



Snellville, GA
 2342 Oak Rd
 Snellville, GA 30078
 (770) 985-3508

2023 Property Tax Bill

| | | | |
|---|-------------------------|-------------------|---------------------------------------|
| Parcel ID | Tax District | Bill # | |
| R5026 051 | 10 - City of Snellville | 003809 | |
| Property Owner/Location/Description | | Fair Market Value | Taxable Value |
| SNELLVILLE COMMUNITY CHURCH INC 2428 E MAIN ST | | 12,393,200 | 0 |
| Levies | Taxable Value | - Exemptions | = Net Assessment X Tax Rate = Net Tax |
| City of Snellville | 0 | 0 | 0 4.0000000000 \$0.00 |
| 2023 STORMWATER | | | \$3,418.87 |

Exemptions:

Tax Bills are not automatically sent to mortgage companies; therefore, if your taxes are paid through escrow, please forward this bill to your mortgage company.

All taxes and stormwater fees that are delinquent and paid after December 15, 2024 are subject to interest and penalties as allowed by law. FIFA costs are applied to delinquent property taxes after March 15, 2025.

The City will accept partial payments as long as the balance is paid in full by December 15th.

IF THIS TAX NOTICE INDICATES A PAST DUE AMOUNT, PLEASE CONTACT US TO DETERMINE PAYOFF AMOUNT.

| | |
|-------------------|-------------------|
| Current Year Tax | \$3,418.87 |
| Interest | \$0.00 |
| Penalty | \$0.00 |
| Other Fees | \$0.00 |
| Payments Received | \$3,418.87 |
| Other Amounts Due | \$7,657.50 |
| Total Due | \$7,657.50 |
| Due Date | 12/15/2023 |



Snellville, GA
 2342 Oak Rd
 Snellville, GA 30078

**Make check or money order payable to: City of Snellville*
**Write the Tax Parcel ID Number on your check*
**Full payment must be made by the due date*
**Mailed payments will be posted using the official postmark date*
**Taxes may be paid online by visiting www.snellville.org*
**Convenience fees may apply to all credit/debit card payments*

Parcel ID: R5026 051
 Amount Due: \$7,657.50
 Bill#: 003809
 Due Date: 12/15/2023

| |
|-------------|
| AMOUNT PAID |
| |

SNELLVILLE COMMUNITY CHURCH INC
 2428 MAIN ST E
 SNELLVILLE, GA 30078-3337

Snellville, GA
 2342 Oak Rd
 Snellville, GA 30078



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 (770) 985-3508

2023 Property Tax Bill

| | | | |
|---|-------------------------|-------------------|---------------------------------------|
| Parcel ID | Tax District | Bill # | |
| R5026 177 | 10 - City of Snellville | 003902 | |
| Property Owner/Location/Description | | Fair Market Value | Taxable Value |
| SNELLVILLE COMMUNITY CHURCH INC 2428 MAIN ST | | 1,970,900 | 0 |
| Levies | Taxable Value | - Exemptions | = Net Assessment X Tax Rate = Net Tax |
| City of Snellville | 0 | 0 | 0 4.0000000000 \$0.00 |
| 2023 STORMWATER | | | \$1,639.40 |

Exemptions:

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IF THIS TAX NOTICE INDICATES A PAST DUE AMOUNT, PLEASE CONTACT US TO DETERMINE PAYOFF AMOUNT.

| | |
|-------------------|-------------------|
| Current Year Tax | \$1,639.40 |
| Interest | \$0.00 |
| Penalty | \$0.00 |
| Other Fees | \$0.00 |
| Payments Received | \$1,639.40 |
| Other Amounts Due | \$3,672.50 |
| Total Due | \$3,672.50 |
| Due Date | 12/15/2023 |



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 2342 Oak Rd
 Snellville, GA 30078

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**Convenience fees may apply to all credit/debit card payments*

