

9	08/25/20	ADDRESSED COMMENTS	JNH
10	08/28/20	ADDRESSED COMMENTS	JNH
11	10/21/20	ADDRESSED COMMENTS	JNH
REV	DATE	DESCRIPTION	BY

ALTA/NPS LAND TITLE SURVEY

DRAWN BY: JNH
CHECKED BY: JNH
FILE NO: 08031.09
DATE: FEBRUARY 20, 2017
SCALE: 40' = 1" (1" = 40')
DATE OF FIELD WORK: MARCH 2020

Number of Surveys	Percentage
80	100%

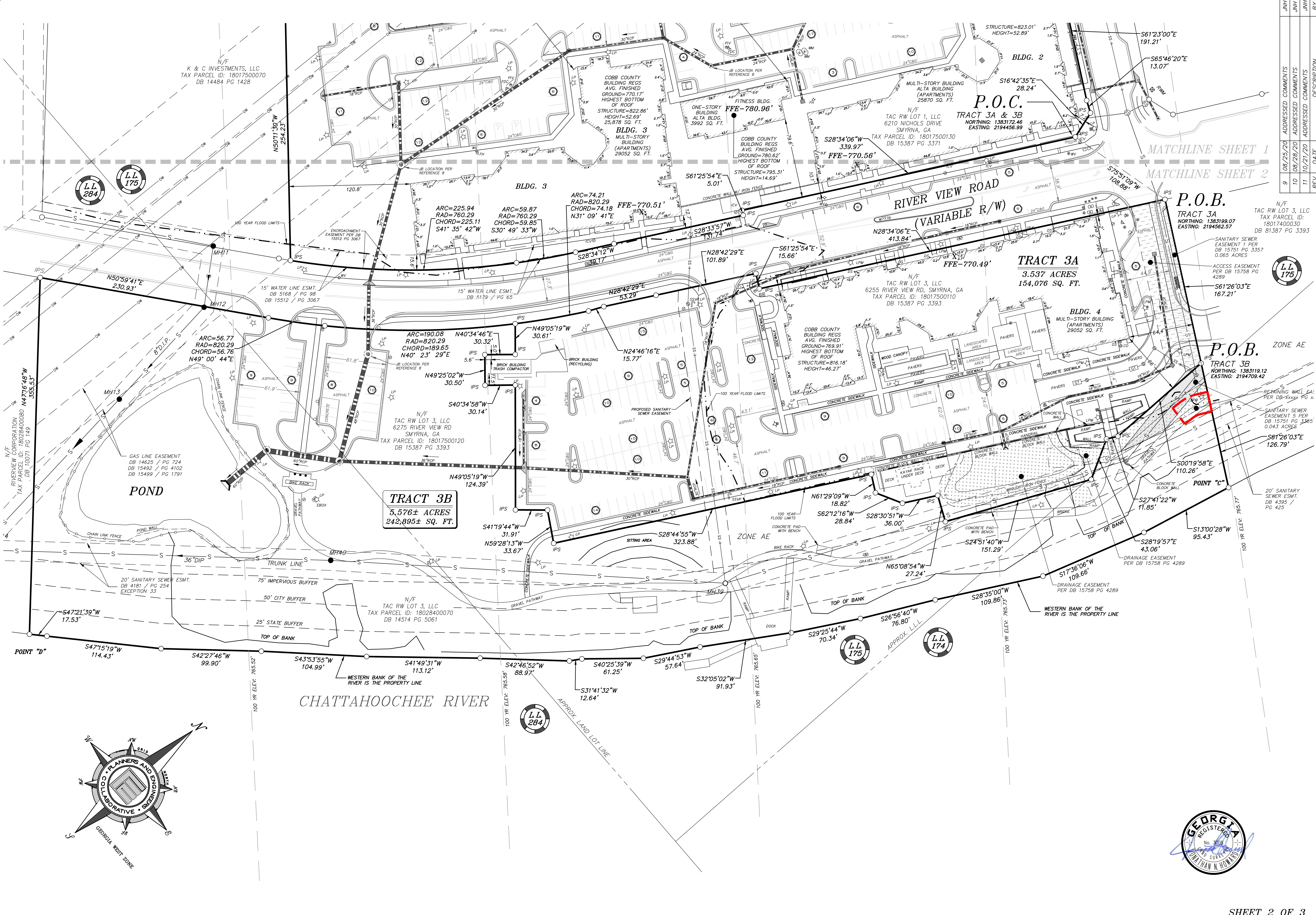
FOR
RIVERVIEW LANDING

PLANNERS AND ENGINEERS COLLABORATIVE

"WE PROVIDE SOLUTIONS"

