

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

Type or Print Clearly

(To be completed by City)

Ward: 5

Application No: Z18-005

Hearing Date: _____

APPLICANT: ATLANTA DREAM CENTER

Name: DAN PALMER
(Representative's name, printed)

Address: 652 Angier Ave NE Atlanta, GA 30308

Business Phone: 404-817-3502 Cell Phone: 404-353-5123 Fax Number: 404-817-3501

E-Mail Address: atlantadcmc@me.com

Signature of Representative: 

TITLEHOLDER

Name: EASTSIDE BAPTIST CHURCH
(Titleholder's name, printed)

Address: 2450 Lower Roswell Rd, Marietta, GA 30068

Business Phone: (770) 971-2323 Cell Phone: _____ Home Phone: _____

E-mail Address: (See Attached)

Signature of Titleholder: (See Attached)
(Attach additional signatures, if needed)

(To be completed by City)
Received: 2/9/18
Heard by P&Z Board: _____
P&Z Recommendation: _____
Advertised: _____
Posted: 2/16/18
Approved/Denied: _____

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E-Mail Address: danp@atlsom.com

Signature of Representative: _____

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Name: EASTSIDE BAPTIST CHURCH

(Titleholder's name, printed)

Address: 2450 Lower Roswell Rd, Marietta, GA 30068

Business Phone: (770) 971-2323 Cell Phone: 770-6024574 Home Phone: _____

E-mail Address: dwhipple@sbcnet.org

Signature of Titleholder: 

(Attach additional signatures, if needed)

(To be completed by City)

Received: _____

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P&Z Recommendation: _____

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ZONING REQUEST

From GC (GENERAL COMMERCIAL) to OI (OFFICE INSTITUTIONAL)
Present Zoning Proposed Zoning

LAND USE

From 710.3 -CHURCHES AND OTHER PLACES OF WORSHIP to 710.3 - CHURCHES AND OTHER PLACES OF WORSHIP...
Present Land Use Proposed Land Use
710.6 - Colleges, universities, business colleges, music conservatories, dancing schools and similar institutions, public or private, with or without students in residence.

For the Purpose of TRAINING INTERNATIONAL MISSIONARIES THROUGH ORGANIZATION ATLANTA DREAM CENTER

Size of Tract 2.0 AC.

Location 460 BOURNE DRIVE, SMYRNA, GA 30080
(Street address is required. If not applicable, please provide nearest intersection, etc.)

Land Lot (s) 346 District 17

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:

(To be completed by City)

Recommendation of Planning Commission:

Council's Decision:

CONTIGUOUS ZONING

North: GC

East: GC

South: GC

West: RAD

CONTIGUOUS LAND USE

North: MIXED USE

East: MIXED USE

South: MIXED USE

West: MODERATE DENSITY RESIDENTIAL

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:

TRANSPORTATION

Access to Property? _____

Improvements proposed by developer? _____

Comments:

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

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:

N/A

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:

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?

No

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

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:

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:

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 ____ day of _____, 20__.


(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.

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.

ATLANTA DREAM CENTER INTENDS TO CONVERT PORTIONS OF THE CHURCH BUILDING AND SECONDARY BUILDING INTO DORMATORIES TO PROVIDE HOUSING FOR TRAINING RELATED TO LONG-TERM MISSION WORK.
THE SURROUNDING IMMEDIATELY ADJACENT PARCELS ARE ZONED GC AND HAVE EXISTING BUSINESSES THAT INCLUDE A UHAUL FACILITY, CAR SALE LOT, AND "ADVENTURE OUTDOORS". THE USE OF EXISTING CHURCH FOR DORMS SEEMS SUITABLE IN THIS AREA.

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

ALL ACTIVITIES RELATED TO ZONING WILL BE PERFORMED ONSITE, AND WITHIN EXISTING BUILDINGS.
THERE ARE NO ANTICIPATED ADVERSE AFFECTS RELATED TO THE PROPOSED USE ON ADJACENT PROPERTIES.

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

THE APPLICANT AND FUTURE OWNER IS ATLANTA DREAM CENTER (<https://atldreamcenter.com/>),
A 501(C)(3) ORGANIZATION. THEIR USE WILL NOT BE "FOR-PROFIT".

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.

NO - THE 20 DORM ROOMS WILL HAVE 6 BEDS EACH (TOTALING 120 BEDS - 60 FOR MEN AND 60 FOR WOMEN).

