

Application for Redevelopment Overlay District

Cobb County, Georgia

(Cobb County Planning Division)

Application No. _____ (2020)

PC Hearing Date: 09/01/2020

BOC Hearing Date: 09/15/2020

Applicant Atlantic Realty Acquisitions LLC

Phone# (404) 591-2900

(applicant's name printed)

Address Suite 1250, 3500 Lenox Road, Atlanta, GA 30326

E-mail JWard@atlanticresi.com
RAaronson@atlanticresi.com

Moore Ingram Johnson & Steele, LLP

Emerson Overlook, Suite 100, 326 Roswell Street

J. Kevin Moore

Address Marietta, GA 30060

(representative's name, printed)

BY: [Signature]

Phone# (770) 429-1499 E-mail jkm@mijis.com

(representative's signature) Georgia Bar No. 519728

Signed, sealed and delivered in presence of:

Carolyn E. Cook
Notary Public

My commission expires: January 10, 2023



Titleholder _____

Phone# _____

E-mail _____

(titleholder's name, printed)

See Exhibit "A" Attached Collectively

Signature _____

Address _____

(attach additional signature, if needed)

Signed, sealed and delivered in presence of:

My commission expires: _____

Notary Public

Current Zoning: NS, PSC

For the Purpose of _____

Redevelopment of aged shopping center and commercial uses
for a Mixed-Use Development

Size of Tract _____

17.91±

Acre(s)

(subdivision, restaurant, warehouse, apt., etc.)

Location Southeasterly side of Sandy Plains Road; northerly side of East Piedmont Road

(street address, if applicable; nearest intersection, etc.) (2692 Sandy Plains Road and unnumbered parcels)

Land Lot(s) 557, 596, 629

District(s) 16th

We have investigated the site as to the existence of archeological and/or architectural landmarks. I hereby certify that there ~~are~~ are no such assets. If any exist, provide documentation with this application.

to the best of our knowledge, information, and belief.

ATLANTIC REALTY ACQUISITIONS LLC

BY: [Signature]

(applicant's signature)

Richard D. Aaronson, Manager

We have investigated the site as to the existence of any cemetery located on the above property. I hereby certify that there ~~is~~ is not such a cemetery. If any exist, provide documentation with this application.

(Mayes Family Cemetery)

ATLANTIC REALTY ACQUISITIONS LLC

BY: [Signature]

(applicant's signature)

Richard D. Aaronson, Manager

**EXHIBIT "A" - ATTACHMENT TO APPLICATION FOR
REDEVELOPMENT OVERLAY DISTRICT**

Application No.: _____ (2020)
Hearing Dates: September 1, 2020
September 15, 2020

Applicant: Atlantic Realty Acquisitions LLC
Titleholder: Sprayberry Crossing Partnership,
a Georgia General Partnership

SPRAYBERRY CROSSING PARTNERSHIP,
a Georgia General Partnership

BY: Mitchell V Brannen
Title: Partner

Printed Name: Mitchell V. Brannen

Date Executed: June 30, 2020

Address: Suite 1100, 5555 Glenridge Connector
Atlanta, Georgia 30342

Telephone No.: (404) 812-4000
E-mail: mbrannen@raibg.com

Signed, sealed, and delivered in the presence of:

Lorilee B Flynn
Notary Public
Commission Expires: 3-16-2023

[Notary Seal]



**EXHIBIT "A" - ATTACHMENT TO APPLICATION FOR
REDEVELOPMENT OVERLAY DISTRICT**

Application No.: _____ (2020)
Hearing Dates: September 1, 2020
September 15, 2020

Applicant: Atlantic Realty Acquisitions LLC
Titleholders: Sandy Brownstone, LLC and
Sandy Ten, LLC

SANDY BROWNSTONE, LLC

BY: *Barden R. Brown, Jr.*

Title: Manager

Printed Name: Barden R. "Bo" Brown, Jr.

Date Executed: June 30, 2020

Address: Suite 205, 1303 Hightower Trail
Atlanta, Georgia 30350

Telephone No.: (678) 296-2240

E-mail: bo@brownra.com

Signed, sealed, and delivered in the presence of:

Susan Shivers Fink

Notary Public

Commission Expires _____

[Notary Seal]



**EXHIBIT "A" - ATTACHMENT TO APPLICATION FOR
REDEVELOPMENT OVERLAY DISTRICT**

Application No.: _____ (2020)
Hearing Dates: September 1, 2020
September 15, 2020

Applicant: Atlantic Realty Acquisitions LLC
Titleholders: Sandy Brownstone, LLC and
Sandy Ten, LLC

SANDY TEN, LLC

BY: *Kathy M Cellino*
Title: MANAGER

Printed Name: KATHY M CELLINO

Date Executed: 7-1, 2020

Address: Post Office Box 747
Farmington, CT 06034-0747

Telephone No.: () _____
E-mail: _____

Signed, sealed, and delivered in the presence of:

Jennifer Vallejo
Notary Public
Commission Expires: _____

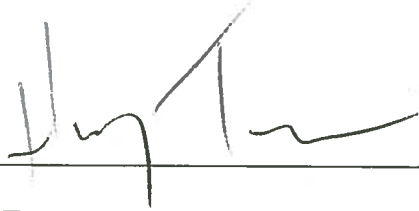
[Notary Seal]

JENNIFER VALLEJO
NOTARY PUBLIC
MY COMMISSION EXPIRES NOV. 30, 2024

**EXHIBIT "A" - ATTACHMENT TO APPLICATION FOR
REDEVELOPMENT OVERLAY DISTRICT**

Application No.: _____ (2020)
Hearing Dates: September 1, 2020
September 15, 2020

Applicant: Atlantic Realty Acquisitions LLC
Titleholders: Hong Tran and Hanh H. Tran



Hong Tran
a/k/a Chris Tran

Date Executed: 07/01/2020, 2020

Address: 1751 Newton Road
Marietta, Georgia 30066

Telephone No.: 770 235-7492
E-mail: trannsx@yahoo.com

Signed, sealed, and delivered in the presence of:



Notary Public
Commission Expires: 3/4/2023



[Notary Seal]

**EXHIBIT "A" - ATTACHMENT TO APPLICATION FOR
REDEVELOPMENT OVERLAY DISTRICT**

Application No.: _____ (2020)
Hearing Dates: September 1, 2020
September 15, 2020

Applicant: Atlantic Realty Acquisitions LLC
Titleholders: Hong Tran and Hanh H. Tran



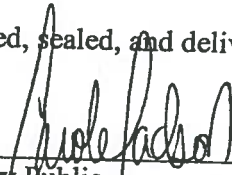
Hanh H. Tran

Date Executed: June 30, 2020

Address: 1751 Newton Road
Marietta, Georgia 30066

Telephone No.: () _____
E-mail: trannsx@yahoo.com

Signed, sealed, and delivered in the presence of:



Notary Public
Commission Expires: 3/4/2023

[Notary Seal]



PROPERTY/FINANCIAL DISCLOSURE REPORT¹ BY APPLICANT²

(A separate form must be completed by each applicant* - please see definition below)

Does any member of the Board of Commissioners or Planning Commission have a property interest (direct or indirect ownership, including any percentage of ownership less than total) in the subject property? _____
No, to the best of our knowledge, information, and belief.

If so, describe the nature and extent of such interest: Not Applicable.

Does any member of the Board of Commissioners or Planning Commission have a financial interest (direct ownership interests of the total assets or capital stock where such ownership interest is ten percent (10%) or more) of a corporation, partnership, limited partnership, firm, enterprise, franchise, association, or trust, which has a property interest (direct or indirect ownership, including any percentage of ownership less than total) upon the subject property? No, to the best of our knowledge, information, and belief.

If so, describe the nature and extent of such interest: Not Applicable.

Does any member of the Board of Commissioners or Planning Commission have a spouse, mother, father, brother, sister, son or daughter who has any interest as described above? No, to the best of our knowledge, information, and belief.

If so, describe the relationship and the nature and extent of such interest: Not Applicable.

I certify that the foregoing information is true and correct, this 2nd day of July, 2020.

ATLANTIC REALTY ACQUISITIONS LLC

BY: 

Applicant's Signature

Richard D. Aaronson, Manager

¹If the answer to any of the above is "Yes," then the member of the Board of Commissioners or Planning Commission must immediately disclose the nature and extent of such interest, in writing, to the Board of Commissioners of Cobb County, Georgia. A copy should be filed with this application. Such disclosures shall be a public record and available for public inspection at any time during normal working hours.

²Applicant means any person who applies for an action and any attorney, or other person representing or acting on behalf of a person who applies for an action.

CAMPAIGN DISCLOSURE REPORT¹ BY APPLICANT²

(A separate form must be completed by each applicant* - please see definition below)

Has the applicant² made, within two (2) years immediately preceding the filing of this application, campaign contributions aggregating two hundred fifty dollars (\$250.00) or more or made gifts having in the aggregate a value of two hundred fifty dollars (\$250.00) or more to a member or members of the Board of Commissioners or Planning Commission who will consider the application?

No.

If so, the applicant and the attorney representing the applicant must file a disclosure report with the Board of Commissioners of Cobb County within ten (10) days after this application is first filed.

Please apply the following information that will be considered as the required disclosure:

The name of the member(s) of the Board of Commissioners or Planning Commission to whom the campaign contribution or gift was made: Not Applicable.

The dollar amount of each campaign contribution made by the applicant to the member(s) of the Board of Commissioners or Planning Commission during the two (2) years immediately preceding the filing of this application and the date of each such contribution: Not Applicable.

An enumeration and description of each gift having a value of two hundred fifty dollars (\$250.00) or more made by the applicant to the member(s) of the Board of Commissioners or Planning Commission during the two (2) years immediately preceding the filing of this application: Not Applicable.

I certify that the foregoing information is true and correct, this 2nd day of July, 2020.

ATLANTIC REALTY ACQUISITIONS LLC

BY: 

Applicant's Signature
Richard D. Aaronson, Manager

¹If the answer to any of the above is "Yes," then the member of the Board of Commissioners or Planning Commission must immediately disclose the nature and extent of such interest, in writing, to the Board of Commissioners of Cobb County, Georgia. A copy should be filed with this application. Such disclosures shall be a public record and available for public inspection at any time during normal working hours.

²Applicant means any person who applies for an action and any attorney or other person representing or acting on behalf of a person who applies for an action.

**ACTION BY UNANIMOUS WRITTEN CONSENT OF THE MEMBERS OF
ATLANTIC REALTY ACQUISITIONS LLC
ADOPTING CERTAIN ACTS AND RESOLUTIONS**

THE UNDERSIGNED, being all of the Members of ATLANTIC REALTY ACQUISITIONS LLC, a Georgia limited liability company (hereinafter referred to as the "Company"), by written consent pursuant to O.C.G.A. § 14-11-309, do hereby waive notice and waive the furnishing of any material otherwise required to be furnished and adopt the following actions and resolutions on behalf of the Company.

WHEREAS, the Company intends to file an Application for Redevelopment Overlay District as to certain real property located on the southeasterly side of Sandy Plains Road and the northerly side of East Piedmont Road, a portion being more particularly known as 2692 Sandy Plains Road, along with certain unnumbered parcels, all of which being located in Land Lots 557, 596, and 629, 16th District, 2nd Section, Cobb County, Georgia, (hereinafter referred to as the "Property" or the "Subject Property"); and

WHEREAS, in connection with the filing of the Application for Redevelopment Overlay District, the Company must execute certain documents including, without limitation, an Application for Redevelopment Overlay District, Disclosure Reports, and other ancillary documentation (hereinafter collectively referred to as "Application"), and to consummate the contemplated filing of the Application, documentation is needed to authorize the Application and to specifically authorize the execution on behalf of the Company of all documents necessary to consummate the Application; and

WHEREAS, the Members of the Company reviewed and approved the form of the Application and related documents.

WHEREAS, RICHARD D. AARONSON and ANDREW AARONSON are the Members of the Company.

NOW, THEREFORE, BE IT RESOLVED that RICHARD D. AARONSON, as Member and Manager, is hereby authorized to execute the aforesaid Application for Redevelopment Overlay District, Disclosure Reports, and any and all other documents necessary or appropriate to file and complete the rezoning and/or redevelopment overlay district process for the Subject Property on such terms, conditions, and provisions as he deems necessary and appropriate; such execution of any documents being conclusive evidence that RICHARD D. AARONSON deems the terms, conditions, and provisions thereof to be proper and in the best interest of the Company.

RESOLVED, FURTHER, that any and all acts of RICHARD D. AARONSON are pursuant to the authority hereby presented and are approved, ratified, and accepted as actions of the Company.

RESOLVED, FURTHER, that the Members of the Company hereby certify that the foregoing resolution was entered upon the minutes of the Company as and for the action of the Company on the date and for the meeting as herein specified, and that the foregoing is a true and correct copy of such resolution as it appears on the records of the Company and that the signatures of the Members are authentic and genuine.

IN WITNESS WHEREOF, the undersigned Members of the Company have hereunto set their hands and seals as of the dates set forth below.

MEMBERS:

 (L.S.)

Richard D. Aaronson

Date Executed: July 1, 2020

 (L.S.)

Andrew Aaronson

Date Executed: July 1, 2020

Letter of Intent*

.....
Part 1. Residential Rezoning Information (attach additional information if needed)

- a) **Proposed unit square-footage(s):**

Market Rate Rental	Active Adult 55+
1Bdrm 700+sq ft - 2Bdrm 1100+sq ft	1Bdrm 800+sq ft - 2Bdrm 1240+sq ft
- b) **Proposed building architecture:** Modern classic with articulated building facades

- c) **List all requested variances:** _____

.....
Part 2. Non-residential Rezoning Information (attach additional information if needed)

- a) **Proposed use(s):** Professional Office - 15,000 sq ft, Neighborhood retail - 20,000 sq ft,
Grocery- 30,000 sq ft
- b) **Proposed building architecture:** Modern classic with articulated building facades

- c) **Proposed hours/days of operation:** _____
- d) **List all requested variances:** _____

.....
Part 3. Other Pertinent Information (List or attach additional information if needed)

Includes pocket parks, open air entertainment & food hall

.....
Part 4. Is any of the property included on the proposed site plan owned by the Local, State, or Federal Government?

(Please list all Right-of-Ways, Government owned lots, County owned parcels and/or remnants, etc., and attach a plat clearly showing where these properties are located). No, to the best of our knowledge, information, and belief.

.....
*Applicant specifically reserves the right to amend any information set forth in this Letter of Intent, or any other part of this Application for Redevelopment Overlay District, at any time during the review process.

29-0

STATE OF GEORGIA
COUNTY OF FULTON

LIMITED WARRANTY DEED

THIS INDENTURE, made and entered into this 9th day of December, 1985, by and between FIRST CAPITAL INCOME PROPERTIES, LTD. - SERIES IV, a Florida limited partnership (hereinafter referred to as the "Grantor"), and SPRAYBERRY CROSSING PARTNERSHIP, a Georgia general partnership (hereinafter referred to as "Grantee") (the words "Grantor" and "Grantee" to include their respective heirs, legal representatives, successors and assigns where the context requires or permits);

W I T N E S S E T H. T H A T:

GRANTOR, for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable consideration, in hand paid at and before the sealing and delivery of these presents, the receipt whereof is hereby acknowledged, has granted, bargained, sold, aliened, conveyed and confirmed, and by these presents does grant, bargain, sell, alien, convey and confirm unto said Grantee, all that tract or parcel of land lying and being located in Land Lots 557 and 596 of the 16th District, 2nd Section, Cobb County, Georgia, and being more particularly described on Exhibit A, attached hereto and incorporated herein by this reference (hereinafter referred to as the "Property").

THIS CONVEYANCE and the warranties herein contained are expressly made subject to those liens, encumbrances, restrictions and other matters set forth on Exhibit B attached hereto and incorporated herein by this reference.

THIS CONVEYANCE is expressly made subject to that certain Security Deed from Sandy Plains Associates, a Georgia limited partnership, to First Phenix Service Corporation, dated April 13, 1978, recorded in Deed Book 1879, page 595, Cobb County Records, which has been assigned to Phenix Federal Savings and Loan Association by Assignment dated April 13, 1978, recorded in Deed Book 1879, page 594, Cobb County Records, and to the indebtedness secured thereby. By acceptance of this Deed, Grantee does not in any way assume any liability whatsoever for the repayment of said indebtedness.

TO HAVE AND TO HOLD the said described Property, with all and singular the rights, members and appurtenances thereof, to the same being, belonging, or in anywise appertaining, only to the proper use, benefit and behoof of the said Grantee forever in FEE SIMPLE.

AND THE SAID GRANTOR will warrant and forever defend the right and title to the above described Property unto the said Grantee against the claims of all persons and entities owning, holding or claiming by, through or under Grantor, but not otherwise.

3,798.00
Cobb County, Georgia
Paid 3,798.00 Real Estate Transfer Tax
Date 12-30-85
Jay C. Stephenson
Clerk of Superior Court

Jay C. Stephenson
COBB SUPERIOR COURT CLERK

85 DEC 30 P 1 02

FILED AND RECORDED

IN WITNESS WHEREOF, the Grantor has signed and sealed this Deed on the day and year first above written.

Signed, sealed and delivered in the presence of:

Susan W. Low
Unofficial Witness

Mary Margaret Tuttle
Notary Public

Notary Public executed December 19, 1985.

My Commission Expires:

MARY MARGARET TUTTLE
Notary Public, Georgia, State of Law
My Commission Expires Dec. 8, 1986

[NOTARIAL SEAL]

FIRST CAPITAL INCOME PROPERTIES, LTD. - SERIES IV, a Florida limited partnership

By: First Capital Properties Corporation, a Florida corporation, its managing general partner

By: Ronald L. Glass
Ronald L. Glass, Executive Vice President

[CORPORATE SEAL]

(0123c)

TRACT 1

EXHIBIT "A"

All that tract or parcel of land lying and being in Land Lots 557 and 596 of the 16th District, 2nd Section of Cobb County, Georgia and being more particularly described as follows:

BEGINNING at a point located on the southeasterly side of the right of way of Sandy Plains Road, 512.53 feet southwesterly from a point where the southeasterly side of the right of way of Sandy Plains Road (100 foot right of way) intersects the right of way of Post Oak Tritt Road (80 foot right of way), if said rights of way were extended to form a corner (said point being 437.13 feet from the intersection of the southeasterly right of way of Sandy Plains Road, and the southwesterly right of way of Post Oak Tritt Road, as previously located); said beginning point extending perpendicular with and 50 feet from the centerline of Sandy Plains Road; extending thence South 55 degrees 52 minutes 39 seconds east a distance of 235.86 feet to a point; extending thence North 34 degrees 07 minutes 21 seconds east a distance of 28.74 feet to a point; extending thence North 61 degrees 41 minutes 42 seconds east a distance of 103.60 feet to a point; extending thence South 28 degrees 18 minutes 18 seconds east a distance of 362.46 feet to the northwesterly side of a 30 foot Service Road; extending thence South 31 degrees 41 minutes 42 seconds west and along the northwesterly side of said 30 feet Service Road a distance of 400.80 feet to a point; extending thence North 58 degree 18 minutes 18 seconds west 86.18 feet to a point; extending thence South 38 degrees 22 minutes 44 seconds west a distance of 8.80 feet to the line of Mayes Cemetary; along thence North 75 degrees 16 degrees 08 seconds west and along the line of Mayes Cemetary a distance of 160.80 feet to a point; extending thence South 32 degrees 51 minutes 36 seconds west and along the line of Mayes Cemetary a distance of 147.51 feet to a point; extending thence South 58 degrees 18 minutes 18 seconds east 131.00 feet to a point; extending thence South 31 degrees 41 minutes 42 seconds west a distance of 178.00 feet to a point; extending thence North 58 degrees 18 minutes 18 seconds west a distance of 407.60 feet to a point; extending thence North 40 degrees 04 minutes 09 seconds east a distance of 71.80 feet to a point; extending thence North 48 degrees 29 minutes 15 seconds west a distance of 185.00 feet to a point on the southeasterly side of Sandy Plains Road; extending thence North 40 degrees 04 minutes 09 seconds east and along the southeasterly side of Sandy Plains Road parallel to and 50 feet from the centerline of Sandy Plains Road a distance of 40.00 feet to a point;

extending thence South 48 degrees 29 minutes 15 seconds east a distance of 185.00 feet to a point; extending thence North 40 degrees 04 minutes 09 seconds east a distance of 331.50 feet to a point; continuing North 37 degrees 05 minutes 45 seconds east a distance of 360.61 feet to a point; extending thence North 30 degrees 52 minutes 42 seconds west a distance of 11.76 feet to a point; extending thence northwesterly along an arc (Radius = 155.0 feet) a distance of 67.63 feet to a point; extending thence North 55 degrees 52 minutes 39 seconds west a distance of 108.09 feet to a point located on the southeasterly side of Sandy Plains Road; extending thence North 37 degrees 05 minutes 45 seconds east parallel to and 50 feet from the centerline of Sandy Plains Road a distance of 30.0 feet to the point of beginning; as shown on survey for Sandy Plains Associates by Gaskins & Hogan Surveying Co., dated August 12, 1979, as revised August 16, 1979, which survey is incorporated herein by reference as if fully set forth herein.

