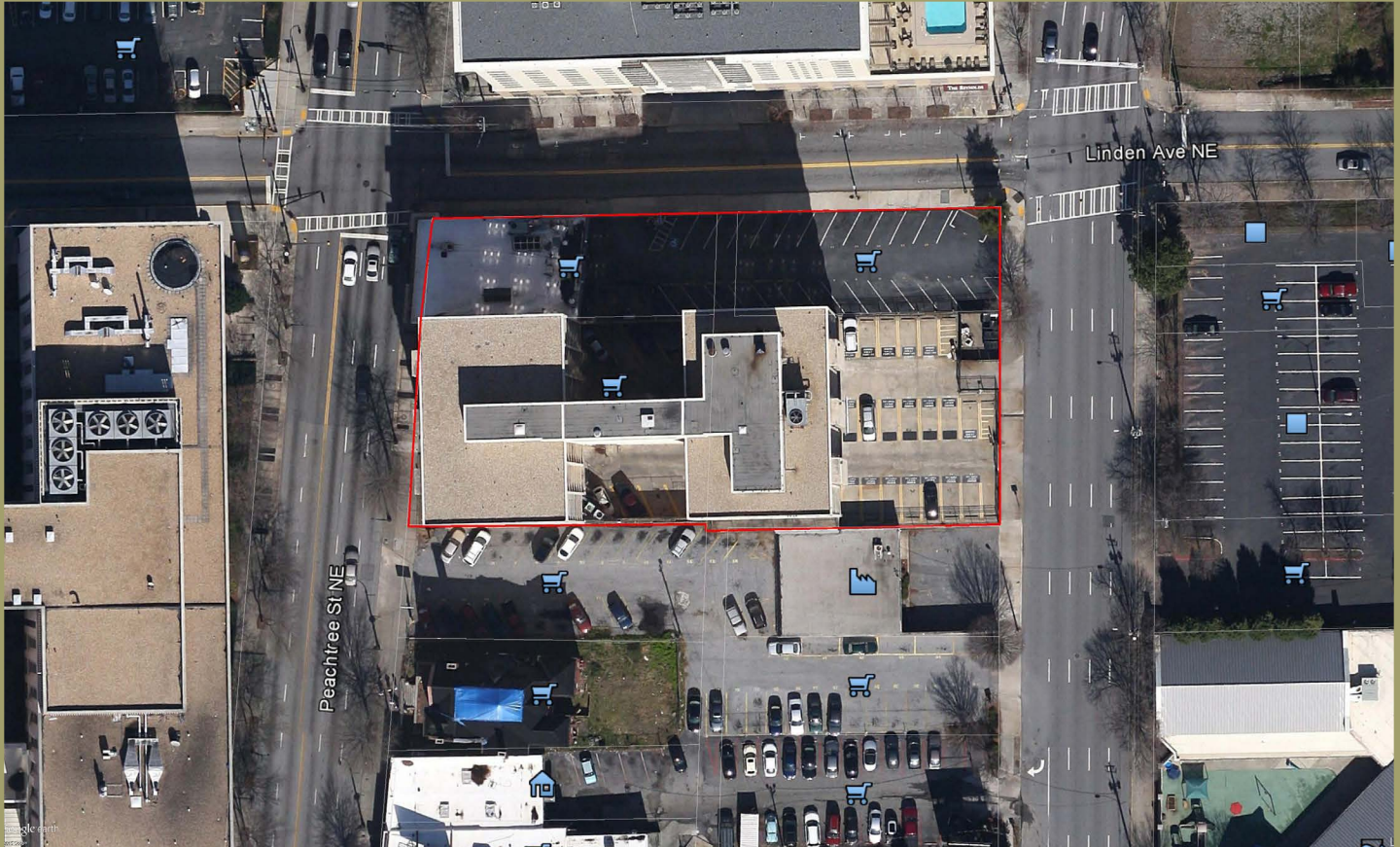


FOR SALE - 0.87 ACRES IN MIDTOWN ATLANTA

SOUTHEAST CORNER OF PEACHTREE STREET & LINDEN AVENUE

CITY OF ATLANTA, FULTON COUNTY, GA



COMMENTS

This well located property is 0.87 acres of land with a vacant 7 story building. The property is immediately across Peachtree Street from Emory University Hospital Midtown in the heart of midtown .