■ SITE PLANNING ■ LANDSCAPE ARCHITECTURE
■ CIVIL ENGINEERING ■ LAND SURVEYING

350 RESEARCH COURT ■ PEACHRIE CORNERS, GEORGIA 30092
(770)451-12741 ■ WWW.PECAL.COM



REV	DATE	DESCRIPTION	BY
9	06/25/20	ADDED COMMENTS	JNH
10	08/28/20	ADDED COMMENTS	JNH
11	10/21/20	ADDED COMMENTS	JNH

ALTA/NSPS LAND TITLE SURVEY
DRAWN BY: JNH
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DATE: FEBRUARY 20, 2017
SCALE: 1" = 40'
DATE OF FIELD WORK: MARCH 2020

FOR
RIVERVIEW LANDING
CITY OF SMYRNA
COBB COUNTY
GEORGIA

LAND LOT(S) 174, 175 & 284
DISTRICT 18th, 2nd SECTION

PLANNERS AND ENGINEERS COLLABORATIVE
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(770) 451-9241 ■ WWW.PECAL.COM



TITLE EXCEPTIONS

FIDELITY NATIONAL TITLE INSURANCE COMPANY'S COMMITMENT NUMBER 200686GA, WITH AN EFFECTIVE DATE OF JULY 22, 2020 AT 12:00 AM WAS USED IN THE PREPARATION OF THIS SURVEY AND THE LISTED EXCEPTIONS ARE AS FOLLOWS:

13. Easement from V. L. Robinson to Georgia Power Company, dated 12/6/1935, recorded in [Deed Book 120 Page 8](#), aforesaid records. Comment: May affect subject property. Deed is too vague to depict.

14. Easement from R. L. Burden to Georgia Power Company, dated 4/10/1940, recorded in [Deed Book 138 Page 85\(c\)](#), aforesaid records. Comment: Affects subject property. Easement blanket in nature and cannot be depicted.

15. Easement from A. L. Smith to Georgia Power Company, dated 4/10/1940, recorded in [Deed Book 138 Page 85\(c\)](#), aforesaid records. Comment: Affects subject property. Easement blanket in nature and cannot be depicted.

16. Easement from C. W. McAteer to American Telephone and Telegraph Company, dated 10/19/1942, recorded in [Deed Book 139 Page 613](#), aforesaid records, as transferred to Southern Bell Telephone and Telegraph Company, by Assignment dated 4/11/1974, recorded in [Deed Book 1614 Page 303](#). Comment: May affect subject property. Easement blanket in nature and cannot be depicted.

17. Easement from Mrs. H.T. Brown to American Telephone and Telegraph Company, dated 11/18/1942, recorded in [Deed Book 138 Page 85\(c\)](#), aforesaid records. Comment: May affect subject property. Easement blanket in nature and cannot be depicted.

18. Right of Way Easement from J. E. Kennedy to Georgia Power Company, dated 9/26/1944, recorded in [Deed Book 155 Page 222](#), aforesaid records; as affected by Amended and Restated Encroachment agreement for Easement dated December 6, 2017 and recorded December 7, 2017 in [Deed Book 15499 Page 1731](#), aforesaid records. (Affects Tract 2 and Tract 3B, as shown on the survey prepared by Planners and Engineers Collaborative dated February 20, 2017, last revised April 1, 2020 and designated as File Number 08031.09) Comment: Affects Tract 2 and Tract 3B, as shown.

19. Easement from Cleve Hicks to Georgia Power Company, dated 9/20/1944, recorded in [Deed Book 155 Page 223](#), aforesaid records; as affected by Amended and Restated Encroachment agreement for Easement dated December 6, 2017 and recorded December 7, 2017 in [Deed Book 15499 Page 1731](#), aforesaid records. (Affects Tract 2 and Tract 3B, as shown on the survey prepared by Planners and Engineers Collaborative dated February 20, 2017, last revised April 1, 2020 and designated as File Number 08031.09) Comment: Affects Tract 2 and Tract 3B, as shown.

20. Easement from M. C. Bailey to Georgia Power Company, dated 7/23/1948, recorded in [Deed Book 202 Page 22](#), aforesaid records. Comment: May affect subject property. Easement blanket in nature and cannot be depicted.

21. General Permit Easement from C. W. McAteer to Southern Bell Telephone and Telegraph Company, dated 11/5/1949, recorded in [Deed Book 1725 Page 281](#), aforesaid records. Comment: May affect subject property. Deed too vague to depict.

22. Encroachment Agreement by and between Georgia Power Company and Crawford Construction Company dated 5/18/1997, recorded in [Deed Book 155 Page 322](#), aforesaid records. (Affects Tract 2, as shown on the survey prepared by Planners and Engineers Collaborative dated February 20, 2017, last revised April 1, 2020 and designated as File Number 08031.09) Comment: Affects Tract 2, as shown on survey.

