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Return Recorded Document to:
Fulton County Land Division
141 Pryor Street, S.W. – Suite 8021
Atlanta, Georgia 30303

Project Name : Pinecone
Tax Parcel Identification No.: 12 299008490529, 12 286008070328, 1299008081104
Land Disturbance Permit No.: 21-011-WR
Zoning/Special Use Permit No.: _____
(if applicable)

For Fulton County Use Only

Approval Date: _____
Initials: _____

**WATER LINE EASEMENT
(Corporate Form)**

STATE OF GEORGIA,
COUNTY OF FULTON

This indenture entered into this 3rd day of January, 2024, between
JEN Georgia 19, LLC, a corporation duly organized under
the laws of the State of Georgia, party of the first part (hereinafter referred to as Grantor) and
FULTON COUNTY, a Political Subdivision of the State of Georgia, party of the second part and Grantee.

WITNESSETH, that for and in consideration of \$1.00 in hand paid, at and before the sealing and delivery of these presents, the receipt whereof is hereby acknowledged and in consideration of the benefits which will accrue to the undersigned from the construction of a water line through subject property, and in consideration of the benefits which will accrue to the subject property from the construction of a water line through the subject property, said Grantor has granted, bargained, sold and conveyed and by these presents does grant, bargain, sell and convey to FULTON COUNTY and to successors and assigns the right, title, and privilege of easements through subject property located in Land Lot(s) 807, 808, 849 & 850,
2 Section (if applicable) of District 1, Fulton County, Georgia, and more particularly described as follows: To wit:

Pinecone

Project Name

[See Exhibit "A" attached hereto and made a part hereof]

This right and easement herein granted being to occupy such portion of my property as would be sufficient for the construction, access, maintenance and upgrade of a water line through my property according to the location and size of said

water line as shown on the map and profile now on file in the office of the Public Works Department of Fulton County, and which size and location may be modified from time to time including in the future after the date of this document to accommodate said water line within the aforesaid boundaries of the above-described easement.

For the same consideration, Grantor hereby conveys and relinquishes to FULTON COUNTY a right of access over Grantor's remaining lands as necessary for FULTON COUNTY to perform maintenance and repairs on said water line on both a routine and emergency basis.

Said Grantor hereby warrants that it has the right to sell and convey said water line easement and right of access and binds itself, its successors and assigns forever to warrant and defend the right and title to the above described water line easement unto the said FULTON COUNTY, its successors and assigns against the claims of all persons whomever by virtue of these presents.

Said Grantor hereby waives for itself, its successors and assigns all rights to any further compensation or claim to damages on account of the construction, access, upgrade or maintenance of said water line for the use of the property as herein agreed.

IN WITNESS HEREOF said party of the first part has hereunto affixed his/her hand and seal on the day and year first above written.

Signed, sealed and delivered this 3rd
day of January, 20 24
in the presence of:

[Handwritten signature]

Witness

GRANTOR: JEN Georgia 19, LLC
CORPORATE NAME

By: *[Handwritten signature]*

Print Name: STEVEN CHECK

Title: Vice President

By: _____

Print Name: _____

Title: _____

[CORPORATE SEAL]



SITE DATA

ADDRESS: 11190 ROCK MILL ROAD
 ALPHARETTA, GA 30022
 PARCEL ID: • 12 2990008490529
 • 12 2860008070328
 • 12 2990008081104
 SITE AREA: 13.96 AC
 ZONING: R-8/D

CONTACT INFORMATION:

OWNER: JEN GEORGIA 19, LLC
 ADDRESS: 680 FIFTH AVE, 25TH FLOOR
 NEW YORK, NEW YORK 10019
 PHONE: 212-755-4300

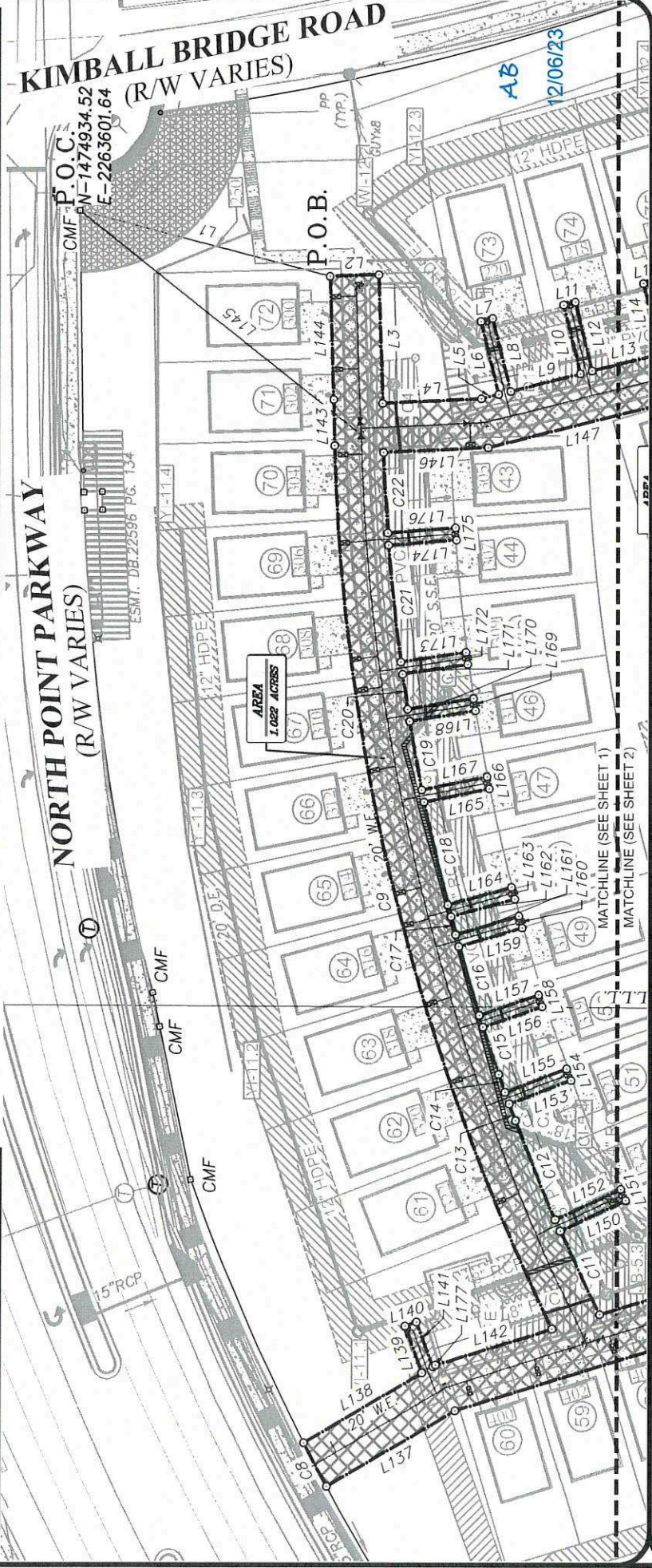
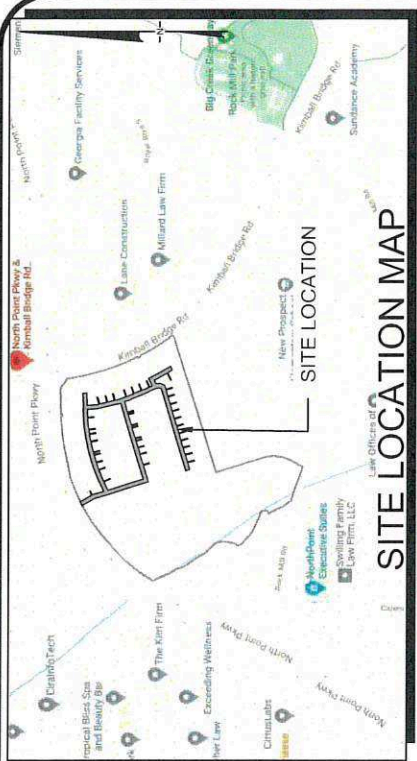
ENCROACHMENT TABLE