PROPERTY HIGHLIGHTS

LOCATION: The subject property is two separate tax parcels located in the southeast corner of Peachtree Street and Linden Ave.

SIZE: 0.87 Acres

- 549 Peachtree Street is 25,165 sq. ft. of land with a 87,190± sq. ft. building with 58 parking spaces.
- 555 Peachtree Street is 12,337 sq. ft. of land with a 3,550± sq. ft. building (former Mick's restaurant).

ZONING: SPI 1, City of Atlanta

ADDITIONAL INFORMATION: For additional information, click the tabs below:

- [Surveys](#) (0.6MB PDF)
- [Floor Plans](#) (0.4MB PDF)
- [Zoning](#) (4.7MB PDF)
- [Demographics](#) (0.3MB PDF)

PRICE: \$3,500,000.00

MAJOR & ARROLL, LLC
COMMERCIAL REAL ESTATE

Information contained herein has been obtained from the owner of the property or from other sources we deem reliable. We have no reason to doubt its accuracy but cannot guarantee that it is correct.



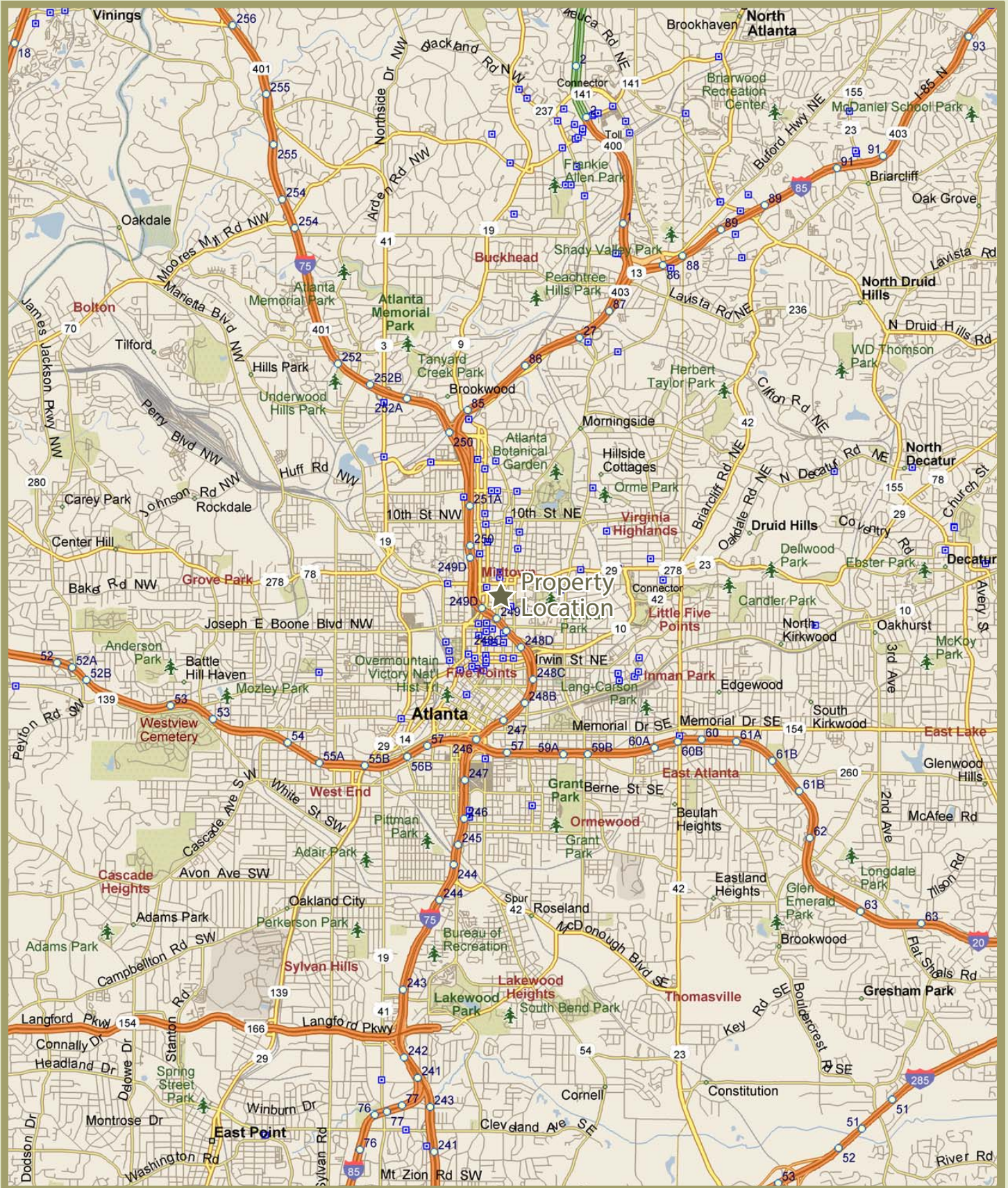
PRESENTED BY:

Barry Major
bmajor@majorandarroll.com
(404) 845-0056

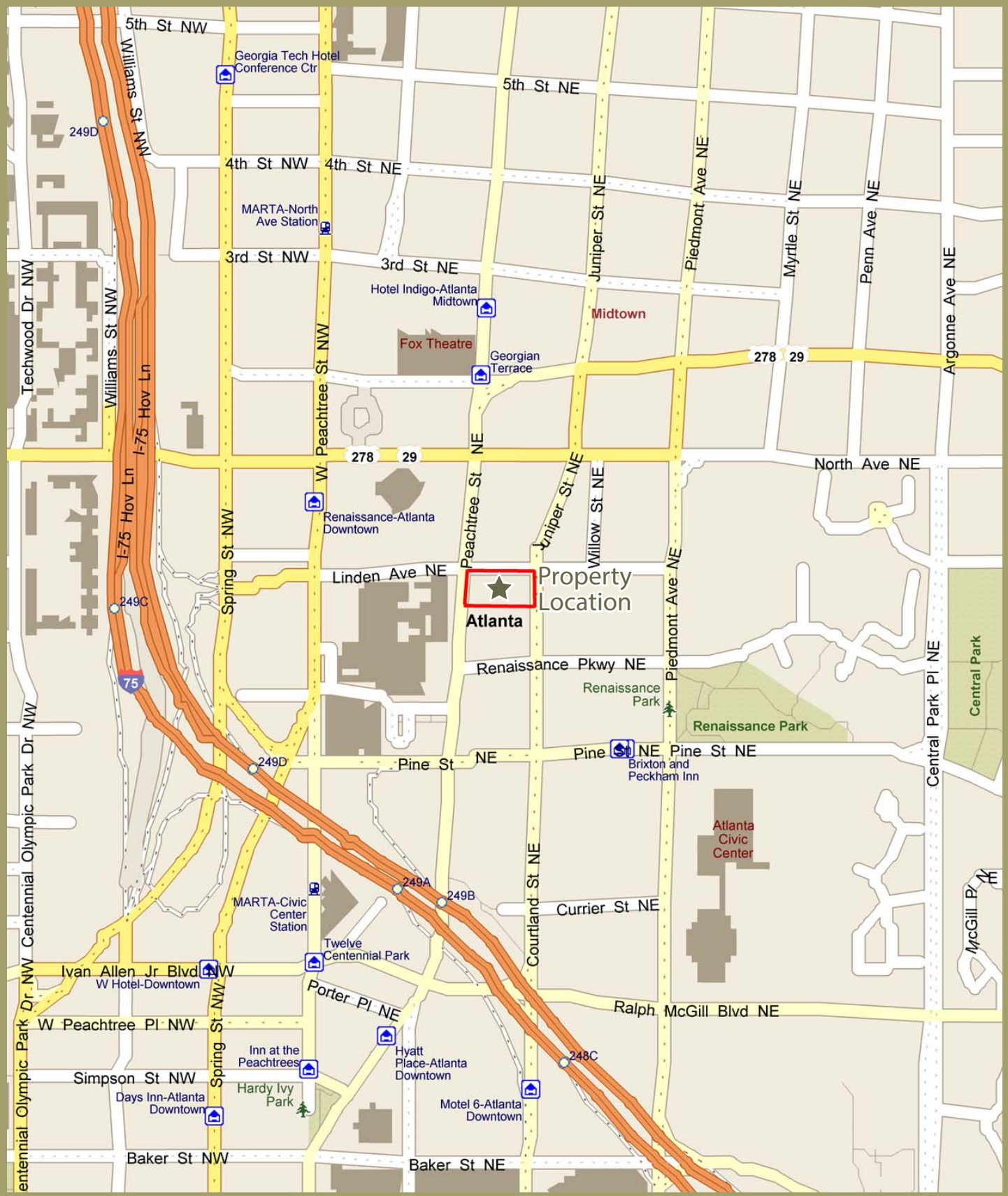
Rich Arroll
rich@rjaproperties.net
(404) 250-9612