23. Easement Agreement from Riverview Industries, L.P. to Georgia Power Company dated 7/1/2008, recorded in [Deed Book 14625 Page 740](#), aforesaid records; as affected by Amended and Restated Encroachment agreement for Easement dated December 6, 2017 and recorded December 7, 2017 in [Deed Book 15499 Page 1731](#), aforesaid records. (Affects Tract 2, as shown on the survey prepared by Planners and Engineers Collaborative dated February 20, 2017, last revised April 1, 2020 and designated as File Number 08031.09) Comment: Affects Tract 2, as shown on survey.

24. Encroachment Agreement for Easement by and between Georgia Power Company and Riverview Industries, L.P., dated 5/21/2013, recorded in [Deed Book 15074 Page 600A](#), aforesaid records. (Affects Tract 2, as shown on the survey prepared by Planners and Engineers Collaborative dated February 20, 2017, last revised April 1, 2020 and designated as File Number 08031.09) Comment: Affects Tract 2, as shown on survey.

25. Easement Agreement from Riverview Industries, L.P. to Georgia Power Company dated 7/1/2008, recorded in [Deed Book 14625 Page 736](#), aforesaid records; as affected by Amended and Restated Encroachment agreement for Easement dated December 6, 2017 and recorded December 7, 2017 in [Deed Book 15499 Page 1731](#), aforesaid records. (Affects Tract 2, as shown on the survey prepared by Planners and Engineers Collaborative dated February 20, 2017, last revised April 1, 2020 and designated as File Number 08031.09) Comment: Affects Tract 2, as shown on survey.

26. Easement from H.T. Brown to Georgia Power Company dated 4/10/1940, recorded in [Deed Book 138 Page 74](#), aforesaid records. Comment: Affects subject property. Easement blanket in nature and cannot be depicted.

27. Easement and Right of Way from Nichols Contracting Company, Inc. to Cobb County Marietta Water Authority dated 11/30/1988, recorded in [Deed Book 5188 Page 95](#), aforesaid records; as affected by Encroachment Agreement by Cobb County-Marietta Water Authority and TAC-RW LOT 1, LLC dated November 14, 2011 in [Deed Book 4181 Page 254](#), aforesaid records and recorded on February 5, 2018 in [Deed Book 15512 Page 3067](#), in the aforesaid records. (Affects Tract 2, as shown on the survey prepared by Planners and Engineers Collaborative dated February 20, 2017, last revised April 1, 2020 and designated as File Number 08031.09) Comment: Affects Tract 2, as shown on survey.

28. Easement Agreement from Riverview Industries, L.P. to Georgia Power Company dated 7/1/2008, recorded in [Deed Book 14625 Page 728](#), aforesaid records; as affected by Amended and Restated Encroachment agreement for Easement dated December 6, 2017 and recorded December 7, 2017 in [Deed Book 15499 Page 1731](#), aforesaid records. (Affects Tract 2, as shown on the survey prepared by Planners and Engineers Collaborative dated February 20, 2017, last revised April 1, 2020 and designated as File Number 08031.09) Comment: Affects Tract 2, as shown on survey.

29. Easement and Right of Way from the Trustees for the Riverview Road Baptist Church to Cobb County-Marietta Water Authority dated 12/12/1988, recorded in [Deed Book 5179 Page 65](#), aforesaid records. (Affects Tract 2, as shown on the survey prepared by Planners and Engineers Collaborative dated February 20, 2017, last revised April 1, 2020 and designated as File Number 08031.09) Comment: Affects Tract 2, as shown on survey.

30. Easement Agreement from Riverview Industries, L.P. to Georgia Power Company dated 7/1/2008, recorded in [Deed Book 14625 Page 732](#), aforesaid records; as affected by Amended and Restated Encroachment agreement for Easement dated December 6, 2017 and recorded December 7, 2017 in [Deed Book 15499 Page 1731](#), aforesaid records. (Affects Tract 2, as shown on the survey prepared by Planners and Engineers Collaborative dated February 20, 2017, last revised April 1, 2020 and designated as File Number 08031.09) Comment: Affects Tract 2, as shown on survey.

31. Easement from G.R. Elliott to Georgia Power Company dated April 10, 1940, recorded June 22, 1940 in [Deed Book 138 Page 85a](#), aforesaid records. Comment: May affect property, easement blanket by nature and cannot be depicted.

32. Easement from Wesley M. Mahaffey to Georgia Power Company dated April 15, 1988, recorded May 9, 1988 in [Deed Book 4912 Page 291](#), aforesaid records. Comment: May affect property, easement blanket by nature and cannot be depicted.

33. Right of Way Deed from A. Ronald Slack to Cobb County dated June 22, 1970, recorded July 6, 1970 in [Deed Book 4181 Page 254](#), aforesaid records. (Affects Tract 3B, as shown on the survey prepared by Planners and Engineers Collaborative dated February 20, 2017, last revised April 1, 2020 and designated as File Number 08031.09) Comment: Affects Tract 3B, as shown on survey.