MOST OF THE PEOPLE RESIDING IN THE ROOMS WILL NOT HAVE THEIR OWN CARS, AND THEREFORE WILL NOT

CAUSE AN EXCESSIVE INCREASE IN TRAFFIC OR DEMAND FOR SCHOOLS.

THERE IS A QUESTION RELATED TO THE SEWER/WATER USE THAT WE ARE WORKING THROUGH WITH SCOTT STOKES.

CURRENTLY A SEWER FORCE-MAIN IS BEING USED TO PUMP SEWER TO SOUTH COBB DRIVE. THE INSTALLATION OF

9 BATHROOMS BETWEEN THE TWO BUILDINGS WILL INCREASE SEWER/WATER DEMAND, AND THE OWNER IS AWARE THAT THEY WILL BE REQUIRED TO WORK WITH SMYRNA PUBLIC WORKS TO COMPLY WITH REQUIRED IMPROVEMENTS TO THE SYSTEM.

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

THE LAND-USE PLAN SHOWS THIS AREA (AND SURROUNDING AREAS TO THE EAST) AS "GC". THE PROPOSED USE

APPEARS TO CONFORM WITH INTENT.

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.

SITE IMPROVEMENTS ARE PROPOSED TO REMOVE OLD IMPERVIOUS AREA FROM AN OLD BUILDING FOUNDATION.

THIS IMPROVEMENT WILL CLEAN UP THE PROPERTY AND REDUCE IMPERVIOUS AREA. FOR THIS REASON THE REZONING OF THE PROPERTY SHOULD BE SUPPORTED.

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.

NO CHANGES TO THE EXTERIOR ARCHITECTURAL CHARACTERISTICS OF THE BUILDINGS ARE BEING PROPOSED,
THEREFORE THERE WILL BE NO EFFECT.

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

NO ACTIVITY RELATED TO PROPOSED USE WILL CAUSE A NUISANCE OR INCOMPATIBILITY WITH EXISTING USES.

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.

NO CHANGES TO THE SITE OUTSIDE OF THE BUILDINGS ARE BEING PROPOSED EXCEPT FOR THE REMOVAL OF
IMPERVIOUS AREAS, THEREFORE NO NEGATIVE IMPACT IS ANTICIPATED TO THE ADJOINING PROPERTIES OR
GENERAL NEIGHBORHOOD.

Compiled Zoning Description

ALL that tract or parcel of land lying and being in Land Lot 346, 17th District, 2nd Section, City of Smyrna, Cobb County, Georgia and being more particularly described as follows:

COMMENCING at the point where the easterly right of way margin of Old Concord Road intersects the southerly right of way margin of Bourne Drive, said point being the TRUE POINT OF BEGINNING;

THENCE North 90 degrees 00 minutes 00 seconds East for a distance of 236.83 feet along the southerly right of way margin of Bourne Drive to a point;

THENCE departing the southerly right of way margin of Bourne Drive South 18 degrees 19 minutes 00 seconds for a distance of 300.00 to a point on the northern property line of the property now or formerly owned by J. Wallace Properties 1, LLC;

THENCE South 89 degrees 50 minutes 19 seconds West for a distance of 324.10 feet along the northern property line of the property now or formerly owned by J Wallace Properties 1 LLC to a point on the easterly right of way of Old Concord Road;

THENCE North 01 degrees 24 minutes 24 seconds West for a distance of 285.80 feet along the easterly right of way margin of Old Concord Road to the southerly right of way margin of Bourne Drive and the TRUE POINT OF BEGINNING.

Said tract of land contains 1.84 acres more or less.



REBECCA KEATON
CLERK OF SUPERIOR COURT Cobb Cty. GA.

RETURN TO:
Steve Reid
Eastside Baptist Church
2450 Lower Roswell Road
Marietta, GA 30068

LIMITED WARRANTY DEED

STATE OF GEORGIA

COUNTY OF COBB

$\frac{6}{20}$ THIS DEED is made the 30 day of June, 2015, between CHRIS HANEY AND JAY TORRES, AS TRUSTEES OF THE WELCOME ALL BAPTIST CHURCH (ALSO KNOWN AS WELCOME ALL MISSIONARY BAPTIST CHURCH) ("Grantor"), whose address is 460 BOURNE DR SE, SMYRNA, GA 30082, and ED HART, EARL SMITH AND GENE TRULL, SR., AS TRUSTEES OF THE EASTSIDE BAPTIST CHURCH ("Grantee"), whose address is 2450 Lower Roswell Road, Marietta, GA 30068 (the words "Grantor" and "Grantee" to include their respective heirs, successors and assigns where the context requires or permits).