Major & Arroll, LLC
91 West Wieuca Road
Building B, Suite 100
Atlanta, Georgia 30342
Fax: (404) 250-9613
www.majorandarroll.com

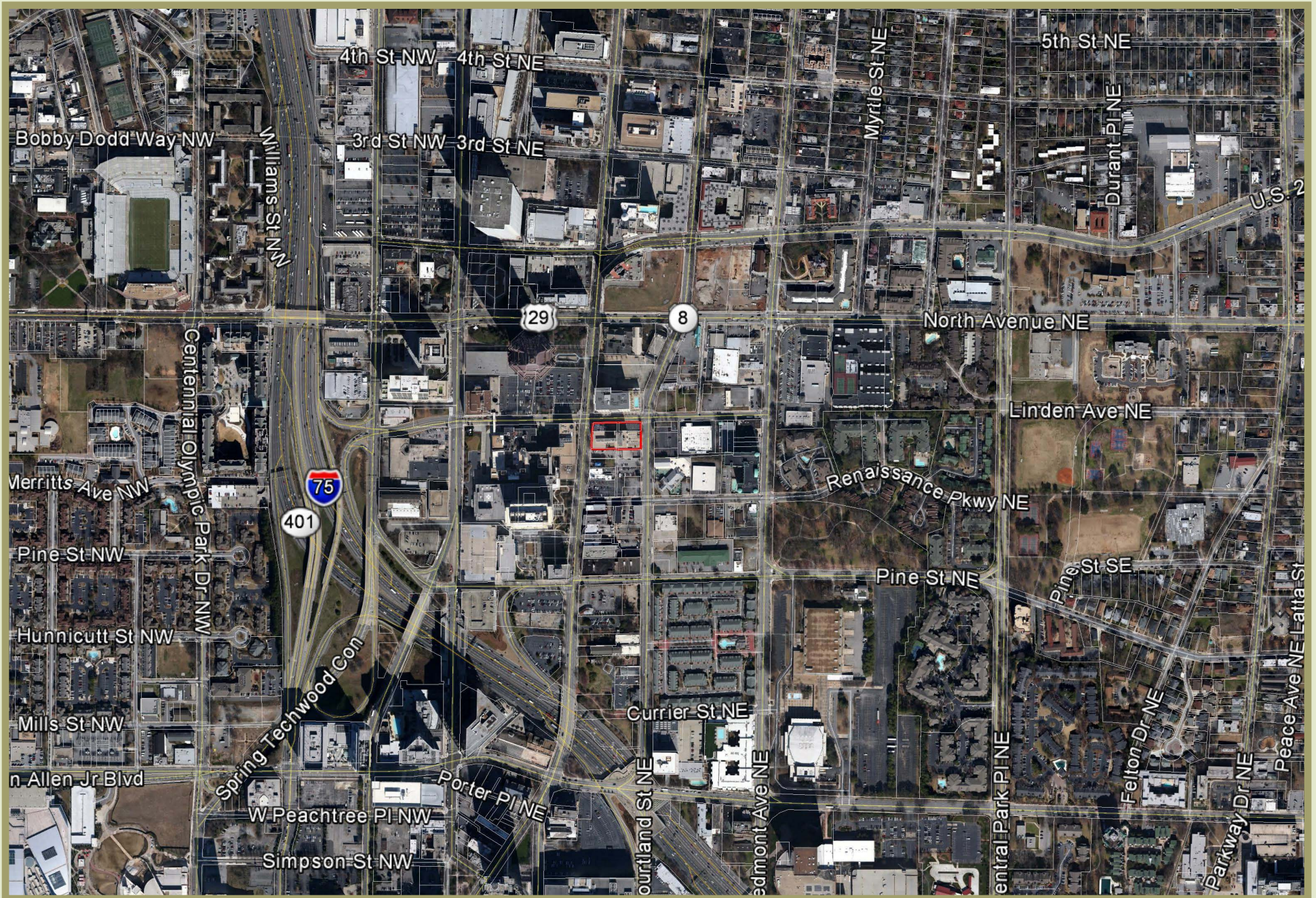
LOCATION MAP



LOCATION MAP



AERIAL



MAJOR & ARROLL, LLC

COMMERCIAL REAL ESTATE

AERIAL

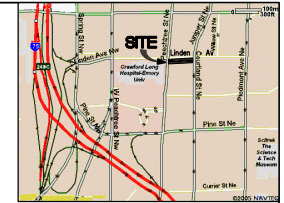


SURVEY

LEGAL DESCRIPTION

ALL THAT TRACT OR PARCEL OF LAND (being and being in Land Lot 50, 14th District, City of Atlanta, Fulton County, Georgia, being more particularly described as follows:
Commence at the intersection of the east right-of-way of Peachtree Street NE, having a 70 foot right-of-way and the south right-of-way of Linden Avenue, having a 50 foot right-of-way, and the TRUE POINT OF BEGINNING. Thence, leaving said Peachtree Street, NE 85 degrees 20 minutes 58 seconds East, a distance of 261.17 feet to a nail set, said nail set being located at the intersection of said right-of-way, and the east right-of-way of Courtland Street, having a 70 foot right-of-way, thence, southeasterly, along said Courtland Street right-of-way, South 01 degree 21 minutes 17 seconds East, a distance of 47.00 feet to a nail set; thence, leaving said right-of-way, South 86 degrees 17 minutes 55 seconds West, a distance of 264.33 feet to a point, said point being located on the east right-of-way of the aforementioned Peachtree Street NE, thence, northeasterly, along said right-of-way, North 01 degree 20 minutes 49 seconds East, a distance of 47.66 feet to a point, and the TRUE POINT OF BEGINNING.

Said tract of land containing 12,373 square feet, or 0.284 acres.



VICINITY MAP

The field data upon which this plot is based has a closure precision of one foot in 32,630 feet and an angular error of 0.07" per angle point and was adjusted using the Crandall Rule, and this plot has been calculated for closure by the coordinate method and is found to be accurate within one foot in 410,000 feet; and

The linear and angular measurements shown on this plot were obtained by using the field survey a Leica TCA - 1500 Total Station.

I CERTIFY THAT IN MY OPINION THIS PLAT IS A CORRECT REPRESENTATION OF THE REAL PROPERTY SURVEYED AND HAS BEEN PREPARED IN CONFORMITY WITH THE MINIMUM STANDARDS AND REQUIREMENTS OF LAW.