STORMWATER PIPE: 1,395 SQ-FT
 SEWER PIPE: 204 SQ-FT
 TOTAL: 1,599 SQ-FT

LEGEND



SITE LOCATION MAP



SHEET 1 OF 4

WATER EASEMENT EXHIBIT "A" FOR PINECONE

LDP NUMBER: 22-011-WR
 COUNTY FULTON
 STATE OF GEORGIA
 CITY OF ALPHARETTA
 LAND LOT(S) 807, 808, 849 & 850
 DISTRICT 1st SECTION 2nd

DRAWN BY: FA
 CHECKED BY: FA
 FILE NO: 14152.00B
 DATE: 12/05/23
 SCALE: 1" = 60'



LAND PLANNING • SURVEYING & CONSTRUCTION • CIVIL ENGINEERING •
 ARCHITECTS • LANDSCAPE ARCHITECTURE • WATER RESOURCES
 350 RESEARCH COURT PEACHTREE CORNERS, GEORGIA 30092
 (770)451-2741 WWW.PEC.PLUS
 C.O.A.-LSF000004

Line Table			Line Table			Line Table			Line Table			Line Table		
Line #	Length	Direction	Line #	Length	Direction	Line #	Length	Direction	Line #	Length	Direction	Line #	Length	Direction
L1	106.14	S14°29'23"W	L28	30.01	S66°01'07"W	L55	29.84	N16°57'46"W	L82	5.00	S73°02'14"W	L109	5.00	S73°01'49"W
L2	20.00	S01°47'17"E	L29	22.19	S24°08'24"E	L56	26.30	S73°06'42"W	L83	30.67	N16°57'46"W	L110	27.01	N16°58'11"W
L3	52.31	S88°12'43"W	L30	29.90	N63°27'55"E	L57	30.23	S16°57'46"E	L84	29.53	S73°06'42"W	L111	5.54	S73°06'44"W
L4	40.46	S02°41'40"E	L31	5.00	S26°32'05"E	L58	5.00	S73°02'14"W	L85	30.07	S16°57'46"E	L112	26.81	S16°53'11"E
L5	7.46	S13°56'41"E	L32	30.03	S63°27'55"W	L59	30.23	N16°57'46"W	L86	5.00	S73°02'14"W	L113	5.00	S73°06'49"W
L6	30.61	N76°02'00"E	L33	35.37	N63°43'18"E	L60	29.92	S73°06'42"W	L87	30.08	N16°57'46"W	L114	26.81	N16°53'11"W
L7	5.00	S13°58'00"E	L34	111.75	S28°56'43"E	L61	30.01	S16°57'46"E	L88	30.92	S73°06'42"W	L115	43.83	S73°06'44"W
L8	30.61	S76°02'00"W	L35	20.00	S61°03'17"W	L62	5.00	S73°02'14"W	L89	20.00	N16°56'12"W	L116	27.18	S16°58'10"E
L9	29.67	S13°58'00"E	L36	25.23	N29°00'55"W	L63	30.02	N16°57'46"W	L90	376.04	N73°06'42"E	L117	5.00	S73°01'50"W
L10	28.90	N76°02'00"E	L37	35.07	S61°29'36"W	L64	28.31	S73°06'52"W	L91	6.66	N23°04'28"E	L118	27.18	N16°58'10"W
L11	5.00	S13°58'00"E	L38	5.00	N28°30'24"W	L65	30.24	S16°57'46"E	L92	12.16	N07°17'02"W	L119	6.26	S73°06'44"W
L12	28.92	S76°02'00"W	L39	35.04	N61°29'36"E	L66	5.00	S73°02'14"W	L93	1.87	N24°54'20"W	L120	26.62	S16°58'14"E
L13	28.88	S13°58'00"E	L40	62.43	N28°55'26"W	L67	30.24	N16°57'46"W	L94	26.05	N24°04'14"W	L121	5.00	S73°01'46"W
L14	29.55	N76°02'00"E	L41	17.11	S63°43'18"W	L68	28.22	S73°06'42"W	L95	3.57	N24°10'54"W	L122	26.63	N16°58'14"W
L15	5.00	S13°58'00"E	L42	17.98	S07°17'02"E	L69	29.82	S16°57'46"E	L96	16.30	N20°21'31"W	L123	24.95	S73°06'44"W
L16	29.57	S76°02'00"W	L43	21.42	S23°04'28"W	L70	5.00	S73°02'14"W	L97	2.31	S69°38'29"W	L124	27.11	S16°58'10"E
L17	6.07	S13°56'43"E	L44	18.22	S73°06'55"W	L71	29.82	N16°57'46"W	L98	28.36	N16°53'32"W	L125	5.00	S73°01'50"W
L18	6.26	S20°00'15"E	L45	29.98	S16°57'46"E	L72	28.00	S73°06'42"W	L99	45.78	S73°06'44"W	L126	27.12	N16°58'10"W
L19	30.50	N68°19'39"E	L46	5.00	S73°02'14"W	L73	30.28	S16°57'46"E	L100	27.09	S16°58'11"E	L127	25.03	S73°06'44"W
L20	5.00	S21°40'21"E	L47	29.98	N16°57'46"W	L74	5.00	S73°02'14"W	L101	5.00	S73°01'49"W	L128	27.02	S16°58'11"E
L21	30.59	S68°19'39"W	L48	26.53	S73°06'44"W	L75	30.29	N16°57'46"W	L102	27.09	N16°58'11"W	L129	5.00	S73°01'49"W
L22	27.13	S20°23'31"E	L49	29.83	S16°57'46"E	L76	27.16	S73°06'42"W	L103	4.22	S73°06'44"W	L130	27.02	N16°58'11"W
L23	30.56	N69°19'53"E	L50	5.00	S73°02'14"W	L77	30.34	S16°57'46"E	L104	26.94	S16°53'11"E	L131	44.16	S73°06'44"W
L24	5.00	S20°40'07"E	L51	29.84	N16°57'46"W	L78	5.00	S73°02'14"W	L105	5.00	S73°06'49"W	L132	26.49	S16°53'11"E
L25	30.45	S69°19'53"W	L52	30.22	S73°06'42"W	L79	30.35	N16°57'46"W	L106	26.94	N16°53'11"W	L133	5.00	S73°06'49"W
L26	30.07	N66°01'07"E	L53	29.84	S16°57'46"E	L80	27.00	S73°06'42"W	L107	44.99	S73°06'44"W	L134	26.49	N16°53'11"W
L27	5.00	S23°58'53"E	L54	5.00	S73°02'14"W	L81	30.66	S16°57'46"E	L108	27.00	S16°58'11"E	L135	75.34	S73°06'44"W

