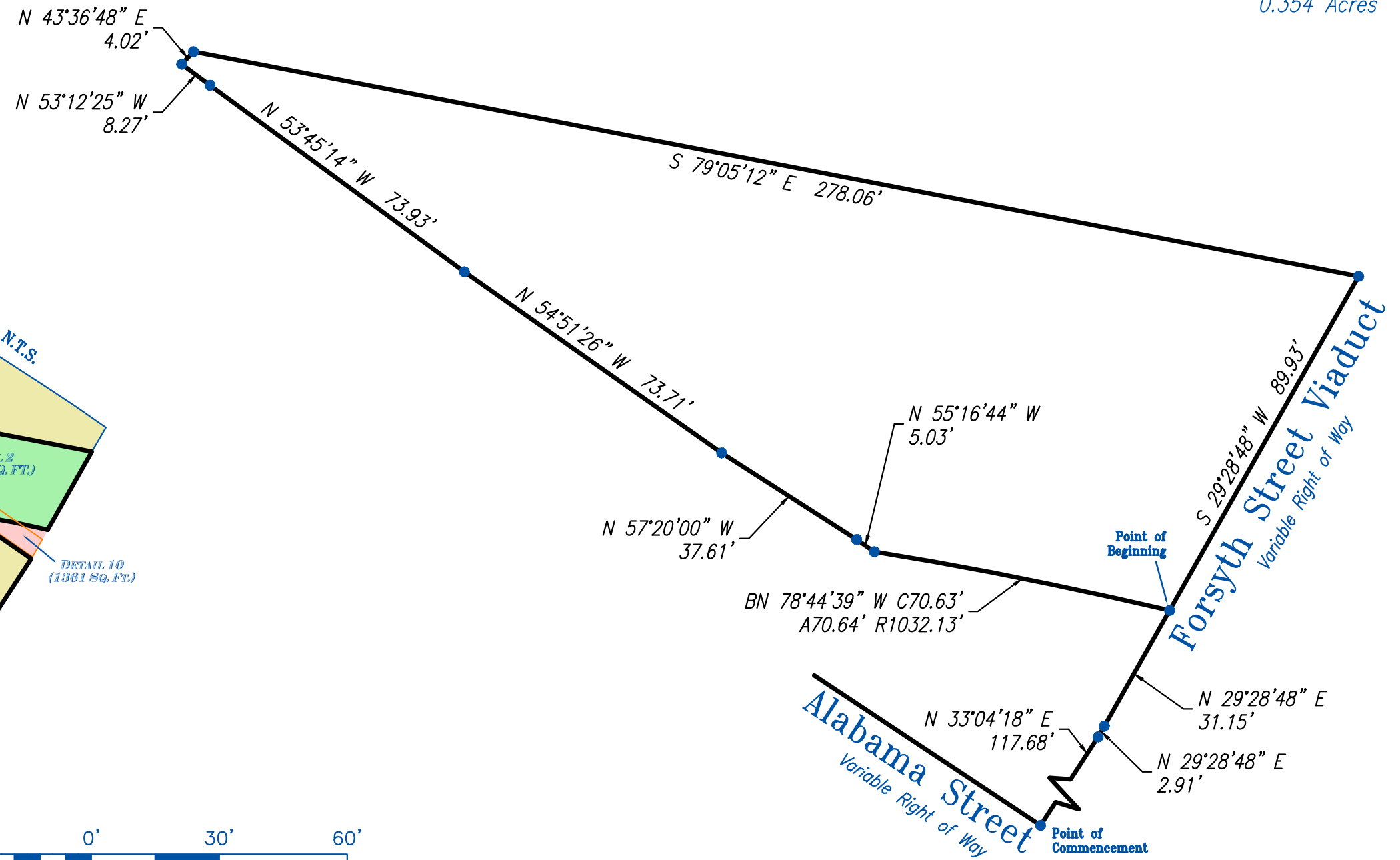
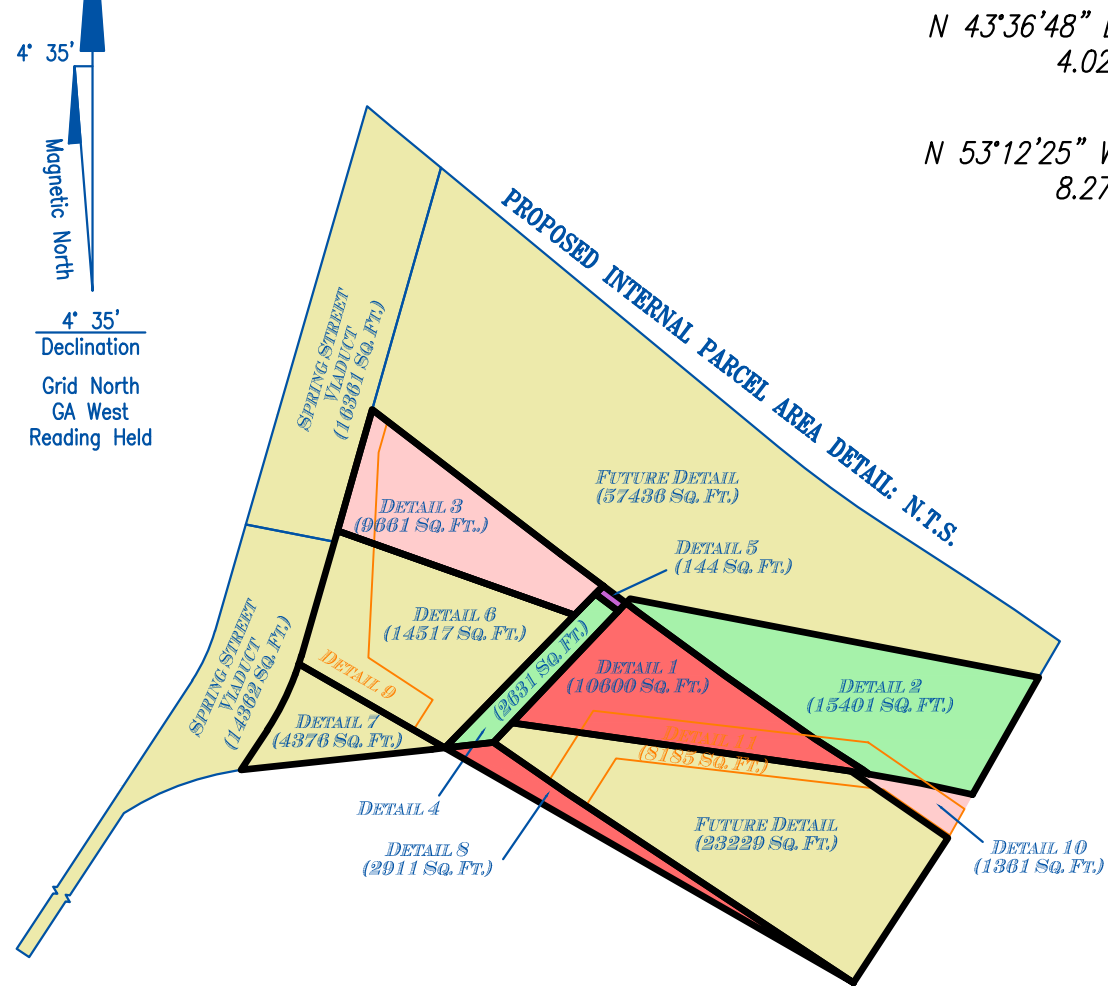
JOB NUMBER 196776:11	DRAWING NUMBER 5270	SURVEY PLAT FOR: 140 Alabama Street, Atlanta Georgia 30303		DATE: 10/14/16	SCALE: 30'	
		CITY OF ATLANTA				
		LAND LOT: 77&78	14th DISTRICT	SECTION	Fulton COUNTY, GA	
		LOT:	BLOCK:	UNIT:	PHASE:	
		SUBDIVISION:				
PLAT BOOK	, PAGE	DRAFTER: BJC	REVISION DATE: 6/18/18			
DEED BOOK	, PAGE	PARTY CHIEF: JL4	FIELD DATE: 11/1/16	SHEET 3 OF 13		

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AREA

15401 Sq. Ft.
0.354 Acres

DETAIL 2



SURVEY NOTES

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2. Software used: Carlson Survey 2013 and Carlson Survce.
3. Detail shown on this sheet are a part of a larger survey performed for City of Atlanta referenced as job number 196776:10.

CLOSURE STATEMENT

The field data upon which this plat is based was gathered by an open traverse. This plat has been calculated for closure and found to be accurate to 1 foot in 298,158 feet.



