

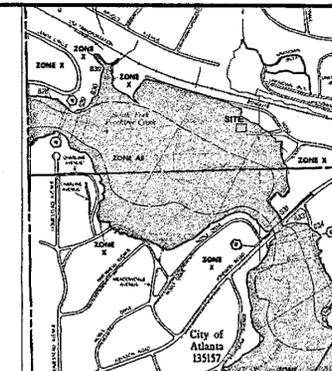
LEGAL DESCRIPTION
1164 ZONOLITE PLACE
EXHIBIT "A"

AL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 107 OF THE 18TH LAND DISTRICT, DEKALB COUNTY, GEORGIA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

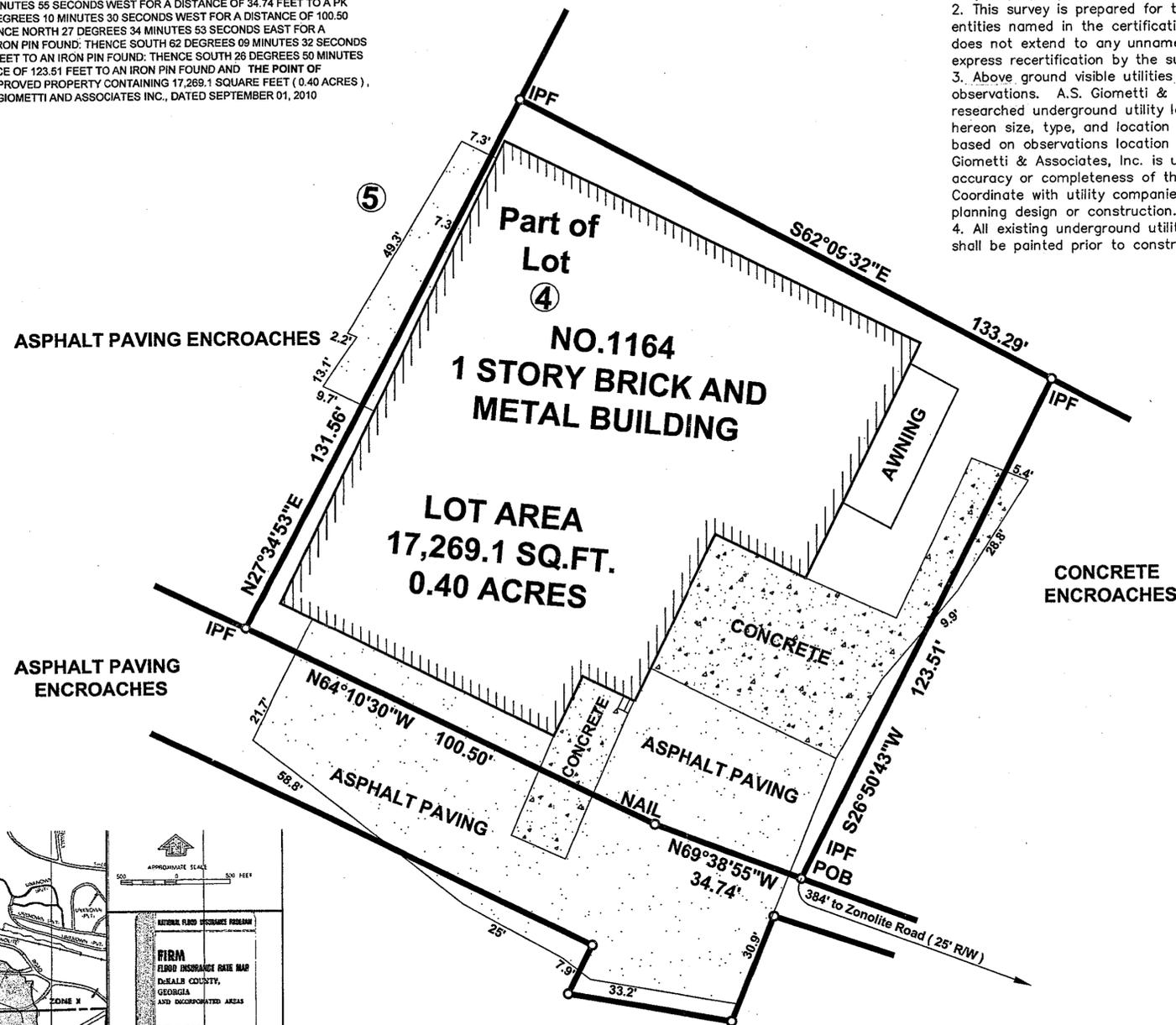
BEGINNING AT AN IRON PIN FOUND 384 FEET NORTHWEST OF RIGHT OF WAY LINE OF ZONOLITE ROAD; THENCE NORTH 69 DEGREES 38 MINUTES 55 SECONDS WEST FOR A DISTANCE OF 34.74 FEET TO A PK NAIL FOUND; THENCE NORTH 64 DEGREES 10 MINUTES 30 SECONDS WEST FOR A DISTANCE OF 100.50 FEET TO AN IRON PIN FOUND; THENCE NORTH 27 DEGREES 34 MINUTES 53 SECONDS EAST FOR A DISTANCE OF 131.56 FEET TO AN IRON PIN FOUND; THENCE SOUTH 62 DEGREES 09 MINUTES 32 SECONDS EAST FOR A DISTANCE OF 133.29 FEET TO AN IRON PIN FOUND; THENCE SOUTH 26 DEGREES 50 MINUTES 43 SECONDS WEST FOR A DISTANCE OF 123.51 FEET TO AN IRON PIN FOUND AND THE POINT OF BEGINNING. SAID TRACT BEING IMPROVED PROPERTY CONTAINING 17,269.1 SQUARE FEET (0.40 ACRES), ACCORDING TO A SURVEY BY A.S. GIOMETTI AND ASSOCIATES INC., DATED SEPTEMBER 01, 2010