Parcel ID: R5026 177
 Amount Due: \$3,672.50
 Bill#: 003902
 Due Date: 12/15/2023

| |
|-------------|
| AMOUNT PAID |
| |

SNELLVILLE COMMUNITY CHURCH INC
 2428 MAIN ST E
 SNELLVILLE, GA 30078-3337

Snellville, GA
 2342 Oak Rd
 Snellville, GA 30078



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 (770) 985-3508

2023 Property Tax Bill

| | | | |
|---|-------------------------|-------------------|---------------------------------------|
| Parcel ID | Tax District | Bill # | |
| R5027 107 | 10 - City of Snellville | 004086 | |
| Property Owner/Location/Description | | Fair Market Value | Taxable Value |
| SNELLVILLE COMMUNITY CHURCH INC 2412 PATE ST | | 377,200 | 0 |
| Levies | Taxable Value | - Exemptions | = Net Assessment X Tax Rate = Net Tax |
| City of Snellville | 0 | 0 | 0 4.0000000000 \$0.00 |
| 2023 STORMWATER | | | \$203.11 |

Exemptions:

Tax Bills are not automatically sent to mortgage companies; therefore, if your taxes are paid through escrow, please forward this bill to your mortgage company.

All taxes and stormwater fees that are delinquent and paid after December 15, 2024 are subject to interest and penalties as allowed by law. FIFA costs are applied to delinquent property taxes after March 15, 2025.

The City will accept partial payments as long as the balance is paid in full by December 15th.

IF THIS TAX NOTICE INDICATES A PAST DUE AMOUNT, PLEASE CONTACT US TO DETERMINE PAYOFF AMOUNT.

| | |
|-------------------|-----------------|
| Current Year Tax | \$203.11 |
| Interest | \$0.00 |
| Penalty | \$0.00 |
| Other Fees | \$0.00 |
| Payments Received | \$203.11 |
| Other Amounts Due | \$453.75 |
| Total Due | \$453.75 |
| Due Date | 12/15/2023 |



Snellville, GA
 2342 Oak Rd
 Snellville, GA 30078

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**Full payment must be made by the due date*
**Mailed payments will be posted using the official postmark date*
**Taxes may be paid online by visiting www.snellville.org*
**Convenience fees may apply to all credit/debit card payments*

Parcel ID: R5027 107
 Amount Due: \$453.75
 Bill#: 004086
 Due Date: 12/15/2023

| |
|-------------|
| AMOUNT PAID |
| |

SNELLVILLE COMMUNITY CHURCH INC
 2428 MAIN ST E
 SNELLVILLE, GA 30078-3337

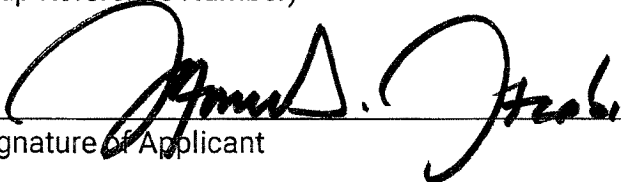
Snellville, GA
 2342 Oak Rd
 Snellville, GA 30078

VERIFICATION OF CURRENT PAID PROPERTY TAXES FOR REZONING

The undersigned below is authorized to make this application. The undersigned certifies that all Gwinnett County property taxes billed to date for the parcel listed below have been paid in full to the Gwinnett County Tax Commissioner. In no case shall an application or reapplication for rezoning be processed without such property verification.

A SEPARATE VERIFICATION FORM MUST BE COMPLETED FOR EACH TAX PARCEL INCLUDED IN THE REZONING REQUEST.

Parcel I.D. Number: R5026 177
(Map Reference Number)


Signature of Applicant

May 30, 2024
Date

JAMES D. JACOBI
Type or Print Name and Title

PLEASE TAKE THIS FORM TO THE TAX COMMISSIONERS OFFICE AT THE GWINNETT JUSTICE AND ADMINISTRATION CENTER, 75 LANGLEY DRIVE. THIS FORM MUST BE SIGNED BY A REPRESENTATIVE OF THE TAX COMMISSIONER'S OFFICE.

TAX COMMISSIONERS USE ONLY

Payment of all property taxes billed to date for the above referenced parcel has been verified as paid current and confirmed by the signature below.

Jacqueleen Garcia
Name
06/05/2024
Date

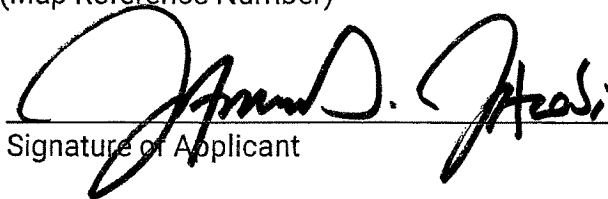
Tax Associate II
Title

VERIFICATION OF CURRENT PAID PROPERTY TAXES FOR REZONING

The undersigned below is authorized to make this application. The undersigned certifies that all Gwinnett County property taxes billed to date for the parcel listed below have been paid in full to the Gwinnett County Tax Commissioner. In no case shall an application or reapplication for rezoning be processed without such property verification.