PEAC+ Planners & Engineers Collaborative+
 LAND PLANNING - SURVEYING & CONSTRUCTION - CIVIL ENGINEERING -
 ARCHITECTS - LANDSCAPE ARCHITECTURE - WATER RESOURCES

350 RESEARCH COURT PEACHTREE CORNERS, GEORGIA 30092
 (770)451-2741 WWW.PEC.PLUS
 C.O.A.-LSF000004

LDP NUMBER: 22-011-WR
 COUNTY FULTON
 STATE OF GEORGIA
 CITY OF ALPHARETTA
 LAND LOT(S) 807, 808, 849 & 850
 DISTRICT 1st SECTION 2nd

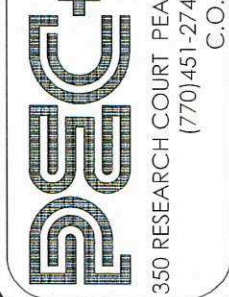
FOR:
PINECONE

WATER EASEMENT EXHIBIT "A"
 SHEET 3 OF 4
 DRAWN BY: FA
 CHECKED BY: FA
 FILE NO.: 14152.00B
 DATE: 12/05/23
 SCALE: 1"=40'

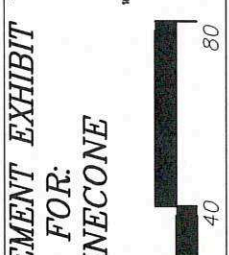
Line Table		
Line #	Length	Direction
L136	250.02	N16°53'16"W
L137	60.60	N30°24'50"W
L138	55.80	S30°24'50"E
L139	20.25	N69°36'11"E
L140	5.00	S18°37'38"E
L141	19.21	S69°36'11"W
L142	50.17	S16°53'16"E
L143	18.74	N88°47'22"E
L144	50.20	N88°12'43"E
L145	158.83	S38°11'57"W
L146	42.94	S02°41'40"E
L147	89.04	S13°56'40"E
L148	345.41	S73°06'44"W
L149	161.92	N16°53'16"W
L150	29.52	S24°41'14"E
L151	5.00	N65°18'46"E
L152	29.47	N24°41'14"W
L153	27.00	S20°39'30"E
L154	5.00	N69°20'30"E
L155	26.93	N20°39'30"W
L156	25.95	S18°41'26"E
L157	25.89	N18°38'34"W
L158	5.00	N71°18'34"E
L159	27.12	S16°15'54"E
L160	5.00	N73°44'06"E
L161	27.07	N16°15'54"W
L162	27.17	S15°19'56"E

Line Table		
Line #	Length	Direction
L163	5.00	N74°40'04"E
L164	27.20	N15°19'56"W
L165	27.33	S11°20'23"E
L166	5.00	N78°39'37"E
L167	27.34	N11°20'23"W
L168	27.43	S09°10'31"E
L169	5.00	N80°49'29"E
L170	27.43	N09°10'31"W
L171	27.06	S08°28'29"E
L172	5.00	N81°31'31"E
L173	27.02	N08°28'29"W
L174	27.90	S04°21'23"E
L175	5.00	N85°38'37"E
L176	27.89	N04°21'23"W
L177	1.24	S30°24'50"E

Curve Table				
Curve #	Length	Radius	Chord	Bearing
C10	15.35	370.00	15.35	S15°07'59"E
C11	37.57	834.50	37.56	N64°26'24"E
C12	43.35	833.52	43.35	N67°33'45"E
C13	7.29	834.50	7.29	N68°59'15"E
C14	7.67	834.50	7.67	N70°09'23"E
C15	20.33	834.50	20.33	N71°07'03"E
C16	29.14	834.50	29.14	N73°09'38"E
C17	7.55	243.67	7.55	N75°19'51"E
C18	42.94	842.11	42.93	N76°50'28"E
C19	28.34	834.50	28.34	N79°37'48"E
C20	14.42	753.39	14.42	N81°29'45"E
C21	47.80	836.69	47.79	N83°55'05"E
C22	32.95	834.50	32.95	N87°01'33"E
C???	39.18	350.00	39.16	S17°09'05"E
C2	4.16	109.38	4.16	S20°40'07"E
C3	31.19	957.72	31.19	S22°31'51"E
C4	9.79	642.86	9.79	S25°24'41"E
C5	8.69	373.13	8.69	S26°32'05"E
C6	37.79	991.75	37.78	N26°07'59"W
C7	37.53	991.46	37.53	N22°08'28"W
C8	20.02	889.93	20.02	N62°03'10"E
C9	372.83	854.50	369.88	N75°53'07"E



