

MAJOR & ARROLL, LLC

COMMERCIAL REAL ESTATE

91 WEST WIEUCA ROAD ■ BUILDING B, SUITE 100
ATLANTA, GEORGIA 30342
(404) 845-0056 ■ FAX (404) 250-9613

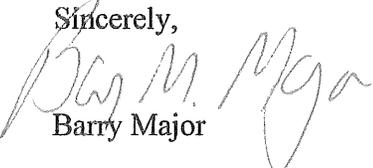
Mr. Arthur O. Brannen
Brannen Development Company
2341 Defoors Ferry Road
Atlanta, GA 30318

Re: 2387 Lenora Church Road
Snellville, Georgia

Dear Mr. Brannen:

We have been in the real estate business for 33 years and have spent a fair amount of time in Gwinnett County specifically the Snellville Hwy 78 corridor. While it's a vibrant area we have never really seen much demand in that market by office users or medical office users. Given the lack of demand for office space in that market the properties we have worked on have all been better suited for uses other than office space. Please let me know if you have any questions.

Sincerely,


Barry Major



CITY OF SNELLVILLE
 Department of Planning & Development
 2342 Oak Road, 2nd Floor
 Snellville, GA 30078
 Phone 770.985.3514 Fax 770.985.3551

APPLICANT - PLEASE HAND DELIVER THIS VERIFICATION SHEET TO THE GWINNETT COUNTY TAX ASSESSORS OFFICE (SEE ADDRESS AND PHONE NUMBER BELOW) TO OBTAIN WRITTEN CONFIRMATION THAT REAL PROPERTY TAXES HAVE BEEN PAID-IN-FULL AND PROPERTY TAX ACCOUNT IS CURRENT. ATTACH COMPLETED ORIGINAL TO APPLICATION. IF SUBMITTING A LAND USE PLAN AMENDMENT APPLICATION TOGETHER WITH A REZONING APPLICATION, PROVIDE VERIFICATION SHEET(S) FOR ONLY ONE (1) APPLICATION.

APPLICANT NAME: Danny Ruecker

CHECK HERE, IF THERE ARE MORE THAN FOUR (4) SUBJECT PARCELS AND ATTACH ADDITIONAL SHEETS.

PROPERTY OWNER NAME(S): 2338 Scenic Hwy LLC TAX PARCEL NO.: R5026-071

AMOUNT OF CURRENT TAXES PAID: \$ 11,828.91 PAYMENT DATE: 10/25/16 ACCOUNT CURRENT? YES NO

PROPERTY OWNER NAME(S): _____ TAX PARCEL NO.: _____

AMOUNT OF CURRENT TAXES PAID: \$ _____ PAYMENT DATE: _____ ACCOUNT CURRENT? YES NO

PROPERTY OWNER NAME(S): _____ TAX PARCEL NO.: _____

AMOUNT OF CURRENT TAXES PAID: \$ _____ PAYMENT DATE: _____ ACCOUNT CURRENT? YES NO

PROPERTY OWNER NAME(S): _____ TAX PARCEL NO.: _____

AMOUNT OF CURRENT TAXES PAID: \$ _____ PAYMENT DATE: _____ ACCOUNT CURRENT? YES NO

*** INFORMATION VERIFIED BY GWINNETT COUNTY TAX ASSESSOR'S OFFICE ***

COUNTY TAX DEPARTMENT REPRESENTATIVE (PRINT NAME): <u>Cordrick Roney</u>	DATE: <u>12/1/16</u>
COUNTY TAX DEPARTMENT REPRESENTATIVE (SIGNATURE): <u>C. Roney</u>	

**ONLY ORIGINAL VERIFICATION SHEET
 CAN BE USED TO CONFIRM PROPERTY TAX ACCOUNT STATUS**

FILED AND RECORDED
CLERK SUPERIOR COURT
GWINNETT COUNTY GA

2016 SEP 28 PM 2: 00

This instrument prepared by:
Hartman Simons & Wood LLP
6400 Powers Ferry Road, Suite 400
Atlanta, Georgia 30339