GENERAL SURVEY NOTES

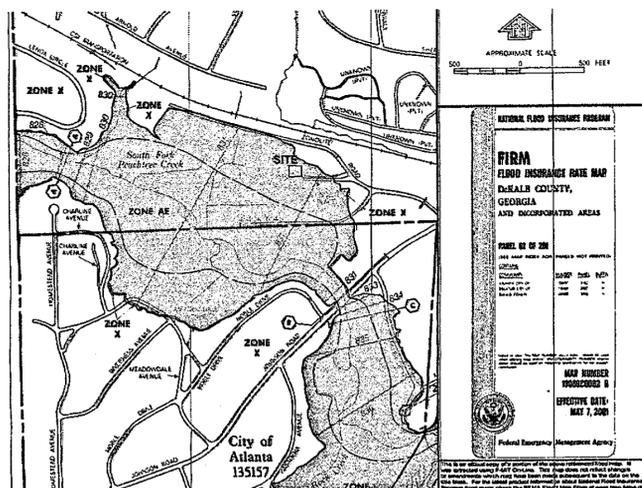
1. Any graphic depiction of setback lines and other matters of zoning are the surveyor's interpretation of the zoning information furnished. The surveyor offers no certification as to the zoning of the subject property or compliance with zoning regulations for the structures or business on the subject property.
2. This survey is prepared for the exclusive use of the entities named in the certification hereon. Said certification does not extend to any unnamed entities without an express recertification by the surveyor naming said entities.
3. Above ground visible utilities were obtained from field observations. A.S. Giometti & Associates, Inc. has not researched underground utility locations. Information shown hereon size, type, and location of underground utilities is based on observations location in the field and A.S. Giometti & Associates, Inc. is unable to certify the accuracy or completeness of this information underground. Coordinate with utility companies prior to proceeding with planning design or construction.
4. All existing underground utilities shall be located and shall be painted prior to construction.



VICINITY MAP
 NOT TO SCALE

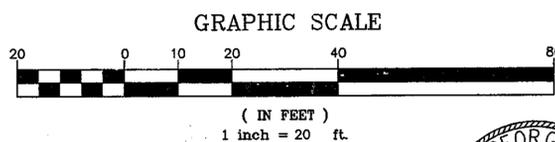


LEGEND		LEGEND	
IPF	IRON PIN FOUND	IPF	IRON PIPE FOUND
P.O.B.	POINT OF BEGINNING	○	NOTHING FOUND NOTHING SET
PP	POWER POLE	-OHP-	OVERHEAD ELECTRICAL LINE
PT	POWER TRANSFORMER	-UGP-	UNDERGROUND POWER LINE
TP	TELE POLE	-OHT-	OVERHEAD PHONE LINE
FL	FLOOD LIGHT ON POLE	☐	TELEPHONE BOX
SM	SANITARY SEWER MANHOLE	⊙	TELE. ON PEDESTAL
SD	STORM DRAINAGE MANHOLE	⊙	SEWER CLEAN OUT
UM	UTILITY MANHOLE	⊙	DRAINAGE JUNCTION BOX
DWCB	DOUBLE WING CATCH BASIN	CB	CATCH BASIN
SWCB	SINGLE WING CATCH BASIN	RCP	REINFORCED CONCRETE PIPE
HW	HEADWALL	CMP	CORRUGATED METAL PIPE
DI	DROP INLET	CI	CURB INLET
WV	WATER VALVE	CI	CAST IRON
PH	PROPOSED HYDRANT	EX	EXISTING FIRE HYDRANT
WM	WATER METER	BC	BACK OF CURB
E.O.P.	EDGE OF PAVEMENT	B.S.L.	BUILDING SET BACK LINE
R/W	RIGHT OF WAY	□	MONUMENT
D.E.	DRAINAGE EASEMENT	SSE	SANITARY SEWER EASEMENT
CX	CURVE CHART NUMBERS	LX	LINE CHART NUMBERS
S/D	SUBDIVISION	LN	LAND LOT NUMBER
PF	PROPERTY FENCE LINE	UGT	UNDERGROUND PHONE LINE
G	GAS LINE	TSP	TRAFFIC SIGNAL POLE
GV	GAS VALVE	TS	OVERHEAD TRAFFIC SIGNAL LINE
SLN	SUBDIVISION LOT NUMBER	-W-	DOMESTIC WATER LINE
SWCB	SINGLE WING CATCH BASIN	-X-	SILT FENCE LINE
PB	PHONE BOX	-S-	SANITARY SEWER LINE
TFB	TRAFFIC SIGNAL BOX	TSP	TRAFFIC SIGNAL POLE
TF	TRANSFORMER	PB	PHONE BOX