34. Easement from Riverview Industries, L.P. to Georgia Power Company dated July 18, 2008, recorded July 18, 2008 in [Deed Book 14625 Page 724](#), aforesaid records; as affected by Amended and Restated Encroachment agreement for Easement dated December 6, 2017 and recorded December 7, 2017 in [Deed Book 15499 Page 1731](#), aforesaid records. (Affects Tract 3B, as shown on the survey prepared by Planners and Engineers Collaborative dated February 20, 2017, last revised April 1, 2020 and designated as File Number 08031.09) Comment: Affects Tract 3B, as shown on survey.

35. Grant of Easement from The Gort Corporation to Cobb County, Georgia, a Political Subdivision of the State of Georgia dated March 27, 1987, recorded March 27, 1987 in [Deed Book 4395 Page 425](#), aforesaid records. (Affects Tract 3B, as shown on the survey prepared by Planners and Engineers Collaborative dated February 20, 2017, last revised April 1, 2020 and designated as File Number 08031.09) Comment: Affects Tract 3B, as shown on survey.

36. Hold Harmless Agreement Sewer between Cobb County, Georgia and Riverview Industries, L.P. dated September 29, 2011, recorded September 30, 2011 in [Deed Book 14882 Page 3523](#), and recorded November 14, 2011 in [Deed Book 14895 Page 3765](#), Cobb County, Georgia records. (Affects Tract 3B, as shown on the survey prepared by Planners and Engineers Collaborative dated February 20, 2017, last revised April 1, 2020 and designated as File Number 08031.09) Comment: Affects Tract 3B, is blanket but the general area is the sewer near the dock.

37. Easement from David R. Holbrook and Barry N. Hudder to Georgia Power Company dated April 15, 1988, recorded May 9, 1988 in [Deed Book 4912 Page 290](#), aforesaid records. Comment: Does not affect subject property. Deed references Land Lot 172.

38. Master Declaration of Protective Covenants, Conditions, Restrictions and Easements for Riverview Landing dated February 1, 2018, recorded September 5, 2018 in [Deed Book 15512 Page 3073](#), in the aforesaid records, as affected by Amended and Restated Master Declaration of Protective Covenants, Restrictions and Easements for Riverview Landing dated June 19, 2020, recorded June 23, 2020 in [Deed Book 15758 Page 4146](#), aforesaid records. Comment: Affects property, blanket in nature and cannot be depicted.

39. Intentionally deleted.

40. Temporary Easement Agreement for Dirt Removal and Grading by and between TAC-RW Lot 2, LLC, a Georgia limited liability company, and Prestwick Riverview, LLC, a Georgia limited liability company, dated February 1, 2018 and recorded on February 5, 2018 in [Deed Book 15512 Page 3179](#), in the aforesaid records. Comment: Does Not Affects subject property. Easement expired.

TITLE EXCEPTIONS - cont.

41. Temporary Easement Agreement for Laydown and Storage by and between TAC-RW Lot 1, LLC, a Georgia limited liability company, and Prestwick Riverview, LLC, a Georgia limited liability company, dated February 1, 2018 and recorded on February 5, 2018 in [Deed Book 15512 Page 3155](#), in the aforesaid records. Comment: Does not Affects subject property. Easement expired.

42. Grant of Easement by and between Comcast Cable Communications Management, LLC and Prestwick Riverview, LLC, dated June 15, 2018 and recorded November 15, 2018 in [Deed Book 15586 Page 5912](#), aforesaid records. Comment: Affects subject property, easement blanket in nature.

43. Underground Easement from Prestwick Riverview, LLC in favor of Georgia Power Company, filed and recorded June 13, 2019 in [Deed Book 15636 Page 3822](#), aforesaid records. Comment: Affects subject property. Underground utilities need to be located to show exact location of the easement (10 feet of the centerline of the underground distribution line)

44. Underground Easement from Prestwick Riverview, LLC in favor of Georgia Power Company, filed and recorded June 13, 2019 in [Deed Book 15636 Page 3853](#), aforesaid records. Comment: Affects subject property, easement blanket in nature.

45. Utility Easement from TAC-RW Lot 2, LLC, to Georgia Power Company, dated July 17, 2018, in Deed Book 15558, Page 6093, aforesaid records. (as to the easement parcel only) Comment: Affects Subject Property. Easement is blanket in nature.

46. Grant of Easement Sanitary Sewer Easement 1 from Prestwick Riverview, LLC in favor of Cobb County, filed and recorded June 4, 2020 in [Deed Book 15751 Page 3357](#), aforesaid records. Comment: Affects Tract 3A, as shown on survey.

47. Grant of Easement Sanitary Sewer Easement 5 from Prestwick Riverview, LLC in favor of Cobb County, filed and recorded June 4, 2020 in [Deed Book 15751 Page 3365](#), aforesaid records. Comment: Affects Tracts 3A and 3B, as shown on survey.