All that tract or parcel of land lying and being Land Lot 596 of the 16th District, 2nd Section, Cobb County, Georgia, more particularly described as follows:

TO FIND THE POINT OF BEGINNING, begin at an iron pin located on the southwesterly right of way of Post Oak Tritt Road (80 foot right of way), 233.51 feet southeasterly from the intersection of the southwesterly right of way of Post Oak Tritt Road and the southeasterly right of way of Sandy Plains Road (100 foot right of way) if said rights of way were extended to form a corner; which point is located at the most northeasterly corner of property now or formerly owned by McDonald's Corporation; thence South 1 degree 52 minutes 16 seconds east 156.82 feet to a point; thence southerly and southwesterly along an arc (radius equals 255.37) 283.33 feet to a point; thence South 61 degrees 41 minutes 42 seconds west 73.02 feet to a point; thence North 28 degrees 18 minutes 18 seconds west 16.04 feet to a point; thence South 61 degrees 41 minutes 42 seconds west 20 feet to a point; thence South 28 degrees 18 minutes 18 seconds east 364.77 feet to a point; thence South 31 degrees 41 minutes 42 seconds west 396.18 feet to a point, AT THE POINT OF BEGINNING; thence continuing South 31 degrees 41 minutes 42 seconds west 135.00 feet to a point; thence North 58 degrees 18 minutes 18 seconds west 71.18 feet to a point; thence North 31 degrees 41 minutes 42 seconds east 135.00 feet to a point; thence South 58 degrees 18 minutes 18 seconds east 71.18 feet to a point, at the point of beginning; as shown on survey for Sandy Plains Associates by Gaskins & Hogan Surveying Co. dated August 12, 1979, revised August 16, 1979, which survey is incorporated herein by reference as if fully set forth herein.

TOGETHER WITH a non-exclusive easement for ingress and egress of pedestrians and motor vehicles in, through, over property described on Exhibits "A-1", "A-2", and "A-3" attached hereto and made a part hereof.

All that tract or parcel of land lying and being in Land Lot 595 and 596 of the 16th District, 2nd Section, Cobb County, Georgia more particularly described as follows:

BEGINNING at a point located on the northeasterly right of way of East Piedmont Road (80 foot right of way) 253.38 feet southeasterly from the intersection of the northeasterly right of way of East Piedmont Road with the southeasterly right of way of Sandy Plains Road (100 foot right of way); thence north 12 degrees 39 minutes 39 seconds east 155.28 feet to a point; thence northeasterly along an arc (radius equals 2081.19) 168.25 feet to a point; thence north 40 degrees 04 minutes 09 seconds east 269.77 feet to a point; thence south 58 degrees 18 minutes 18 seconds east 30.32 feet to a point; thence south 40 degrees 04 minutes 09 seconds west 274.18 feet to a point; thence southwesterly along an arc (radius equals 2051.19) 134.53 feet to a point; thence south 12 degrees 39 minutes 39 seconds west 172.44 feet to a point located on the northeasterly right of way of East Piedmont Road; thence north 77 degrees 20 minutes 21 seconds west 40 feet to a point, at the point of beginning; as shown on survey for Sandy Plains Associates by Gaskins & Hogan Surveying Co. dated August 12, 1979, revised August 16, 1979, which survey is incorporated herein by reference as if fully set forth herein.

"A-1"

All that tract or parcel of land lying and being in Land Lot 337 of the 16th District, 2nd Section, Cobb County, Georgia, more particularly described as follows:

BEGINNING at a point located on the southwesterly right of way of Post Oak Tritt Road (80 foot right of way) 233.31 feet southeasterly from the intersection of the southwesterly right of way of Post Oak Tritt Road with the southeasterly right of way of Sandy Plains Road (100 foot right of way), as now located, if said rights of way were extended to form a corner, said point being at the most northeasterly corner of property now or formerly owned by McDonald's Corporation; thence south 74 degrees 49 minutes 46 seconds east along said right of way 30 feet to a point; thence south 1 degree 32 minutes 16 seconds east 147.63 feet to a point; thence southerly and southwesterly along an arc (radius equals 285.37) 316.62 feet to a point; thence south 61 degrees 41 minutes 42 seconds west 73.02 feet to a point; thence north 28 degrees 18 minutes 18 seconds west 30.00 feet to a point; thence north 61 degrees 41 minutes 42 seconds east 73.02 feet to a point; thence northeasterly and northerly along an arc (radius equals 255.37) 283.33 feet to a point; thence south 1 degree 32 minutes 16 seconds west 156.82 feet to a point located on the southwesterly right of way of Post Oak Tritt Road, at the point of beginning; as shown on survey for Sandy Plains Associates by Gaskins Hogan Surveying Co. dated August 12, 1979, revised August 16, 1979 which survey is incorporated herein by reference as if fully set forth herein.

"A-2"

All that tract or parcel of land lying and being in Land Lot 557 and 596 of the 16th District, 2nd Section, Cobb County, Georgia, more particularly described as follows:

TO FIND THE POINT OF BEGINNING, begin at an iron pin located on the southwesterly right of way of Post Oak Tritt Road (80 foot right of way), 233.31 feet southeasterly from the intersection of the southwesterly right of way of Post Oak Tritt Road at the southeasterly right of way of Sandy Plains Road (100 foot right of way) if said rights of way were extended to form a corner, which point is located at the most northeasterly corner of property now or formerly owned by McDonald's Corporation; thence south 1 degree 52 minutes 16 seconds east 156.82 feet to a point; thence southerly and southwesterly along an arc (radius equals 255.37) 283.33 feet to a point; thence south 61 degrees 41 minutes 42 seconds west 73.02 feet to a point. AT THE POINT OF BEGINNING; thence north 28 degrees 18 minutes 18 seconds west 16.04 feet to a point; thence south 61 degrees 41 minutes 42 seconds west 16 feet to a point; thence 528 degrees 18 minutes 18 seconds east 262.46 feet to a point; thence south 31 degrees 41 minutes 42 seconds west 534.88 feet to a point; thence southwesterly and westerly along an arc (radius equals 40.0) 62.83 feet to a point; thence northwesterly 73 feet to a point; thence south 31 degrees 41 minutes 42 seconds west 30 feet to a point; thence south 58 degrees 18 minutes 18 seconds east 143.00 feet to a point; thence north 31 degrees 41 minutes 42 seconds east 767.19 feet to a point; thence north 28 degrees 18 minutes 18 seconds west 111.24 feet to a point; thence north 61 degrees 41 minutes 42 seconds east 43.70 feet to a point; thence north 28 degrees 18 minutes 18 seconds west 145.00 feet to a point; thence south 61 degrees 41 minutes 42 seconds west 21.98 feet to a point; thence north 28 degrees 18 minutes 18 seconds west 55.96 feet to a point; thence south 61 degrees 41 minutes 42 seconds west 73.02 feet to a point; at the point of beginning, as shown on survey for Sandy Plains Associates by Gaskins & Hogan Surveying Co. dated August 12, 1979, revised August 16, 1979, which survey is incorporated herein by reference as if fully set forth herein.

(*) thence north 28 degrees 18 minutes 18 seconds west 30.8 feet to a point,

"A-3"

TRACT II
EXHIBIT "A"

Description of a 3.36 Acre tract of land located in Land Lot 596 of the 16th District, 2nd Section of Cobb County, Georgia, more particularly described as follows:

TO FIND THE POINT OF BEGINNING, begin at a point located at the southeast corner of Land Lot 596; thence north 87 degrees 18 minutes 41 seconds west 352.99 feet along the south line of Land Lot 596 to a point; thence north 4 degrees 09 minutes 40 seconds East 83.29 feet to a point, AT THE POINT OF BEGINNING; thence north 58 degrees 18 minutes 18 seconds west 454.0 feet to a point; thence north 31 degrees 41 minutes 42 seconds east 150.0 feet to a point; thence south 58 degrees 18 minutes 18 seconds east 143.0 feet to a point; thence north 31 degrees 41 minutes 42 seconds east 232.50 feet to a point; thence south 58 degrees 18 minutes 18 seconds east 311.0 feet to a point; thence south 31 degrees 41 minutes 42 seconds west 395.50 feet to the point of beginning; as shown on survey for Sandy Plains Associates by Gaskins & Hogan Surveying Co. dated August 12, 1979, revised August 16, 1979, which survey is incorporated herein by reference as if fully set forth herein.

TOGETHER WITH a non-exclusive easement for ingress and egress for pedestrian and motor vehicular traffic in, to, over and across those certain properties more particularly described in Exhibits "A-1", A-2, and A-3 attached hereto and made a part hereof.

EXHIBIT "A"

All that tract or parcel of land lying and being in Land Lot 596 of the 16th District, 2nd Section, Cobb County, Georgia, more particularly described as follows:

TO FIND THE POINT OF BEGINNING, begin at a point located at the common intersection of Land Lot 596, 629, 628 and 597; thence north 87 degrees 18 minutes 41 seconds west along the south line of Land Lot 599 352.99 feet to a point, AT THE POINT OF BEGINNING; thence continuing north 87 degrees 18 minutes 41 seconds west along the south line of Land Lot 596, 30 feet to a point; thence north 4 degrees 09 minutes 40 seconds east 65.87 feet to a point; thence north 58 degrees 18 minutes 18 seconds west 290.68 feet to a point; thence south 19 degrees 47 minutes 52 seconds west 216.38 feet to a point located on the south line of Land Lot 596; thence north 87 degrees 18 minutes 41 seconds west along the south line of Land Lot 596, 41.56 feet to a point; thence north 19 degrees 47 minutes 52 seconds east 60.52 feet to a point; thence north 29 degrees 15 minutes 02 seconds east 50.40 feet to a point; thence north 19 degrees 47 minutes 52 seconds east 125.00 feet to a point; thence north 31 degrees 41 minutes 42 seconds east 30.00 feet to a point; thence south 58 degrees 18 minutes 18 seconds east 341.00 feet to a point; thence south 4 degrees 09 minutes 40 seconds west 83.29 feet to a point, at the point of beginning; as shown on survey for Sandy Plains Associates by Gaskins & Hogan Surveying Co. dated August 12, 1979, revised August 16, 1979 which survey is incorporated herein by reference as if fully set forth herein.

"A-1"

All that tract or parcel of land lying and being in Land Lot 629 of the 16th District, 2nd Section, Cobb County, Georgia, more particularly described as follows:

TO FIND THE POINT OF BEGINNING, begin at a point located at the common intersection of Land Lots 629, 628, 597 and 596; thence north 87 degrees 18 minutes 41 seconds west 352.99 feet to a point, AT THE POINT OF BEGINNING; thence south 3 degrees 42 minutes 49 seconds west 274.79 feet to a point located on the northeasterly right of way of East Piedmont Road (80 foot right of way); thence northwesterly along the northeasterly right of way of East Piedmont Road, and following the curvature thereof, 36.68 feet to a point; thence north 3 degrees 42 minutes 49 seconds east 253.15 feet to a point located on the north line of Land Lot 629; thence south 87 degrees 18 minutes 41 seconds east 30.0 feet to a point, at the point of beginning; as shown on survey for Sandy Plains Associates by Gaskins & Hogan Surveying Co. dated August 12, 1979, revised August 16, 1979, which survey is incorporated herein by reference as if fully set forth herein.

"A-2"

All that tract or parcel of land lying and being in Land Lot 629 of the 16th District, 2nd Section, Cobb County, Georgia, more particularly described as follows:

TO FIND THE POINT OF BEGINNING, begin at the common intersection of Land Lot 629, 628, 597 and 596; thence north 87 degrees 18 minutes 41 seconds west along the north line of Land Lot 629, 699.17 feet to a point, AT THE POINT OF BEGINNING; thence south 19 degrees 47 minutes 52 seconds west 94.23 feet to a point located on the northeasterly right of way of East Piedmont Road (80 foot right of way); thence northwesterly along the northeasterly right of way of East Piedmont Road, and following the curvature thereof, 40 feet to a point; thence north 19 degrees 47 minutes 52 seconds east 77.31 feet to a point located on the north line of Land Lot 629; thence south 87 degrees 18 minutes 41 seconds east along the north line of said Land Lot 629, 41.56 feet to a point, at the point of beginning; as shown on survey for Sandy Plains Associates by Gaskins & Hogan Surveying Co., dated August 12, 1979, as revised August 16, 1979, which survey is incorporated herein by reference as if fully set forth herein.

"A-3"

EXHIBIT "B"

TITLE EXCEPTIONS

1. Ad valorem real estate taxes for the year 1986 and subsequent years.
2. Matters which would be shown by a current, accurate survey and inspection of the Property.
3. Easements to Georgia Power Company, as follows:
 - (a) From D. B. Brown, dated June 24, 1929 and recorded in Deed Book 99, page 96, Cobb County, Georgia records;
 - (b) From M. C. Hamby, dated June 24, 1929 and recorded in Deed Book 99, page 97, aforesaid records;
 - (c) From M. C. Hamby, dated June 24, 1929 and recorded in Deed Book 99, page 94, aforesaid records;
 - (d) From D. B. Brown, dated March 18, 1946 and recorded in Deed Book 171, page 511, aforesaid records;
 - (e) From M. C. Hamby Estate, dated October 17, 1972 and recorded in Deed Book 1364, page 403, aforesaid records;
 - (f) From Sandy Plains Associates, dated April 28, 1977 and recorded in Deed Book 1852, page 450, aforesaid records.
4. Right-of-way deeds from M. C. Hamby, et al., to Cobb County, Georgia, dated July 20, 1957 and recorded in Deed Book 1524, page 23, aforesaid records, and dated July 19, 1957 and recorded in Deed Book 1524, page 25, aforesaid records.
5. Right-of-way deed from Sandy Plains Associates to Cobb County, Georgia, dated November 22, 1976 and recorded in Deed Book 1734, Folio 520, aforesaid records.
6. Sanitary sewer easements to Cobb County, Georgia, as follows:
 - (a) Dated July 6, 1978 and recorded in Deed Book 1896, page 60, aforesaid records;
 - (b) Dated June 13, 1978 and recorded in Deed Book 1897, page 404, aforesaid records.
7. Landlord's Waivers and Consents to The First National Bank of Atlanta, as follows:
 - (a) Dated January 27, 1978 and recorded in Deed Book 1865, page 163, aforesaid records.
 - (b) Dated January 27, 1978 and recorded in Deed Book 1862, page 789, aforesaid records.
8. Easements, rights and privileges granted and contained in Warranty Deed from Sandy Plains Associates to Wagner Ventures, dated April 27, 1978 and recorded in Deed Book 1882, page 928, aforesaid records.
9. Easements, rights and privileges granted and contained in Warranty Deed from Sandy Plains Associates to McDonald's Corporation, dated March 6, 1979 and recorded in Book 1976, Folio 745, aforesaid records.

EXHIBIT "B"

Page 1 of 2

BOOK 5774 PAGE 404

10. Easements, rights and privileges granted and contained in Warranty Deed from Sandy Plains Associates to Trust Company Bank of Cobb County, N.A., dated 1978 and recorded in Book 1860, Folio 88, aforesaid records.

11. Non-exclusive easement contained in agreement between Sandy Plains Associates and Marion Sams, dated February 8, 1979 and recorded in Deed Book 1969, page 807, aforesaid records, which easement has been leased by Marion A. Sams to Sprayberry Investments, Inc., as set out in short form lease dated February 8, 1979 and recorded in Book 1969, Folio 812, aforesaid records.

12. Rights of others of ingress and egress to Mayes Cemetery, as more particularly set forth in instrument recorded in Deed Book HH, page 474, aforesaid records.

13. Easement from Sandy Plains Associates and Doyle Hamby, as Executor of the Estate of M. C. Hamby, dated August 20, 1979 and recorded in Deed Book 2082, page 267, aforesaid records.

14. Easement from Patience E. Von Suttko to Sandy Plains Associates, dated April 13, 1978 and recorded in Deed Book _____, page _____, aforesaid records, as modified by Modification to Easement Agreement, dated August 20, 1979 and recorded September 26, 1979 in Deed Book 2082, page 281, aforesaid records.

15. Easements and Declaration of Covenants, from Sandy Plains Associates to First Capital Income Properties, Ltd. - Series IV, dated August 20, 1979 and recorded September 26, 1979 in Deed Book 2082, page 286, aforesaid records.

16. Amendment to Easement and Declaration of Covenants, by and between Sandy Plains Associates and First Capital Income Properties, Ltd. - Series IV, dated October 27, 1981 and recorded in Deed Book 2437, page 446, aforesaid records.

17. Two Encroachment Agreements, by and between Burger King Corporation and First Capital Income Properties, Ltd. - Series IV, each dated February 21, 1983 and recorded in Deed Book 2747, page 282, and Deed Book 2747, page 285, respectively, aforesaid records.

18. Lease Modification, Waiver and Consent in favor of AFM, Inc. recorded in Deed Book 1938, Page 266, aforesaid records (re: Marietta Lanes, Inc., d/b/a Village Lanes).

19. Rights of others of ingress and egress to Mayes Cemetery as more particularly set forth in Deed Book HH, Page 474, aforesaid records.

20. Security Deed and Assignment of Rents and Leases from Sandy Plain Associates to First Phenix Service Corporation dated April 13, 1978, recorded in Book 1879, Folio 595, aforesaid records, conveying a 3.60 acre tract and two 30 foot easement roads: to secure \$525,000.00.

21. Financing Statement from Sandy Plain Associates to First Phoenix Service Corporation filed April 14, 1978, File #78-3467 covering fixtures.

22. Rights of tenants as Tenants in Possession.

EXHIBIT "B"

Page 2 of 2

15.100

STATE OF GEORGIA
COUNTY OF FULTON

QUITCLAIM DEED

THIS INDENTURE is made the 19th day of December, 1985, by and between FIRST CAPITAL INCOME PROPERTIES, LTD. - SERIES IV, a Florida limited partnership, as party of the first part (hereinafter called "Grantor"), and SPRAYBERRY CROSSING PARTNERSHIP, a Georgia general partnership, as party of the second part, (hereinafter called "Grantee") (the words "Grantor" and "Grantee" shall include their respective heirs, successors and assigns where the context requires or permits).

W I T N E S S E T H T H A T:

GRANTOR, for and in consideration of the sum of ONE (\$1.00) DOLLAR and other good and valuable considerations, in hand paid at and before the sealing and delivery of these presents, the receipt and sufficiency whereof are hereby acknowledged, has remised, conveyed and quitclaimed and by these presents does hereby remise, convey and forever QUITCLAIM unto the said Grantee all of its right, title and interest in and to that certain tract or parcel of land lying and being in Land Lots 557, 595, 596 and 629, of the 16th District, 2nd Section, Cobb County, Georgia, and being more particularly described in Exhibit "A" attached hereto and incorporated herein by reference (hereinafter referred to as the "Property").