WITNESSETH that Grantor, for and in consideration of Ten Dollars (\$10.00) in hand paid at and before the sealing and delivery of these presents, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, has granted, bargained, sold, aliened, conveyed and confirmed, and by these presents does grant, bargain, sell, alien, convey and confirm unto Grantee the following described real property, to-wit:

SEE Exhibit "A" attached hereto and incorporated by this reference herein; TOGETHER with any and all easements, rights-of-way, appurtenances, or rights appertaining or in anywise belonging thereto including, without limitation, any portion of the Property lying within the right-of-way of any publicly dedicated or abandoned street, roadway or alleyway (the "Property").

Tax id nos.: 17034600340, 17034600350, 17034600420, 17034600430

The Property is conveyed subject to those matters set forth on Exhibit "B" attached hereto and by this reference made a part hereof.


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

AND Grantor will warrant and forever defend the right and title to the Property unto Grantee against the claims of all persons claiming by, through or under Grantor, subject only to the matters set forth on Exhibit "B" attached hereto.

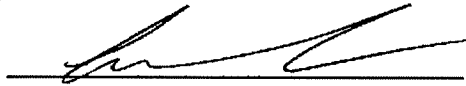
IN WITNESS WHEREOF, Grantor has caused this Deed to be executed and delivered under seal as of the date first written above.

Signed, sealed and delivered in the presence of:

GRANTOR:


Unofficial Witness

By: Chris Haney (Seal)
CHRIS HANEY, AS TRUSTEE OF THE WELCOME ALL BAPTIST CHURCH (ALSO KNOWN AS WELCOME ALL MISSIONARY BAPTIST CHURCH)


Notary Public

By: Jay Torres (Seal)
JAY TORRES, AS TRUSTEE OF THE WELCOME ALL BAPTIST CHURCH (ALSO KNOWN AS WELCOME ALL MISSIONARY BAPTIST CHURCH)

My commission expires: _____

[NOTARY SEAL]

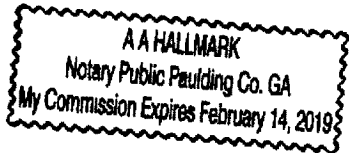


EXHIBIT A

LEGAL DESCRIPTION

Legal Description of Property

TRACT ONE:

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT NO. 346, 17TH DISTRICT AND SECOND SECTION OF COBB COUNTY, GEORGIA, AND MORE FULLY DESCRIBED AS FOLLOWS:
BEGINNING AT AN IRON PIN ON THE SOUTHEAST CORNER OF OLD CONCORD ROAD, AND PUBLIC ROAD UNNAMED, AND RUNNING THENCE 285.8 FEET, SOUTHERLY ALONG OLD CONCORD ROAD TO AN IRON PIN; THENCE EASTERLY 151.5 FEET TO AN IRON PIN; THENCE NORTHWESTERLY 300 FEET TO AN IRON PIN; THENCE WESTERLY 62.6 FEET ALONG PUBLIC ROAD TO AN IRON PIN, AND THE POINT OF BEGINNING, BEING LOTS 4, 5 AND 6 BOURNE SUBDIVISION, RECORDED COBB COUNTY RECORDS, PLAT BOOK 10, PAGE 16, APRIL 21, 1952 AS PER PLAT BY WATTS AND BROWNING.

TRACT TWO:

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 346 OF THE 17TH DISTRICT, 2ND SECTION, COBB COUNTY, GEORGIA AND BEING LOT 2 OF W. C. BOURNE PROPERTY AS PER PLAT OF SURVEY RECORDED IN PLAT BOOK 10, PAGE 16, AND REVISED AT PLAT BOOK 10, PAGE 171, COBB COUNTY, GEORGIA RECORDS AND BEING A PARCEL OR STRIP OF LAND ABUTTING THE WEST PROPERTY LINE OF SAID LOT, (BEING ONE-HALF AN ABANDONED STREET KNOWN AS RUSSELL AVENUE) ALONG THE ENTIRE FRONT OF SAID LOT ALL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
TO FIND THE POINT OF BEGINNING BEGIN AT THE CORNER FORMED BY THE INTERSECTION OF THE EASTERLY RIGHT OF WAY OF OLD CONCORD ROAD AND THE SOUTH RIGHT OF WAY OF BOURNE DRIVE; THENCE EASTERLY ALONG THE SOUTH RIGHT OF WAY OF BOURNE DRIVE A DISTANCE OF 90.75 FEET TO AN IRON PIN AT THE CENTER LINE OF AN ABANDONED ROAD FORMERLY KNOWN AS RUSSELL AVENUE; THENCE SOUTH 18 DEGREES EAST ALONG THE CENTER LINE OF SAID ABANDONED ROAD A DISTANCE OF 100.0 FEET TO AN IRON PIN; THENCE NORTH 89 DEGREES 30 MINUTES EAST A DISTANCE OF 146.25 FEET TO AN IRON PIN; THENCE SOUTH 18 DEGREES 19 MINUTES EAST A DISTANCE OF 100.0 FEET TO AN IRON PIN AT THE LINE DIVIDING LOTS 2 AND 3 OF W.C. BOURNE PROPERTY; THENCE SOUTH 89 DEGREES 30 MINUTES WEST A DISTANCE OF 146.25 FEET TO THE CENTER LINE OF RUSSELL AVENUE (ABANDONED); THENCE NORTH 18 DEGREES WEST ALONG THE CENTER LINE OF RUSSELL AVENUE A DISTANCE OF 100.0 FEET TO AN IRON PIN AND THE POINT OF BEGINNING.

TRACT THREE:

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 346, 17TH DISTRICT, 2ND SECTION, COBB COUNTY, GEORGIA, BEING LOT 1 OF W.C. BOURNE SUBDIVISION AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE SOUTHEAST CORNER OF THE INTERSECTION OF RUSSELL AVENUE AND BOURNE DRIVE AND RUNNING THENCE EASTERLY 120 FEET ALONG THE SOUTH SIDE OF BOURNE DRIVE TO A POINT AND CORNER; THENCE SOUTHERLY ALONG THE WEST SIDE OF PROPERTY NOW OR FORMERLY OWNED BY GASTON GLASS, 100 FEET; THENCE WESTERLY ALONG THE NORTH SIDE OF LOT 2, SAID SUBDIVISION, 120 FEET TO A POINT ON THE EASTERLY SIDE OF RUSSELL AVENUE; THENCE NORTHERLY ALONG THE EASTERLY SIDE OF RUSSELL AVENUE 100 FEET TO THE POINT OF BEGINNING.

TRACT FOUR:

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 346, 17TH DISTRICT, 2ND SECTION, COBB COUNTY, GEORGIA, AND BEING LOT 3 OF THE W. C. BOURNE PROPERTY AS SHOWN ON PLAT OF WATTS & BROWNING, ENGINEERS, DATED APRIL 21, 1952; RECORDED IN PLAT BOOK 10, PAGE 16, COBB COUNTY RECORDS, REVISED AND RECORDED IN PLAT BOOK 10, PAGE 171, COBB COUNTY RECORDS, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE NORTHEASTERLY SIDE OF RUSSELL AVENUE AND AT THE SOUTHWESTERLY CORNER OF LOT 2, SAID W. C. BOURNE PROPERTY, 200 FEET SOUTHEASTERLY FROM THE SOUTHEASTERLY CORNER OF THE INTERSECTION OF BOURNE DRIVE AND RUSSELL AVENUE; RUNNING THENCE EASTERLY ALONG THE SOUTHERLY LINE OF SAID LOT 2, SAID PROPERTY, 120 FEET TO THE NORTHWESTERLY CORNER OF PROPERTY OWNED BY BOBBY AND VIRGINIA LEE BOURNE; RUNNING THENCE SOUTHEASTERLY ALONG THE WESTERLY SIDE OF SAID BOBBY AND VIRGINIA LEE BOURNE PROPERTY, 100 FEET TO A POINT AT THE SOUTHWESTERLY CORNER OF SAID BOBBY AND VIRGINIA LEE BOURNE PROPERTY AND THE SOUTHERLY BOUNDARY OF THE SAID W. C. BOURNE PROPERTY; RUNNING THENCE WESTERLY ALONG THE SOUTHERLY BOUNDARY OF THE SAID W. C. BOURNE PROPERTY, 120 FEET TO A POINT AND CORNER ON THE NORTHEASTERLY SIDE OF RUSSELL AVENUE; RUNNING THENCE NORTHWESTERLY ALONG THE NORTHEASTERLY SIDE OF RUSSELL AVENUE, 100 FEET TO A POINT AND CORNER AT THE SOUTHWESTERLY CORNER OF LOT 2, SAID W. C. BOURNE PROPERTY AND THE POINT OF BEGINNING.