SHEET 4 OF 4
 DRAWN BY: FA
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FOR:
PINECONE

LDP NUMBER: 22-011-WR
WATER EASEMENT EXHIBIT "A"

COUNTY FULTON
 STATE OF GEORGIA
 CITY OF ALPHARETTA
 LAND LOT(S) 807, 808, 849 & 850
 DISTRICT 1st SECTION 2nd

PEACHTREE Planners & Engineers Collaborative+

LAND PLANNING • SURVEYING & CONSTRUCTION • CIVIL ENGINEERING •
 ARBORISTS • LANDSCAPE ARCHITECTURE • WATER RESOURCES

350 RESEARCH COURT PEACHTREE CORNERS, GEORGIA 30092
 (770) 451-2741 WWW.PEC.PLUS
 C.O.A.-LSF000004

LEGAL DESCRIPTION – WATER EASEMENT

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 807, 808, 849 & 850 OF THE 1ST DISTRICT, 2ND SECTION, CITY OF ALPHARETTA, FULTON COUNTY, GEORGIA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

TO FIND **THE TRUE POINT OF BEGINNING**, COMMENCE AT A CONCRETE MONUMENT FOUND LOCATED AT THE NORTHWEST END OF A MITERED INTERSECTION OF THE SOUTHERLY RIGHT-OF-WAY LINE OF NORTHPOINT PARKWAY (R/W VARIES) AND THE WESTERLY RIGHT-OF-WAY LINE OF KIMBALL BRIDGE ROAD (60' R/W); THENCE SOUTH 14 DEGREES 29 MINUTES 23 SECONDS WEST A DISTANCE OF 106.14 FEET TO A POINT, SAID POINT BEING **THE TRUE POINT OF BEGINNING**; THENCE SOUTH 01 DEGREES 47 MINUTES 17 SECONDS EAST A DISTANCE OF 20.00 FEET TO A POINT; THENCE SOUTH 88 DEGREES 12 MINUTES 43 SECONDS WEST A DISTANCE OF 52.31 FEET TO A POINT; THENCE SOUTH 02 DEGREES 41 MINUTES 40 SECONDS EAST A DISTANCE OF 40.46 FEET TO A POINT; THENCE SOUTH 13 DEGREES 56 MINUTES 41 SECONDS EAST A DISTANCE OF 7.46 FEET TO A POINT; THENCE NORTH 76 DEGREES 02 MINUTES 00 SECONDS EAST A DISTANCE OF 30.61 FEET TO A POINT; THENCE SOUTH 13 DEGREES 58 MINUTES 00 SECONDS EAST A DISTANCE OF 5.00 FEET TO A POINT; THENCE SOUTH 76 DEGREES 02 MINUTES 00 SECONDS WEST A DISTANCE OF 30.61 FEET TO A POINT; THENCE SOUTH 13 DEGREES 58 MINUTES 00 SECONDS EAST A DISTANCE OF 29.67 FEET TO A POINT; THENCE NORTH 76 DEGREES 02 MINUTES 00 SECONDS EAST A DISTANCE OF 28.90 FEET TO A POINT; THENCE SOUTH 13 DEGREES 58 MINUTES 00 SECONDS EAST A DISTANCE OF 5.00 FEET TO A POINT; THENCE SOUTH 76 DEGREES 02 MINUTES 00 SECONDS WEST A DISTANCE OF 28.92 FEET TO A POINT; THENCE SOUTH 13 DEGREES 58 MINUTES 00 SECONDS EAST A DISTANCE OF 28.88 FEET TO A POINT; THENCE NORTH 76 DEGREES 02 MINUTES 00 SECONDS EAST A DISTANCE OF 29.55 FEET TO A POINT; THENCE SOUTH 13 DEGREES 58 MINUTES 00 SECONDS EAST A DISTANCE OF 5.00 FEET TO A POINT; THENCE SOUTH 76 DEGREES 02 MINUTES 00 SECONDS WEST A DISTANCE OF 29.57 FEET TO A POINT; THENCE SOUTH 13 DEGREES 56 MINUTES 43 SECONDS EAST A DISTANCE OF 6.07 FEET TO A POINT; THENCE WITH A CURVE TURNING TO THE LEFT WITH AN ARC LENGTH OF 39.18', WITH A RADIUS OF 350.00', WITH A CHORD BEARING OF SOUTH 17 DEGREES 09 MINUTES 05 SECONDS EAST, WITH A CHORD LENGTH OF 39.16', TO A POINT; THENCE SOUTH 20 DEGREES 00 MINUTES 15 SECONDS EAST A DISTANCE OF 6.26 FEET TO A POINT; THENCE NORTH 68 DEGREES 19 MINUTES 39 SECONDS EAST A DISTANCE OF 30.50 FEET TO A POINT; THENCE SOUTH 21 DEGREES 40 MINUTES 21 SECONDS EAST A DISTANCE OF 5.00 FEET TO A POINT; THENCE SOUTH 68 DEGREES 19 MINUTES 39 SECONDS WEST A DISTANCE OF 30.59 FEET TO A POINT; THENCE SOUTH 20 DEGREES 23 MINUTES 31 SECONDS EAST A DISTANCE OF 27.13 FEET TO A POINT; THENCE WITH A CURVE TURNING TO THE RIGHT WITH AN ARC LENGTH OF 4.16', WITH A RADIUS OF 109.38', WITH A CHORD BEARING OF SOUTH 20 DEGREES 40 MINUTES 07 SECONDS EAST, WITH A CHORD LENGTH OF 4.16', TO A POINT; THENCE NORTH 69 DEGREES 19 MINUTES 53 SECONDS