A SEPARATE VERIFICATION FORM MUST BE COMPLETED FOR EACH TAX PARCEL INCLUDED IN THE REZONING REQUEST.

Parcel I.D. Number: R 5026 051
(Map Reference Number)


Signature of Applicant

May 30 2024
Date

JAMES D. JACOBI
Type or Print Name and Title

PLEASE TAKE THIS FORM TO THE TAX COMMISSIONERS OFFICE AT THE GWINNETT JUSTICE AND ADMINISTRATION CENTER, 75 LANGLEY DRIVE. THIS FORM MUST BE SIGNED BY A REPRESENTATIVE OF THE TAX COMMISSIONER'S OFFICE.

TAX COMMISSIONERS USE ONLY

Payment of all property taxes billed to date for the above referenced parcel has been verified as paid current and confirmed by the signature below.

Jacquleen Garcia
Name
06/05/2024
Date

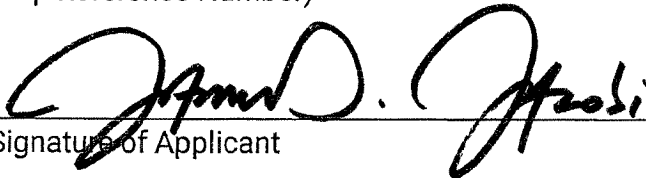
Tax Associate II
Title

VERIFICATION OF CURRENT PAID PROPERTY TAXES FOR REZONING

The undersigned below is authorized to make this application. The undersigned certifies that all Gwinnett County property taxes billed to date for the parcel listed below have been paid in full to the Gwinnett County Tax Commissioner. In no case shall an application or reapplication for rezoning be processed without such property verification.

A SEPARATE VERIFICATION FORM MUST BE COMPLETED FOR EACH TAX PARCEL INCLUDED IN THE REZONING REQUEST.

Parcel I.D. Number: R5027 107
(Map Reference Number)


Signature of Applicant

5.30.2024
Date

JAMES D. JACOBI
Type or Print Name and Title

PLEASE TAKE THIS FORM TO THE TAX COMMISSIONERS OFFICE AT THE GWINNETT JUSTICE AND ADMINISTRATION CENTER, 75 LANGLEY DRIVE. THIS FORM MUST BE SIGNED BY A REPRESENTATIVE OF THE TAX COMMISSIONER'S OFFICE.

TAX COMMISSIONERS USE ONLY

Payment of all property taxes billed to date for the above referenced parcel has been verified as paid current and confirmed by the signature below.

Jacquleen Garcia
Name
06/05/2024
Date

Tax Associate II
Title

DEED B: 60991 P: 00824
01/09/2024 10:39 AM Pgs: 6 Fees: \$25.00
TTax: \$0.00
Tiana P Garner, Clerk of Superior Court
Gwinnett County, GA
PT-61 #: 0672024000509

After Recording, Please Return to:)
David Gibbs, III/NCLL, P.O. Box 5076)
Largo, FL 33779-5076

Tax Parcel Nos.: R5027 107,
R5026 061, R5026 051, R5027
121, R5026 050, R5026 177

GENERAL WARRANTY DEED

STATE OF GEORGIA,

COUNTY OF GWINNETT

THIS INDENTURE, made and entered into this 8th day of January, 2024, by and between **SNELLVILLE UNITED METHODIST CHURCH INC.**, a Georgia nonprofit corporation, and its predecessors, (hereinafter referred to as the "Grantor"), and **SNELLVILLE COMMUNITY CHURCH, INC.**, a Georgia nonprofit corporation (hereinafter referred to as "Grantee") (the words "Grantor" and "Grantee" to include their respective heirs, legal representatives, successors and assigns where the context requires or permits);

WITNESSETH

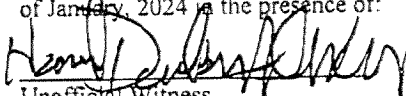
THAT THE SAID GRANTOR, acting under and by virtue of the power and authority of the duly elected directors of the Grantor, for and in consideration of Ten Dollar and no/100th Dollars (\$10.00) and other good and valuable consideration in hand paid at and before the sealing and delivery of these presents, the receipt of which is hereby acknowledged, has granted, bargained, sold and conveyed, and by these presents does grant, bargain, sell and convey unto the said GRANTEE, its successors and assigns, all of the interest of the Grantor in the real property described in EXHIBIT "A", which is attached hereto and made a part hereof.

