

**APPLICATION FOR REZONING  
TO THE CITY OF SMYRNA**

Type or Print Clearly

(To be completed by City)

Ward: 7

Application No: 219-007

Hearing Date: 4/15/19

**APPLICANT:** The Ardent Companies, LLC

Name: Sams, Larkin, Huff & Balli, LLP by Garvis L. Sams, Jr., Esq.

(Representative's name, printed)

Address: 376 Powder Springs Street, Suite 100, Marietta, GA 30064

Business Phone: 770 422-7016 Cell Phone: 404 975-7772 Fax Number: 770 426-6583

E-Mail Address: gsams@slhb-law.com

Signature of Representative: 

GARVIS L. SAMS, JR., Attorney for Applicant

**TITLEHOLDER**

Name: See Attached

(Titleholder's name, printed)

Address: \_\_\_\_\_

Business Phone: \_\_\_\_\_ Cell Phone: \_\_\_\_\_ Home Phone: \_\_\_\_\_

E-mail Address: \_\_\_\_\_

Signature of Titleholder: \_\_\_\_\_ (Attach additional signatures, if needed)

(To be completed by City)

Received: 2/8/19

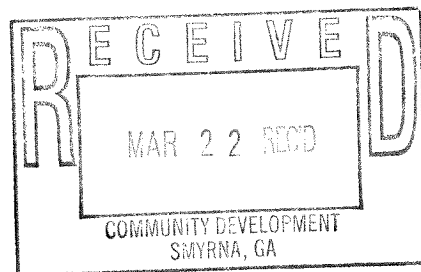
Heard by P&Z Board: \_\_\_\_\_

P&Z Recommendation: \_\_\_\_\_

Advertised: \_\_\_\_\_

Posted: \_\_\_\_\_

Approved/Denied: \_\_\_\_\_



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**APPLICANT:** \_\_\_\_\_

Name: \_\_\_\_\_

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Address: \_\_\_\_\_

Business Phone: \_\_\_\_\_ Cell Phone: \_\_\_\_\_ Fax Number: \_\_\_\_\_

E-Mail Address: \_\_\_\_\_

Signature of Representative: \_\_\_\_\_

## **TITLEHOLDER**

Name: TAC-RW LOT 1, LLC; TAC-RW LOT 2, LLC; TAW-RW LOT 3, LLC

(Titleholder's name, printed)

Address: 2100 Powers Ferry Road, Suite 350, Atlanta, GA 30339

Business Phone: 678 712-4953 Cell Phone: 404 680-8205 Home Phone: \_\_\_\_\_

E-mail Address: jbikoff@theardentcompanies.com

Signature of Titleholder: \_\_\_\_\_

(To be completed by City)

Received: \_\_\_\_\_

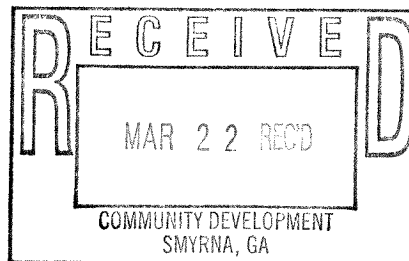
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Advertised: \_\_\_\_\_

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**ZONING REQUEST**

From Conditional MU to Conditional MU  
Present Zoning Proposed Zoning

**LAND USE**

From Mixed Use ("MU") to Mixed Use ("MU")  
Present Land Use Proposed Land Use

For the Purpose of A residential development consisting of a combination of Single-Family Detached Homes, Townhomes and Highly Amenitized Multi-Family Homes

Size of Tract A total of 81.88 acres

Location An assemblage of property on both sides of Riverview Road between Veterans Memorial Hwy. & Dickerson Drive and I-285  
(Street address is required. If not applicable, please provide nearest intersection, etc.)

Land Lot (s) 61, 171, 172, 174, 175, 176 & 284 District 18th

We have investigated the site as to the existence of archaeological and/or architectural landmarks. I hereby certify that there are no X there are      such assets. If any, they are as follows:

This information is supportive by our Cultural Resources Reconnaissance Survey by R. S. Webb & Associates,

dated April 30, 2008.

(To be completed by City)

Recommendation of Planning Commission:

Council's Decision:

**CONTIGUOUS ZONING**

**North:** HI (Cobb County) \_\_\_\_\_

**East:** Chattahoochee River \_\_\_\_\_

**South:** HI & R-20 (Cobb County) \_\_\_\_\_

**West:** RAD Conditional (City of Smyrna) \_\_\_\_\_

**CONTIGUOUS LAND USE**

**North:** Industrial Compatible (IC - Cobb County) \_\_\_\_\_

**East:** Chattahoochee River \_\_\_\_\_

**South:** Industrial Compatible (IC - Cobb County) \_\_\_\_\_

**West:** Industrial Compatible (IC - Cobb County) & MDR (City of Smyrna) \_\_\_\_\_

**INFRASTRUCTURE**

**WATER AND SEWER**

A letter from Scott Stokes, Director of Public Works Department is required stating that water is available and the supply is adequate for this project.

A letter from Scott Stokes, Director of Public Works Department is required stating that sewer is available and the capacity is adequate for this project.

- If it is Cobb County Water, Cobb County must then furnish these letters.

Comments:

Comments from the Cobb County Water System regarding the availability and accessibility to water and sewer to the site are contained in the original Rezoning Analysis regarding Z-28 (Cobb County - 2010 which were also made a part of the approval by the City of No. Z17-003) and which are on file with the City.

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**TRANSPORTATION**

Access to Property? Via Riverview Road, Nichols Drive, Dickerson Drive and interior streets.

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Improvements proposed by developer? Mixed Residential Development consisting of 580 Multi-Family Luxury Homes (originally 850); 188 Townhomes (originally 322 Townhomes); and, 48 Single-Family Detached Residential Homes (originally 155 homes).

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Comments:

The current rezoning proposal is consistent with the City's Future Land Use Map; the City's Comprehensive Land Use Plan and consistent with policy decisions made by the City of Smyrna.

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**ZONING DISCLOSURE REPORT**

Has the applicant\* made, within two years immediately preceding the filing of this application for rezoning, campaign contributions aggregating \$250 or more or made gifts having in the aggregate a value of \$250 or more to the Mayor or any member of the City Council or Planning and Zoning Board who will consider this application?

No.

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If so, the applicant\* and the attorney representing the applicant\* must file a disclosure report with the Mayor and City Council of the City of Smyrna, within 10 days after this application is filed.

**Please supply the following information, which will be considered as the required disclosure:**

The name of the Mayor or member of the City Council or Planning and Zoning Board to whom the campaign contribution or gift was made:

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The dollar amount of each campaign contribution made by the applicant\* to the Mayor or any member of the City Council or Planning and Zoning Board during the two years immediately preceding the filing of this application, and the date of each such contribution:

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An enumeration and description of each gift having a value of \$250 or more by the applicant\* to the Mayor and any member of the City Council or Planning and Zoning Board during the two years immediately preceding the filing of this application:

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Does the Mayor or any member of the City Council or Planning and Zoning Board have a property interest (direct or indirect ownership including any percentage of ownership less than total) in the subject property?

No.

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If so, describe the natural and extent of such interest: \_\_\_\_\_

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**ZONING DISCLOSURE REPORT (CONTINUED)**

Does the Mayor or any member of the City Council or Planning and Zoning Board have a financial interest (direct ownership interests of the total assets or capital stock where such ownership interest is 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.

If so, describe the nature and extent of such interest:

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Does the Mayor or any member of the City Council or Planning and Zoning Board have a spouse, mother, father, brother, sister, son, or daughter who has any interest as described above?

No.

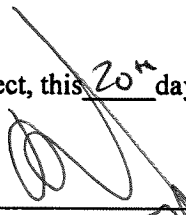
If so, describe the relationship and the nature and extent of such interest:

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If the answer to any of the above is "Yes", then the Mayor or the member of the City Council or Planning and Zoning Board must immediately disclose the nature and extent of such interest, in writing, to the Mayor and City Council of the City of Smyrna. A copy should be filed with this application\*\*. Such disclosures shall be public record and available for public inspection any time during normal working hours.

We certify that the foregoing information is true and correct, this 20<sup>th</sup> day of March, 2019.



(Applicant's Signature)

(Attorney's Signature, if applicable)

**Notes**

\* Applicant is defined as any individual or business entity (corporation, partnership, limited partnership, firm enterprise, franchise, association or trust) applying for rezoning action.

\*\* Copy to be filed with the City of Smyrna Zoning Department and City Clerk along with a copy of the zoning application including a copy of the legal description of the property.

**ZONING DISCLOSURE REPORT**

Has the applicant\* made, within two years immediately preceding the filing of this application for rezoning, campaign contributions aggregating \$250 or more or made gifts having in the aggregate a value of \$250 or more to the Mayor or any member of the City Council or Planning and Zoning Board who will consider this application?

No.

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If so, the applicant\* and the attorney representing the applicant\* must file a disclosure report with the Mayor and City Council of the City of Smyrna, within 10 days after this application is filed.

**Please supply the following information, which will be considered as the required disclosure:**

The name of the Mayor or member of the City Council or Planning and Zoning Board to whom the campaign contribution or gift was made:

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The dollar amount of each campaign contribution made by the applicant\* to the Mayor or any member of the City Council or Planning and Zoning Board during the two years immediately preceding the filing of this application, and the date of each such contribution:

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An enumeration and description of each gift having a value of \$250 or more by the applicant\* to the Mayor and any member of the City Council or Planning and Zoning Board during the two years immediately preceding the filing of this application:

---

Does the Mayor or any member of the City Council or Planning and Zoning Board have a property interest (direct or indirect ownership including any percentage of ownership less than total) in the subject property?

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If so, describe the natural and extent of such interest: \_\_\_\_\_

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**ZONING DISCLOSURE REPORT (CONTINUED)**

Does the Mayor or any member of the City Council or Planning and Zoning Board have a financial interest (direct ownership interests of the total assets or capital stock where such ownership interest is 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.

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If so, describe the nature and extent of such interest:

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Does the Mayor or any member of the City Council or Planning and Zoning Board have a spouse, mother, father, brother, sister, son, or daughter who has any interest as described above?

No.

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If so, describe the relationship and the nature and extent of such interest:

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If the answer to any of the above is "Yes", then the Mayor or the member of the City Council or Planning and Zoning Board must immediately disclose the nature and extent of such interest, in writing, to the Mayor and City Council of the City of Smyrna. A copy should be filed with this application\*\*. Such disclosures shall be public record and available for public inspection any time during normal working hours.

We certify that the foregoing information is true and correct, this 20<sup>th</sup> day of March, 2019.

\_\_\_\_\_  
(Applicant's Signature)

Garvis L. Sams, Jr., Attorney for Applicant (Attorney's Signature, if applicable)

Notes

\* Applicant is defined as any individual or business entity (corporation, partnership, limited partnership, firm enterprise, franchise, association or trust) applying for rezoning action.

\*\* Copy to be filed with the City of Smyrna Zoning Department and City Clerk along with a copy of the zoning application including a copy of the legal description of the property.

**CAMPAIGN DISCLOSURE REPORT<sup>1</sup>**  
**BY ATTORNEY FOR APPLICANT<sup>2</sup>**

Has the Applicant 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 Smyrna City Council or Planning Commission who will consider the Application?

Yes \_\_\_\_\_

If so, the Applicant and the attorney representing the Application must file a disclosure report with the Smyrna City Council within ten (10) days after this Application is first filed.

Please supply the following information which will be considered as the required disclosure:


The name of the member(s) of the Smyrna City Council or Planning Commission to whom the campaign contribution or gift was made: Derek A. Norton.

The dollar amount of each campaign contribution made by the Applicant to the member(s) of the Smyrna City Council or Planning Commission during the two (2) years immediately preceding the filing of this Application and the date of each such contribution: On 2/21/18, a check in the sum of \$2,000.00 to the Committee to Elect Derek Norton, Mayor.

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 Smyrna City Council or Planning Commission during the two (2) years immediately preceding the filing of this Application: N/A

I certify that the foregoing information is true and correct, this the 20<sup>th</sup> day of March, 2019.

~~SAMS, LARKIN, HUFF & BALLI, LLP~~

  
By: \_\_\_\_\_  
GARVIS L. SAMS, JR.  
Attorney for Applicant

<sup>1</sup>If the answer to any of the above is "Yes", then the member of the Smyrna City Council or Planning Commission must immediately disclose the nature and extent of such interest, in writing to the Smyrna City Council. 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.

<sup>2</sup>Applicant 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.

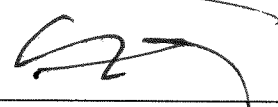
**DISCLOSURE**

IF THE ANSWER TO ANY OF THE FOLLOWING QUESTIONS IS "YES", YOU MAY BE REQUIRED UNDER O.C.G.A. §36-67A-3 TO PROVIDE FURTHER INFORMATION:

- A) ARE YOU, OR ANYONE ELSE WITH A PROPERTY INTEREST IN THE SUBJECT PROPERTY, A MEMBER OF THE CITY OF SMYRNA PLANNING COMMISSION OR CITY OF SMYRNA MAYOR AND COUNCIL? **NO**
  
- B) DOES AN OFFICIAL OF SUCH PUBLIC BODIES HAVE ANY FINANCIAL INTEREST IN ANY BUSINESS ENTITY WHICH HAS A PROPERTY INTEREST IN THE SUBJECT PROPERTY? **NO**
  
- C) DOES A MEMBER OF THE FAMILY OF SUCH OFFICIALS HAVE AN INTEREST IN THE SUBJECT PROPERTY AS DESCRIBED IN (A) AND (B)? **NO**
  
- D) WITHIN TWO (2) YEARS IMMEDIATELY PRECEDING THIS APPLICATION, HAVE YOU MADE CAMPAIGN CONTRIBUTION(S) OR GIVEN GIFTS TO SUCH PUBLIC OFFICIALS AGGREGATING \$250.00 OR MORE? **YES**

SAMS, LARKIN, HUFF & BALLI, LLP

March 20, 2019  
DATE

By:   
\_\_\_\_\_  
Garvis L. Sams, Jr.  
Attorney for Applicant

**REZONING ANALYSIS**

Section 1508 of the Smyrna Zoning Code details nine zoning review factors which must be evaluated by the Planning and Zoning Board and the Mayor and Council when considering a rezoning request. Please provide responses to the following using additional pages as necessary. **This section must be filled out by the applicant prior to submittal of the rezoning request.**

1. Whether the zoning proposal will permit a use that is suitable in view of the use and development of adjacent and nearby property.

The rezoning proposal will permit Residential uses which are suitable in view of the use and development of adjacent and nearby properties. While the adjacent area currently has a number of Industrial uses, there are Commercial and Residential uses found on properties within this sub-area of the City of Smyrna and also within the surrounding area located within unincorporated Cobb County.

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2. Whether the zoning proposal or the use proposed will adversely affect the existing use or usability of adjacent or nearby property.

The rezoning proposal will not have an adverse effect upon adjacent or nearby properties. Developing the Subject Property as a unified Residential Development is preferable to a multiplicity of separate developments and rezonings. Master-planning the Subject Property into one comprehensive Residential Development reduces potential problems in the future regarding drainage, access, utilities, infrastructure issues, etc. The rezoning proposal incorporates a unified Mixed-Residential Plan to develop the property and incorporates approximately 14,500 sq. ft. of Commercial uses and Recreational uses near the linear park along the Chattahoochee River.

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3. Whether the property to be affected by the zoning proposal has a reasonable economic use as currently zoned.

Because of current market trends the Subject Property does have a reasonable, viable and economic use as currently zoned within the City of Smyrna.

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**REZONING ANALYSIS (CONTINUED)**

4. Whether the zoning proposal will result in a use which will or could cause an excessive or burdensome use of existing streets, transportation facilities, utilities or schools.

The rezoning proposal will not result in a use which would cause an excessive or burdensome use of existing streets, transportation facilities, utilities or schools. These opinions are supported by previous comments issued by the City of Smyrna's Professional Staff and because the intensity of the previously approved development is more appropriate under this unified, Master-Planned Mixed-Residential Community.

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5. Whether the zoning proposal is in conformity with the policy and intent of the land use plan.

The rezoning proposal is in conformity with the policy and intent of the City's Future Land Use Map and seeks to enhance connectivity; reconnect to the river; enhance recreational opportunities; emphasize cultural and historic resources; create a community-friendly character; develop a strong sense of identity; and, enhance this sub-area of the City of Smyrna with approximately 14,500 sq. ft. of complementary, river-driven commercial uses and a linear park for a multiplicity of recreational uses.

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6. Whether there are other existing or changing conditions affecting the use and development of the property which give supporting grounds for either approval or disapproval of the zoning proposal.

There are existing and changing conditions affecting the use and development of the Subject Property which give supporting grounds for approving the current amendment proposal by Ardent. Moreover, the proposal constitutes suitable uses for the property which will not adversely affect adjacent properties and will be beneficial to the City of Smyrna as the development continues to fulfil the strategic expansion of the City's boundaries with quality residential development.

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**REZONING ANALYSIS (CONTINUED)**

7. Whether the development of the property under the zoning proposal will conform to, be a detriment to or enhance the architectural standards, open space requirements and aesthetics of the general neighborhood, considering the current, historical and planned uses in the area.

The rezoning proposal will enhance architectural standards, Open Space requirements and aesthetics of the general neighborhood considering the current historically planned uses in this area of the City of Smyrna.

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8. Under any proposed zoning classification, whether the use proposed may create a nuisance or is incompatible with existing uses in the area.

The proposed zoning conditional classification is similar to the present conditional zoning classification with both Mixed-Residential developments. The currently proposed uses will not create a nuisance and are compatible with existing uses in the area particularly in consideration of the inordinate amount of buffering and spacing between the proposed Mixed Residential development and certain adjacent Industrial compatible type uses.

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9. Whether due to the size of the proposed use, in either land area or building height, the proposed use would affect the adjoining property, general neighborhood and other uses in the area positively or negatively.

The proposed uses positively affect the development along the Riverview Road Corridor and will encourage other compatible Mixed Residential projects within this sub-area of the City.

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TO THE MAYOR AND CITY COUNCIL  
CITY OF SMYRNA, GEORGIA

**CONSTITUTIONAL CHALLENGE**

COME NOW, THE ARDENT COMPANIES, LLC, hereinafter referred to as the "Applicant" for Rezoning and asserts the following, to wit:

1.

By application to which this exhibit relates, the Applicant has applied for a rezoning of certain real property lying and being in the City of Smyrna, Cobb County, Georgia, a more particular description and delineation of the subject property, hereinafter referred to as the "Property", being set forth in said Application.

2.

The Application for Zoning of the property seeks a rezoning from the existing category of Conditional MU, as established by the governing authority of the City of Smyrna, Georgia to the zoning category of the Conditional MU as presently proposed.

3.

The current Conditional MU zoning classification of the property and all intervening classifications between same and the Conditional MU as proposed are unconstitutional in that they deprive the Applicant under and pursuant to Article 1, Section I, Paragraphs I and II of the Georgia Constitution of 1983 and the Equal Protection and Due Process clauses of the Fifth and Fourteenth Amendments to the Constitution of the United States. This deprivation of property without due process violates constitutional prohibitions against the taking of private property without just compensation.

4.

The zoning classification of Conditional MU and all intervening classifications between same and Conditional MU as proposed, as they presently exist, violate the Applicant's rights to the unfettered use of the property in that the existing zoning classification does not bear a substantial relation to the public health, safety, morality or general welfare and is, therefore, confiscatory and void. Further, said classification is unconstitutional in that it is arbitrary and unreasonable, resulting in relatively little gain or benefit to the public, while inflicting serious injury and loss upon the Applicant.

5.

The City of Smyrna Zoning Ordinance is further unconstitutional in that the procedures contained therein pertaining to the public hearing held in connection with zoning applications also violates the aforementioned constitutional provisions in that said procedures contain the lack of procedural and evidentiary safeguards, do not restrict evidence received to the issues at hand, and are in many instances controlled by political considerations rather than the facts and considerations required by law.

Respectfully submitted, this the 30<sup>th</sup> day of March, 2019.