EAST A DISTANCE OF 30.56 FEET TO A POINT; THENCE SOUTH 20 DEGREES 40 MINUTES 07 SECONDS EAST A DISTANCE OF 5.00 FEET TO A POINT; THENCE SOUTH 69 DEGREES 19 MINUTES 53 SECONDS WEST A DISTANCE OF 30.45 FEET TO A POINT; THENCE WITH A CURVE TURNING TO THE LEFT WITH AN ARC LENGTH OF 31.19', WITH A RADIUS OF 957.72', WITH A CHORD BEARING OF SOUTH 22 DEGREES 31 MINUTES 51 SECONDS EAST, WITH A CHORD LENGTH OF 31.19', TO A POINT; THENCE NORTH 66 DEGREES 01 MINUTES 07 SECONDS EAST A DISTANCE OF 30.07 FEET TO A POINT; THENCE SOUTH 23 DEGREES 58 MINUTES 53 SECONDS EAST A DISTANCE OF 5.00 FEET TO A POINT; THENCE SOUTH 66 DEGREES 01 MINUTES 07 SECONDS WEST A DISTANCE OF 30.01 FEET TO A POINT; THENCE SOUTH 24 DEGREES 08 MINUTES 24 SECONDS EAST A DISTANCE OF 22.19 FEET TO A POINT; THENCE WITH A CURVE TURNING TO THE LEFT WITH AN ARC LENGTH OF 9.79', WITH A RADIUS OF 642.86', WITH A CHORD BEARING OF SOUTH 25 DEGREES 24 MINUTES 41 SECONDS EAST, WITH A CHORD LENGTH OF 9.79', TO A POINT; THENCE NORTH 63 DEGREES 27 MINUTES 55 SECONDS EAST A DISTANCE OF 29.90 FEET TO A POINT; THENCE SOUTH 26 DEGREES 32 MINUTES 05 SECONDS EAST A DISTANCE OF 5.00 FEET TO A POINT; THENCE SOUTH 63 DEGREES 28 MINUTES 54 SECONDS WEST A DISTANCE OF 30.01 FEET TO A POINT; THENCE SOUTH 26 DEGREES 32 MINUTES 05 SECONDS EAST A DISTANCE OF 8.69 FEET TO A POINT; THENCE NORTH 63 DEGREES 44 MINUTES 09 SECONDS EAST A DISTANCE OF 35.34 FEET TO A POINT; THENCE SOUTH 28 DEGREES 56 MINUTES 43 SECONDS EAST A DISTANCE OF 111.75 FEET TO A POINT; THENCE SOUTH 61 DEGREES 03 MINUTES 17 SECONDS WEST A DISTANCE OF 20.00 FEET TO A POINT; THENCE NORTH 29 DEGREES 00 MINUTES 55 SECONDS WEST A DISTANCE OF 25.23 FEET TO A POINT; THENCE SOUTH 61 DEGREES 29 MINUTES 36 SECONDS WEST A DISTANCE OF 35.07 FEET TO A POINT; THENCE NORTH 28 DEGREES 30 MINUTES 24 SECONDS WEST A DISTANCE OF 5.00 FEET TO A POINT; THENCE NORTH 61 DEGREES 29 MINUTES 36 SECONDS EAST A DISTANCE OF 35.04 FEET TO A POINT; THENCE NORTH 28 DEGREES 55 MINUTES 26 SECONDS WEST A DISTANCE OF 62.43 FEET TO A POINT; THENCE SOUTH 63 DEGREES 43 MINUTES 18 SECONDS WEST A DISTANCE OF 17.11 FEET TO A POINT; THENCE SOUTH 07 DEGREES 17 MINUTES 02 SECONDS EAST A DISTANCE OF 17.98 FEET TO A POINT; THENCE SOUTH 23 DEGREES 04 MINUTES 28 SECONDS WEST A DISTANCE OF 21.42 FEET TO A POINT; THENCE SOUTH 73 DEGREES 06 MINUTES 55 SECONDS WEST A DISTANCE OF 18.22 FEET TO A POINT; THENCE SOUTH 16 DEGREES 57 MINUTES 46 SECONDS EAST A DISTANCE OF 29.98 FEET TO A POINT; THENCE SOUTH 73 DEGREES 02 MINUTES 14 SECONDS WEST A DISTANCE OF 5.00 FEET TO A POINT; THENCE NORTH 16 DEGREES 57 MINUTES 46 SECONDS WEST A DISTANCE OF 29.98 FEET TO A POINT; THENCE SOUTH 73 DEGREES 06 MINUTES 44 SECONDS WEST A DISTANCE OF 26.53 FEET TO A POINT; THENCE SOUTH 16 DEGREES 57 MINUTES 46 SECONDS EAST A DISTANCE OF 29.83 FEET TO A POINT; THENCE SOUTH 73 DEGREES 02 MINUTES 14 SECONDS WEST A DISTANCE OF 5.00 FEET TO A POINT; THENCE NORTH 16 DEGREES 57 MINUTES 46 SECONDS WEST A DISTANCE OF 29.84 FEET TO A POINT; THENCE SOUTH 73 DEGREES 06 MINUTES 42 SECONDS WEST A DISTANCE OF 30.22 FEET TO A POINT; THENCE SOUTH 16 DEGREES 57 MINUTES 46 SECONDS EAST A DISTANCE OF 29.84 FEET TO A POINT; THENCE SOUTH 73 DEGREES 02 MINUTES 14 SECONDS WEST A DISTANCE OF 5.00 FEET TO A POINT; THENCE NORTH 16