48. Drainage, Access, Utility and Recreational Area Easement Agreement from Prestwick Riverview, LLC to Prestwick Drift, LLC, dated June 19, 2020, recorded June 23, 2020 in [Deed Book 15758 Page 4289](#), aforesaid records. Comment: Affects Subject Property, as shown on survey.

SURVEY LEGAL DESCRIPTION - TRACT 2

ALL THAT TRACT OR PARCEL OF LAND lying and being in Land Lot 175 of the 18th District, Cobb County, Georgia and being more particularly described as follows:

To find the TRUE POINT OF BEGINNING, commence at an iron pin set at the intersection of the southeasterly right-of-way line of Armstrong Place (50' R/W), said point having Georgia West Zone State Plane Coordinates of Northing: 1383504.58 - Easting: 2193918.82 with the southeasterly right-of-way line of Nichols Drive (Variable R/W); thence North 50 degrees 45 minutes 54 seconds East a distance of 4.33 feet to an iron pin set, said iron pin being the TRUE POINT OF BEGINNING, and having Georgia West Zone State Plane Coordinates of Northing: 1383504.84 Easting: 2193915.46;

With the TRUE POINT OF BEGINNING thus established thence South 53 degrees 42 minutes 04 seconds East a distance of 39.44 feet to a point; thence South 53 degrees 33 seconds East a distance of 72.75 feet to a point; thence South 51 degrees 07 minutes 48 seconds East a distance of 35.63 feet to a point; thence South 55 degrees 37 minutes 31 seconds East a distance of 126.48 feet to a point; thence South 55 degrees 19 minutes 07 seconds East a distance of 96.62 feet to a point; located on the southeasterly right of way of Nichols Drive; thence along said southeasterly right of way of Nichols Drive the following courses and distances: South 58 degrees 09 minutes 56 seconds East a distance of 26.43 feet to a point; South 59 degrees 37 minutes 03 seconds East a distance of 32.45 feet to a point; South 61 degrees 23 minutes 00 seconds East a distance of 191.21 feet to a point; South 63 degrees 46 minutes 20 seconds East a distance of 13.07 feet to a point; South 16 degrees 42 minutes 35 seconds East a distance of 28.24 feet to a point at the intersection of the northwesterly right-of-way line of River View Road (Variable R/W); thence along said right-of-way line of River View Road the following courses and distances: South 28 degrees 34 minutes 06 seconds West a distance of 339.97 feet to a point; South 61 degrees 25 minutes 54 seconds East a distance of 5.01 feet to a point; South 28 degrees 33 minutes 57 seconds West a distance of 131.74 feet to a point; South 28 degrees 34 minutes 12 seconds West a distance of 39.17 feet to a point; 59.87 feet along an arc of a curve to the right, said curve having a radius of 760.29 feet and a chord bearing and distance of South 30 degrees 49 minutes 33 seconds West 59.85 feet to a point; 225.94 feet along an arc of a curve to the right, said curve having a radius of 760.29 feet and a chord bearing and distance of North 41 degrees 35 minutes 42 seconds West 225.11 feet to an iron pin set; leaving said right-of-way line of River View Road; thence along said right-of-way line of Nichols Drive South 65 degrees 40 minutes 22 seconds West a distance of 11.85 feet to an iron pin set; thence North 01 degrees 11 minutes 41 seconds East a distance of 843.18 feet to a point on said southeasterly right-of-way line of Armstrong Place; thence along said right-of-way line of Armstrong Place North 50 degrees 45 minutes 54 seconds East a distance of 53.58 feet to an iron pin set and the TRUE POINT OF BEGINNING.

Said tract containing 8.806 acres, (383,600 SQ. FT).

SURVEY LEGAL DESCRIPTION - TRACT 3A

ALL THAT TRACT OR PARCEL OF LAND lying and being in Land Lot 175 of the 18th District, Cobb County, Georgia and being more particularly described as follows:

To find the TRUE POINT OF BEGINNING, commence from an iron pin set at the intersection of the northwesterly right-of-way line of River View Road (Variable R/W) with the southeasterly right-of-way line of Nichols Drive (Variable R/W), said point having Georgia West Zone State Plane Coordinates of Northing: 1383172.46 - Easting: 2194456.99; thence crossing River View Road North 75 degrees 51 minutes 09 seconds East a distance of 108.88 feet to a point on the southeasterly right-of-way line of said River View Road; said point being the TRUE POINT OF BEGINNING and having Georgia West Zone State Plane Coordinates of Northing: 1383199.07 - Easting: 2194562.57;

