

House Bill 744

By: Representatives Anulewicz of the 42nd, Thomas of the 39th, Allen of the 40th, Bruce of the 61st, Smith of the 41st, and others

A BILL TO BE ENTITLED
AN ACT

1 To amend an Act creating a new charter for the City of Smyrna, approved August 27, 1931
2 (Ga. L. 1931, p. 955), as amended, so as to provide for the annexation of certain territory into
3 the boundaries of the city; to provide for related matters; to repeal conflicting laws; and for
4 other purposes.

5 BE IT ENACTED BY THE GENERAL ASSEMBLY OF GEORGIA:

6 style="text-align:center">**SECTION 1.**

7 An Act creating a new charter for the City of Smyrna, approved August 27, 1931
8 (Ga. L. 1931, p. 955), as amended, is amended by adding a new section to read as follows:

9 style="text-align:center">"Extension of 2021 (Section 4EE)

10 There shall be included in the corporate limits of the City of Smyrna all of the area
11 embraced within the following described tracts and parcels of land:

12 Parcel 1

13 All that tract or parcel of land lying and being in Land Lot 519 and 562 of the 17th
14 District, 2nd Section of Cobb County, Georgia and including the following properties:

H. B. 744

15 DIXIE AVE (TAX ID 17051900180); 1185 BELMONT AVE (TAX ID 17051900200);
16 1243 BELMONT AVE (TAX ID 17051900110); 1263 BELMONT AVE (TAX ID
17 17051900100); 1271 BELMONT AVE (TAX ID 17051900090); 1281 BELMONT AVE
18 (TAX ID 17051900080); 1299 BELMONT AVE (TAX ID 17051900060); 1303
19 BELMONT AVE (TAX ID 17051901280); 1307 BELMONT AVE (TAX ID
20 17051900050); 1309 BELMONT AVE (TAX ID 17051900040); 1311 BELMONT AVE
21 (TAX ID 17051900030); 1347 BELMONT AVE (TAX ID 17051900020); 1337
22 BELMONT AVE (TAX ID 17051900010); and being more particularly described as
23 follows:

24 BEGIN at a point where the Easterly right-of-way of Dixie Avenue intersects the
25 Northerly right -of-way of Belmont Avenue; RUNNING thence East along the northerly
26 right-of-way of Belmont Avenue to a point that marks the intersection of the west
27 right-of-way of Reed Street and the north right-of-way of Belmont Avenue; running north
28 along the west right-of-way of Reed Street to a point on the southern right-of-way of
29 Windy Hill Road, running thence west along the south side of Windy Hill Road to a point
30 where the south side of Windy Hill Road intersects the east right-of-way of Dixie
31 Avenue; running thence South along the East right-of-way of Dixie Avenue to a point
32 where the East right-of-way of Dixie Avenue intersects the north right-of-way of Belmont
33 Avenue which point is the point of beginning.

34 LESS AND EXCEPT:

- 35 (1) 2435 Dixie Avenue - Tax Parcel 17051900190
36 (2) 1355 Belmont Avenue - Tax Parcel 17056200160
37 (3) 1363 Belmont Avenue - Tax Parcel 17056200150
38 (4) 1373 Belmont Avenue - Tax Parcel 17056200140
39 (5) 1379 Belmont Avenue - Tax Parcel 17056200130
40 (6) 1381 Belmont Avenue - Tax Parcel 17056200120
41 (7) 1397 Belmont Avenue - Tax Parcel 17056200110

- 42 (8) 1405 Belmont Avenue - Tax Parcel 17056200100
 43 (9) 1413 Belmont Avenue - Tax Parcel 17056200080
 44 (10) 1421 Belmont Avenue - Tax Parcel 17056200060
 45 (11) 1429 Belmont Avenue - Tax Parcel 17056200050
 46 (12) 1435 Belmont Avenue - Tax Parcel 17056200040
 47 (13) 1443 Belmont Avenue - Tax Parcel 17056200030
 48 (14) 1451 Belmont Avenue - Tax Parcel 17056200020
 49 (15) 1461 Belmont Avenue - Tax Parcel 17056200010
 50 (16) No street number Windy Hill Road - Tax Parcel 17056201210

51 Parcel 2

52 All that tract or parcel of land lying and being in Land Lot 490 and 519 of the 17th
 53 District, 2nd Section, Cobb County, Georgia, and including the following properties:
 54 2465 DIXIE AVE, TAX ID 17051900210; 1198 BELMONT AVE TAX ID
 55 17051900220; 1202 BELMONT AVE, TAX ID 17051900230; 1214 BELMONT AVE,
 56 TAX ID 1705190024; 1222 BELMONT AVE, TAX ID 17051900430; 1224 BELMONT
 57 AVE, TAX ID 17051900270; 2474 ADAMS DR, TAX ID 17051900250; 2484 ADAMS
 58 DR, TAX ID 17051900260; 1213 PIERCE AVE, TAX ID 17051900640; 1207 PIERCE
 59 AVE, TAX ID 17051900650 and being more particularly described as follows:

60 Begin at a point on the south side of Belmont Avenue where it intersects the east side of
 61 Dixie Avenue; running thence east along the south side of Belmont Avenue to the
 62 westerly right-of-way of Adams Drive; running thence south along the westerly
 63 right-of-way of Adams Drive to a point on the north right-of-way of Pierce Avenue;
 64 running thence west along the north right-of-way of Pierce Avenue west to a point where
 65 the north right of way of Pierce Avenue intersects the easterly right-of-way of Dixie
 66 Avenue; running thence north along the east right-of-way of Dixie Avenue to the
 67 southerly right-of-way of Belmont Avenue and the point of beginning.