SAMS, LARKIN, HUFF & BALLI, LLP

By: 

Garvis L. Sams, Jr.  
Attorney for Applicant  
Ga. Bar No. 623950



TRACT 1

ALL THAT TRACT OR PARCEL OF LAND lying and being in Land Lots 175 & 176 of the 18th District, Cobb County, Georgia and being more particularly described as follows:

BEGINNING at an iron pin set at the southerly end of the mitered intersection of the southwesterly right-of-way line of Nichols Drive (50' R/W) with the northwesterly right-of-way line of River View Road (60' R/W); thence along said right-of-way line of River View Road the following courses and distances: South 28 degrees 33 minutes 57 seconds West a distance of 535.90 feet to an iron pin set; thence South 28 degrees 34 minutes 12 seconds West a distance of 39.17 feet to a point; thence 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 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 South 41 degrees 35 minutes 42 seconds West 225.11 feet to an iron pin set; thence leaving said right-of-way line of River View Road North 50 degrees 11 minutes 30 seconds West a distance of 413.69 feet to an iron pin found (1" Open Top Pipe); thence South 35 degrees 28 minutes 23 seconds West a distance of 229.64 feet to an iron pin set; thence North 48 degrees 25 minutes 48 seconds West a distance of 949.43 feet to an iron pin set; thence North 30 degrees 08 minutes 00 seconds East a distance of 104.17 feet to a point; thence South 83 degrees 28 minutes 26 seconds East a distance of 595.80 feet to an iron pin set on the westerly right-of-way line at the cul-de-sac of Armstrong Place (50' R/W); thence around said cul-de-sac 152.46 feet along an arc of a curve to the left, said curve having a radius of 60.00 feet and a chord bearing and distance of South 19 degrees 20 minutes 03 seconds East 114.63 feet to an iron pin found (angle iron); thence 122.26 feet along an arc of a curve to the left, said curve having a radius of 60.00 feet and a chord bearing and distance of North 29 degrees 29 minutes 40 seconds East 102.18 feet to a point; thence along the southeasterly right-of-way line of Armstrong Place the following courses and distances: North 35 degrees 35 minutes 54 seconds East a distance of 82.07 feet to a point; thence 293.93 feet along an arc of a curve to the right, said curve having a radius of 995.13 feet and a chord bearing and distance of North 43 degrees 14 minutes 17 seconds East 292.86 feet to a point; thence North 50 degrees 45 minutes 54 seconds East a distance of 80.47 feet to an iron pin set at the intersection of said southeasterly right-of-way line of Armstrong Place with the southwesterly right-of-way line of Nichols Drive; thence along said right-of-way line 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 an iron pin set; thence South 55 degrees 48 minutes 17 seconds East a distance of 238.63 feet to an iron pin found; thence South 54 degrees 59 minutes 37 seconds East a distance of 89.49 feet to a point; thence 120.75 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 68 degrees 41 minutes 46 seconds East 119.70 feet to a Nail set; thence South 81 degrees 48 minutes 46 seconds East a distance of 134.58 feet to an iron pin set at the northerly end of said mitered intersection of Nichols Drive and River View Road; thence along said miter South 27 degrees 48 minutes 56 seconds East a distance of 40.95 feet to an iron pin set and the POINT OF BEGINNING.

Said tract containing 18.967 acres

TRACT 2

ALL THAT TRACT OR PARCEL OF LAND lying and being in Land Lots 61, 171, 172 & 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 northwesterly right-of-way line of River View Road (60' R/W) with the northeasterly right-of-way line of Nichols Drive (50' R/W); thence along said right-of-way line of Nichols Drive the following courses and distances: North 79 degrees 33 minutes 22 seconds West a distance of 238.42 feet to an iron pin found; thence North 57 degrees 29 minutes 42 seconds West a distance of 271.54 feet to an iron pin found (Georgia Power); thence South 02 degrees 11 minutes 41 seconds West a distance of 6.90 feet to a point; thence North 55 degrees 48 minutes 17 seconds West a distance of 106.02 feet to an iron pin set; thence 188.54 feet along an arc of a curve to the right, said curve having a radius of 213.73 feet and a chord bearing and distance of North 30 degrees 28 minutes 56 seconds West 182.49 feet to an iron pin set; thence North 01 degrees 52 minutes 39 seconds East a distance of 434.13 feet to an iron pin found; thence North 02 degrees 08 minutes 50 seconds East a distance of 322.24 feet to an iron pin found on the easterly right-of-way line of the cul-de-sac of Nichols Drive; thence along the cul-de-sac 33.25 feet along an arc of a curve to the left, said curve having a radius of 60.00 feet and a chord bearing and distance of North 51 degrees 55 minutes 13 seconds East 32.83 feet to an iron pin found; thence 180.70 feet along an arc of a curve to the left, said curve having a radius of 60.00 feet and a chord bearing and distance of North 49 degrees 19 minutes 07 seconds West 119.75 feet to an iron pin found; thence leaving said right-of-way line of Nichols Drive North 70 degrees 57 minutes 11 seconds West a distance of 194.12 feet to an iron pin found; thence North 05 degrees 34 minutes 47 seconds East a distance of 300.07 feet to an iron pin found on the Land Lot Line common to Land Lots 62 & 171; thence along said Land Lot Line South 89 degrees 19 minutes 52 seconds East a distance of 212.19 feet to a point; thence South 89 degrees 50 minutes 04 seconds East a distance of 738.82 feet to an iron pin found (3/4" Open Top Pipe); thence South 67 degrees 17 minutes 56 seconds East a distance of 136.06 feet to a point; thence North 77 degrees 44 minutes 39 seconds East a distance of 32.98 feet to a point; thence South 65 degrees 11 minutes 42 seconds East a distance of 366.82 feet to a point on the westerly right-of-way line of Dickerson Drive (70' R/W); thence along said right-of-way line of Dickerson Drive the following courses and distances: South 06 degrees 13 minutes 44 seconds East a distance of 119.68 feet to an iron pin set at the intersection of said westerly right-of-way line of Dickerson Drive with the northwesterly right-of-way line of River View Road; thence along said right-of-way line of River View Road the following courses and distances: 247.86 feet along an arc of a curve to the left, said curve having a radius of 233.38 feet and a chord bearing and distance of South 39 degrees 21 minutes 39 seconds West 236.38 feet to an iron pin set; thence South 08 degrees 16 minutes 19 seconds West a distance of 89.73 feet to an iron pin found; thence South 08 degrees 45 minutes 08 seconds West a distance of 27.79 feet to a point; thence 72.73 feet along an arc of a curve to the right, said curve having a radius of 589.41 feet and a chord bearing and distance of South 10 degrees 54 minutes 30 seconds West 72.68 feet to an iron pin found; thence 115.85 feet along an arc of a curve to the right, said curve having a radius of 589.41 feet and a chord bearing and distance of South 21 degrees 11 minutes 18 seconds West 115.66 feet to a point; thence South 25 degrees 09 minutes 36 seconds West a distance of 66.17 feet to an iron pin found (angle iron); thence South 26 degrees 37 minutes 00 seconds West a distance of 345.31 feet to a point; thence 37.88 feet along an arc of a curve to the left, said curve having a radius of 2,894.79 feet and a chord bearing and distance of South 24 degrees 17 minutes 37 seconds West 37.88 feet to an iron pin with cap found; thence 29.78 feet along an arc of a curve to the left, said curve having a radius of 2,894.79 feet and a chord bearing and distance of South 27 degrees 31 minutes 07 seconds West 29.78 feet to a point; thence South 25 degrees 02 minutes 37 seconds West a distance of 296.46 feet to a point; thence 129.41 feet along an arc of a curve to the right, said curve having a radius of 2,834.79 feet and a chord bearing and distance of South 26 degrees 21 minutes 05 seconds West 129.39 feet to an iron pin set and the POINT OF BEGINNING.

Said tract containing 36.501 acres.

### TRACT 3

ALL THAT TRACT OR PARCEL OF LAND lying and being in Land Lots 61, 172, 174, 175 & 284 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 (60' R/W) with the westerly right-of-way line of Dickerson Drive (70' R/W); thence crossing River View Road South 02 degrees 57 minutes 51 seconds West a distance of 98.75 feet to a concrete monument found on the southeasterly right-of-way line of said River View Road, said point being the TRUE POINT OF BEGINNING, from the TRUE POINT OF BEGINNING, as thus established, thence along said right-of-way line the following courses and distances: 133.52 feet along an arc of a curve to the right, said curve having a radius of 365.14 feet and a chord bearing and distance of North 54 degrees 36 minutes 19 seconds East 132.78 feet to a point; thence North 76 degrees 27 minutes 58 seconds East a distance of 172.83 feet to a point; thence North 67 degrees 42 minutes 17 seconds East a distance of 40.32 feet to a point; thence North 59 degrees 29 minutes 41 seconds East a distance of 59.88 feet to a point; thence North 54 degrees 46 minutes 32 seconds East a distance of 40.16 feet to a point; thence 195.63 feet along an arc of a curve to the left, said curve having a radius of 425.14 feet and a chord bearing and distance of North 45 degrees 08 minutes 31 seconds East 193.91 feet to an iron pin set; thence North 31 degrees 57 minutes 32 seconds East a distance of 177.95 feet to a point; thence North 31 degrees 57 minutes 32 seconds East a distance of 40.03 feet to an iron pin set; thence leaving said right-of-way line of River View Road South 60 degrees 29 minutes 04 seconds East a distance of 175.87 feet to an iron pin set; thence South 41 degrees 31 minutes 16 seconds West a distance of 40.89 feet to an iron pin set; thence South 60 degrees 29 minutes 04 seconds East a distance of 142.27 feet more or less to a point at the western bank of the Chattahoochee River, said point being referred to as Point "A"; thence 1,469 feet more or less along the western bank of the Chattahoochee River and the meanderings thereof to Point "B", (said direct tie from Point "A" to Point "B" being South 39 degrees 32 minutes 49 seconds West a distance of 1,466.55 feet); thence 227 feet more or less along the western bank of the Chattahoochee River and the meanderings thereof to Point "C", (said direct tie from Point "B" to Point "C" being South 28 degrees 29 minutes 17 seconds West a distance of 226.95 feet); thence 1,702 feet more or less along the western bank of the Chattahoochee River and the meanderings thereof to Point "D", (said direct tie from Point "C" to Point "D" being South 30 degrees 59 minutes 55 seconds West a distance of 1,671.88 feet); thence leaving said western bank of the Chattahoochee River North 47 degrees 16 minutes 48 seconds West a distance of 355.53 feet more or less to an iron pin set on said easterly right-of-way line of River View Road; thence along said right-of-way line the following courses and distances: North 50 degrees 59 minutes 41 seconds East a distance of 230.93 feet to a point; thence 56.77 feet along an arc of a curve to the left, said curve having a radius of 820.29 feet and a chord bearing and distance of North 49 degrees 00 minutes 44 seconds East 56.76 feet to a point; thence 264.28 feet along an arc of a curve to the left, said curve having a radius of 820.29 feet and a chord bearing and distance of North 37 degrees 47 minutes 59 seconds East 263.14 feet to a point; thence North 24 degrees 46 minutes 16 seconds East a distance of 15.77 feet to an iron pin found (angle iron); thence North 28 degrees 42 minutes 29 seconds East a distance of 448.42 feet to a point; thence North 28 degrees 33 minutes 25 seconds East a distance of 161.00 feet to a point; thence 87.86 feet along an arc of a curve to the left, said curve having a radius of 2,894.79 feet and a chord bearing and distance of North 27 degrees 19 minutes 35 seconds East 87.86 feet to an iron pin found (Open Top Pipe); thence 90.29 feet along an arc of a curve to the left, said curve having a radius of 2,894.79 feet and a chord bearing and distance of North 26 degrees 18 minutes 04 seconds East 90.29 feet to a point; thence North 25 degrees 02 minutes 37 seconds East a distance of 112.13 feet to a point; thence North 25 degrees 02 minutes 37 seconds East a distance of 152.94 feet to an iron pin set; thence North 25 degrees 02 minutes 37 seconds East a distance of 31.39 feet to a point; thence 66.24 feet along an arc of a curve to the right, said curve having a radius of 2,834.79 feet and a chord bearing and distance of North 25 degrees 42 minutes 47 seconds East 66.23 feet to a point; thence North 25 degrees 59 minutes 12 seconds East a distance of 129.81 feet to an iron pin found; thence North 26 degrees 51 minutes 08 seconds East a

distance of 250.08 feet to an iron pin found; thence North 24 degrees 17 minutes 32 seconds East a distance of 31.61 feet to a point; thence 207.61 feet along an arc of a curve to the left, said curve having a radius of 649.41 feet and a chord bearing and distance of North 17 degrees 13 minutes 27 seconds East 206.72 feet to a point; thence North 03 degrees 16 minutes 13 seconds East a distance of 11.51 feet to an iron pin found; thence 101.12 feet along an arc of a curve to the right, said curve having a radius of 366.16 feet and a chord bearing and distance of North 17 degrees 48 minutes 29 seconds East 100.80 feet to an iron pin set; thence 124.38 feet along an arc of a curve to the right, said curve having a radius of 365.14 feet and a chord bearing and distance of North 35 degrees 01 minutes 49 seconds East 123.78 feet to a concrete monument found and the TRUE POINT OF BEGINNING.

Said tract containing 26.420 acres more or less.

Deed Book 1 5387 Pg 3371  
Filed and Recorded Oct-26-2016 03:42pm  
2016-0129880  
Real Estate Transfer Tax \$3,927.30  
0322016025401

*Rebecca Keaton*

Rebecca Keaton  
Clerk of Superior Court Cobb Cty. Ga.

UPS  
EW

FNTG Atlanta  
STE 300  
5565 Glenridge Corn.  
Atlanta, Ga

30342

Space Above This Line for Recorder's Use

After recording return to:

Eric L. Weiss, Esq.  
Schulten Ward Turner & Weiss LLP  
260 Peachtree Street, NW, Suite 2700  
Atlanta GA 30303

9/26

STATE OF GEORGIA  
COUNTY OF COBB

**LIMITED WARRANTY DEED**

THIS INDENTURE is made this 21<sup>st</sup> day of October, 2016, by and between RIVERVIEW INDUSTRIES, L.P., a Delaware limited partnership ("Grantor"); and TAC-RW LOT 1, LLC, a Georgia limited liability company ("Grantee"). The words "Grantor" and "Grantee" include the neuter, masculine and feminine genders, and the singular and the plural.

**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 confirmed, and does hereby grant, bargain, sell, alien, convey and confirm unto Grantee all those certain tracts or parcels of land lying and being in Cobb County, Georgia (hereinafter referred to collectively as the "Land") as more particularly described in the attached Exhibit "A," which exhibit is incorporated herein, reserving any and all rights necessary for a temporary construction easement, including, but not limited to, easements for access, storage, and slope, for the completion of and dedication to the City of Smyrna of the road being constructed on the Land (the "Temporary Construction Easement"); provided the Temporary Construction Easement shall automatically terminate One Hundred Eighty (180) days from when this Limited Warranty Deed is recorded in the Cobb County, Georgia, Real Estate Records.

TOGETHER WITH all rights, members, structures, easements, alleys, ways, appurtenances, improvements, chattels, timber, shrubbery, trees, plants, fixtures, privileges,

tenements or hereditaments incident or appurtenant thereto (the foregoing, together with the Land, are herein referred to as the "Property"), subject only to those matters set forth and described on Exhibit "B" attached hereto and by this reference made a part hereof (herein referred to as the "Permitted Encumbrances").

TO HAVE AND TO HOLD the Property, together 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 forever in FEE SIMPLE, subject only to the Permitted Encumbrances.

AND GRANTOR WILL WARRANT and forever defend the right and the title to the Property, subject to the Permitted Encumbrances, unto Grantee, its successors and assigns, against the claims of any persons owning, holding or claiming by, through or under Grantor.

**[SIGNATURES BEGIN ON NEXT PAGE]**

IN WITNESS WHEREOF, Grantor has caused its duly authorized representatives to execute, seal and deliver this indenture, all the day and year first written above.

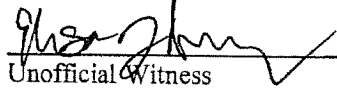
**GRANTOR:**


**RIVERVIEW INDUSTRIES, L.P.,**  
a Delaware limited partnership

By: JT Riverview, LLC,  
a Georgia limited liability company,  
its general partner

By: JAMESTOWN U.S. PROPERTIES  
CORP.  
a Georgia corporation,  
its managing member

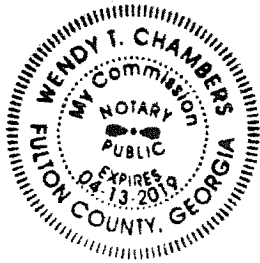
Signed, sealed and delivered  
in the presence of:

  
Unofficial Witness

  
Notary Public

My Commission Expires:  
April 13, 2019

(NOTARIAL SEAL)



By:   
Name: Matt Bronfman  
Title: President

**EXHIBIT A****LEGAL DESCRIPTION OF THE LAND****CPS PARCEL 18-0175-0-002-0: ✓**

ALL THAT TRACT OR PARCEL OF LAND lying and being in Land Lots 175 and 176 of the 18<sup>th</sup> District, 2<sup>nd</sup> Section of Cobb County, Georgia, being more particularly described as follows:

BEGINNING at an iron pin on the south right of way line of the cul-de-sac of Armstrong Place (being a road having a 50-foot right of way, with a cul-de-sac having a radius of 60 feet), which iron is located 557.73 feet southwesterly along the southeast right of way line of Armstrong Place from its intersection with the southwest right of way line of Nichols Drive (50-foot right of way), running thence South 03 degrees 59 minutes 34 seconds East, 545.36 feet to an iron pin; thence North 49 degrees 28 minutes 31 seconds West, 949.64 feet to an iron pin; thence North 28 degrees 58 minutes 12 seconds East, 104.00 feet to an iron pin; thence South 84 degrees 34 minutes East, 595.86 feet to an iron pin on the northwest right of way line of the cul-de-sac of Armstrong Place; thence southeasterly along the west right of way line of the cul-de-sac of Armstrong Place and following the arc thereof to the right (which arc is subtended by a chord running South 20 degrees 32 minutes 33 seconds East, 114.90 feet), 153.38 feet to the POINT OF BEGINNING; said tract containing 5.619 acres according to plat of survey for Riverview Recycling, Inc., prepared by David W. Lynah, Georgia Registered No. 1845, D. W. Lynah Surveyors, dated September 19, 1990.

**WEAVER PARCEL 18-0175-0-009-0: ✓**

All that land in Land Lot 175, 18th District, 2nd Section, Cobb County, Georgia described as follows:

BEGINNING at an iron pin set on the east right of way line of the cul-de-sac (having a 60 foot radius) of Armstrong Place, which iron pin set in 461 feet from the intersection of the southeast right of way line of Armstrong Place (50 feet right of way) and the southwest right of way line of Nichols Drive (50 feet right of way), as measured along the southeast right of way line of Armstrong Place and the east right of way line of the cul-de-sac of Armstrong Place; thence run South 51 degrees 01 minute 27 seconds East 350.41 feet to an iron pin set; thence South 34 degrees 32 minutes 57 seconds West 270.01 feet to an iron pin set; thence South 34 degrees 32 minutes 57 seconds West 229.99 feet to an iron pin found; thence North 03 degrees 53 minutes 09 seconds West 543.87 feet to an iron pin set on the south right of way line of the cul-de-sac of Armstrong Place; thence along the southeast and east right of way line of the cul-de-sac of Armstrong Place along the arc of a curve to the left (having a chord bearing of North 26 degrees 10 minutes 11 seconds East 101.65 feet and a radius of 60 feet) 121.26 feet to the POINT OF BEGINNING; said tract contains 2.342 acres is shown on that certain Survey for Health Management, Inc., dated October 6, 1986 and revised October 14, 1986 prepared by D. W. Lynah Surveyors and bearing the seal of David W. Lynah, Georgia Registered Land Surveyor #1845.



