

CITY OF ALPHARETTA

9/1/20

FOR OFFICE USE ONLY

Case #: _____

Fee Paid Initial: _____

PUBLIC HEARING APPLICATION

COMMUNITY DEVELOPMENT DEPARTMENT

2 PARK PLAZA

ALPHARETTA, GA 30009

1. This page should be the first page in each of your completed application packets.
2. It is preferred that all responses be typed. Illegible applications will not be accepted.
3. Prior to signing and submitting your application, please check all information supplied on the following pages to ensure that all responses are complete and accurate. Incomplete applications will not be accepted.
4. Payment of all applicable fees must be made at the time of application. Payment may be made via cash, credit card (American Express, Master Card or Visa), or check made payable to "City of Alpharetta."
5. Applications will be accepted only on the designated submittal dates between the hours of 8:30 AM and 3:30 PM.
6. If you have any questions regarding this form, please contact the Community Development Department by calling 678-297-6070.

Contact Information:

Contact Name: American Development Partners Telephone: 615-368-3412

Address: PO Box 681982 Suite: _____

City: Franklin State: TN Zip: 37064 Fax: _____

Mobile Tel: 6158186982 Email: manny@americandevloppmentpartners.com

Subject Property Information:

Address: 3900 Brookside Parkway Current Zoning: C-2

District: 1 Section: 1 Land Lot: 50 Parcel ID: 11 014000490951

Proposed Zoning: n/a Current Use: Resturant

This Application For *(Check All That Apply):*

- | | | |
|---|---|------------------------------------|
| <input type="checkbox"/> Conditional Use | <input checked="" type="checkbox"/> Master Plan Amendment | <input type="checkbox"/> Exception |
| <input type="checkbox"/> Rezoning | <input type="checkbox"/> Master Plan Review | |
| <input type="checkbox"/> Variance | <input type="checkbox"/> Public Hearing | |
| <input type="checkbox"/> Comprehensive Plan Amendment | <input type="checkbox"/> Other <i>(Specify):</i> | |

APPLICANT REQUEST AND INTENT

What is the proposed use(s) of the property?

Medical Clinic

Applicant's Request (Please itemize the proposal):

Applicant request to amend the Master Development Plan to allow for Medical Clinic use in Pod D

Applicant's Intent *(Please describe what the proposal would facilitate).*

Building will be converted from the existing restaurant to a medical clinic.

PROPERTY OWNER AUTHORIZATION

Property Owner Information:

Contact Name: AMIT PARKASH Telephone: (404) 429-0175

Address: 2350 Hopewell Plantation Dr. Suite: _____

City Milton State: GA Zip: 30004

Authorization:

I do solemnly swear and attest, subject to criminal penalties for false swearing, that I am the legal owner, as reflected in the records of Fulton County, Georgia, of the property identified below, which is the subject of the attached Application for Public Hearing before the City of Alpharetta, Georgia.

As the legal owner of record of the subject property, I hereby authorize the individual named below to act as the applicant in the pursuit of the Application for Public Hearing in request of the items indicated below.

- | | |
|---|---|
| <input type="checkbox"/> Annexation | <input type="checkbox"/> Special Use |
| <input type="checkbox"/> Rezoning | <input type="checkbox"/> Conditional Use |
| <input type="checkbox"/> Variance | <input type="checkbox"/> Master Plan |
| <input type="checkbox"/> Land Use Application | <input checked="" type="checkbox"/> Other |
- Master Plan Amendment

Identify Authorized Applicant:

Name of Authorized Applicant: Manny Butera Telephone: 6158186982

Address: _____ Suite: _____

City College Grove State: TN Zip: 37046

So Sworn and Attested:

Owner Signature:  Date: 8-31-20

Notary:

Notary Signature: _____ Date: _____

The Official Code of Georgia Annotated requires disclosure of campaign contributions to government officials by an applicant or opponent of a rezoning or public hearing petition (O.C.G.A. 36-67 A-1).

Applicants must file this form with the City of Alpharetta Community Development Department within ten (10) days after filing for rezoning or public hearing. Opponents to a rezoning or public hearing petition must file this form five (5) days prior to the Planning Commission meeting at which the subject rezoning or public hearing petition is scheduled to be heard.

Manny Butera

Name of Applicant or Opponent: Manny Butera

Subject Public Hearing Case: Advance Care Medical

Campaign Contribution Information:

Please provide the requested information for each contribution with a dollar amount or value of \$250 or more made within the past two (2) years to an Alpharetta Official by the individual identified above. Please use a separate form for each Alpharetta Official to whom such a contribution as been made.

If the individual identified above has made no such contributions to an Alpharetta Official within the past two (2) years, please indicate this by entering "N/A" on the appropriate lines below.

Name of Official: NA Position: NA

Description of Contribution: _____ Value: _____

Campaign Contribution Information:

I do solemnly swear and attest, subject to criminal penalties for false swearing, that the information provided in this Disclosure Form is true and accurate and that I have disclosed herein any and all campaign contributions made to an Official of the City of Alpharetta, Georgia in accordance with O.C.G.A. 36-67 A-1.

Signature: 

Date: 8/31/20

ALPHARETTA PLANNING COMMISSION REVIEW CRITERIA

How will this proposal be compatible with surrounding properties?

Yes the medical clinic will fit in the existing commercial area and serve the surrounding community

How will this proposal affect the use and value of the surrounding properties?

This is convert an unused restaurant building to a medical clinic

Can the property be developed for a reasonable economic use as currently zoned? Please explain why or why not.

The proposed use is allowed in the current zoning. We are requesting that the Master Plan be Amended to allow for Clinic in Pod D

What would be the increase to population and traffic if the proposal were approved?

The proposed traffic would decrease from the original approved use of a restaurant to a medical clinic

What would be the impact to schools and utilities if the proposal were approved?

n/a

How is the proposal consistent with the Alpharetta Comprehensive Plan; particularly the Future Land Use Map?

This proposed change to Pod D does not alter the zoning or the Comprehensive Plan. This use is allowed in the this area.

Are there existing or changing conditions which affect the development of the property and support the proposed request?

n/a

On a separate sheet or sheets, please provide any information or evidence that supports your request and the statements that you have provided in this application.