MINUTES 02 SECONDS WEST A DISTANCE OF 12.16 FEET TO A POINT; THENCE WITH A CURVE TURNING TO THE RIGHT WITH AN ARC LENGTH OF 37.79', WITH A RADIUS OF 991.75', WITH A CHORD BEARING OF NORTH 26 DEGREES 07 MINUTES 59 SECONDS WEST, WITH A CHORD LENGTH OF 37.78', TO A POINT; THENCE NORTH 24 DEGREES 54 MINUTES 20 SECONDS WEST A DISTANCE OF 1.87 FEET TO A POINT; THENCE NORTH 24 DEGREES 04 MINUTES 14 SECONDS WEST A DISTANCE OF 26.05 FEET TO A POINT; THENCE NORTH 24 DEGREES 10 MINUTES 54 SECONDS WEST A DISTANCE OF 3.57 FEET TO A POINT; THENCE WITH A CURVE TURNING TO THE RIGHT WITH AN ARC LENGTH OF 37.53', WITH A RADIUS OF 991.46', WITH A CHORD BEARING OF NORTH 22 DEGREES 08 MINUTES 28 SECONDS WEST, WITH A CHORD LENGTH OF 37.53', TO A POINT; THENCE NORTH 20 DEGREES 21 MINUTES 31 SECONDS WEST A DISTANCE OF 16.30 FEET TO A POINT; THENCE SOUTH 69 DEGREES 38 MINUTES 29 SECONDS WEST A DISTANCE OF 2.31 FEET TO A POINT; THENCE NORTH 16 DEGREES 53 MINUTES 32 SECONDS WEST A DISTANCE OF 28.36 FEET TO A POINT; THENCE SOUTH 73 DEGREES 06 MINUTES 44 SECONDS WEST A DISTANCE OF 45.78 FEET TO A POINT; THENCE SOUTH 16 DEGREES 58 MINUTES 11 SECONDS EAST A DISTANCE OF 27.09 FEET TO A POINT; THENCE SOUTH 73 DEGREES 01 MINUTES 49 SECONDS WEST A DISTANCE OF 5.00 FEET TO A POINT; THENCE NORTH 16 DEGREES 58 MINUTES 11 SECONDS WEST A DISTANCE OF 27.09 FEET TO A POINT; THENCE SOUTH 73 DEGREES 06 MINUTES 44 SECONDS WEST A DISTANCE OF 4.22 FEET TO A POINT; THENCE SOUTH 16 DEGREES 53 MINUTES 11 SECONDS EAST A DISTANCE OF 26.94 FEET TO A POINT; THENCE SOUTH 73 DEGREES 06 MINUTES 49 SECONDS WEST A DISTANCE OF 5.00 FEET TO A POINT; THENCE NORTH 16 DEGREES 53 MINUTES 11 SECONDS WEST A DISTANCE OF 26.94 FEET TO A POINT; THENCE SOUTH 73 DEGREES 06 MINUTES 44 SECONDS WEST A DISTANCE OF 44.99 FEET TO A POINT; THENCE SOUTH 16 DEGREES 58 MINUTES 11 SECONDS EAST A DISTANCE OF 27.00 FEET TO A POINT; THENCE SOUTH 73 DEGREES 01 MINUTES 49 SECONDS WEST A DISTANCE OF 5.00 FEET TO A POINT; THENCE NORTH 16 DEGREES 58 MINUTES 11 SECONDS WEST A DISTANCE OF 27.01 FEET TO A POINT; THENCE SOUTH 73 DEGREES 06 MINUTES 44 SECONDS WEST A DISTANCE OF 5.54 FEET TO A POINT; THENCE SOUTH 16 DEGREES 53 MINUTES 11 SECONDS EAST A DISTANCE OF 26.81 FEET TO A POINT; THENCE SOUTH 73 DEGREES 06 MINUTES 49 SECONDS WEST A DISTANCE OF 5.00 FEET TO A POINT; THENCE NORTH 16 DEGREES 53 MINUTES 11 SECONDS WEST A DISTANCE OF 26.81 FEET TO A POINT; THENCE SOUTH 73 DEGREES 06 MINUTES 44 SECONDS WEST A DISTANCE OF 43.83 FEET TO A POINT; THENCE SOUTH 16 DEGREES 58 MINUTES 10 SECONDS EAST A DISTANCE OF 27.18 FEET TO A POINT; THENCE SOUTH 73 DEGREES 01 MINUTES 50 SECONDS WEST A DISTANCE OF 5.00 FEET TO A POINT; THENCE NORTH 16 DEGREES 58 MINUTES 10 SECONDS WEST A DISTANCE OF 27.18 FEET TO A POINT; THENCE SOUTH 73 DEGREES 06 MINUTES 44 SECONDS WEST A DISTANCE OF 6.26 FEET TO A POINT; THENCE SOUTH 16 DEGREES 58 MINUTES 14 SECONDS EAST A DISTANCE OF 26.62 FEET TO A POINT; THENCE SOUTH 73 DEGREES 01 MINUTES 46 SECONDS WEST A DISTANCE OF 5.00 FEET TO A POINT; THENCE NORTH 16 DEGREES 58 MINUTES 14 SECONDS WEST A DISTANCE OF 26.63 FEET TO A POINT; THENCE SOUTH 73 DEGREES 06 MINUTES 44 SECONDS WEST A DISTANCE OF 24.95 FEET TO A POINT; THENCE SOUTH 16 DEGREES 58 MINUTES 10 SECONDS EAST A DISTANCE OF 27.11 FEET TO A POINT;