From the TRUE POINT OF BEGINNING, as thus established, thence leaving said right-of-way line of River View Road South 61 degrees 26 minutes 03 seconds East a distance of 167.21 feet to an iron pin set; thence South 00 degrees 19 minutes 58 seconds West a distance of 110.28 feet to an iron pin set; thence South 27 degrees 41 minutes 22 seconds West a distance of 11.85 feet to an iron pin set; thence South 28 degrees 19 minutes 57 seconds East a distance of 43.06 feet to an iron pin set; thence South 24 degrees 51 minutes 40 seconds West a distance of 151.29 feet to an iron pin set; thence North 65 degrees 08 minutes 54 seconds West a distance of 27.24 feet to an iron pin set; thence South 28 degrees 30 minutes 51 seconds West a distance of 36.00 feet to an iron pin set; thence South 62 degrees 12 minutes 16 seconds West a distance of 28.84 feet to an iron pin set; thence North 61 degrees 29 minutes 09 seconds West a distance of 18.82 feet to an iron pin set; thence South 28 degrees 44 minutes 55 seconds West a distance of 323.88 feet to an iron pin set; thence North 59 degrees 28 minutes 13 seconds West a distance of 33.67 feet to an iron pin set; thence South 41 degrees 19 minutes 44 seconds West a distance of 31.91 feet to an iron pin set; thence North 49 degrees 05 minutes 19 seconds West a distance of 124.39 feet to an iron pin set; thence South 40 degrees 34 minutes 58 seconds West a distance of 30.14 feet to an iron pin set; thence North 49 degrees 25 minutes 02 seconds West a distance of 30.50 feet to an iron pin set; thence North 40 degrees 34 minutes 48 seconds East a distance of 30.32 feet to an iron pin set; thence North 49 degrees 05 minutes 19 seconds West a distance of 30.61 feet to an iron pin set on said right-of-way line of River View Road; thence along said right-of-way line of River View Road the following courses and distances: along a curve turning to the left with an arc length of 74.21 feet, with a radius of 820.29 feet, being subtended by a chord bearing of North 31 degrees 09 minutes 41 seconds East, with a chord length of 74.18 feet to a point; thence South 35 degrees 31 minutes 19 seconds West a distance of 15.77 feet to a point; North 28 degrees 42 minutes 29 seconds East a distance of 53.29 feet to a point; North 28 degrees 42 minutes 29 seconds East a distance of 101.89 feet to an iron pin set; South 61 degrees 25 minutes 54 seconds East a distance of 15.66 feet to an iron pin set; North 28 degrees 34 minutes 06 seconds East a distance of 413.84 to an iron pin set, said iron pin being the TRUE POINT OF BEGINNING.

Said tract containing 3.537 acres, (154,076 SQ. FT)

SURVEY LEGAL DESCRIPTION

NEW R/W TO BE DEEDED TO THE CITY OF SMYRNA

ALL THAT TRACT OR PARCEL OF LAND lying and being in Land Lot 175 of the 18th District, Cobb County, Georgia and being more particularly described as follows:

BEGIN at an iron pin set at the intersection of the southeasterly right-of-way line of Armstrong Place (50' R/W), said point having Georgia West Zone State Plane Coordinates of Northing: 1383504.58 - Easting: 2193918.82 with the southeasterly right-of-way line of Nichols Drive (Variable R/W), said iron pin being the TRUE POINT OF BEGINNING;

THENCE along said southeasterly right of way of Nichols Drive the following courses and distances: 50.84 feet along an arc of a curve to the left, said curve having a radius of 263.73 feet and a chord bearing and distance of South 49 degrees 44 minutes 07 seconds East 50.76 feet to a point; South 55 degrees 48 minutes 17 seconds East a distance of 238.63 feet; South 54 degrees 59 minutes 37 seconds East a distance of 80.83 feet to a point; thence South 35 degrees 31 minutes 19 seconds West a distance of 15.77 feet to a point; thence North 28 degrees 42 minutes 29 seconds southeasterly right of way of Nichols Drive and proceed North 55 degrees 19 minutes 07 seconds West a distance of 96.62 feet to a point; thence North 55 degrees 37 minutes 31 seconds West a distance of 126.48 feet to a point; North 51 degrees 07 minutes 48 seconds West a distance of 35.63 feet to a point; thence North 55 degrees 37 minutes 33 seconds West a distance of 72.75 feet to a point; thence North 53 degrees 42 minutes 04 seconds West a distance of 39.44 feet to an iron pin set on said southeasterly right of way of Armstrong Place; thence along said southeasterly right of way of Armstrong Place North 50 degrees 45 minutes 54 seconds East a distance of 4.33 feet to an iron pin set, said iron pin being the TRUE POINT OF BEGINNING.

Said tract containing 0.028 acres, (1,230 SQ. FT).