9/1/20

CITIZEN PARTICIPATION FORM - PART A

This form must be completed and submitted with the applicant's completed Public Hearing Application. Applications submitted to the City of Alpharetta without a completed Citizen Participation Form - Part A will not be accepted.

Public Hearing or Project Name: Advance Care Medical

Contact Name: Manny Butera

Telephone: 615-818-6982

The following people will be notified of this application and provided information describing the subject proposal. Please note that ALL adjoining property owners MUST be notified. Use additional pages as needed.

See attached list

Method by which these individuals will be contacted. Please mark all that apply. *If you select "Other," please provide a description of the method of contact that will be used.*

- | | |
|--|--|
| <input checked="" type="checkbox"/> Letter | <input type="checkbox"/> Personal Visits |
| <input type="checkbox"/> Telephone | <input type="checkbox"/> Group Meeting |
| <input type="checkbox"/> Email | <input type="checkbox"/> Other <i>(Please Specify)</i> |

Please describe the method(s) by which these individuals will have the opportunity to respond or contact the applicant with questions or concerns about the proposal.

We will be mailing out letters to the individuals and provide a phone number and/or email contact.

MP-20-05 Advanced Medical/

Brookside

9/1/20
ALPHARETTA BROOKSIDE L P
927 HILLGARD AVE
LOS ANGELES CA 90024

PURNELL STEPHEN D
11555 VISTA FOREST DR
ALPHARETTA GA 30005

BARAK VENTURES LLC
8570 LAKESIDE DR
POMPANO BEACH FL 33076

OMP PROPERTIES LLC
1677 SCOTT BLVD
DECATUR GA 30033

WILSTATE L P
3245 PEACHTREE PKWY STE D-242
SUWANEE GA 30024

VAZIRNEZAMI ZOHREH
5460 BRIDGE POINTE DR
ALPHARETTA GA 30005

LEE SHAYNE M
11600 VISTA FORREST DR
ALPHARETTA GA 30005

BELMONT AT PARK BRIDGE PROPERTY LLC
615 PALISADES AVE
SANTA MONICA CA 90402

MC CUTCHEON SCOTT & MC CUTCHEON ME
LANIE GARMON
5439 BRIDGE POINT DR
ALPHARETTA GA 30005

ARORA PARVINDER SINGH & ARORA VIJA
YA
11570 VISTA FOREST DR
ALPHARETTA GA 30005

DBROOK ACQUISTION LLC
90 S SEVENTH ST SUITE 4300
MINNEAPOLIS MN 55402

HASER JACOB T
5450 BRIDGE POINT DR
ALPHARETTA GA 30005

CHEN RONGRONG
5409 BRIDGE POINTE DR
ALPHARETTA GA 30005

CHARTER PROPERTIES
3975 OLD MILTON PKY # S 1
ALPHARETTA GA 30005

NAHMAN DENISE R
5470 BRIDGE POINTE DR
ALPHARETTA GA 30005

LEE JOO YONG
5440 BRIDGE POINTE DR
ALPHARETTA GA 30005

BROOKSIDE PARKWAY PARTNERS LLC
3000 NORTHWOODS PKWY SUITE 260
NORCROSS GA 30071

ADVANI PRIYA & BILDERBACK LINDA
81 GATEWOOD DR
MARIETTA GA 30068

VASILEVA PETYA
5459 BRIDGE POINTE DR
ALPHARETTA GA 30005

BRE COH GA LLC
P.O. BOX #A-3879
CHICAGO IL 60690-3879

DALTON MARK
5419 BRIDGE POINT DR
ALPHARETTA GA 30005

SMITHERS LYLE O & HATTIE C
87 GRANDWATER DR
SUWANEE GA 30024

MARFAM ENTERPRISES INC
115 VIEW HILL CT
ATLANTA GA 30350

PATEL KUNAL & PATEL JALPA
11610 VISTA FOREST DR
ALPHARETTA GA 30005

KATIS JEFFREY RONALD & GOBEA ROSAR
IO D
11580 VISTA FOREST DR
ALPHARETTA GA 30005

ONE ZERO TWO ONE ZERO FOUR GREENWI
CH STREET MANHAT
535 MARRIOTT DR
NASHVILLE TN 37214

EUSTICE MARY M
5429 BRIDGE POINTE DR
ALPHARETTA GA 30005-4471

BAUMGARTNER DEBORAH
5430 BRIDGE POINT DR
ALPHARETTA GA 30005

LEE SUNG KOO
11590 VISTA FOREST DR
ALPHARETTA GA 30005

MILLER JEFFREY MARSHALL
5410 BRIDGE POINTE DR
ALPHARETTA GA 30005

MP-20-05 Advanced Medical/
Brookside

9/1/20

WANG TAO & ZHU JUFEN
11575 VISTA FOREST DR
ALPHARETTA GA 30005

FLEISSNER JASON E & FLEISSNER HEAT
HER M
11560 VISTA FOREST DR
ALPHARETTA GA 30005

CRITCHETT DOUGLAS L & WERTZBERGER
LAURA L
11565 VISTA FOREST DR
ALPHARETTA GA 30005

WILLIAMS JOELLE F WILLIAMS ANTHONY
ALPHONSO
11550 VISTA FOREST DR
ALPHARETTA GA 30005

SOHAN ENTERPRISES LLC
1090 1080 S COBB DR
MARIETTA GA 30060

BRE COH GA LLC
P.O. BOX #A-3879
CHICAGO IL 60690-3879

DBROOK ACQUISITION LLC
90 S SEVENTH ST SUITE 4300
MINNEAPOLIS MN 55402

CITIZEN PARTICIPATION FORM - PART B

This form must be completed and submitted to the City of Alpharetta Community Development Department a minimum of twenty (20) working days prior to the scheduled Public Hearing. Failure to do so will result in cancellation of the scheduled hearing.

Public Hearing or Project Name: Advance Care Medical

Contact Name: Manny Butera Telephone: 6158186982

Please describe comments and concerns provided by any and all individuals contacted as part of the the Citizen Participation Program. If any individuals provided written correspondence, please attach copies of same to this report.

Method by which these individuals were contacted. Please mark all that apply. *Please provide samples of any and all written communications used to provide notification.*

- Letter
- Telephone
- Email
- Personal Visits
- Group Meeting
- Other *(Please Specify)* _____

Attach a list of people who have been notified of this application and provided information describing the subject proposal. Please note that ALL adjoining property owners MUST be notified.