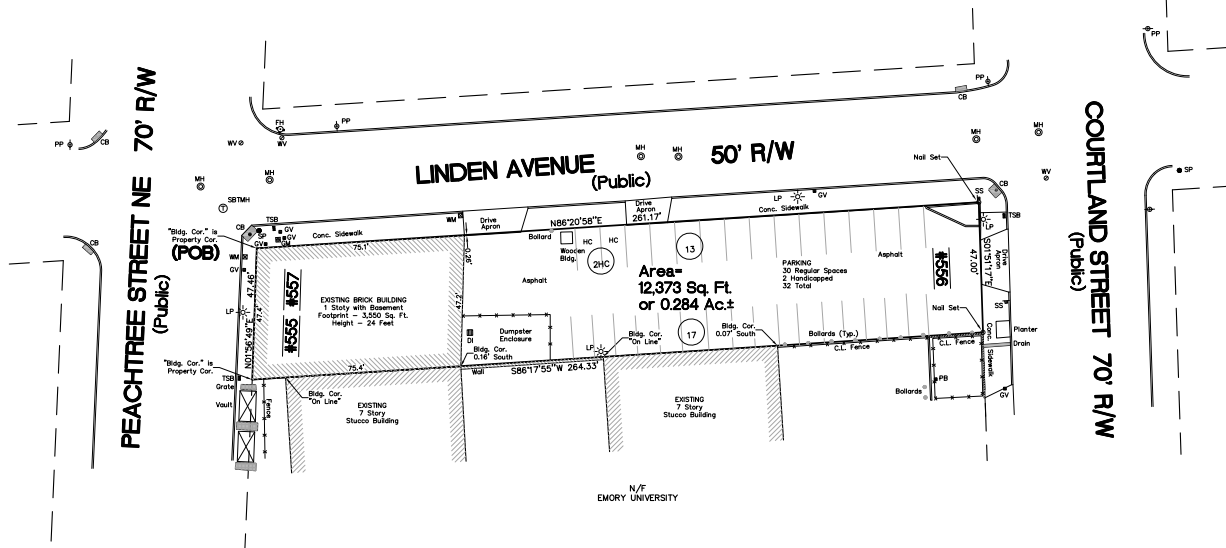
JOHN E. NORTON
GEORGIA REGISTERED LAND SURVEYOR
NO. 1548



SURVEYOR'S CERTIFICATE

To Sono Renaissance, LLC, a Georgia limited liability company and First American Title Insurance Company:
This is to certify that this map or plat and the survey on which it is based were made in accordance with "Minimum Standard Detail Requirements for ALTA/ACSM Land Title Surveys" jointly established and adopted by ALTA, ACSM and NSPS in 2005, and includes items 1, 2, 3, 4, 7(c), 7(d), 7(e), 8, 9, 10, 11(c), (as to utilities, surface matters only), 12, 14, 16, 17 and 18 of Table A thereof. Pursuant to the Accuracy Standards as adopted by ALTA, ACSM and NSPS and in effect on the date of this certification, the undersigned further certifies that the survey measurements were made in accordance with the "Minimum Angle, Distance, and Closure Requirements for Survey Measurements Which Control Land Boundaries for ALTA/ACSM Land Title Surveys," dated this 16th day of October, 2006.

John E. Norton
Georgia Registered Land Surveyor
No. 1548

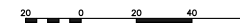


LEGEND

- IPF - Iron Pin Found
- IPS - Iron Pin Set
- N/F - None or Formerly
- N/W - Right of Way
- MH - Manhole
- S/TM - Southern Bell Telephone Manhole
- CB - Catchbasin
- CS - Orange Coat
- WM - Water Meter
- WV - Water Valve
- FW - Fire Hydrant
- FR - Framer Pole
- LP - Light Pole
- TS - Traffic Signal Pole
- TSS - Traffic Signal Box
- PS - Paver Box
- GM - Gas Meter
- GV - Gas Valve
- SS - Street Sign
- CL - Fence Line

TO WHOM IT MAY CONCERN

I have this date examined the *PLA Flood Hazard Boundary Map # 131210244C*, dated June 25, 1992, covering incorporated and unincorporated Fulton County, Georgia. Referenced property is located on said map, and no portion of the property is located in an area with special flood hazards.



Scale 1" = 20'

ALTA/ACSM SURVEY	
SONO RENAISSANCE, LLC, a Georgia limited liability company	
FIRST AMERICAN TITLE INSURANCE COMPANY	
Located in Land Lot 50 - 14th District CITY OF ATLANTA Fulton County Georgia	
Engineering & Inspection Systems, Inc. 400 W. MARKET STREET - SUITE 100 ROSELLE, GEORGIA 30086	Scale: 1" = 20' Date: 10/16/06 Sh. 1 of 1
JOB No: 05.1.06B	DESIGN: [] DRAWN: CSC CHECKED: JEN DWG. FILE: J05106B