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		LOT:	BLOCK:	UNIT:	PHASE:	
		SUBDIVISION:				
PLAT BOOK	, PAGE	DRAFTER: BJC	REVISION DATE: 6/18/18			
DEED BOOK	, PAGE	PARTY CHIEF: JL4	FIELD DATE: 4/11/17	SHEET 4 OF 13		



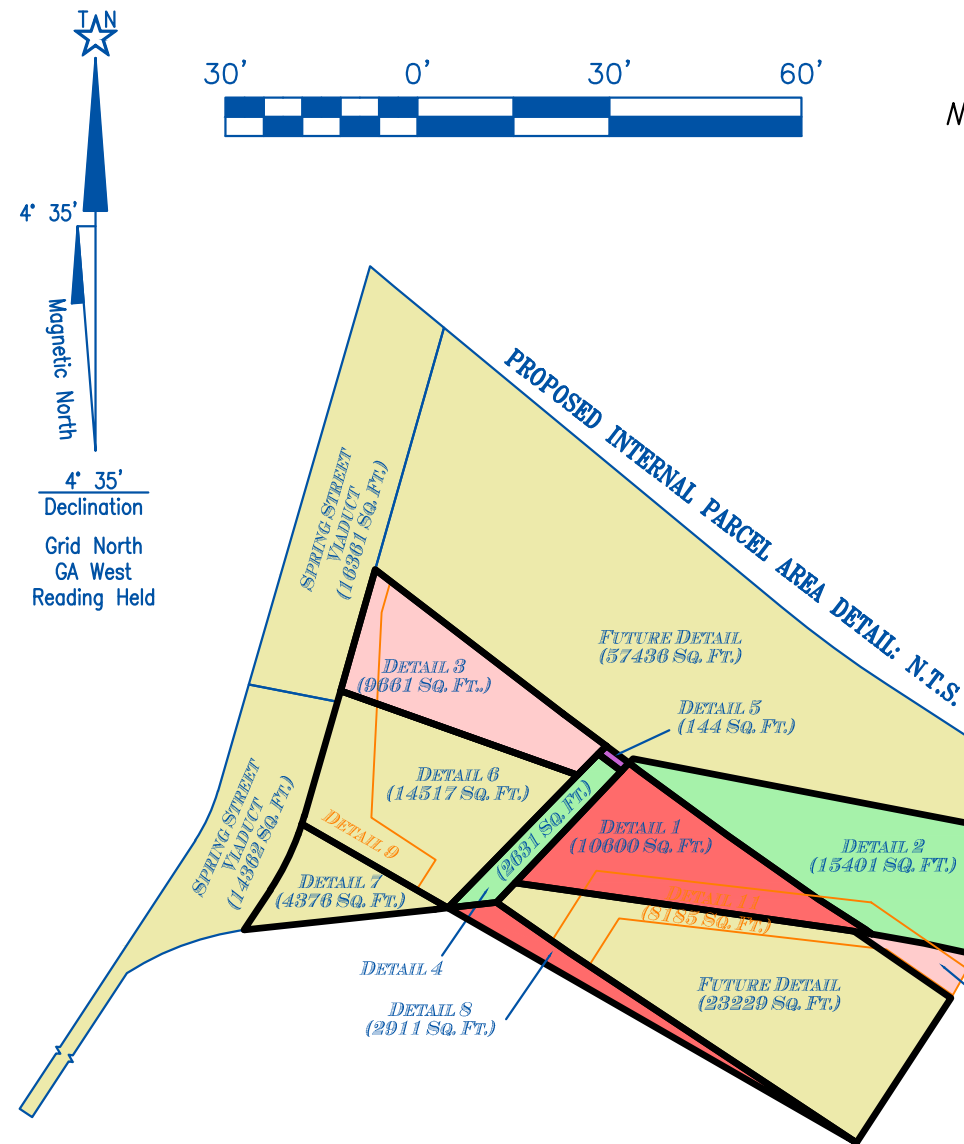
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AREA

9661 Sq. Ft.
0.222 Acres

DETAIL 3



- SURVEY NOTES**
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 2. Software used: Carlson Survey 2013 and Carlson Survce.
 3. Detail shown on this sheet are a part of a larger survey performed for City of Atlanta referenced as job number 196776:10.

CLOSURE STATEMENT
The field data upon which this plat is based was gathered by an open traverse. This plat has been calculated for closure and found to be accurate to 1 foot in 95,912 feet.

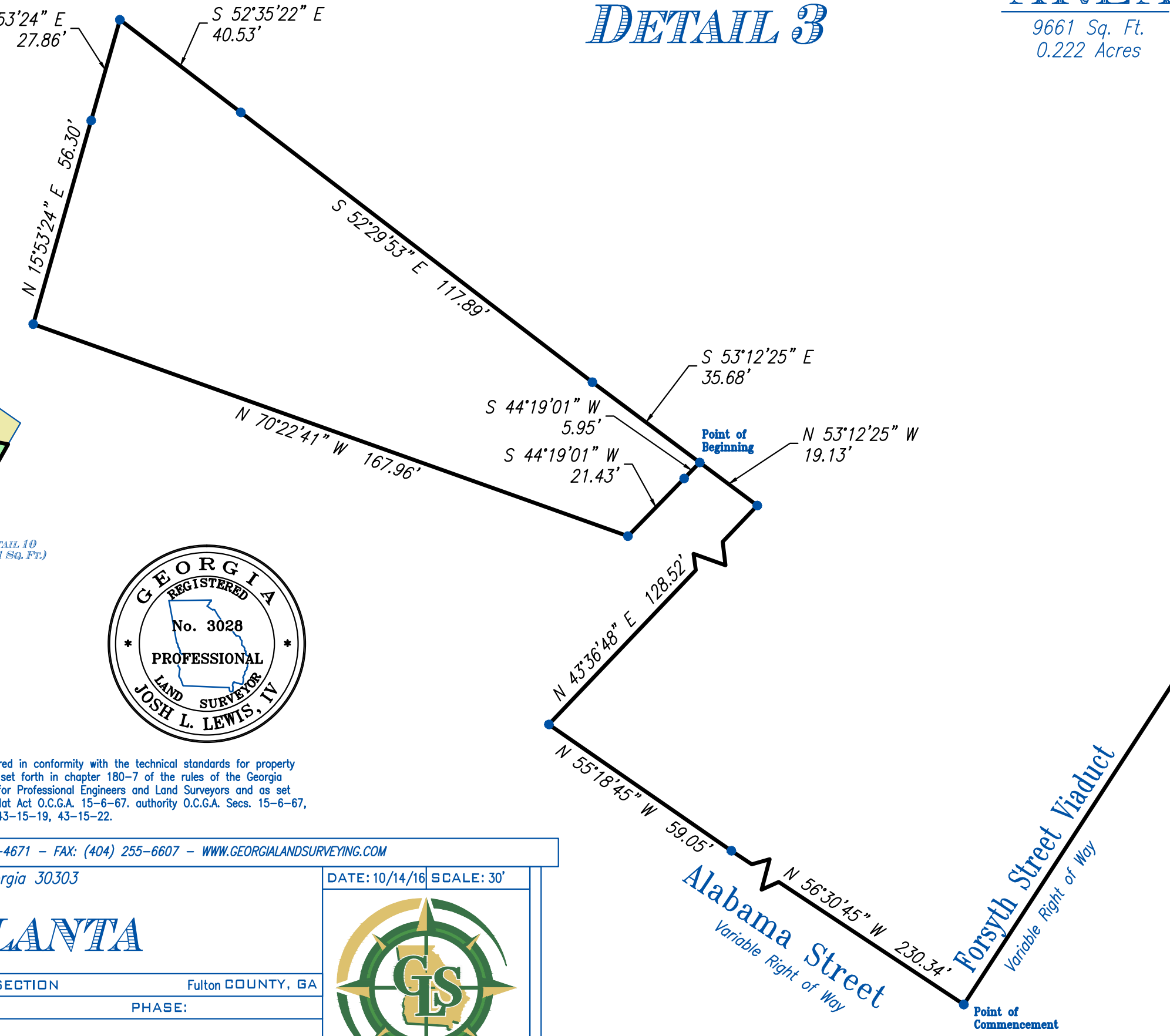
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		CITY OF ATLANTA			
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LOT:	BLOCK:	UNIT:	PHASE:		
SUBDIVISION:					
PLAT BOOK	, PAGE	DRAFTER: BJC	REVISION DATE: 6/18/18		
DEED BOOK	, PAGE	PARTY CHIEF: JL4	FIELD DATE: 11/1/16 SHEET 5 OF 13		