I, the undersigned, as an authorized representative of the applicant and Public Hearing item identified above, do solemnly swear and attest, subject to criminal penalties for false swearing, that the information provided in this Citizen Participation Form - Part B and in any and all documents provided in support of this report are true and accurate. I further understand that any false statements provided by representatives of the applicant as part of this report may result in penalties up to and including denial of the subject application.

Signature of Authorized Agent: 

Date: 9/31/20



August 31, 2020

City of Alpharetta
2 Park Plaza
Alpharetta, Georgia 30009

**RE: Traffic Generation for Proposed Advance Care Medical (ACM) Development
3900 Brookside Parkway, Alpharetta, GA**

To Whom it May Concern:

INTRODUCTION

The proposed Advance Care Medical (ACM) development is located at 3900 Brookside Parkway in the southwest quadrant of Old Milton Parkway (SR 120) & Brookside Parkway intersection and currently contains an existing 3,390 square foot (s.f.) Arby's restaurant.

This Traffic Generation letter has been performed in general accordance with locally accepted standards and industry practice. Based on these guidelines, the purpose of this Traffic Statement is to forecast the trip generation of the proposed ACM Development, trip distribution of the site generated trips, and evaluate the proposed site access driveways of the development.

SITE DESCRIPTION

The proposed ACM Development is planned for a 1.046-acre parcel located in the southwest quadrant of Old Milton Parkway (SR 120) & Brookside Parkway intersection. The site is surrounded by residential development to the north, Tires Plus to the west, Chevron Gasoline Station to the east, and office development to the south. A vicinity map, aerial view and site plan figure are attached to this letter.

The project is planned to utilize both existing curb cuts as follows:

- Old Milton Parkway (SR 120) curb cut: currently located 350 feet west of the Milton Parkway (SR 120) & Brookside Parkway intersections eastbound stop bar. This shared curb cut is a right-in/right-out (RIRO) that serves three (3) developments (Arby's, Brusters Ice Cream, and Tires Plus). There is an EB to SB right-turn lane accessing this driveway.
- Brookside Parkway curb cut: currently located 200 feet south of the Milton Parkway (SR 120) & Brookside Parkway intersections northbound stop bar. This curb cut is full access and serves the existing Arby's development that will be demolished for construction of the ACM development.

EXISTING ROADWAY CONDITIONS

Old Milton Parkway

Old Milton Parkway (SR 120) generally has an east/west alignment and is a four-lane (2 lanes each direction) divided roadway with left and right turn lanes in the EB and WB directions at the signal-controlled intersection of Brookside Parkway. The posted speed limit on Old Milton Parkway (SR 120) within the vicinity of the site is 45 mph.

Brookside Parkway

Brookside Parkway is a “U” shaped roadway that intersects Old Milton Parkway (SR 120) in two (2) locations (Cotton Creek & Vista Forest). The east side connection to Old Milton Parkway (SR 120) is signal controlled having two (2) southbound and two (2) northbound lanes in each direction. The posted speed limit on Brookside Parkway within the vicinity of the site is 35 mph.

SITE TRAFFIC GENERATION

Studies of similar developments throughout North America have shown that the amount of traffic generated will be functionally related to some unit of activity (i.e., number of bays, gross floor area). Site traffic fluctuates substantially on different days and hours throughout the day. Therefore, it is imperative to select an appropriate hourly volume on which to base the design of the external roadway and site access facilities. The Weekday AM and PM Peak Hours were selected based on the adjacent street traffic during this hour.

The Proposed ACM Development includes:

- 3,390 s.f. medical clinic building.

As indicated earlier, ACM Development proposes to remodel the 3,390 s.f. Arby’s restaurant to a medical clinic building.

Trip generation for the proposed ACM Development was based on the Institute of Transportation Engineers (ITE) Trip Generation Manual, 10th Edition, and methods outlined in the (ITE) Trip Generation Handbook. Specifically, ITE Category 630 (Clinic) was used for the proposed ACM Development.

Table 1 summarizes the trips generated by the existing Arby’s Development in comparison with the proposed ACM Development:

Table 1
Trip Generation Summary

ITE LUC	Use	Weekday Daily Trips		AM Peak Hr		PM Peak Hr	
		In	Out	In	Out	In	Out
Existing (3,090 s.f.)							
934	Fast Food w/Drive Thru Restaurant	799	799	70	66	58	53
Proposed (3,090 s.f.)							
630	Medical Clinic	65	65	10	3	3	8
Difference – Existing to Proposed		-734	-734	-60	-63	-55	-45
Percent Difference - Existing to Proposed		-92%	-92%	-86%	-95%	-95%	-85%

TRIP DISTRIBUTION AND ASSIGNMENT

The directional distribution of the development-generated traffic is a function of several variables. The assumptions and methods used in estimating the direction in which traffic will approach and depart the Site varies with several location-specific conditions such as:

- Size & type of the proposed development.
- Population distribution within the defined area of influence.
- Prevailing operating conditions on the existing street system.

The analysis of directional distribution is based on the observation that drivers normally will choose the fastest (not necessarily the most direct) routes to and from a given traffic generator.

The anticipated directional distribution of trips generated by the proposed ACM Development are shown in Table 2. These percentages are based on the “market area” of the development, and the associated street patterns outside the development.

Table 2
Directional Distribution of Valvoline Development-Generated Traffic Volumes

Route	Distribution Approach/Departure	
	Passenger Cars	
	Arriving From	Departing To
Primary Trip Distribution – Cars		
Old Milton Parkway (SR 120) from the NW	50%	50%
Old Milton Parkway (SR 120) from the SE	45%	45%
Brookside Parkway from the SW	5%	5%
TOTAL	100%	100%

DECELERATION LANES

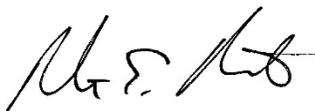
Deceleration lanes (WB to SB left-turn lane and NB to EB right-turn lane) currently exist at the primary signal-controlled intersection of Old Milton Parkway (SR 120) and Brookside Parkway. All of these deceleration lanes are of adequate length to serve the proposed site.