SURVEY LEGAL DESCRIPTION - TRACT 3B

ALL THAT TRACT OR PARCEL OF LAND lying and being in Land Lot 175 of the 18th District, Cobb County, Georgia and being more particularly described as follows:

To find the TRUE POINT OF BEGINNING, commence from an iron pin set at the intersection of the northwesterly right-of-way line of River View Road (Variable R/W) with the southeasterly right-of-way line of Nichols Drive (Variable R/W), said point having Georgia West Zone State Plane Coordinates of Northing: 1383172.46 - Easting: 2194456.99; thence crossing River View Road North 75 degrees 51 minutes 09 seconds East a distance of 108.88 feet to an iron pin set; thence leaving said right-of-way line of River View Road South 61 degrees 26 minutes 03 seconds East a distance of 167.21 feet to an iron pin set being the TRUE POINT OF BEGINNING and having Georgia West Zone State Plane Coordinates of Northing: 1383119.12 - Easting: 2194709.42;

From the TRUE POINT OF BEGINNING, thus established thence South 61 degrees 26 minutes 03 seconds East a distance of 126.79 feet to a point more or less to a point of the western bank of the Chattahoochee River, said point being referred to as Point "C"; thence along the western bank of the Chattahoochee River and the meanderings thereof to Point "D", having the following courses: South 13 degrees 00 minutes 28 seconds West a distance of 95.43 feet to a point; South 17 degrees 36 minutes 06 seconds West a distance of 109.66 feet to a point; South 28 degrees 35 minutes 02 seconds West a distance of 109.86 feet to a point; North 28 degrees 56 minutes 40 seconds West a distance of 76.80 feet to a point; South 29 degrees 25 minutes 44 seconds West a distance of 70.34 feet to a point; South 32 degrees 05 minutes 02 seconds West a distance of 91.93 feet to a point; South 29 degrees 44 minutes 53 seconds West a distance of 57.64 feet to a point; South 28 degrees 32 minutes 39 seconds West a distance of 61.25 feet to a point; South 31 degrees 41 minutes 32 seconds West a distance of 12.64 feet to a point; South 42 degrees 46 minutes 52 seconds West a distance of 88.97 feet to a point; South 41 degrees 49 minutes 31 seconds West a distance of 113.12 feet to a point; South 43 degrees 53 minutes 55 seconds West a distance of 104.99 feet to a point; South 42 degrees 27 minutes 46 seconds West a distance of 99.90 feet to a point; South 47 degrees 15 minutes 19 seconds West a distance of 114.43 feet to a point; thence South 47 degrees 21 minutes 39 seconds West a distance of 17.53 feet to a Point "D"; thence leaving said western bank of Chattahoochee River and proceed North 32 degrees 08 minutes 48 seconds East a distance of 355.53 feet to an iron pin set on said right-of-way line of River View Road; thence along said right-of-way line of River View Road the following courses and distances: North 50 degrees 59 minutes 41 seconds East a distance of 230.93 feet to a point on along a curve turning to the left with an arc length of 56.77 feet, with a radius of 820.29 feet, being subtended by a chord bearing of North 49 degrees 00 minutes 44 seconds East, with a chord length of 56.76 feet to a point; along a curve turning to the left with an arc length of 190.08 feet, with a radius of 820.29 feet, being subtended by a chord bearing of North 40 degrees 23 minutes 29 seconds East, with a chord length of 189.65 feet to an iron pin set; thence leaving said right-of-way line of River View Road; thence along said right-of-way line of River View Road the following courses and distances: South 49 degrees 05 minutes 19 seconds East a distance of 30.61 feet to an iron pin set; South 40 degrees 34 minutes 46 seconds West a distance of 30.32 feet to an iron pin set; South 49 degrees 25 minutes 02 seconds East a distance of 30.50 feet to an iron pin set; North 40 degrees 34 minutes 48 seconds East a distance of 30.14 feet to an iron pin set; South 49 degrees 05 minutes 19 seconds East a distance of 124.39 feet to an iron pin set; North 41 degrees 19 minutes 44 seconds East a distance of 31.91 feet to an iron pin set; South 59 degrees 28 minutes 13 seconds East a distance of 33.67 feet to an iron pin set; North 28 degrees 44 minutes 55 seconds East a distance of 323.88 feet to an iron pin set; South 28 degrees 30 minutes 51 seconds West a distance of 36.00 feet to an iron pin set; North 62 degrees 12 minutes 16 seconds East a distance of 28.84 feet to an iron pin set; North 28 degrees 30 minutes 51 seconds East a distance of 36.00 feet to an iron pin set; South 65 degrees 08 minutes 54 seconds East a distance of 27.24 feet to an iron pin set; South 28 degrees 34 minutes 58 seconds West a distance of 30.14 feet to an iron pin set; thence North 49 degrees 25 minutes 02 seconds East a distance of 30.50 feet to an iron pin set; thence North 40 degrees 34 minutes 48 seconds East a distance of 30.32 feet to a point; thence along said right-of-way line of Nichols Drive South 65 degrees 40 minutes 22 seconds West a distance of 11.85 feet to an iron pin set; thence North 01 degrees 11 minutes 41 seconds East a distance of 843.18 feet to a point on said southeasterly right-of-way line of Armstrong Place; thence along said right-of-way line of Armstrong Place North 50 degrees 45 minutes 54 seconds West a distance of 110.26 feet to an iron pin set said point being the TRUE POINT OF BEGINNING.