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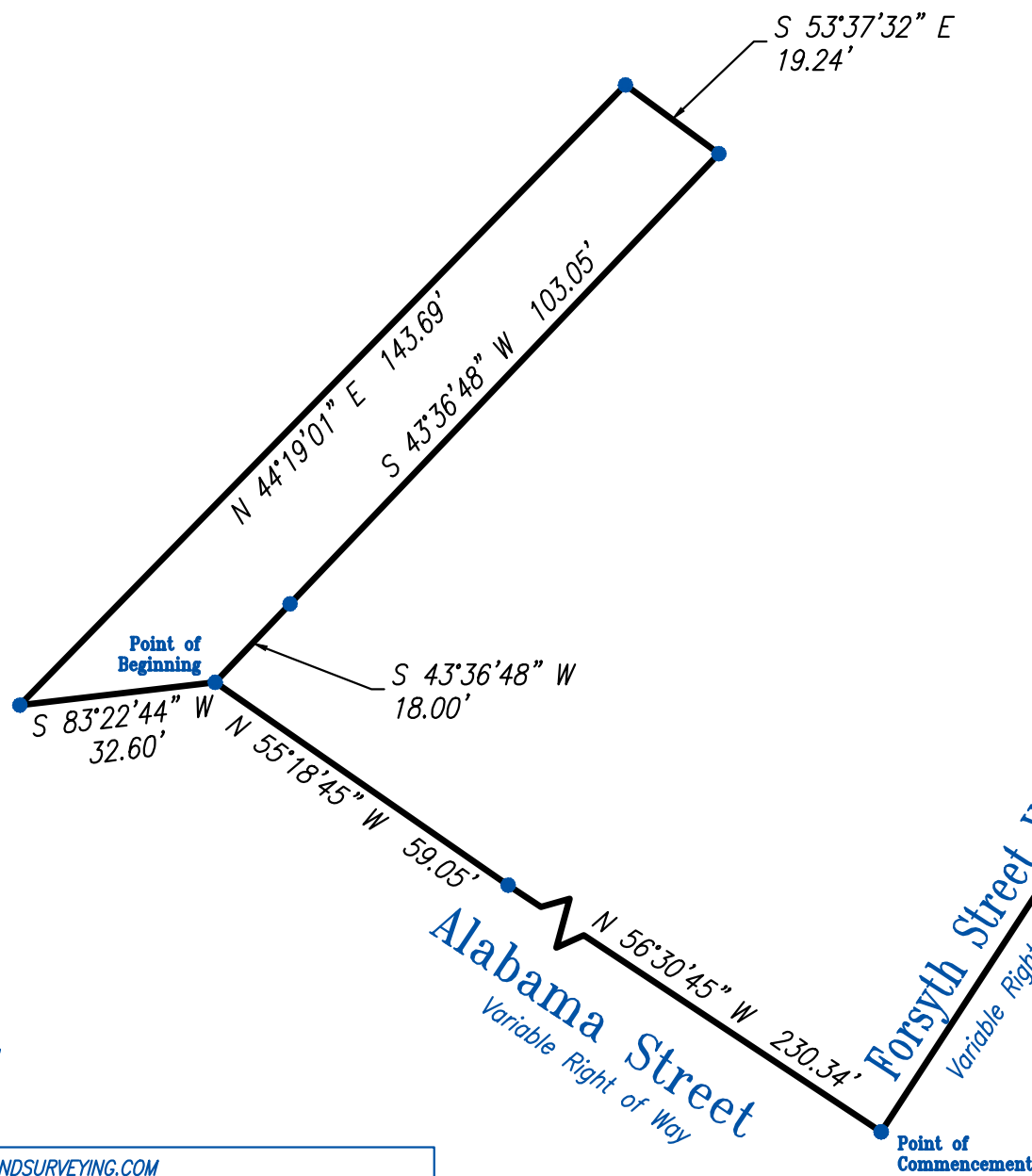
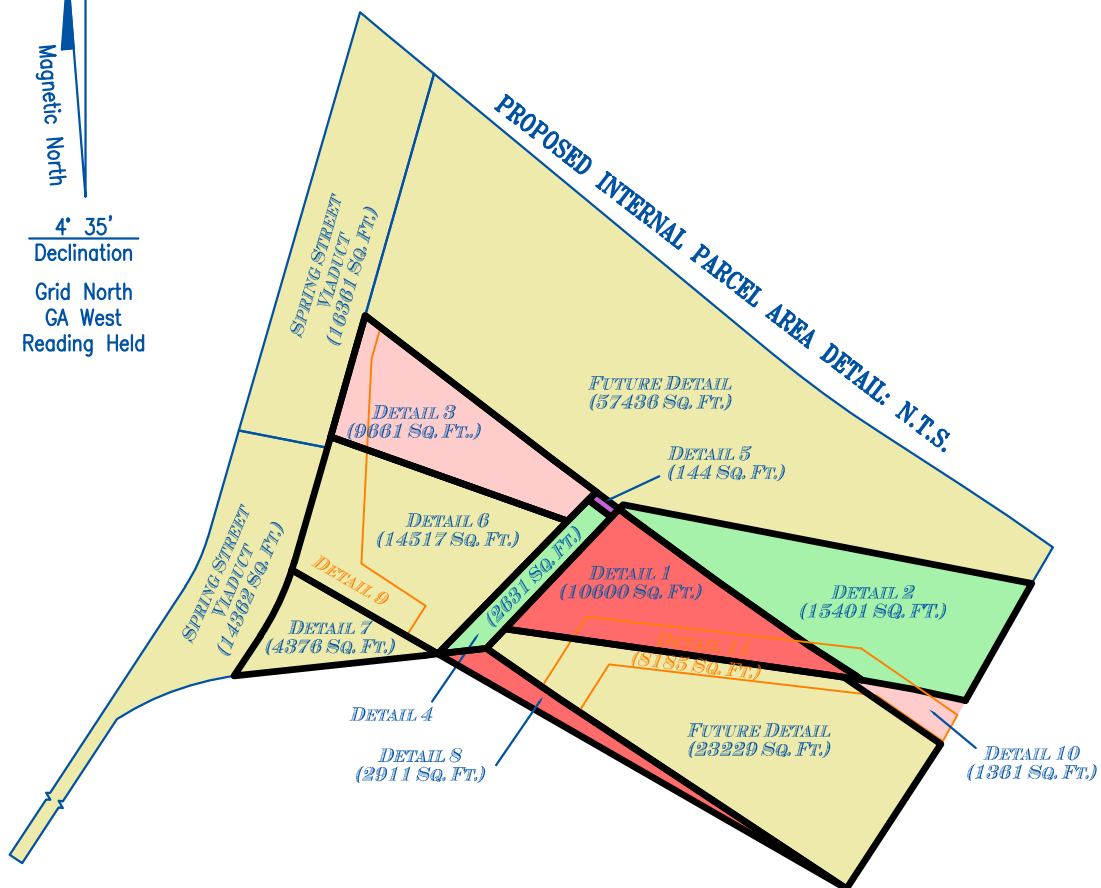


DETAIL 4

FARLIE STREET TRACT 1

AREA

2631 Sq. Ft.
0.060 Acres



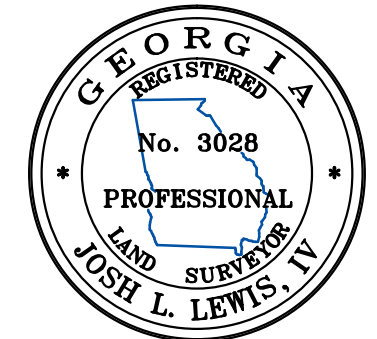
- SURVEY NOTES**
1. Equipment used; Leica 1200 robotic total station and Allegro MX data collector.
 2. Software used: Carlson Survey 2013 and Carlson Survce.
 3. Detail shown on this sheet are a part of a larger survey performed for City of Atlanta referenced as job number 196776:10.

CLOSURE STATEMENT

The field data upon which this plat is based was gathered by an open traverse. This plat has been calculated for closure and found to be accurate to 1 foot in 88,605 feet.

155 CLIFTWOOD DRIVE - ATLANTA, GEORGIA 30328 - TELEPHONE: (404) 255-4671 - FAX: (404) 255-6607 - WWW.GEORGIALANDSURVEYING.COM

JOB NUMBER 196776:11	DRAWING NUMBER 5270	SURVEY PLAT FOR: 140 Alabama Street, Atlanta Georgia 30303		DATE: 10/14/16	SCALE: 30'	
		CITY OF ATLANTA				
		LAND LOT: 77&78	14th DISTRICT	SECTION	Fulton COUNTY, GA	
		LOT:	BLOCK:	UNIT:	PHASE:	
		SUBDIVISION:				
PLAT BOOK	, PAGE	DRAFTER: BJC	REVISION DATE: 6/18/18			
DEED BOOK	, PAGE	PARTY CHIEF: JL4	FIELD DATE: 11/1/16	SHEET 6 OF 13		



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. authority O.C.G.A. Secs. 15-6-67, 43-15-4, 43-15-6, 43-15-19, 43-15-22.