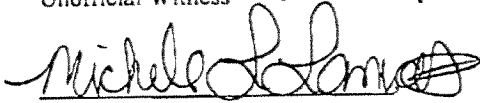
TO HAVE AND TO HOLD the said tract or parcel of land, with all and singular the rights, members and appurtenances thereof, to the same being, belonging or in anywise appertaining to the only property use, benefit and behoof of the said GRANTEE, their heirs and assigns, forever, in fee simple in as full and ample a manner as the same was held, owned, possessed and enjoyed by the Grantor preceding this deed.

[SIGNATURES COMMENCE ON THE FOLLOWING PAGES]

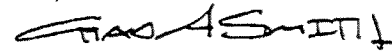
IN WITNESS WHEREOF, said Grantor has hereunto set its hand and affixed its seal by its duly authorized representative, the day and year first above written.

Signed, Sealed and delivered this 8th day
of January, 2024 in the presence of:


Unofficial Witness


Notary Public

**SNELLVILLE UNITED METHODIST
CHURCH INC.**, a Georgia nonprofit
corporation,

By: 
Printed Name: Chad A Smith
Title: Chair, Church Council

State of Georgia
County of Hall

My commission expires 11/27/2027

[NOTARY SEAL]

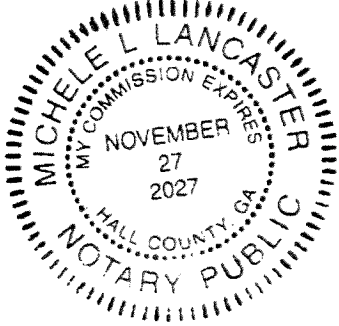


EXHIBIT A

SNELLVILLE UNITED METHODIST CHURCH INC., PARCELS

TRACT 1: Senior Center Parcel: R5027 107



ALL THAT TRACT OR PARCEL OF LAND lying and being in Land Lot 27 of the 5th District of Gwinnett County, Georgia, City of Snellville and being more particularly described as follows:

BEGINNING at a one half inch rebar on the easterly right-of-way line of Pate Street, said rebar being 205.67 feet in a northerly direction along said right-of-way line from the northwesterly right-of-way line of Henry Clower Boulevard; thence along said right-of-way line of Pate Street and following a counterclockwise curve having a radius of 752.40 feet, an arc distance of 100.35 feet to a one half inch rebar (said arc has a chord of 100.27 feet and a chord bearing of North 03 degrees 55 minutes 19 seconds West); thence leave said right-of-way line North 52 degrees 49 minutes 59 seconds East a distance of 372.04 feet to a nail; thence South 37 degrees 23 minutes 06 seconds East a distance of 132.20 feet to an iron pin; thence South 59 degrees 17 minutes 02 seconds West a distance of 430.24 feet to a one half inch rebar and THE POINT OF BEGINNING. This tract or parcel contains 1.004 acre of land.

TRACT 2: Nabor's Car Lot Parcel: R5026 061

ALL THAT TRACT OR PARCEL OF LAND lying and being in Land Lot 26 of the 5th District of Gwinnett County, Georgia, City of Snellville and being more particularly described as follows:

BEGINNING at a one half inch rebar at the intersection of the southwesterly right-of-way line of Pate Street (50-foot right-of-way) and the northwesterly right-of-way line of Civic Drive (60-foot right-of-way); thence along said right-of-way line of Civic Drive South 69 degrees 42 minutes 42 seconds West a distance of 295.00 feet to a three quarter inch open top pipe on the northeasterly right-of-way line of Lenora Church Road (80-foot right-of-way); thence along said right-of-way line and following a counterclockwise curve having a radius of 932.87 feet, an arc distance of 161.59 feet to an iron pin (said arc has a chord of 161.39 feet and a chord bearing of North 34 degrees 18 minutes 23 seconds West); thence leave said right-of-way line North 47 degrees 24 minutes 15 seconds East a distance of 129.40 feet to a three quarter inch open top pipe; thence South 36 degrees 17 minutes 14 seconds East a distance of 83.29 feet to a one inch rod; thence North 53 degrees 03 minutes 44 seconds East a distance of 152.51 feet to an iron pin on the southwesterly right-of-way line of Pate Street; thence along said right-of-way line South 36 degrees 16 minutes 02 seconds East a distance of 175.29 feet to THE POINT OF BEGINNING. This tract or parcel contains 1.003 acre of land.