According to F.I.R.M. panel no. 13089C062 H for DEKALB COUNTY, Ga., dated MAY 07, 2001, this PROPERTY "IS" located in a zone "AE" flood hazard area.

This drawing was prepared for the exclusive use of the person, persons or entity named hereon, this drawing does not extend to any unnamed person, persons or entity without express recertification by the surveyor naming said person, persons or entity.



CALL BEFORE YOU DIG!
 UTILITIES PROTECTION CENTER
 1 (800) 282 - 7411 STATEWIDE
 ATLANTA (770) 623 - 4344



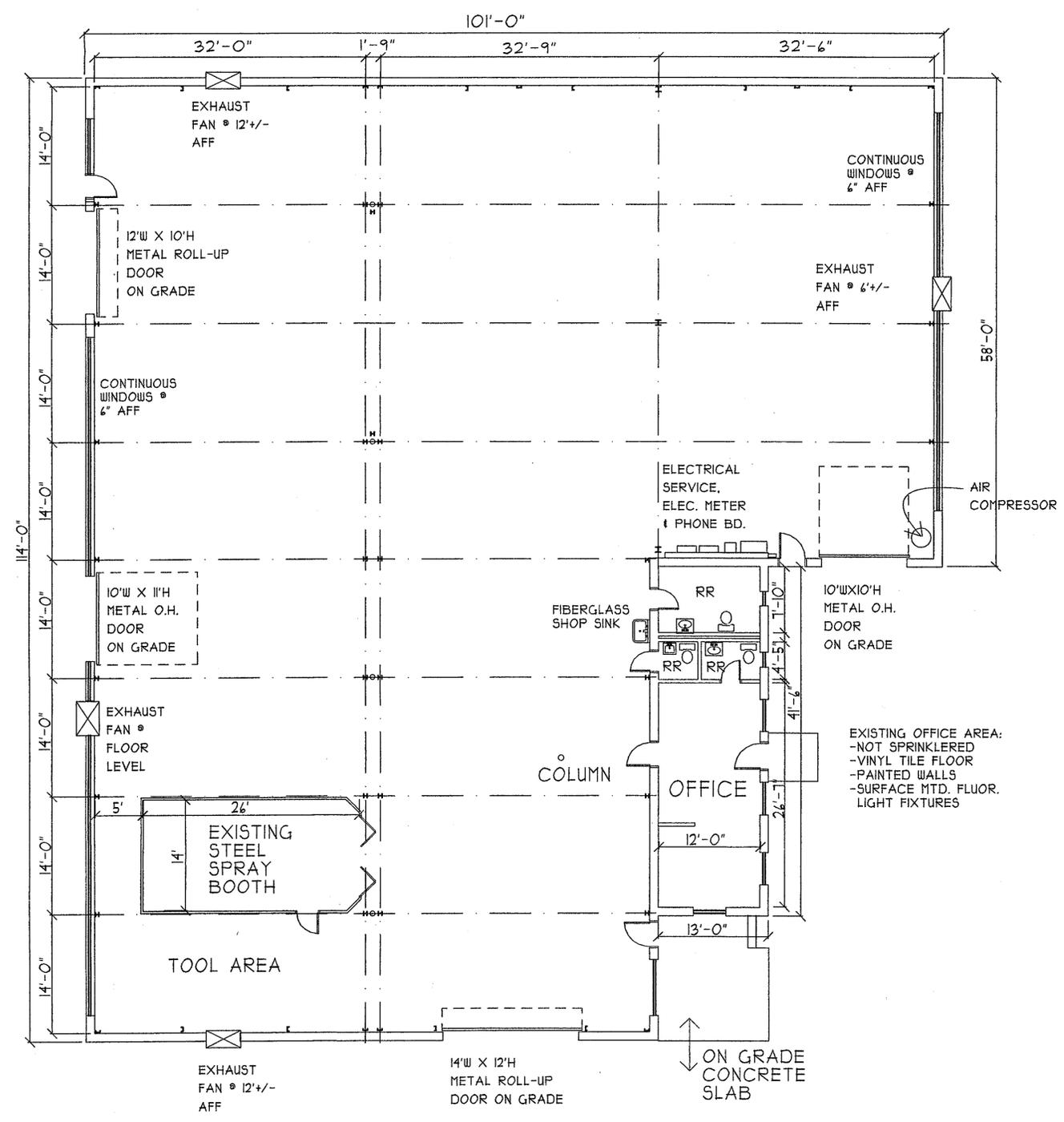
In my opinion, this plat is a correct representation of the land platted and has been prepared in conformity with the minimum standards and requirements of law.
 A.S. Giometti
 A. S. GIOMETTI, R.L.S. #1125