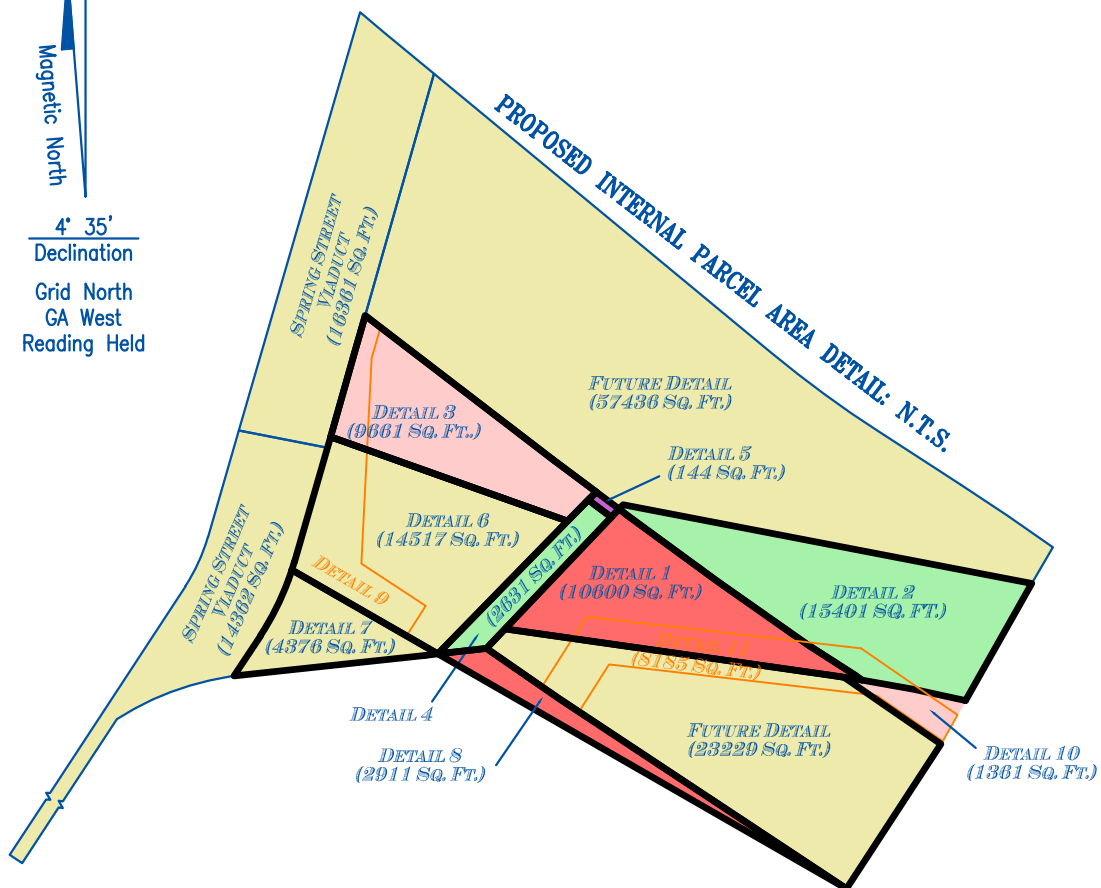
THIS PLAT WAS PREPARED FOR THE EXCLUSIVE USE OF THE PERSON, PERSONS OR ENTITY NAMED HEREON. THIS PLAT DOES NOT EXTEND TO ANY UNNAMED PERSON, PERSONS, OR ENTITY WITHOUT EXPRESS RECTIFICATION BY THE SURVEYOR NAMING SAID PERSON, PERSONS, OR ENTITY. ALL MATTERS PERTAINING TO TITLE ARE EXCEPTED

DETAIL 5

FARLIE STREET TRACT 2

AREA

144 Sq. Ft.
0.003 Acres

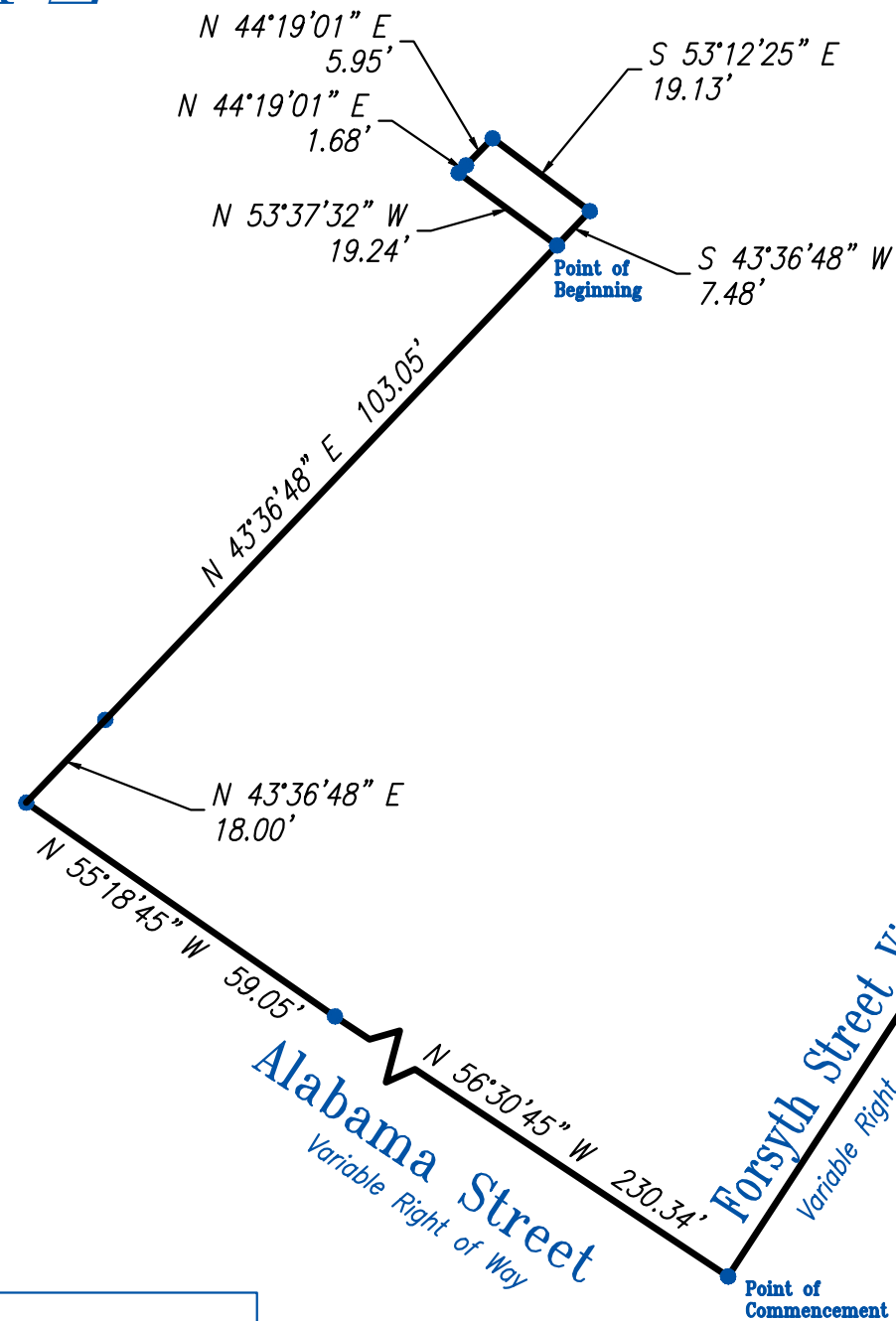


SURVEY NOTES

1. Equipment used; Leica 1200 robotic total station and Allegro MX data collector.
2. Software used: Carlson Survey 2013 and Carlson Survce.
3. Detail shown on this sheet are a part of a larger survey performed for City of Atlanta referenced as job number 196776:10.

CLOSURE STATEMENT

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JOB NUMBER 196776:11

DRAWING NUMBER 5270

SURVEY PLAT FOR:		140 Alabama Street, Atlanta Georgia 30303	
CITY OF ATLANTA			
LAND LOT: 77&78	14th DISTRICT	SECTION	Fulton COUNTY, GA
LOT:	BLOCK:	UNIT:	PHASE:
SUBDIVISION:			
PLAT BOOK	, PAGE	DRAFTER: BJC	REVISION DATE: 6/18/18
DEED BOOK	, PAGE	PARTY CHIEF: JL4	FIELD DATE: 11/1/16 SHEET 7 OF 13

DATE: 10/14/16 SCALE: 30'



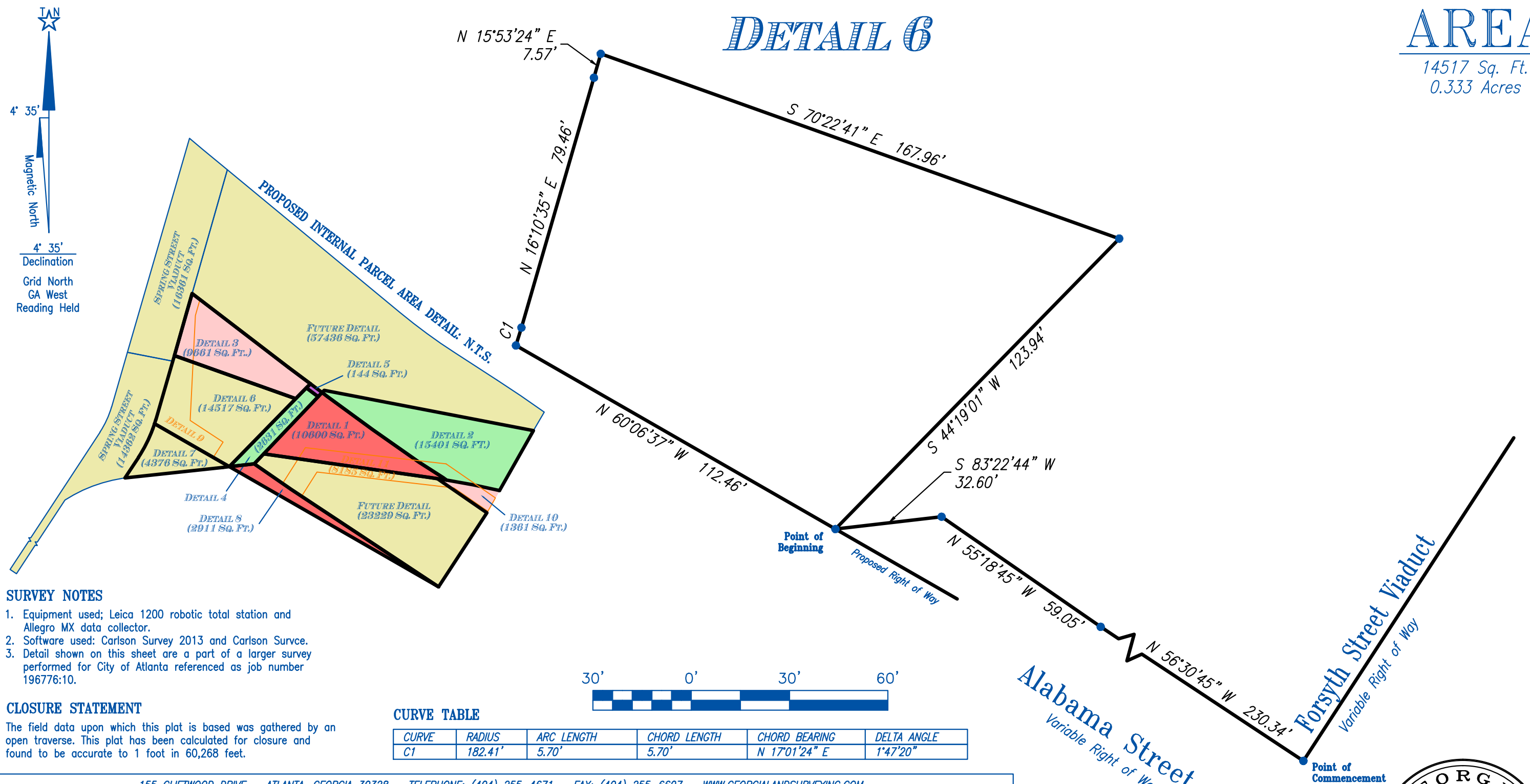
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AREA