RICHARD ALEXANDER, CLERK

After recording return to:
Buckhead Title Company, LLC
c/o The Dunlap Law Firm, LLC
2964 Peachtree Road NW
Buckhead Centre – Suite 300
Atlanta, Georgia 30305

STATE OF GEORGIA
COUNTY OF FULTON

PT-61 # 067-2016-026557
GWINNETT CO. GEORGIA
REAL ESTATE TRANSFER TAX
\$ 0
RICHARD T. ALEXANDER, JR. CLERK OF
SUPERIOR COURT

QUITCLAIM DEED

THIS QUITCLAIM DEED is made as of the 27th day of September, 2016, by and between CML-GA SNELLVILLE, LLC, a Georgia limited liability company (hereinafter referred to as "Grantor"), and 2338 SCENIC HIGHWAY, LLC, a Georgia limited liability company (hereinafter referred to as "Grantee"); the terms "Grantor" and "Grantee" to include their respective heirs, legal representatives, successors and assigns where the context requires or permits.

WITNESSETH:

THAT GRANTOR, for and in consideration of the sum of One Dollar (\$1.00) in hand paid and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, has bargained, sold, and does by these presents bargain, sell, remise, release and forever quitclaim unto Grantee all the right, title, interest, claim or demand which Grantor has or may have had in and to the real property located in Gwinnett County, Georgia, being more particularly described in Exhibit "A" attached hereto and by this reference made a part hereof (the "Property").

This Quitclaim Deed is given to clear title to the above referenced property and is the same property that was conveyed by Grantor to Grantee herein by that certain Limited Warranty Deed of even date herewith upon which transfer tax has been paid.

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

[SIGNATURE PAGE FOLLOWS]

0090382

IN WITNESS WHEREOF, the Grantor has executed these presents and affixed its seal the day and year first above written.

CML-GA SNELLVILLE, LLC, a Georgia limited liability company

By: MULTIBANK 2009-1 CML-ADC VENTURE, LLC, a Delaware limited liability company, Its Sole Member

By: RL CML 2009-1 INVESTMENTS, LLC, a Delaware limited liability company, Its Manager

By: RIALTO CAPITAL ADVISORS, LLC, a Delaware limited liability company, as its attorney in fact

By: [Signature] (Seal)
Name: Michael B. Madden, Authorized Signatory
Title: Authorized Signatory

By: [Signature] (Seal)
Name: Stephen Tyde, Authorized Signatory
Title: Authorized Signatory

Signed, sealed and delivered in the presence of:

[Signature]
Witness

[Signature]
Notary Public



EXHIBIT "A"LEGAL DESCRIPTION

ALL THAT TRACT or parcel of land lying and being in Land Lots 26 & 27 of the 5th Land District, City of Snellville, Gwinnett County, Georgia, said tract or parcel of land containing 6.284 acres (273,742 square feet) as more fully shown and designated on ALTA/NSPS Land Title Survey for 2338 Scenic Highway, LLC, Chicago Title Insurance Company, and CML-GA Snellville, LLC, dated September 21, 2016, last revised September 27, 2016, prepared by Valentino and Associates, Inc., (Job #27016; Drawing #27016), bearing the seal of Glenn A. Valentino, Georgia Registered Land Surveyor #2528, and being more particularly described as follows:

BEGINNING at a 1/2" iron pin set at the northerly miter corner of the intersection of the easterly right-of-way line of S.R. #124 (AKA Scenic Highway; r/w varies) and the northerly right-of-way line of Henry Clower Boulevard (r/w varies).