68 LESS AND EXCEPT:

69 (1) 2466 Adams Drive (Tax ID 17051901580)

70 All that tract or parcel of land lying and being in original Land Lot 519 of the 17th
71 District, 2nd Section, Cobb County, Georgia, and being the northern part of Lot 72,
72 Belmont Subdivision, as shown on a plat of the property of Henry Adams & J. M.
73 Adams, prepared by John Patton Phillips, Georgia registered Land Surveyor, dated
74 January 24, 1951, and recorded in Plat Book 9, Page 23, Cobb County, Georgia Records,
75 which is hereby expressly incorporated herein and made a part hereof by this specific
76 reference thereto, for a more complete description of the said property, being more
77 particularly described as follows:

78 Beginning at an iron pin found on the westerly right-of-way line of Adams Drive which
79 is located 150.0 feet north of the point of intersection of the said westerly right-of-way
80 line of Adams Drive with the northerly right of way line of Pierce Avenue, as measured
81 along the said westerly right- of-way line of Adams Drive; thence running west for a
82 distance of 70.0 feet to an iron pin; thence running north for a distance of 100.0 feet to
83 an iron pin; thence running east for a distance of 70.0 feet to an iron pin which is located
84 on the said westerly right of way line of Adams Drive; thence running south along the
85 said westerly right-of-way line of Adams Drive for a distance of 100.0 feet to an iron pin,
86 which is the point of beginning.

87 LESS AND EXCEPT:

88 (2) 2470 Adams Drive (Tax ID 17051900620)

89 All that tract or parcel of land lying and being in Land Lot 519, 17th District, 2nd
90 Section, Cobb County, Georgia, being part of Lot 72 of Belmont Subdivision according
91 to a plat recorded in Plat Book 5, Page 81, records of the Clerk of the Superior Court of
92 Cobb County, Georgia, and being more particularly described as follows:

93 Beginning at an iron pin on the north side of Pierce Avenue 290 feet easterly as measured
94 along the northern side of Pierce Avenue from the corner formed by the intersection of

95 the northern side of Pierce Avenue with the northeastern side of the right of way of
96 Railroad Street; thence easterly along the northern side of Pierce Avenue 70 feet to an
97 iron pin on the western side of Adams Drive; thence north along the western side of
98 Adams Drive 150 feet to an iron pin; thence west 70 feet to an iron pin; thence south 150
99 feet to an iron pin on the northern side of Pierce Avenue and the point of beginning.

100 LESS AND EXCEPT:

101 (3) 1231 Pierce Avenue (Tax ID 17051901540)

102 All that tract or parcel of land lying and being in Land Lot 519 of the 17th District, 2nd
103 Section of Cobb County, Georgia, and being known as Lot 72A of Belmont Subdivision,
104 as per plat recorded in Plat Book 276, Page 169, Cobb County, Georgia Records, and
105 being more particularly described as follows:

106 Beginning at a point where the western right-of-way of Adams Drive intersects with the
107 northern right-of-way of Pierce Avenue; thence South 89 degrees 30 minutes 52 seconds
108 West for a distance of 65.00 feet to a point; thence North 00 degrees 10 minutes 47
109 seconds West for a distance of 146.34 feet to a point; thence North 89 degrees 49 minutes
110 13 seconds East for a distance of 65 feet to a point; thence South 00 degrees 10 minutes
111 48 seconds East for a distance of 146.00 feet to a point being the point of beginning.

112 LESS AND EXCEPT:

113 (4) 1221 Pierce Avenue (Tax ID 17051900650)

114 All that tract or parcel of land lying and being in Land Lot 519 of the 17th District, 2nd
115 Section, Cobb County, Georgia, being Lot 1, Reeves Electric Company as per plat
116 recorded in Plat Book 7, Page 26, Cobb County, Georgia Records, which plat is
117 incorporated herein by reference and made a part hereof.

118 LESS AND EXCEPT:

119 (5) Belmont Station Subdivision

120 All that tract or parcel of land lying and being in Land Lot 490 of the 17th District, 2nd
121 Section of Cobb County, Georgia, as to Lots 1, 2 and 3 and being in Land Lots 490 and

122 519 of said district, section and county and being Lots 4 and 5, all of Belmont Station
123 Subdivision, as shown on plat recorded in Plat Book 278, Pages 509-510, Cobb County,
124 Georgia Records, which plat is incorporated herein by reference and made a part hereof.