This Quit-Claim Deed is executed and delivered for the purpose of conveying to Grantee all of Grantor's right, title and interest in and to the non-exclusive easements for ingress and egress of pedestrians and motor vehicles in, through and over the Property.

TO HAVE AND TO HOLD the said described Property to the said Grantee, so that neither the said Grantor nor any person or persons claiming under the said Grantor, shall at any time, by any means or ways, have, claim or demand any right or title to the said described Property or appurtenances, or any rights thereof.

IN WITNESS WHEREOF, the said Grantor has signed and sealed this Deed, on the day and year first above written.

Signed, sealed and delivered
this 19th day of December,
1985, in the presence of:

Sybil J. Hansen
Unofficial Witness

Karen R. Baird
Notary Public

Notary Public executed
December 19, 1985.

My Commission Expires:
My Commission Expires Aug. 5, 1988

[NOTARIAL SEAL]

(0124c)

FIRST CAPITAL INCOME
PROPERTIES, LTD. - SERIES IV,
a Florida limited partnership

By: First Capital Properties
Corporation, a Florida
corporation, its managing
general partner

By: Ronald L. Glass
Ronald L. Glass, Executive
Vice President

(CORPORATE SEAL)

GENERAL OFFICE OF COBB COUNTY SUPERIOR COURT
FILED AND RECORDED
JAY C. STEPHENSON, CLERK



Cobb County, Georgia

Real Estate Transfer Tax

Jay C. Stephenson
Clerk of Superior Court

EXHIBIT "A"

All that tract or parcel of land lying and being in Land Lots 557 and 596 of the 16th District, 2nd Section of Cobb County, Georgia, said tract being more particularly described as follows:

TO FIND THE TRUE POINT OF BEGINNING, commence at an iron pin found at the land lot corner common to Land Lots 597, 628, 629 and 596 of the 16th District, 2nd Section, Cobb County, Georgia; thence running along the land lot line common to Land Lots 596 and 629 North 87 degrees 28 minutes 25 seconds West, a distance of 337.66 feet to an iron pin found; thence running North 86 degrees 53 minutes 00 seconds West, a distance of 15.13 feet to a point; thence running North 3 degrees 40 minutes 7 seconds East, a distance of 83.38 feet to a point; thence running North 58 degrees 15 minutes 1 second West, a distance of 340.16 feet to a point; thence continuing North 58 degrees 15 minutes 1 second West, a distance of 113.00 feet to a nail and cap found; thence running North 31 degrees 35 minutes 29 seconds East, a distance of 88.00 feet to a point and the TRUE POINT OF BEGINNING; thence running North 58 degrees 22 minutes 28 seconds West, a distance of 407.24 feet to a nail found; thence running North 39 degrees 18 minutes 3 seconds East, a distance of 71.93 feet to a nail and cap found; thence running North 48 degrees 35 minutes 13 seconds West, a distance of 185.70 feet to a point located on the southeasterly side of the right-of-way of Sandy Plains Road (a 100-foot right-of-way); thence running along said right-of-way North 40 degrees 4 minutes 9 seconds East, a distance of 40.00 feet to a point; thence leaving said right-of-way and running South 48 degrees 29 minutes 15 seconds East, a distance of 185.00 feet to a point; thence running North 40 degrees 4 minutes 9 seconds East, a distance of 331.50 feet to a point; thence running North 37 degrees 9 minutes 9 seconds East, a distance of 361.18 feet to a point; thence running North 33 degrees 18 minutes 47 seconds West, a distance of 11.10 feet to an iron pin found; thence running northwesterly along the arc of a curve to the left with a radius of 155.00 feet, an arc distance of 67.53 feet to a nail and cap found; thence running North 55 degrees 56 minutes 8 seconds West, a distance of 108.12 feet to a nail and cap found located on the southeasterly side of the right-of-way of Sandy Plains Road; thence running along said right-of-way North 37 degrees 3 minutes 8 seconds East, a distance of 30.02 feet to an iron pin found on the southeasterly side of the right-of-way of Sandy Plains Road, said iron pin found being located 511.74 feet southwesterly from an iron pin found where the southeasterly side of the right-of-way of Sandy Plains Road intersects the southwesterly side of the right-of-way of Post Oak Tritt Road (a 80-foot right-of-way), if said rights-of-way were extended to form a corner; thence leaving said right-of-way line and running South 55 degrees 56 minutes 57 seconds East, a distance of 235.87 feet to a nail and cap found; thence running North 34 degrees 17 minutes 36 seconds East, a distance of 28.70 feet to a nail and cap found; thence running North 61 degrees 15 minutes 5 seconds East, a distance of 103.11 feet to a point; thence running South 28 degrees 18 minutes 18 seconds East, a distance of 362.46 feet to a point; thence running South 31 degrees 44 minutes 42 seconds West, a distance of 400.80 feet to a point; thence running South 31 degrees 41 minutes 42 seconds West, a distance of 135.00 feet to a nail and cap found; thence running North 57 degrees 53 minutes 4 seconds West, a distance of 69.90 feet to a nail and cap found; thence running North 31 degrees 33 minutes 13 seconds East, a distance of 135.17 feet to a nail and cap found; thence running North 58 degrees 21 minutes 37 seconds West, a distance of 15.02 feet to a nail and cap found;

thence running South 37 degrees 52 minutes 50 seconds West, a distance of 8.80 feet to an iron pin found on the north line of Mayes Cemetary; thence running along said north line of Mayes Cemetary South 74 degrees 41 minutes 59 seconds East, a distance of 162.78 feet to an iron pin found on the west line of Mayes Cemetary; thence running along said west line of Mayes Cemetary South 31 degrees 44 minutes 41 seconds West, a distance of 148.56 feet to an iron pin found; thence running South 58 degrees 20 minutes 43 seconds East, a distance of 131.04 feet to a nail and cap found; thence running South 31 degrees 35 minutes 29 seconds West, a distance of 102.00 feet to a nail and cap found; thence running South 57 degrees 57 minutes 7 seconds East, a distance of 142.89 feet to a point; thence running North 31 degrees 17 minutes 37 seconds East, a distance of 231.90 feet to an iron pin set; thence running South 58 degrees 18 minutes 18 seconds East, a distance of 311.00 feet to an iron pin set; thence running South 31 degrees 41 minutes 42 seconds West, a distance of 395.80 feet to a point; thence running North 58 degrees 15 minutes 1 second West, a distance of 453.16 feet to a nail and cap found; thence running North 31 degrees 35 minutes 29 seconds East, a distance of 88.00 feet to a point and the TRUE POINT OF BEGINNING, containing 11.46 acres as shown on that certain plat for Sprayberry Crossing Partnership, Decatur Federal Savings and Loan Association, and Great American Credit Association, prepared by Vance W. Ruhling (Georgia Registered Land Surveyor No. 2134) of Ruhling & Shupe Land Surveyors, dated December 16, 1985, which plat is incorporated herein by this reference and hereby made a part of this description.

TOGETHER WITH A PERPETUAL NON-EXCLUSIVE EASEMENT FOR INGRESS AND EGRESS FOR VEHICULAR AND PEDESTRIAN TRAFFIC OVER AND ACROSS THE FOLLOWING DESCRIBED THREE ROADWAY TRACTS:

ROADWAY TRACT NO. 1:

All that tract or parcel of land lying and being in Land Lots 557 and 596 of the 16th District, 2nd Section, Cobb County, Georgia, and said tract being more particularly described as follows:

TO FIND THE TRUE POINT OF BEGINNING, commence at an iron pin found located at the land lot corner common to Land Lots 557, 556, 597 and 596 of the 16th District, 2nd Section, Cobb County, Georgia; thence running along the land lot line common to Land Lots 597 and 596 South 2 degrees 8 minutes 56 seconds West, a distance of 445.19 feet to a point; thence leaving said common land lot line and running North 77 degrees 37 minutes 35 seconds West, a distance of 285.15 feet to a point and the TRUE POINT OF BEGINNING; thence running South 31 degrees 41 minutes 42 seconds West, a distance of 295.00 feet to an iron pin set; thence running South 31 degrees 17 minutes 37 seconds West, a distance of 231.90 feet to a point; thence running North 57 degrees 57 minutes 7 seconds West, a distance of 142.89 feet to a nail and cap found; thence running North 31 degrees 35 minutes 29 seconds East, a distance of 29.00 feet to a point; thence running South 58 degrees 24 minutes 31 seconds East, a distance of 72.78 feet to a point; thence running along an arc of a curve to the left with a radius of 40.00 feet (said arc being subtended by a chord bearing North 76 degrees 35 minutes 33 seconds East, having a length of 56.57 feet), an arc distance of 62.83 feet to a point; thence running North 30 degrees 54 minutes 17 seconds East, a distance of 100.31 feet to a nail and cap found; thence running North 31 degrees 41 minutes 42 seconds East, a distance of 135.00 feet to a point; thence running North 31 degrees 44 minutes 42 seconds East, a distance of 400.80 feet to a point; thence running North 28 degrees 18 minutes 18 seconds West, a distance of 362.46 feet

to a point; thence running North 61 degrees 15 minutes 5 seconds East, a distance of 16.53 feet to a hole found; thence running South 28 degrees 3 minutes 19 seconds East, a distance of 15.99 feet to a nail and cap found; thence running North 61 degrees 23 minutes 3 seconds East, a distance 73.27 feet to a point; thence running along an arc of a curve to the left with a radius of 250.50 feet (said arc being subtended by a chord bearing North 43 degrees 21 minutes 50 seconds East, having a length of 157.90 feet), an arc distance of 160.64 feet to a nail and cap found; thence running along the arc of a curve to the left with a radius of 250.50 feet (said arc being subtended by a chord bearing North 11 degrees 29 minutes 12 seconds East, having a length of 117.01 feet), an arc distance of 118.10 feet to a point; thence running North 2 degrees 1 minute 13 seconds West, a distance of 159.38 feet to an iron pin found located on the southeasterly right-of-way of Post Oak Tritt Road (a 80-foot right-of-way); thence running along said right-of-way South 74 degrees 46 minutes 38 seconds East, a distance of 31.73 feet to a point; thence leaving said right-of-way and running South 2 degrees 1 minute 13 seconds East, a distance of 149.98 feet to a point; thence running along an arc of a curve to the right with a radius of 280.81 feet (said arc being subtended by chord bearing South 29 degrees 51 minutes 26 seconds West, having a length of 296.58 feet), an arc distance of 312.45 feet to a point; thence running South 61 degrees 22 minutes 54 seconds West, a distance of 73.10 feet to a nail and cap found; thence running South 28 degrees 37 minutes 13 seconds East, a distance of 55.97 feet to a nail and cap found; thence running North 61 degrees 22 minutes 22 seconds East, a distance of 95.00 feet to a point; thence running South 28 degrees 37 minutes 38 seconds East, a distance of 145.00 feet to a point; thence running South 61 degrees 22 minutes 22 seconds West, a distance of 43.7 feet to a point; thence running South 27 degrees 24 minutes 15 seconds East, a distance of 110.87 feet to a point; thence running South 31 degrees 41 minutes 42 seconds West, a distance of 239.69 feet to a point and the TRUE POINT OF BEGINNING, as shown on that certain plat for Sprayberry Crossing Partnership, Decatur Federal Savings and Loan Association, and Great American Credit Association, prepared by Vance W. Ruhling (Georgia Registered Land Surveyor No. 2134) of Ruhling & Shupe Land Surveyors, dated December 16, 1985, which certain plat is incorporated herein by this reference and hereby made a part of this description.

ROADWAY TRACT 2:

All that tract or parcel of land lying and being in Land Lots 595 and 596 of the 16th District, 2nd Section, Cobb County, Georgia, said tract being more particularly described as follows:

TO FIND THE TRUE POINT OF BEGINNING, commence at an iron pin found located at the land lot corner common to Land Lots 597, 628, 629 and 596 of the 16th District, 2nd Section, Cobb County, Georgia; thence running along the land lot line common to Land Lots 596 and 629 North 87 degrees 28 minutes 25 seconds West, a distance of 337.66 feet to an iron pin found; thence running North 86 degrees 53 minutes 00 seconds West, a distance of 15.13 feet to a point; thence running North 3 degrees 40 minutes 7 seconds East, a distance of 83.38 feet to a point; thence running North 58 degrees 15 minutes 1 second West, a distance of 453.16 feet to a nail and cap found; thence running North 31 degrees 35 minutes 29 seconds East, a distance of 88.00 feet to a point; thence running North 58 degrees 22 minutes 28 seconds West, a distance of 407.24 feet to a nail found and the TRUE POINT OF BEGINNING; thence running South 39 degrees 33 minutes 23 seconds West, a distance of 269.41 feet

to a point; thence running South 39 degrees 45 minutes 10 seconds West, a distance of 147.29 feet to a point; thence running South 38 degrees 52 minutes 24 seconds West, a distance of 22.24 feet to a point; thence running South 11 degrees 42 minutes 4 seconds West, a distance of 153.28 feet to a hole found located on the northeasterly right-of-way of East Piedmont Road (a 80-foot right-of-way); thence running along said right-of-way South 78 degrees 21 minutes 24 seconds East, a distance of 39.92 feet to a point; thence leaving said right-of-way and running North 11 degrees 42 minutes 4 seconds East, a distance of 172.44 feet to a nail and cap found; thence running North 38 degrees 55 minutes 24 seconds East, a distance of 31.15 feet to a point; thence running North 39 degrees 45 minutes 10 seconds East, a distance of 109.40 feet to an iron pin found; thence running North 40 degrees 11 minutes 44 seconds East, a distance of 268.74 feet to a point; thence running North 58 degrees 22 minutes 28 seconds West, a distance of 30.84 feet to a nail found and the TRUE POINT OF BEGINNING, containing 0.42 acres as shown on that certain plat for Sprayberry Crossing Partnership, Decatur Federal Savings and Loan Association, and Great American Credit Association, prepared by Vance W. Ruhling (Georgia Registered Land Surveyor No. 2134) of Ruhling & Shupe Land Surveyors, dated December 16, 1985, which plat is incorporated herein by this reference and hereby made part of this description.

ROADWAY TRACT NO. 3:

All that tract or parcel of land lying and being in Land Lots 596 and 629 of the 16th District, 2nd Section of Cobb County, Georgia, said tract being more particularly described as follows:

TO FIND THE TRUE POINT OF BEGINNING, commence at an iron pin found located at the land lot corner common to Land Lots 597, 628, 629 and 596 of the 16th District, 2nd Section, Cobb County, Georgia; thence running along the common land lot line between Land Lots 596 and 629 North 87 degrees 28 minutes 25 seconds West, a distance of 337.66 feet to an iron pin found; thence running North 86 degrees 53 minutes 00 seconds West, a distance of 15.13 feet to a point and the TRUE POINT OF BEGINNING; thence running South 3 degrees 40 minutes 7 seconds West, a distance of 274.34 feet to a nail found located on the northeasterly right-of-way of East Piedmont Road (a 80-foot right-of-way); thence running along said right-of-way North 51 degrees 12 minutes 30 seconds West, a distance of 36.66 feet to a nail and cap found; thence leaving said right-of-way and running North 3 degrees 37 minutes 44 seconds East, a distance of 252.96 feet to a nail and cap found; thence continuing North 3 degrees 37 minutes 44 seconds East, a distance of 65.88 feet to a point; thence running North 58 degrees 12 minutes 21 seconds West, a distance of 289.52 feet to a nail and cap found; thence running South 19 degrees 54 minutes 11 seconds West, a distance of 216.81 feet to a point; thence continuing South 19 degrees 54 minutes 11 seconds West, a distance of 94.20 feet to a point located on the northeasterly right-of-way of East Piedmont Road; thence running along said right-of-way North 63 degrees 31 minutes 32 seconds West, a distance of 39.94 feet to a point; thence leaving said right-of-way and running North 19 degrees 54 minutes 11 seconds East, a distance of 77.31 feet to a point; thence continuing North 19 degrees 54 minutes 11 seconds East, a distance of 60.52 feet to a point; thence running North 29 degrees 11 minutes 58 seconds East, a distance of 50.87 feet to a point; thence running North 19 degrees 54 minutes 11 seconds East, a distance of 125.00 feet to a point; thence running North 31 degrees 19 minutes 43 seconds East, a distance of 29.72 feet to a point; thence running South 58 degrees 15 minutes 1 second East, a distance of 340.16 feet to a point; thence running South 3 degrees 40

minutes 7 seconds West, a distance of 83.38 feet to a point and the TRUE POINT OF BEGINNING, containing 0.71 acres and being designated as 30' Road Easement as shown on that certain plat prepared for Sprayberry Crossing Partnership, Decatur Federal Savings and Loan Association, and Great American Credit Association, by Vance W. Ruhling (Georgia Registered Land Surveyor No. 2134) of Ruhling & Shupe Land Surveyors, dated December 16, 1985, which plat is incorporated herein by this reference and hereby made a part of this description.

05060

Amy J. Greipp
Obenschain & Chandler, LLC
1050 Crown Pointe Pkwy., St. 850
Atlanta, GA 30338

After recording return to:
STATE OF GEORGIA

COUNTY OF TROUP

1200

LIMITED WARRANTY DEED

THIS INDENTURE, is made the 7th day of July, 1997, between **JOHN HARDY JONES** of the State of Georgia, and County of Troup, (the "Grantor"), and **SPRAYBERRY CROSSING PARTNERSHIP, a Georgia General Partnership**, of the State of Georgia, and County of Cobb, (the "Grantee")(the words "Grantor" and "Grantee" include all genders, plural and singular, and their respective heirs, successors and assigns where the context requires or permits).

WITNESSETH: That

Grantor, for and in consideration of the sum of **TEN (\$10.00) DOLLARS**, and other good and valuable consideration, in hand paid, at and before the sealing and delivery of these presents, the receipt whereby is hereby acknowledged, has granted, sold, aliened, conveyed and confirmed, and by these presents does grant, bargain, sell, convey and confirm unto the said Grantee, all that tract of land as described, to-wit:

All that tract or parcel of land lying and being in Land Lot 596 of the 16th District, 2nd Section, Cobb County, Georgia, being Tract #5 on a survey for Jones and Newman dated September 25, 1983 by Cadastral and Land Surveys Ltd., P.C., containing 0.432 acres and being more particularly described on Exhibit "A" attached hereto for a more complete description.

TO HAVE AND TO HOLD the said tract or parcel of land, with all and singular the rights, members and appurtenances thereof, to the same being, belonging or in anywise appertaining, to the only proper use, benefit and behoof of the said Grantee forever in **FEE SIMPLE**.

AND THE SAID Grantor will warrant and forever defend the right and title to the real property described herein, unto the said Grantee against the claims of all persons owning, holding or claiming by, through or under the said Grantor, but not otherwise.

IN WITNESS WHEREOF, Grantor has signed, sealed and delivered this Limited Warranty Deed as of the day and year first above written.