THENCE proceeding along said easterly right-of-way line of S.R. #124 the following courses and distances:

Along a curve to the right having a radius of 1856.86 feet for an arc distance of 355.41 feet (said arc being subtended by a chord of North 21 degrees 11 minutes 40 seconds East for a distance of 354.87 feet) to a 1/2" iron pin set;

THENCE North 70 degrees 47 minutes 09 seconds West for a distance of 8.07 feet to a 1/2" rebar with cap found;

THENCE along a curve to the right having a radius of 1864.86 feet for an arc distance of 65.87 feet (said arc being subtended by a chord of North 27 degrees 39 minutes 27 seconds East for a distance of 65.87 feet) to a computed point;

THENCE North 29 degrees 03 minutes 47 seconds East for a distance of 41.46 feet to a PK nail found;

THENCE North 84 degrees 16 minutes 26 seconds East for a distance of 12.32 feet to a 1/2" rebar found;

THENCE departing said easterly right-of-way line of S.R. #124 North 82 degrees 12 minutes 02 seconds East for a distance of 375.14 feet to a 5/8" rebar found;

THENCE North 81 degrees 01 minutes 30 seconds East for a distance of 13.97 feet to a 1/2" iron pin set;

THENCE South 30 degrees 16 minutes 33 seconds West for a distance of 220.95 feet to a 1/2" iron pin set;

THENCE South 11 degrees 17 minutes 31 seconds West for a distance of 84.09 feet to a PK Nail set in a concrete curb;

THENCE South 12 degrees 25 minutes 35 seconds East for a distance of 30.63 feet to a PK Nail set in asphalt;

THENCE South 57 degrees 25 minutes 35 seconds East for a distance of 56.03 feet to a 1/2" iron pin set;

THENCE North 77 degrees 34 minutes 25 seconds East for a distance of 420.94 feet to a 1/2" iron pin set on the westerly right-of-way line of Lenora Church Road (80 ft r/w width);

THENCE the following courses and distances along the westerly right-of-way line of Lenora Church Road;

South 12 degrees 20 minutes 24 seconds East for a distance of 47.11 feet to a 1/2 " iron pin set;

THENCE South 12 degrees 20 minutes 24 seconds East for a distance of 109.01 feet to a 1/2" iron pin set;

THENCE leaving said westerly right-of-way line of Lenora Church Road South 77 degrees 36 minutes 11 seconds West for a distance of 154.57 feet to a 1/2" iron pin found (disturbed);

THENCE South 77 degrees 33 minutes 54 seconds West for a distance of 452.84 feet to a 1.25" steel rod found;

THENCE South 23 degrees 49 minutes 27 seconds West for a distance of 16.84 feet to a 3/4" open-top pipe found;

THENCE South 15 degrees 20 minutes 26 seconds West for a distance of 47.55 feet to a 1/2" rebar found on the northerly right-of-way line of Henry Clower Boulevard;

THENCE proceeding along said northerly right-of-way line of Henry Clower Boulevard the following courses and distances:

North 67 degrees 21 minutes 13 seconds West for a distance of 88.15 feet to a 1/2" iron pin set;

THENCE North 76 degrees 29 minutes 32 seconds West for a distance of 228.76 feet to a 1/2" iron pin set;

THENCE North 52 degrees 58 minutes 59 seconds West for a distance of 29.00 feet to a 1/2" iron pin set at the northerly miter corner of the intersection of the easterly right-of-way line of S.R. #124 and the northerly right-of-way line of Henry Clower Boulevard, said 1/2" iron pin set being the **POINT OF BEGINNING**.

TOGETHER WITH all of the easement rights set forth in that certain Sanitary Sewer Easement Agreement dated November 7, 2007 and executed by Betty Jane Zickafoose and Karen Rosenberg in favor of The Boulevards Shops and Offices at Scenic, LLC, filed for record November 13, 2007 at 10:59 a.m. and recorded at Deed Book 48424, Page 549, Gwinnett County Deed Records providing for a sanitary sewer easement on the south side of Henry Clower Boulevard, over and across property of Betty Jane Zickafoose and Karen Rosenberg for access into a sanitary sewer manhole located within the bounds of Creek Lane, Snellville, Georgia, being a publicly dedicated sanitary sewer line.