125 TOGETHER WITH:

126 Common Area

127 All that tract or parcel of land lying and being located in Land Lot 490 of the 17th
128 District, 2nd Section of Cobb County, Georgia and being The Common Area of Belmont
129 Station Final Plat for Longo Custom Builders, Inc. by Ashford Engineers LLC and
130 Perimeter Surveying Company, Inc. dated 07/01/19. Said plat being recorded in Plat
131 Book 278, Page 509 and 510 on 09/07/19 in Cobb County, Georgia Records.

132 And

133 Detention and Water Quality Area

134 All that tract or parcel of land lying and being located in Land Lot 490 and 519 of the
135 17th District, 2nd Section of Cobb County, Georgia and being Detention and Water
136 Quality Area of Belmont Station Final Plat for Longo Custom Builders, Inc. by Ashford
137 Engineers LLC and Perimeter Surveying Company, Inc. dated 07/01/19. Said plat being
138 recorded in Plat Book 278, Page 509 and 510 on 09/07/19 in Cobb County, Georgia
139 Records.

140 Parcel 3

141 All that tract or parcel of land lying and being in Land Lot 519 of the 17th District, 2nd
142 Section of Cobb County, Georgia, and including the following properties: 1241 PIERCE
143 AVENUE (TAX ID 17051900600); 1251 PIERCE AVENUE (TAX ID 17051900590);
144 PIERCE AVENUE (TAX ID 17051900570); 1259 PIERCE AVENUE (TAX ID
145 17051900560); 1267 PIERCE AVENUE (TAX ID 17051900550); 1277 PIERCE
146 AVENUE (TAX ID 17051900540); 1287 PIERCE AVENUE (TAX ID 17051900530);
147 1295 PIERCE AVENUE (TAX ID 17051900520); 1305 PIERCE AVENUE (TAX ID

148 17051900510); 1313 PIERCE AVENUE (TAX ID 17051900500); 1323 PIERCE
149 AVENUE (TAX ID 17051900490); 1331 PIERCE AVENUE (TAX ID 17051900480);
150 1341 PIERCE AVENUE (TAX ID 17051900470); 1375 PIERCE AVENUE (TAX ID
151 17056200680); DAVIS DRIVE (TAX ID 17056200720); 2470 DAVIS DRIVE (TAX
152 ID 17051901250); 2460 DAVIS DRIVE (TAX ID 17051900420); 2450 DAVIS DRIVE
153 (TAX ID 17051900410); 1376 BELMONT AVENUE (TAX ID 17056200170); 1330
154 BELMONT AVENUE (TAX ID 17051900390); 1322 BELMONT AVENUE (TAX ID
155 17051900380); 1314 BELMONT AVENUE (TAX ID 17051900370); 1306 BELMONT
156 AVENUE (TAX ID 17051900360); 1298 BELMONT AVENUE (TAX ID
157 17051900350); 1294 BELMONT AVENUE (TAX ID 17051900340); 1282 BELMONT
158 AVENUE (TAX ID 17051900320); 1278 BELMONT AVENUE (TAX ID
159 17051900310); 1268 BELMONT AVENUE (TAX ID 17051900300); 1258 BELMONT
160 AVENUE (TAX ID 17051900290); 1234 BELMONT AVENUE (TAX ID
161 17051900280); and 2465 ADAMS DRIVE (TAX ID 17051900610); and being more
162 particularly described as follows:

163 Begin at a point on the north side of Pierce Avenue at its intersection with the east side
164 of Adams Drive; running thence east along the north side of Pierce Avenue to a point
165 where the north side of Pierce Avenue intersects the west side of the right-of-way of
166 Davis Drive; running thence north along the west right-of-way of Davis Drive to a point
167 where the west side of Davis Drive intersects the southerly right-of-way of Belmont
168 Avenue; running thence west along the southerly right-of-way of Belmont Avenue to a
169 point where said right-of-way intersects the east side of Adams Drive; running thence
170 south along the east side of Adams Drive to a point on the north side of Pierce Avenue
171 which is the point of beginning.

172 LESS AND EXCEPT:

173 (1) 2475 Adams Drive (Tax ID 17051900580)

174 All that tract or parcel of land lying and being in Land Lot 519 of the 7thh District, 2nd
175 Section of Cobb County, Georgia, as shown on a Survey dated November 28, 2018
176 prepared by LandTec Surveying (William J. Gilbert, GRLS#2848) and being more
177 particularly described as follows:

178 Beginning at a point where the Northern right-of-way of Pierce Avenue (a 50'
179 right-of-way) intersects with the Eastern right-of-way of Adams Drive (right-of-way
180 varies); thence North 00 degrees, 10 minutes 47 seconds west for a distance of 99.41 feet
181 to a point being the point of beginning; thence North 00 degrees 10 minutes 47 seconds
182 West for a distance of 69.97 feet along the eastern right-of-way of Adams Drive to a
183 point at the Northwest corner of the dividing line between the subject property and that
184 now or formerly owned by Bridget & Dolly Hogan; thence North 88 degrees 56 minutes
185 16 seconds East along the dividing line between the subject property and the Hogan
186 property for a distance of 70.66 feet to a 1/2" rebar set at the Northeast corner of the
187 subject property; thence South 00 degrees 39 minutes 29 seconds West along the dividing
188 line between the subject property and property now or formerly owned by Ronald S.
189 Dickinson and property now or formerly owned by Clinton L. Vail, a distance of 70.00
190 feet to a 1/2" rebar set at the Southeast corner of the subject property; thence South 88
191 degrees 56 minutes 28 seconds West along the dividing line between the subject property
192 and that now or formerly owned by Maurice F. Baxter a distance of 69.64 feet to a point
193 at the Southwest corner of the subject property and the point of beginning; being known
194 as 2475 Adams Drive, according to the present system of numbering property in Cobb
195 County, Georgia.

196 LESS AND EXCEPT:

197 (2) 2461 Adams Drive (Tax ID 17051901550)

198 All that tract or parcel of land lying and being in Land Lot 519 of the 17th District and
199 2nd Section of Cobb County, Georgia containing 0.194 acre, more or less, and being Lot
200 62B as described on that certain Plat of Survey dated July 12, 2018 entitled, "Lots 62A

201 and 62B Re-Subdivision of Part of Lot 62, Belmont Property of J. H. Taylor," prepared
202 by McClung Surveying Services, Inc., certified by Michael R. Noles, GRLS#2646 and
203 recorded with the Clerk of the Superior Court of Cobb County, Georgia at Plat Book 277,
204 Pages 595-596, which plat and the record thereof are each incorporated herein by specific
205 reference thereto.

206 LESS AND EXCEPT:

207 (3) 2451 Adams Drive (Tax ID 17051900960)

208 All that tract or parcel of land lying and being in Land Lot 519 of the 17th District, 2nd
209 Section of Cobb County, Georgia and being designated as Lot 62A, Resubdivision of Part
210 of Lot 62, Belmont Property of J. M. Taylor, as recorded in Plat Book 277, Page 595-596,
211 Cobb County, Georgia Records on a Plat of Survey for Ronald S. Dickinson by McClung
212 Surveying Services, Inc. dated 6-12-18, last revised 7-12-18 and being more fully
213 described as follows:

214 Start at a point located at the intersection of the East right-of-way of Adams Drive (R/W
215 varies) and the South right-of-way of Belmont Avenue (50' R/W) (said point also being
216 the Point of Beginning). Thence from the point of beginning and running South 89
217 degrees 17 minutes 40 seconds East along the South right-of-way of Belmont Avenue a
218 distance of 72.62 feet to a rebar set; thence leaving said right-of-way and running South
219 00 degrees 31 minutes 53 seconds West a distance of 124.32 feet to a rebar set; thence
220 running South 89 degrees 28 minutes 29 seconds West a distance of 69.73 feet to a rebar
221 set located along the east right-of-way of Adams Drive; thence running North 00 degrees
222 47 minutes 25 seconds West along said right-of-way a distance of 125.88 feet to said
223 point and the point of beginning.

224 Said tract or parcel of land containing 0.204+ acres or 8,902+ square feet.

225 LESS AND EXCEPT:

226 (4) 1340 Belmont Avenue (Tax ID 17051900400)

227 All that tract or parcel of land lying and being in Land Lot 519, 17th District, 2nd
228 Section, Cobb County, Georgia, being Lot 51 and parts of Lots 52 and 84, Belmont
229 Property as shown on Plat recorded in Plat Book 61, Page 7, Cobb County Records.

230 Parcel 4

231 All that tract or parcel of land lying and being in Land Lot 562 of the 17th District, 2nd
232 Section of Cobb County, Georgia, and including the following properties: 1368 PIERCE
233 AVE, (TAX ID 17056200340); 1378 PIERCE AVE, (TAX ID 17056200350); 1386
234 PIERCE AVE, (TAX ID 17056200370); 1394 PIERCE AVE, (TAX ID 17056200380);
235 1410 PIERCE AVE, (TAX ID 17056200390); 1414 PIERCE AVE, (TAX ID
236 17056200400); 1422 PIERCE AVE, (TAX ID 17056200440); 1432 PIERCE AVE, (TAX
237 ID 17056200450); 1436 PIERCE AVE, (TAX ID 17056200860); 1442 PIERCE AVE,
238 (TAX ID 170562005000; 1454 PIERCE AVE, (TAX ID 170562005100); 1456 PIERCE
239 AVE, (TAX ID 17056200520) ; 1461 Hawthorn AVE, (TAX ID 17056200530); 1435
240 Hawthorn AVE, (TAX ID 17056200480); 1419 Hawthorn AVE, (TAX ID
241 17056200430); 2529 SAINT CHARLES DR, (TAX ID 17056200410); 2520 SAINT
242 CHARLES DR, (TAX ID 17056200360); 2538 SAINT CHARLES DR, TAX ID
243 (17056200320) ; 2529 DAVIS DR, (TAX ID 17056200910); 2521 DAVIS DR, (TAX
244 ID 17056200330) and being more particularly described as follows:

245 Begin at a point on the south side of Pierce Avenue at its intersection with the east side
246 of Davis Drive; running thence east along the south side of Pierce Avenue to a point on
247 the westerly right-of-way of Saint Charles Drive; continuing thence east along the south
248 side of Pierce Avenue to a point on the westerly right-of-way of Reed Street; running
249 thence south, along the westerly right-of-way of Reed Street to a point on the north
250 right-of-way of Hawthorne Avenue; running thence west along the north right-of-way of
251 Hawthorne Avenue to a point on the east right-of-way of Davis Drive; running north
252 along the easterly right-of-way of Davis Drive to the point of beginning.

253 LESS AND EXCEPT:

254 (1) Hawthorne Gate - Phase 2

255 Hawthorne Gate, Phase 2 as shown on that final Plat for Hawthorne Gate Phase 2,
256 recorded in Plat Book 275, Page 81 & 81, Cobb County Records, which plat is
257 incorporated herein by reference. Said property consisting of 1409 Hawthorn Ave, 1405
258 Hawthorn Ave, 1401 Hawthorn Ave, 1397 Hawthorn Ave, 1393 Hawthorn Ave, 1389
259 Hawthorn Ave, 1385 Hawthorn Ave, 1381 Hawthorn Ave, 1377 Hawthorn Ave, and
260 1373 Hawthorn Ave.

261 LESS AND EXCEPT:

262 (2) 1449 Hawthorne Avenue (Tax ID 17056200490)

263 All that tract or parcel of land lying and being in Land Lot 562 of the 17th District, 2nd
264 Section of Cobb County, Georgia, and being Lot 30 of Henry Adams Property as per plat
265 recorded in Plat Book 10, Page 52, Cobb County records, and being same property as
266 described in a Warranty Deed dated September 27, 1990 from Dewey V. Reeves to
267 Laurie C. Reeves, et al, recorded in Deed Book 5880, Page 304, and by this reference
268 made a part hereof. Property being further known as 1449 Hawthorne Avenue as houses
269 are currently numbered in Cobb County, Georgia.

270 LESS AND EXCEPT:

271 (3) 1423 Hawthorne Avenue (Tax ID 17056200470)

272 All that tract or parcel of land lying and being in Land Lot 562, 17th District, 2nd
273 Section, Cobb County, Georgia, and being Lot 32, Property of Henry Adams, as per plat
274 recorded in Plat Book 10, Page 52, Records of Cobb County, Georgia, which plat is
275 incorporated herein by reference for more particular description and delineation of the lot
276 dimensions thereof. Property is known as 1423 Hawthorne Avenue as houses are
277 currently numbered in Cobb County, Georgia.

278 LESS AND EXCEPT:

279 (4) 1415 Hawthorne Avenue (Tax ID 17056200420)

280 All that tract or parcel of land lying and being in Land Lot 562, 17th District, 2nd
281 Section, Cobb County, Georgia, being Lots 19 and 20, Property of Henry Adams, as per
282 plat recorded at Plat Book 9, Page 130, Cobb County, Georgia records, which plat is
283 incorporated herein and made a part thereof by this reference. Property is known as 1415
284 Hawthorne Avenue as houses are currently numbered in Cobb County, Georgia.

285 LESS AND EXCEPT:

286 (5) 1411 Hawthorne Avenue (Tax ID 17056201100)

287 All that tract or parcel of land lying and being in Land Lot 562, 17th District, 2nd
288 Section, Cobb County, Georgia, being Lot 19, Henry Adams Subdivision as per plat
289 recorded in Plat Book 9, Page 130, and revised in Plat Book 275, Page 358, Cobb
290 County, Georgia Records, which plat is incorporated herein by reference for a more
291 complete description. Subject property address: 1411 Hawthorne Avenue, Smyrna, Ga.
292 30080 Parcel ID: 17056201100.

293 Parcel 5

294 All that tract or parcel of land lying and being in Land Lot 562 of the 17th District, 2nd
295 Section of Cobb County, Georgia, and including the following properties: 1495
296 HAWTHORNE AVENUE (TAX ID 17056200550); 2555 REED STREET (TAX ID
297 17056200710); 2545 REED STREET (TAX ID 17056200540); 2535 REED STREET
298 (TAX ID 17056200560); 2525 REED STREET (TAX ID 17056200700); 2515 REED
299 STREET (TAX ID 17056200570); 2497 REED STREET (TAX ID 17056200590); 2487
300 REED STREET (TAX ID 17056201740); 2483 REED STREET (TAX ID
301 17056200600); 2471 REED STREET (TAX ID 17056200610); 2455 REED STREET
302 (TAX ID 17056200630); 2439 REED STREET (TAX ID 17056200960); 2435 REED
303 STREET (TAX ID 17056200640); 2431 REED STREET (TAX ID 17056200950); 2413
304 REED STREET (TAX ID 17056200650); 2405 REED STREET (TAX ID
305 17056200660); and being more particularly described as follows:

306 Begin at a point on the east right-of-way of Reed Street at its intersection with the north
307 side of Hawthorne Avenue; running thence north along the east side of Reed Street to a
308 point where the east side of Reed Street intersects the south right-of-way of Windy Hill
309 Road; running thence east along the south side of Windy Hill Road to a point where the
310 south side of Windy Hill Road intersects the east land lot line of Land Lot 562 (said line
311 dividing Land Lots 591 and 562); running thence south along said land lot line to a point
312 where the east land lot line of Land Lot 562 intersects the north right-of-way of
313 Hawthorne Avenue; running thence west along the north right-of-way of Hawthorne
314 Avenue to a point where the north right-of-way of Hawthorne Avenue intersects the east
315 right-of-way of Reed Street, which point is the point of beginning.

316 Parcel 6

317 All that tract or parcel of land lying in Land Lot 519 and 562 of the 17th District, 2nd
318 Section of Cobb County, Georgia, and including the following properties: 1242 PIERCE
319 AVE (TAX ID 17051900700); 1250 PIERCE AVE (TAX ID 17051900710); 1258
320 PIERCE AVE (TAX ID 17051900720); 1272 PIERCE AVE (TAX ID 17051900980);
321 1304 PIERCE AVE (TAX ID 17051900770); 1312 PIERCE AVE (TAX ID
322 17051900780); 1322 PIERCE AVE (TAX ID 17051900790); 1332 PIERCE AVE (TAX
323 ID 17051900800); 1342 PIERCE AVE (TAX ID 17051900810); 1362 PIERCE AVE
324 (TAX ID 17056200240), 2529 DIXIE AVE (TAX ID 17051900910); and being more
325 particularly described as follows:

326 BEGIN at a point on the south side of Pierce Avenue at its intersection with the east side
327 of Dixie Avenue running thence east along the southerly right-of-way of Pierce Avenue
328 to a point that is the intersection of the south right-of-way of Pierce Avenue and the
329 western right-of-way of Davis Drive; running thence south along the westerly
330 right-of-way of Davis Drive to a point where the westerly right-of-way of Davis Drive
331 intersects the northerly right-of-way of Hawthorne Avenue; running thence west along

332 the northerly right-of-way of Hawthorne Avenue to the intersection of the northerly
333 right-of-way of Hawthorne Avenue with the easterly right-of-way of Dixie Avenue;
334 running thence north east along the easterly right-of-way of Dixie Avenue to the
335 intersection of the east right-of-way of Dixie Avenue with the southerly right-of-way of
336 Pierce Avenue and the point of beginning.

337 LESS AND EXCEPT:

338 (1) 1210 PIERCE AVENUE

339 All that tract or parcel of land lying and being in Land Lot 519 of the 17th District, 2nd
340 Section, Cobb County, Georgia, being 0.312 Acres designated as Tract 1 as per plat of
341 survey prepared for Mill Creek II, LLC, dated July 8, 2003 and prepared by Robert B.
342 Betterton, Georgia Registered Land Surveyor No. 2496, Betterton Surveying and Design,
343 Inc. and being more particularly described as follows: To find the true point of beginning,
344 begin at an iron pin located at the intersection of the northeasterly side of the right of way
345 of Dixie Avenue (being a variable right of way) and the southerly side of the right of way
346 of Pierce Avenue (50 foot right of way) and run thence south 88 degrees 34 minutes 35
347 seconds east along the southerly side of the right of way of Pierce Avenue for a distance
348 of 46.64 feet to an iron pin at the true point of beginning; from said true point of
349 beginning, running thence south 88 degrees 34 minutes 35 seconds east along the
350 southerly side of the right of way of Pierce Avenue for a distance of 113.14 feet to an iron
351 pin and comer; running thence south 02 degrees 19 minutes 52 seconds west for a
352 distance of 159.62 feet to an iron pin and comer; running thence north 88 degrees 39
353 minutes 00 seconds west for a distance of 11.09 feet to a point and comer located on the
354 northeasterly side of the right of way of Dixie Avenue running thence In a northerly
355 direction along the northeasterly side of the right of way of Dixie Avenue and following
356 the curvature thereof, having a radius of 1879.86 feet (said arc being subtended by a
357 chord bearing north 41 degrees 27 minutes 57 seconds west a chord distance of 189.78
358 feet) for an arc distance of 189.86 feet to an iron pin and comer; running thence north 56

359 degrees 39 minutes 26 seconds east along the mitered corner of Dixie Avenue and Pierce
360 Avenue for a distance of 36.07 feet to an iron pin at the true point of beginning.