John Hardy Jones

JOHN HARDY JONES

Sworn to and subscribed before me this 7th day of July, 1997 and in the presence of:

[Signature]

Witness
Edna L. Childers

Notary Public



NOTARY PUBLIC, FULTON COUNTY, GEORGIA
My Commission Expires January 18, 2000



Cobb County, Georgia
Paid 40.00
Date 7-7-97
Real Estate Tax
Jay C. Stephenson
Clerk of Superior Court

Jay C. Stephenson
COBB SUPERIOR COURT CLERK

97 JUL 17 AM 9:09

FILED AND RECORDED

BK 10501 PG 477

PARCEL B

All that tract or parcel of land lying and being in Land Lot 596 of the 16th District, 2nd section, Cobb County, Georgia, being Tract 8 5 on a survey for James and Newman dated September 25, 1983 by Cadastral and Land Surveys Ltd., P.C. containing 0.432 acres and being more particularly described as follows:

COMMENCING at the southeast corner of Land Lot 596, said land lot corner being monumented by a one inch crimp top pipe; thence north 87 degrees 23 minutes 44 seconds west 153.00 feet to a point on the east side of a 30 foot easement; thence north 4 degrees 39 minutes 11 seconds east 83.29 feet along said road easement to a point; thence north 58 degrees 20 minutes 21 seconds west 454.00 feet to a point; thence north 31 degrees 57 minutes 10 seconds east 163.04 feet to a point on the south side of a 30 foot road easement; thence north 31 degrees 39 minutes 26 seconds east 30.00 feet to a point on the north side of 30 foot road easement and the POINT OF BEGINNING; thence north 31 degrees 39 minutes 26 seconds east 73.00 feet to a point; thence north 58 degrees 21 minutes 38 seconds west 111.02 feet to a 5/8 inch rebar at the west corner of Hayes Cemetery; thence south 73 degrees 47 minutes 00 seconds east 161.69 feet along the southwest side of said cemetery to a point; thence north 33 degrees 09 minutes 00 seconds east 153.38 feet along the southeast side of said cemetery to a point; thence north 48 degrees 57 minutes 20 seconds west 4.03 feet along the northeast side of said cemetery to a point; thence north 38 degrees 20 minutes 28 seconds east 8.80 feet to a point; thence north 58 degrees 20 minutes 34 seconds 15.00 feet to a point; thence south 31 degrees 39 minutes 26 seconds west 115.00 feet to a point; thence south 58 degrees 20 minutes 34 seconds east 71.18 feet to a point; thence south 31 degrees 39 minutes 26 seconds west 100.93 feet to a point; thence following the arc of a circular curve in a southwesterly direction 62.83 feet to a point (said curve having a chord of 56.57 feet, a chord bearing of south 76 degrees 39 minutes 26 seconds west and a radius of 40.00 feet); thence north 58 degrees 20 minutes 34 seconds west 72.78 feet to the point of beginning.

8410501P6478

After recording return to:
Amy J. Greipp
Obenschain & Chandler, LLC
1050 Crown Pointe Pkwy., St. 850
Atlanta, GA 30338
STATE OF GEORGIA

1200

COUNTY OF TROUP

QUITCLAIM DEED

THIS INDENTURE, made this 7th day of July in the year of our Lord One Thousand Nine Hundred and Ninety Seven, between **JOHN HARDY JONES** of the County of Troup and State of Georgia, as Party or Parties of the First Part, hereinafter called Grantor, and **SPRAYBERRY CROSSING PARTNERSHIP**, a Georgia General Partnership of the County of Cobb, and State of Georgia, as Party or Parties of the Second Part, hereinafter called Grantee (the words "Grantor" and "Grantee" to include their respective heirs, successors and assigns where the context requires or permits).

WITNESSETH that: Grantors, for and in consideration of the sum of ONE DOLLAR (\$1.00) and other valuable considerations in hand paid at and before the sealing and delivery of these presents, the receipt whereof is hereby acknowledged, by these presents do hereby remise, convey and forever QUITCLAIM unto the said Grantee the following described property to-wit:

All that tract or parcel of land lying and being in Land Lots 557 and 596 of the 16th District, 2nd Section, Cobb County, Georgia and being more particularly described on Exhibit "A" attached hereto for a more complete description.

TO HAVE AND TO HOLD the said described premises to Grantee, so that neither Grantor nor any person or persons claiming under Grantor shall at any time, by any means or ways, have, claim or demand any right or title to said premises or appurtenances, or any rights thereof.

IN WITNESS WHEREOF, Grantor has signed and sealed this deed, the day and year first above written.

John Hardy Jones

JOHN HARDY JONES

Signed, sealed and delivered in the presence of:

[Signature]

Witness
[Signature]

Notary Public
NOTARY PUBLIC, FULTON COUNTY, GEORGIA
My Commission Expires January 18, 2000



Cobb County, Georgia Real Estate Tax
Paid 1.00
Date 7-10-97
Jay C. Stephenson
Clerk of Superior Court

FILED AND RECORDED
97 JUL 17 AM 9:09
Jay C. Stephenson
COBB SUPERIOR COURT CLERK

BK 10501 PG 479

EXHIBIT "A"

PARCEL A

All that tract or parcel of land being and lying in Land Lots 557 and 596 of the 16th District, 2nd Section, Cobb County, Georgia and being more particularly described as follows:

TO FIND THE POINT OF BEGINNING, begin at the Northeast corner of Land Lot 596 and run thence South 2 degrees 8 minutes 54 seconds West along the East line of Land Lot 596 455.19 feet to an iron pin; thence North 77 degrees 37 minutes 33 seconds West, 785.15 feet to the TRUE POINT OF BEGINNING, thence North 31 degrees 41 minutes 42 seconds East, 239.69 feet to an iron pin and corner; thence North 28 degrees 18 minutes 18 seconds West, 111.24 feet to an iron pin and corner; thence North 61 degrees 41 minutes 42 seconds East, 43.70 feet to an iron pin and corner; thence North 28 degrees 18 minutes 18 seconds West, 145.00 feet to an iron pin and corner; thence South 61 degrees 41 minutes 42 seconds West, 21.98 feet to a point and corner; thence North 28 degrees 18 minutes 18 seconds West, 55.96 feet to an iron pin and corner; thence Northeasterly along an arc 316.62 feet to an iron pin and corner (said arc having a radius of 285.37 feet); thence North 1 degree 52 minutes 16 seconds West, 147.63 feet to an iron pin on the Southwesterly right of way of Post Oak Trill Road (80 feet right of way); thence North 74 degrees 49 minutes 46 seconds West along the Southwesterly right of way of Post Oak Trill Road, 30.0 feet to an iron pin; thence South 1 degree 52 minutes 16 seconds East, 156.82 feet to an iron pin; thence along an arc a distance of 122.27 feet (said arc having a radius of 255.37 feet); thence along an arc a distance of 161.06 feet (said arc having a radius of 255.37 feet); thence South 81 degrees 41 minutes 42 seconds West a distance of 73.02 feet to an iron pin and corner; thence North 28 degrees 18 minutes 18 seconds West, 16.00 feet to an iron pin and corner; thence South 61 degrees 41 minutes 42 seconds West, 16.00 feet to an iron pin and corner; thence South 28 degrees 18 minutes 18 seconds East, 362.46 feet to an iron pin and corner; thence South 31 degrees 41 minutes 42 seconds West, 616.80 feet to an iron pin and corner; thence an arc distance of 62.83 feet (said arc having a radius of 40.00 feet); thence North 58 degrees 18 minutes 18 seconds West, 73.00 feet to a point and corner; thence South 31 degrees 41 minutes 42 seconds West, 30.00 feet to an iron pin; thence South 58 degrees 18 minutes 18 seconds East, 143.00 feet to an iron pin and corner; thence North 31 degrees 41 minutes 42 seconds East 527.50 feet to an iron pin and the point of beginning.

LESS AND EXCEPT FROM THE ABOVE-DESCRIBED PROPERTY THE FOLLOWING:

All that tract or parcel of land, lying and being in Land Lot 557 of the 16th District, second section, Cobb County, Georgia, and being more particularly described as follows:

BEGINNING at a point located at the intersection of the Southern right-of-way of Post Oak Trill Road (80 feet right-of-way) with the Eastern right-of-way of Sandy Plains Road (100 feet right-of-way) if said right-of-ways were extended to form a point instead of a miter; run thence South 77° 38' 33" East 32.37 feet to a point on the Southern right-of-way of Post Oak Trill Road run thence South 77° 38' 33" East along the Southern right-of-way of Post Oak Trill Road a distance of 209.98 feet to a nail and cap found, which is the true POINT OF BEGINNING of the tract herein described; leaving the Southern right-of-way of Post Oak Trill Road and run thence South 62° 16' 37" East a distance of 159.38 feet to an iron pin set; run thence along the arc of a curve to the right, to an distance of 118.35 feet; said curve having a radius of 250.50 feet and a chord distance of 117.44 feet on a bearing of South 10° 09' 37" West to a 1/2 inch iron pin found; thence an arc distance of 142.83 feet; said curve having a radius of 250.50 feet and a chord distance of 148.89 feet on a bearing of South 48° 03' 03" West to an iron pin set; thence an arc distance of 17.84 feet; said curve having a radius of 250.50 feet and a chord distance of 17.84 feet on a bearing of South 58° 25' 40" East to an iron pin set; thence South 60° 29' 25" West 73.17 feet to a nail and cap found; thence South 29° 48' 51" East 30.00 feet to a nail set; thence North 60° 29' 25" East 73.02 feet to an iron pin found; thence along the arc of a curve to the left an arc distance of 312.45 feet; said curve having a radius of 250.50 feet and a chord distance of 294.71 feet on a bearing of North 28° 22' 04" East to a nail and cap set; thence North 62° 16' 37" West 198.65 feet to a point on the Southern right-of-way of Post Oak Trill Road; thence North 74° 49' 46" West along the Southern right-of-way of Post Oak Trill Road a distance of 30.24 feet to a nail and cap found which is the true POINT OF BEGINNING of the tract herein described.

Said parcel being shown as Option area number 1, covering 30 foot easements containing 0.260 acres as shown on a plat of survey entitled "As Built Survey for West Tower Care, Inc.; The Vine Street Trust Co.; Calhoun Tide and Excav., L.L.C.; Chicago Tide Insurance Co.; The Business Growth Corp. of Ga. and U.S. Small Business Administration" dated August 8, 1994, prepared by Hayes, James & Associates, certified by Billy Ray Check, Georgia Registered Land Survey No. 1612, and last revised April 22, 1997.

10501PG480

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Wacht

J.C. Stephenson
Jay C. Stephenson
Clerk of Superior Court Cobb Cty. Ga.

QUITCLAIM DEED

THIS INDENTURE is made as of April 9, 2007, between JOHN HARDY JONES and SPRAYBERRY CROSSING SHOPPING CENTER ASSOCIATES, a California limited partnership (hereinafter collectively referred to as "Grantor") and SPRAYBERRY CROSSING PARTNERSHIP, a Georgia general partnership (hereinafter referred to as "Grantee") ("Grantor" and "Grantee" to include their respective heirs, successors, executors, administrators, legal representatives and assigns, and the singular, plural, and neuter, where the context requires or permits).

WITNESSETH

Grantor, in consideration of the sum of Ten and No/100 Dollars (\$10.00) and other valuable consideration, the receipt and sufficiency whereof are hereby acknowledged, has granted, bargained, sold, aliened, conveyed and quitclaimed, and does hereby grant, bargain, sell, alien, convey and forever quitclaim unto Grantee that tract or parcel of land located in Cobb County, Georgia, described on Exhibit "A" attached hereto.

TOGETHER WITH, all and singular, the rights, ways, easements, members, privileges and appurtenances to said property, being, belonging, or in any way appertaining, and the rents, reversions, issues and profits thereof, and of every part thereof.

TO HAVE AND TO HOLD said described premises unto the Grantee, so that neither the said Grantor nor any other person or persons claiming under Grantor shall at any time claim or demand any right, title or interest to the aforesaid described premises or its appurtenances.

EXECUTED under seal as of the date above.

Signed, sealed and delivered in the presence of:

Amy D. Winne
Unofficial Witness

John Hardy Jones (L.S.)
John Hardy Jones

Frank Bly
Notary Public
My commission expires: 2-1-2011

(Notarial Seal)



Signed, sealed and delivered in the presence of:

[Signature]
Unofficial Witness

[Signature]
Notary Public
My commission expires 2-1-2011

SPRAYBERRY CROSSING SHOPPING CENTER ASSOCIATES, a California limited partnership (Seal)

By: [Signature]
Print Name: John Hardy Jones
As to: General Partner

(Notarial Seal)



(Roadway Parcel)

All that tract or parcel of land lying and being in Land Lots 596 and 629 of the 16th District, 2nd Section, Cobb County, Georgia, and being more particularly described as follows:

TO FIND THE TRUE POINT OF BEGINNING, begin at the intersection formed by the Northeasterly right of way line of East Piedmont Road (having an 80 foot right of way) with the Southeasterly right of way line of Sandy Plains Road (having a 100 foot right of way); thence running South 77 degrees 20 minutes 21 seconds East, along said Northeasterly right of way line of East Piedmont Road, a distance of 293.38 feet to a point, which point is located at the intersection formed by said Northeasterly right of way line of East Piedmont Road with the Southeasterly right of way line of a 30 foot easement road, thence running along said Northeasterly right of way line of East Piedmont Road as it curves to the right, a distance of 350.72 feet to a point located on the line dividing Land Lots 596 and 629; thence continuing and running along said Northeasterly right of way line of East Piedmont Road as it curves to the right, a distance of 215.02 feet to THE TRUE POINT OF BEGINNING of the herein described Easement Road; thence running North 19 degrees 47 minutes 52 seconds East, along the Northwesterly right of way line of Easement Road, a distance of 77.31 feet to a point located on the aforementioned line dividing Land Lots 596 and 629; thence running along said Northwesterly right of way line of Easement Road with the following curves and bearings, North 19 degrees 47 minutes 52 seconds East a distance of 60.52 feet to a point, North 29 degrees 15 minutes 02 seconds East a distance of 50.40 feet to a point; North 19 degrees 47 minutes 52 seconds East a distance of 125.00 feet to a point; thence running North 31 degrees 41 minutes 42 seconds East a distance of 30.00 feet to a point; thence running South 58 degrees 18 minutes 18 seconds East, along the Northeasterly right of way line of a 30 foot Easement Road, a distance of 341.00 feet to a point; thence running South 04 degrees 09 minutes 40 seconds West, along the Easterly right of way line of said 30 foot Easement Road, a distance of 83.29 feet to the line dividing Land Lots 596 and 629; thence running South 03 degrees 42 minutes 49 seconds West along said Easterly right of way line of 30 foot Easement Road, a distance of 274.75 feet to a point located on said Northeasterly right of way line of East Piedmont Road; thence running in a Northwesterly direction along said Northeasterly right of way line of East Piedmont Road, 36.68 feet to a point located at the intersection of the Northeasterly right of way line of East Piedmont Road and the Westerly right of way line of Easement Road; thence running North 03 degrees 42 minutes 49 seconds East, along said Westerly right of way line of Easement Road, a distance of 253.15 feet to a point located on the aforementioned line dividing Land Lots 596 and 629, thence running North 04 degrees 09 minutes 40 seconds East, along said Westerly right of way line of Easement Road, a distance of 65.87 feet to a point; thence running North 58 degrees 18 minutes 18 seconds West, along the Southeasterly right of way line of Easement Road, a distance of 290.68 feet to a point; thence running South 19 degrees 47 minutes 52 seconds West 216.38 feet to a point at the land Lot line dividing Land Lots 596 and 629; thence running South 19 degrees 47 minutes 52 seconds West 94.23 feet to a point located at the Northeasterly right of way line of East Piedmont Road; thence running Northwesterly, along the Northeasterly right of way line of East Piedmont Road, 40 feet to the True Point of Beginning; as shown on Plat of Survey for Sprayberry Crossing Shopping Center Associates, prepared by West Georgia Engineers & Surveyors, Inc. Dated May 14, 1983, and revised May 16, 1983, in accordance with Surveyor's Certificate by Larry Neese, RLS No. 2235.

[Space Above This Line For Recording Data]

After recording please return to:
Trinity Title Insurance Agency, Inc.
P.O. Box 1828
Decatur, GA 30031-1828
TTIA file 66417

QUIT CLAIM DEED

THIS QUIT CLAIM DEED (this “Deed”), is made as of the 31st day of May, 2019, between **SPRAYBERRY CROSSING, LLC**, a Georgia limited liability company (hereinafter “Grantor”), and **SANDY TEN, LLC**, a Georgia limited liability company (hereinafter “Ten”) and **SANDY BROWNSTONE, LLC**, a Georgia limited liability company (hereinafter “Brownstone”; Ten and Brownstone are hereinafter referred to as “Grantees;” the terms Grantor and Grantees to include their respective successors, assigns and legal representatives where the context hereof requires or permits).

WITNESSETH:

THAT GRANTOR, for and in consideration of the sum of ONE DOLLAR (\$1.00) and other valuable considerations, cash in hand paid, the receipt of which is hereby acknowledged, has bargained and sold, and does by these presents bargain, sell, remise, release and forever quitclaim to Grantees as **TENANTS IN COMMON EACH HAVING AN UNDIVIDED FIFTY PERCENT (50%)**, and the respective successors, legal representatives and assigns of Grantees, all the right, title, interest, claim or demand which Grantor has or may have had in and to all those

tracts or parcels of land described on Exhibit "A", attached hereto and by this reference incorporated herein and made a part hereof (collectively, the "Land"), TOGETHER WITH all the rights, members, easements and appurtenances to the Land in anywise appertaining or belonging; TOGETHER WITH all right, title and interest of Grantor, if any, in and to any land lying in the bed or right-of-way of any street, road, alley or avenue, open or proposed, in front of or adjoining the Land to the center line thereof; TOGETHER WITH a nonexclusive right to use any and all such land lying within any such road bed, right-of-way, street, alley or avenue for ingress or egress to and from the Land; TOGETHER WITH any and all right, title and interest in and to any award made or to be made in lieu thereof, and in and to any unpaid award for damage to the Land by reason of change of grade of any street (hereinafter all of the foregoing, together with the Land, are collectively referred to as the "Property").


TO HAVE AND TO HOLD the Property unto Grantees, and the respective successors, legal representatives and assigns of Grantees, so that neither Grantor nor any person claiming under Grantor shall at any time claim or demand any right, title or interest to or in the Property or appurtenances thereof.


IN WITNESS WHEREOF, Grantor has, acting by and through its duly authorized officer, executed this instrument under seal, the day and year first above written.

Signed, sealed and delivered
In the presence of:

SPRAYBERRY CROSSING, LLC


Unofficial Witness


Notary Public

By:  (SEAL)
Barden R. "Bo" Brown, Jr., its authorized
Managing Member

My Commission Expires:

11-5-2021

(NOTARY SEAL)

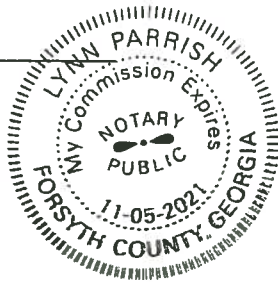


EXHIBIT "A"TRACT 1 (Shopping Center Parcel)

ALL THAT TRACT OR PARCEL OF LAND lying and being in Land Lot 596 of the 16th District, 2nd Section of Cobb County, Georgia and described as follows:

TO FIND THE TRUE POINT AND PLACE OF BEGINNING, commence at the point of intersection of the eastern right-of-way line of Sandy Plains Road (a 100-foot right-of-way) and what was the northern right-of-way line of East Piedmont Road when it was an 80-foot right-of-way; THENCE proceed along said prior northern right-of-way line of East Piedmont Road the following courses and distances: (i) in a northeasterly direction, a distance of 253.38 feet to a point; (ii) North 12 degrees 39 minutes 39 seconds East a distance of 7.93 feet to a nail and cap set in paving (which is located 47.93 feet from the centerline of the present right-of-way line); and (iii) South 77 degrees 20 minutes 21 seconds East a distance of 40.00 feet to a point (which is located 47.93 feet from the centerline of the present right-of-way line); THENCE leaving said right-of-way line North 12 degrees 39 minutes 39 seconds East a distance of 164.50 feet to an iron pin placed; THENCE along the arc of a curve to the right an arc distance of 134.53 feet to a point (said arc having a radius of 2,051.19 feet and being subtended by a chord having a bearing of North 38 degrees 11 minutes 25 seconds East and a length of 134.50 feet); THENCE North 41 degrees 08 minutes 00 seconds East a distance of 5.33 feet to a railroad spike found and the TRUE POINT AND PLACE OF BEGINNING; from such TRUE POINT AND PLACE OF BEGINNING THENCE North 40 degrees 02 minutes 53 seconds East a distance of 268.85 feet to a nail and cap set in paving; THENCE South 58 degrees 18 minutes 18 seconds East a distance of 377.28 feet a nail set; THENCE South 31 degrees 41 minutes 42 seconds West a distance of 88.00 feet to a nail set; THENCE South 58 degrees 18 minutes 18 seconds East a distance of 113.00 feet to a nail set (which nail set is hereafter referred to as "Reference Point "A"); THENCE South 31 degrees 41 minutes 42 seconds West a distance of 30.00 feet to a nail set; THENCE North 58 degrees 02 minutes 34 seconds West a distance of 55.03 feet to a painted hole found in the top of a block wall; THENCE South 31 degrees 40 minutes 59 seconds West a distance of 148.25 feet to a nail found; THENCE North 58 degrees 18 minutes 18 seconds West a distance of 474.34 feet to a railroad spike found which is the TRUE POINT AND PLACE OF BEGINNING.