REFERENCE:
 PLAT OF PLAN TRACT 4 AND 5
 PLAT BOOK:43, PAGE:69
 DEKALB, COUNTY, GEORGIA RECORDS

NO 1164 ZONOLITE PLACE N.E.
ATLANTA, GEORGIA 30306

JOB NO: 2010-080

PART OF TRACT 4 AND 5 ZONOLITE PLAN		
DATE 09/01/2010	SCALE 1"=20'	Drawn by:RRH
Checked By:ASG	Revised:	Invoice No:
LAND LOT 107	18th DISTRICT	SECTION
DEKALB COUNTY		GEORGIA
A.S. Giometti & Assoc., Inc.		
ENGINEERS ~ SURVEYORS ~ LANDSCAPE ARCHITECTS		
ATLANTA, GEORGIA		



EXISTING CONDITIONS FLOOR PLAN

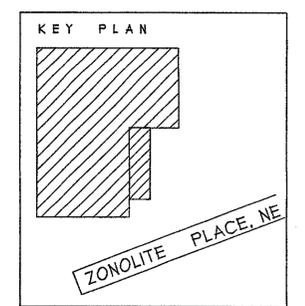
SCALE 1/8" = 1'-0"

WAREHOUSE NOTES:

- BUSINESS:
AUTOMOBILE BODYWORK
- PRODUCTS BEING STORED: (FROM MOST TO LEAST)
- AUTOMOBILES THAT ARE BEING REPAIRED
- THE INDIVIDUAL PARTS ORDERED FOR EACH CAR, I.E.:
BODY PARTS, FENDERS, DOOR PANELS, WINDOWS,
HEADLIGHTS, HARDWARE, TRIM, ETC.
- TOOLS USED TO REPAIR CARS
- HOW PRODUCTS BEING STORED:
PRODUCTS STORED ON PALLETS ON FLOOR, ONE PALLET HIGH UP TO
APPROXIMATELY 4' AFF. OR ON WORK TABLE NEXT TO CAR BEING
REPAIRED OR ON 5' OR 6' HIGH METAL SHELVING UNIT
- MATERIALS BEING STORED:
90% AUTOMOBILES
10% AUTOMOBILE PARTS
- ✓ -NO HIGH FILED COMBUSTIBLE STORAGE
- ✓ -NO STORAGE OVER 12' HIGH
- ✓ -NO SHELVES OR RACKS OVER 6' HIGH

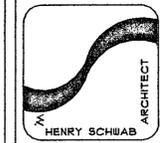
WAREHOUSE

- NOT SPRINKLERED
- CLEAR CEILING HEIGHT
11'-6"
- ROOF DECK AT PEAKS
APPROX. 17' HIGH
- STRIP FLUORESCENT
LIGHT FIXTURES, CHAIN
HUNG & JOIST MTD.
- CONCRETE FLOOR,
STEEL COLUMNS, BEAMS,
& ROOF, CONCRETE
BLOCK PERIMETER WALLS



DRWN	LH	
CKED	HS	
APRVD	3/4/10	
DATE	3-28-11	
REVISIONS:		
NO.	DATE	BY

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HENRY SCHWAB
ARCHITECT
371 on 28th STREET N.W.
ATLANTA, GA. 30309
(404) 852-8893