**CPS PARCEL 18-0175-0-002-0:** ✓ *Dup*

ALL THAT TRACT OR PARCEL OF LAND lying and being in Land Lot 175 of the 18<sup>th</sup> District, 2<sup>nd</sup> Section of Cobb County, Georgia, being more particularly described as follows:

BEGINNING at the point of intersection of the southwest right of way line of Nichols Drive (50-foot right of way) and the southeast right of way line of Armstrong Place (50-foot right of way); running thence southeasterly along the southwest right of way line of Nichols Drive and following its arc to the left (which arc is subtended by a chord running South 51 degrees 09 minutes 43 seconds East, 49.95 feet) 49.95 feet to a point, thence South 56 degrees 33 minutes 10 seconds East along the southwest right of way line of Nichols Drive, 233.50 feet to an iron pin; thence South 34 degrees 32 minutes 34 seconds West, 436.09 feet to an iron pin; thence South 34 degrees 46 minutes 01 second West, 43.97 feet to an iron pin; thence North 50 degrees 55 minutes 43 seconds West, 350.41 feet to an iron pin on the southeast right of way line of Armstrong Place; thence North 33 degrees 59 minutes 29 seconds East along the southeast right of way line of Armstrong Place, 44.05 feet to a point, thence North 34 degrees 47 minutes 30 seconds East along the southeast right of way line of Armstrong Place, 38.02 feet to a point; thence northeasterly along the southeast right of way line of Armstrong Place and following its arc to the right (which arc is subtended by a chord running North 42 degrees 05 minutes 39 seconds East, 293.57 feet), 294.38 feet to a point; thence North 49 degrees 47 minutes 30 seconds East along the southeast right of way line of Armstrong Place, 80.44 feet to the POINT OF BEGINNING, said tract containing 3.550 acres according to plat of survey for Riverview Recycling, Inc., prepared by David W. Lynah, Georgia Registered No. 1845, D. W. Lynah Surveyors, dated September 18, 1990, Revised September 19, 1990.

**CPS PARCEL 18-0175-0-010-0:** ✓

ALL THAT TRACT OR PARCEL OF LAND lying and being in Land Lot 175 of the 18<sup>th</sup> District, 2<sup>nd</sup> Section of Cobb County, Georgia, and being more particularly described as follows:

BEGINNING at an iron pin on the northwesterly right of way line of Riverview Road (40-foot right of way), said iron pin being located 674.9 feet southwesterly from the intersection of the northwesterly right of way line of Riverview Road and the southerly right of way line of Nichols Drive (50-foot right of way); running thence along said right of way line of Riverview Road along the arc of a curve to the right (said arc having a chord bearing of South 33 degrees 39 minutes 40 seconds West and a chord distance of 99.70 feet) an arc distance of 100.0 feet to a point; thence along the arc of a curve to the right (said arc having a chord bearing of South 46 degrees 57 minutes 40 seconds West and a chord distance of 99.99 feet) an arc distance of 100.0 feet to a point; thence South 50 degrees 06 minutes 20 seconds West 27.49 feet to a point; thence leaving said right of way line and running North 51 degrees 04 minutes 20 seconds West 421.93 feet to an iron pin; thence North 34 degrees 34 minutes 48 seconds East 313.65 feet to an iron pin; thence South 52 degrees 23 minutes 00 seconds East 233.63 feet to an iron pin; thence South 26 degrees 01 minute 00 seconds West 100.00 feet to an iron pin; thence South 52 degrees 24 minutes 00 seconds East 200.00 feet to an iron pin on the northwesterly right of way line of Riverview Road and the POINT OF BEGINNING; containing 2.778 acres and being more particularly shown on a Survey for William C. Shippey, dated September 1, 1989, prepared by D. W. Lynah Surveyors and bearing the seal of David W. Lynah, Georgia Registered Land Surveyor #1845.

**CPS PARCEL 18-0175-0-003-0:** ✓

ALL THAT TRACT OR PARCEL OF LAND lying and being in Land Lot 175 of the 18<sup>th</sup> District, 2<sup>nd</sup> Section of Cobb County, Georgia, being part of Tract #22 of the Chattahoochee Brick Company property, according to a plat made by E. P. Respass, C.E., recorded in Plat Book 3, page 176, Cobb County Records, and being more particularly described as follows:

BEGINNING at an iron pin found on the northwest side of Riverside Road (also known as Riverside Drive and Riverview Road) at a point where the dividing line between Tract #22 and Tract #23 of Chattahoochee Brick Company Subdivision intersects said road, said POINT OF BEGINNING being located 574.9 feet southwesterly from the southwest corner of the intersection of Riverview Road and Nichols Drive, running thence North 52 degrees 23 minutes West along the southwest line of Tract #23 of said subdivision 200 feet to an iron pin placed; running thence South 26 degrees 01 minute West 100 feet in a line parallel to Riverview Road to an iron pin placed; running thence South 52 degrees 24 minutes East 200 feet to the northwest side of Riverside Road; running thence along the northwest side of Riverview Road 100 feet to the POINT OF BEGINNING; as per plat of survey prepared by D. W. Lynah Surveyors, dated September 24, 1990.

**CPS PARCEL 18-0175-0-006-0:** ✓

ALL THAT TRACT OR PARCEL OF LAND lying and being in Land Lot 175 of the 18<sup>th</sup> District, 2<sup>nd</sup> Section of Cobb County, Georgia, being described as follows:

BEGINNING at an iron pin located at the intersection of the southeast side of Nichols Drive (50-foot right of way) and the northwest side of Riverview Road (40-foot right of way); thence run South 27 degrees 18 minutes 45 seconds West 574.90 feet along the northwest side of Riverview Road to an iron pin; thence North 52 degrees 23 minutes 00 seconds West 433.28 feet to an iron pin located within the right of way of a 200-foot Georgia Power Company easement; thence North 34 degrees 35 minutes 15 seconds East 436.06 feet to an iron pin on the southwest side of Nichols Drive; thence South 56 degrees 33 minutes 15 seconds East 89.28 feet along the southwest side of Nichols Drive to an iron pin; thence along the arc of a curve to the left (having a chord bearing of South 69 degrees 40 minutes 15 seconds East 119.70 feet and a radius of 263.732 feet) 120.75 feet to an iron pin on the southeast side of Nichols Drive; thence South 82 degrees 47 minutes 15 seconds East 174.09 feet along the southeast side of Nichols Drive to the POINT OF BEGINNING; said tract contains 4.44 acres as shown on that certain Survey for William C. Shippey, dated January 23, 1985, prepared by William D. Shaw and bearing the certification of William D. Shaw, Georgia Registered Land Surveyor No. 2162.

**EXHIBIT B**

**PERMITTED EXCEPTIONS**

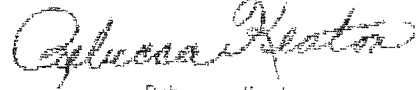
1. Taxes for the year 2017 and subsequent years, a lien not yet due and payable.
2. Rights of parties in possession pursuant to unrecorded leases.
3. Rights of upper, lower and adjacent riparian owners in and to the waters of creeks and branches crossing or adjoining subject property and the natural flow thereof, free from diminution or pollution.
4. Easement from V. L. Robinson to Georgia Power Company, dated 12/6/1935, recorded in Deed Book 120 Page 8, Cobb County Georgia records.
5. Easement from R. L. Burden to Georgia Power Company, dated 4/10/1940, recorded in Deed Book 138 Page 85(b), aforesaid records.
6. Easement from A. L. Smith to Georgia Power Company, dated 4/10/1940, recorded in Deed Book 138 Page 85(c), aforesaid records.
7. 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 903, aforesaid records.
8. Easement from Mrs. H.T. Brown to American Telephone and Telegraph Company, dated 11/18/1942, recorded in Deed Book 139 Page 616, aforesaid records; as transferred to Southern Bell Telephone and Telegraph Company by Assignment dated 4/11/1974, recorded in Deed Book 1614, page 903, aforesaid records.
9. Right of Way Easement from J. E. Kennedy to Georgia Power Company, dated 9/26/1944, recorded in Deed Book 155 Page 227, aforesaid records.
10. Easement from Cleve Hicks to Georgia Power Company, dated 9/20/1944, recorded in Deed Book 155 Page 229, aforesaid records.
11. Easement from W.T. Mayfield to Georgia Power Company, dated 9/29/1944, recorded in Deed Book 155 Page 285, aforesaid records.
12. Easement from M. C. Bailey to Georgia Power Company, dated 7/23/1948, recorded in Deed Book 202 Page 77, aforesaid records.
13. General Permit Easement from C. W. McAteer to Southern Bell Telephone and Telegraph Company, dated 11/5/1949, recorded in Deed Book 225 Page 281, aforesaid records.

14. Encroachment Agreement by and between Georgia Power Company and Crawford Construction Company dated 2/18/1997, recorded in Deed Book 10595 Page 307, aforesaid records.
15. Easement Agreement from Riverview Industries, L.P. to Georgia Power Company dated 7/1/2008, recorded in Deed Book 14625 Page 740, aforesaid records.
16. 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 6004, aforesaid records.
17. Right of Way Deed from William C. Shippey to Cobb County dated 9/11/1996, recorded in Deed Book 9954 Page 298, aforesaid records.
18. Easement Agreement from Riverview Industries, L.P. to Georgia Power Company dated 7/1/2008, recorded in Deed Book 14625 Page 736, aforesaid records.
19. Easement from Chattahoochee Brick Company to Southern Bell Telephone and Telegraph Company, Incorporated, dated 11/22/1928, recorded in Deed Book 98 Page 194, aforesaid records.
20. Easement from Chattahoochee Brick Company to Cobb County dated 5/28/1934, recorded in Deed Book 113 Page 168, aforesaid records.
21. Easement from H.T. Brown to Georgia Power Company dated 4/10/1940, recorded in Deed Book 138 Page 74, aforesaid records.
22. Easement and Right of Way from Nichols Contracting Company, Inc. to Cobb County-Marietta Water Authority dated 11/30/1988, recorded in Deed Book 5168 Page 98, aforesaid records.
23. Easement Agreement from Riverview Industries, L.P. to Georgia Power Company dated 7/1/2008, recorded in Deed Book 14625 Page 728, aforesaid records.
24. 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.
25. Easement Agreement from Riverview Industries, L.P. to Georgia Power Company dated 7/1/2008, recorded in Deed Book 14625 Page 732, aforesaid records.
26. Easement from Moses G. Weaver to Georgia Power Company, dated June 12, 1990, filed for record August 28, 1990, recorded in Deed Book 5846, page 58, aforesaid records.
27. Matters as shown on that certain ALTA/NSPS Land Title Survey prepared by Jonathan N. Howard of Planners and Engineers Collaborative, dated January 21, 2009, last revised October 17, 2016 in File No. 08031.00 as follows:

Deed Book 1 5287 Pg 3379  
Rebecca Kenton  
Clerk of Superior Court Cobb Cty. Ga.

- a. Detention Pond
- b. Asphalt Drive
- c. Plantation Pipeline
- d. River Road
- e. Old Barb wire fence and meandering fences
- f. Telephone Service Line
- g. Power Service Line
- h. 100' Southern Bell Easement
- i. Georgia Power Easement
- j. Colonial Pipeline Easement
- k. American Telephone and Telegraph Easement
- l. 24' CMP
- m. Lumber Storage Area and Trailer
- n. Creeks

Deed Book 15387 Pg 3380  
Filed and Recorded Oct-26-2016 03:42pm  
2016-0129881  
Real Estate Transfer Tax \$3,856.10  
0332012025403



Rebecca Keaton  
Clerk of Superior Court Cobb Cty. Ga.

Space Above This Line for Recorder's Use

13  
34  
After recording return to:

Eric L. Weiss, Esq.  
Schulten Ward Turner & Weiss LLP  
260 Peachtree Street, NW, Suite 2700  
Atlanta GA 30303

STATE OF GEORGIA  
COUNTY OF COBB

**LIMITED WARRANTY DEED**

THIS INDENTURE is made this 21<sup>st</sup> day of October, 2016, by and between RIVERVIEW INDUSTRIES, L.P., a Delaware limited partnership ("Grantor"); and TAC-RW LOT 2, LLC, a Georgia limited liability company ("Grantee"). The words "Grantor" and "Grantee" include the neuter, masculine and feminine genders, and the singular and the plural.

**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 confirmed, and does hereby grant, bargain, sell, alien, convey and confirm unto Grantee all those certain tracts or parcels of land lying and being in Cobb County, Georgia (hereinafter referred to collectively as the "Land") as more particularly described in the attached Exhibit "A." which exhibit is incorporated herein, reserving any and all rights necessary for a temporary construction easement, including, but not limited to, easements for access, storage, and slope, for the completion of and dedication to the City of Smyrna of the road being constructed on the Land (the "Temporary Construction Easement"); provided the Temporary Construction Easement shall automatically terminate One Hundred Eighty (180) days from when this Limited Warranty Deed is recorded in the Cobb County, Georgia, Real Estate Records.

TOGETHER WITH all rights, members, structures, easements, alleys, ways, appurtenances, improvements, chattels, timber, shrubbery, trees, plants, fixtures, privileges,

tenements or hereditaments incident or appurtenant thereto (the foregoing, together with the Land, are herein referred to as the "Property"), subject only to those matters set forth and described on Exhibit "B" attached hereto and by this reference made a part hereof (herein referred to as the "Permitted Encumbrances").

TO HAVE AND TO HOLD the Property, together 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 forever in FEE SIMPLE, subject only to the Permitted Encumbrances.

AND GRANTOR WILL WARRANT and forever defend the right and the title to the Property, subject to the Permitted Encumbrances, unto Grantee, its successors and assigns, against the claims of any persons owning, holding or claiming by, through or under Grantor.

**[SIGNATURES BEGIN ON NEXT PAGE]**

IN WITNESS WHEREOF, Grantor has caused its duly authorized representatives to execute, seal and deliver this indenture, all the day and year first written above.

**GRANTOR:**

**RIVERVIEW INDUSTRIES, L.P.,**  
a Delaware limited partnership

By: JT Riverview, LLC,  
a Georgia limited liability company,  
its general partner

By: JAMESTOWN U.S. PROPERTIES  
CORP.  
a Georgia corporation,  
its managing member

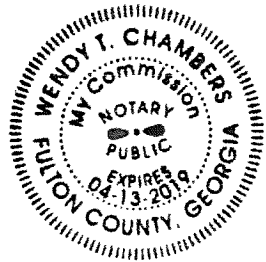
Signed, sealed and delivered  
in the presence of:

[Signature]  
Unofficial Witness

Wendy T. Chambers  
Notary Public

My Commission Expires:  
April 13, 2019

(NOTARIAL SEAL)



By: [Signature]  
Name: Matt Brannan  
Title: President



**EXHIBIT A**

**LEGAL DESCRIPTION OF THE LAND**

**HALE PARCEL 18-0171-0009-0:** ✓

ALL THAT TRACT or parcel of land lying and being in Land Lot 171 of the 18<sup>th</sup> District, 2<sup>nd</sup> Section of Cobb County, Georgia, and being 2.5 acres, according to a survey for William L. Hale Contracting Company, dated July 25, 1980, by Thomas M. Wilson R.L.S., and being more particularly described as follows:

BEGINNING at an iron pin (post) located on the North line of Land Lot 171 at a point 322.2 feet East of the intersection of Land Lots 62, 63, 170, and 171; and from said Point of Beginning running South 66 degrees 12 minutes 10 seconds East 508.3 feet to an iron pin; thence running South 42 degrees 29 minutes 25 seconds West 313.9 feet to an iron pin (post) located on the Southeastern portion of the cul-de-sac of said Nichols Drive; running thence along the cul-de-sac of said Nichols Drive Northerly and Westerly 177.87 feet (arc) to an iron pin on said cul-de-sac; thence running North 71 degrees 39 minutes 40 seconds West 193.7 feet to an iron pin found; thence running North 04 degrees 20 minutes 05 seconds East 300.00 feet to an iron pin at the POINT OF BEGINNING.

**VBW PARCEL 18-171-10:** γ ✓

All that tract or parcel of land lying and being in Land Lot 171 of the 18<sup>th</sup> District, 2<sup>nd</sup> Section of Cobb County, Georgia, being more particularly described as follows:

TO FIND THE POINT OF BEGINNING, commence at the northwest corner of said Land Lot 171; thence run South 42 degrees 00 minutes 16 seconds East 817.30 feet to the east side of Nichols Drive and THE POINT OF BEGINNING, said point of beginning being at the northwest corner of Tract "A" conveyed herein; thence South 88 degrees 52 minutes 20 seconds East along the north line of Tract "A" conveyed herein 189.60 feet to an iron pin set; thence South 74 degrees 34 minutes 40 seconds East 335.7 feet; thence North 21 degrees 23 minutes 20 seconds East 248.5 feet; thence North 66 degrees 12 minutes 20 seconds West 170.0 feet; thence North 09 degrees 12 minutes East 100 feet; thence North 66 degrees 12 minutes 10 seconds West 244.7 feet to a point on the northwest line of a Georgia Power transmission line right of way 200 feet wide; thence South 42 degrees 29 minutes 25 seconds West 313.9 feet to the southeasterly side of a cul-de-sac at the northern terminus of Nichols Drive; thence southwesterly along the side of said cul-de-sac, and following the curvature thereof 33.36 feet to the intersection of the east side of Nichols Drive with said cul-de-sac; thence South 01 degree 09 minutes 50 seconds West 151.8 feet to the Point of Beginning; being 4.194 acres as surveyed by Delta

Engineers & Surveyors, Inc. on December 21, 1972 and platted by J. W. Lynah Surveyors on plat for Joe Cheatham, dated October 21, 1986.

**VBW PARCEL 18-171-11:** ✓ ?

All that tract or parcel of land lying and being in Land Lot 171 of the 18<sup>th</sup> District, 2<sup>nd</sup> Section of Cobb County, Georgia, being more particularly described as follows:

TO FIND THE POINT OF BEGINNING, commence at the northwest corner of said Land Lot 171; thence run South 42 degrees 00 minutes 16 seconds East 817.30 feet to the east side of Nichols Drive and THE POINT OF BEGINNING; thence South 00 degrees 24 minutes 17 seconds East along the east side of Nichols Drive 166.25 feet to an iron pin set; thence North 49 degrees 13 minutes 01 second East 248.79 feet to an iron pin set; thence North 88 degrees 52 minutes 20 seconds West 189.60 feet to the POINT OF BEGINNING; being 0.362 of an acre as shown on plat of Survey for Joe Cheatham dated October 21, 1986, by David W. Lynah, Georgia Registered Land Surveyor No. 1845.

**CPS PARCEL 18-0171-0-012-0:** ✓

ALL THAT TRACT OR PARCEL OF LAND lying and being in Land Lots 171 and 175 of the 18<sup>th</sup> District, 2<sup>nd</sup> Section of Cobb County, Georgia, being more particularly described as follows:

TO FINE THE TRUE POINT OF BEGINNING, COMMENCE at an iron in on the east right of way line of Nichols Drive (60-foot right of way), South 42 degrees 00 minutes 16 seconds East, 817.30 feet from the northwest corner of said Land Lot 171; running thence South 00 degrees 24 minutes 17 seconds East along the east right of way line of Nichols Drive, 166.25 feet to an iron pin and the TRUE POINT OF BEGINNING; thence from said TRUE POINT OF BEGINNING, running North 49 degrees 57 minutes 27 seconds East, 252.54 feet to an iron pin the west line of property now or formerly owned by James E. Jones; thence south 01 degree 09 minutes 50 seconds West along the west line of said Jones property, 813.69 feet to a concrete marker on the northeast right of way line of Nichols Drive, thence North 56 degrees 45 minutes 21 seconds West along the northeast right of way line of Nichols Drive, 106.72 feet to a point thence northwesterly along the northeast right of way line of Nichols Drive and following its arc to the right (which arc is subtended by a chord running North 27 degrees 41 minutes 40 seconds West, 206.32 feet), 215.30 feet to a point; thence North 01 degrees 09 minutes 50 seconds East along the east right of way line of Nichols Drive, 409.95 feet to the TRUE POINT OF BEGINNING; said tract containing 2.876 acres according to plat of survey for Riverview Recycling, Inc., prepared by David W. Lynah, Georgia Registered No. 1845, D. W. Lynah Surveyors, dated September 18, 1990, Revised September 19, 1990.

**DAVIS PARCEL 18-0171-0-003-0:** ✓

ALL THAT TRACT or parcel of land lying and being in Land Lots 171, 172, 174 and 175 of the 18<sup>th</sup> District, 2<sup>nd</sup> Section of Cobb County, Georgia, and being more particularly described as follows:

BEGIN at a five-eighths-inch rebar located on the northwest side of River View Road (60-foot right-of-way) at its intersection with the southwest corner of a 100-foot Southern Bell Telephone and Telegraph Easement; thence North 77 degrees 21 minutes 29 seconds West a distance of 235.11 feet along the southerly edge of the aforementioned 100-foot Southern Bell Telephone and Telegraph Easement to a five-eighths-inch rebar; thence North 56 degrees 23 minutes 39 seconds West a distance of 275.60 feet along the southern line of said easement to a five-eighths-inch rebar, which rebar is located on the easterly edge of a 200-foot Georgia Power Easement; thence North 03 degrees 53 minutes 00 seconds East a distance of 447.27 feet along the easterly edge of said easement to a three-quarter-inch open-top pipe; thence South 69 degrees 00 minutes 17 seconds East a distance of 348.30 feet to a three-quarter-inch open-top pipe; thence South 68 degrees 51 minutes 26 seconds East a distance of 333.83 feet to a five-eighths-inch rebar located on the westerly edge of a 60-foot right-of-way of River View Road; thence in a southerly direction along the westerly edge of said right-of-way and following the arc of the curve thereof an arc distance of 30.26 feet, said arc being subtended by a chord bearing South 27 degrees 04 minutes 56 seconds West with a chord distance of 30.26 feet; thence South 26 degrees 46 minutes 58 second West a distance of 296.46 feet along the westerly edge of said right-of-way in a southerly direction along the arc of the curve an arc distance of 128.58 feet and being subtended by a chord bearing South 28 degrees 04 minutes 56 seconds West with a chord distance of 128.57 feet to a five-eighths-inch rebar located at the TRUE POINT OF BEGINNING.