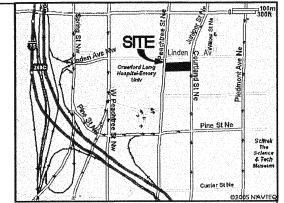
SURVEY

LEGAL DESCRIPTION

ALL THAT TRACT OR PARCEL OF LAND lying and being in Land Lot 50, 14th District, City of Atlanta, Fulton County, Georgia, being more particularly described as follows:

TO FIND THE TRUE POINT OF BEGINNING, commence at the intersection of the east right-of-way of Peachtree Street NE, having a 70 foot right-of-way and the south right-of-way of Linden Avenue, having a 50 foot right-of-way; thence, leaving said Linden Avenue right-of-way, southeasterly, along the aforementioned Peachtree Street NE, South 01 degrees 56 minutes 49 seconds West, a distance of 47.66 feet to a point, and THE TRUE POINT OF BEGINNING. Thence, leaving said Peachtree Street, NE, right-of-way, North 88 degrees 17 minutes 55 seconds East, a distance of 264.33 feet to a nail set, said nail being located on the west right-of-way of Courtland Street, having a 70 foot right-of-way; thence, westerly, along said Courtland Street right-of-way, South 01 degrees 51 minutes 17 seconds East, a distance of 88.00 feet to a nail set; thence, leaving said Courtland Street right-of-way, South 69 degrees 39 minutes 34 seconds West, a distance of 2.13 feet to a nail set; thence, South 67 degrees 10 minutes 47 seconds West, a distance of 110.26 feet to a nail set; said nail being located on the east right-of-way of the aforementioned Peachtree Street NE. Thence, northeasterly, along said Peachtree Street NE right-of-way North 02 degrees 29 minutes 10 seconds East, a distance of 91.73 feet to a point, and THE TRUE POINT OF BEGINNING.

Said tract of land containing 25,165 square feet, or 0.578 acres.



VICINITY MAP

SURVEYOR'S CERTIFICATE

To Treepeach Holdings, LLC, a Georgia limited liability company and First American Title Insurance Company.

This is to certify that this map or plat and the survey on which it is based were made in accordance with "Minimum Standard Detail Requirements for ALTA/ACSM Land Title Surveys" jointly established and adopted by ALTA, ACSM and NPS in 1985, and includes Items 1, 2, 3, 4, 7(a), 7(b)(1), 7(c), 8, 9, 10, 11(c) (as to utilities, surface matters only) and 13 of Table A thereof. Pursuant to the Accuracy Standards as adopted by ALTA, ACSM and NPS and in effect on the date of this certification, the undersigned further certifies that the survey measurements were made in accordance with the "Minimum Angle, Distance, and Closure Requirements for Survey Measurements Which Control Land Boundaries for ALTA/ACSM Land Title Surveys."

Dated this 15th day of December, 2005.