CONCLUSIONS

The proposed ACM Development is forecasted to generate 130 total trips during a 24-hour weekday with 13 trips occurring during the weekday AM peak hour and 11 trips occurring during the weekday PM peak hour. Based on the proposed site’s trip generation, and the assumed distribution of these trips, the proposed development will have a minimum impact to the Old Milton Parkway (SR 120) and Brookside Parkway intersection. In addition, the proposed use change will decrease the overall traffic generated by this site by over eighty-five (85) percent.

Please review the above analysis and should you have any questions, please do not hesitate to contact our office at (615) 928-5120.

Sincerely,
CESO, Inc.



Robert E. Matko, P.E., P.S., PTOE
Engineering Manager

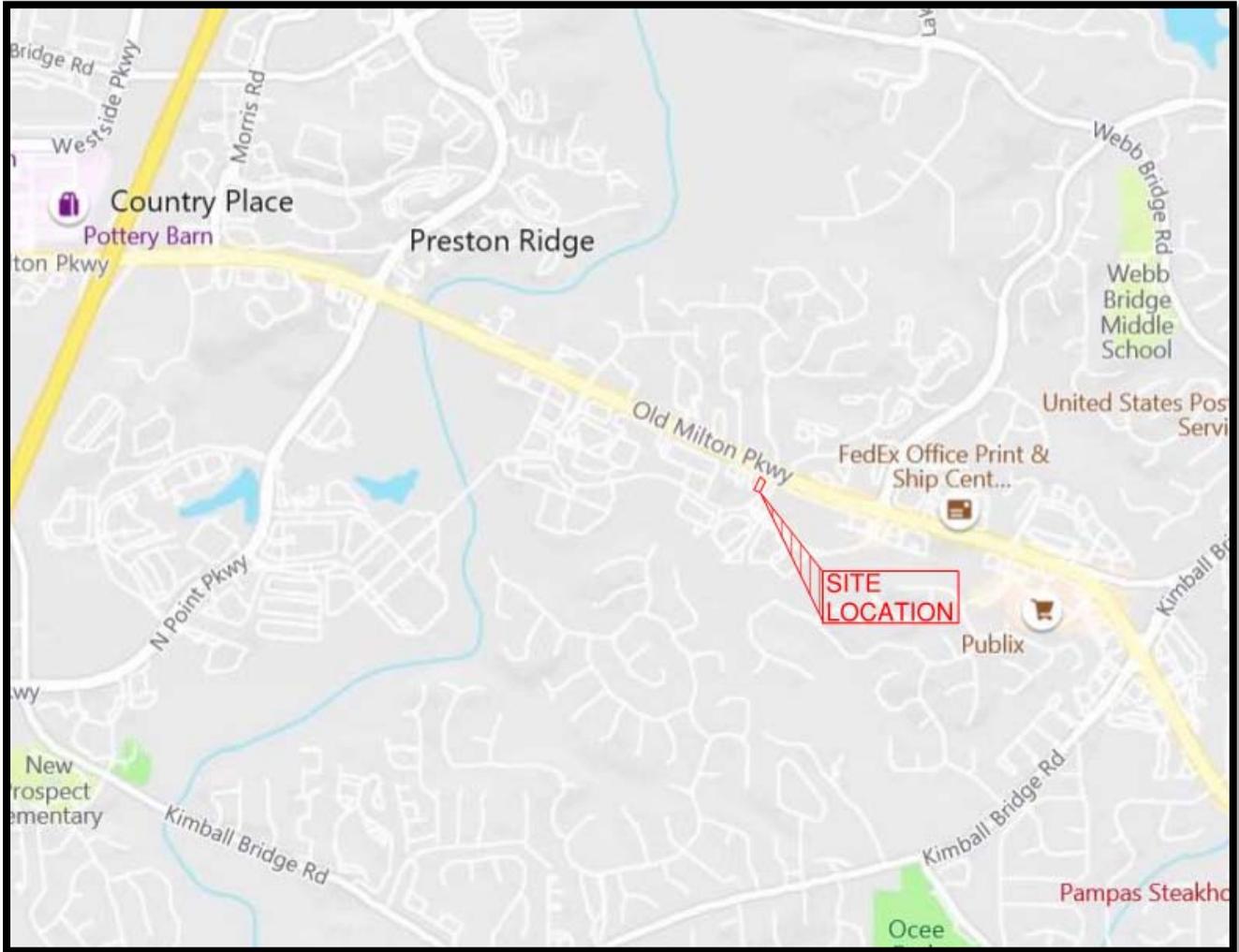


Figure 1: Vicinity Map



Figure 2: Aerial View

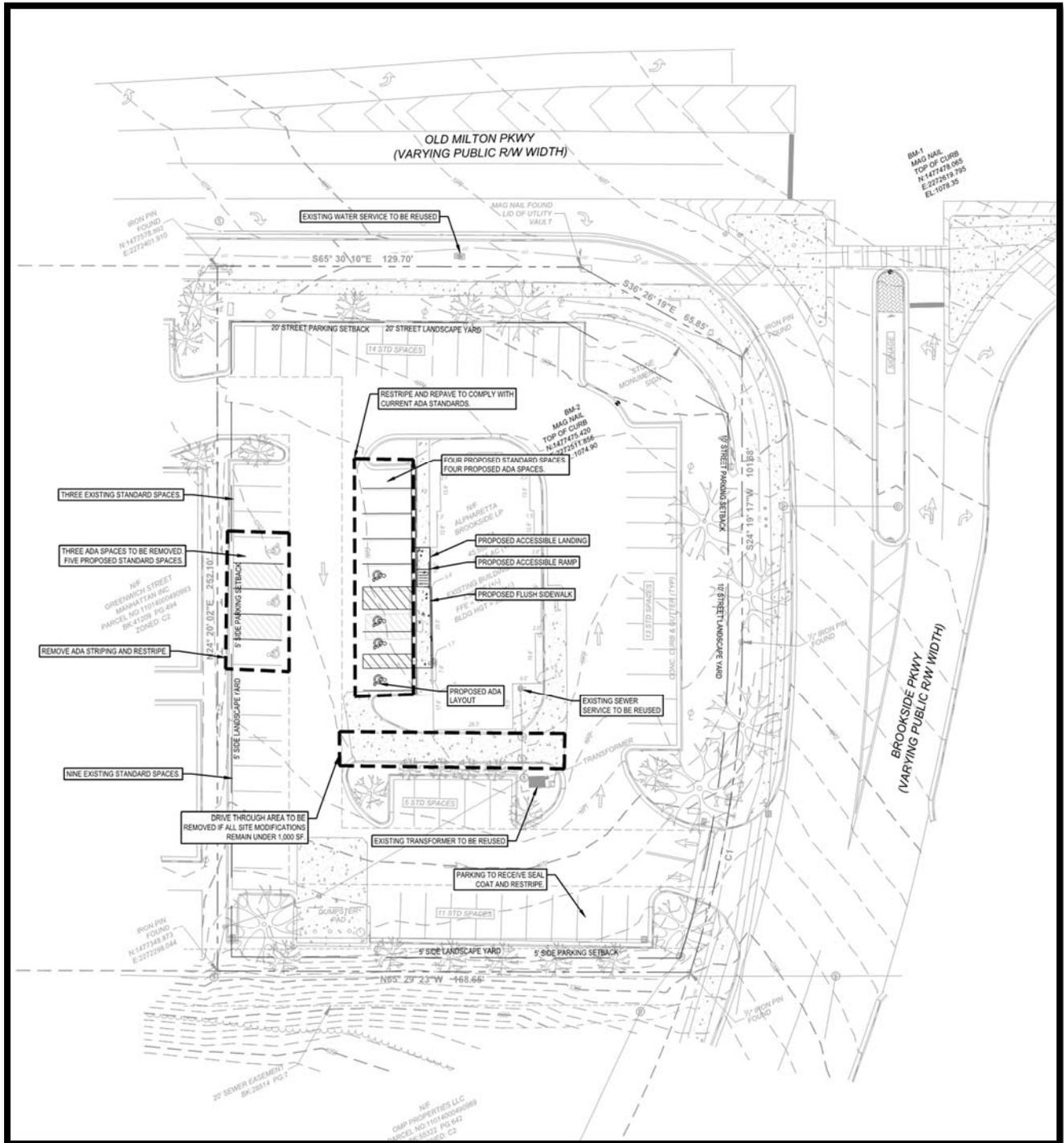
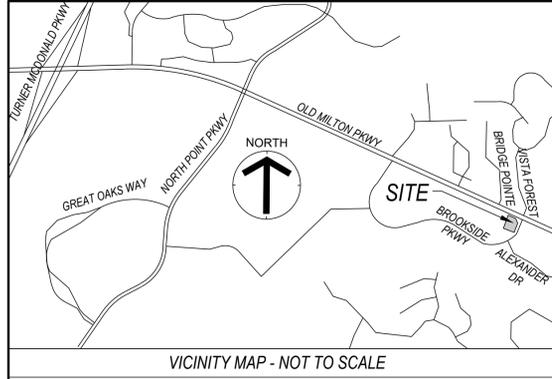


Figure 3: Site Plan



Legal Description per Survey Performed by CESO, Inc.

Beginning at mag nail found in an utility vault lid located in the southerly margin of Old Milton Parkway (Varying Public R/W Width); thence with said southerly margin of said Old Milton Parkway, South 30°29'19" East a distance of 65.85 feet to a 1/2" iron pin found in the westerly margin of Brookside Parkway (Varying Public R/W Width); thence with said westerly margin of said Brookside Parkway the following two (2) courses and distances: 1) South 24°19'17" West a distance of 101.88 feet to a 1/2" iron pin; thence 2) with a curve turning to the right having a radius of 386.00 feet, an arc length of 120.24 feet, a chord bearing of South 33°14'44" West and a chord length of 119.66 feet to a 1/2" iron pin; thence leaving said westerly margin of said Brookside Drive and with the line of OMP Properties, LLC (Book 5322 Page 642), North 65°29'23" West a distance of 168.65 feet to a 1/2" iron pin at the common corner of the subject property, said OMP Properties, LLC and Greenwich Street Manhattan, Inc (Book 41209 Page 094); thence with the line of said Greenwich Street Manhattan, Inc, North 