The above-described tract of land is designated as Tract A, containing 6.247 acres, upon the plat of survey prepared for Jerry L. Eaves and James E. Jones by Trenton D. Turk, Registered Georgia Land Surveyor No. 2411, dated May 8, 2003, which survey by reference thereto is incorporated herein for a more complete description of the property.

**BEAVER PARCEL 18-0171-0-004-0:** ✓**Tract I:**

All that tract or parcel of land lying and being in Land Lots 171 and 172 of the 18th District, 2nd Section of Cobb County, Georgia, and being more particularly described as follows:

BEGINNING at an iron pin on the northwesterly side of Riverview Drive (Riverview Road), 400 feet northeasterly as measured along the northwesterly side of Riverview Drive, from the point of intersection of the northwesterly side of Riverview Drive and the centerline of the Southern Bell Telephone and Telegraph Company right-of-way; thence running northeasterly along the northwesterly side of Riverview Drive 380 feet to an iron pin; thence northwesterly forming an interior angle of 82 degrees 55 minutes with the northwesterly side of Riverview Drive, 392.8 feet to an iron pin; thence southwesterly forming an interior angle of 89 degrees 79 minutes with the preceding course 365 feet to an iron pin; thence southeasterly, forming an interior angle of 92 degrees 24 minutes with the preceding course, 344.4 feet to the northwesterly side of Riverview Drive and the POINT OF BEGINNING. The above description is in accordance with the Survey by H. V. Fitzpatrick, Surveyor, dated April 1964.

**LESS AND EXCEPT** all that tract or parcel of land as shown in the Right of Way Deed to Cobb County from Jerry L. Eaves, dated July 9, 1970 and recorded in Deed Book 1165 Page 599, Cobb County, Georgia Records.

Being the same property as conveyed in Warranty Deed from Mildred H. Boykin to Jerry L. Eaves, dated October 13, 1964, recorded in Deed Book 796, page 509, aforesaid records.

Tract II:

All that tract or parcel of land lying and being in Land Lots 171 and 172 of the 18th District, 2nd Section of Cobb County, Georgia and being more particularly described as follows:

BEGINNING at an iron pin located on the westerly right-of-way of Riverview Road at a point being the southeasterly corner of the Jerry L. Eaves property and the northeasterly corner of the James E. Jones property; thence running westerly along the dividing line between the James E. Jones property and the Jerry L. Eaves property 344 feet to an iron pin and THE POINT OF BEGINNING; thence running in a northerly direction and along the north property line of Jerry L. Eaves 365 feet to an iron pin located at the northwesterly corner of the Jerry L. Eaves property; thence running at an interior angle of 90 degrees 21 minutes with the last preceding course a distance of 444 feet to an iron pin located on the southeast boundary of the Georgia Power Company right-of-way (200 feet); thence running at an interior angle of 74 degrees 30 minutes with the last preceding course a distance of 363 feet along the Georgia Power Company right-of-way to a point; thence running at an interior angle of 107 degrees 33 minutes with the last preceding course a distance of 353 feet to an iron pin and the POINT OF BEGINNING. Said tract of land containing 3.25 acres.

Being the same property conveyed in Warranty Deed from James E. Jones to Jerry L. Eaves, dated February 9, 1976, recorded in Deed Book 1664 Page 211, Cobb County, Georgia Records.

The aforesaid property (both Tracts I and II) are shown on plat of Survey prepared for Jerry L. Eaves and James E. Jones dated May 8, 2003, by Trenton D. Turk, Land Surveyor for GeoSurvey, Ltd. GRLS 2411, and designated as Tract C containing 3.072 acres and Tract B containing 3.238 acres

**UNITED RENTALS PARCEL 18-0172-0013-0:** ✓

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOTS 171 AND 172 OF THE 18TH DISTRICT, SECOND SECTION OF COBB COUNTY, GEORGIA, CONTAINING 2,473 ACRES ACCORDING TO A PLAT ENTITLED "ALTA/ACSM LAND TITLE SURVEY FOR UNITED RENTALS (NORTH AMERICA), INC., 8150 RIVER VIEW ROAD, COBB COUNTY, MABLETON, GEORGIA", DATED 5/23/07 BY SITE DESIGN, INC. WITH THE FOLLOWING METES AND BOUNDS TO WIT:

BEGINNING AT AN OLD 1/2" IRON PIN ON THE WESTERN RIGHT OF WAY OF RIVER VIEW ROAD AT THE JOINT CORNER OF WILLIAM C. SHIPPEY PROPERTY, NOW OR FORMERLY, SAID IRON PIN ALSO BEING 476.3 FEET SOUTHWEST OF THE SOUTHERN RIGHT OF WAY OF DICKERSON DRIVE; THENCE RUNNING ALONG SAID WESTERN RIGHT OF WAY OF RIVER VIEW ROAD AND ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 632.20 FEET, AN ARC LENGTH OF 182.21 FEET AND A CHORD BEARING AND DISTANCE OF S 21-55-10 W 181.58 FEET TO A 5/8" REBAR IRON PIN SET AT A FENCE POST AT THE JOINT CORNER OF CLAUDE W. BEAVER PROPERTY, NOW OR FORMERLY; THENCE TURNING

AND LEAVING SAID RIGHT OF WAY AND RUNNING ALONG THE LINE OF SAID BEAVER PROPERTY N 73-42-00 W 395.90 FEET TO A 5/8" REBAR IRON PIN SET; THENCE TURNING AND RUNNING N 74-34-40 W 104.11 FEET TO A 5/8" REBAR IRON PIN SET AT THE JOINT CORNER OF VBW, LLC PROPERTY, NOW OR FORMERLY; THENCE TURNING AND RUNNING ALONG THE LINE OF SAID VBW, LLC PROPERTY N 21-24-16 E 248.48 FEET TO AN OLD 1/2" REBAR IRON PIN ON THE LINE OF WILLIAM C. SHIPPEY PROPERTY, NOW OR FORMERLY; THENCE TURNING AND RUNNING ALONG THE LINE OF SAID SHIPPEY PROPERTY S 65-12-20 E 499.94 FEET TO THE POINT OF BEGINNING

THIS BEING THE SAME PROPERTY REFERRED TO IN FIRST AMERICAN TITLE INSURANCE TITLE COMMITMENT NO. 1478.008(O) BEARING AN EFFECTIVE DATE OF MAY 22, 2007

**CPS PARCEL 18-0172-0-012-0:** ✓

ALL THAT TRACT OR PARCEL OF LAND lying and being in Land Lots 171 of the 18<sup>th</sup> District, 2<sup>nd</sup> Section of Cobb County, Georgia, and being more particularly described as follows:

BEGINNING at an iron pin on the northwesterly side of River Road (also known as Riverview Road), 356.0 feet southwesterly from the intersection of the northwesterly side of River Road with the southerly side of Dickerson Road and running thence in a southwesterly direction along the northwesterly side of River Road 100.0 feet to an iron pin; running thence North 67 degrees West 670.0 feet to an iron pin; running thence North 20 degrees 16 minutes East 100.0 feet to an iron pin; running thence South 67 degrees East 670.0 feet to an iron pin at the POINT OF BEGINNING; said tract containing 1 ½ acres.

**ELHADDAD PARCEL 18-0172-0004-0:** ✓

TRACT 1 PROPERTY LINE DESCRIPTION

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 171 OF THE 18<sup>TH</sup> DISTRICT, 2<sup>ND</sup> SECTION, COBB COUNTY, GEORGIA, AS SHOWN ON SURVEY FOR RIVERVIEW INDUSTRIES L.P. PREPARED BY GASKINS DATED OCTOBER 26, 2007, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT #4 REBAR SET AT THE INTERSECTION OF THE NORTHWESTERLY RIGHT OF WAY OF RIVER VIEW ROAD (60° R/W) AND THE WESTERLY RIGHT OF WAY OF DICKERSON DRIVE (APPARENT 70° R/W). SAID POINT BEING THE POINT OF BEGINNING;

THENCE LEAVING SAID WESTERLY RIGHT OF WAY OF DICKERSON DRIVE AND FOLLOWING ALONG SAID NORTHWESTERLY RIGHT OF WAY OF RIVER VIEW ROAD ALONG A CURVE TO THE RIGHT, AN ARC DISTANCE OF 263.60 FEET, SAID CURVE HAVING A RADIUS OF 209.30 FEET AND BEING SUBTENDED BY A CHORD OF 246.52 FEET, AT SOUTH 38 DEGREES 20 MINUTES 54 SECONDS WEST, TO A POINT; THENCE SOUTH 02 DEGREES 16 MINUTES 03 SECONDS WEST, 88.73 FEET TO A #4 REBAR FOUND; THENCE LEAVING SAID NORTHWESTERLY RIGHT OF WAY OF RIVER VIEW ROAD AND FOLLOWING ALONG THE PROPERTY OF NOW OR FORMERLY RIVERVIEW INDUSTRIES, L.P. NORTH 65 DEGREES 00 MINUTES 54

SECONDS WEST, 649.80 FEET TO A #4 REBAR SET; THENCE FOLLOWING ALONG THE PROPERTY OF NOW OR FORMERLY WILLIAM L. HALE NORTH 65 DEGREES 34 MINUTES 32 SECONDS WEST, 774.60 FEET TO A #4 REBAR SET ON THE NORTHERN LINE OF LAND LOT 117; THENCE ALONG SAID NORTHERN LINE OF LAND LOT 117 AND FOLLOWING ALONG THE PROPERTY OF NOW OR FORMERLY THE ENCLAVE AT OAKDALE, PHASE 1 AND MKRS PROPERTIES, LLLP SOUTH 89 DEGREES 40 MINUTES 31 SECONDS EAST, 1023.60 FEET TO A #4 REBAR SET; THENCE LEAVING SAID NORTHERN LINE OF LAND LOT 171 AND FOLLOWING ALONG THE PROPERTY OF NOW OR FORMERLY MKRS PROPERTIES, LLLP AND LISA R. BAKER SOUTH 65 DEGREES 26 MINUTES 40 SECONDS EAST, 458.58 FEET TO A #4 REBAR SET ON THE WESTERLY RIGHT OF WAY OF DICKERSON DRIVE; THENCE FOLLOWING ALONG SAID WESTERLY RIGHT OF WAY OF DICKERSON DRIVE SOUTH 04 DEGREES 56 MINUTES 07 SECOND EAST, 116.81 FEET TO A #4 REBAR SET AT THE INTERSECTION OF THE NORTHWESTERLY RIGHT OF WAY OF RIVER VIEW ROAD AND THE WESTERLY RIGHT OF WAY OF DICKERSON DRIVE, SAID POINT BEING THE POINT OF BEGINNING.

SAID TRACT 1 CONTAINS A TOTAL OF 9.01 ACRES MORE OR LESS THAT INCLUDES AREA OF 0.06 ACRES SHOWN AS POSSIBLE OVERLAP.

#### TRACT 2 PROPERTY LINE DESCRIPTION

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 171 OF THE 18<sup>TH</sup> DISTRICT, 2<sup>ND</sup> SECTION, COBB COUNTY, GEORGIA, AS SHOWN ON SURVEY FOR RIVERVIEW INDUSTRIES L.P. PREPARED BY GASKINS DATED OCTOBER 26, 2007, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT #4 REBAR SET AT THE INTERSECTION OF THE NORTHWESTERLY RIGHT OF WAY OF RIVER VIEW ROAD (60° R/W) AND THE WESTERLY RIGHT OF WAY OF DICKERSON DRIVE (APPARENT 70° R/W); THENCE LEAVING SAID INTERSECTION SOUTH 00 DEGREES 36 MINUTES 39 SECOND EAST, 108.84 FEET TO A RIGHT OF WAY MONUMENT FOUND ON THE SOUTHEASTERLY RIGHT OF WAY OF RIVER VIEW ROAD (60° R/W), SAID POINT BEING THE POINT OF BEGINNING.

THENCE LEAVING SAID SOUTHEASTERLY RIGHT OF WAY OF RIVER VIEW ROAD AND FOLLOWING ALONG THE PROPERTY OF NOW OR FORMERLY DONALD K. GRIFFITH SOUTH 65 DEGREES 43 MINUTES 56 SECONDS EAST, 199.23 FEET TO A #4 REBAR SET;

THENCE FOLLOWING THE PROPERTY OF NOW OR FORMERLY DONALD K. GRIFFITH AND LEE ROY HOFFMAN SOUTH 26 DEGREES 20 MINUTES 43 SECOND WEST, 91.85 FEET TO A #4 REBAR SET;

THENCE FOLLOWING THE PROPERTY OF NOW OR FORMERLY LEE HOFFMAN NORTH 73 DEGREES 26 MINUTES 54 SECONDS WEST, 219.53 FEET TO A #4 REBAR SET ON THE SOUTHEASTERLY RIGHT OF WAY OF RIVER VIEW ROAD;

THENCE FOLLOWING ALONG SAID SOUTHEASTERLY RIGHT OF WAY OF RIVER VIEW ROAD ALONG A CURVE TO THE RIGHT, AN ARC DISTANCE OF 123.78 FEET, SAID CURVE HAVING A RADIUS OF 365.14 FEET AND BEING SUBTENDED BY A CHORD OF 123.19 FEET, AT NORTH 34 DEGREES 34 MINUTES 14 SECONDS, TO A R/W MONUMENT FOUND, SAID POINT BEING THE POINT OF BEGINNING.

SAID TRACT 2 CONTAINS A TOTAL OF 0.51 ACRES MORE OR LESS THAT INCLUDES AREA OF 0.09 ACRES SHOWN AS POSSIBLE OVERLAP.

**ALL LESS AND EXCEPT THE FOLLOWING:**

ALL THAT TRACT OR PARCEL OF LAND lying and being in Land Lots 61, 62, 171 & 172 of the 18<sup>th</sup> 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 (60' R/W) with the westerly right-of-way line of Dickerson Drive (70' R/W); thence along said right-of-way line of Dickerson Drive the following courses and distances: North 06 degrees 13 minutes 44 seconds West a distance of 119.68 feet to a point and the TRUE POINT OF BEGINNING, from the TRUE POINT OF BEGINNING as thus established; thence North 65 degrees 11 minutes 42 seconds West a distance of 366.82 feet to a point; thence South 77 degrees 44 minutes 39 seconds West a distance of 32.98 feet to a point; thence North 67 degrees 17 minutes 56 seconds West a distance of 136.06 feet to a point; thence South 89 degrees 01 minutes 28 seconds East a distance of 61.56 feet to a point at the approximate Land Lot Corner common to Land Lots 61, 62, 171 & 172; thence leaving said Land Lot Line South 65 degrees 11 minutes 42 seconds East a distance of 59.50 feet to an iron pin set; thence North 79 degrees 07 minutes 18 seconds East a distance of 215.08 feet to an iron pin set; thence North 65 degrees 31 minutes 18 seconds East a distance of 120.00 feet to an iron pin set on the westerly right-of-way line of Dickerson Drive (70' R/W); thence along said right-of-way line of Dickerson Drive the following courses and distances: South 28 degrees 05 minutes 42 seconds East a distance of 20.30 feet to a point; thence South 28 degrees 05 minutes 42 seconds East a distance of 13.20 feet; thence South 12 degrees 14 minutes 42 seconds East a distance of 119.66 feet to a point; thence South 06 degrees 36 minutes 25 seconds East a distance of 117.99 feet to a point and the TRUE POINT OF BEGINNING.

Said tract containing 1.062 acres.

**EXHIBIT B**

**PERMITTED EXCEPTIONS**

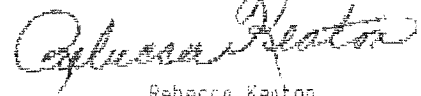
1. Taxes for the year 2017 and subsequent years, a lien not yet due and payable.
2. Rights of parties in possession pursuant to unrecorded leases.
3. Rights of upper, lower and adjacent riparian owners in and to the waters of creeks and branches crossing or adjoining subject property and the natural flow thereof, free from diminution or pollution.
4. Easement from C.W. McAteer to American Telephone and Telegraph Company dated October 19, 1942, recorded December 23, 1942 in Deed book 139, Page 613, Cobb County, Georgia records; as transferred to Southern Bell Telephone and Telegraph Company by Assignment dated April 11, 1974, recorded July 11, 1975 in Deed Book 1614, Page 903, Cobb County, Georgia records.
5. Easement from Mrs. H.T. Brown to American Telephone and Telegraph Company dated November 18, 1942, recorded December 23, 1942 in Deed book 139, Page 616, aforesaid records; as transferred to Southern Bell Telephone and Telegraph Company by Assignment dated April 11, 1974, recorded July 11, 1975 in Deed Book 1614, Page 903, aforesaid records.
6. General Permit Easement from C.W. McAteer to Southern Bell Telephone and Telegraph Company dated November 5, 1949, recorded January 20, 1951 in Deed Book 225, Page 281, aforesaid records.
7. Easement from James E. Jones to Georgia Power Company dated April 13, 1988, recorded May 8, 1988 in Deed Book 4912, Page 289, aforesaid records.
8. Rights of others for the use of the pond located on the property.
9. Right of Way Easement from Mildred H. Boykin to Colonial Pipeline Company dated December 10, 1962, recorded February 5, 1963 in Deed Book 685, Page 406, aforesaid records.
10. Right of way Deed from Jerry L. Eaves to Cobb County dated July 9, 1970, recorded July 10, 1970 in Deed Book 1165, Page 599, aforesaid records.
11. Easement from Jerry L. Eaves to Georgia Power Company dated April 14, 1988, recorded May 9, 1988 in Deed Book 4912, Page 293, aforesaid records.
12. Easement Agreement from Claude W. Beaver to Georgia Power Company dated May 3, 2008, recorded June 12, 2008 in Deed Book 14616, Page 1167, aforesaid records.



13. Right of Way Easement from Mary S. Jenkins Martin a/k/a Mrs. Mary S. Jenkins to Colonial Pipeline Company dated December 7, 1962 recorded February 4, 1963 in Deed Book 685 Page 486, aforesaid records.
14. Boundary Line Agreement between Mrs. Mary L. Martin and Danny B. Capehart dated March 15, 1965 recorded March 19, 1965 in Deed Book 828 Page 14, aforesaid records.
15. Boundary Line Agreement between Mrs. Mary L. Martin and Jerry L. Eaves dated March 15, 1965 recorded March 19, 1965 in Deed Book 828 Page 15, aforesaid records.
16. Boundary Line Agreement between Mrs. W.G. Martin a/k/a Mrs. Mary L. Martin and J.H. Hudgins dated March 15, 1965 recorded March 19, 1965 in Deed Book 828 Page 16, aforesaid records.
17. Boundary Line Agreement between Mrs. W. G. Martin a/k/a Mrs. Mary L. Martin and Mildred H. Boykin dated March 15, 1965 recorded March 19, 1965 in Deed Book 828 Page 17, aforesaid records.
18. Right of Way Deed with easements contained therein from Dr. Braxton O. Godwin to Cobb County, Georgia dated July 28, 1970 recorded August 3, 1970 in Deed Book 1170 Page 56, aforesaid records.
19. Encroachment Agreement between Crawford Construction Company and Georgia Power Company dated February 18, 1997 recorded August 25, 1997 in Deed Book 10595 Page 307, aforesaid records.
20. Easement from Cleve Hicks to Georgia Power Company dated September 20, 1944 recorded in Deed Book 155 Page 229, aforesaid records.
21. Easement from V. L. Robinson to Georgia Power Company, dated 12/6/1935, recorded in Deed Book 120 Page 8, aforesaid records.
22. Easement from R. L. Burden to Georgia Power Company, dated 4/10/1940, recorded in Deed Book 138 Page 85(b), aforesaid records.
23. Easement from A. L. Smith to Georgia Power Company, dated 4/10/1940, recorded in Deed Book 138 Page 85(c), aforesaid records.
24. Right of Way Easement from J. E. Kennedy to Georgia Power Company, dated 9/26/1944, recorded in Deed Book 155 Page 227, aforesaid records.
25. Easement from W.T. Mayfield to Georgia Power Company, dated 9/29/1944, recorded in Deed Book 155 Page 285, aforesaid records.
26. Easement from M. C. Bailey to Georgia Power Company, dated 7/23/1948, recorded in Deed Book 202 Page 77, aforesaid records.