TRACT 2: Church Main Lot Parcels: R5026 051, R5027 121, R5026 050, R5026 177

All that tract or parcel of land lying and being in Land Lots 26 and 27 of the 5th District of Gwinnett County, Georgia and being more particularly described as follows:

Beginning at an iron pin set at the intersection of the easterly right-of-way line of Civic Drive (60 foot right-of-way) and the southerly right-of-way line of U. S. Highway No. 78 (88 foot right-of-way); thence running southeasterly along the southerly right-of-way line of U.S. Highway No. 78 an arc distance of 121.63 feet to a point (said arc being subtended by a chord bearing South 81 degrees 51 minutes 4 seconds East, a distance of 121.62 feet) and having a radius of 2894.69 feet; thence continuing along said right-of-way line South 82 degrees 59 minutes 52 seconds East, a distance of 139.17 feet to a 1/2 inch rebar found; thence continuing along said right-of-way line and running South 82 degrees 59 minutes 52 seconds East, a distance of 174.95 feet to a point; thence continuing along the southerly right-of-way line of U.S. Highway No. 78 South 82 degrees 07 minutes 30 seconds East, a distance of 204.48 feet to a point; thence continuing along said right-of-way line South 10 degrees 22 minutes 15 seconds West, a distance of 15.77 feet to a point; thence continuing along said right-of-way line South 80 degrees 38 minutes 18 seconds East, a distance of 133.81 feet to a point; thence crossing the mirrored intersection of the southerly right-of-way line of U.S. Highway No. 78 and the westerly right-of-way line of Henry Clower Boulevard and running South 34 degrees 16 minutes 20 seconds East, a distance of 49.86 feet to a 1/2 inch rebar found on the westerly right-of-way line of Henry Clower Boulevard; thence continuing along the westerly right-of-way line of Henry Clower Boulevard South 04 degrees 06 minutes 19 seconds West, a distance of 116.10 feet to a point; thence running along the westerly right-of-way line of Henry Clower Boulevard South 08 degrees 00 minutes 11 seconds West, a distance of 223.45 feet to a point; thence running along the westerly right-of-way line of Henry Clower Boulevard along an arc of a curve to the right an arc distance of 135.50 feet to a point (said arc being subtended by a chord bearing South 13 degrees 38 minutes 20 seconds West, 135.28 feet) and having a radius of 666.20 feet; thence running along the westerly right-of-way line of Henry Clower Boulevard along the arc of a curve to the right and arc distance of 324.39 feet to a point (said arc being subtended by a chord bearing South 33 degrees 35 minutes 27 seconds West, 321.19 feet) and having a radius of 666.20 feet; thence running along the westerly right-of-way line of Henry Clower Boulevard North 42 degrees 27 minutes 35 seconds West, a distance of 10 feet to a point; thence continuing along said right-of-way line along an arc of a curve to the right an arc distance of 87.38 feet to a point (said arc being subtended by a chord bearing South 51 degrees 21 minutes 16 seconds West, a distance of 87.30 feet) and having a radius of 858.20 feet; thence continuing along said right-of-way line and running South 55 degrees 10 minutes 07 seconds West, a distance of 551.33 feet to a point located at the intersection of the northwesterly right-of-way line of Henry Clower Boulevard and the easterly right-of-way line of the cul de sac of Pate Street; thence running in a northerly direction an arc distance of 50.77 feet to a point on the easterly right-of-way line of Pate Street (50 foot right-of-way) (said arc being subtended by a chord bearing North 03 degrees 09 minutes 53 seconds East, a distance of 50.76 feet) and having a radius of 926.27 feet; thence running along the easterly right-of-way line of Pate Street (50 foot right-of-way) North 04 degrees 02 minutes 00 seconds East, a distance of 150.88 feet to a point; thence running along an arc of a curve to the left an arc distance of 54.78 feet to a 1/2 inch rebar found (said arc having a chord bearing North 01 degrees 59 minutes 05 seconds East, 54.78 feet) and having a radius of 762.40 feet; thence leaving the easterly right-of-way line of Pate Street and running North 59 degrees 17 minutes 02 seconds East, a distance of 430.24 feet to a point; thence running North 37 degrees 23 minutes 00 seconds West, a distance of 132.20 feet to a nail found; thence running South 52 degrees 49 minutes 59 seconds West, 372.04 feet to a 1/2 inch rebar found on the northeasterly right-of-way line of Pate Street; thence running along an arc of a curve to the left an arc distance of 160.39 feet to a point (said arc being subtended by a chord bearing North 24 degrees 27 minutes 14 seconds West 159.22 feet) and having a radius of 383.10 feet; thence running North 36 degrees 49 minutes 28 seconds West, a distance of 335.39 feet to a point; thence running along an arc of a curve to the left an arc distance of 283.69 feet to a point (said arc being subtended by a chord bearing North 41 degrees 37 minutes 30 seconds East, a distance of 289.59 feet)