TOGETHER WITH easements contained in Declaration of Easements, Covenants, Conditions and Restrictions by The Boulevards Shops and Offices at Scenic, LLC, dated October 30, 2008, recorded in Deed Book 49165, Page 42, Gwinnett County, Georgia records.

FILED AND RECORDED
CLERK SUPERIOR COURT
GWINNETT COUNTY GA

2016 SEP 28 PM 2:00

RICHARD ALEXANDER, CLERK

This instrument prepared by:
Hartman Simons & Wood LLP
6400 Powers Ferry Road, Suite 400
Atlanta, Georgia 30339

✓ After recording return to:
Buckhead Title Company, LLC
c/o The Dunlap Law Firm, LLC
2964 Peachtree Road NW
Buckhead Centre – Suite 300
Atlanta, Georgia 30305

PT-61 # 067-2016-026556
GWINNETT CO. GEORGIA
REAL ESTATE TRANSFER TAX
\$ 550.00
RICHARD T. ALEXANDER, JR. CLERK OF
SUPERIOR COURT

LIMITED WARRANTY DEED

THIS INDENTURE, made effective as of the 27th day of September, 2016, between CML-GA SNELLVILLE, LLC, a Georgia limited liability company ("**Grantor**"), whose address is c/o Rialto Capital, 7000 Central Parkway NE, Suite 700, Atlanta, Georgia 30328, in favor of 2338 SCENIC HIGHWAY, LLC, a Georgia limited liability company ("**Grantee**"), whose mailing address is 2341 DeFours Ferry Road, NW, Atlanta, Georgia 30318.

WITNESSETH THAT:

Grantor, for and in consideration of the sum of Ten and No/100 U.S. Dollars (\$10.00), lawful money of the United States of America, to it in hand paid by Grantee, at or before the sealing and delivery of these presents, the receipt of which is hereby acknowledged, has granted, bargained, sold, alienated, remised, released, conveyed and confirmed and by these presents does grant, bargain, sell, alienate, remise, release, convey and confirm unto Grantee and its successors and assigns forever, the parcel of land, with the buildings and improvements thereon erected, situate, lying and being in the County of **Gwinnett**, State of Georgia, and more particularly described on **Exhibit A** attached hereto and incorporated herein by reference (the "**Property**").

Subject however, to:

- (a) Real property taxes and assessments for the year 2017 and thereafter;
- (b) Zoning and other regulatory laws and ordinances affecting the Property;
- (c) Matters that would be disclosed by an accurate survey of the Property;

0090381-82

- (d) Rights of tenants in possession, if any;
- (e) Any plat affecting the Property; and
- (f) Easements, rights of way, limitations, conditions, covenants, restrictions, and other matters of record affecting the Property.

TOGETHER with all and singular the tenements, hereditaments and appurtenances thereunto belonging or in any way appertaining.

TO HAVE AND TO HOLD the same in fee simple forever.

AND Grantor hereby warrants the title to the Property and, subject only to the matters set forth above, will forever defend the same against the lawful claims of any persons claiming by, through or under Grantor, but against none other.

[signatures on following page]

IN WITNESS WHEREOF, Grantor has caused these presents to be executed under seal the day and year first above written.

GRANTOR:

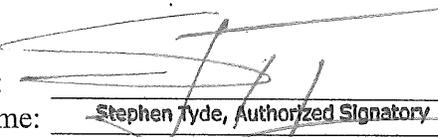
CML-GA SNELLVILLE, LLC, a Georgia limited liability company

By: MULTIBANK 2009-1 CML-ADC VENTURE, LLC, a Delaware limited liability company, Its Sole Member

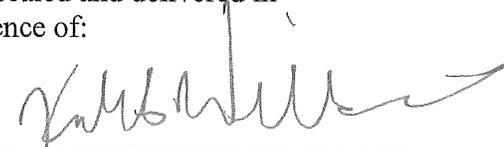
By: RL CML 2009-1 INVESTMENTS, LLC, a Delaware limited liability company, Its Manager