24°20'02" East a distance of 252.10 feet to a 1/2" iron pin found in said southerly margin of said Old Milton Parkway; thence with said southerly margin of said Old Milton Parkway, South 65°30'10" East a distance of 129.70 feet to the Point of Beginning, having an area of 1.045 acres (45,550 square feet), more or less.

Stewart Title Guaranty Company Schedule B, Section II - Exceptions Commitment No: 20000090232 Commitment Date: June 9, 2020 at 5:00 PM Revision Issued: June 18, 2020

Real property in the City of Alpharetta, County of Fulton, State of Georgia, described as follows:

PARCEL 1:

ALL THAT TRACT OR PARCEL OF LAND IN AND BEING IN LAND LOT 50 OF THE 1ST DISTRICT, 1ST SECTION OF FULTON COUNTY, CITY OF ALPHARETTA, GEORGIA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A 1/2 INCH REBAR SET AT THE INTERSECTION OF THE SOUTHERLY RIGHT-OF-WAY OF OLD MILTON PARKWAY (HAVING A VARIABLE RIGHT-OF-WAY), AND THE WESTERLY RIGHT-OF-WAY OF BROOKSIDE PARKWAY (HAVING A VARIABLE RIGHT-OF-WAY), SAID POINT BEING THE NORTHERLY END OF A MITERED RIGHT-OF-WAY LINE, AND THE POINT OF BEGINNING; THENCE ALONG THE WESTERLY RIGHT-OF-WAY OF BROOKSIDE PARKWAY THE FOLLOWING COURSES AND DISTANCES:

THENCE SOUTH 36 DEGREES 26 MINUTES 19 SECONDS EAST FOR A DISTANCE OF 65.65 FEET TO A 1/2 INCH REBAR SET; THENCE SOUTH 24 DEGREES 19 MINUTES 17 SECONDS WEST FOR A DISTANCE OF 101.88 FEET TO A 1/2 INCH REBAR SET; THENCE ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 386.00 FEET AND AN ARC LENGTH OF 120.24 FEET, BEING SUBTENDED BY A CHORD OF SOUTH 33 DEGREES 14 MINUTES 53 SECONDS WEST FOR A DISTANCE OF 119.76 FEET TO A 1/2 INCH REBAR SET; THENCE NORTH 65 DEGREES 29 MINUTES 23 SECONDS WEST FOR A DISTANCE OF 168.46 FEET LEAVING THE WESTERLY RIGHT-OF-WAY OF BROOKSIDE PARKWAY TO A 1/2 INCH REBAR SET; THENCE NORTH 24 DEGREES 20 MINUTES 02 SECONDS EAST FOR A DISTANCE OF 252.10 FEET TO A 1/2 INCH REBAR SET ON THE SOUTHERLY RIGHT-OF-WAY OF OLD MILTON PARKWAY; THENCE SOUTH 65 DEGREES 30 MINUTES 09 SECONDS EAST FOR A DISTANCE OF 129.71 FEET ALONG THE SOUTHERLY RIGHT-OF-WAY OF OLD MILTON PARKWAY TO THE POINT OF BEGINNING.