14517 Sq. Ft.
0.333 Acres

DETAIL 6



- SURVEY NOTES**
1. Equipment used; Leica 1200 robotic total station and Allegro MX data collector.
 2. Software used: Carlson Survey 2013 and Carlson Survce.
 3. Detail shown on this sheet are a part of a larger survey performed for City of Atlanta referenced as job number 196776:10.

CLOSURE STATEMENT
The field data upon which this plat is based was gathered by an open traverse. This plat has been calculated for closure and found to be accurate to 1 foot in 60,268 feet.



CURVE TABLE

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	182.41'	5.70'	5.70'	N 17°01'24" E	1°47'20"

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JOB NUMBER 196776:11	DRAWING NUMBER 5270	SURVEY PLAT FOR: 140 Alabama Street, Atlanta Georgia 30303		DATE: 10/14/16	SCALE: 30'	
		CITY OF ATLANTA				
		LAND LOT: 77&78	14th DISTRICT	SECTION	Fulton COUNTY, GA	
		LOT:	BLOCK:	UNIT:	PHASE:	
		SUBDIVISION:				
PLAT BOOK , PAGE		DRAFTER: BJC	REVISION DATE: 6/18/18			
DEED BOOK , PAGE		PARTY CHIEF: JL4	FIELD DATE: 11/1/16	SHEET 8 OF 13		



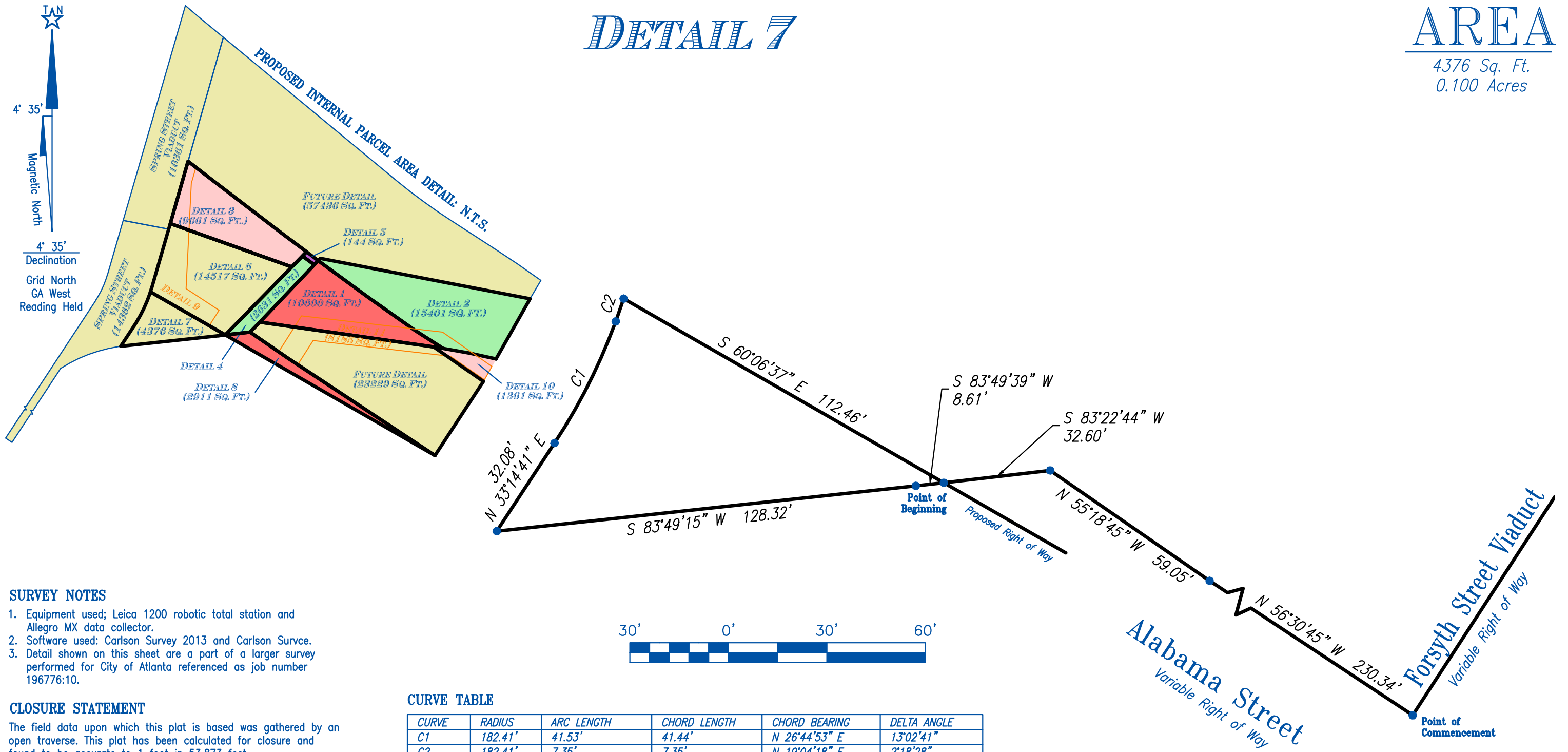
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DETAIL 7

AREA

4376 Sq. Ft.
0.100 Acres



SURVEY NOTES

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2. Software used: Carlson Survey 2013 and Carlson Survce.
3. Detail shown on this sheet are a part of a larger survey performed for City of Atlanta referenced as job number 196776:10.

CLOSURE STATEMENT

The field data upon which this plat is based was gathered by an open traverse. This plat has been calculated for closure and found to be accurate to 1 foot in 53,873 feet.

CURVE TABLE

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	182.41'	41.53'	41.44'	N 26°44'53" E	13°02'41"
C2	182.41'	7.35'	7.35'	N 19°04'18" E	2°18'28"

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JOB NUMBER 196776:11	DRAWING NUMBER 5270	SURVEY PLAT FOR: 140 Alabama Street, Atlanta Georgia 30303		DATE: 10/14/16	SCALE: 30'	
		CITY OF ATLANTA				
		LAND LOT: 77&78	14th DISTRICT	SECTION	Fulton COUNTY, GA	
		LOT:	BLOCK:	UNIT:	PHASE:	
		SUBDIVISION:				
PLAT BOOK	, PAGE	DRAFTER: BJC	REVISION DATE: 6/18/18			
DEED BOOK	, PAGE	PARTY CHIEF: JL4	FIELD DATE: 11/1/16	SHEET 9 OF 13		