By: RIALTO CAPITAL ADVISORS, LLC, a Delaware limited liability company, as its attorney in fact

By:  (Seal)
Name: Michael B. Madden, Authorized Signatory
Title: Authorized Signatory

By:  (Seal)
Name: Stephen Tyde, Authorized Signatory
Title: Authorized Signatory

Signed, sealed and delivered in the presence of:


Unofficial Witness


Notary Public

My Commission Expires: 9/18/17



EXHIBIT "A"
LEGAL DESCRIPTION

Parcel One

Tracts 1, 2, 4, 5, 6, 8 & 9

ALL THOSE SEVERAL TRACTS OR PARCELS OF LAND LYING AND BEING in Land Lots 26 & 27 of the 5th Land District of Gwinnett County, Georgia and being Tracts 1, 2, 4, 5, 6, 8 & 9, all as more particularly shown and delineated on a plat of survey prepared by Valentino & Associates, Inc., Glenn A. Valentino, Georgia Registered Land Surveyor No. 2528, prepared for The Boulevards Shops and Offices at Scenic, LLC, dated March 2, 2007, last revised October 4, 2007, said Tracts containing in the aggregate approximately 6.734 acres, and being described in the aggregate in accordance with said survey as follows:

BEGINNING at an iron pin set at the point formed by the southeasterly edge of the right-of-way of Georgia State Route #124 (a/k/a Scenic Highway – variable right-of-way width) where the same is intersected by the northeasterly edge of the miter of the right-of-way of Henry Clower Boulevard (right-of-way varies); RUNNING THENCE FROM THE TRUE POINT OR PLACE OF BEGINNING SO ESTABLISHED in a northeasterly direction along the southeasterly edge of the right-of-way of Georgia State Route #124 an arc distance of 54.08 feet, said arc having a radius of 1,864.86 feet and being subtended by a chord bearing of North 16 degrees 38 minutes 16 seconds East a chord distance of 54.08 feet to an iron pin set; running thence in a northeasterly direction along the southeasterly edge of the right-of-way of Georgia State Route #124 an arc distance of 99.60 feet, said arc having a radius of 1,864.86 feet and being subtended by a chord bearing of North 18 degrees 59 minutes 55 seconds East a chord distance of 99.59 feet to an iron pin set; running thence, and leaving the right-of-way of Georgia State Route #124 South 70 degrees 41 minutes 23 seconds East a distance of 359.76 feet to a 3/4" open top pin found; running thence North 24 degrees 42 minutes 22 seconds East a distance of 54.58 feet to a 1/2" open top pin found; running thence North 24 degrees 26 minutes 13 seconds East a distance of 45.27 feet to a 1/2" rebar found; running thence North 70 degrees 45 minutes 49 seconds West a distance of 364.20 feet to a 1/2" rebar found on the southeasterly edge of the right-of-way of Georgia State Route #124; running thence northeasterly along the southeasterly edge of the right-of-way of Georgia State Route #124 an arc distance of 100.00 feet, said arc having a radius of 1,864.86 feet and being subtended by a chord bearing of North 25 degrees 06 minutes 34 seconds East a distance of 99.99 feet to a 1/2" rebar found with cap; running thence, and leaving the right-of-way of Georgia State Route #124, South 70 degrees 47 minutes 09 seconds East a distance of 345.66 feet to a 1/2" open top pin found; running thence South 70 degrees 39 minutes 00 seconds East a distance of 13.48 feet to a 1/2" rebar found; running thence South 71 degrees 03 minutes 32 seconds East a distance of 3.80 feet to a 1/2" open top pin found; running thence North 19 degrees 02 minutes 26 seconds East a distance of 115.65 feet to a chiseled square found; running thence North 19 degrees 03 minutes 38 seconds West a distance of 165.95 feet to a 5/8" rebar found; running thence North 81 degrees 01 minute 30 seconds East a distance of 291.81 feet to an iron pin set on the southwesterly edge of the right-of-way of Lenora Church Road (80 foot right-of-way width); running thence South 12 degrees 20 minutes 24 seconds East along the southwesterly edge of the right-of-way of Lenora Church Road a distance of 125.00 feet to an iron pin set; running thence South 12 degrees 20 minutes 24 seconds East along the southwesterly edge of the right-of-way of Lenora Church Road a distance of 105.00 feet to an iron pin set; running thence South 12 degrees 20 minutes 24 seconds East along the southwesterly edge of the right-of-way of Lenora Church Road a distance of 110.00 feet to an iron pin set; running thence South 12 degrees 20 minutes 24 seconds East along the southwesterly edge of the right-of-way of Lenora Church Road a distance of 109.01 feet to an iron pin set; running thence, and leaving the right-of-way of Lenora Church Road South 77 degrees 36 minutes 11 seconds West a distance of 154.57 feet to a disturbed 1/2" rebar found; running thence South 77 degrees 33 minutes 54 seconds West a distance of 452.84 feet to a 1.25" steel rod found; running thence South 23 degrees 49 minutes 27 seconds West a distance of 16.84 feet to a 3/4" open top pin found; running thence South 15 degrees 20 minute 26 seconds West a distance of 47.55 feet to an iron pin found on the northerly edge of the right-of-way of Henry Clower Boulevard; running thence North 67 degrees 21 minutes 13 seconds West along the northeasterly edge of the right-of-way of Henry Clower Boulevard a distance of 88.15 feet to an iron pin set; running thence North 76 degrees 29 minutes 32 seconds West along the northeasterly edge of the right-of-way of Henry Clower Boulevard a distance of 228.76 feet to an iron pin set; running thence North 52 degrees 58 minutes 59 seconds West along the northeasterly edge of the mitered intersection of Henry Clower Boulevard a distance of 37.59 feet to an iron pin set at the