The above-described tract contains approximately 2.698 acres and is more particularly delineated as Tract #1 on that certain ALTA/ASCM Land Title Survey for Sprayberry Crossing, LLC and Chicago Title Insurance Company, dated September 19, 1997, last

revised October 13, 1997, prepared by West Georgia Surveyors, Inc. and bearing the seal of Larry D. Neese, Georgia Registered Land Surveyor NO. 2235, to which Survey reference is made herein for all purposes.

TRACT 2 (Easement Road owned in fee)

ALL THAT TRACT OR PARCEL OF LAND lying and being in Land Lots 595 and 596 of the 16th District, 2nd Section of Cobb County, Georgia and described as follows:

TO FIND THE TRUE POINT AND PLACE OF BEGINNING, commence at the point of intersection of the eastern right-of-way line of Sandy Plains Road (a 100-foot right-of-way) and what was the northern right-of-way line of East Piedmont Road when it was an 80-foot right-of-way; THENCE proceed along said prior northern right-of-way line of East Piedmont Road the following courses and distances: (i) in a northeasterly direction, a distance of 253.38 feet to a point; and (ii) North 12 degrees 39 minutes 39 seconds East a distance of 7.93 feet to a nail and cap set in paving (which is located 47.93 feet from the centerline of the present right-of-way line) which is the TRUE POINT AND PLACE OF BEGINNING; from such TRUE POINT AND PLACE OF BEGINNING, THENCE North 12 degrees 39 minutes 39 seconds East a distance of 147.36 feet to a nail and cap set in paving; THENCE along the arc of a curve to the right an arc distance of 168.25 feet to an iron pin found (said arc having a radius of 2,081.19 feet and being subtended by a chord having a bearing of North 37 degrees 45 minutes 12 seconds East and a length of 168.20 feet); THENCE North 40 degrees 04 minutes 09 seconds East a distance of 269.77 feet to a nail and cap set in paving; THENCE South 58 degrees 18 minutes 18 seconds East a distance of 30.32 feet to a nail and cap set in paving; THENCE South 40 degrees 02 minutes 53 seconds West a distance of 268.85 feet a railroad spike found; THENCE South 41 degrees 08 minutes 00 seconds West a distance of 5.33 feet to a point; THENCE along the arc of a curve to the left an arc distance of 134.53 feet to an iron pin placed (said arc having a radius of 2,051.19 feet and being subtended by a chord having a bearing of South 38 degrees 11 minutes 25 seconds West and a length of 134.50 feet); THENCE South 12 degrees 39 minutes 39 seconds West a distance of 164.50 feet to an iron pin found on the present northern right-of-way line of East Piedmont Road (which is located 47.93 feet from the centerline of such right-of-way line); THENCE along said northern right-of-way line North 77 degrees 20 minutes 21 seconds West a distance of 40.00 feet to a nail and cap set in paving which is the TRUE POINT AND PLACE OF BEGINNING.

The above-described tract contains approximately 0.435 acres and is more particularly delineated as Tract 2 on that certain ALTA/ASCM Land Title Survey for Sprayberry Crossing, LLC and

Chicago Title Insurance Company, dated September 19, 1997, last revised October 13, 1997, prepared by West Georgia Surveyors, Inc. and bearing the seal of Larry D. Neese, Georgia Registered Land Surveyor NO. 2235, to which Survey reference is made herein for all purposes.

TOGETHER WITH AND AS AN APPURTENANCE TO TRACTS 1 AND 2, A NONEXCLUSIVE PERPETUAL AND APPURTENANT EASEMENT FOR INGRESS AND EGRESS AS GRANTED PURSUANT TO (i) THAT CERTAIN EASEMENT AGREEMENT BETWEEN PATIENCE H. VON SUTTKA AND SANDY PLAINS ASSOCIATES, DATED APRIL 13, 1978 AND RECORDED IN DEED BOOK 1879, PAGE 609, COBB COUNTY, GEORGIA RECORDS, AS MODIFIED BY MODIFICATION TO EASEMENT AGREEMENT DATED AUGUST 20, 1979 AND RECORDED IN DEED BOOK 2082, PAGE 281, AFORESAID RECORDS AND (ii) THAT CERTAIN EASEMENT BY SANDY PLAINS ASSOCIATES, DATED AUGUST 20, 1979 AND RECORDED IN DEED BOOK 2082, PAGE 267, AFORESAID RECORDS, OVER, ACROSS, THROUGH AND UPON THE FOLLOWING DESCRIBED PROPERTY:

(Easement Road)

ALL THAT TRACT OR PARCEL OF LAND lying and being in Land Lots 596 and 629 of the 16th District, 2nd Section of Cobb County, Georgia and described as follows:

BEGINNING AT REFERENCE POINT A AS DEFINED IN TRACT 1 ABOVE, THENCE South 58 degrees 18 minutes 18 seconds East a distance of 341.00 feet to a nail and cap set in paving; THENCE South 04 degrees 14 minutes 58 seconds West a distance of 82.39 feet to an iron pin found on the land lot line common to Land Lots 596 and 629; THENCE South 03 degrees 41 minutes 19 seconds West a distance of 275.69 feet to a nail in curb set on the present northern right-of-way line of East Piedmont Road (which is located 40.00 feet from the centerline of such right-of-way line); THENCE along said northern right-of-way line North 48 degrees 47 minutes 58 seconds West a distance of 37.05 feet to a nail and cap found in paving (which is located 41.53 feet from the centerline of such right-of-way line); THENCE North 03 degrees 34 minutes 14 seconds East a distance of 252.90 feet to an iron pin found on the land lot line common to Land Lots 596 and 629; THENCE North 04 degrees 34 minutes 57 seconds East a distance of 65.92 feet a nail and cap found; THENCE North 58 degrees 23 minutes 48 seconds West a distance of 290.64 feet to a nail and cap found; THENCE South 19 degrees 55 minutes 00 seconds West a distance of 217.44 feet to a nail and cap found on the land lot line common to Land Lots 596 and 629; THENCE South 19 degrees 31 minutes 17 seconds West a distance of 83.20 feet to an iron pin found on the present northern right-of-way line of East Piedmont Road (which is located 50.75 feet from the centerline of such right-of-way line); THENCE along said northern right-of-way line North 62 degrees 26 minutes 06 seconds West a distance of 40.68 feet to an iron pin found (which is located 51.49

feet from the centerline of such right-of-way line); THENCE North 19 degrees 57 minutes 02 seconds East a distance of 65.39 feet to a nail and cap found on the land lot line common to Land Lots 596 and 629; THENCE North 20 degrees 11 minutes 32 seconds East a distance of 60.81 feet to a nail set; THENCE North 29 degrees 15 minutes 02 seconds East a distance of 50.40 feet to a nail set; THENCE North 19 degrees 47 minutes 52 seconds East a distance of 125.00 feet to a nail set; THENCE North 31 degrees 41 minutes 42 seconds East a distance of 30.00 feet to a nail set which is Reference Point "A" and the TRUE POINT AND PLACE OF BEGINNING.

The above-described tract is more particularly delineated as an Easement Road on that certain ALTA/ASCM Land Title Survey for Sprayberry Crossing, LLC and Chicago Title Insurance Company, dated September 19, 1997, last revised October 13, 1997, prepared by West Georgia Surveyors, Inc. and bearing the seal of Larry D. Neese, Georgia Registered Land Surveyor NO. 2235, to which Survey reference is made herein for all purposes.

TOGETHER WITH AND AS AN APPURTENANCE TO TRACTS 1 AND 2, A NONEXCLUSIVE PERPETUAL AND APPURTENANT EASEMENT FOR INGRESS AND EGRESS, UTILITIES, DRAINAGE AND PARKING AS GRANTED PURSUANT TO (I) THAT CERTAIN EASEMENT BY SANDY PLAINS ASSOCIATES, DATED AUGUST 20, 1979 AND RECORDED IN DEED BOOK 2082, PAGE 267, AFORESAID RECORDS AND (II) THAT CERTAIN EASEMENT AGREEMENT BY SANDY PLAINS ASSOCIATES DATED AUGUST 15, 1979 AND RECORDED IN DEED BOOK 2101, PAGE 179, AFORESAID RECORDS, OVER, ACROSS, THROUGH AND UPON THE PROPERTY DESCRIBED IN SUCH INSTRUMENTS.

43732

EXHIBIT "B"

All that tract or parcel of land lying and being in Land Lots 557 and 596 of the 16th District, 2nd Section of Cobb County, Georgia and being more particularly described as follows:

BEGINNING at a point located on the southeasterly side of the right of way of Sandy Plains Road, 512.53 feet southwesterly from a point where the southeasterly side of the right of way of Sandy Plains Road (100 foot right of way) intersects the right of way of Post Oak Tract Road (80 foot right of way). If said rights of way were extended to form a corner (said point being 437.13 feet from the intersection of the southeasterly right of way of Sandy Plains Road, and the southwesterly right of way of Post Oak Tract Road, as previously located), said beginning point extending perpendicular with and 50 feet from the centerline of Sandy Plains Road; extending thence south 55 degrees 52 minutes 39 seconds east a distance of 235.86 feet to a point; extending thence north 34 degrees 07 minutes 21 seconds east a distance of 28.74 feet to a point; extending thence north 61 degrees 41 minutes 42 seconds east a distance of 101.60 feet to a point; extending thence south 28 degrees 18 minutes 10 seconds east a distance of 367.46 feet to the northwesterly side of a 30 foot Service Road; extending thence north 31 degrees 41 minutes 42 seconds west and along the northwesterly side of said 30 foot Service Road a distance of 100.80 feet to a point; extending thence north 58 degrees 18 minutes 18 seconds west 86.10 feet to a point; extending thence south 38 degrees 22 minutes 44 seconds west a distance of 8.80 feet to the line of Hayes Cemetery; extending thence north 75 degrees 16 minutes 00 seconds west and along the line of Hayes Cemetery a distance of 160.80 feet to a point; extending thence south 37 degrees 51 minutes 36 seconds west and along the line of Hayes Cemetery a distance of 147.51 feet to a point; extending thence south 58 degrees 18 minutes 18 seconds east 131.00 feet to a point; extending thence south 31 degrees 41 minutes 42 seconds west a distance of 178.00 feet to a point; extending thence north 58 degrees 18 minutes 18 seconds west a distance of 407.60 feet to a point; extending thence north 40 degrees 04 minutes 09 seconds east a distance of 71.80 feet to a point; extending thence north 48 degrees 29 minutes 15 seconds west a distance of 185.00 feet to a point on the southeasterly side of Sandy Plains Road; extending thence north 40 degrees 04 minutes 09 seconds east and along the southeasterly side of Sandy Plains Road parallel to and 50 feet from the centerline of Sandy Plains Road a distance of 40.00 feet to a point; extending thence south 48 degrees 29 minutes 15 seconds east a distance of 185.00 feet to a point; extending thence north 40 degrees 04 minutes 09 seconds east a distance of 331.50 feet to a point; continuing north 37 degrees 05 minutes 45 seconds east a distance of 360.61 feet to a point; extending thence north 30 degrees 52 minutes 42 seconds west a distance of 11.76 feet to a point; extending thence northwesterly a distance of 67.63 feet to a point; extending thence north 55 degrees 52 minutes 39 seconds west a distance of 100.09 feet to a point located on the southeasterly side of Sandy Plains Road; extending thence north 37 degrees 05 minutes 45 seconds east; parallel to and 50 feet from the centerline of Sandy Plains Road a distance of 30.0 feet to the point of beginning; as shown on survey for Sandy Plains Associates by Gaskins & Hogan Surveying Co. dated August 12, 1979, as revised August 16, 1979, which survey is incorporated herein by reference as if fully set forth herein.

(**) along an arc (radius = 155.0 feet)

All that tract or parcel of land lying and being in Land Lot 596 of the 16th District, 2nd Section, Cobb County, Georgia, more particularly described as follows:

TO FIND THE POINT OF BEGINNING, begin at an iron pin located on the northwesterly right of way of Post Oak Tract Road (80 foot right of way), 733.51 feet southeasterly from the intersection of the southwesterly right of way of Post Oak Tract Road and the northwesterly right of way of Sandy Plains Road (100 foot right of way) if said rights of way were extended to form a corner; which point is located at the most northeasterly corner of property now or formerly owned by McDonald's Corporation; thence south 1 degree 52 minutes 16 seconds east 156.82 feet to a point; thence southerly and southwesterly along an arc (radius equals 755.37) 281.33 feet to a point; thence south 61 degrees 41 minutes 42 seconds west 77.07 feet to a point; thence north 28 degrees 18 minutes 18 seconds west 16.04 feet to a point; thence south 61 degrees 41 minutes 42 seconds west 20 feet to a point; thence south 28 degrees 18 minutes 18 seconds east 364.77 feet to a point; thence south 31 degrees 41 minutes 42 seconds west 396.18 feet to a point, AT THE POINT OF BEGINNING; thence continuing south 31 degrees 41 minutes 42 seconds west 135.00 feet to a point; thence north 58 degrees 18 minutes 18 seconds west 71.18 feet to a point; thence north 31 degrees 41 minutes 42 seconds east 135.00 feet to a point; thence south 58 degrees 18 minutes 18 seconds east 71.18 feet to a point, at the point of beginning; as shown on survey for Sandy Plains Associates by Gaskins & Hogan Surveying Co. dated August 12, 1979, as revised August 16, 1979, which survey is incorporated herein by reference as if fully set forth herein.

This instrument prepared by and after recordation return to:

AFTER RECORDING RETURN TO:
Michael Q. Kulla - Hughes and White
2000 Riveredge Parkway
Suite 850
Atlanta, Georgia 30328

22.00
RR

COBB SUPERIOR COURT CLERK

Jay C. Stephenson

97 NOV -5 PM 3: 32

FILED AND RECORDED

LIMITED WARRANTY DEED

STATE OF GEORGIA
COUNTY OF Fulton

Cobb County, Georgia Real Estate Tax
Paid 177.60
Date 11-3-97
Jay C. Stephenson
Clerk of Superior Court

THIS INDENTURE, made as of the 15th day of October, 1997, between HSI MORTGAGE CORP., a Georgia corporation (hereinafter called "Grantor"), and SPRAYBERRY CROSSING, LLC, a Georgia limited liability company (hereinafter called "Grantee"; the words "Grantor" and "Grantee" to include their respective legal representatives, successors and assigns where the context requires or permits);

WITNESSETH:

GRANTOR, FOR AND CONSIDERATION OF THE SUM OF TEN AND NO/100ths DOLLARS (\$10.00), in hand paid at and before the sealing and delivery of these presents, the receipt whereof is hereby acknowledged, has granted, bargained, sold, aliened, conveyed and confirmed, and by these presents does grant, bargain, sell, convey and confirm unto Grantee and to the legal representatives, successors and assigns of Grantee, all that tract or parcel of land described on Exhibit "A", attached hereto and incorporated herein by this reference;

TO HAVE AND TO HOLD such tract or parcel of land, with all and singular the rights, members and appurtenances thereof, to the same being, belonging, or in anywise appertaining, to the only proper use, benefit and behoof of Grantee, and to the legal representatives, successors and assigns of Grantee, forever, IN-FEE SIMPLE, together with every contingent remainder and right of reversion, subject to those matters set forth on Exhibit "B", attached hereto and incorporated herein by this reference;

AND SUBJECT TO the matters set forth on Exhibit "B", Grantor will warrant and forever defend the right and title to the above-described property unto Grantee, and the legal representatives, successors and assigns of Grantee, against the claims of all

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persons claiming by, through or under Grantor or Grantor's immediate predecessor in title, Sprayberry Associates (or both), but not otherwise.

THIS DEED IS AN ABSOLUTE CONVEYANCE, Grantor having sold the premises to Grantee for, and having received from Grantee, a fair and adequate consideration.

IN WITNESS WHEREOF, Grantor has signed and sealed this indenture as of the day and year first above set forth.

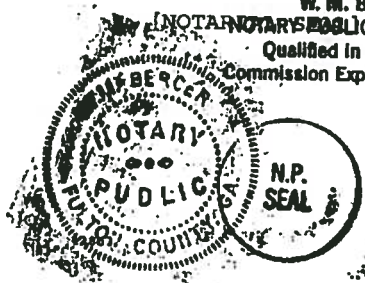
Signed, sealed and delivered in the presence of:


Unofficial Witness


Notary Public

My Commission Expires:

W. M. BERGER
NOTARY PUBLIC, State of Georgia
Qualified in Fulton County
Commission Expires Aug. 21, 2001



HSI MORTGAGE CORP., a Georgia corporation

By: 
Its: VP

Attest: _____
Its: _____

[CORPORATE SEAL]



Policy Number _____

Overseas

Policy Number 11 263 02 00084

Lease

Exhibit "A"

(1 of 3)

Tract 1

All that tract or parcel of land lying and being in Land Lot 596 of the 16th District, 2nd Section, Cobb County, Georgia, and being more particularly described as follows:

TO FIND THE TRUE POINT OF BEGINNING, begin at the intersection formed by the northeasterly right of way line of East Piedmont Road (having an 80 foot right of way) with the southeasterly right of way line of Sandy Plains Road (having a 100 foot right of way); thence running South 77° 20' 21" East, along said northeasterly right of way line of East Piedmont Road, a distance of 293.38 feet to a point, which point is located at the intersection formed by said northeasterly right of way line of East Piedmont Road with the southeasterly right of way line of a 30 foot Easement Road; thence running North 12° 39' 39" East, along said southeasterly right of way line of a 30 foot Easement Road, a distance of 172.44 feet to a point; thence running northeasterly along a curve of said southeasterly right of way line of a 30 foot Easement Road, having a radius of 2,051.19 feet and an arc length of 134.53 feet to a point; thence running North 40° 04' 09" East, along said southeasterly right of way line of a 30 foot Easement Road, a distance of 5.32 feet to THE TRUE POINT OF BEGINNING of the herein described parcel of land; thence running North 40° 04' 09" East, along said southeasterly right of way line of a 30 foot Easement Road, a distance of 268.87 feet to a point; thence running South 58° 18' 18" East a distance of 377.28 feet to a point; thence running South 31° 41' 42" West a distance of 88.00 feet to a point; thence running South 58° 18' 18" East a distance of 113.00 feet to a point; thence running South 31° 41' 42" West a distance of 30.00 feet to a point; thence running North 58° 18' 18" West a distance of 55.00 feet to a point; thence running South 31° 41' 42" West a distance of 148.00 feet to a point; thence running North 58° 18' 18" West a distance of 474.43 feet to the TRUE POINT OF BEGINNING; containing 2.698 acres, as shown on Plat of Survey for Sprayberry Crossing Shopping Center Associates, prepared by West Georgia Engineers & Surveyors, Inc., dated May 14, 1983, and revised May 16, 1983, in accordance with Surveyor's Certificate by Larry Neese, RLS No. 2235.