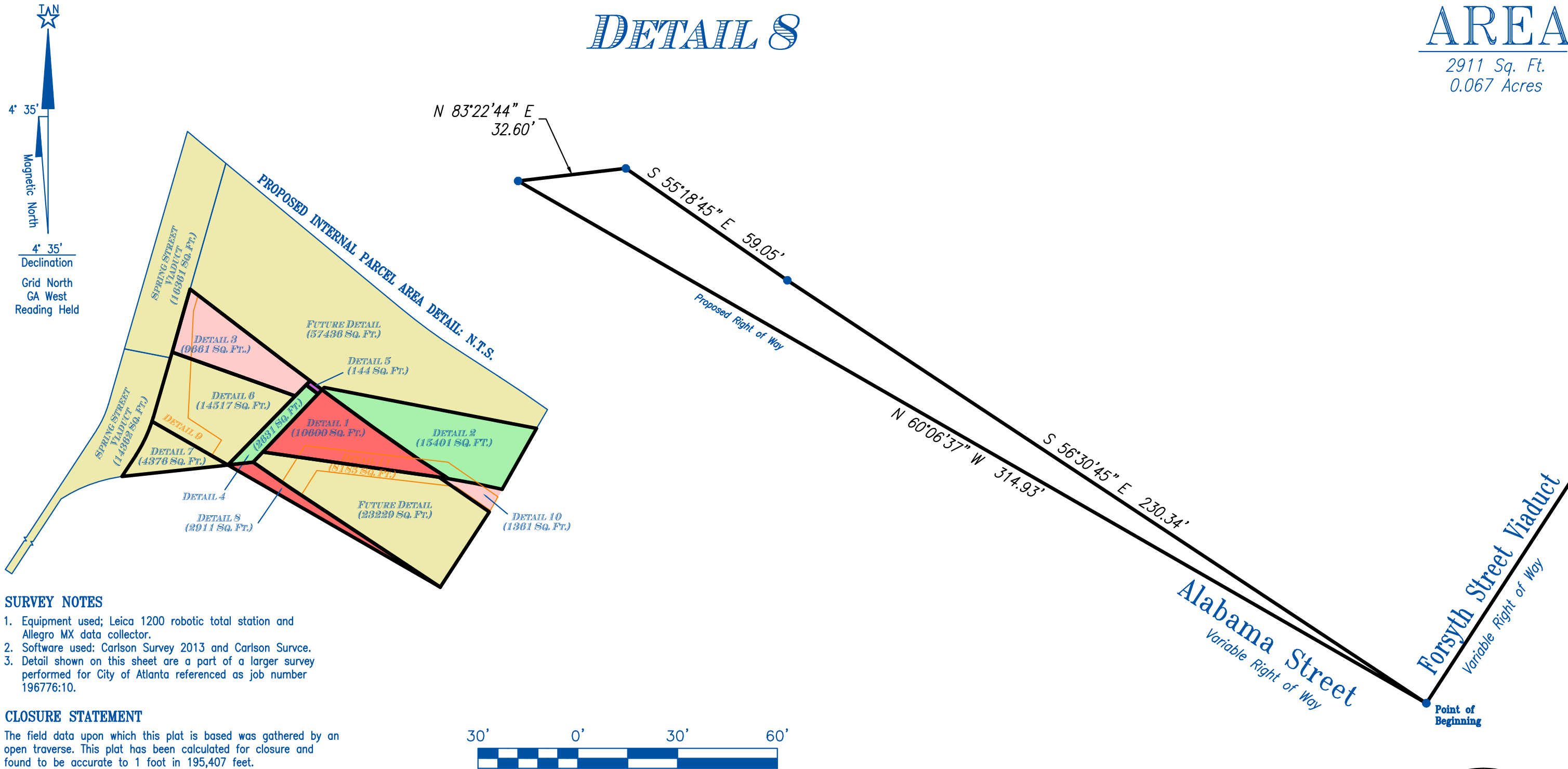
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DETAIL 8

AREA

2911 Sq. Ft.
0.067 Acres



- SURVEY NOTES**
1. Equipment used; Leica 1200 robotic total station and Allegro MX data collector.
 2. Software used: Carlson Survey 2013 and Carlson Survce.
 3. Detail shown on this sheet are a part of a larger survey performed for City of Atlanta referenced as job number 196776:10.

CLOSURE STATEMENT

The field data upon which this plat is based was gathered by an open traverse. This plat has been calculated for closure and found to be accurate to 1 foot in 195,407 feet.

155 CLIFTWOOD DRIVE - ATLANTA, GEORGIA 30328 - TELEPHONE: (404) 255-4671 - FAX: (404) 255-6607 - WWW.GEORGIALANDSURVEYING.COM

JOB NUMBER 196776:11	DRAWING NUMBER 5270	SURVEY PLAT FOR: 140 Alabama Street, Atlanta Georgia 30303		DATE: 10/14/16	SCALE: 30'	
		CITY OF ATLANTA				
		LAND LOT: 77&78	14th DISTRICT	SECTION	Fulton COUNTY, GA	
		LOT:	BLOCK:	UNIT:	PHASE:	
		SUBDIVISION:				
PLAT BOOK	, PAGE	DRAFTER: BJC	REVISION DATE: 6/18/18			
DEED BOOK	, PAGE	PARTY CHIEF: JL4	FIELD DATE: 11/1/16	SHEET 10 OF 13		



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. authority O.C.G.A. Secs. 15-6-67, 43-15-4, 43-15-6, 43-15-19, 43-15-22.

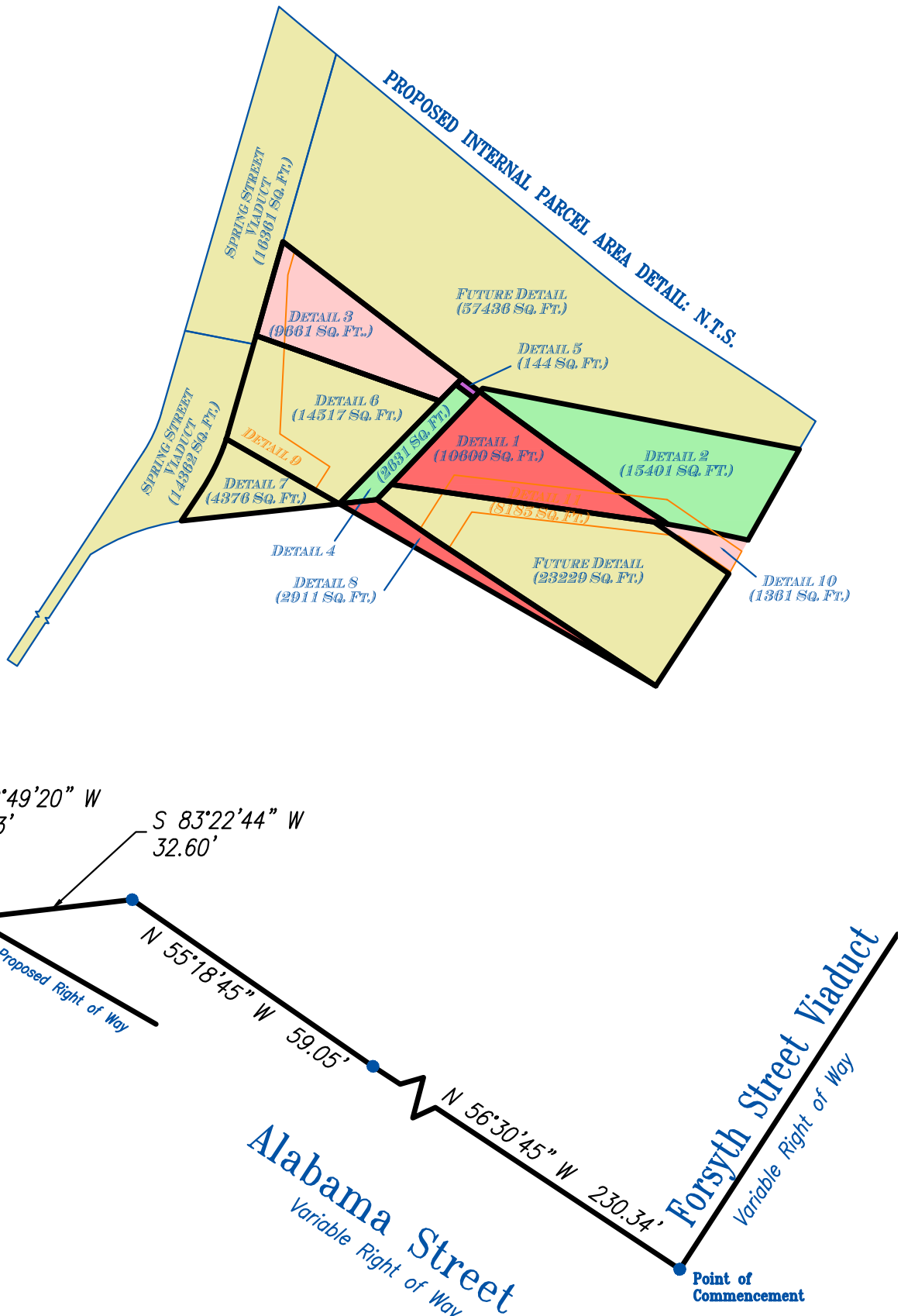
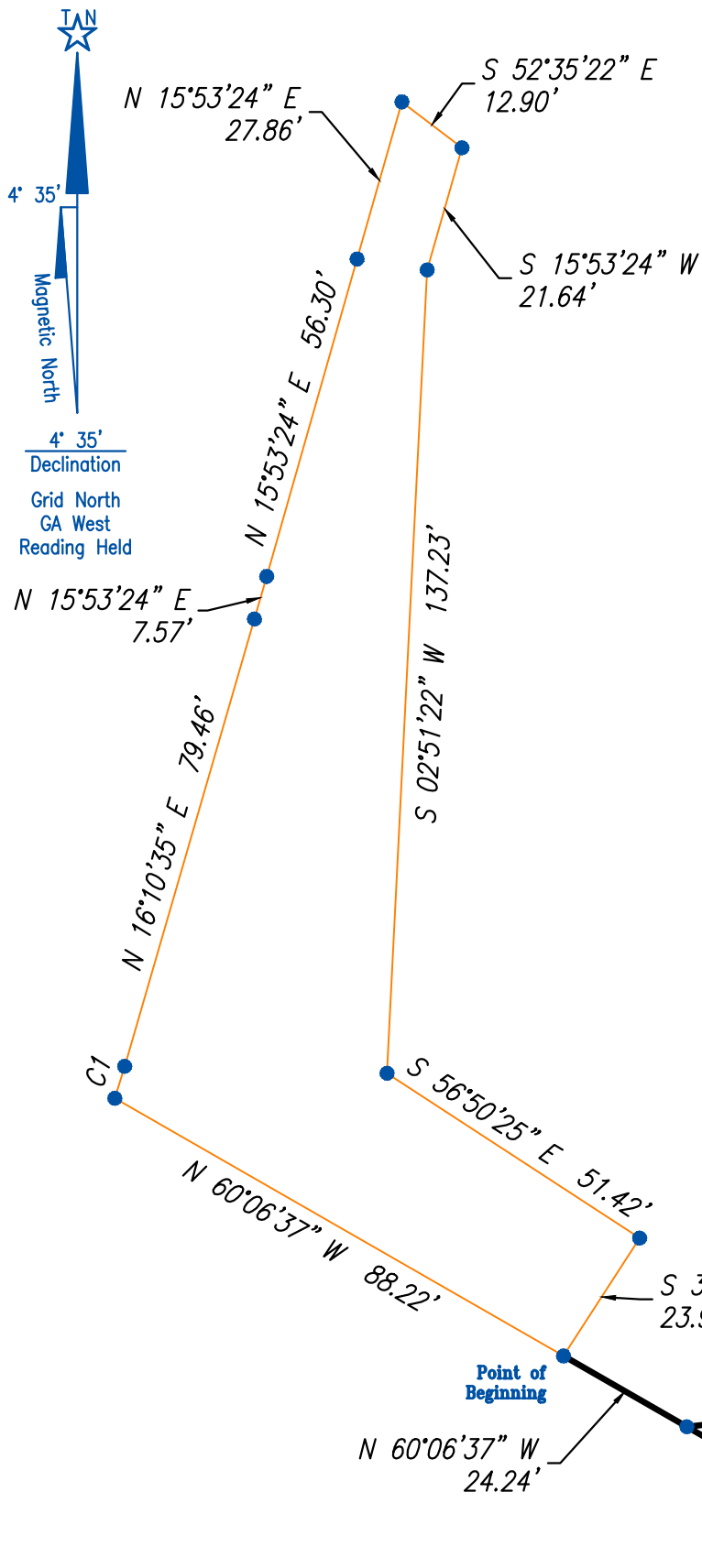
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DETAIL 9