point of intersection with the southeasterly edge of the right-of-way of Georgia State Route #124 and the TRUE POINT OR PLACE OF BEGINNING.

TOGETHER WITH all of the easement rights set forth in that certain Sanitary Sewer Easement Agreement dated November 7, 2007 and executed by Betty Jane Zickafoose and Karen Rosenberg in favor of The Boulevards Shops and Offices at Scenic, LLC, filed for record November 13, 2007 at 10:59 a.m. and recorded at Deed Book 48424, Page 549, Gwinnett County Deed Records providing for a sanitary sewer easement on the south side of Henry Clower Boulevard, over and across property of Betty Jane Zickafoose and Karen Rosenberg for access into a sanitary sewer manhole located within the bounds of Creek Lane, Snellville, Georgia, being a publicly dedicated sanitary sewer line.

LESS AND EXCEPT THE FOLLOWING:

LOT 1

All that tract or parcel of land lying and being in Land Lot 26 of the 5th Land District, City of Snellville, Gwinnett County, Georgia, said tract or parcel of land being more fully shown and designated as Lot 1 on a plat of survey for Bunrow Properties, LLC, The Boulevards Shops and Offices at Scenic, LLC & United Community Bank; dated September 9, 2008, prepared by Valentino and Associates, Inc. (Job #27016; Drawing #27016), bearing the seal of Glenn A. Valentino, Georgia Registered Land Surveyor #2528, and being more particularly described as follows:

BEGINNING at a 1/2" iron pin set on the westerly right-of-way line of Lenora Church Road (80' right-of-way per Deed Book 148, Pages 453 & 454), said 1/2" iron pin set being located 677.50 feet southeast of the intersection of said westerly right-of-way line of Lenora Church Road and the easterly right-of-way line of State Route #124 (a/k/a Scenic Highway; right-of-way varies), as measured along said westerly right-of-way line of Lenora Church Road;

THENCE proceeding along said westerly right-of-way line of Lenora Church Road the following courses and distances:

South 12 degrees 20 minutes 24 seconds East for a distance of 125.00 feet to a 1/2" iron pin set;

THENCE South 12 degrees 20 minutes 24 seconds East for a distance of 105.00 feet to a 1/2" iron pin set;

THENCE South 12 degrees 20 minutes 24 seconds East for a distance of 62.89 feet to a 1/2" iron pin set;

THENCE departing said westerly right-of-way line of Lenora Church Road, South 77 degrees 34 minutes 25 seconds West for a distance of 420.94 feet to a 1/2" iron pin set;

THENCE North 57 degrees 25 minutes 35 seconds West for a distance of 56.03 feet to a PK (masonry) nail set;

THENCE North 12 degrees 25 minutes 35 seconds West for a distance of 30.63 feet to a 1/2" iron pin set;

THENCE North 11 degrees 17 minutes 31 seconds East for a distance of 84.09 feet to a 1/2" iron pin set;

THENCE North 30 degrees 16 minutes 33 seconds East for a distance of 220.95 feet to a 1/2" iron pin set;

THENCE North 81 degrees 01 minutes 30 seconds East for a distance of 277.84 feet to a 1/2" iron pin set on the westerly right-of-way line of Lenora Church Road, said 1/2" iron pin set being the POINT OF BEGINNING;

Parcel Two

Tract 3

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING in Land Lot 26 of the 5th Land District of Gwinnett County, Georgia, Tract 3, being more particularly described in accordance with a survey prepared by

Valentino & Associates, Inc., Glenn A. Valentino, Georgia Registered Land Surveyor No. 2528; prepared for The Boulevards Shops and Offices at Scenic, LLC, Integrity Bank, and Chicago Title Insurance Company, survey dated March 2, 2007, last revised June 7, 2007, said Tract 3 containing approximately 0.825 acres and being more particularly described in accordance with said survey, as follows:

TO FIND THE TRUE POINT OR PLACE OF BEGINNING, BEGIN at an iron pin set at the point formed by the southeasterly edge of the right-of-way of Georgia State Route #124 (a/k/a Scenic Highway – variable right-of-way width) where the same is intersected by the northeasterly edge of the miter of the right-of-way of Henry Clower Boulevard (right-of-way varies); running thence in a northeasterly direction along the southeasterly edge of the right-of-way of Georgia State Route #124 an arc distance of 54.08 feet, said arc having a radius of 1,864.86 feet and being subtended by a chord bearing of North 16 degrees 38 minutes 16 seconds East a chord distance of 54.08 feet to an iron pin set; running thence in a northeasterly direction along the southeasterly edge of the right-of-way of Georgia State Route #124 an arc distance of 99.60 feet, said arc having a radius of 1,864.86 feet and being subtended by a chord bearing of North 18 degrees 59 minutes 55 seconds East a chord distance of 99.59 feet to an iron pin set which is the TRUE POINT OR PLACE OF BEGINNING; RUNNING THENCE FROM THE TRUE POINT OR PLACE OF BEGINNING SO ESTABLISHED in a northeasterly direction along the southeasterly edge of the right-of-way of Georgia State Route #124 an arc distance of 99.09 feet, said arc having a radius of 1,864.86 feet and being subtended by a chord bearing of North 22 degrees 03 minutes 04 seconds East a chord distance of 99.08 feet to a point; running thence, and leaving the right-of-way of Georgia State Route #124 South 70 degrees 45 minutes 49 seconds East a distance of 364.20 feet to a 1/2" rebar found; running thence South 24 degrees 26 minutes 13 seconds West a distance of 45.27 feet to a 1/2" open top tube found; running thence South 24 degrees 42 minutes 22 seconds West a distance of 54.58 feet to a 3/4" open top pin found; running thence North 70 degrees 41 minute 23 seconds West a distance of 359.76 feet to an iron pin set on the southeasterly edge of the right-of-way of Georgia State Route #124 and the TRUE POINT OR PLACE OF BEGINNING.