361 LESS AND EXCEPT:

362 (2) 1220 Pierce Avenue

363 ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 519
364 OF THE 17TH DISTRICT, 2ND SECTION, COBB COUNTY, GEORGIA, BEING
365 0.311 ACRES DESIGNATED AS TRACT 2 AS PER PLAT OF SURVEY PREPARED
366 FOR MILL CREEK II, LLC, DATED JULY 8, 2003, AND PREPARED BY ROBERT
367 H. BETTERTON, GEORGIA REGISTERED LAND SURVEYOR NO. 2496,
368 BETTERTON SURVEYING & DESIGN, INC., AND BEING MORE
369 PARTICULARLY DESCRIBED AS FOLLOWS:

370 TO FIND THE TRUE POINT OF BEGINNING, BEGIN AT AN IRON PIN LOCATED
371 AT THE INTERSECTION OF THE NORTHEASTERLY SIDE OF THE RIGHT OF
372 WAY OF DIXIE AVENUE (BEING A VARIABLE RIGHT OF WAY) AND THE
373 SOUTHERLY SIDE OF THE RIGHT OF WAY OF PIERCE AVENUE (50 FOOT
374 RIGHT OF WAY) AND RUN THENCE SOUTH 88 DEGREES 34 MINUTES 35
375 SECONDS EAST ALONG THE SOUTHERLY SIDE OF THE RIGHT OF WAY OF
376 PIERCE AVENUE FOR A DISTANCE OF 46.64 FEET TO AN IRON PIN;
377 CONTINUE THENCE SOUTH 88 DEGREES 34 MINUTES 34 SECONDS EAST
378 ALONG THE SOUTHERLY SIDE OF THE RIGHT OF WAY OF PIERCE AVENUE
379 FOR A DISTANCE OF 113.14 FEET TO AN IRON PIN AT THE TRUE POINT OF
380 BEGINNING; FROM SAID TRUE POINT OF BEGINNING, RUNNING THENCE
381 SOUTH 88 DEGREE 34 MINUTES 35 SECONDS EAST ALONG THE SOUTHERLY
382 SIDE OF THE RIGHT OF WAY OF PIERCE AVENUE FOR A DISTANCE OF 85.01
383 FEET TO AN IRON PIN AND CORNER; RUNNING THENCE SOUTH 02 DEGREES
384 19 MINUTES 53 SECONDS WEST FOR A DISTANCE OF 159.51 FEET TO AN
385 IRON PIN AND CORNER; RUNNING THENCE NORTH 99 DEGREES 39 MINUTES

386 00 SECONDS WEST FOR A DISTANCE OF 85.01 FEET TO A POINT AND
387 CORNER; RUNNING THENCE NORTH 02 DEGREES 19 MINUTES 52 SECONDS
388 EAST FOR A DISTANCE OF 152.61 FEET TO AN IRON PIN AT THE TRUE POINT
389 OF BEGINNING.

390 BEING KNOWN AS 1220 PIERCE AVENUE, SMYRNA, COBB COUNTY,
391 GEORGIA, ACCORDING TO THE PRESENT SYSTEM OF NUMBERING
392 PROPERTY IN COBB COUNTY, GEORGIA.

393 LESS AND EXCEPT:

394 (3) 1230 Pierce Avenue

395 All that tract or parcel of land lying and being in Land Lot 519 of the 17th District, 2nd
396 Section, Cobb County, Georgia, being 0.311 acres designated as Tract 3 as per plat of
397 survey prepared for Mill Creek II, LLC, dated July 8, 2003 and prepared by Robert B.
398 Betterton, Georgia Registered Land Surveyor No. 2496, Betterton Surveying & Design,
399 Inc. and being more particularly described as follows:

400 To find the TRUE POINT OF BEGINNING begin at an iron pin located at the
401 intersection of the northeasterly side of the right of way of Dixie Avenue (being a
402 variable right of way) and the southerly side of the right of way of Pierce Avenue (50 foot
403 right of way) and run thence South 88 degrees 34 minutes 35 seconds East along the
404 southerly side of the right of way of Pierce Avenue for a distance of 46.64 feet to an iron
405 pin; continue thence South 88 degrees 34 minutes 35 seconds East along the southerly
406 side of the right of way of Pierce Avenue for a distance of 198.15 feet to an iron pin at
407 the TRUE POINT OF BEGINNING; from said TRUE POINT OF BEGINNING, running
408 thence South 88 degrees 34 minutes 35 seconds East along the southerly side of the right
409 of way of Pierce Avenue for a distance of 85.00 feet to an iron corner; running thence
410 South 02 degrees 19 minutes 54 seconds West for a distance of 159.40 feet to an iron pin
411 and corner; running thence North 88 degrees 39 minutes 00 seconds West for a distance
412 of 85.00 feet to a point and corner; running thence North 02 degrees 19 minutes 52

413 seconds East for a distance of 159.51 feet to an iron pin at the TRUE POINT OF
414 BEGINNING.

415 LESS AND EXCEPT:

416 (4) 1268 Pierce Avenue

417 All that tract or parcel of land lying and being in Land Lot 519 of the 17th District, 2nd
418 Section, Cobb County, Georgia, being Lot 119, of property of J. P. Taylor, as per plat
419 recorded in Plat Book 5, Page 81, Cobb County Records, which plat is incorporated
420 herein by this reference and made a part of this description.