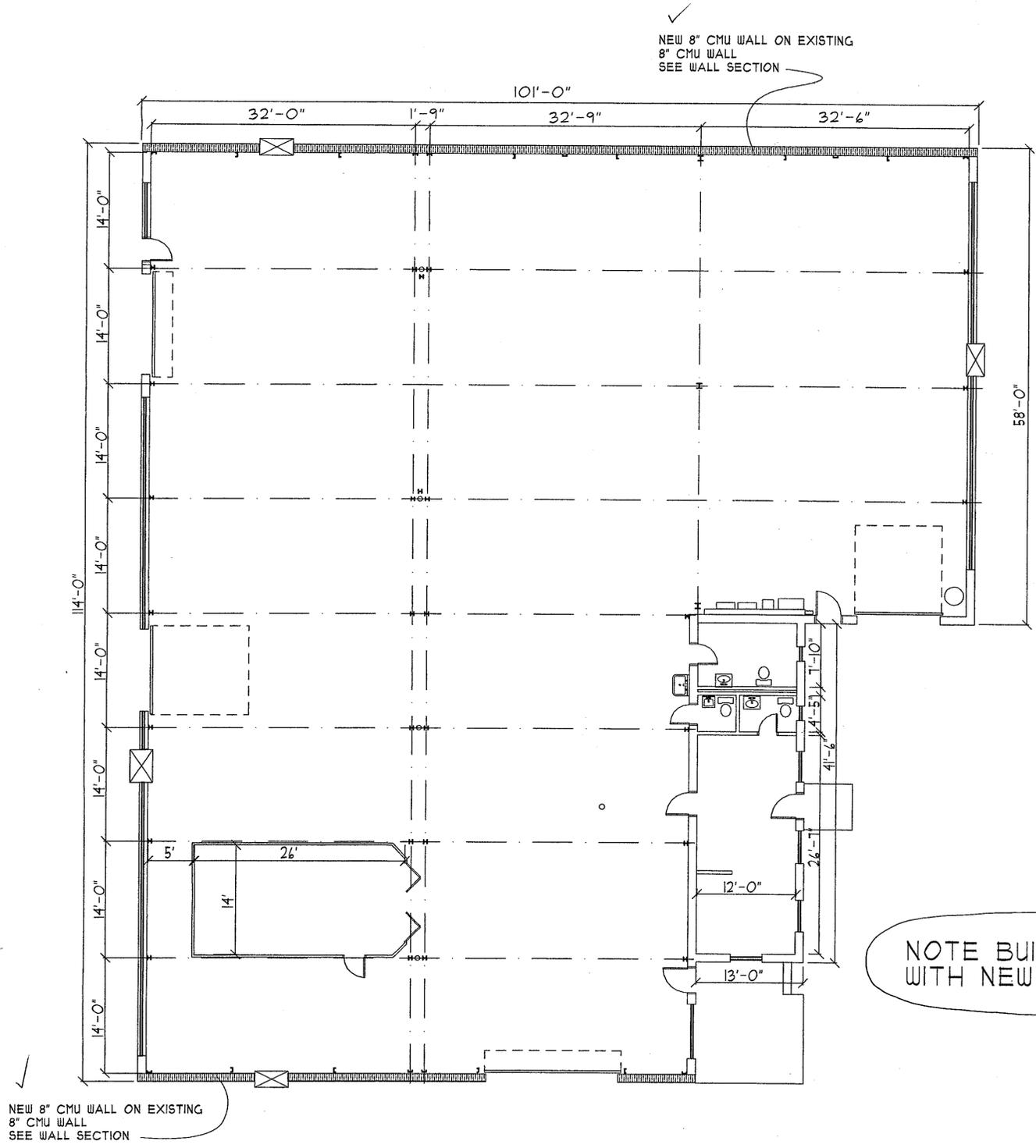
DISCOUNT COLLISION
1164 ZONOLITE PLACE, NE
ATLANTA, DEKALB COUNTY, GA 30306
PETE POLLOS
ZONOLITE REAL ESTATE I, LLC/DISCOUNT COLLISION
778-844-5425

SQUARE FOOTAGE	
OFFICE	540
WAREHOUSE	9,510
TOTAL	10,050
(APPROXIMATE)	

SHEET
A-2

DESCRIPTION
EXISTING FLOOR PLAN

500-143
ZONOLITE



NOTE BUILDING IS TO BE RE-ROOFED WITH NEW METAL ROOF

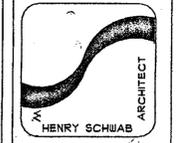
FLOOR PLAN
 SCALE 1/8" = 1'-0"

DRWN LH
 CKED HS
 APRVD 3/4/10
 DATE 3-28-11

REVISIONS:

NO.	DATE	BY

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HENRY SCHWAB ARCHITECT

W. HENRY SCHWAB
 ARCHITECT

371 on 28th STREET N.W.
 ATLANTA, GA. 30304
 (404) 352-8819

DISCOUNT COLLISION
 1164 ZONOLITE PLACE NE
 ATLANTA, DEKALB COUNTY, GA 30306

PIETE FOULLOS
 ZONOLITE REAL ESTATE I, LLC/DISCOUNT COLLISION
 218-841-5125

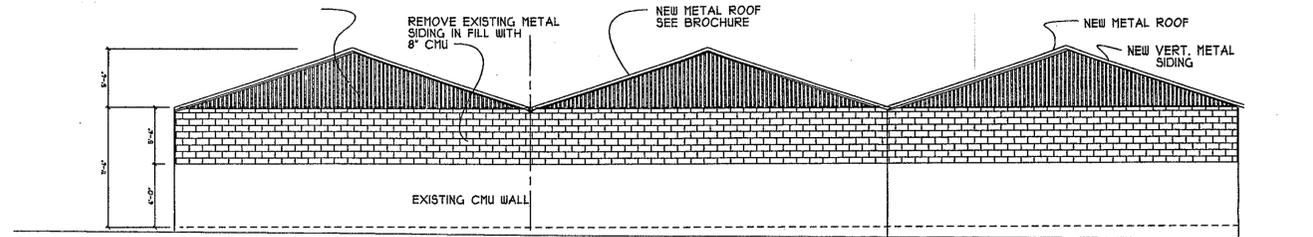
SQUARE	FOOTAGE
OFFICE	540
WAREHOUSE	9,510
TOTAL	10,050

(APPROXIMATE)

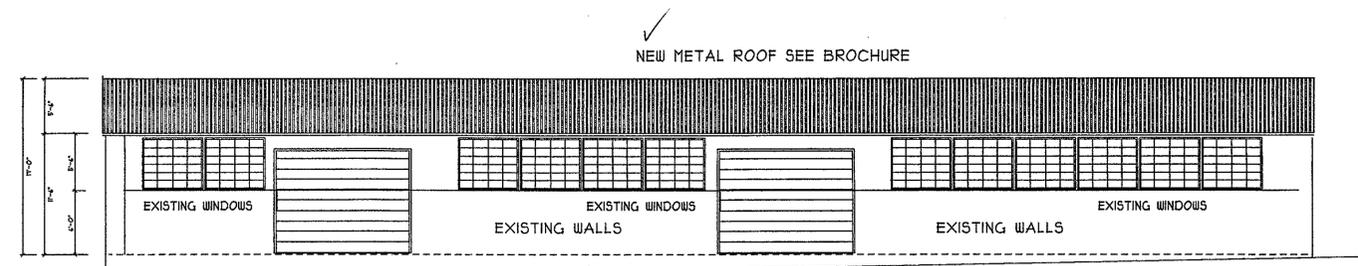
SHEET
A-3

DESCRIPTION
NEW FLOOR PLAN
 500-143
 ZONOLITE

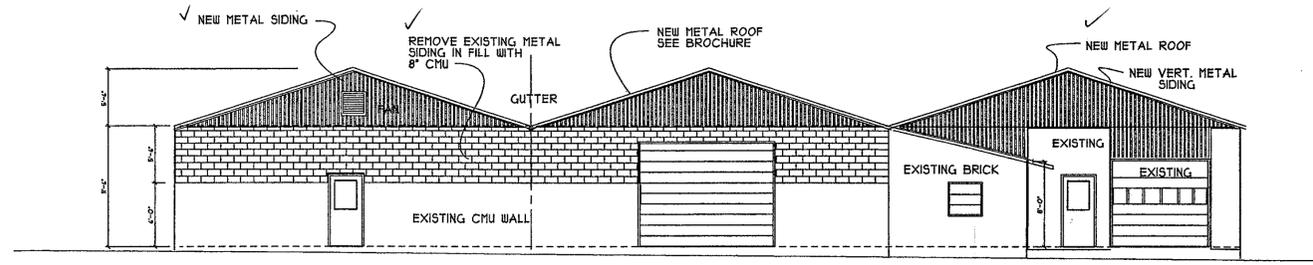
ZONOLITE
DATE PRINTED
3-28-11
RELEASED FOR
CONSTRUCTION



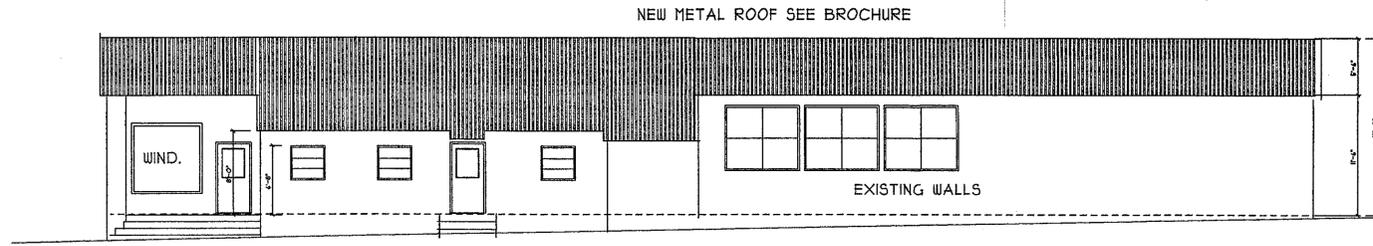
RIGHT SIDE ELEVATION
SCALE 1/4" = 1'-0"