John E. Norton
John E. Norton
Georgia Registered Land Surveyor
No. 1848

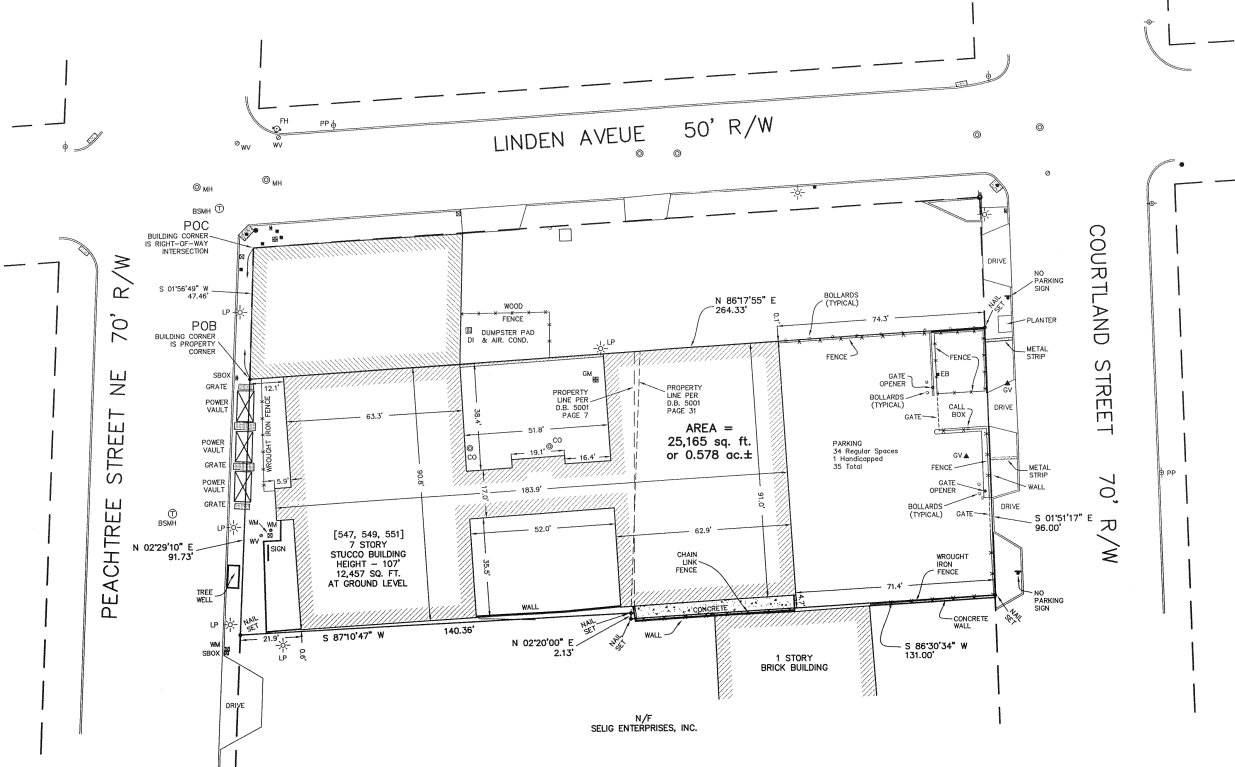


The field data upon which this plat is based has a closure precision of one foot in 32,620 feet and an angular error of 0.001" per angle point and was adjusted using the Crandall Rule; and
This plat has been calculated for closure by the coordinate method and is found to be accurate within one foot in 4100,000 feet; and
The three most angular measurements shown on this plat were obtained by using in the field survey a Leica TCA - 1100 Total Station.

I CERTIFY THAT IN MY OPINION THIS PLAT IS A CORRECT REPRESENTATION OF THE REAL PROPERTY SURVEYED AND HAS BEEN PREPARED IN CONFORMITY WITH THE MINIMUM STANDARDS AND REQUIREMENTS.

John E. Norton
John E. Norton
Georgia Registered Land Surveyor
No. 1848

TO WHOM IT MAY CONCERN:
I have this date examined the FPM Flood Insurance Rate Map, Panel #31250248 E, dated June 22, 1998, covering Fulton County, Georgia and incorporated areas. Referenced property is located on said map, and no portion of the property is located in an area with special flood hazards.



- LEGEND
- POC = POINT OF COMMENCEMENT
 - POB = POINT OF BEGINNING
 - R/W = RIGHT-OF-WAY
 - N/E = NON-EXISTENT
 - F/H = FIRE HYDRANT
 - EB = ELECTRIC BOX
 - WM = WATER METER
 - PP = POWER POLE
 - S/B = SINK
 - LP = LIGHT POLE
 - DM = GAS METER
 - DI = DRAIN INLET
 - MH = MANHOLE
 - CO = CLEAN OUT
 - GY = GAS VALVE

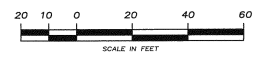
ALTA/ACSM LAND TITLE SURVEY
For
TREEPEACH HOLDINGS, LLC
a Georgia limited liability company
FIRST AMERICAN TITLE INSURANCE COMPANY

Located in
Land Lot 50 - 14th District
City of Atlanta - Fulton County, Georgia

Engineering & Inspection Systems, Inc.
625 Hemlock Parkway, Suite B
Roswell, Georgia 30076
(770) 343-8800

Scale: 1" = 20'
Date: 12-7-05
Sh. 1 of 1
JOB No.: 05-1-068

DRAWN: DESIGN: CHECKED: DRAWING FILE: SURV5068B



ZONING MAP