THENCE SOUTH 73 DEGREES 01 MINUTES 50 SECONDS WEST A DISTANCE OF 5.00 FEET TO A POINT; THENCE NORTH 16 DEGREES 58 MINUTES 10 SECONDS WEST A DISTANCE OF 27.12 FEET TO A POINT; THENCE SOUTH 73 DEGREES 06 MINUTES 44 SECONDS WEST A DISTANCE OF 25.03 FEET TO A POINT; THENCE SOUTH 16 DEGREES 58 MINUTES 11 SECONDS EAST A DISTANCE OF 27.02 FEET TO A POINT; THENCE SOUTH 73 DEGREES 01 MINUTES 49 SECONDS WEST A DISTANCE OF 5.00 FEET TO A POINT; THENCE NORTH 16 DEGREES 58 MINUTES 11 SECONDS WEST A DISTANCE OF 27.02 FEET TO A POINT; THENCE SOUTH 73 DEGREES 06 MINUTES 44 SECONDS WEST A DISTANCE OF 44.16 FEET TO A POINT; THENCE SOUTH 16 DEGREES 53 MINUTES 11 SECONDS EAST A DISTANCE OF 26.49 FEET TO A POINT; THENCE SOUTH 73 DEGREES 06 MINUTES 49 SECONDS WEST A DISTANCE OF 5.00 FEET TO A POINT; THENCE NORTH 16 DEGREES 53 MINUTES 11 SECONDS WEST A DISTANCE OF 26.49 FEET TO A POINT; THENCE SOUTH 73 DEGREES 06 MINUTES 44 SECONDS WEST A DISTANCE OF 75.34 FEET TO A POINT; THENCE NORTH 16 DEGREES 53 MINUTES 16 SECONDS WEST A DISTANCE OF 250.02 FEET TO A POINT; THENCE NORTH 30 DEGREES 24 MINUTES 50 SECONDS WEST A DISTANCE OF 60.60 FEET TO A POINT; THENCE WITH A CURVE TURNING TO THE RIGHT WITH AN ARC LENGTH OF 20.02', WITH A RADIUS OF 889.93', WITH A CHORD BEARING OF NORTH 62 DEGREES 03 MINUTES 10 SECONDS EAST, WITH A CHORD LENGTH OF 20.02', TO A POINT; THENCE SOUTH 30 DEGREES 24 MINUTES 50 SECONDS EAST A DISTANCE OF 55.80 FEET TO A POINT; THENCE NORTH 69 DEGREES 36 MINUTES 11 SECONDS EAST A DISTANCE OF 20.25 FEET TO A POINT; THENCE SOUTH 18 DEGREES 37 MINUTES 38 SECONDS EAST A DISTANCE OF 5.00 FEET TO A POINT; THENCE SOUTH 69 DEGREES 36 MINUTES 11 SECONDS WEST A DISTANCE OF 19.21 FEET TO A POINT; THENCE SOUTH 30 DEGREES 24 MINUTES 50 SECONDS EAST A DISTANCE OF 1.24 FEET TO A POINT; THENCE SOUTH 16 DEGREES 53 MINUTES 16 SECONDS EAST A DISTANCE OF 50.17 FEET TO A POINT; THENCE WITH A CURVE TURNING TO THE RIGHT WITH AN ARC LENGTH OF 372.83', WITH A RADIUS OF 854.50', WITH A CHORD BEARING OF NORTH 75 DEGREES 53 MINUTES 07 SECONDS EAST, WITH A CHORD LENGTH OF 369.88', TO A POINT; THENCE NORTH 88 DEGREES 47 MINUTES 22 SECONDS EAST A DISTANCE OF 18.74 FEET TO A POINT; THENCE NORTH 88 DEGREES 12 MINUTES 43 SECONDS EAST A DISTANCE OF 50.20 FEET TO A POINT AND THE TRUE POINT OF BEGINNING,

SAID TRACT CONTAINING 2.342 ACRES (102,030 SQUARE FEET).

LESS AND EXCEPT

A TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 807 & 850 OF THE 1ST DISTRICT, 2ND SECTION, CITY OF ALPHARETTA, FULTON COUNTY, GEORGIA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

TO FIND **THE TRUE POINT OF BEGINNING**, COMMENCE AT A CONCRETE MONUMENT FOUND LOCATED AT THE NORTHWEST END OF A MITERED INTERSECTION OF THE SOUTHERLY RIGHT-OF-WAY LINE OF NORTHPOINT PARKWAY (R/W VARIES) AND THE WESTERLY RIGHT-OF-WAY LINE OF

KIMBALL BRIDGE ROAD (60' R/W); THENCE SOUTH 38 DEGREES 11 MINUTES 57 SECONDS WEST A DISTANCE OF 158.83 FEET TO A POINT, SAID POINT BEING **THE TRUE POINT OF BEGINNING**; THENCE SOUTH 02 DEGREES 41 MINUTES 40 SECONDS EAST A DISTANCE OF 42.94 FEET TO A POINT; THENCE SOUTH 13 DEGREES 56 MINUTES 40 SECONDS EAST A DISTANCE OF 89.04 FEET TO A POINT; THENCE WITH A CURVE TURNING TO THE LEFT WITH AN ARC LENGTH OF 15.35', WITH A RADIUS OF 370.00', WITH A CHORD BEARING OF SOUTH 15 DEGREES 07 MINUTES 59 SECONDS EAST, WITH A CHORD LENGTH OF 15.35', TO A POINT; THENCE SOUTH 73 DEGREES 06 MINUTES 44 SECONDS WEST A DISTANCE OF 345.41 FEET TO A POINT; THENCE NORTH 16 DEGREES 53 MINUTES 16 SECONDS WEST A DISTANCE OF 161.92 FEET TO A POINT; THENCE WITH A CURVE TURNING TO THE RIGHT WITH AN ARC LENGTH OF 37.57', WITH A RADIUS OF 834.50', WITH A CHORD BEARING OF NORTH 64 DEGREES 26 MINUTES 24 SECONDS EAST, WITH A CHORD LENGTH OF 37.56', TO A POINT; THENCE SOUTH 24 DEGREES 41 MINUTES 14 SECONDS EAST A DISTANCE OF 29.52 FEET TO A POINT; THENCE NORTH 65 DEGREES 18 MINUTES 46 SECONDS EAST A DISTANCE OF 5.00 FEET TO A POINT; THENCE NORTH 24 DEGREES 41 MINUTES 14 SECONDS WEST A DISTANCE OF 29.47 FEET TO A POINT; THENCE WITH A CURVE TURNING TO THE RIGHT WITH AN ARC LENGTH OF 43.35', WITH A RADIUS OF 833.52', WITH A CHORD BEARING OF NORTH 67 DEGREES 33 MINUTES 45 SECONDS EAST, WITH A CHORD LENGTH OF 43.35', TO A POINT; THENCE WITH A COMPOUND CURVE TURNING TO THE RIGHT WITH AN ARC LENGTH OF 7.29', WITH A RADIUS OF 834.50', WITH A CHORD BEARING OF NORTH 68 DEGREES 59 MINUTES 15 SECONDS EAST, WITH A CHORD LENGTH OF 7.29', TO A POINT; THENCE SOUTH 20 DEGREES 39 MINUTES 30 SECONDS EAST A DISTANCE OF 27.00 FEET TO A POINT; THENCE NORTH 69 DEGREES 20 MINUTES 30 SECONDS EAST A DISTANCE OF 5.00 FEET TO A POINT; THENCE NORTH 20 DEGREES 39 MINUTES 30 SECONDS WEST A DISTANCE OF 26.93 FEET TO A POINT; THENCE WITH A CURVE TURNING TO THE RIGHT WITH AN ARC LENGTH OF 7.67', WITH A RADIUS OF 834.50', WITH A CHORD BEARING OF NORTH 70 DEGREES 09 MINUTES 23 SECONDS EAST, WITH A CHORD LENGTH OF 7.67', TO A POINT; THENCE WITH A COMPOUND CURVE TURNING TO THE RIGHT WITH AN ARC LENGTH OF 20.33', WITH A RADIUS OF 834.50', WITH A CHORD BEARING OF NORTH 71 DEGREES 07 MINUTES 03 SECONDS EAST, WITH A CHORD LENGTH OF 20.33', TO A POINT; THENCE SOUTH 18 DEGREES 41 MINUTES 26 SECONDS EAST A DISTANCE OF 25.95 FEET TO A POINT; THENCE NORTH 71 DEGREES 18 MINUTES 34 SECONDS EAST A DISTANCE OF 5.00 FEET TO A POINT; THENCE NORTH 18 DEGREES 38 MINUTES 34 SECONDS WEST A DISTANCE OF 25.89 FEET TO A POINT; THENCE WITH A CURVE TURNING TO THE RIGHT WITH AN ARC LENGTH OF 29.14', WITH A RADIUS OF 834.50', WITH A CHORD BEARING OF NORTH 73 DEGREES 09 MINUTES 38 SECONDS EAST, WITH A CHORD LENGTH OF 29.14', TO A POINT; THENCE SOUTH 16 DEGREES 15 MINUTES 54 SECONDS EAST A DISTANCE OF 27.12 FEET TO A POINT; THENCE NORTH 73 DEGREES 44 MINUTES 06 SECONDS EAST A DISTANCE OF 5.00 FEET TO A POINT; THENCE NORTH 16 DEGREES 15 MINUTES 54 SECONDS WEST A DISTANCE OF 27.07 FEET TO A POINT; THENCE WITH A CURVE TURNING TO THE RIGHT WITH AN ARC LENGTH OF 7.55', WITH A RADIUS OF 243.67', WITH A CHORD BEARING OF NORTH 75 DEGREES 19 MINUTES 51 SECONDS EAST, WITH A CHORD LENGTH OF 7.55', TO A POINT; THENCE SOUTH 15 DEGREES 19 MINUTES 56 SECONDS EAST A DISTANCE OF 27.17