27. Easement Agreement from Riverview Industries, L.P. to Georgia Power Company dated 7/1/2008, recorded in Deed Book 14625 Page 744, aforesaid records.
28. Easement from Riverview Industries, L.P. to BellSouth Telecommunications, Inc. d/b/a AT&T Georgia, dated 5/19/2011, recorded in Deed Book 14855 Page 4629, aforesaid records.
29. Easement from Lloyd Spivey and Hope Spivey to Colonial Pipeline Company, recorded in Deed Book 685, Page 480, and in Deed Book 692, Page 282, aforesaid records.
30. Easement from Kenneth F. Spivey to Georgia Power Company, recorded in Deed Book 4950, Page 140, and in Deed Book 4950, Page 141, aforesaid records.
31. Sewer Easement from Kenneth F. Spivey to Cobb County, recorded in Deed Book 4001, Page 442, aforesaid records.
32. Matters as shown on that certain ALTA/NSPS Land Title Survey prepared by Jonathan N. Howard of Planners and Engineers Collaborative, dated January 21, 2009, last revised October 17, 2016 in File No. 08031.00 as follows:
  - a. Old Barb wire fence and meandering fences
  - b. Telephone Service Line
  - c. Power Service Line
  - d. 100' Southern Bell Easement
  - e. Georgia Power Easement
  - f. American Telephone and Telegraph Easement
  - g. Dirt Drive crossing property
  - h. 18' RCP
  - i. River View Road currently under construction
  - j. 20 Easement per the Enclave at Oakdale Sanitary Sewer Outfall
  - k. Creeks
  - l. Overhead Power Line

Deed Book 15387 Pg 3393  
Filed and Recorded Oct-26-2016 03:42pm  
2016-0129882  
Real Estate Transfer Tax \$4,114.90  
0332016025406



Rebecca Keaton  
Clerk of Superior Court Cobb Cty., Ga.

Space Above This Line for Recorder's Use

14  
After recording return to:

Eric L. Weiss, Esq.  
Schulten Ward Turner & Weiss LLP  
260 Peachtree Street, NW, Suite 2700  
Atlanta GA 30303

STATE OF GEORGIA  
COUNTY OF COBB

**LIMITED WARRANTY DEED**

THIS INDENTURE is made this 21<sup>st</sup> day of October, 2016, by and between RIVERVIEW INDUSTRIES, L.P., a Delaware limited partnership ("Grantor"); and TAC-RW LOT 3, LLC, a Georgia limited liability company ("Grantee"). The words "Grantor" and "Grantee" include the neuter, masculine and feminine genders, and the singular and the plural.

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

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 confirmed, and does hereby grant, bargain, sell, alien, convey and confirm unto Grantee all those certain tracts or parcels of land lying and being in Cobb County, Georgia (hereinafter referred to collectively as the "Land") as more particularly described in the attached Exhibit "A," which exhibit is incorporated herein, reserving any and all rights necessary for a temporary construction easement, including, but not limited to, easements for access, storage, and slope, for the completion of and dedication to the City of Smyrna of the road being constructed on the Land (the "Temporary Construction Easement"); provided the Temporary Construction Easement shall automatically terminate One Hundred Eighty (180) days from when this Limited Warranty Deed is recorded in the Cobb County, Georgia, Real Estate Records.

TOGETHER WITH all rights, members, structures, easements, alleys, ways, appurtenances, improvements, chattels, timber, shrubbery, trees, plants, fixtures, privileges,

tenements or hereditaments incident or appurtenant thereto (the foregoing, together with the Land, are herein referred to as the "Property"), subject only to those matters set forth and described on Exhibit "B" attached hereto and by this reference made a part hereof (herein referred to as the "Permitted Encumbrances").

TO HAVE AND TO HOLD the Property, together 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 forever in FEE SIMPLE, subject only to the Permitted Encumbrances.

AND GRANTOR WILL WARRANT and forever defend the right and the title to the Property, subject to the Permitted Encumbrances, unto Grantee, its successors and assigns, against the claims of any persons owning, holding or claiming by, through or under Grantor.

**[SIGNATURES BEGIN ON NEXT PAGE]**

IN WITNESS WHEREOF, Grantor has caused its duly authorized representatives to execute, seal and deliver this indenture, all the day and year first written above.

GRANTOR:

RIVERVIEW INDUSTRIES, L.P.,  
a Delaware limited partnership

By: JT Riverview, LLC,  
a Georgia limited liability company,  
its general partner

By: JAMESTOWN U.S. PROPERTIES  
CORP.  
a Georgia corporation,  
its managing member

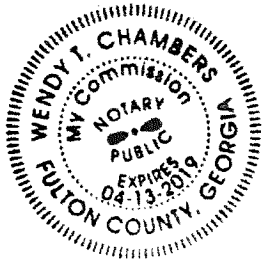
Signed, sealed and delivered  
in the presence of:

[Signature]  
Unofficial Witness

Wendy T Chambers  
Notary Public

My Commission Expires:  
April 13, 2019

(NOTARIAL SEAL)



By: [Signature]  
Name: Mal [unclear]  
Title: [unclear]

**EXHIBIT A**

**LEGAL DESCRIPTION OF THE LAND**

**SLACK PARCEL 18-0284-0-007-0:** ✓

ALL THAT TRACT or parcel of land lying and being in Land Lots 175 and 284 of the 18<sup>th</sup> District, 2<sup>nd</sup> Section, Cobb County, Georgia, and being a portion of Tract 22 of the Chattahoochee Brick Company and being more particularly described as follows:

BEGINNING at a point on the southeastern side of Riverview Road (40-foot right-of-way), which point is located a distance of 1,975 feet northeasterly as measured along the southeastern side of Riverview Road from the intersection of the southeastern side of Riverview Road with the northeastern side of Bankhead Highway (Bankhead Highway having a 60-foot right of way); running thence along the southeastern right-of-way of Riverview Road North 47 degrees 30 minutes 31 seconds East a distance of 226.94 feet to a point; continuing thence along the southeastern right-of-way of Riverview Road North 41 degrees 00 minutes 27 seconds East a distance of 60.31 feet to a point; running thence South 49 degrees 53 minutes 09 seconds East a distance of 334.84 feet to a point located on the bank of the Chattahoochee River, running thence South 40 degrees 06 minutes 51 seconds West along the bank of the Chattahoochee River a distance of 282.26 feet to a point; running thence North 50 degrees 22 minutes 17 seconds West a distance of 365.0 feet to the POINT OF BEGINNING, containing 2.3 acres, more or less.

**PYRAMID PARCEL 18-0175-0-004-0:** ✓

ALL THAT TRACT or parcel of land lying and being in Land Lots 175 and 284 of the 18<sup>th</sup> District, 2<sup>nd</sup> Section, Cobb County, Georgia, and being a portion of Tract 22 of the Chattahoochee Brick Company and being more particularly described as follows:

BEGINNING at a point on the southeastern side of Riverview Road (40-foot right-of-way), which point is located a distance of 2262.25 feet northeasterly as measured along the southeastern side of Riverview Road from the intersection of the southeastern side of Riverview Road with the northeastern side of Bankhead Highway (Bankhead Highway having a 60-foot right of way), running thence North 41 degrees 00 minutes 27 seconds East a distance of 139.02 feet to a point; thence North 27 degrees 13 minutes 11 seconds East a distance 142.19 feet to a point; thence South 53 degrees 10 minutes East a distance of 365.0 feet to a point on the bank of the Chattahoochee River; thence South 40 degrees 06 minutes 51 seconds West along the bank of the Chattahoochee River a distance of 298.5 feet to a point; running thence North 49 degrees 53 minutes 09 seconds West a distance of 334.84 feet to the POINT OF BEGINNING, containing 2.3 acres, more or less.

**SMITH PARCEL 18-0174-0002-0:** ✓

ALL THAT TRACT or parcel of land lying and being in Land Lots 174 and 175 of the 18<sup>th</sup> District, 2<sup>nd</sup> Section of Cobb County, Georgia, and being more particularly described as follows:

BEGINNING at an iron pin located on the southeasterly side of River View Road, which iron pin is located 243.7 feet southwesterly from the intersection of the southeasterly side of River View Road, and the southerly side of a 16.5 foot right-of-way easement for American Telephone and Telegraph Company running thence south 62 degrees 40 minutes east a distance of 335.2 feet to an iron pin; running thence 21 degrees 54 minutes west a distance of 176.4 feet to an iron pin; running thence south 20 degrees 24 minutes 20 seconds west a distance of 168.6 feet to an

iron pin; running thence south 30 degrees 57 minutes 20 seconds west a distance of 168.4 feet to an iron pin; running thence north 52 degrees 13 minutes 40 seconds west a distance of 343.0 feet to an iron pin located on the southeasterly side of River View Road; running thence north 27 degrees 18 minutes 40 seconds east along the southeasterly side of River View Road a distance of 448.0 feet to an iron pin and the point of beginning and being a tract of land containing 3.808 acres as shown on plat of survey made by Thomas M. Wilmon, Surveyor, dated December 9, 1969.

**ALDRIDGE PARCEL 18-0174-0-003-0:** ✓

Tract 4 Property Line Description

ALL THAT TRACT or parcel of land lying and being in Land Lot 174 & 175 of the 18<sup>th</sup> District, 2<sup>nd</sup> Section, Cobb County, Georgia, and being more particularly described as follows:

Beginning at a point at the intersection of the southeasterly right-of-way of River View Road (apparent 60' R/W) and the approximate location of the southerly right-of-way of Southern Bell Easement (100' R/W), said point being the point of beginning.

Thence leaving said southeasterly right-of-way of River View Road and southerly right-of-way of Southern Bell Easement and following along the property now or formerly of Riverview Industries, L.P., South 79 degrees 57 minutes 51 seconds East, 277.60 feet to a point on the top of the northwesterly bank of the Chattahoochee River;

Thence following along said northwesterly bank of the Chattahoochee River 363.6 feet +/- and being subtended by the following course:

South 18 degrees 41 minutes 19 seconds West, 340.87 feet to a point; thence leaving said northwesterly bank of the Chattahoochee River and following along the property now or formerly of Jeb B. Smith North 61 degrees 42 minutes 44 seconds West, 321.09 feet to a point on the southeasterly right-of-way of River View Road (apparent 60' R/W);

Thence following along said southeasterly right-of-way of River View Road North 28 degrees 27 minutes 54 seconds East, 246.46 feet to a point;

Thence North 25 degrees 11 minutes 16 seconds East, 2.70 feet to a point at the intersection of the southeasterly right-of-way of River View Road (apparent 60' R/W) and the approximate location of the southerly right-of-way of Southern Bell Easement (100' R/W), said point being the point of beginning.

Said Tract 4 contains 1.92 acres more or less.

**BWW PARCEL 18-0174-0-005-0:** ✓

ALL THAT TRACT or parcel of land lying and being in Land Lot 174, 18<sup>th</sup> District, 2<sup>nd</sup> Section, Cobb County, Georgia, and being more particularly described as follows:

Commence at a point on the southeasterly side of the right-of-way of River View Road (60-foot right-of-way), which point is located 254.74 feet from the intersection of the right-of-way of the center line of Nichols Drive and the right-of-way of River View Road, being the TRUE POINT OF BEGINNING, and running thence North 26°20'44" East 153.0 feet to an iron pin; thence South 58°18'56" East 289.00 feet to an iron pin on the west bank of the Chattahoochee River; thence running Southwest 105.00 feet, more or less, along the west bank of the Chattahoochee River to a point; thence North 67°51'05" West 288.5 feet to a point, which is the TRUE POINT OF BEGINNING; and being 0.86 acres, more or less, and being shown as Tract "A" on that certain survey prepared for Barry W. Wood by D. W. Lynah Surveyors, dated 5/6/92, revised

6/22/92 and 11/29/93, a copy of which is attached hereto as Exhibit "A-1" and incorporated by reference.

**BWW PARCEL 18-0174-0-006-0:** ✓

ALL THAT TRACT or parcel of land lying and being in Land Lots 172 and 174 of the 18<sup>th</sup> District, Second Section of Cobb County, Georgia, and being more particularly described as follows:

BEGINNING at the point of intersection of the southeast right-of-way of River View Road a 30-foot right-of-way, with the Center line of the pole line within the 100 foot right-of-way of Southern Bell Telephone & Telegraph Company as created by instrument recorded in Deed Book 98, Page 194, Cobb County Records; thence northeasterly along the southeastern side of River View Road a distance of 202.34 feet; thence running southeasterly 225 feet; thence running southwesterly 135 feet; thence running southwesterly 227 feet more or less to the point of beginning. Being commercial property having a one story frame building located thereon, known as 6079 Riverview Road, S.W., according to the present system of numbering in Cobb County, Georgia.

**LOVE PARCEL 18-0172-0020-0:** ✓

ALL THAT TRACT or parcel of land lying and being in Land Lots 172 and 174, 18<sup>th</sup> District, 2nd Section, Cobb County, Georgia, and being more particularly described as follows:

BEGINNING at an iron pin set on the southeasterly right-of-way of Riverview road, said road having a 60 foot right-of-way, a distance of 321.00 feet northeasterly from the intersection formed by the southeasterly right-of-way of Riverview Road and the centerline of Southern Bell Telephone Company right-of-way, said right-of-way being 100 feet in width which right-of-way is more particularly set out in Deed Book 98, Page 194, Cobb County, Georgia Records; running thence north 20 degrees 18 minutes 27 seconds east a distance of 11.71 feet along the southeasterly right-of-way of Riverview Road to a point; continuing thence north 20 degrees 55 minutes 36 seconds east along the southeasterly right-of-way of Riverview Road a distance of 50.29 feet to a point; continuing thence north 21 degrees 03 minutes 29 seconds east along the southeasterly right-of-way of Riverview Road a distance of 16.0 feet to a point; continuing thence north 21 degrees 11 minutes 46 seconds east along the southeasterly right-of-way of Riverview Road a distance of 50.07 feet to a point; continuing thence north 21 degrees 22 minutes 28 seconds east along the southeasterly right-of-way of Riverview Road a distance of 48.89 feet to a point; continuing thence north 21 degrees 29 minutes 39 seconds east along the southeasterly right-of-way of Riverview Road a distance of 49.82 feet to an iron pin found and corner; running thence south 64 degrees 25 minutes 14 seconds east a distance of 255.73 feet to an iron pin found; continuing thence south 64 degrees 25 minutes 14 seconds east a distance of 32.27 feet, more or less, to the top of the northwest bank of the Chattahoochee River which is the property line of the property herein described; running thence southwesterly following the curvature thereof along the top of the northwest bank of the Chattahoochee River a distance of 228 feet, more or less, to a point and corner, which point is south 64 degrees 25 minutes 14 seconds east a distance of 289 feet, more or less, from the POINT OF BEGINNING; running thence north 64 degrees



25 minutes 14 seconds west a distance of 29.80 feet, more or less, to an iron pin set; continuing thence north 64 degrees 25 minutes 14 seconds west a distance of 259.2 feet to an iron pin set on the southeasterly right-of-way of Riverview Road at the POINT OF BEGINNING. Said property is more particularly shown a plat of survey prepared by Perry E. McClung, a Georgia Registered Land Surveyor for Cecil Hamler, dated August 14, 1991, showing said property to contain 1.5 acres; more or less.

**BARBER PARCEL 18-172-21:** ✓

ALL THAT TRACT or parcel of land lying and being in Land Lot 172 of the 18<sup>th</sup> District, 2<sup>nd</sup> Section, Cobb County, Georgia, and being more particularly described as follows:

BEGINNING at an iron pin found on the southeasterly right-of-way of Riverview Road, said road having a 60-foot right-of-way, a distance of 550 feet northeasterly from the intersection formed by the southeasterly right-of-way of Riverview Road and the centerline of the Southern Bell Telephone Company right-of-way, said right-of-way being 100 feet in width, which right-of-way is more particularly set out in Deed Book 98, Page 194, Cobb County, Georgia Records, said point also being the northwest corner of the property, now or formerly, belonging to Cecil Hamler, and the southwest corner of the property, now or formerly belonging to David R., Holbrook and Margaret Elizabeth Barber; running thence South 86 degrees 02 minutes 23 seconds East along the southern boundary of the property, now or formerly, belonging to David R. Holbrook and Margaret Elizabeth Barber, a distance of 310.14 feet to an iron pin found; continuing thence South 86 degrees 02 minutes 33 seconds East along the southern boundary of the property, now or formerly, belonging to David R. Holbrook and Margaret Elizabeth Barber, a distance of 13.8 feet, more or less, to the top of the northwest bank of the Chattahoochee River, which is the property line of the property herein described; running thence southwesterly following the curvature thereof along the top of the northwest bank of the Chattahoochee River a distance of 120 feet, more or less, to a point and corner, which point is South 64 degrees 25 minutes 14 seconds East a distance of 288 feet, more or less, from the POINT OF BEGINNING, and which point is also the northeast corner of property, now or formerly belonging to Cecil Hamler, running thence North 64 degrees 25 minutes 14 seconds West along the northern boundary of the property, now or formerly, belonging to Cecil Hamler, a distance of 32.27 feet, more or less to an iron pin set; continuing thence North 64 degrees 25 minutes 14 seconds West along the northern boundary of the property, now or formerly belonging to Cecil Hamler, a distance of 255.73 feet to an iron pin found on the southeasterly right-of-way of River View Road at the POINT OF BEGINNING. Said property is more particularly shown on a plat of Survey prepared by Perry E. McClung, Georgia Registered Land Surveyor for David R. Holbrook, dated June 15, 1990 showing said property to contain 0.394 acres, more or less.

**BARBER PARCEL 18-172-22:** ✓

ALL THAT TRACT or parcel of land lying and being in Land Lot 172 of the 18<sup>th</sup> District, 2<sup>nd</sup> Section, Cobb County, Georgia, being 1.34 acres more or less, as described on that certain plat dated June 30, 1989 by Perry E. McClung, Registered Land Surveyor No. 1541 and being more particularly described as follows:

BEGINNING at an iron pin located at the southeasterly right-of-way of Riverview Road 550 feet Northeast as measured along the Southeasterly right-of-way of Riverview Road from the corner formed by the intersection of the centerline of a 100-foot Southern Bell Telephone Company right-of-way and the southeasterly right-of-way of Riverview Road; running thence South 86

degrees 02 minutes 33 seconds East 324 feet, more or less, to the top of the bank of the Chattahoochee River, continuing thence Northeasterly along the top of the bank of the Chattahoochee River 126 feet, more or less, to a point and corner; running thence North 63 degrees 43 minutes 58 seconds West 333 feet, more or less, to an iron pin and corner located on the southeasterly right-of-way of Riverview Road; running thence southwesterly along the southeasterly right-of-way of Riverview Road 250 feet to an iron pin and the POINT OF BEGINNING.

**DB BORING PARCEL 18-0172-0015-0:** ✓

ALL THAT TRACT or parcel of land lying and being in Land Lot 172 of the 18<sup>th</sup> District, 2<sup>nd</sup> Section of Cobb County, Georgia, and being more particularly described as follows:

BEGINNING at an iron pin located on the Southeasterly right-of-way of Riverview Road 800 feet from the corner formed by the intersection of the center line of a 100-foot Southern Bell Telephone Company right-of-way and the Southeasterly side of Riverview Road (said POINT OF BEGINNING also being the Northwest corner of the property now or formerly owned by David Richard Holbrook); running thence South 63 degrees 43 minutes 58 seconds East 333 feet more or less to the top of the bank of the Chattahoochee River, running thence Northeasterly along the top of the bank of the Chattahoochee River 274 feet more or less to a point and corner; running thence North 66 degrees 12 minutes 10 seconds West 421 feet more or less to an iron pin and corner located on the Southeasterly right-of-way of Riverview Road; running thence Southwesterly along the Southeasterly right-of-way of Riverview Road 250 feet to an iron pin and the POINT OF BEGINNING.