PROPOSED CONSTRUCTION EASEMENT

AREA

6135 Sq. Ft.
0.141 Acres



SURVEY NOTES

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2. Software used: Carlson Survey 2013 and Carlson Survce.
3. Detail shown on this sheet are a part of a larger survey performed for City of Atlanta referenced as job number 196776:10.

CLOSURE STATEMENT

The field data upon which this plat is based was gathered by an open traverse. This plat has been calculated for closure and found to be accurate to 1 foot in 16,564 feet.

CURVE TABLE

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	182.41'	5.70'	5.70'	N 17°01'24" E	1°47'20"



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JOB NUMBER 196776:11	DRAWING NUMBER 5270	SURVEY PLAT FOR: 140 Alabama Street, Atlanta Georgia 30303				DATE: 10/14/16	SCALE: 30'	
		CITY OF ATLANTA						
		LAND LOT: 77 & 78		14th DISTRICT		SECTION		Fulton COUNTY, GA
		LOT:		BLOCK:		UNIT:		PHASE:
		SUBDIVISION:						
		PLAT BOOK		, PAGE		DRAFTER: BJC		REVISION DATE: 6/18/18
DEED BOOK		, PAGE		PARTY CHIEF: JL4		FIELD DATE: 11/1/16 SHEET 11 OF 13		

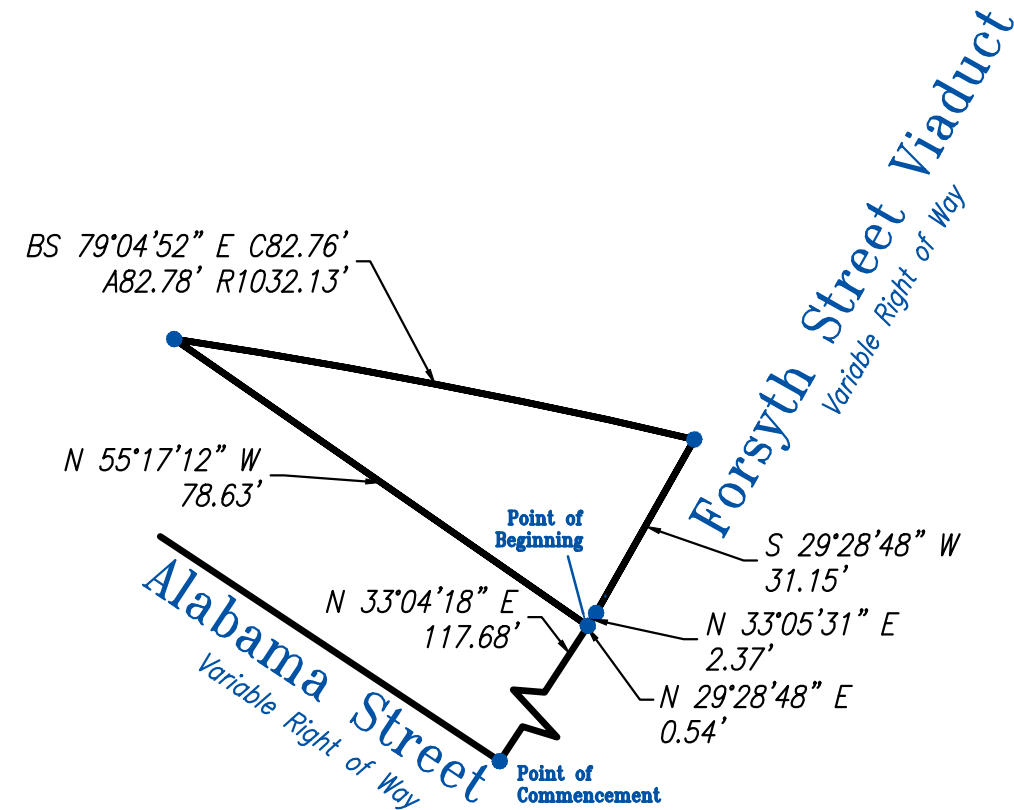
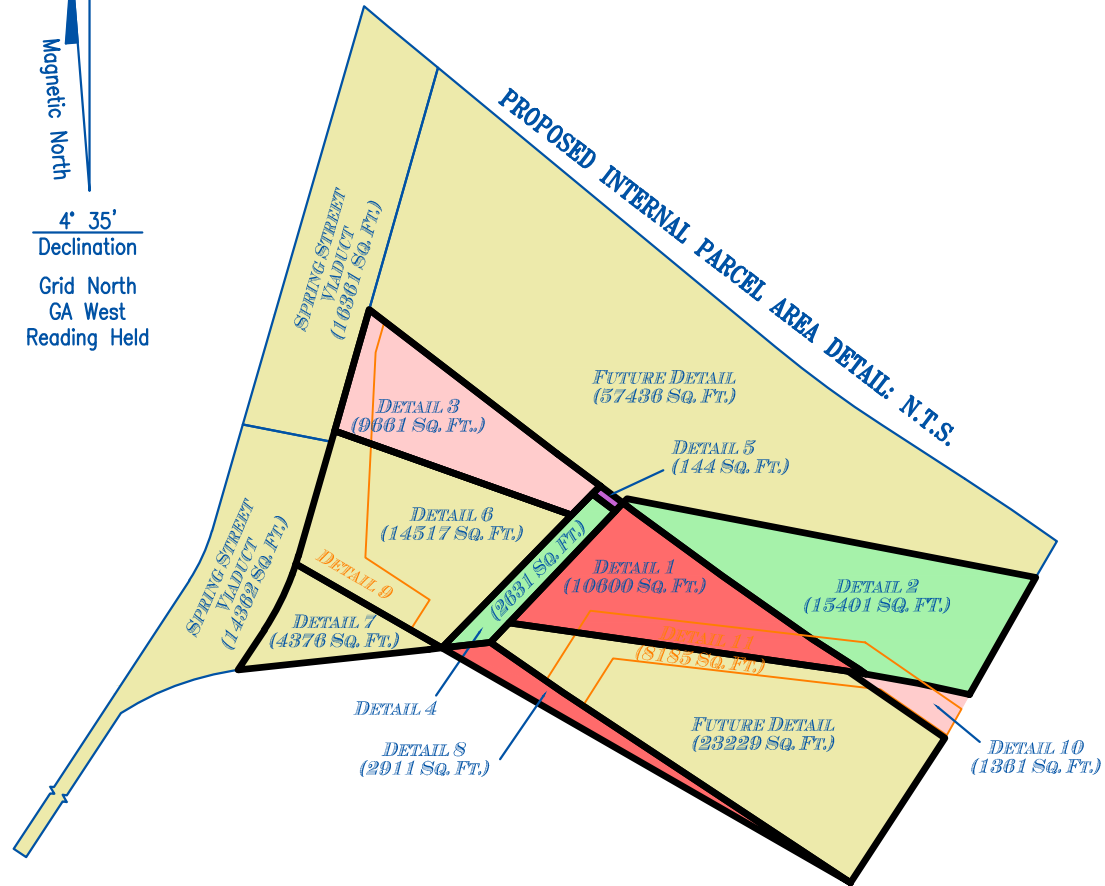


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DETAIL 10 CAPCO

AREA

1361 Sq. Ft.
0.031 Acres



SURVEY NOTES

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2. Software used: Carlson Survey 2013 and Carlson Survce.
3. Detail shown on this sheet are a part of a larger survey performed for City of Atlanta referenced as job number 196776:10.