SAID PROPERTY CONTAINED 1.045 ACRES MORE OR LESS.

PARCEL 2:

EASEMENTS CONTAINED IN THAT CERTAIN MASTER DECLARATION OF PROTECTIVE COVENANTS FOR BROOKSIDE BY REALTORCORP 528, L.L.C., A SOUTH CAROLINA LIMITED LIABILITY COMPANY, DATED OCTOBER 17, 1997, FILED FOR RECORD OCTOBER 24, 1997, AND RECORDED IN DEED BOOK 23303, PAGE 128, AFORESAID RECORDS; AS AFFECTED BY THAT CERTAIN QUITCLAIM DEED FROM REALTORCORP 528, LLC TO BROOKSIDE ASSOCIATION, INC., DATED MARCH 9, 20016, FILED FOR RECORD APRIL 4, 2006, AND RECORDED IN DEED BOOK 42269, PAGE 415, AFORESAID RECORDS; AS AFFECTED BY THAT CERTAIN ESTOPPEL

AND RATIFICATION AGREEMENT BY AND BETWEEN ALPHA CAPITAL EQUITY, LLC AND BROOKSIDE ASSOCIATION, INC., A GEORGIA CORPORATION, DATED MARCH 16, 2006, FILED FOR RECORD APRIL 4, 2006, AND RECORDED IN DEED BOOK 42269, PAGE 417, AFORESAID RECORDS; AS AMENDED BY THAT CERTAIN FIRST AMENDMENT TO MASTER DECLARATION OF PROTECTIVE COVENANTS FOR BROOKSIDE, DATED SEPTEMBER 29, 2014, FILED FOR RECORD OCTOBER 13, 2014, AND RECORDED IN DEED BOOK 54241, PAGE 296, AFORESAID RECORDS.

PARCEL 3:

EASEMENTS CONTAINED IN THAT CERTAIN RECIPROCAL EASEMENT AGREEMENT BY AND BETWEEN REALTORCORP, L.L.C., A SOUTH CAROLINA LIMITED LIABILITY COMPANY, OLD MILTON VENTURE II, LLC, A GEORGIA LIMITED LIABILITY COMPANY, AND RTM GEORGIA, INC., A GEORGIA CORPORATION, DATED FEBRUARY 4, 2000, FILED FOR RECORD FEBRUARY 10, 2000, AND RECORDED IN DEED BOOK 28514, PAGE 7, AFORESAID RECORDS; AS AMENDED BY THAT CERTAIN AMENDMENT TO RECIPROCAL EASEMENT AGREEMENT BY AND BETWEEN REALTORCORP 528, A SOUTH CAROLINA LIMITED LIABILITY COMPANY, OLD MILTON VENTURE II, L.L.C., A GEORGIA LIMITED LIABILITY COMPANY, AND RTM GEORGIA, INC., A GEORGIA CORPORATION, DATED AUGUST 2, 2000, FILED FOR RECORD AUGUST 7, 2000, AND RECORDED IN DEED BOOK 29341, PAGE 112, AFORESAID RECORDS; AS AFFECTED BY THAT CERTAIN QUITCLAIM DEED OF RELEASE BY AND AMONG REALTORCORP 528, L.L.C., A SOUTH CAROLINA LIMITED LIABILITY COMPANY, WALTER BEIL, A CALIFORNIA RESIDENT AND THE SUCCESSOR IN TITLE TO OLD MILTON VENTURE II, LLC, AND RTM GEORGIA, INC., A GEORGIA CORPORATION, DATED JULY 10, 2002, FILED FOR RECORD JULY 11, 2002, AND RECORDED IN DEED BOOK 32708, PAGE 522, AFORESAID RECORDS.

TABLE A - INFORMATION

- Item 3: FEMA Map No: 13121C0086F Dated: September 18, 2013 Zone "X"
Item 4: Total Area: 45,550 SF (+/-) 1.045 AC (+/-)
Item 6: (a)(b) No Zoning Letter provided to Surveyor
Item 7: Shown on survey
Item 8: Shown on Survey
Item 9: 63 Standard Parking Spaces
5 ADA Parking Spaces
69 Total Parking Spaces
Item 11: Shown on Survey
Item 13: Shown on Survey
Item 14: Property is located at intersection of Old Milton Parkway and Brookside Parkway.
Item 16: No evidence of current earth moving work, building construction, or building additions.
Item 17: No evidence of recent street or sidewalk construction or repairs observed.

PROPERTY INFORMATION

Tax Parcel ID: 11 014000490951
Address: 3900 Brookside Parkway
Owner: Alpharetta Brookside LP
927 Hillgard Avenue
Los Angeles, CA 90024
Recorded Documents for Property: BK: 52806 PG: 0670
Zoning: C2

Table with 2 columns: BENCHMARK, Description. Includes MAG NAIL - TOP OF CURB and MAG NAIL - SIDEWALK with coordinates and elevations.

CURVE TABLE with columns: CURVE #, RADIUS, CHORD BEARING, CHORD LENGTH, ARC LENGTH, TANGENT. Includes curve C1 with radius 386.00' and chord bearing S33°14'44"W.

Tables for SEWER STRUCTURE TABLE and STORM STRUCTURE TABLE. Columns include POINT #, TOP CASTING, INVERT ELEVATION, TYPE, and coordinates.