REAR ELEVATION
SCALE 1/4" = 1'-0"



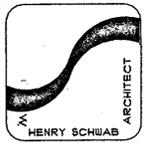
LEFT SIDE ELEVATION
SCALE 1/4" = 1'-0"



FRONT ELEVATION
SCALE 1/4" = 1'-0"

DRWN	LH	
CKED	HS	
APRVD	3/4/10	
DATE	3-28-11	
REVISIONS:		
NO.	DATE	BY

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W. HENRY SCHWAB
ARCHITECT
37 or 28th STREET N.W.
ATLANTA, GA. 30304
(404) 352-8813

DISCOUNT COLLISION
114 ZONOLITE PLACE, NE
ATLANTA, DEKALB COUNTY, GA 30306
PETE POLLOS
ZONOLITE REAL ESTATE I, LLC/DISCOUNT COLLISION
678-641-5428

SQUARE	FOOTAGE
OFFICE	540
WAREHOUSE	9,510
TOTAL	10,050
(APPROXIMATE)	

SHEET
A-4

DESCRIPTION
ELEVATIONS

500-143
ZONOLITE

ZONOLITE
 DATE PRINTED
3-28-11
 RELEASED FOR
 CONSTRUCTION

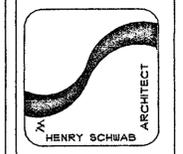


DRWN LH
 CKED HS
 APRVD 3/4/10
 DATE 3-28-11

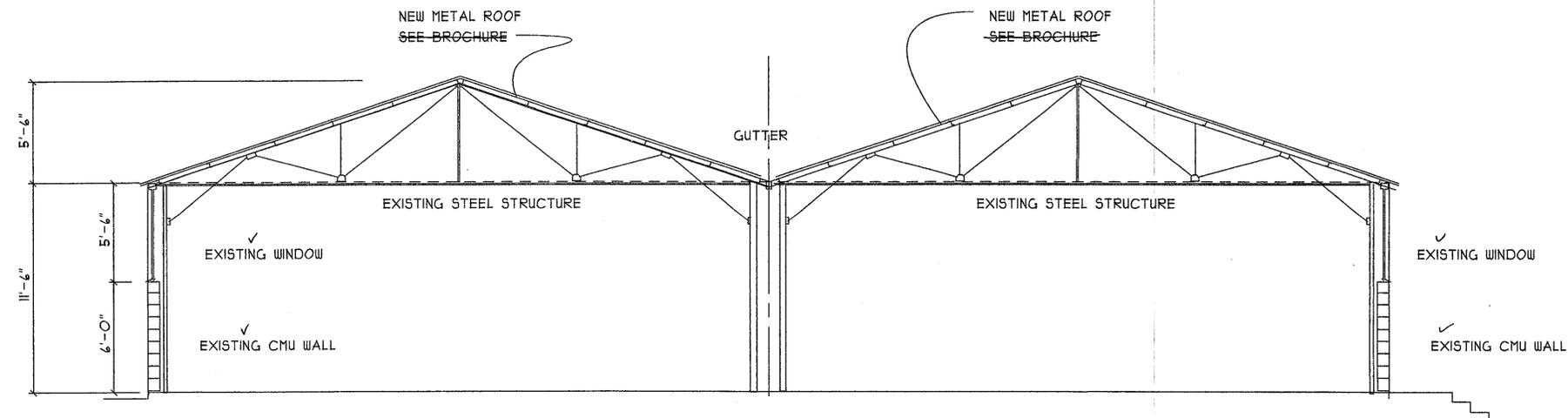
REVISIONS:

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W. HENRY SCHWAB
 ARCHITECT
 371 on 28th STREET, N.W.
 ATLANTA, GA. 30309
 (404) 352-8893



CROSS SECTION
 SCALE 1/4" = 1'-0"

DISCOUNT COLLISION
 1164 ZONOLITE PLACE, NE
 ATLANTA, DEKALB COUNTY, GA 30306
 PETER BOULOS
 ZONOLITE REAL ESTATE I, LLC/DISCOUNT COLLISION
 278-844-1425

SQUARE	FOOTAGE
OFFICE	540
WAREHOUSE	9,510
TOTAL	10,050

(APPROXIMATE)