and having a radius of 257.80 feet; thence running North 12 degrees 48 minutes 48 seconds East, a distance of 297.34 feet to an iron pin set and the Point of Beginning; containing 18.936 acres and shown as Parcels I, VI and VII on that certain boundary and topographic survey for Snoddy United Methodist Church, Inc, Wachovia Bank, National Association, Lawyers Title Insurance Corporation, prepared by SCI Development Services, dated February 2, 2004, last revised March 30, 2005 and bearing the seal of John A. Steerman, Georgia Registered Land Surveyor No. 2576.

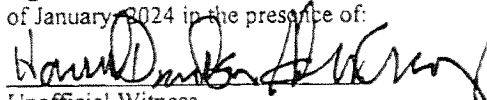
END OF LEGAL DESCRIPTIONS

CONSENT

The undersigned, as District Superintendent of the Central East District of the North Georgia Conference of The United Methodist Church, hereby certifies, pursuant to Paragraphs 2540, 2541, and 2553 of The Book of Discipline of the United Methodist Church, that the foregoing transfer has been approved by all necessary church authorities and the transfer is made without any ongoing trust clause obligations under the provisions of the *Book of Discipline*.


Rev. Dr. Rodrigo Cruz
District Superintendent
of the Central East District
North Georgia Conference of The United Methodist Church

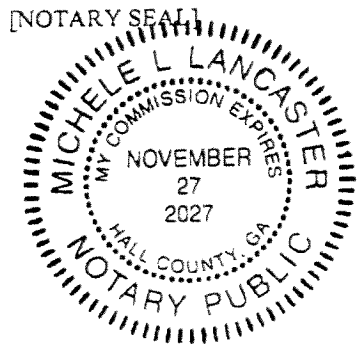
Signed, Sealed and delivered this 8th day
of January 2024 in the presence of:


Unofficial Witness


Notary Public

State of Georgia
County of Hall

My commission expires 11/27/2027



TCR Tract

A parcel of land lying in Land Lots 26 and 27 of the 5th District, Gwinnett County, Georgia, and being more particularly described as follows:

Commence at the centerline intersection of U.S. Highway #78 (Variable public right-of-way) and Henry Clower Boulevard (variable public right-of-way), thence run South 42 Degrees 48 Minutes 31 Seconds West for a distance of 1,450.21 feet to a found 1/2" rebar at the intersection of said northerly right-of-way and the easterly right-of-way of Pate Street 50' right-of-way), said point being the POINT OF BEGINNING of the parcel herein described;