**HOFFMAN PARCEL 18-0172-0006-0:** ✓

All that tract or parcel of land lying and being in Land Lot 172 of the 18<sup>th</sup> District, 2<sup>nd</sup> Section of Cobb County, Georgia, and being more particularly described as follows:

To find the true Point of Beginning, begin at a point on the northwesterly corner of Dickerson Road, where said road intersects Riverview Road, running thence in a southwesterly direction along the right-of-way of Riverview Road and following the curvature thereof, a distance of 338.88 feet to an iron pin; running thence across the right-of-way of Riverview Road South 66 degrees 12 minutes 10 seconds East a distance of 61.73 feet to an iron pin on the easterly right-of-way of Riverview Road and the TRUE POINT OF BEGINNING; running thence North 09 degrees 50 minutes 39 seconds East along the right-of-way of Riverview Road a distance of 100.0 feet to an iron pin; running thence South 71 degrees 23 minutes 35 seconds East a distance of 247.00 feet to an iron pin; running thence South 11 degrees 54 minutes 48 seconds West a distance of 122.00 feet to an iron pin; running thence North 66 degrees 12 minutes 10 seconds West a distance of 247.00 feet to the right-of-way of Riverview Road and the POINT OF BEGINNING.

**HOFFMAN PARCEL 18-0172-0007-0:** ✓

All that tract or parcel of land lying and being in Land Lot 172 of the 18<sup>th</sup> District, 2<sup>nd</sup> Section of Cobb County Georgia, and being more particularly described as follows:

To find the True Point of Beginning, begin at an iron pin found on the southerly side of Riverview Road, located 850 feet from the North line of Land Lot 172, (as measured along the right-of-way of Riverview Road); running thence South 61 degrees 54 minutes 16 seconds East a distance of 247.00 feet to an iron pin and the TRUE POINT OF BEGINNING; running thence

South 61 degrees 54 minutes 16 seconds East a distance of 286.04 feet to an iron pin; running thence South 32 degrees 57 minutes 58 seconds West a distance of 189.91 feet to an iron pin; running thence North 66 degrees 12 minutes 10 seconds West a distance of 233.89 feet to an iron pin; running thence North 08 degrees 35 minutes 17 seconds East a distance of 122.00 feet to an iron pin; running thence North 30 degrees 37 minutes 36 seconds East a distance of 91.85 feet to an iron pin and the POINT OF BEGINNING, same being 1.230 acres as shown on Survey for Kenneth Spivey, by D. W. Lynah Surveyors, dated April 16, 1993.

**MUSTAPHA ELHADDAD PARCEL 18-0172-0023-0:** ✓

All that tract or parcel of land lying and being in Land Lot 172 of the 18th District, 2nd Section, Cobb County, Georgia, and being shown on that survey for Kenneth Spivey dated April 16, 1993, by David W. Lynah, Georgia Registered Land Surveyor No. 1845, which survey is incorporated herein by reference, and being more particularly described as follows:

Beginning at a point located on the southeasterly right of way of Riverview Road (60 foot right of way) which point is located 850.00 feet southerly, southwesterly and westerly from the north land lot line of land Lot 172, as measured along the southeasterly and southerly right of way of Riverview Road; run thence South 61 degrees 54 minutes 16 seconds East 247.00 feet to a point and corner; run thence South 30 degrees 27 minutes 36 seconds West 91.85 feet to an iron pin placed; run thence North 69 degrees 29 minutes 01 seconds West 247.00 feet to the southeasterly right of way of Riverview Road; run thence in a northeasterly direction along the southeasterly right of way of Riverview Road and following the curvature thereof an arc distance of 127.50 feet to the point of beginning.

**GRIFFIN PARCEL 18-0172-0005-0:** ✓

ALL THAT TRACT OR PARCEL OF LAND lying and being in Land Lots 172 and 173 of the 18<sup>th</sup> District, 2<sup>nd</sup> Section of Cobb County, Georgia being a part out of the northeast corner of Tract No. 26 of the Chattahoochee Brick Company map, as shown by plat made by B. B. Respass, C.E., dated June 1934, and recorded in Plat Book 3, page 176, Cobb County, Georgia Records, and being more particularly described as follows:

BEGINNING at a point on the southeast side of River Side Drive where the line between Tract No. 26 and Tract No. 27 crosses said River Side Drive (also known as Riverview Road), running thence southeasterly along the line dividing Tract No. 26 and 27 of said subdivision for a distance of 320.0 feet to the Chattahoochee River, thence in a southwesterly direction along the west side of the Chattahoochee River for a distance of 250.0 feet to a point and corner; thence northwesterly in a straight line to the point where a branch crosses River Side Drive; thence northeasterly along the southeast side of River Side Drive to the POINT OF BEGINNING.

Together with

**GRIFFIN PARCEL 18-172-0014-0:** ✓

ALL THAT TRACT OR PARCEL OF LAND lying and being in Land Lot 172 of the 18<sup>th</sup> District, 2<sup>nd</sup> Section of Cobb County, Georgia, being a part of Tract 27 of Chattahoochee Brick Company, Inc. property, as per plat recorded in Plat Book 3, page 176, Cobb County, Georgia Records, and being more particularly described as follows:

According to a Plat and Survey prepared for Joe Bernath dated October 16, 1972, by John H. Lord, R.L.S. and being designated as Tract B, containing 3.32 acres more or less, said property is bounded on the West by Riverview Road, on the North by the land of Miriam L. Wilson, on the East by the Chattahoochee River, and on the South by land of Phyllis G. Hartman.

Together with

**GRIFFIN PARCEL 18-0172-0024-0:** ✓

All that tract or parcel of land lying and being in Land Lots 61 and 172 of the 18<sup>th</sup> District, 2<sup>nd</sup> Section of Cobb County, Georgia, and being more particularly described as follows:

To find the True Point of Beginning, begin at the right-of-way of the southwesterly side of Interstate I-285 at its intersection with the southeasterly side of Riverview Road, (formerly known as River Side Drive); run thence southwesterly along the southeasterly side of Riverview Road a distance of 1102.22 feet to the TRUE POINT OF BEGINNING; run then South 55 degrees 08 minutes 52 seconds East a distance of 195.66 feet to a point and corner, thence South 46 degrees 51 minutes 28 seconds West a distance of 40.89 feet to a point and corner; thence North 55 degrees 08 minutes 52 seconds West a distance of 186.69 feet to Riverview Road; thence North a distance of 40.00 feet along the right-of-way of Riverview Road to the POINT OF BEGINNING. Said tract being shown on a plat by Mark G. Lee dated December 16, 1992.

LESS AND EXCEPT any portion of subject property within the right-of-way of Riverview Road.

**EXHIBIT B**

**PERMITTED EXCEPTIONS**

1. Taxes for the year 2017 and subsequent years, a lien not yet due and payable.
2. Rights of parties in possession pursuant to unrecorded leases.
3. Rights of upper, lower and adjacent riparian owners in and to the waters of creeks and branches crossing or adjoining subject property and the natural flow thereof, free from diminution or pollution.
4. Easement from Mrs. H.T. Brown to American Telephone and Telegraph Company dated November 18, 1942, recorded December 23, 1942 in Deed Book 139, Page 616, Cobb County, Georgia records; as transferred to Southern Bell and Telegraph Company by Assignment dated April 11, 1974, recorded July 11, 1975 in Deed Book 1614, Page 903, Cobb County, Georgia records.
5. Easement from Cleve Hicks to Georgia Power Company dated September 20, 1944, recorded September 30, 1944 in Deed Book 155, Page 229, aforesaid records.
6. Grant of Easement for Sewer Line from Warren L. Waters to Cobb County dated February 14, 1986, recorded October 29, 1986 in Deed Book 4181, Page 256, aforesaid records.
7. Easement and Right of Way from Warren L. Waters to Cobb County-Marietta Water Authority, dated November 30, 1988, recorded December 7, 1988 in Deed Book 5168, Page 195, aforesaid records.
8. Easement from Chattahoochee Brick Co. to Southern Bell Telephone and Telegraph Company, Incorporated dated November 22, 1928, recorded February 27, 1929 in Deed Book 98, Page 194, aforesaid records.
9. 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.
10. Easement from R. L. Burden to Georgia Power Company dated April 10, 1940, recorded June 22, 1940 in Deed Book 138, Page 85b, aforesaid records.
11. Easement from W.T. Mayfield to Georgia Power Company dated September 29, 1944, recorded November 3, 1944 in Deed Book 155, Page 285, aforesaid records.
12. Right of Way Deed from Robert W. Johnson, Jr. to Cobb County dated July 23, 1970, recorded July 27, 1970 in Deed Book 1168, Page 428, aforesaid records.

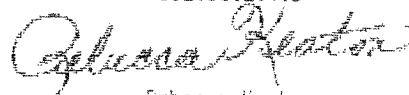
13. Grant of Easement for Sewer Line from Wesley M. Mahaffey to Cobb County dated March 5, 1986, recorded October 29, 1986 in Deed Book 4181, Page 264, aforesaid records.
14. Easement from Wesley M. Mahaffey to Georgia Power Company dated April 15, 1988, recorded May 9, 1988 in Deed Book 4912, Page 291, aforesaid records.
15. Northwest bank of Chattahoochee River is southeast property line of subject property.
16. Easement from V.L. Robinson to Georgia Power Company dated December 6, 1935, recorded January 4, 1936 in Deed Book 120, Page 8, aforesaid records.
17. 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.
18. 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.
19. Right of Way Deed from A. Ronald Slack to Cobb County dated June 22, 1970, recorded July 6, 1970 in Deed Book 1164, Page 537, aforesaid records.
20. Right of Way Easement from Mildred H. Boykin to Colonial Pipeline Company dated December 10, 1962, recorded February 5, 1963 in Deed Book 685, Page 406, aforesaid records.
21. 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.
22. 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 3573; and recorded November 14, 2011 in Deed Book 14895, Page 3765, aforesaid records.
23. Grant of Easement from David R. Holbrook and Barry N. Hudder to Cobb County, Georgia dated February 10, 1987, recorded June 22, 1987 in Deed Book 4526, Page 350, aforesaid records.
24. 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.
25. Right of Way Easement from W. A. Reece to Colonial Pipeline Company dated 1/23/1963 recorded 2/4/1963 in Deed Book 685 Page 482, aforesaid records.
26. Grant of Easement from Phyllis G. Hartman to Cobb County, Georgia dated 8/25/1986 recorded 11/7/1986 in Deed Book 4198 Page 184, aforesaid records.

27. Right of Way Easement from Albert Bernath, Joe Bernath and Irene Bernath to Colonial Pipeline Company dated 1/22/1963 recorded 2/13/1963 in Deed Book 686 Page 413, aforesaid records.
28. Right of Way Deed from Joe Bernath and Mark Bernath to Cobb County, Georgia dated 1/26/1971 recorded 1/27/1971 in Deed Book 1201 Page 622, aforesaid records.
29. Easement from D. K. Griffith to Georgia Power Company dated 6/22/1988 recorded 8/17/1988 in Deed Book 5041 Page 242, aforesaid records.
30. Easement from D. K. Griffith to Georgia Power Company dated 6/3/1988 recorded 8/24/1988 in Deed Book 5048 Page 307, aforesaid records.
31. Easement from D.K. Griffith to Georgia Power Company dated 3/24/1997 recorded 8/5/1997 in Deed Book 10546 Page 162, aforesaid records.
32. Grant of Sewer Easement from Don Griffith to The City of Smyrna, Georgia dated 4/25/1995 recorded 5/16/1995 in Deed Book 8868 Page 59, aforesaid records.
33. Grant of Easement from D. K. Griffith to Cobb County, Georgia dated 8/25/1986 recorded 11/7/1986 in Deed Book 4198 Page 186, aforesaid records.
34. Easement from James E. Freeman to Georgia Power Company dated 6/3/1988 recorded 8/24/1988 in Deed Book 5048 Page 306, aforesaid records.
35. Easement from D.K. Griffith to Georgia Power Company dated 6/3/1988 recorded 8/24/1988 in Deed Book 5048 Page 307, aforesaid records.
36. Grant of Sewer Easement from James E. Freeman to The City of Smyrna, Georgia dated 4/25/1995 recorded 5/16/1995 in Deed Book 8868 Page 57, aforesaid records.
37. Condemnation Suit by Cobb County, Georgia v. James E. Freeman, et al., Civil Action File #97-1-2465-99 filed 3/26/1997, aforesaid records.
38. Condemnation Suit by State Highway Department of Georgia vs. Mrs. Lena Wood on land in Land Lots 60, 61, 172 and 173 of the 18th District, 2nd Section of Cobb County, Georgia Case #24,402 Superior Court of Cobb County, Georgia, filed 11/8/1967
39. Easement from Kenneth F. Spivey to Georgia Power Company dated May 4, 1988 recorded June 8, 1988 in Deed Book 4950 Page 140, aforesaid records.
40. Easement from Kenneth F. Spivey to Georgia Power Company dated May 4, 1988 recorded June 8, 1988 in Deed Book 4950 Page 141, aforesaid records.
41. Grant of Easement for Sanitary Sewer from Kenneth F. Spivey to Cobb County, Georgia dated November 22, 1985 recorded June 30, 1986 in Deed Book 4001 Page 442, aforesaid records.

42. Right of Way Deed from Lee Roy Hoffman to Cobb County, Georgia dated October 14, 1996 recorded December 5, 1996 in Deed Book 10028 Page 550, aforesaid records.
43. Right of Way Deed from Mrs. Hope Spivey to Cobb County, Georgia dated June 18, 1970 recorded June 18, 1970 in Deed Book 1162 Page 374, aforesaid records.
44. Right of Way Deed from Mrs. Hope Spivey and Lloyd E. Spivey to Colonial Pipeline Company dated December 4, 1962 recorded February 4, 1963 in Deed Book 685 Page 480, aforesaid records.
45. Gate Valve Contract from Lloyd E. Spivey and Hope Spivey to Colonial Pipeline Company dated March 21, 1963 recorded March 22, 1963 in Deed Book 692 Page 282, aforesaid records.
46. Boundary Line Agreement between Dorsey B. Capehart and Lloyd E. Spivey and Anne Spivey dated December 28, 1967 recorded January 4, 1968 in Deed Book 1012 Page 362, aforesaid records.
47. Easement from Lloyd Spivey and Hope Spivey to Colonial Pipeline Company, recorded in Deed Book 685, Page 480, and in Deed Book 692, Page 282, aforesaid records.
48. Matters as shown on that certain ALTA/NSPS Land Title Survey prepared by Jonathan N. Howard of Planners and Engineers Collaborative, dated January 21, 2009, last revised October 17, 2016 in File No. 08031.00 as follows:
  - a. Detention Pond
  - b. Plantation Pipeline
  - c. Old Barb wire fence and meandering fences
  - d. Telephone Service Line
  - e. Power Service Line
  - f. 100' Southern Bell Easement
  - g. Georgia Power Easement
  - h. Colonial Pipeline Easement
  - i. American Telephone and Telegraph Easement
  - j. West bank of the River is the property Line
  - k. Dock
  - l. River View Road currently under construction
  - m. Overhead Power Line
  - n. Buried Junction Box Easement
  - o. Possible buried JB
  - p. Drainage Easement



Deed Book 15387 Ps 3413  
Filed and Recorded Oct-26-2016 03:42pm  
2016-0125884  
Real Estate Transfer Tax \$0.00  
0332016025402



Rebecca Kenton  
Clerk of Superior Court Cobb Cts. Ga.

*This space reserved for recording information*

After recording return to:  
Eric L. Weiss, Esq.  
Schulten Ward Turner & Weiss LLP  
260 Peachtree Street, NW, Suite 2700  
Atlanta GA 30303

3  
/14

**QUITCLAIM DEED**

STATE OF GEORGIA        )  
  ) SS:  
COUNTY OF COBB        )

**THIS INDENTURE**, made as of the 2<sup>nd</sup> day of October, 2016, between **RIVERVIEW INDUSTRIES, L.P.**, a Delaware limited partnership (the "Grantor"), and **TAC-RW LOT 1, LLC**, a Georgia limited liability company (the "Grantee"), whose mailing address is 2100 Powers Ferry Rd, 350, Atlanta, GA, 30339.

**WITNESSETH:**

That Grantor, for the sum of Ten 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 of which are hereby acknowledged, has granted, bargained, sold, aliened, conveyed, confirmed and forever QUITCLAIMED and by these presents does grant, bargain, sell, alien, convey, confirm and forever QUITCLAIM unto Grantee, all right, title, and interest in and to those certain tracts or parcels of land described on Exhibit "A" attached hereto and made a part hereof (herein called the "Property").

**TO HAVE AND TO HOLD** the said Property, together with the improvements thereon, all and singular the rights, members, easements and appurtenances thereof, and interest of Grantor in and to alleys, streets, and rights of way adjacent to or abutting the Property to the same being, belonging or in any wise appertaining, so that neither Grantor nor any person or persons claiming under Grantor shall at any time, by any means or way, have, claim, or demand any right or title to the Property or appurtenances, or any rights thereof, subject to all matters of record.

[SIGNATURES ON THE FOLLOW PAGE]

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

GRANTOR:

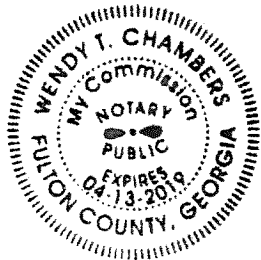
Signed, sealed and delivered  
in the presence of:

[Signature]  
Unofficial Witness

Wendy T. Chambers  
Notary Public

My Commission Expires:  
April 13, 2019

(NOTARIAL SEAL)



RIVERVIEW INDUSTRIES, L.P.,  
a Delaware limited partnership

By: JT Riverview, LLC,  
a Georgia limited liability company,  
its general partner

By: JAMESTOWN U.S. PROPERTIES  
CORP.  
a Georgia corporation,  
its managing member

By: [Signature]  
Name: \_\_\_\_\_  
Title: \_\_\_\_\_

**EXHIBIT A**

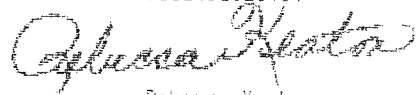
**LEGAL DESCRIPTION OF THE PROPERTY**

ALL THAT TRACT OR PARCEL OF LAND lying and being in Land Lots 175 & 176 of the 18<sup>th</sup> District, Cobb County, Georgia and being more particularly described as follows:

BEGINNING at an iron pin set at the southerly end of the mitered intersection of the southwesterly right-of-way line of Nichols Drive (50' R/W) with the northwesterly right-of-way line of River View Road (60' R/W); thence along said right-of-way line of River View Road the following courses and distances: South 28 degrees 33 minutes 57 seconds West a distance of 535.90 feet to an iron pin set; thence South 28 degrees 34 minutes 12 seconds West a distance of 39.17 feet to a point; thence 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 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 South 41 degrees 35 minutes 42 seconds West 225.11 feet to an iron pin set; thence leaving said right-of-way line of River View Road North 50 degrees 11 minutes 30 seconds West a distance of 413.69 feet to an iron pin found (1" Open Top Pipe); thence South 35 degrees 28 minutes 23 seconds West a distance of 229.64 feet to an iron pin set; thence North 48 degrees 25 minutes 48 seconds West a distance of 949.43 feet to an iron pin set; thence North 30 degrees 08 minutes 00 seconds East a distance of 104.17 feet to a point; thence South 83 degrees 28 minutes 26 seconds East a distance of 595.80 feet to an iron pin set on the westerly right-of-way line at the cul-de-sac of Armstrong Place (50' R/W); thence around said cul-de-sac 152.46 feet along an arc of a curve to the left, said curve having a radius of 60.00 feet and a chord bearing and distance of South 19 degrees 20 minutes 03 seconds East 114.63 feet to an iron pin found (angle iron); thence 122.26 feet along an arc of a curve to the left, said curve having a radius of 60.00 feet and a chord bearing and distance of North 29 degrees 29 minutes 40 seconds East 102.18 feet to a point; thence along the southeasterly right-of-way line of Armstrong Place the following courses and distances: North 35 degrees 35 minutes 54 seconds East a distance of 82.07 feet to a point; thence 293.93 feet along an arc of a curve to the right, said curve having a radius of 995.13 feet and a chord bearing and distance of North 43 degrees 14 minutes 17 seconds East 292.86 feet to a point; thence North 50 degrees 45 minutes 54 seconds East a distance of 80.47 feet to an iron pin set at the intersection of said southeasterly right-of-way line of Armstrong Place with the southwesterly right-of-way line of Nichols Drive; thence along said right-of-way line 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 an iron pin set; thence South 55 degrees 48 minutes 17 seconds East a distance of 238.63 feet to an iron pin found; thence South 54 degrees 59 minutes 37 seconds East a distance of 89.49 feet to a point; thence 120.75 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 68 degrees 41 minutes 46 seconds East 119.70 feet to a Nail set; thence South 81 degrees 48 minutes 46 seconds East a distance of 134.58 feet to an iron pin set at the northerly end of said mitered intersection of Nichols Drive and River View Road; thence along said miter South 27 degrees 48 minutes 56 seconds East a distance of 40.95 feet to an iron pin set and the POINT OF BEGINNING.