SURVEYOR NOTES

- 1. The location of the property boundaries depicted heron, based on the appropriate boundary law principles governed by the facts and evidence gathered during the course of this survey.
2. Any improvements depicted may be demolished. The depiction of any improvements on this plat does not create any easement, setback, building pad, or other matter and is for informational purposes only as of the date and time of the recording of this plat.
3. Survey not final without Seal and Signature of Surveyor.
4. All set property corners are marked with 5/8" diameter rebar with a CESO cap unless otherwise noted.
5. This survey may not be reproduced, altered, or copied without written permission of CESO, Inc.
6. As shown on survey, there are no gaps or gorges between tracts.



Stewart Title Guaranty Company Schedule B, Section II - Exceptions Commitment No: 20000090232 Commitment Date: June 9, 2020 at 5:00 PM Revision Issued: June 18, 2020

- 3. All real property taxes and assessments for the year 2020 and subsequent years, not yet due and payable, and any additional taxes which may be assessed for current or prior years due to revised appraisal, re-assessment of taxes or an appeal.
4. All assessments, taxes, and special assessments which are now a lien or payable or which may become due and payable, including, but not limited to, water bills, sanitary bills, sewer bills and solid waste bills.
5. This Commitment of Title Insurance affords assurance as to the location of the boundary lines of subject property, but does not insure the engineering calculation and computing for the exact amount of acreage and/or square footage contained therein.
6. Right of Way Deed from Mrs. T. Shirley, et al., to Fulton County, dated October 26, 1938, filed November 8, 1938 and recorded in Deed Book 1720, Page 34, records of the Superior Court of Fulton County, Georgia.
7. Easements as contained in that certain Right-of-Way Deed from J. A. Webb, et al., to Fulton County, dated March 9, 1943, filed March 20, 1943 and recorded in Deed Book 1855, Page 443, aforesaid records.
8. Right-of-Way Easement from H.D. Vaughan to Suwanee Electric Membership Corporation, a corporation, dated December 5, 1960, filed December 12, 1960 and recorded in Deed Book 3647, Page 432, aforesaid records.
9. Right-of-Way Easement from Howard Vaughan to Suwanee Electric Membership Corporation, a corporation, dated October 2, 1963, filed November 4, 1963 and recorded in Deed Book 4145, Page 515, aforesaid records.
10. Right-of-Way Easement from Mrs. Edna D. Vaughan to Suwanee Electric Membership Corporation, a corporation, dated April 30, 1964, filed May 5, 1964 and recorded in Deed Book 4231, Page 107, aforesaid records.
11. Right-of-Way Easement from Mrs. H.D. Vaughan to Suwanee Electric Membership Corporation, a corporation, dated May 31, 1966, filed June 15, 1966 and recorded in Deed Book 4603, Page 545, aforesaid records.
12. Right-of-Way Easement from J.D. Vaughan to Suwanee Electric Membership Corporation, a corporation, dated May 31, 1966, filed June 15, 1966 and recorded in Deed Book 4603, Page 546, aforesaid records.
13. Right-of-Way Easement from John W. Kell to Suwanee Electric Membership Corporation, a corporation, dated February 15, 1971, filed May 12, 1971 and recorded in Deed Book 5386, Page 358, aforesaid records.
14. Right-of-Way Easement from John W. Kell to Suwanee Electric Membership Corporation, a corporation, dated August 27, 1971, filed September 27, 1971 and recorded in Deed Book 5462, Page 384, aforesaid records.
15. Right-of-Way Easement from J.T. Spuell to Suwanee Electric Membership Corporation, a corporation, dated September 3, 1974, filed October 31, 1974 and recorded in Deed Book 6164, Page 168, aforesaid records.
16. Right-of-Way Easement from Mrs. Edna D. Vaughan to Suwanee Electric Membership Corporation, a corporation, dated December 6, 1974, filed December 30, 1974 and recorded in Deed Book 6194, Page 294, aforesaid records.
17. Right-of-Way Easement from James D. Vaughan to Suwanee Electric Membership Corporation, a corporation, dated December 6, 1974, filed December 30, 1974 and recorded in Deed Book 6194, Page 295, aforesaid records.
18. Terms and provisions as set forth in that certain Amended and Supplemental Declaration of Protective Covenants for Brookside by and between Old Milton Venture II, LLC, a Georgia limited partnership and Fulton County, a political subdivision of the State of Georgia, dated November 8, 1988, filed November 14, 1988 and recorded in Deed Book 12043, Page 8, aforesaid records.
19. Easements as contained in that certain Declaration of Taking styled Department of Transportation vs. 10.622 acres of land, et al., Docket No. E-26638 in the Superior Court of Fulton County, Georgia, dated February 23, 1989 and recorded in Deed Book 12296, Page 16, aforesaid records.
20. Easements as contained in that certain Declaration of Taking styled Department of Transportation vs. 10.622 acres of land, et al., Docket No. E-26638 in the Superior Court of Fulton County, Georgia, dated February 23, 1989 and recorded in Deed Book 12296, Page 16, aforesaid records.
21. Terms and provisions as set forth in that certain Agreement Regarding Access by and among 3 Plus Limited Partnership, a Georgia limited partnership, J. McDonald Williams, Harlan R. Crow, Joel C. Peterson, Trammel Crow Company Employees, Inc., a Texas corporation, Trammel Crow Partners, Ltd., a Texas limited partnership and Trammel Crow Foundation, Ltd., a Texas limited partnership, and Jim Cowart, Inc., a Georgia corporation, dated March 6, 1995, filed March 14, 1995 and recorded in Deed Book 15069, Page 41, aforesaid records.
22. Easement Agreement by and between RealCorp 528, L.L.C., a South Carolina limited liability company and Weeks Realty, L.P., a Georgia limited partnership, dated October 17, 1997, filed October 24, 1997 and recorded in Deed Book 23303, Page 39, aforesaid records.
23. Master Declaration of Protective Covenants for Brookside by RealCorp 528, L.L.C., a South Carolina limited liability company, dated October 17, 1997, filed October 24, 1997 and recorded in Deed Book 23303, Page 128, aforesaid records; as affected by Quit Claim Deed from RealCorp 528, LLC to Brookside Association, Inc., dated March 9, 2006, filed April 4, 2006 and recorded in Deed Book 42269, Page 415, aforesaid records; as further affected by Estoppel and Ratification Agreement by and between Alpha Capital Equity, LLC and Brookside Association, Inc., dated March 16, 2006, filed April 4, 2006 and recorded in Deed Book 42269, Page 417, aforesaid records; as amended by First Amendment to Master Declaration of Protective Covenants for Brookside, dated September 29, 2014, filed October 13, 2014 and recorded in Deed Book 54241, Page 296, aforesaid records; as may be further amended and/or supplemented.
24. Right-of-Way Easement from RealCorp 528, LLC to Suwanee Electric Membership Corporation, dated as of September 14, 1998, filed October 5, 1998 and recorded in Deed Book 25473, Page 35, aforesaid records.
25. Declaration of Restrictive Covenants by RealCorp 528, L.L.C., a South Carolina limited liability company, dated as of October 2, 1998, filed October 5, 1998 and recorded in Deed Book 25473, Page 90, aforesaid records; as may be further amended and/or supplemented.
26. Terms and conditions as set forth in that certain Lease dated as of February 4, 2000, as evidenced by Memorandum of Lease between Old Milton Venture II, LLC, a Georgia limited liability company ("Landlord") to RTM Georgia, Inc., a Georgia corporation ("Tenant"), dated February 8, 2000, filed February 10, 2000 and recorded in Deed Book 28514, Page 1, aforesaid records; as amended by First Amendment to Memorandum of Lease between Old Milton Venture II, LLC, a Georgia limited liability company ("Landlord") and RTM Georgia, Inc., a Georgia corporation ("Tenant"), dated September 22, 2000, filed October 17, 2000 and recorded in Deed Book 25581, Page 169, aforesaid records; as assigned by Assignment of Lease by and between Lucinda Rae Marino, Surviving Co-Trustee of The Beil Family Trust Dated September 22, 1975, a California trust ("Assignor") and Lucinda Rae Marino, Surviving Co-Trustee of The Beil Family Trust Dated September 22, 1975-Survivor's Trust, a California trust ("Assignee"), effective as of January 15, 2013, filed July 27, 2013 and recorded in Deed Book 52906, Page 666, aforesaid records; as further assigned by Assignment of Lease between Lucinda Rae Marino, Surviving Co-Trustee of The Beil Family Trust Dated September 22, 1975-Survivor's Trust, a California trust ("Assignor") and Alpharetta Brookside, L.P., a Delaware limited partnership ("Assignee"), effective as of June 24, 2013, filed July 18, 2013 and recorded in Deed Book 52885, Page 389, aforesaid records.
27. Reciprocal Easement Agreement by and among RealCorp 528, L.L.C., a South Carolina limited liability company; Old Milton Venture II, LLC, a Georgia limited liability company; and RTM Georgia, Inc., a Georgia corporation, dated as of February 4, 2000, filed February 10, 2000 and recorded in Deed Book 28514, Page 7, aforesaid records; as amended by First Amendment to Reciprocal Easement Agreement by and between RealCorp 528, L.L.C., a South Carolina limited liability company; Old Milton Venture II, LLC, a Georgia limited liability company; and RTM Georgia, Inc., a Georgia corporation, dated as of August 2, 2000, filed August 7, 2000 and recorded in Deed Book 29341, Page 112, aforesaid records; as affected by Quitclaim Deed of Release by and among Walter Beil, a California resident and successor in title to Old Milton Venture II, LLC and RTM Georgia, Inc., a Georgia corporation (collectively "Grantor"), to RealCorp 528, L.L.C., a South Carolina limited liability company ("Grantee"), dated as of July 10, 2002, filed July 11, 2002 and recorded in Deed Book 32708, Page 522, aforesaid records.
28. Right-of-Way Easement by Old Milton Venture II, LLC to Suwanee Electric Membership Corporation, dated as of March 15, 2000, filed April 26, 2000 and recorded in Deed Book 28935, Page 213, aforesaid records.
AS SHOWN AND NOTED ON SURVEY