TRACT FIVE:

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 346 OF THE 17TH DISTRICT AND 2ND SECTION OF COBB COUNTY, GEORGIA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE NORTHEASTERLY SIDE OF RUSSELL AVENUE (NOW ABANDONED) 200 FEET SOUTHEASTERLY, AS MEASURED ALONG THE NORTHEASTERLY SIDE OF RUSSELL AVENUE FROM THE INTERSECTION OF THE NORTHEASTERLY SIDE OF RUSSELL AVENUE AND THE SOUTH SIDE OF BOURNE

AVENUE, SAID POINT ALSO BEING THE NORTHWEST CORNER OF LOT 3 OF THE W. C. BOURNE PROPERTY, AS PER PLAT RECORDED IN PLAT BOOK 10, PAGE 171, COBB COUNTY, GEORGIA RECORDS; THENCE SOUTHEASTERLY ALONG THE NORTHEASTERLY SIDE OF RUSSELL AVENUE, 100 FEET TO A POINT; THENCE WEST 26.25 FEET TO A POINT; THENCE NORTHWEST ALONG THE CENTERLINE OF RUSSELL AVENUE (NOW ABANDONED) 100 FEET TO A POINT; THENCE EAST 26.25 FEET TO THE POINT OF BEGINNING.

TRACT SIX:

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 346, OF THE 17TH DISTRICT, 2ND SECTION, COBB COUNTY, GEORGIA, AS PER PLAT PREPARED BY LANE S. BISHOP, DATED JUNE 19, 1969, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE SOUTH SIDE OF BOURNE DRIVE SIXTY-FOUR AND FIVE TENTHS (64.5) FEET EAST OF THE INTERSECTION OF THE EASTERLY SIDE OF OLD CONCORD ROAD WITH THE SAID SOUTHERLY SIDE OF THE SAID BOURNE DRIVE; RUNNING THENCE NORTH 89 DEGREES 44 MINUTES EAST ALONG THE SAID SOUTH SIDE OF THE SAID BOURNE DRIVE FOR A DISTANCE OF TWENTY-SIX AND TWENTY-FIVE HUNDREDTHS (26.25) FEET TO AN IRON PIN, POINT AND CORNER; RUNNING THENCE SOUTHEASTERLY FOR A DISTANCE OF THREE HUNDRED (300) FEET TO AN IRON PIN, POINT AND CORNER LOCATED AT THE NORTHERLY BOUNDARY OF THE PROPERTY NOW OR FORMERLY OWNED BY ZAYRE; RUNNING THENCE WESTERLY ALONG THE SAID NORTHERLY LINE OF THE PROPERTY NOW OR FORMERLY OWNED BY ZAYRE FOR A DISTANCE OR TWENTY SIX AND TWENTY-FIVE HUNDREDTHS (26.25) FEET TO AN IRON PIN, POINT AND CORNER; RUNNING THENCE NORTHWESTERLY ALONG THE EASTERLY BOUNDARY OF PROPERTY OWNED BY GRANTEE HEREIN FOR A DISTANCE OF THREE HUNDRED (300) FEET TO AN IRON PIN LOCATED ON THE SAID SOUTH SIDE OF THE SAID BOURNE DRIVE AND THE POINT OF BEGINNING.

Tract seven:

All that tract or parcel of land lying and being in Land Lot 346 of the 17th District, 2nd Section of Cobb County, Georgia and being known that property in that abandoned road once known as Russell Avenue all as shown on plat of survey recorded in Deed Book 10, Page 16, Cobb County, Georgia Records, as revised in Plat Book 10, Page 171, Cobb County, Georgia Records, said plat being incorporated herein and being made a part hereof by this reference.

EXHIBIT B

PERMITTED EXCEPTIONS

1. Taxes for the 2015 and subsequent years, a lien not yet due and payable.