Said tract containing 18.967 acres

Deed Book 15887 Pg 3416  
Filed and Recorded Oct-26-2016 03:42pm  
2016-0129885  
Real Estate Transfer Tax \$0.00  
0382016025404

  
Rebecca Keaton  
Clerk of Superior Court Cobb Cty. Ga.

*This space reserved for recording information*

After recording return to:  
Eric L. Weiss, Esq.  
Schulten Ward Turner & Weiss LLP  
260 Peachtree Street, NW, Suite 2700  
Atlanta GA 30303

4  
16

**QUITCLAIM DEED**

STATE OF GEORGIA        )  
  ) SS:  
COUNTY OF COBB        )

**THIS INDENTURE**, made as of the 21<sup>st</sup> day of October, 2016, between **RIVERVIEW INDUSTRIES, L.P.**, a Delaware limited partnership (the "Grantor"), and **TAC-RW LOT 2, LLC**, a Georgia limited liability company (the "Grantee"), whose mailing address is 2100 Powers Ferry Rd, 350, Atlanta, GA, 30339.

**WITNESSETH:**

That Grantor, for the sum of Ten 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 of which are hereby acknowledged, has granted, bargained, sold, aliened, conveyed, confirmed and forever QUITCLAIMED and by these presents does grant, bargain, sell, alien, convey, confirm and forever QUITCLAIM unto Grantee, all right, title, and interest in and to those certain tracts or parcels of land described on Exhibit "A" attached hereto and made a part hereof (herein called the "Property").

**TO HAVE AND TO HOLD** the said Property, together with the improvements thereon, all and singular the rights, members, easements and appurtenances thereof, and interest of Grantor in and to alleys, streets, and rights of way adjacent to or abutting the Property to the same being, belonging or in any wise appertaining, so that neither Grantor nor any person or persons claiming under Grantor shall at any time, by any means or way, have, claim, or demand any right or title to the Property or appurtenances, or any rights thereof, subject to all matters of record.

[SIGNATURES ON THE FOLLOW PAGE]

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

GRANTOR:

RIVERVIEW INDUSTRIES, L.P.,  
a Delaware limited partnership

By: JT Riverview, LLC,  
a Georgia limited liability company,  
its general partner

By: JAMESTOWN U.S. PROPERTIES  
CORP.  
a Georgia corporation,  
its managing member

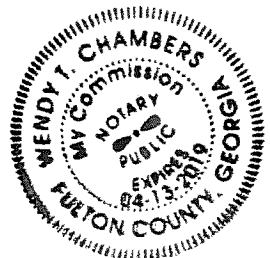
Signed, sealed and delivered  
in the presence of:

[Signature]  
Unofficial Witness

Wendy T. Chambers  
Notary Public

My Commission Expires:  
April 13, 2019

(NOTARIAL SEAL)



By: [Signature]  
Name: [Signature]  
Title: [Signature]

**EXHIBIT A****LEGAL DESCRIPTION OF THE PROPERTY**

ALL THAT TRACT OR PARCEL OF LAND lying and being in Land Lots 61, 171, 172 & 175 of the 18<sup>th</sup> District, Cobb County, Georgia and being more particularly described as follows:

BEGINNING at an iron pin set at the intersection of the northwesterly right-of-way line of River View Road (60' R/W) with the northeasterly right-of-way line of Nichols Drive (50' R/W); thence along said right-of-way line of Nichols Drive the following courses and distances: North 79 degrees 33 minutes 22 seconds West a distance of 238.42 feet to an iron pin found; thence North 57 degrees 29 minutes 42 seconds West a distance of 271.54 feet to an iron pin found (Georgia Power); thence South 02 degrees 11 minutes 41 seconds West a distance of 6.90 feet to a point; thence North 55 degrees 48 minutes 17 seconds West a distance of 106.02 feet to an iron pin set; thence 188.54 feet along an arc of a curve to the right, said curve having a radius of 213.73 feet and a chord bearing and distance of North 30 degrees 28 minutes 56 seconds West 182.49 feet to an iron pin set; thence North 01 degrees 52 minutes 39 seconds East a distance of 434.13 feet to an iron pin found; thence North 02 degrees 08 minutes 50 seconds East a distance of 322.24 feet to an iron pin found on the easterly right-of-way line of the cul-de-sac of Nichols Drive; thence along the cul-de-sac 33.25 feet along an arc of a curve to the left, said curve having a radius of 60.00 feet and a chord bearing and distance of North 51 degrees 55 minutes 13 seconds East 32.83 feet to an iron pin found; thence 180.70 feet along an arc of a curve to the left, said curve having a radius of 60.00 feet and a chord bearing and distance of North 49 degrees 19 minutes 07 seconds West 119.75 feet to an iron pin found; thence leaving said right-of-way line of Nichols Drive North 70 degrees 57 minutes 11 seconds West a distance of 194.12 feet to an iron pin found; thence North 05 degrees 34 minutes 47 seconds East a distance of 300.07 feet to an iron pin found on the Land Lot Line common to Land Lots 62 & 171; thence along said Land Lot Line South 89 degrees 19 minutes 52 seconds East a distance of 212.19 feet to a point; thence South 89 degrees 50 minutes 04 seconds East a distance of 738.82 feet to an iron pin found (3/4" Open Top Pipe); thence South 67 degrees 17 minutes 56 seconds East a distance of 136.06 feet to a point; thence North 77 degrees 44 minutes 39 seconds East a distance of 32.98 feet to a point; thence South 65 degrees 11 minutes 42 seconds East a distance of 366.82 feet to a point on the westerly right-of-way line of Dickerson Drive (70' R/W); thence along said right-of-way line of Dickerson Drive the following courses and distances: South 06 degrees 13 minutes 44 seconds East a distance of 119.68 feet to an iron pin set at the intersection of said westerly right-of-way line of Dickerson Drive with the northwesterly right-of-way line of River View Road; thence along said right-of-way line of River View Road the following courses and distances: 247.86 feet along an arc of a curve to the left, said curve having a radius of 233.38 feet and a chord bearing and distance of South 39 degrees 21 minutes 39 seconds West 236.38 feet to an iron pin set; thence South 08 degrees 16 minutes 19 seconds West a distance of 89.73 feet to an iron pin found; thence South 08 degrees 45 minutes 08 seconds West a distance of 27.79 feet to a point; thence 72.73 feet along an arc of a curve to the right, said curve having a radius of 589.41 feet and a chord bearing and distance of South 10 degrees 54 minutes 30 seconds West 72.68 feet to an iron pin found; thence 115.85 feet along an arc of a curve to the right, said curve having a radius of 589.41 feet and a chord bearing and distance of South 21 degrees 11 minutes 18 seconds West 115.66 feet to a point; thence South 25 degrees 09 minutes 36 seconds West a

Deed Book 15387 Ps 2419  
Rebecca Keaton  
Clerk of Superior Court Cobb Cty. Ga.

distance of 66.17 feet to an iron pin found (angle iron); thence South 26 degrees 37 minutes 00 seconds West a distance of 345.31 feet to a point; thence 37.88 feet along an arc of a curve to the left, said curve having a radius of 2,894.79 feet and a chord bearing and distance of South 24 degrees 17 minutes 37 seconds West 37.88 feet to an iron pin with cap found; thence 29.78 feet along an arc of a curve to the left, said curve having a radius of 2,894.79 feet and a chord bearing and distance of South 27 degrees 31 minutes 07 seconds West 29.78 feet to a point; thence South 25 degrees 02 minutes 37 seconds West a distance of 296.46 feet to a point; thence 129.41 feet along an arc of a curve to the right, said curve having a radius of 2,834.79 feet and a chord bearing and distance of South 26 degrees 21 minutes 05 seconds West 129.39 feet to an iron pin set and the POINT OF BEGINNING.

Said tract containing 36.501 acres.

Deed Book 15357 Pg 3420  
Filed and Recorded Oct-26-2016 03:42pm  
2016-0129886  
Real Estate Transfer Tax \$0.00  
0332016025407

*Rebecca Keaton*

Rebecca Keaton  
Clerk of Superior Court Cobb Cty. Ga.

*This space reserved for recording information*

After recording return to:  
Eric L. Weiss, Esq.  
Schulten Ward Turner & Weiss LLP  
260 Peachtree Street, NW, Suite 2700  
Atlanta GA 30303

24  
16

**QUITCLAIM DEED**

STATE OF GEORGIA        )  
                                  ) SS:  
COUNTY OF COBB        )

**THIS INDENTURE**, made as of the 21<sup>st</sup> day of October, 2016, between **RIVERVIEW INDUSTRIES, L.P.**, a Delaware limited partnership (the "Grantor"), and **TAC-RW LOT 3, LLC**, a Georgia limited liability company (the "Grantee"), whose mailing address is 2100 Powers Ferry Rd, 350, Atlanta, GA, 30339.

**WITNESSETH:**

That Grantor, for the sum of Ten 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 of which are hereby acknowledged, has granted, bargained, sold, aliened, conveyed, confirmed and forever QUITCLAIMED and by these presents does grant, bargain, sell, alien, convey, confirm and forever QUITCLAIM unto Grantee, all right, title, and interest in and to those certain tracts or parcels of land described on Exhibit "A" attached hereto and made a part hereof (herein called the "Property").

**TO HAVE AND TO HOLD** the said Property, together with the improvements thereon, all and singular the rights, members, easements and appurtenances thereof, and interest of Grantor in and to alleys, streets, and rights of way adjacent to or abutting the Property to the same being, belonging or in any wise appertaining, so that neither Grantor nor any person or persons claiming under Grantor shall at any time, by any means or way, have, claim, or demand any right or title to the Property or appurtenances, or any rights thereof, subject to all matters of record.

[SIGNATURES ON THE FOLLOW PAGE]



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

GRANTOR:

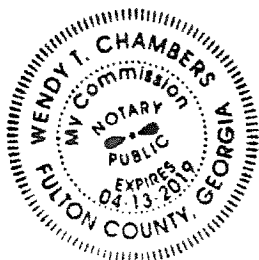
Signed, sealed and delivered  
in the presence of:

[Signature]  
Unofficial Witness

Wendy T. Chambers  
Notary Public

My Commission Expires:  
April 13, 2019

(NOTARIAL SEAL)



RIVERVIEW INDUSTRIES, L.P.,  
a Delaware limited partnership

By: JT Riverview, LLC,  
a Georgia limited liability company,  
its general partner

By: JAMESTOWN U.S. PROPERTIES  
CORP.  
a Georgia corporation,  
its managing member

By: [Signature]  
Name: Mark Brinkley  
Title: President

Printed: 3/18/2019

### 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:  
 TAC RIVERVIEW MASTER LLC

TAC RW LOT 1 LLC

**Payment Date: 10/13/2017**

Tax Year	Parcel ID	Due Date	Appeal Amount			Taxes Due
2017	18017500020	10/15/2017	Pay:	N/A	or	\$0.00
Interest	Penalty	Fees	Total Due	Amount Paid	Balance	
\$0.00	\$0.00	\$0.00	\$0.00	\$11,482.02	\$0.00	



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 mobile phone to view this  
 bill!!

Printed: 3/18/2019

### 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:  
 TAC RIVERVIEW MASTER LLC

TAC RW LOT 1 LLC

**Payment Date: 10/13/2017**

Tax Year	Parcel ID	Due Date	Appeal Amount	Taxes Due
2017	18017500090	10/15/2017	Pay: N/A or	\$0.00

Interest	Penalty	Fees	Total Due	Amount Paid	Balance
\$0.00	\$0.00	\$0.00	\$0.00	\$2,964.71	\$0.00



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Printed: 3/18/2019

### 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:  
 TAC RIVERVIEW MASTER LLC

TAC RW LOT 1 LLC

**Payment Date: 10/13/2017**

Tax Year	Parcel ID	Due Date	Appeal Amount			Taxes Due
2017	18017500100	10/15/2017	Pay:	N/A	or	\$0.00
Interest	Penalty	Fees	Total Due	Amount Paid	Balance	
\$0.00	\$0.00	\$0.00	\$0.00	\$1,418.76	\$0.00	



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Printed: 3/18/2019



### Cobb County Online Tax Receipt

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

Payer:  
 TAC RIVERVIEW MASTER LLC

TAC RW LOT 1 LLC

**Payment Date: 10/13/2017**

Tax Year	Parcel ID	Due Date	Appeal Amount			Taxes Due
2017	18017500030	10/15/2017	Pay:	N/A	or	\$0.00
Interest	Penalty	Fees	Total Due	Amount Paid	Balance	
\$0.00	\$0.00	\$0.00	\$0.00	\$944.23	\$0.00	



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Printed: 3/18/2019

### 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:  
 TAC RIVERVIEW MASTER LLC

TAC RW LOT 1 LLC

**Payment Date: 10/26/2018**

Tax Year	Parcel ID	Due Date	Appeal Amount			Taxes Due
2018	18017500060	10/15/2018	Pay:	N/A	or	\$0.00
Interest	Penalty	Fees	Total Due	Amount Paid	Balance	
\$0.00	\$0.00	\$0.00	\$0.00	\$25,264.18	\$0.00	



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Printed: 3/18/2019

### 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:  
 TAC RIVERVIEW MASTER LLC

TAC RW LOT 1 LLC

**Payment Date: 10/13/2017**

Tax Year	Parcel ID	Due Date	Appeal Amount			Taxes Due
2017	18017500090	10/15/2017	Pay:	N/A	or	\$0.00
Interest	Penalty	Fees	Total Due	Amount Paid	Balance	
\$0.00	\$0.00	\$0.00	\$0.00	\$2,964.71	\$0.00	



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 mobile phone to view this  
 bill!

Printed: 3/18/2019

### 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:  
 TAC RIVERVIEW MASTER LLC

TAC RW LOT 2 LLC

**Payment Date: 10/13/2017**

Tax Year	Parcel ID	Due Date	Appeal Amount			Taxes Due
2017	18017100100	10/15/2017	Pay:	N/A	or	\$0.00

Interest	Penalty	Fees	Total Due	Amount Paid	Balance
\$0.00	\$0.00	\$0.00	\$0.00	\$1,870.91	\$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:  
 TAC RIVERVIEW MASTER LLC

TAC RW LOT 2 LLC

**Payment Date: 10/13/2017**

Tax Year	Parcel ID	Due Date	Appeal Amount			Taxes Due
2017	18017100110	10/15/2017	Pay:	N/A	or	\$0.00
Interest	Penalty	Fees	Total Due	Amount Paid	Balance	
\$0.00	\$0.00	\$0.00	\$0.00	\$73.22	\$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:  
 TAC RIVERVIEW MASTER LLC

TAC RW LOT 2 LLC

**Payment Date: 10/13/2017**

Tax Year	Parcel ID	Due Date	Appeal Amount			Taxes Due
2017	18017100110	10/15/2017	Pay:	N/A	or	\$0.00
Interest	Penalty	Fees	Total Due	Amount Paid	Balance	
\$0.00	\$0.00	\$0.00	\$0.00	\$73.22	\$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:  
 TAC RIVERVIEW MASTER LLC

TAC RW LOT 2 LLC

**Payment Date: 10/13/2017**

Tax Year	Parcel ID	Due Date	Appeal Amount			Taxes Due
2017	18017100030	10/15/2017	Pay:	N/A	or	\$0.00
Interest	Penalty	Fees	Total Due	Amount Paid	Balance	
\$0.00	\$0.00	\$0.00	\$0.00	\$4,068.53	\$0.00	



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

Payer:  
 TAC RIVERVIEW MASTER LLC

TAC RW LOT 2 LLC

**Payment Date: 10/26/2018**

Tax Year	Parcel ID	Due Date	Appeal Amount			Taxes Due
2018	18017100040	10/15/2018	Pay:	N/A	or	\$0.00

Interest	Penalty	Fees	Total Due	Amount Paid	Balance
\$0.00	\$0.00	\$0.00	\$0.00	\$36,933.15	\$0.00



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**HEATHER WALKER** CHIEF DEPUTY  
 Phone: 770-528-8600  
 Fax: 770-528-8679

Payer:  
 TAC RIVERVIEW MASTER LLC

TAC RW LOT 2 LLC

**Payment Date: 10/13/2017**

Tax Year	Parcel ID	Due Date	Appeal Amount			Taxes Due
2017	18017200130	10/15/2017	Pay:	N/A	or	\$0.00
Interest	Penalty	Fees	Total Due	Amount Paid	Balance	
\$0.00	\$0.00	\$0.00	\$0.00	\$4,119.07	\$0.00	



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**HEATHER WALKER** CHIEF DEPUTY  
 Phone: 770-528-8600  
 Fax: 770-528-8679

Payer:  
 TAC RIVERVIEW MASTER LLC

TAC RW LOT 2 LLC

**Payment Date: 10/13/2017**

Tax Year	Parcel ID	Due Date	Appeal Amount		Taxes Due
2017	18017200120	10/15/2017	Pay:	N/A or	\$0.00

Interest	Penalty	Fees	Total Due	Amount Paid	Balance
\$0.00	\$0.00	\$0.00	\$0.00	\$1,495.51	\$0.00



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

Payer:  
 TAC RIVERVIEW MASTER LLC

TAC RW LOT 2 LLC

**Payment Date: 10/13/2017**

Tax Year	Parcel ID	Due Date	Appeal Amount		Taxes Due
2017	18017200040	10/15/2017	Pay:	N/A or	\$0.00

Interest	Penalty	Fees	Total Due	Amount Paid	Balance
\$0.00	\$0.00	\$0.00	\$0.00	\$6,826.30	\$0.00



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

Payer:  
 TAC RIVERVIEW MASTER LLC

TAC RW LOT 3 LLC

**Payment Date: 10/13/2017**

Tax Year	Parcel ID	Due Date	Appeal Amount			Taxes Due
2017	18017200070	10/15/2017	Pay:	N/A	or	\$0.00

Interest	Penalty	Fees	Total Due	Amount Paid	Balance
\$0.00	\$0.00	\$0.00	\$0.00	\$845.70	\$0.00



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

Payer:  
 TAC RIVERVIEW MASTER LLC

TAC RW LOT 2 LLC

**Payment Date: 10/13/2017**

Tax Year	Parcel ID	Due Date	Appeal Amount			Taxes Due
2017	18017200040	10/15/2017	Pay:	N/A	or	\$0.00
Interest	Penalty	Fees	Total Due	Amount Paid	Balance	
\$0.00	\$0.00	\$0.00	\$0.00	\$6,826.30	\$0.00	



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

Payer:  
 TAC RIVERVIEW MASTER LLC

TAC RW LOT 3 LLC

**Payment Date: 10/13/2017**

Tax Year	Parcel ID	Due Date	Appeal Amount		Taxes Due
2017	18017400020	10/15/2017	Pay:	N/A or	\$0.00

Interest	Penalty	Fees	Total Due	Amount Paid	Balance
\$0.00	\$0.00	\$0.00	\$0.00	\$1,234.10	\$0.00



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

Payer:  
 TAC RIVERVIEW MASTER LLC

TAC RW LOT 3 LLC

**Payment Date: 10/13/2017**

Tax Year	Parcel ID	Due Date	Appeal Amount			Taxes Due
2017	18017400030	10/15/2017	Pay:	N/A	or	\$0.00

Interest	Penalty	Fees	Total Due	Amount Paid	Balance
\$0.00	\$0.00	\$0.00	\$0.00	\$2,363.40	\$0.00



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

Payer:  
 TAC RIVERVIEW MASTER LLC

TAC RW LOT 3 LLC

**Payment Date: 10/13/2017**

Tax Year	Parcel ID	Due Date	Appeal Amount		Taxes Due
2017	18017400050	10/15/2017	Pay:	N/A or	\$0.00

Interest	Penalty	Fees	Total Due	Amount Paid	Balance
\$0.00	\$0.00	\$0.00	\$0.00	\$1,165.50	\$0.00



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**HEATHER WALKER** CHIEF DEPUTY  
 Phone: 770-528-8600  
 Fax: 770-528-8679