FEET TO A POINT; THENCE NORTH 74 DEGREES 40 MINUTES 04 SECONDS EAST A DISTANCE OF 5.00 FEET TO A POINT; THENCE NORTH 15 DEGREES 19 MINUTES 56 SECONDS WEST A DISTANCE OF 27.20 FEET TO A POINT; THENCE WITH A CURVE TURNING TO THE RIGHT WITH AN ARC LENGTH OF 42.94', WITH A RADIUS OF 842.11', WITH A CHORD BEARING OF NORTH 76 DEGREES 50 MINUTES 28 SECONDS EAST, WITH A CHORD LENGTH OF 42.93', TO A POINT; THENCE SOUTH 11 DEGREES 20 MINUTES 23 SECONDS EAST A DISTANCE OF 27.33 FEET TO A POINT; THENCE NORTH 78 DEGREES 39 MINUTES 37 SECONDS EAST A DISTANCE OF 5.00 FEET TO A POINT; THENCE NORTH 11 DEGREES 20 MINUTES 23 SECONDS WEST A DISTANCE OF 27.34 FEET TO A POINT; THENCE WITH A CURVE TURNING TO THE RIGHT WITH AN ARC LENGTH OF 28.34', WITH A RADIUS OF 834.50', WITH A CHORD BEARING OF NORTH 79 DEGREES 37 MINUTES 48 SECONDS EAST, WITH A CHORD LENGTH OF 28.34', TO A POINT; THENCE SOUTH 09 DEGREES 10 MINUTES 31 SECONDS EAST A DISTANCE OF 27.43 FEET TO A POINT; THENCE NORTH 80 DEGREES 49 MINUTES 29 SECONDS EAST A DISTANCE OF 5.00 FEET TO A POINT; THENCE NORTH 09 DEGREES 10 MINUTES 31 SECONDS WEST A DISTANCE OF 27.43 FEET TO A POINT; THENCE WITH A CURVE TURNING TO THE RIGHT WITH AN ARC LENGTH OF 14.42', WITH A RADIUS OF 753.39', WITH A CHORD BEARING OF NORTH 81 DEGREES 29 MINUTES 45 SECONDS EAST, WITH A CHORD LENGTH OF 14.42', TO A POINT; THENCE SOUTH 08 DEGREES 28 MINUTES 29 SECONDS EAST A DISTANCE OF 27.06 FEET TO A POINT; THENCE NORTH 81 DEGREES 31 MINUTES 31 SECONDS EAST A DISTANCE OF 5.00 FEET TO A POINT; THENCE NORTH 08 DEGREES 28 MINUTES 29 SECONDS WEST A DISTANCE OF 27.02 FEET TO A POINT; THENCE WITH A CURVE TURNING TO THE RIGHT WITH AN ARC LENGTH OF 47.80', WITH A RADIUS OF 836.69', WITH A CHORD BEARING OF NORTH 83 DEGREES 55 MINUTES 05 SECONDS EAST, WITH A CHORD LENGTH OF 47.79', TO A POINT; THENCE SOUTH 04 DEGREES 21 MINUTES 23 SECONDS EAST A DISTANCE OF 27.90 FEET TO A POINT; THENCE NORTH 85 DEGREES 38 MINUTES 37 SECONDS EAST A DISTANCE OF 5.00 FEET TO A POINT; THENCE NORTH 04 DEGREES 21 MINUTES 23 SECONDS WEST A DISTANCE OF 27.89 FEET TO A POINT; THENCE WITH A CURVE TURNING TO THE RIGHT WITH AN ARC LENGTH OF 32.80', WITH A RADIUS OF 834.50', WITH A CHORD BEARING OF NORTH 87 DEGREES 01 MINUTES 52 SECONDS EAST, WITH A CHORD LENGTH OF 32.80', TO A POINT AND THE TRUE POINT OF BEGINNING,

SAID TRACT CONTAINING 1.320 ACRES (57,511 SQUARE FEET).