Said tract containing ±5.576 acres, (242,895 SQ. FT) more or less.

TITLE LEGAL DESCRIPTION - TRACT 2

All that tract or parcel of land lying and being in Land Lot 175 of the 18th District, Cobb County, Georgia and being more particularly described as follows:

Beginning at an iron pin set at the intersection of the Southeasterly right-of-way line of Armstrong Place (50' R/W) with the Southeasterly right-of-way line of Nichols Drive (Variable R/W); thence along said right-of-way line of Nichols Drive 50.84 feet along an arc of a curve to the left, said curve having a radius of 263.73 feet and a chord bearing and distance of South 49 degrees 44 minutes 07 seconds East 50.76 feet; thence along said right-of-way line of Nichols Drive 96.62 feet along an arc of a curve to the left, said curve having a radius of 263.73 feet and a chord bearing and distance of North 40 degrees 23 minutes 29 seconds East, with a chord length of 189.65 feet to a point; thence along said right-of-way line of Nichols Drive South 54 degrees 59 minutes 37 seconds East a distance of 80.83 feet to a point; thence along said right-of-way line of Nichols Drive South 35 degrees 31 minutes 49 seconds West a distance of 4.28 feet to a point; thence along said right-of-way line of Nichols Drive South 58 degrees 09 minutes 56 seconds East a distance of 26.43 feet to a point; thence along said right-of-way line of Nichols Drive South 59 degrees 37 minutes 03 seconds East a distance of 32.45 feet to a point; thence along said right-of-way line of Nichols Drive South 61 degrees 23 minutes 00 seconds East a distance of 191.21 feet to a point; thence along said right-of-way line of Nichols Drive South 63 degrees 46 minutes 20 seconds East a distance of 13.07 feet to a point; thence along said right-of-way line of Nichols Drive South 16 degrees 42 minutes 35 seconds East a distance of 28.24 feet to a point at the intersection of the Northwesterly right-of-way line of River View Road (Variable R/W); thence along said right-of-way line of River View Road South 28 degrees 34 minutes 06 seconds West a distance of 339.97 feet to a point; thence along said right-of-way line of River View Road South 28 degrees 33 minutes 57 seconds West a distance of 131.74 feet to a point; thence along said right-of-way line of River View Road South 28 degrees 34 minutes 12 seconds West a distance of 39.17 feet to a point; thence along said right-of-way line of River View Road 59.87 feet along an arc of a curve to the right, said curve having a radius of 760.29 feet and a chord bearing and distance of South 30 degrees 49 minutes 33 seconds West 59.85 feet to a point; thence along said right-of-way line of River View Road the following courses and distances: along a curve turning to the right, said curve having a radius of 760.29 feet and a chord bearing and distance of South 41 degrees 35 minutes 42 seconds West 225.11 feet to an iron pin set; leaving said right-of-way line of River View Road; thence along said right-of-way line of Nichols Drive South 65 degrees 40 minutes 22 seconds West a distance of 11.85 feet to an iron pin set; thence North 01 degrees 11 minutes 41 seconds East a distance of 843.18 feet to a point on said southeasterly right-of-way line of Armstrong Place; thence along said right-of-way line of Armstrong Place North 50 degrees 45 minutes 54 seconds East a distance of 53.58 feet to an iron pin set and the TRUE POINT OF BEGINNING.

TITLE LEGAL DESCRIPTION - TRACT 3A

All that tract or parcel of land lying and being in Land Lot 175 of the 18th District, Cobb County, Georgia and being more particularly described as follows:

To find the True Point of Beginning, commence from an iron pin set at the intersection of the Northwesterly right-of-way line of River View Road (Variable R/W) with the Southeasterly right-of-way line of Nichols Drive (Variable R/W), said point having Georgia West Zone State Plane Coordinates of Northing: 1383172.46 Easting: 2194456.99; thence crossing River View Road North 75 degrees 51 minutes 09 seconds East a distance of 108.88 feet to a point on the Southeasterly right-of-way line of said River View Road, said point being the True Point of Beginning and having Georgia West Zone State Plane Coordinates of Northing: 1383199.07 Easting: 2194562.57, from the True Point of Beginning, as thus established, thence leaving said right-of-way line of River View Road South 61 degrees 26 minutes 03 seconds East a distance of 167.21 feet to a point; thence South 12 degrees 21 minutes 58 seconds West a distance of 136.37 feet to a point; thence South 18 degrees 44 minutes 55 seconds West a distance of 57.64 feet to a point; thence North 49 degrees 05 minutes 19 seconds West a distance of 227.04 feet to a point on said right-of-way line of River View Road; thence along said right-of-way line of River View Road 74.21 feet along an arc of a curve to the left, said curve