Payer:  
 TAC RIVERVIEW MASTER LLC

TAC RW LOT 3 LLC

**Payment Date: 10/13/2017**

Tax Year	Parcel ID	Due Date	Appeal Amount			Taxes Due
2017	18017400060	10/15/2017	Pay:	N/A	or	\$0.00
Interest	Penalty	Fees	Total Due	Amount Paid	Balance	
\$0.00	\$0.00	\$0.00	\$0.00	\$866.44	\$0.00	



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**HEATHER WALKER** CHIEF DEPUTY  
 Phone: 770-528-8600  
 Fax: 770-528-8679

Payer:  
 TAC RIVERVIEW MASTER LLC

TAC RW LOT 3 LLC

**Payment Date: 10/13/2017**

Tax Year	Parcel ID	Due Date	Appeal Amount		Taxes Due
2017	18017200200	10/15/2017	Pay:	N/A or	\$0.00

Interest	Penalty	Fees	Total Due	Amount Paid	Balance
\$0.00	\$0.00	\$0.00	\$0.00	\$992.30	\$0.00



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**HEATHER WALKER** CHIEF DEPUTY  
 Phone: 770-528-8600  
 Fax: 770-528-8679

Payer:  
 TAC RIVERVIEW MASTER LLC

TAC RW LOT 3 LLC

**Payment Date: 10/13/2017**

Tax Year	Parcel ID	Due Date	Appeal Amount			Taxes Due
2017	18017200210	10/15/2017	Pay:	N/A	or	\$0.00
Interest	Penalty	Fees	Total Due	Amount Paid	Balance	
\$0.00	\$0.00	\$0.00	\$0.00	\$224.58	\$0.00	



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**HEATHER WALKER** CHIEF DEPUTY  
 Phone: 770-528-8600  
 Fax: 770-528-8679

Payer:  
 TAC RIVERVIEW MASTER LLC

TAC RW LOT 3 LLC

**Payment Date: 10/13/2017**

Tax Year	Parcel ID	Due Date	Appeal Amount			Taxes Due
2017	18017200220	10/15/2017	Pay:	N/A	or	\$0.00
Interest	Penalty	Fees	Total Due	Amount Paid	Balance	
\$0.00	\$0.00	\$0.00	\$0.00	\$811.05	\$0.00	



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

Payer:  
 TAC RIVERVIEW MASTER LLC

TAC RW LOT 3 LLC

**Payment Date: 10/13/2017**

Tax Year	Parcel ID	Due Date	Appeal Amount		Taxes Due
2017	18017200150	10/15/2017	Pay:	N/A or	\$0.00

Interest	Penalty	Fees	Total Due	Amount Paid	Balance
\$0.00	\$0.00	\$0.00	\$0.00	\$1,828.20	\$0.00



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

Payer:  
 TAC RIVERVIEW MASTER LLC

TAC RW LOT 3 LLC

**Payment Date: 10/13/2017**

Tax Year	Parcel ID	Due Date	Appeal Amount			Taxes Due
2017	18017200150	10/15/2017	Pay:	N/A	or	\$0.00

Interest	Penalty	Fees	Total Due	Amount Paid	Balance
\$0.00	\$0.00	\$0.00	\$0.00	\$1,828.20	\$0.00



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

Payer:  
 TAC RIVERVIEW MASTER LLC

TAC RW LOT 3 LLC

**Payment Date: 10/13/2017**

Tax Year	Parcel ID	Due Date	Appeal Amount			Taxes Due
2017	18017200070	10/15/2017	Pay:	N/A	or	\$0.00
Interest	Penalty	Fees	Total Due	Amount Paid	Balance	
\$0.00	\$0.00	\$0.00	\$0.00	\$845.70	\$0.00	



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

Payer:  
 TAC RIVERVIEW MASTER LLC

TAC RW LOT 3 LLC

**Payment Date: 10/13/2017**

Tax Year	Parcel ID	Due Date	Appeal Amount			Taxes Due
2017	18017200230	10/15/2017	Pay:	N/A	or	\$0.00
Interest	Penalty	Fees	Total Due	Amount Paid	Balance	
\$0.00	\$0.00	\$0.00	\$0.00	\$499.20	\$0.00	



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

Payer:  
 TAC RIVERVIEW MASTER LLC

TAC RW LOT 3 LLC

**Payment Date: 10/26/2018**

Tax Year	Parcel ID	Due Date	Appeal Amount		Taxes Due
2018	18017200050	10/15/2018	Pay:	N/A or	\$0.00

Interest	Penalty	Fees	Total Due	Amount Paid	Balance
\$0.00	\$0.00	\$0.00	\$0.00	\$18,138.56	\$0.00



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

Payer:  
 TAC RIVERVIEW MASTER LLC

TAC RW LOT 3 LLC

**Payment Date: 10/13/2017**

Tax Year	Parcel ID	Due Date	Appeal Amount		Taxes Due
2017	18017200140	10/15/2017	Pay:	N/A or	\$0.00

Interest	Penalty	Fees	Total Due	Amount Paid	Balance
\$0.00	\$0.00	\$0.00	\$0.00	\$2,783.15	\$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:  
 TAC RIVERVIEW MASTER LLC

TAC RW LOT 3 LLC

**Payment Date: 10/13/2017**

Tax Year	Parcel ID	Due Date	Appeal Amount			Taxes Due
2017	18017200240	10/15/2017	Pay:	N/A	or	\$0.00
Interest	Penalty	Fees	Total Due	Amount Paid	Balance	
\$0.00	\$0.00	\$0.00	\$0.00	\$136.08	\$0.00	



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## Real Estate

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**As of** 3/19/2019

**Bill Year** 2017

**Bill** 15959

**Owner** TAC RW LOT 1 LLC

**Parcel ID** 18017500020

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Installment	Pay By	Amount	Payments/Credits	Balance	Interest	Due
1	11/15/2017	\$4,002.46	\$4,002.46	\$0.00	\$0.00	\$0.00
<b>TOTAL</b>		\$4,002.46	\$4,002.46	\$0.00	\$0.00	\$0.00

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# Munis Self Service

## Real Estate

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**As of** 3/19/2019

**Bill Year** 2017

**Bill** 15962

**Owner** TAC RW LOT 1 LLC

**Parcel ID** 18017500090

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Installment	Pay By	Amount	Payments/Credits	Balance	Interest	Due
1	11/15/2017	\$1,033.45	\$1,033.45	\$0.00	\$0.00	\$0.00
<b>TOTAL</b>		\$1,033.45	\$1,033.45	\$0.00	\$0.00	\$0.00

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## Real Estate

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**As of** 3/19/2019

**Bill Year** 2017

**Bill** 15963

**Owner** TAC RW LOT 1 LLC

**Parcel ID** 18017500100

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Installment	Pay By	Amount	Payments/Credits	Balance	Interest	Due
1	11/15/2017	\$494.56	\$494.56	\$0.00	\$0.00	\$0.00
<b>TOTAL</b>		\$494.56	\$494.56	\$0.00	\$0.00	\$0.00

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## Real Estate

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<b>As of</b>	3/19/2019
<b>Bill Year</b>	2017
<b>Bill</b>	15960
<b>Owner</b>	TAC RW LOT 1 LLC
<b>Parcel ID</b>	18017500030

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Installment	Pay By	Amount	Payments/Credits	Balance	Interest	Due
1	11/15/2017	\$329.14	\$329.14	\$0.00	\$0.00	\$0.00
<b>TOTAL</b>		\$329.14	\$329.14	\$0.00	\$0.00	\$0.00

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## Real Estate

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**As of** 3/19/2019

**Bill Year** 2018

**Bill** 16024

**Owner** TAC RW LOT 1 LLC

**Parcel ID** 18017500060

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Installment	Pay By	Amount	Payments/Credits	Balance	Interest	Due
1	11/15/2018	\$8,262.10	\$8,262.10	\$0.00	\$0.00	\$0.00
<b>TOTAL</b>		\$8,262.10	\$8,262.10	\$0.00	\$0.00	\$0.00

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<b>As of</b>	3/19/2019
<b>Bill Year</b>	2017
<b>Bill</b>	15966
<b>Owner</b>	TAC RW LOT 2 LLC
<b>Parcel ID</b>	18017100090

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Installment	Pay By	Amount	Payments/Credits	Balance	Interest	Due
1	11/15/2017	\$829.71	\$829.71	\$0.00	\$0.00	\$0.00
<b>TOTAL</b>		\$829.71	\$829.71	\$0.00	\$0.00	\$0.00

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<b>As of</b>	3/19/2019
<b>Bill Year</b>	2017
<b>Bill</b>	15967
<b>Owner</b>	TAC RW LOT 2 LLC
<b>Parcel ID</b>	18017100100

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Installment	Pay By	Amount	Payments/Credits	Balance	Interest	Due
1	11/15/2017	\$652.17	\$652.17	\$0.00	\$0.00	\$0.00
<b>TOTAL</b>		\$652.17	\$652.17	\$0.00	\$0.00	\$0.00

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<b>As of</b>	3/19/2019
<b>Bill Year</b>	2017
<b>Bill</b>	15968
<b>Owner</b>	TAC RW LOT 2 LLC
<b>Parcel ID</b>	18017100110

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Installment	Pay By	Amount	Payments/Credits	Balance	Interest	Due
1	11/15/2017	\$25.52	\$25.52	\$0.00	\$0.00	\$0.00
<b>TOTAL</b>		\$25.52	\$25.52	\$0.00	\$0.00	\$0.00

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## Real Estate

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**As of** 3/19/2019

**Bill Year** 2017

**Bill** 15969

**Owner** TAC RW LOT 2 LLC

**Parcel ID** 18017100120

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Installment	Pay By	Amount	Payments/Credits	Balance	Interest	Due
1	11/15/2017	\$369.70	\$369.70	\$0.00	\$0.00	\$0.00
<b>TOTAL</b>		\$369.70	\$369.70	\$0.00	\$0.00	\$0.00

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## Real Estate

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<b>As of</b>	3/19/2019
<b>Bill Year</b>	2017
<b>Bill</b>	15964
<b>Owner</b>	TAC RW LOT 2 LLC
<b>Parcel ID</b>	18017100030

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Installment	Pay By	Amount	Payments/Credits	Balance	Interest	Due
1	11/15/2017	\$1,418.23	\$1,418.23	\$0.00	\$0.00	\$0.00
<b>TOTAL</b>		\$1,418.23	\$1,418.23	\$0.00	\$0.00	\$0.00

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## Real Estate

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<b>As of</b>	3/19/2019
<b>Bill Year</b>	2018
<b>Bill</b>	16025
<b>Owner</b>	TAC RW LOT 2 LLC
<b>Parcel ID</b>	18017100040

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Installment	Pay By	Amount	Payments/Credits	Balance	Interest	Due
1	11/15/2018	\$12,078.17	\$12,078.17	\$0.00	\$0.00	\$0.00
<b>TOTAL</b>		\$12,078.17	\$12,078.17	\$0.00	\$0.00	\$0.00

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## Real Estate

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<b>As of</b>	3/19/2019
<b>Bill Year</b>	2017
<b>Bill</b>	15972
<b>Owner</b>	TAC RW LOT 2 LLC
<b>Parcel ID</b>	18017200130

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Installment	Pay By	Amount	Payments/Credits	Balance	Interest	Due
1	11/15/2017	\$1,435.85	\$1,435.85	\$0.00	\$0.00	\$0.00
<b>TOTAL</b>		\$1,435.85	\$1,435.85	\$0.00	\$0.00	\$0.00

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## Real Estate

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<b>As of</b>	3/19/2019
<b>Bill Year</b>	2017
<b>Bill</b>	15971
<b>Owner</b>	TAC RW LOT 2 LLC
<b>Parcel ID</b>	18017200120

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Installment	Pay By	Amount	Payments/Credits	Balance	Interest	Due
1	11/15/2017	\$521.31	\$521.31	\$0.00	\$0.00	\$0.00
<b>TOTAL</b>		\$521.31	\$521.31	\$0.00	\$0.00	\$0.00

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# Munis Self Service

## Real Estate

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<b>As of</b>	3/19/2019
<b>Bill Year</b>	2017
<b>Bill</b>	15970
<b>Owner</b>	TAC RW LOT 2 LLC
<b>Parcel ID</b>	18017200040

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Installment	Pay By	Amount	Payments/Credits	Balance	Interest	Due
1	11/15/2017	\$2,379.55	\$2,379.55	\$0.00	\$0.00	\$0.00
<b>TOTAL</b>		\$2,379.55	\$2,379.55	\$0.00	\$0.00	\$0.00

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# Munis Self Service

## Real Estate

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**As of** 3/19/2019

**Bill Year** 2017

**Bill** 15988

**Owner** TAC RW LOT 3 LLC

**Parcel ID** 18028400070

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Installment	Pay By	Amount	Payments/Credits	Balance	Interest	Due
1	11/15/2017	\$570.04	\$570.04	\$0.00	\$0.00	\$0.00
<b>TOTAL</b>		\$570.04	\$570.04	\$0.00	\$0.00	\$0.00

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# Munis Self Service

## Real Estate

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**As of** 3/19/2019

**Bill Year** 2017

**Bill** 15987

**Owner** TAC RW LOT 3 LLC

**Parcel ID** 18017500040

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Installment	Pay By	Amount	Payments/Credits	Balance	Interest	Due
1	11/15/2017	\$570.04	\$570.04	\$0.00	\$0.00	\$0.00
<b>TOTAL</b>		\$570.04	\$570.04	\$0.00	\$0.00	\$0.00

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# Munis Self Service

## Real Estate

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<b>As of</b>	3/19/2019
<b>Bill Year</b>	2017
<b>Bill</b>	15983
<b>Owner</b>	TAC RW LOT 3 LLC
<b>Parcel ID</b>	18017400020

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Installment	Pay By	Amount	Payments/Credits	Balance	Interest	Due
1	11/15/2017	\$430.19	\$430.19	\$0.00	\$0.00	\$0.00
<b>TOTAL</b>		\$430.19	\$430.19	\$0.00	\$0.00	\$0.00

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# Munis Self Service

## Real Estate

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**As of** 3/19/2019

**Bill Year** 2017

**Bill** 15984

**Owner** TAC RW LOT 3 LLC

**Parcel ID** 18017400030

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Installment	Pay By	Amount	Payments/Credits	Balance	Interest	Due
1	11/15/2017	\$823.84	\$823.84	\$0.00	\$0.00	\$0.00
<b>TOTAL</b>		<b>\$823.84</b>	<b>\$823.84</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>

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# Munis Self Service

## Real Estate

### View Bill

<b>As of</b>	3/19/2019
<b>Bill Year</b>	2017
<b>Bill</b>	15985
<b>Owner</b>	TAC RW LOT 3 LLC
<b>Parcel ID</b>	18017400050

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Installment	Pay By	Amount	Payments/Credits	Balance	Interest	Due
1	11/15/2017	\$406.28	\$406.28	\$0.00	\$0.00	\$0.00
<b>TOTAL</b>		\$406.28	\$406.28	\$0.00	\$0.00	\$0.00

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## Munis Self Service

## Real Estate

## View Bill

<b>As of</b>	3/19/2019
<b>Bill Year</b>	2017
<b>Bill</b>	15986
<b>Owner</b>	TAC RW LOT 3 LLC
<b>Parcel ID</b>	18017400060

View payments/adjustments

Installment	Pay By	Amount	Payments/Credits	Balance	Interest	Due
1	11/15/2017	\$302.03	\$302.03	\$0.00	\$0.00	\$0.00
<b>TOTAL</b>		\$302.03	\$302.03	\$0.00	\$0.00	\$0.00

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# Munis Self Service

## Real Estate

### View Bill

<b>As of</b>	3/19/2019
<b>Bill Year</b>	2017
<b>Bill</b>	15978
<b>Owner</b>	TAC RW LOT 3 LLC
<b>Parcel ID</b>	18017200200

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Installment	Pay By	Amount	Payments/Credits	Balance	Interest	Due
1	11/15/2017	\$345.90	\$345.90	\$0.00	\$0.00	\$0.00
<b>TOTAL</b>		\$345.90	\$345.90	\$0.00	\$0.00	\$0.00

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## Munis Self Service

## Real Estate

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As of	3/19/2019
Bill Year	2017
Bill	15979
Owner	TAC RW LOT 3 LLC
Parcel ID	18017200210

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Installment	Pay By	Amount	Payments/Credits	Balance	Interest	Due
1	11/15/2017	\$78.28	\$78.28	\$0.00	\$0.00	\$0.00
<b>TOTAL</b>		\$78.28	\$78.28	\$0.00	\$0.00	\$0.00

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# Munis Self Service

## Real Estate

### View Bill

<b>As of</b>	3/19/2019
<b>Bill Year</b>	2017
<b>Bill</b>	15980
<b>Owner</b>	TAC RW LOT 3 LLC
<b>Parcel ID</b>	18017200220

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Installment	Pay By	Amount	Payments/Credits	Balance	Interest	Due
1	11/15/2017	\$282.72	\$282.72	\$0.00	\$0.00	\$0.00
<b>TOTAL</b>		\$282.72	\$282.72	\$0.00	\$0.00	\$0.00

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# Munis Self Service

## Real Estate

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<b>As of</b>	3/19/2019
<b>Bill Year</b>	2017
<b>Bill</b>	15977
<b>Owner</b>	TAC RW LOT 3 LLC
<b>Parcel ID</b>	18017200150

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Installment	Pay By	Amount	Payments/Credits	Balance	Interest	Due
1	11/15/2017	\$637.28	\$637.28	\$0.00	\$0.00	\$0.00
<b>TOTAL</b>		\$637.28	\$637.28	\$0.00	\$0.00	\$0.00

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# Munis Self Service

## Real Estate

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**As of** 3/19/2019

**Bill Year** 2017

**Bill** 15974

**Owner** TAC RW LOT 3 LLC

**Parcel ID** 18017200060

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Installment	Pay By	Amount	Payments/Credits	Balance	Interest	Due
1	11/15/2017	\$219.68	\$219.68	\$0.00	\$0.00	\$0.00
<b>TOTAL</b>		\$219.68	\$219.68	\$0.00	\$0.00	\$0.00

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# Munis Self Service

## Real Estate

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**As of** 3/19/2019

**Bill Year** 2017

**Bill** 15975

**Owner** TAC RW LOT 3 LLC

**Parcel ID** 18017200070

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Installment	Pay By	Amount	Payments/Credits	Balance	Interest	Due
1	11/15/2017	\$294.80	\$294.80	\$0.00	\$0.00	\$0.00
<b>TOTAL</b>		\$294.80	\$294.80	\$0.00	\$0.00	\$0.00

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# Munis Self Service

## Real Estate

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**As of** 3/19/2019

**Bill Year** 2017

**Bill** 15981

**Owner** TAC RW LOT 3 LLC

**Parcel ID** 18017200230

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Installment	Pay By	Amount	Payments/Credits	Balance	Interest	Due
1	11/15/2017	\$174.01	\$174.01	\$0.00	\$0.00	\$0.00
<b>TOTAL</b>		\$174.01	\$174.01	\$0.00	\$0.00	\$0.00

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# Munis Self Service

## Real Estate

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**As of** 3/19/2019

**Bill Year** 2018

**Bill** 16026

**Owner** TAC RW LOT 3 LLC

**Parcel ID** 18017200050

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Installment	Pay By	Amount	Payments/Credits	Balance	Interest	Due
1	11/15/2018	\$5,931.82	\$5,931.82	\$0.00	\$0.00	\$0.00
<b>TOTAL</b>		<b>\$5,931.82</b>	<b>\$5,931.82</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>

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# Munis Self Service

## Real Estate

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**As of** 3/19/2019

**Bill Year** 2017

**Bill** 15976

**Owner** TAC RW LOT 3 LLC

**Parcel ID** 18017200140

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Installment	Pay By	Amount	Payments/Credits	Balance	Interest	Due
1	11/15/2017	\$970.16	\$970.16	\$0.00	\$0.00	\$0.00
<b>TOTAL</b>		\$970.16	\$970.16	\$0.00	\$0.00	\$0.00

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# Munis Self Service

## Real Estate

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<b>As of</b>	3/19/2019
<b>Bill Year</b>	2017
<b>Bill</b>	15982
<b>Owner</b>	TAC RW LOT 3 LLC
<b>Parcel ID</b>	18017200240

[View payments/adjustments](#)

Installment	Pay By	Amount	Payments/Credits	Balance	Interest	Due
1	11/15/2017	\$47.43	\$47.43	\$0.00	\$0.00	\$0.00
<b>TOTAL</b>		\$47.43	\$47.43	\$0.00	\$0.00	\$0.00

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