Tract 2

All that tract or parcel of land lying and being in Land Lots 595 and 596 of the 16th District, 2nd Section, Cobb County, Georgia, and being more particularly described as follows:

TO FIND THE TRUE POINT OF BEGINNING, begin at the intersection formed by the northeasterly right of way line of East Piedmont Road (having an 80 foot right of way) with the southeasterly right of way line of Sandy Plains Road (having a 100 foot right of way); thence running

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Policy Number _____
Oman
Policy Number 11 263 02 00084
Losa

Exhibit "A" Continued
(Page Two of Three)

(2 of 3)

South 77° 20' 21" East, along said northeasterly right of way line of East Piedmont Road, a distance of 253.38 feet to a point, which point is located at the intersection formed by said northeasterly right of way line of East Piedmont Road with the northwesterly right of way line of a 30 foot Easement Road, said point being the TRUE POINT OF BEGINNING of the herein described parcel of land; thence running North 12° 39' 39" East, along said northwesterly right of way line of a 30 foot Easement Road, a distance of 155.28 feet to a point; thence running northeasterly along a curve of said northwesterly right of way line of a 30 foot Easement Road, having a radius of 2,081.19 feet and an arc length of 168.25 feet to a point; thence running North 40° 04' 09" East a distance of 269.77 feet to a point; thence running South 58° 18' 18" East a distance of 30.32 feet to a point located on the southeasterly right of way line of a 30 foot Easement Road; thence running South 40° 04' 09" West along said southeasterly right of way line of a 30 foot Easement Road a distance of 268.87 feet to a point; thence running South 40° 04' 09" West, along said southeasterly right of way line of a 30 foot Easement Road, a distance of 5.32 feet to a point; thence running southwesterly along a curve of said southeasterly right of way line of a 30 foot Easement Road, having a radius of 2,051.19 feet and an arc length of 134.53 feet to a point; thence running South 12° 39' 39" West along said southeasterly right of way line of a 30 foot Easement Road, a distance of 172.44 feet to a point on the northeasterly right of way line of East Piedmont Road; thence running North 77° 20' 21" West, a distance of 40.00 feet to the POINT OF BEGINNING; being a 30 foot Easement Road, as shown on Plat of Survey for Sprayberry Crossing Shopping Center Associates, prepared by West Georgia Engineers & Surveyors, Inc., dated May 14, 1983, revised May 16, 1983, in accordance with Surveyor's Certificate by Larry Neese, RLS No. 2235.

TOGETHER WITH A NONEXCLUSIVE PERPETUAL EASEMENT FOR INGRESS AND EGRESS OVER THE FOLLOWING DESCRIBED PROPERTY:

Easement Road

All that tract or parcel of land lying and being in Land lots 596 and 629 of the 16th District, 2nd Section, Cobb County, Georgia, and being more particularly described as follows:

TO FIND THE TRUE POINT OF BEGINNING, begin at the intersection formed by the northeasterly right of way line of East Piedmont Road (having an 80 foot right of way) with the southeasterly right of way line of Sandy Plains Road (having a 100 foot right of way); thence running South 77° 20' 21" East, along said northeasterly right of way line of East Piedmont Road, a distance of 293.38 feet to a point, which point is located at the intersection formed by said northeasterly right of way line of East Piedmont Road, with the southeasterly right of way line of a 30 foot Easement road; thence running along said northeasterly right of way line of East Piedmont Road as it curves to

BK 10771 PG 011

(303)

the right, a distance of 350.72 feet to a point located on the line dividing Land Lots 596 and 629; thence continuing and running along said northeasterly right of way line of East Piedmont Road, as it curves to the right, a distance of 215.02 feet to THE TRUE POINT OF BEGINNING of the herein described Easement Road; thence running North 19° 47' 52" East, along the northwesterly right of way line of Easement Road, a distance of 77.31 feet to a point located on the aforementioned line dividing Land lots 596 and 629; thence running along said northwesterly right of way line of Easement Road with the following courses and bearings: North 19° 47' 52" East a distance of 60.52 feet to a point; North 29° 15' 02" East a distance of 50.40 feet to a point; North 19° 47' 52" East a distance of 125.00 feet to a point; thence running North 31° 41' 42" East a distance of 30.00 feet to a point; thence running South 58° 18' 18" East, along the northeasterly right of way line of a 30 foot Easement Road, a distance of 341.00 feet to a point; thence running South 04° 09' 40" West, along the easterly right of way line of said 30 foot Easement Road, a distance of 83.29 feet to the line dividing Land Lots 596 and 629; thence running South 03° 42' 49" West along said Easterly right of way line of 30 foot Easement Road, a distance of 274.79 feet to a point located on said northeasterly right of way line of East Piedmont Road; thence running in a northwesterly direction along said northeasterly right of way line of East Piedmont Road, 36.68 feet to a point located at the intersection of the northeasterly right of way line of East Piedmont Road and the westerly right of way line of Easement Road; thence running North 03° 42' 49" East along said westerly right of way line of Easement Road, a distance of 253.15 feet to a point located on the aforementioned line dividing Land Lots 596 and 629; thence running North 04° 09' 40" East, along said westerly right of way line of Easement Road, a distance of 65.87 feet to a point; thence running North 58° 18' 18" West, along the southeasterly right of way line of Easement Road, a distance of 290.68 feet to a point; thence running South 19° 47' 52" West 216.38 feet to a point at the land lot line dividing Land Lots 596 and 629; thence running South 19° 47' 52" West 94.23 feet to a point located at the northeasterly right of way line of East Piedmont Road; thence running northwesterly, along the northeasterly right of way line of East Piedmont Road, 40 feet to the TRUE POINT OF BEGINNING: as shown on Plat of Survey for Sprayberry Crossing Shopping Center Associates, prepared by West Georgia Engineers & Surveyors, Inc., dated May 14, 1983, and revised May 16, 1983, in accordance with Surveyor's Certificate by Larry Neese, RLS No. 2235.

EXHIBIT 'B'

Policy Number 11 263 02 00084

(1 of 2)

This policy does not insure against loss or damage by reason of the following:

1. All taxes subsequent to the year 1977, not yet due and payable.
2. Easement in favor of Samuel A. Power, dated and filed January 2, 1906, recorded in Deed Book HH, Page 474, Cobb County, Georgia Records.
3. Easements in favor of Georgia Power Company, as follows:
 - a) dated October 17, 1972, recorded in Deed Book 1364, Page 403; and
 - b) dated X-X-X, filed October 8, 1979, recorded in Deed Book 2088, Page 295, aforesaid records.
4. Right-of-Way Deeds containing easements in favor of Cobb County, as follows:
 - a) dated July 20, 1957, filed May 1, 1974, recorded in Deed Book 1524, Page 23;
 - b) dated July 19, 1957, filed May 1, 1974, recorded in Deed Book 1524, Page 25;
 - c) dated and filed November 22, 1976, recorded in Deed Book 1734, Page 520;
 - d) dated and filed November 22, 1976, recorded in Deed Book 1734, Page 521;
 - e) dated October 19, 1976, filed November 22, 1976, recorded in Deed Book 1734, Page 522;
 - f) dated June 13, 1977, filed June 14, 1977, recorded in Deed Book 1897, Page 404; and
 - g) dated October 13, 1980, filed January 20, 1981, recorded in Deed Book 2304, Page 260, aforesaid records.
5. Easement in favor of Trust Company Bank of Cobb County, N.A., dated X-X-1978, filed February 3, 1978, recorded in Deed Book 1860, Page 48, aforesaid records.
6. Grant of Easement in favor of Wagner Ventures, contained in Warranty Deed dated April 24, 1978, filed April 25, 1978, recorded in Deed Book 1882, Page 928, aforesaid records.
7. Easement made by Sandy Plains Associates, dated August 20, 1979, filed September 26, 1979, recorded in Deed Book 2082, Page 267, aforesaid records.

Countersigned

Terry E. Freeman
Authorized Signatory Terry E. Freeman

BK10771PG013

Schedule B of this Policy consists of 2 pages.

EXHIBIT 'B'

Policy Number _____
Owners
Policy Number 11 263 02 00084
Loop

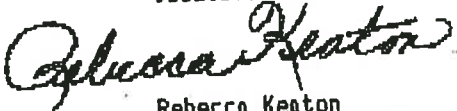
(2 of 2)

8. Easement Agreement made by Sandy Plains Associates, dated August 15, 1979, filed October 31, 1979, recorded in Deed Book 2101, Page 179, aforesaid records. ✓
9. Easement in favor of Cobb Electric Membership Corporation, dated February 29, 1980, filed May 19, 1980, recorded in Deed Book 2184, Page 445, aforesaid records. ✓
10. Easement in favor of Burger King Limited Partnership II as contained in Warranty Deed dated and filed March 2, 1983, recorded in Deed Book 2696, Page 422, aforesaid records.
11. Easement in favor of Sprayberry Land Associates II, dated November 27, 1984, filed December 13, 1984, recorded in Deed Book 3343, Page 309, aforesaid records.
12. Easement in favor of John Handy Jones and Robert H. Newnan, dated November 27, 1984, filed December 13, 1984, recorded in Deed Book 3343, Page 312, aforesaid records.
- ~~13. Collateral Assignment of Leases and Rents from Sprayberry Associates, a Georgia limited partnership having Housing Systems, Incorporated as its sole general partner to Bank South, N.A., dated December 28, 1987, filed January 12, 1988, recorded in Deed Book 4775, Page 125, aforesaid records.~~
- ~~14. Deed to Secure Debt from Sprayberry Associates, a Georgia limited partnership having Housing Systems, Incorporated as its sole partner to Bank Mortgage Corporation, dated November 27, 1984, filed December 13, 1984, recorded in Deed Book 3343, Page 325, aforesaid records; in the amount of eight hundred fifty thousand dollars (\$850,000.00) due December 1, 1994. As transferred to Bank South, N.A., by Assignment dated December 18, 1987, filed January 12, 1988, recorded in Deed Book 4775, Page 116, aforesaid records.~~
- ~~15. Security Deed and Agreement from Sprayberry Associates, a Georgia limited partnership, by its sole general partner Housing Systems, Incorporated to Bank South, N.A., dated December 28, 1987, filed for record January 12, 1988, at 1:07 P.M., recorded in Deed Book 4775, Page 117, aforesaid records.~~
13. Rights of tenants in possession.
14. All matters which would be shown by a current and accurate survey and inspection of the subject property.

*Other
Number
4775/115*

BK 110777PG014

Deed Book 15455 Pg 4475
Filed and Recorded Jun-29-2017 03:55pm
2017-0073587
Real Estate Transfer Tax \$750.00
0332017015078


Rebecca Keaton
Clerk of Superior Court Cobb Cty. Ga.



[Space above this line for recorder's office]

After recording, return to:
Davis & Associates, Attorneys at Law, LLC
3475 Dallas Highway, Suite 112
Marietta, GA 30064
Attn: Ameer Davis
17-545H

LIMITED WARRANTY DEED

THIS INDENTURE, made as of the 26th day of June, 2017, between SUNTRUST BANK, a Georgia banking corporation, successor by merger to TRUST COMPANY BANK OF COBB COUNTY, N.A. ("Grantor"), and HONG TRAN, an individual resident of Georgia, and HANH H. TRAN, an individual resident of Georgia (jointly, "Grantee") (the words "Grantor" and "Grantee" to include their respective heirs, legal representatives, successors and assigns where the context requires or permits);

WITNESSETH:

THAT the Grantor, for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable consideration in hand paid at and before the sealing and delivery of these presents, the receipt and sufficiency whereof are hereby acknowledged, has granted, bargained, sold, aliened, conveyed and confirmed, and by these presents does hereby grant, bargain, sell, alien, convey and confirm unto the Grantee, subject to the matters described herein, that certain tract or parcel of land lying and being in Cobb County, Georgia, and more particularly described on Exhibit A attached hereto (the "Land");

TOGETHER WITH all buildings, structures and improvements thereon and all rights, members, easements and appurtenances appertaining to the Land and all right, title and interest of the Grantor in and to public alleys, streets and rights-of-way adjacent to or abutting the Land (the Land, together with the foregoing, is hereinafter referred to as the "Property");

PROVIDED THAT the Property is conveyed subject to the following condition, covenant, restriction and agreement, which shall run with the land and shall be binding upon and inure to the benefit of the Grantor and the Grantee:

For a period of five (5) years after the date of this Indenture, (i) the Property shall not be used as a commercial bank, savings bank, savings and loan association, trust company, credit union, mortgage loan production office, automated teller machines or such other use offering the same

or similar financial services (collectively, "Financial Institution") and (ii) there shall be no signage, advertising or publication on the Property or otherwise by the Grantee or any prospective purchaser, tenant or user of the Property that relates to the present or future use of the Property as a Financial Institution.

By the Grantee's acceptance and execution of this Deed, the Grantees acknowledges and agrees that a breach of the foregoing condition shall cause the Grantor irreparable harm and the Grantor shall have the right, in addition to all other rights and remedies available to the Grantor as a result of such breach, to obtain injunctive or other relief for the enforcement thereof. The Grantee further agrees that the Grantee shall reimburse the Grantor upon demand for all reasonable attorneys' fees and other costs incurred by the Grantor in connection with the enforcement of the foregoing condition;

AND PROVIDED THAT the Property is conveyed subject to all easements, restrictions, covenants, agreements, conditions and other matters of record that lawfully affect the Property or any part thereof and all encroachments and other matters that may be revealed by a survey or inspection of the Property;


TO HAVE AND TO HOLD the Property with all and singular the rights, members and appurtenances thereof, to the same being, belonging or in anywise appertaining to the only proper use, benefit and behoof of the Grantee forever, subject to the matters described herein; and

AND the Grantor will warrant and forever defend the right and title to the Property unto the Grantee against the claims of all persons whomsoever claiming by, through or under the Grantor, except for the matters set forth herein.

IN WITNESS WHEREOF, the Grantor has caused this Indenture to be signed, sealed and delivered on its behalf by its duly authorized representative as of the date set forth above.

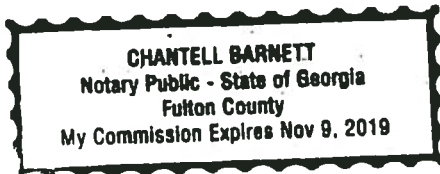
Signed, sealed and delivered in the presence of:


Witness

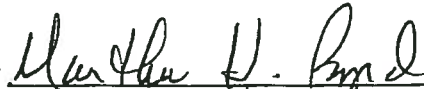

Notary Public

My Commission Expires: Nov. 9, 2019

[NOTARIAL SEAL]



SUNTRUST BANK, a Georgia banking corporation

By: 
Name: MARTHA H. BYRD
Title: FIRST VICE PRESIDENT

SEE EXHIBIT "B" ATTACHED HERETO.

EXHIBIT A

[Legal Description]

All that tract or parcel of land lying and being in Land Lot 596, 16th District, 2nd Section, Cobb County, Georgia, and being shown on plat of survey by Delta Engineers & Surveyors, Inc., dated December 21, 1977 and revised on January 6, 1978, as recorded in Plat Book 69, Page 209, Records of Cobb County, Georgia, and being more particularly described as follows:

BEGINNING at an iron pin on the southeast right of way of Sandy Plains Road at the corner formed by the intersection of the southeast right of way of Sandy Plains Road (85 foot right of way) and the northeast right of way of the entrance-exit road to Sprayberry Crossing Shopping Center (40 foot right of way) said point of beginning also being located 1,148.9 feet southwesterly as measured along the southeasterly right of way of Sandy Plains Road from the corner formed by the intersection of the southeasterly right of way of Sandy Plains Road and the southwesterly right of way of Post Oak Tritt Road; running thence south 48 degrees 29 minutes 15 seconds east along the northeasterly right of way of the entrance-exit road to Sprayberry Crossing Shopping Center, a distance of 185 feet to an iron pin; running thence north 40 degrees 4 minutes 9 seconds east a distance of 200 feet to an iron pin; running thence north 48 degrees 29 minutes 15 second west a distance of 185 feet to an iron pin on the southeasterly right of way of Sandy Plains Road; running thence south 40 degrees 4 minutes 9 seconds west along the southeasterly right of way of Sandy Plains Road a distance of 200 feet to an iron pin and the point of beginning.

Also conveyed herewith is the right of ingress and egress and parking over, on and across the adjacent lands of Sandy Plains Associates as designed on site plan of Sprayberry Crossing Shopping Center, by Hal Herndon and Associates dated June 9, 1977, and identified as No. 7409; together with right to use of the utility easements thereupon designated.

EXHIBIT "B"

CORPORATE RESOLUTION

RESOLVED, that any officer of the rank of Vice President and above is authorized to execute on behalf of SunTrust Bank (the "Bank") any instrument, document, or writing for the conduct of the business of the Bank, either in its own right or in any fiduciary capacity.

Any officer of the Bank is authorized to execute loan and loan related documents, and trust and trust related documents, on behalf of the Bank, either in its own right or in any fiduciary capacity.

Any officer of the Bank is authorized to execute on behalf of the Bank any documents necessary to transfer securities held in the name of the Bank, whether for its own account or in a fiduciary capacity.

Any officer of the Bank is authorized to execute releases of land held as security for any debt with the Bank, quitclaim deeds of release and other releases, and any such officer may affix the Corporate Seal when required.

Any officer is authorized to execute on behalf of the Bank guaranty of signature customarily required for the transfer of stocks, bonds and other securities, and for other purposes where a guaranty of a signature may be useful or necessary.

Any officer is authorized to execute on behalf of the Bank, as Transfer Agent or Registrar, any stock certificate and any certificate evidencing any other security.

Any officer of the Bank, or an employee of the Bank specifically designated by either the Board of Directors or the Executive Committee, is authorized to sign savings certificates, certificates of deposit, certifications of checks and treasurer's checks.

Checks or other written orders for withdrawal of funds from a depository of the Bank may be signed by any officer of the Bank, or by an employee specifically designated by either the Board of Directors or the Executive Committee.

* * * * *

I, Lynn S. Dowdy, hereby certify that I am Assistant Corporate Secretary of SunTrust Bank and that the above and foregoing is a true and correct copy of a resolution unanimously adopted at a meeting of the Board of Directors of the Bank at which a quorum was present and which was duly called and regularly held on the 13th day of February, 2001, and that said resolution has not since been amended.

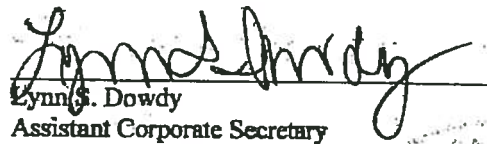
I further certify that the following are the titles of officers of the Bank of the rank of Vice President and above:

- | | |
|------------------------------------|----------------------|
| Chairman of the Board | Group Vice President |
| President | General Counsel |
| Executive Vice President | First Vice President |
| Corporate Executive Vice President | Vice President |
| Senior Vice President | Treasurer |
| Managing Director | Controller |
| Director | Vice Chairman |

I further certify that the following officers have been duly elected and are now legally holding the title listed:

Sarah Bagby	First Vice President
Greg Borisenko	Senior Vice President
Martha H. Byrd	First Vice President
Thomas Crociata	First Vice President
David Crosby	First Vice President
David W. Hagy	Group Vice President
Michael Hurst	Senior Vice President
Terri Lasoff	First Vice President
Liza W. Littrell	First Vice President
J. Alan McNabb	First Vice President
Andrew McRee	First Vice President
Kevin Pomet	First Vice President
John C. Rooney	Vice President
Daniel Simons	Group Vice President
A. Michelle Willis	Senior Vice President

This the 1st day of June, 2017.