Thence leaving said northerly right-of-way, run North 10 Degrees 35 Minutes 21 Seconds East along said easterly right-of-way of Pate Street for a distance of 50.76 feet to a point; thence run North 11 Degrees 27 Minutes 28 Seconds East along said right-of-way for a distance of 150.88 feet to a point; thence run North 09 Degrees 24 Minutes 28 Seconds East along said right-of-way for a distance of 54.73 feet to a point, said point lying on a curve to the left, said curve having radius of 752.40 feet, a central angle of 07 Degrees 37 Minutes 51 Seconds, a chord bearing of North 03 Degrees 30 Minutes 00 Seconds East and a chord distance of 100.13 feet; thence run along the arc of said curve and said right-of-way for a distance of 100.21 feet to a point, said point lying on a curve to the left, said curve having a radius of 383.10 feet, a central angle of 23 degrees 59 minutes 15 seconds, a chord bearing of North 17 Degrees 01 Minutes 46 Seconds West and a chord length of 159.22 feet; thence run along the arc of said curve and said right-of-way for a distance of 160.39 feet to a point; thence run North 29 Degrees 24 Minutes 00 Seconds West along said right-of-way for a distance of 110.82 feet to a point; Thence run North 65 Degrees 41 Minutes 22 Seconds East for a distance of 209.37 feet to a point; Thence run South 52 Degrees 09 Minutes 45 Seconds East for a distance of 95.78 feet to a point; Thence run South 52 Degrees 09 Minutes 45 Seconds East for a distance of 133.92 feet to a point; Thence run South 23 Degrees 58 Minutes 12 Seconds East for a distance of 34.42 feet to a point; Thence run South 23 Degrees 58 Minutes 12 Seconds East for a distance of 38.37 feet to a point, said point lying on a curve to the left said curve having a radius of 205.00 feet, a central angle of 10 Degrees 13 Minutes 54 Seconds, a chord bearing of South 29 Degrees 05 Minutes 08 Seconds East and a chord distance of 36.56 feet; Thence run along the arc of said curve for a distance of 36.61 feet to a point; Thence run South 34 Degrees 12 Minutes 03 Seconds East for a distance of 52.63 feet to a point; Thence run South 34 Degrees 12 Minutes 03 Seconds East for a distance of 35.78 feet to a point; Thence run South 20 Degrees 54 Minutes 56 Seconds East for a distance of 50.76 feet to a point; Thence run South 32 Degrees 55 Minutes 18 Seconds East for a distance of 68.92 feet to a point; Thence run South 05 Degrees 41 Minutes 49 Seconds East for a distance of 20.83 feet to a point on the northerly right-of-way of the aforementioned Henry Clower Boulevard, thence run South 62 Degrees 40 Minutes 01 Seconds West along said right-of-way for a distance of 540.58 feet to the POINT OF BEGINNING.

Said parcel contains 338,736 square feet, or 7.776 acres.

Tract 2

A parcel of land lying in Land Lots 26 and 27 of the 5th District, Gwinnett County, Georgia, and being more particularly described as follows:

Commence at the centerline intersection of U.S. Highway #78 (Variable public right-of-way) and Henry Clower Boulevard (variable public right-of-way), thence run North 78 Degrees 20 Minutes 08 Seconds West for a distance of 601.30 feet to a set 5/8" capped rebar (L.S.F. #1390) lying on the westerly right-of-way of U.S. Highway #78; thence leaving said right-of-way, run South 15 Degrees 59 Minutes 59 Seconds West for a distance of 206.55 feet to a set mag nail, said point being the POINT OF BEGINNING of the parcel herein described;