SURVEYOR'S GPS CERTIFICATION NOTE

I hereby state that to the best of my knowledge, information, and belief, the survey shown hereon was made in accordance with the requirements of the Minimum Standards Manual for the Practice of Land Surveying in Georgia, and meets or exceeds the requirements for a Class "A" survey as specified hereon. For boundary and topographic aspects of this survey, RTK GPS positional data was observed on the date of June 17, 2020 utilizing a Trimble R8s dual frequency receiver. The grid coordinates of the Fixed Station(s) shown were derived using a VRS network of CORS stations referenced to NAD 83 (2011) (Epoch 2010), Geoid 12B.

Positional accuracy of the GPS vectors does not exceed: H 0.05', V 0.05' Combined Grid Factor: 0.99985371 centered on Fixed Station BM-1 as shown hereon.

To: SFD Outside, LLC, a Tennessee Limited Liability Company; Stewart Title Guaranty Company; and their successors and/or assigns as their respective interest may appear.

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2016 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS and includes items 1, 2, 3, 4, 5, 6(a), 6(b), 7(a)(b)(1)(c), 8, 9, 11, 13, 14, 16 and 17 of Table A thereof. The ratio of precision for this unadjusted survey is 1:10,000 as shown hereon.

The field work was completed in June, 2020

Date of Plat or Map: July 14, 2020

Surveyor of Record William J. Huffman, GA No. L3809388 S: Survey Mentor, CESO, LLC 216 Centerville Drive, Suite 150 Brentwood, Tennessee, 37027 Office: 615-238-6000 Mobile: 423-676-3977 Email: will@willjames.com



7/14/2020



Table with 3 columns: NO., DATE, DESCRIPTION. Includes a REVISIONS section with columns: NO., DATE, DESCRIPTION.

ALTA/NSPS LAND TITLE SURVEY AMERICAN DEVELOPMENT PARTNERS ADVANCE CARE MEDICAL - ALPHARETTA, GA ALPHARETTA BROOKSIDE LP PROPERTY 3900 BROOKSIDE PARKWAY ALPHARETTA 1ST DISTRICT - 1ST SECTION FULTON COUNTY, GEORGIA

GEORGIA811 UTILITY DISCLAIMER The utilities shown hereon have been located from field survey information and/or existing drawings. The surveyor makes no guarantee that the utilities located hereon comprise all such utilities in the area, either in service or abandoned. The surveyor further does not warrant that the utilities located are in the exact location indicated although he does certify that they are located as accurately as possible from information available.