Parcel Three

Tract 7

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING in Land Lot 26 of the 5th Land District of Gwinnett County, Georgia, Tract 7, being more particularly described in accordance with a survey prepared by Valentino & Associates, Inc., Glenn A. Valentino, Georgia Registered Land Surveyor No. 2528; prepared for The Boulevards Shops and Offices at Scenic, LLC, Integrity Bank, and Chicago Title Insurance Company, survey dated March 2, 2007, last revised June 7, 2007, said Tract 7 containing approximately 1.559 acres and being more particularly described in accordance with said survey, as follows:

TO FIND THE TRUE POINT OR PLACE OF BEGINNING, BEGIN at an iron pin set at the point formed by the southeasterly edge of the right-of-way of Georgia State Route #124 (a/k/a Scenic Highway – with variable right-of-way width) where the same is intersected by the northeasterly edge of the miter of the right-of-way of Henry Clower Boulevard (right-of-way varies); running thence in a northeasterly direction along the southeasterly edge of the right-of-way of Georgia State Route #124 an arc distance of 54.08 feet, said arc having a radius of 1,864.86 feet and being subtended by a chord bearing of North 16 degrees 38 minutes 16 seconds East a chord distance of 54.08 feet to an iron pin set; running thence in a northeasterly direction along the southeasterly edge of the right-of-way of Georgia State Route #124 an arc distance of 99.60 feet; said arc having a radius of 1,864.86 feet and being subtended by a chord bearing of North 18 degrees 59 minutes 55 seconds East a chord distance of 99.59 feet to an iron pin set; running thence in a northeasterly direction along the southeasterly edge of the right-of-way of Georgia State Route #124 an arc distance of 99.09 feet, said arc having a radius of 1,864.86 feet and being subtended by a chord bearing of North 22 degrees 03 minutes 04 seconds East a chord distance of 99.08 feet to an iron pin set northeasterly along the southeasterly edge of the right-of-way of Georgia State Route #124 an arc distance of 100.00 feet, said arc having a radius of 1,864.86 feet and being subtended by a chord bearing of North 25 degrees 06 minutes 34 seconds East a distance of 99.99 feet to a 1/2" rebar found with cap which is the TRUE POINT OF PLACE OF BEGINNING; RUNNING THENCE FROM THE TRUE POINT OR PLACE OF BEGINNING SO ESTABLISHED in a northeasterly direction along the southeasterly edge of the right-of-way of Georgia State Route #124 an arc distance of 65.87 feet, said arc having a radius of 1,864.86 feet and being subtended by a chord bearing of North 27 degrees 39 minutes 27 seconds East a distance of 65.87 feet to a point; continue

BK54617 P60577

thence North 29 degrees 03 minutes 47 seconds East along the southeasterly edge of the right-of-way of Georgia State Route #124 a distance of 41.46 feet to a pk nail found; running thence North 84 degrees 16 minutes 26 seconds East along the southerly edge of an offset in the right-of-way of Georgia State Route #124 a distance of 12.32 feet to a 1/2" rebar found; running thence, and leaving the right-of-way of Georgia State Route #124, North 82 degrees 12 minutes 02 seconds East a distance of 375.14 feet to a 5/8" rebar found; running thence South 19 degrees 03 minutes 38 seconds West a distance of 165.95 feet to a chiseled square found; running thence South 19 degrees 02 minutes 26 seconds West a distance of 115.65 feet to a 1/2" open top pin found; running thence North 71 degrees 03 minutes 32 seconds West a distance of 3.80 feet to a 1/2" rebar found; running thence North 70 degrees 39 minutes 00 seconds West a distance of 13.48 feet to a 1/2" rebar found; running thence South 70 degrees 47 minutes 09 seconds West a distance of 345.66 feet to a 1/2" rebar found with cap located on the southeasterly edge of the right-of-way of Georgia State Route #124 and the TRUE POINT OR PLACE OF BEGINNING.