Thence run South 15 Degrees 59 Minutes 59 Seconds West for a distance of 104.36 feet to a set mag nail; thence run South 17 Degrees 16 Minutes 23 Seconds West for a distance of 32.36 feet to a point; thence run North 72 Degrees 37 Minutes 48 Seconds West for a distance of 15.24 feet to a point; thence run South 12 Degrees 51 Minutes 33 Seconds West for a distance of 288.97 feet to a set mag nail; thence run South 81 Degrees 33 Minutes 49 Seconds East for a distance of 155.73' to a point; thence run South 02 Degrees 45 Minutes 26 Seconds East for a distance of 14.43 feet to a point; thence run South 20 Degrees 22 Minutes 27 Seconds East for a distance 67.87 feet to a point; thence run South 34 Degrees 32 Minutes 37 Seconds East for a distance of 228.00 feet to a set mag nail located on the northerly right-of-way of Henry Clower Boulevard (variable right-of-way); thence run South 55 Degrees 41 Minutes 01 Seconds West along said right-of-way for a distance of 54.01 feet to a point; thence run South 17 Degrees 24 Minutes 35 Seconds West along said right-of-way for a distance of 7.25 feet to a point; thence run South 32 Degrees 46 Minutes 07 Seconds West along said right-of-way for a distance of 4.76 feet to a point; thence run South 62 Degrees 40 Minutes 01 Seconds West for a distance of 541.16 feet to a found 1/2" rebar at the intersection of said northerly right-of-way and the easterly right-of-way of Pate Street 50' right-of-way); thence leaving said northerly right-of-way, run North 10 Degrees 35 Minutes 21 Seconds East along said easterly right-of-way of Pate Street for a distance of 50.76 feet to a point; thence run North 11 Degrees 27 Minutes 28 Seconds East along said right-of-way for a distance of 150.88 feet to a point; thence run North 09 Degrees 24 Minutes 28 Seconds East along said right-of-way for a distance of 54.73 feet to a point, said point lying on a curve to the left, said curve having radius of 752.40 feet, a central angle of 07 Degrees 37 Minutes 51 Seconds, a chord bearing of North 03 Degrees 30 Minutes 00 Seconds East and a chord distance of 100.13 feet; thence run along the arc of said curve and said right-of-way for a distance of 100.21 feet to a point, said point lying on a curve to the left, said curve having a radius of 383.10 feet, a central angle of 23 degrees 59 minutes 15 seconds, a chord bearing of North 17 Degrees 01 Minutes 46 Seconds West and a chord length of 159.22 feet; thence run along the arc of said curve and said right-of-way for a distance of 160.39 feet to a point; thence run North 29 Degrees 24 Minutes 00 Seconds West along said right-of-way for a distance of 338.39 feet to a set 5/8" capped rebar (L.S.F. #1390) at the intersection of said easterly right-of-way and the southeasterly right-of-way of Civic Drive (60' right-of-way); thence leaving said right-of-way of Pate Street, run North 80 Degrees 13 Minutes 21 Seconds East along said right-of-way of Civic Drive for a distance of 3.19 feet to a point, said point lying on a curve to the left, said curve having a radius of 258.22 feet, a central angle of 62 Degrees 46 Minutes 12 Seconds, a chord bearing of North 48 Degrees 27 Minutes 25 Seconds East, and a chord distance of 268.96 feet; thence run along the arc of said curve and said right-of-way for a distance of 282.89 feet to a set mag nail; thence run North 20 Degrees 15 Minutes 05 Seconds East along said right-of-way for a distance of 110.33 feet to a set mag nail; thence

Tract 2

leaving said right-of-way, run South 69 Degrees 44 Minutes 55 Seconds East for a distance of 272.27 feet to the POINT OF BEGINNING.

Said parcel contains 338,736 square feet, or 7.776 acres.

Tract 3

A parcel of land lying in Land Lot 26 of the 5th District, Gwinnett County, Georgia, and being more particularly described as follows:

Commence at the centerline intersection of U.S. Highway #78 (Variable public right-of-way) and Henry Clower Boulevard (variable public right-of-way), thence run North 78 Degrees 20 Minutes 08 Seconds West for a distance of 601.30 feet to a set 5/8" capped rebar (L.S.F. #1390) lying on the westerly right-of-way of U.S. Highway #78; thence leaving said right-of-way, run South 15 Degrees 59 Minutes 59 Seconds West for a distance of 206.55 feet to a set mag nail, said point being the POINT OF BEGINNING of the parcel herein described;

Thence run North 69 Degrees 44 Minutes 55 Seconds West for a distance of 272.27 feet to a set mag nail on the easterly right-of-way of Civic Drive 60' right-of-way; thence run North 20 Degrees 15 minutes 05 seconds east along said right-of-way for a distance of 160.97 feet to a set 5/8" capped rebar (L.S.F. #1390); thence run North 42 Degrees 54 Minutes 01 Seconds East along said right-of-way for a distance of 24.20 feet to a set 5/8" capped rebar (L.S.F. #1390) at the intersection of said right-of-way and the westerly right-of-way of the aforementioned U.S. Highway #78; thence leaving said right-of-way of Civic Drive, run South 75 Degrees 20 Minutes 14 Seconds East along said right-of-way of U.S. Highway #78 for a distance of 112.98 feet to a point; thence run South 76 Degrees 06 Minutes 39 Seconds East along said right-of-way for a distance of 47.30 feet to a point; thence run South 73 Degrees 55 Minutes 26 Seconds East along said right-of-way for a distance of 88.42 feet to a set 5/8" capped rebar (L.S.F. #1390); thence leaving said right-of-way, run South 15 Degrees 59 Minutes 59 Seconds West for a distance of 206.55 feet to the POINT OF BEGINNING;

Said parcel contains 51,563 square feet, or 1.184 acres.