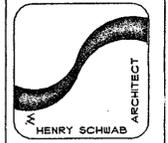
SHEET
A-5

DESCRIPTION
WALL SECTION

500-143
 ZONOLITE

DRWN	LH	
CKED	HS	
APRVD	3/4/10	
DATE	3-28-11	
REVISIONS:		
NO.	DATE	BY

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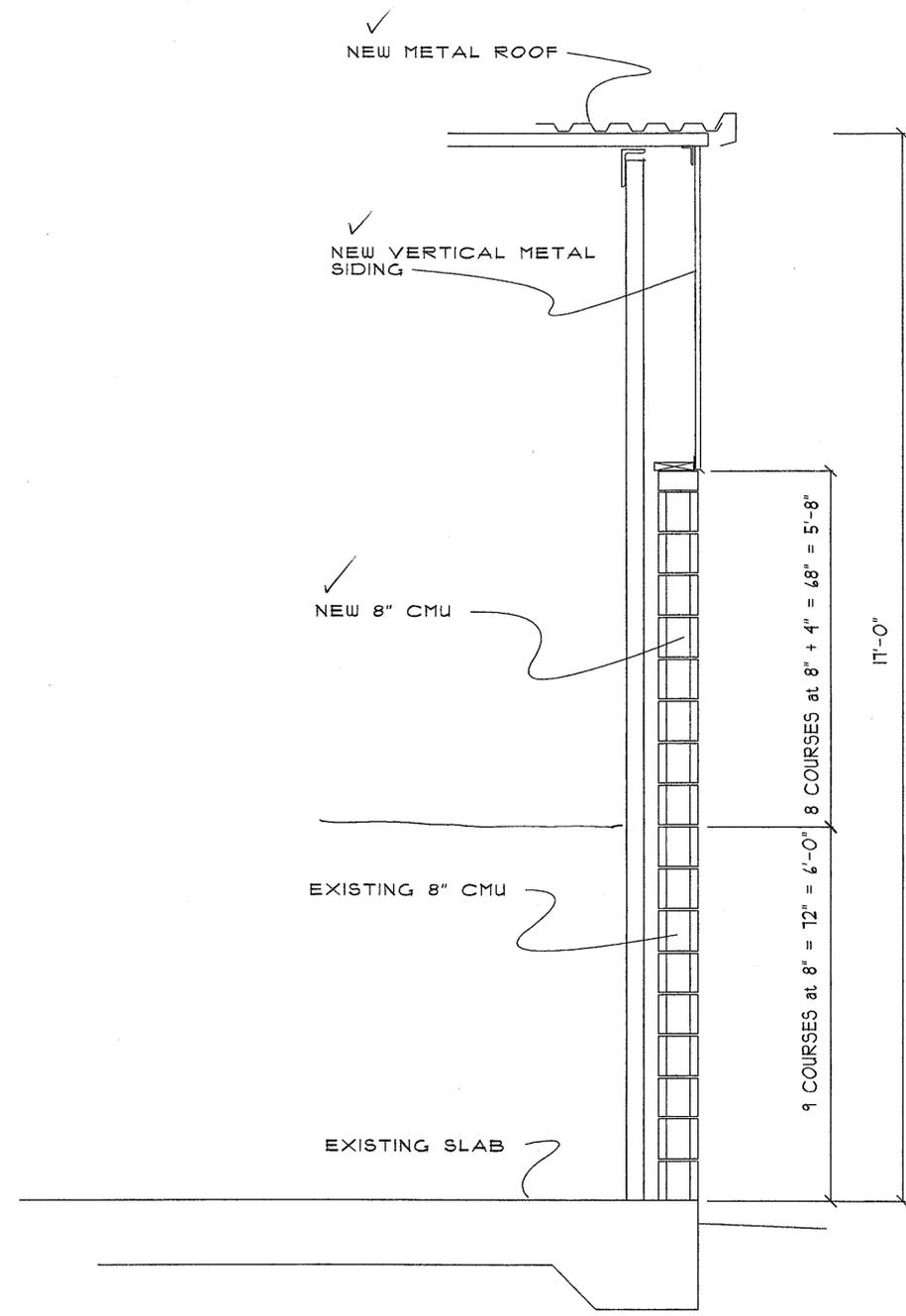
W. HENRY SCHWAB
 ARCHITECT
 37 W. 28th STREET N.W.
 ATLANTA, GA. 30309
 (404) 352-8893

DISCOUNT COLLISION
 1164 ZONOLITE PLACE, NE
 ATLANTA, DEKALB COUNTY, GA 30306
 PETE FOULLOS
 208-541-5125
 DISCOUNT COLLISION

SQUARE	FOOTAGE
OFFICE	540
WAREHOUSE	9,510
TOTAL	10,050
(APPROXIMATE)	

SHEET
A-6

DESCRIPTION
WALL SECTION
 500-143
 ZONOLITE



AT APEX OF ROOF

PLATE LINE

REMOVE METAL SIDING
 NEW CMU WALL

NOTES:
 BUILDING IS EXISTING STEEL FRAME
 NEW WORK IS TO RE-ROOF BUILDING
 WITH NEW METAL ROOFING
 SEE MFG. DETAILS
 CONSTRUCT NEW 8" CMU WALL
 ON EXISTING CMU WALL

WALL SECTION

SCALE 1/2" = 1'-0"