CLOSURE STATEMENT

The field data upon which this plat is based was gathered by an open traverse. This plat has been calculated for closure and found to be accurate to 1 foot in 195,407 feet.



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JOB NUMBER 196776:11	DRAWING NUMBER 5270	SURVEY PLAT FOR: 140 Alabama Street, Atlanta Georgia 30303		DATE: 10/14/16	SCALE: 30'	
		CITY OF ATLANTA				
		LAND LOT: 77&78	14th DISTRICT	SECTION	Fulton COUNTY, GA	
		LOT:	BLOCK:	UNIT:	PHASE:	
		SUBDIVISION:				
PLAT BOOK , PAGE		DRAFTER: BJC	REVISION DATE: 6/18/18			
DEED BOOK , PAGE		PARTY CHIEF: JL4	FIELD DATE: 11/1/16	SHEET 12 OF 13		



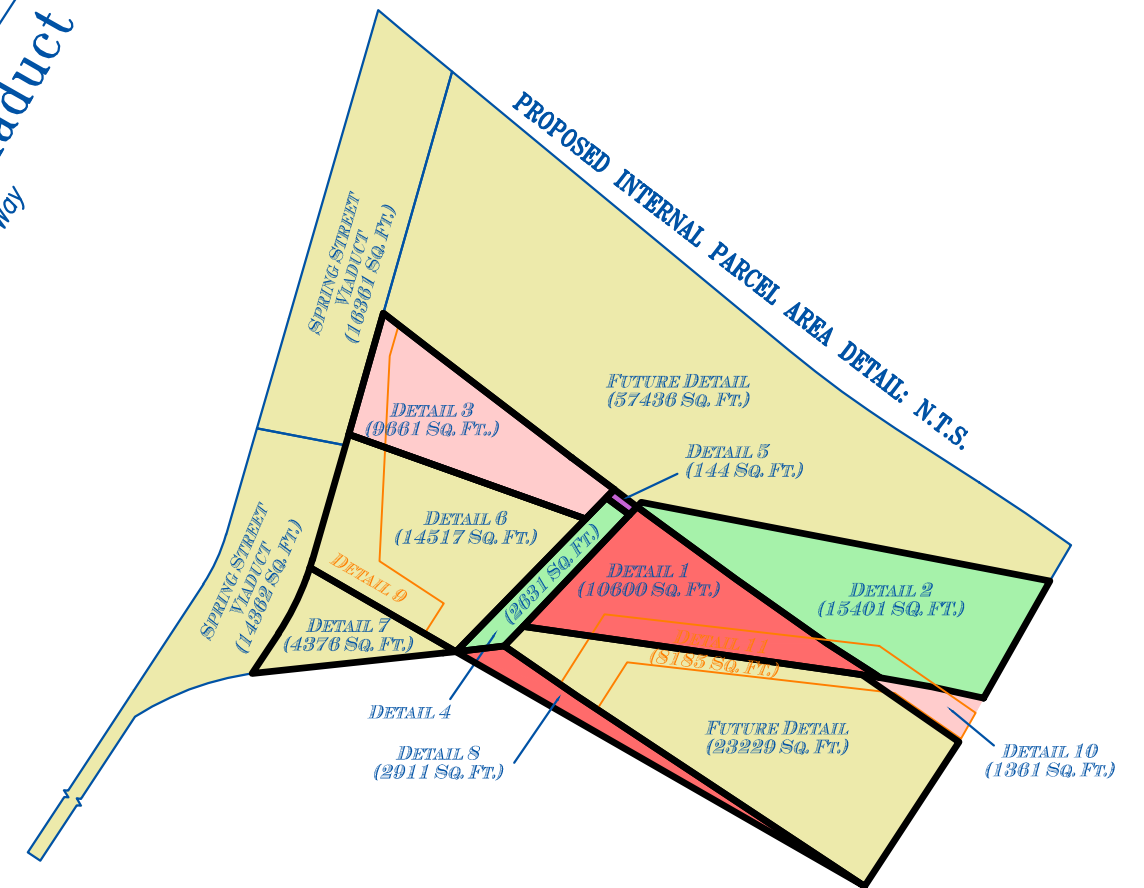
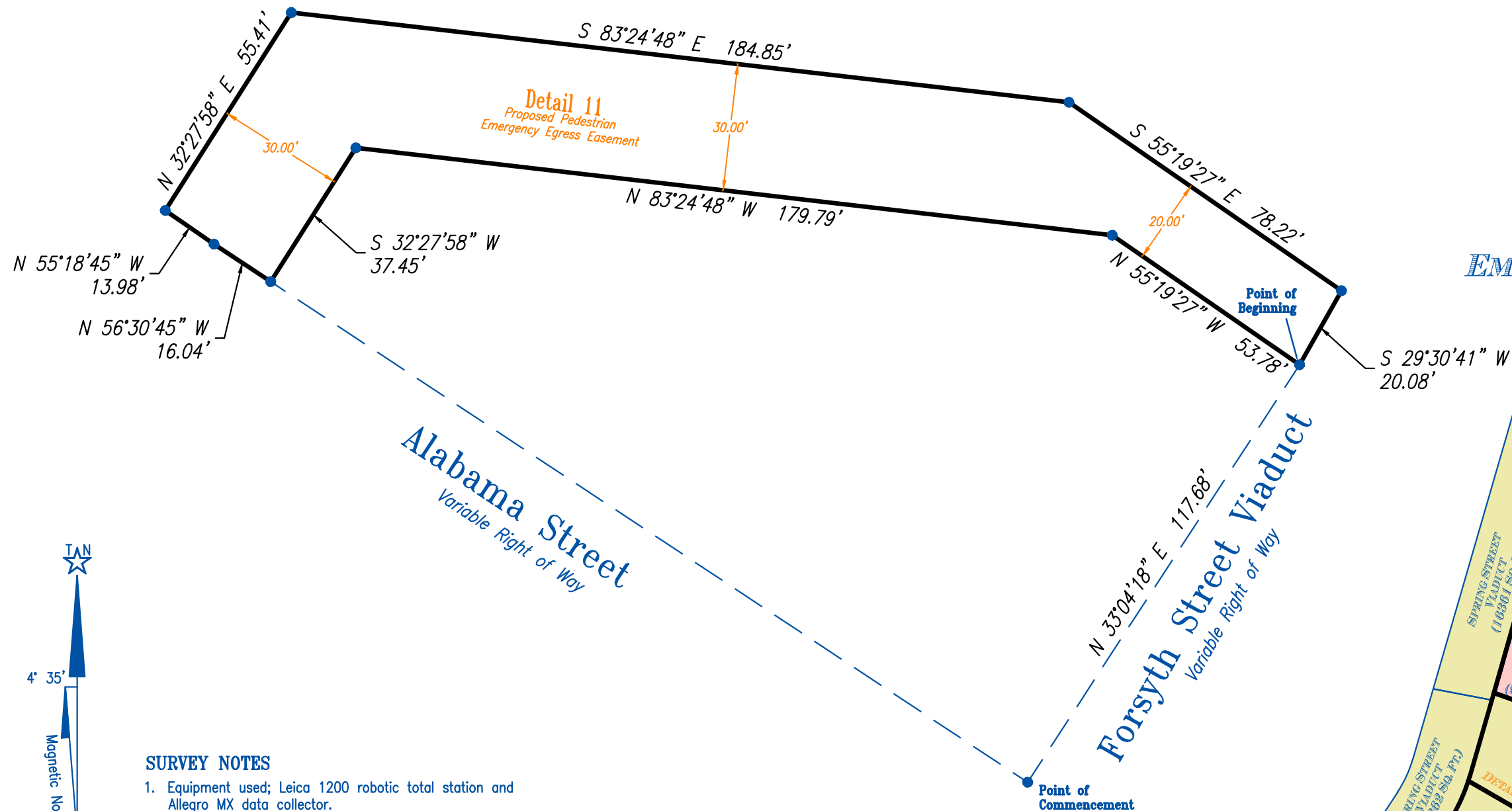
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AREA

8185 Sq. Ft.
0.188 Acres

DETAIL 11 PROPOSED PEDESTRIAN EMERGENCY EGRESS EASEMENT



SURVEY NOTES

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CLOSURE STATEMENT

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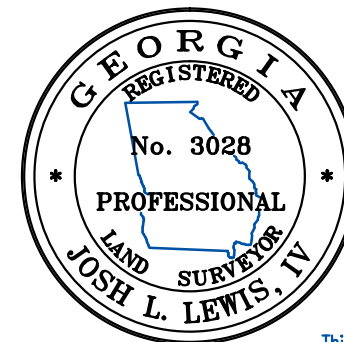
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JOB NUMBER 196776:11

DRAWING NUMBER 5270

SURVEY PLAT FOR:		140 Alabama Street, Atlanta Georgia 30303	
CITY OF ATLANTA			
LAND LOT: 77&78	14th DISTRICT	SECTION	Fulton COUNTY, GA
LOT:	BLOCK:	UNIT:	PHASE:
SUBDIVISION:			
PLAT BOOK	, PAGE	DRAFTER: BJC	REVISION DATE: 6/18/18
DEED BOOK	, PAGE	PARTY CHIEF: JL4	FIELD DATE: 11/1/16 SHEET 13 OF 13

DATE: 10/14/16 SCALE: 30'



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