Lynn S. Dowdy
Assistant Corporate Secretary



Composite Summary

Parcel Number 1605960060
Location SANDY PLAINS RD
Address
Property Class E4 - Exempt - Cemetery
Total Acres 0.546
Total Land SqFt 23784
Neighborhood 16089990 - EXEMPT OR PUBLIC UTILITY PROPERTY
Tax District (9) UNINCORPORATED
Subdivision

[View Map](#)



Owner

Sprayberry Crossing Llp
 5555 GLENRIDGE CONN SUITE 1100
 ATLANTA GA 30342

Appraised Values

Year	Property Class	LUC	Appraised Land	Appraised Building Value	Total Appraised Value
2020	E4	601	\$47,280	\$0	\$47,280

[Show Historical Appraised Values](#)

Assessed Values

Year	Assessed Land	Assessed Building Value	Total Assessed Value
2020	\$18,912	\$0	\$0

[Show Historical Assessed Values](#)

No data available for the following modules: 2020 Undeliverable Notices, Upcoming Visits, Summary - Personal Property, Appraised Values - Personal Property, Notice of Assessment, Residential Improvement Information, Commercial Improvement Information, Accessory Information, Appeals, Permits, Sales Information, Sketches, Additions.

Ownership and characteristic data are the most current information available. All appraised/assessed values are as of Jan 1, 2020.

[User Privacy Policy](#)
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Last Data Upload: 7/2/2020 6:07:24 AM

Developed by


[Version 2.3.66](#)



Printed: 7/2/2020

Cobb County Online Tax Receipt

Thank you for your payment!

CARLA JACKSON TAX COMMISSIONER
HEATHER WALKER CHIEF DEPUTY
Phone: 770-528-8600
Fax: 770-528-8679

Payer:
SPRAYBERRY CROSSING PARTNERSHIP

**SPRAYBERRY CROSSING PARTNERSHIP
C/O FSSR**

Payment Date: 9/6/2019

Tax Year	Parcel ID	Due Date	Appeal Amount	Taxes Due	
2019	16059600050	10/15/2019	Pay: N/A or	\$0.00	
Interest	Penalty	Fees	Total Due	Amount Paid	Balance
\$0.00	\$0.00	\$0.00	\$0.00	\$17,735.33	\$0.00



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CARLA JACKSON TAX COMMISSIONER
HEATHER WALKER CHIEF DEPUTY
Phone: 770-528-8600
Fax: 770-528-8679

Payer:
SPRAYBERRY CROSSING PARTNERSHIP

SPRAYBERRY CROSSING PARTNERSHIP
C/O FSSR

Payment Date: 9/20/2018

Table with 5 columns: Tax Year, Parcel ID, Due Date, Appeal Amount, Taxes Due. Row 1: 2018, 16059600130, 11/15/2018, Pay: N/A or, \$0.00. Row 2: Interest, Penalty, Fees, Total Due, Amount Paid, Balance. Row 2 values: \$0.00, \$0.00, \$0.00, \$0.00, \$11,149.87, \$0.00.



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CARLA JACKSON TAX COMMISSIONER
HEATHER WALKER CHIEF DEPUTY
 Phone: 770-528-8600
 Fax: 770-528-8679

Payer:
 SPRAYBERRY CROSSING PARTNERSHIP

**SPRAYBERRY CROSSING SHOPPING
 CENTER
 C/O FSSR**

Payment Date: 9/6/2019

Tax Year	Parcel ID	Due Date	Appeal Amount	Taxes Due
2019	16059600220	10/15/2019	Pay: N/A or	\$0.00

Interest	Penalty	Fees	Total Due	Amount Paid	Balance
\$0.00	\$0.00	\$0.00	\$0.00	\$1,270.03	\$0.00



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Thank you for your payment!

CARLA JACKSON TAX COMMISSIONER
HEATHER WALKER CHIEF DEPUTY
Phone: 770-528-8600
Fax: 770-528-8679

Payer: SPRAYBERRY CROSSING PARTNERSHIP

SPRAYBERRY CROSSING PARTNERSHIP

Payment Date: 9/6/2019

Table with 5 columns: Tax Year, Parcel ID, Due Date, Appeal Amount, Taxes Due. Row 1: 2019, 16059600230, 10/15/2019, Pay: N/A or, \$0.00. Row 2: Interest, Penalty, Fees, Total Due, Amount Paid, Balance. Row 2 values: \$0.00, \$0.00, \$0.00, \$0.00, \$815.32, \$0.00.



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Cobb County Online Tax Receipt

Thank you for your payment!

CARLA JACKSON TAX COMMISSIONER
HEATHER WALKER CHIEF DEPUTY
Phone: 770-528-8600
Fax: 770-528-8679

Payer:
SPRAYBERRY CROSSING PARTNERSHIP

**SPRAYBERRY CROSSING PARTNERSHIP
C/O FSSR INC**

Payment Date: 9/6/2019

Tax Year	Parcel ID	Due Date	Appeal Amount	Taxes Due
2019	16059600250	10/15/2019	Pay: N/A or	\$0.00

Interest	Penalty	Fees	Total Due	Amount Paid	Balance
\$0.00	\$0.00	\$0.00	\$0.00	\$576.65	\$0.00



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Cobb County Online Tax Receipt

Thank you for your payment!

CARLA JACKSON TAX COMMISSIONER
HEATHER WALKER CHIEF DEPUTY
 Phone: 770-528-8600
 Fax: 770-528-8679

Payer:
 Sprayberry Crossing LLC

SANDY BROWNSTONE LLC

Payment Date: 9/16/2019

Tax Year	Parcel ID	Due Date	Appeal Amount	Taxes Due
2019	16059600170	10/15/2019	Pay: N/A or	\$0.00

Interest	Penalty	Fees	Total Due	Amount Paid	Balance
\$0.00	\$0.00	\$0.00	\$0.00	\$15,336.82	\$0.00



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Printed: 7/2/2020

Cobb County Online Tax Receipt

Thank you for your payment!

CARLA JACKSON TAX COMMISSIONER
HEATHER WALKER CHIEF DEPUTY
Phone: 770-528-8600
Fax: 770-528-8679

Payer:
Sprayberry Crossing LLC

SANDY BROWNSTONE LLC

Payment Date: 9/16/2019

Tax Year	Parcel ID	Due Date	Appeal Amount	Taxes Due
2019	16059600240	10/15/2019	Pay: N/A or	\$0.00

Interest	Penalty	Fees	Total Due	Amount Paid	Balance
\$0.00	\$0.00	\$0.00	\$0.00	\$606.39	\$0.00



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Printed: 6/29/2020

Cobb County Online Tax Receipt

Thank you for your payment!

CARLA JACKSON TAX COMMISSIONER
HEATHER WALKER CHIEF DEPUTY
 Phone: 770-528-8600
 Fax: 770-528-8679

Payer:
Hong Tran

TRAN HONG & HANH H

Payment Date: 10/9/2019

Tax Year	Parcel ID	Due Date	Appeal Amount	Taxes Due	
2019	16059600070	10/15/2019	Pay: N/A or	\$0.00	
Interest	Penalty	Fees	Total Due	Amount Paid	Balance
\$0.00	\$0.00	\$0.00	\$0.00	\$13,939.52	\$0.00



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ATTACHMENT TO APPLICATION FOR REDEVELOPMENT OVERLAY DISTRICT

IMPACT ANALYSIS STATEMENT

Application No.: _____ (2020)
Hearing Dates: **September 1, 2020**
September 15, 2020

Applicant: **Atlantic Realty Acquisitions LLC**
Titleholders: **Sprayberry Crossing Partnership,**
a Georgia General Partnership;
Sandy Brownstone, LLC;
Sandy Ten, LLC; Hong Tran; and
Hanh H. Tran

Analysis of impact of the proposed rezoning with respect to the following:

- (a) This Application for Rezoning seeks rezoning of approximately 17.91 acres located on the southeasterly side of Sandy Plains Road and the northerly side of East Piedmont Road, Land Lots 557, 596, and 629, 16th District, 2nd Section, Cobb County, Georgia (hereinafter the “Property” or the “Subject Property”). The Property is currently zoned Planned Shopping Center (“PSC”) and Neighborhood Shopping (“NS”). The Property is utilized as a shopping center, including out parcels. Applicant is seeking redevelopment of the shopping center property and certain commercial out parcels for a mixed-use development. The redevelopment of the Property will provide a use which is much more suitable in view of its location and development of properties in close proximity, and will allow the Property to be utilized to its highest and most reasonable potential. Zoning and uses of properties in the area vary from public institutional, office, retail, commercial purposes, and residential. The location and long history of the Subject Property make it uniquely suited for the proposed redevelopment; as well as, its access to Sandy Plains Road and East Piedmont Road. The proposed redevelopment for mixed-use would be compatible to surrounding properties and allow for revitalization not only of the Subject Property, but the area as a whole.
- (b) This proposal should have no adverse effect on the existing use or usability of adjacent or nearby property. The proposed redevelopment should have a minimal, if any, impact on surrounding properties, as surrounding properties would have quality redevelopment of the Property. If approved and developed according to the request, the adjacent and nearby property owners would benefit in higher land values. Cobb County will benefit in increased tax revenue.
- (c) The Property, as it currently exists, does not have a reasonable economic use. Redevelopment of the entirety of the Property, as proposed, would allow the Property to

be developed and utilized to its highest and best potential, and consistent with properties adjacent to and in the immediate proximity.

- (d) This proposed redevelopment will not cause excessive or burdensome use of existing streets, transportation facilities, utilities, or schools. Development, as proposed, would have minimal effect on utilities and transportation facilities. The Property has convenient access to the two major thoroughfares upon which it is located. Roadway improvements in and around the Subject Property in recent years have eased access and traffic concerns related to the proposed development.
- (e) The zoning proposal is in conformity with the Future Land Use Map of Cobb County, Georgia.
- (f) The Subject Property has been termed as “blighted” by Cobb County officials. The redevelopment proposed in this Application will allow for a high-quality mixed-use development which would benefit the residents of the surrounding area, bring new growth to the area in the form of businesses and residents, and allow Cobb County to gain additional tax revenue from the revitalization.

Overall Legal Description

All that tract or parcel of land lying and being in Land Lots 595 and 596 of the 16th District, 2nd Section, Cobb County, Georgia and being more particularly described as follows:

To reach the True Point of Beginning, commence at a Right of Way Monument found at the northernmost mitered corner of the southeasterly Right of Way of Sandy Plains Road (100' R/W) and the northerly Right of Way of East Piedmont Road (Variable R/W), thence running along said miter thence South 07° 35' 49" East a distance of 44.65 feet to a point; thence running along said Right of Way of East Piedmont Road the following courses: South 79° 43' 26" East a distance of 50.00 feet to a point; thence South 62° 16' 36" East a distance of 36.69 feet to a point; thence South 79° 50' 01" East a distance of 89.55 feet to a Right of Way Monument found; thence North 77° 27' 31" East a distance of 28.18 feet to a Right of Way Monument found; thence South 79° 36' 00" East a distance of 10.60 feet to the TRUE POINT OF BEGINNING, from point thus established and leaving said Right of Way thence North 10° 50' 03" East a distance of 135.04 feet to a point; thence running along a curve to the right an arc length of 201.06 feet, (said curve having a radius of 2616.95 feet, with a chord bearing of North 37° 12' 31" East, and a chord length of 201.01 feet) to a ½" rebar found; thence North 39° 04' 30" East a distance of 237.78 feet to a point; thence North 39° 04' 30" East a distance of 71.86 feet to a ½" rebar found; thence North 49° 44' 39" West a distance of 185.00 feet to an iron pin set on the southeasterly Right of Way of Sandy Plains Road; thence running along said Right of Way North 38° 48' 45" East a distance of 40.00 feet to an iron pin set; thence continuing along said Right of Way North 38° 48' 45" East a distance of 200.00 to an iron pin set; thence leaving said Right of Way and running South 49° 44' 39" East a distance of 185.00 feet to an iron pin set; thence North 38° 48' 45" East a distance of 131.50 feet to a point; thence North 36° 34' 28" East a distance of 32.81 feet to a ½" rebar found; thence North 35° 45' 53" East a distance of 327.64 feet to a ½" rebar found; thence North 30° 47' 30" West a distance of 11.75 feet to a point; thence running along a curve to the left an arc length of 67.77 feet, (said curve having a radius of 145.53 feet, with a chord bearing of North 45° 06' 57" West, and a chord length of 67.16 feet) to a nail found; thence North 56° 56' 31" West a distance of 108.05 feet to a point on the aforementioned southeasterly Right of Way of Sandy Plains Road; thence running along said Right of Way North 35° 51' 46" East a distance of 30.00 feet to a point; thence leaving said Right of Way South 56° 43' 00" East a distance of 235.88 feet to a point; thence North 32° 51' 33" East a distance of 30.36 feet to a nail set; thence North 60° 27' 43" East a distance of 119.60 feet to a point; thence South 29° 51' 11" East a distance of 101.78 feet to a point; thence North 60° 27' 43" East a distance of 95.00 feet to a point; thence South 29° 39' 19" East a distance of 145.43 feet to a ½" rebar found; thence South 61° 00' 25" West a distance of 44.00 feet to a nail found; thence South 29° 31' 19" East a distance of 111.24 feet to a point; thence South 30° 22' 57" West a distance of 239.59 feet to a ½" rebar found; thence South 30° 18' 50" West a distance of 295.52 feet to a point; thence South 59° 29' 41" East a distance of 310.39 feet to a point; thence South 30° 28' 16" West a distance of 394.64 feet to a point; thence South 02° 53' 59" West a distance of 83.28 feet to a point; thence South 02° 24' 52" West a distance of 274.36 feet to a point on the northerly Right of Way East Piedmont Road; thence running along said Right of Way along a curve to the right an arc length of 36.68 feet, (said curve having a radius of 487.72 feet, with a chord bearing of North 52° 28' 17" West, and a chord length of 36.67 feet) to a point; thence leaving said Right of Way and running North 02° 24' 52" East a distance of 253.39 feet to a point; thence North 02° 53' 59" East a distance of 66.65 feet to a point; thence North 59° 47' 10" West a distance of 290.12 feet to a point; thence South 18° 34' 13" West a distance of 218.39 feet to a point on the Land Lot Line common

to Land Lots 596 and 629; thence running along said Land Lot Line North 88° 26' 25" West a distance of 41.85 feet to a point; thence leaving said Land Lot Line and running North 18° 49' 49" East a distance of 61.91 feet to a point; thence North 27° 59' 59" East a distance of 50.44 feet to a point; thence North 18° 36' 43" East a distance of 125.43 feet to a point; thence North 59° 47' 10" West a distance of 55.03 feet to a nail found; thence South 30° 25' 36" West a distance of 148.00 feet to a point; thence North 59° 36' 35" West a distance of 474.47 feet to a point; thence South 38° 40' 24" West a distance of 108.73 feet to a ½" rebar found; thence South 36° 47' 37" West a distance of 31.55 feet to a ½" rebar found; thence South 10° 50' 03" West a distance of 151.87 feet to R/W Disk found on the aforementioned northerly Right of Way of East Piedmont Road; thence running along said Right of Way North 79° 38' 21" West a distance of 40.00 feet to the TRUE POINT OF BEGINNING. Said Tract contains 18.456 acres (803,970 Square Feet).

LESS AND EXCEPT the Mayes Cemetery parcel being described as follows:

To reach the True Point of Beginning, commence at a Right of Way Monument found at the northernmost mitered corner of the southeasterly Right of Way of Sandy Plains Road (100' R/W) and the northerly Right of Way of East Piedmont Road (Variable R/W), thence running along said miter thence South 07° 35' 49" East a distance of 44.65 feet to a point; thence running along said Right of Way of East Piedmont Road the following courses: South 79° 43' 26" East a distance of 50.00 feet to a point; thence South 62° 16' 36" East a distance of 36.69 feet to a point; thence South 79° 50' 01" East a distance of 89.55 feet to a Right of Way Monument found; thence North 77° 27' 31" East a distance of 28.18 feet to a Right of Way Monument found; thence South 79° 36' 00" East a distance of 10.60 feet to a point; thence leaving said Right of Way and running North 10° 50' 03" East a distance of 135.04 feet to a point; thence running along a curve to the right an arc length of 201.06 feet, (said curve having a radius of 2616.95 feet, with a chord bearing of North 37° 12' 31" East, and a chord length of 201.01 feet) to a ½" rebar found; thence North 39° 04' 30" East a distance of 237.78 feet a point; thence running along a tie line North 87° 42' 29" East a distance of 330.38 feet to the TRUE POINT OF BEGINNING, from point thus established thence North 30° 19' 18" East a distance of 148.23 feet to a 5/8" rebar with cap found; South 75° 21' 16" East a distance of 166.81 feet to a rebar with cap found; thence South 31° 56' 38" West a distance of 153.48 feet to a rebar with cap found; thence North 73° 59' 45" West a distance of 161.26 feet to the TRUE POINT OF BEGINNING. Said tract contains 0.546 Acres (23,802 Square Feet).

Carolyn Cook

From: Dan Dobry Jr <ddobry@croyengineering.com>
Sent: Thursday, May 07, 2020 10:24 AM
To: Amy Diaz - Cobb County DOT (amy.diaz@cobbcounty.org); abby.rettig@cobbcounty.org; Patrick, Kelly; Stricklin, Jane
Cc: Jason Ward; Kevin Moore; Aimee Turner; Carolyn Cook
Subject: FW: Sprayberry Crossing TIS - Submittal 1
Attachments: Sprayberry Crossing TIS_Submittal 1.pdf

Follow Up Flag: Follow up
Flag Status: Flagged

Amy,

We are representing Atlantic Residential to perform the traffic study for the pending rezoning of Sprayberry Crossing.

Attached is the Technical Memorandum identifying the criteria we'll be applying to perform the analysis and study. After y'all's review, we'd like to schedule a Zoom meeting to discuss your comments and direction. The intention is to file in June which doesn't leave us much time to complete the analysis and report. One of our more pressing issues is the traffic counts. The sooner we know if Cobb DOT has counts the sooner we'll know what direction to take with contacting count firms if they have any or a methodology whereby we count now and apply and agreed upon adjust factors.

Looking forward to hearing back from you and scheduling the virtual meeting.
If you have any questions please don't hesitate to contact me.

Daniel B. Dobry, Jr.
P.E., PTOE, AICP
Division Manager

Traffic Engineering
and Planning

o | 770.971.5407

c | 678.628.3233



200 Cobb Parkway North
Building 400, Suite 413
Marietta, GA 30062

croyengineering.com



From: Aimee Turner
Sent: Thursday, May 07, 2020 10:15 AM
To: Dan Dobry Jr <ddobry@croyengineering.com>
Subject: Sprayberry Crossing TIS - Submittal 1

See attached.

Aimee S. Turner,
P.E., PTOE

Project Manager
Traffic Engineering and
Planning

o | 770.971.5407

aturner@croyengineering.com



200 Cobb Parkway North
Building 400, Suite 413
Marietta, GA 30062

croyengineering.com



**PROPOSED DEVELOPMENT AND GENERATED TRAFFIC
TECHNICAL MEMORANDUM**

To: Amy Diaz, P.E., PTOE
Cobb County Department of Transportation

From: Daniel B. Dobry, Jr., P.E., PTOE, AICP
Aimee Turner, P.E., PTOE

Date: May 7, 2020

Re: **Rezoning for Sprayberry Crossing – Sandy Plains Road
Cobb County, Georgia**

An application is to be filed for the rezoning of Sprayberry Crossing, a proposed mixed-use development which is an existing development located on the east side of Sandy Plains Road north of East Piedmont Road. The preparation of a civil site plan is underway and will be available at the time the rezoning application is filed.

Site Map

The location of the property in relation to the area-wide roadway network is shown in Figure 1.



Figure 1: Site Location Relative to Adjacent Roadway Network

Site Plan

The concept plan for this proposed multi-use development is shown in Figure 2.



SPRAYBERRY CROSSING
 MARIETTA, GA
 SITE PLAN • 04-28-2020
AMPS/MS



Figure 2: Sprayberry Crossing Concept Plan

Proposed Study Intersections

The following intersections were deemed pertinent to the traffic impact analysis will be included in the analysis:

1. Sandy Plains Road and East Piedmont Road
2. Sandy Plains Road and Kinjac Drive
3. Sandy Plains Road and Post Oak Tritt Road

A map of all of the intersections included in the study area network is shown in Figure 3.



Figure 3: Study Intersections

Given that the site of the proposed development is currently occupied with retail developments, existing traffic entering and exiting the site may be discounted for the net traffic added to the study network.

Trip Generation

The Institute of Transportation Engineers Trip Generation 10th edition was used to estimate the daily two-way as well as morning and evening peak hour trips to be generated by the proposed multi-use development. For developments with mixed uses such as Sprayberry Crossing, ITE recognizes that due to different factors, actual total trips are less than the aggregate total of the individual land uses, which is detailed in the ITE Trip Generation Handbook, 3rd edition. One factor is the internal capture of trips. For example, a trip may include stopping at the supermarket before ending the trip at their townhome, both of which could be included in this mixed-use development. Consequently, two internal trips may be the equivalent to one external trip. Internal capture reductions were calculated for the project per ITE's Internal Capture methodology. Another reduction accounts for retail developments attracting drivers already traveling the abutting roadway system, i.e. pass-by trips, which were calculated using the appropriate reduction percentages. The Land Use Code and the trip generation rates for each were used in the calculation and the estimate of the number of new trips is shown in Table 1.

Table 1: Trip Generation

Description	LUC	Unit	Quantity	Daily	AM Peak			PM Peak		
				Two-way	Enter	Exit	Total	Enter	Exit	Total
Senior Adult Housing - Attached	252	Dwelling	120.0	457	8	16	24	17	14	31
Town Homes	230	Dwelling	56.0	388	6	27	33	25	12	37
Multi-Family - (Low-Rise)	220	Dwelling	172.0	1,259	18	62	80	60	36	96
General Office Building	710	1000 SF	12.0	136	32	6	38	2	13	15
Shopping Center	820	1000 SF	8.2	1,098	97	59	156	41	44	85
Supermarket	850	1000 SF	30.0	3,339	69	46	115	162	156	318
Gross Site Trips (without reductions)				6,677	230	216	446	307	275	582
<i>Internal Capture for Retail^{1 4}</i>				-426	-3	-2	-5	-23	-47	-70
<i>Internal Capture for Office^{1 4}</i>				-25	-2	-2	-4	-1	-3	-4
<i>Internal Capture for Residential^{1 4}</i>				-459	-1	-2	-3	-47	-21	-68
<i>Shopping Center Pass-by Trips - 0% AM; 34% PM²</i>				-263	0	0	0	-12	-11	-23
<i>Supermarket Pass-By Trips - 0% AM, 36% PM³</i>				-804	0	0	0	-52	-43	-95
Net External Site Trips (with reductions)				4,700	224	210	434	172	150	322

Assumptions:

- 1) Daily Internal Capture rate is an average of AM & PM rates.
- 2) For daily pass-by trips, 78% of Shopping Center Trips are made in PM.
- 3) For daily pass-by trips, 74% of Supermarket Trips are made in PM.
- 4) AM/PM Internal capture percentages and trips were calculated using NCHRP 684 Internal Trip Capture Estimation Tool.

Growth Rate

To project the existing traffic volumes to the build-out year of the mixed-use development, 2022, two sources of data were analyzed. The first source was the GDOT TADA™ online mapping tool. A growth rate was determined using a linear regression analysis of reported historical traffic count data at count stations on the surrounding roadway network. The second source is output from the ARC's regional travel demand model. The traffic volume projections for 2015, 2020, 2030, and 2040 were reviewed and an annual growth rate (AGR) was approximated from 2015 to 2040. Volumes for roadway links were evaluated. The initial analysis of these two sources resulted in the calculation of an annual growth rate of 2%.

Trip Distribution

The distribution of Sprayberry Crossing's new trips was determined based on locations of major roadways and highways that will serve the development; anticipated travel patterns; and surrounding land uses. Figure 3 shows the region-wide trip distribution of the Sprayberry Crossing generated trips.



Figure 4: Regional Trip Distribution

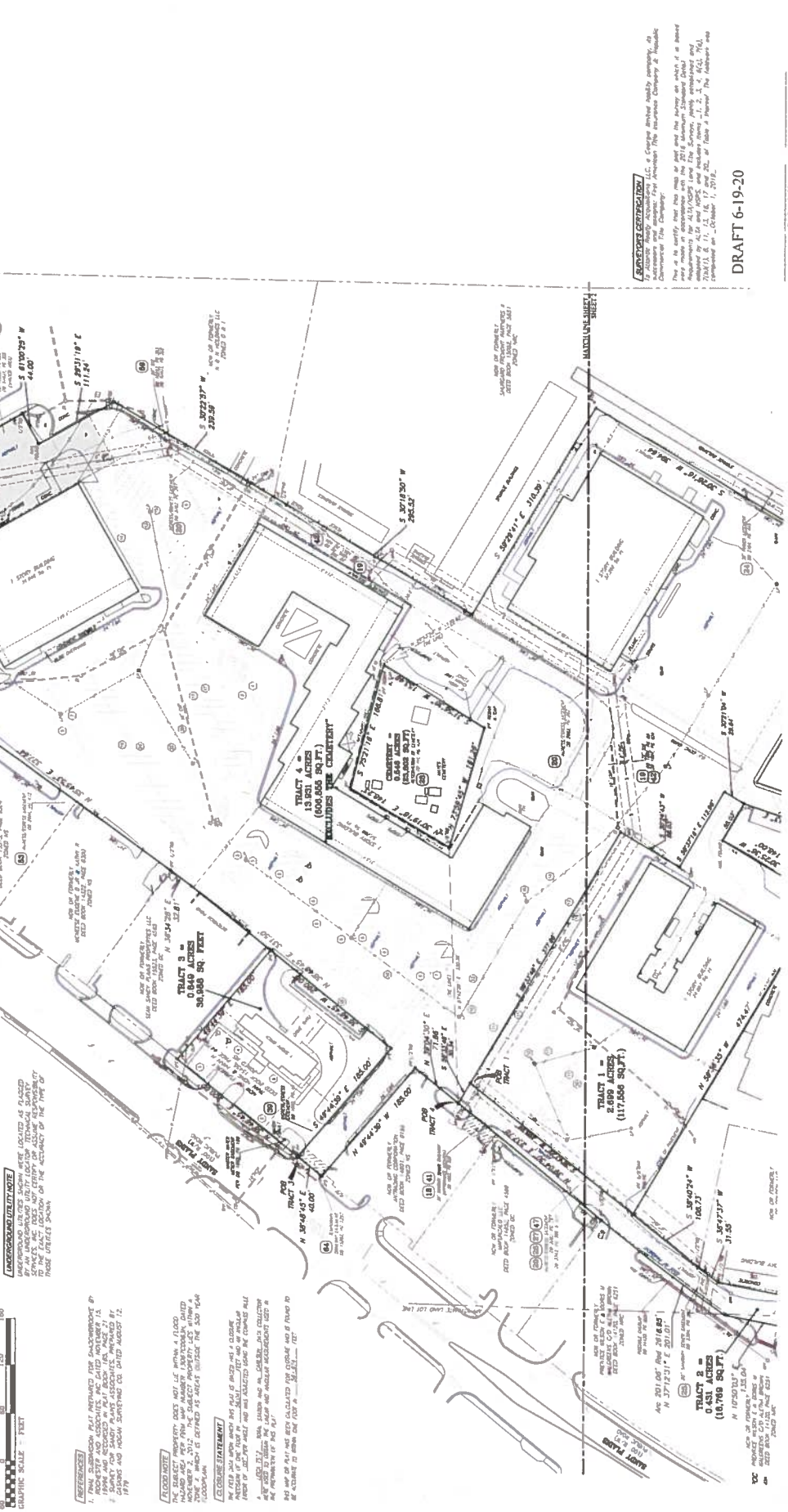
Additional Considerations

In the Cobb County Traffic Study Requirements, a threshold is identified for a development to be analyzed as a Category 2 Development. As a Category 2 there is the requirement for additional analysis for a time period beyond the Build year. These additional analyses are (a) Future + 10-year conditions – No Build and (b) Future + 10-year conditions – Build. Given the size of this development, the 10-year horizon analysis will be completed as part of the study. Moreover, with the proposed development's proximity to Sprayberry High School, a pedestrian circulation and access plan will be completed as part of this study.

If there are roadway improvements or other major developments in the area that will impact traffic operations at the proposed study intersections, those will be included in the full traffic impact study.

No.	Revisions	Date
1	ISSUED FOR PERMITS	11/15/20
2	ISSUED FOR PERMITS	11/15/20
3	ISSUED FOR PERMITS	11/15/20
4	ISSUED FOR PERMITS	11/15/20
5	ISSUED FOR PERMITS	11/15/20
6	ISSUED FOR PERMITS	11/15/20
7	ISSUED FOR PERMITS	11/15/20
8	ISSUED FOR PERMITS	11/15/20
9	ISSUED FOR PERMITS	11/15/20
10	ISSUED FOR PERMITS	11/15/20
11	ISSUED FOR PERMITS	11/15/20
12	ISSUED FOR PERMITS	11/15/20
13	ISSUED FOR PERMITS	11/15/20
14	ISSUED FOR PERMITS	11/15/20
15	ISSUED FOR PERMITS	11/15/20
16	ISSUED FOR PERMITS	11/15/20
17	ISSUED FOR PERMITS	11/15/20
18	ISSUED FOR PERMITS	11/15/20
19	ISSUED FOR PERMITS	11/15/20
20	ISSUED FOR PERMITS	11/15/20

ALTOPS LAND TITLE SURVEY
 FOR
ATLANTIC RESIDENTIAL
 2692 SANDY PLAINS ROAD
 LAND LOTS 551, 595, 596 AND 629 14th DISTRICT
 COBB COUNTY, GEORGIA



LEGEND
 ...
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 ...

ACKNOWLEDGEMENT
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 ...
 ...

DISCLAIMER
 ...
 ...
 ...

CONVEYANCE
 ...
 ...
 ...

ADDITIONAL NOTES
 ...
 ...
 ...

SURVEYOR'S CERTIFICATION
 I, the undersigned, being a duly licensed Professional Surveyor in the State of Georgia, do hereby certify that this is a true and correct copy of the original survey as shown to me by the client, and that the same conforms to the requirements of the Georgia Surveying Code, Chapter 47, Title 47, Code of Georgia Annotated, as amended.

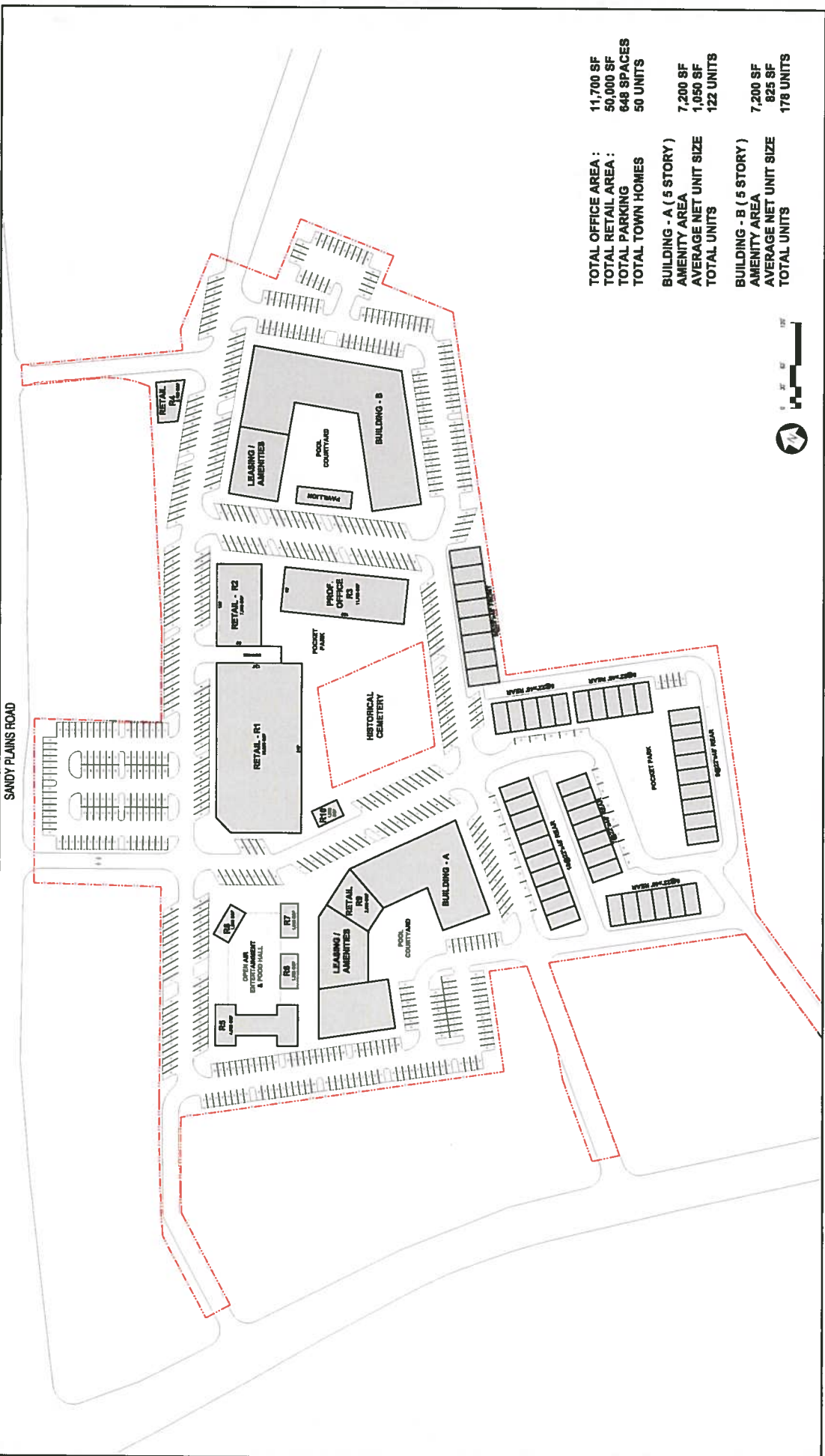


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TRACT	AREA (ACRES)	AREA (SQ. FT.)
TRACT 1	13.951	600,856
TRACT 2	0.431	18,789
TRACT 3	0.431	18,789



TOTAL OFFICE AREA :	11,700 SF
TOTAL RETAIL AREA :	50,000 SF
TOTAL PARKING	648 SPACES
TOTAL TOWN HOMES	50 UNITS
BUILDING - A (5 STORY)	7,200 SF
AMENITY AREA	1,050 SF
AVERAGE NET UNIT SIZE	122 UNITS
TOTAL UNITS	
BUILDING - B (5 STORY)	7,200 SF
AMENITY AREA	825 SF
AVERAGE NET UNIT SIZE	178 UNITS
TOTAL UNITS	

SPRAYBERRY CROSSING
 COBB COUNTY, GA
 SITE PLAN • 06-30-2020

ARP2019-01



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PROPERTY/FINANCIAL DISCLOSURE REPORT¹ BY APPLICANT²

(A separate form must be completed by each applicant* - please see definition below)

Does any member of the Board of Commissioners or Planning Commission have a property interest (direct or indirect ownership, including any percentage of ownership less than total) in the subject property? _____
No, to the best of our knowledge, information, and belief.

If so, describe the nature and extent of such interest: Not Applicable.

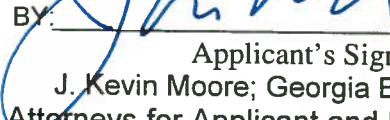
Does any member of the Board of Commissioners or Planning Commission have a financial interest (direct ownership interests of the total assets or capital stock where such ownership interest is ten percent (10%) or more) of a corporation, partnership, limited partnership, firm, enterprise, franchise, association, or trust, which has a property interest (direct or indirect ownership, including any percentage of ownership less than total) upon the subject property? No, to the best of our knowledge, information, and belief.

If so, describe the nature and extent of such interest: Not Applicable.

Does any member of the Board of Commissioners or Planning Commission have a spouse, mother, father, brother, sister, son or daughter who has any interest as described above? No, to the best of our knowledge, information, and belief.

If so, describe the relationship and the nature and extent of such interest: Not Applicable.

I certify that the foregoing information is true and correct, this 2nd day of July, 2020.
MOORE INGRAM JOHNSON & STEELE, LLP

BY: 
Applicant's Signature
J. Kevin Moore; Georgia Bar No. 519728
Attorneys for Applicant and Property Owners

¹If the answer to any of the above is "Yes," then the member of the Board of Commissioners or Planning Commission must immediately disclose the nature and extent of such interest, in writing, to the Board of Commissioners of Cobb County, Georgia. A copy should be filed with this application. Such disclosures shall be a public record and available for public inspection at any time during normal working hours.

²Applicant means any person who applies for a rezoning action and any attorney, or other person representing or acting on behalf of a person who applies for a rezoning action.

Application No.: _____ (2020)
CAMPAIGN DISCLOSURE REPORT¹ BY APPLICANT²

(A separate form must be completed by each applicant* - please see definition below)

Has the applicant² made, within two (2) years immediately preceding the filing of this application for rezoning, campaign contributions aggregating two hundred fifty dollars (\$250.00) or more or made gifts having in the aggregate a value of two hundred fifty dollars (\$250.00) or more to a member or members of the Board of Commissioners or Planning Commission who will consider the application?

Yes.

If so, the applicant and the attorney representing the applicant must file a disclosure report with the Board of Commissioners of Cobb County within ten (10) days after this application is first filed.

Please apply the following information that will be considered as the required disclosure:

The name of the member(s) of the Board of Commissioners or Planning Commission to whom the campaign contribution or gift was made: See Exhibit "A" attached hereto and made a part hereof by reference.

The dollar amount of each campaign contribution made by the applicant to the member(s) of the Board of Commissioners or Planning Commission during the two (2) years immediately preceding the filing of this application and the date of each such contribution: See Exhibit "A" attached hereto and made a part hereof by reference.

An enumeration and description of each gift having a value of two hundred fifty dollars (\$250.00) or more made by the applicant to the member(s) of the Board of Commissioners or Planning Commission during the two (2) years immediately preceding the filing of this application: See Exhibit "A" attached hereto and made a part hereof by reference.

I certify that the foregoing information is true and correct, this 2nd day of July, 2020.

MOORE INGRAM JOHNSON & STEELE, LLP

BY: 

Applicant's Signature

J. Kevin Moore; Georgia Bar No. 519728
Attorneys for Applicant and Property Owners

¹If the answer to any of the above is "Yes," then the member of the Board of Commissioners or Planning Commission must immediately disclose the nature and extent of such interest, in writing, to the Board of Commissioners of Cobb County, Georgia. A copy should be filed with this application. Such disclosures shall be a public record and available for public inspection at any time during normal working hours.

²Applicant means any person who applies for a rezoning action and any attorney or other person representing or acting on behalf of a person who applies for a rezoning action.

EXHIBIT "A" - ATTACHMENT TO CAMPAIGN DISCLOSURE REPORT

Application No.: _____ (2020)
Hearing Dates: September 1, 2020
September 15, 2020

Applicant: Atlantic Realty Acquisitions LLC
Titleholders: Sprayberry Crossing Partnership,
a Georgia General Partnership;
Sandy Brownstone, LLC;
Sandy Ten, LLC; Hong Tran; and
Hanh H. Tran

**BEFORE THE COBB COUNTY BOARD OF COMMISSIONERS
OF ROADS AND REVENUES AND THE
COBB COUNTY PLANNING COMMISSION**

Contributions by Moore Ingram Johnson & Steele, LLP

<u>Date</u>	<u>Name</u>	<u>Amount</u>
06/18/2019	Robert J. Ott	\$2,600.00

Respectfully submitted, this 2nd day of July, 2020.

MOORE INGRAM JOHNSON & STEELE, LLP

BY: 

J. Keyin Moore
Georgia Bar No. 519728

Attorneys for Applicant and Property Owners