421 Beginning at an iron pin on the southerly side of Pierce Avenue, 565.00 feet easterly from
422 the corner formed by the intersection of the southerly side of Pierce Avenue with the
423 Northeasterly side of Dixie Avenue, formerly Railroad Street, said Point of Beginning
424 also being at the line dividing Lots 115 and 120, said subdivision; run thence southerly
425 along the easterly line of said Lot 120 that forms an interior angle of 91 degrees 03
426 minutes with southerly side of Pierce Avenue, 210.00 feet to an iron pin and Lot 128, said
427 subdivision; run thence northeasterly along the northerly line of said Lot 120, 80.00 feet
428 to an iron pin and Lot 118, said subdivision; run thence northerly along the westerly line
429 of said Lot 118, 210.0 feet to an iron pin on the southerly side of Pierce Avenue; run
430 thence westerly along the southerly side of Pierce Avenue, 80.0 feet to an iron pin and
431 the point of beginning.

432 LESS AND EXCEPT:

433 (5) 1276 Pierce Avenue

434 All that tract or parcel of land lying and being in Land Lot No. 519, 17th District, 2nd
435 Section, Cobb County, Georgia, and being subdivided Lot No. 117 of the property of J.
436 H. Taylor, as shown on plat made by R. E. Smith, Registered Surveyor, June 10, 1944,
437 recorded at Plat Book 5, Page 81, Cobb County Records, said plat being hereby adopted
438 for a more particular description, delineation and location of said property, which is more
439 particularly described as follows:

440 Beginning at a point on the south side of Pierce Avenue, 725 feet east of the southeastern
441 intersection of Pierce Avenue and Railroad Street, and running thence south for a distance
442 of 210 feet to a point and corner; thence running east for a distance of 80 feet to a point
443 and corner; thence running north for a distance of 210 feet to the south side of Pierce
444 Avenue; thence running west along the south side of Pierce Avenue for a distance of 80
445 feet to the point of beginning, being improved property and being known as 1276 Pierce
446 Avenue, according to the present system of numbering in Cobb County, Georgia.

447 LESS AND EXCEPT:

448 (6) 1294 Pierce Avenue

449 All that tract or parcel of land being in the State of Georgia, County of Cobb, Land Lot
450 519, 17th District, 2nd Section, of Cobb County, Georgia, being Lot 116 of J.H. Taylor
451 Subdivision, as per plat recorded in Plat Book 5, Page 81, Cobb County, Georgia
452 Records.

453 LESS AND EXCEPT:

454 (7) 1352 Pierce Avenue

455 All that tract or parcel of land lying and being in Land Lots 519 and 562 of the 17th
456 District, 2nd Section of Cobb County, Georgia and being Lot 1 property of Henry Adams
457 Subdivision, as per plat recorded in Plat Book 77, Page 16, Cobb County, Georgia
458 Records which plat is incorporated herein by reference and made a part hereof.

459 LESS AND EXCEPT:

460 (8) 2510 Davis Drive

461 All that tract or parcel of land lying and being in Land Lots 519 and 562 of the 17th
462 District, 2nd Section of Cobb County, Georgia and being more particularly described as
463 follows:

464 BEGINNING AT A POINT on the west side of Davis Drive which is 215 feet north of
465 the intersection of the west side of Davis Drive with the north side of Hawthorne Avenue;
466 and running thence west for a distance of 140 feet to a point and corner; thence running

467 north for a distance of 70 feet to a point and a corner; thence running east for a distance
468 of 140 feet to a point and corner located on the west side of Davis Drive; thence running
469 south along the west side of Davis Drive for a distance of 70 feet to the point of
470 beginning. Being all of Lot No. 3, Henry Adams Property, as shown on a plat recorded
471 in Plat Book 9, Page 106, Cobb County, Georgia records, which plat is incorporated
472 herein and made a part hereof by reference.

473 LESS AND EXCEPT:

474 (9) Hawthorne Gate Phase 1

475 All that tract or parcel of land lying and being in Land Lots 519 and 562 of the 17th
476 District, 2nd Section, Cobb County, Georgia and being more particularly described as
477 follows:

478 Beginning at a point on the northern side of Hawthorne Avenue where it intersects the
479 western right of way of Davis Drive; running thence South 88 degrees 35 minutes 03
480 seconds West along the Northerly Right of Way of Hawthorne Avenue a distance of
481 455.44 feet to a point; Running thence North 00 degrees 00 minutes 35 seconds East a
482 distance of 214.83 feet to a point; traveling thence North 88 degrees 35 minutes 03
483 seconds East a distance of 450.97 feet to a point on the westerly right of way of Davis
484 Drive; running thence South 01 degrees 11 minutes East along the Westerly Right of Way
485 of Davis Drive a distance of 214.77 feet to a point on the Northerly Right of Way of
486 Hawthorne Avenue and the POINT OF BEGINNING.

487 Said tract is shown on that final plat for Hawthorne Gate Phase I recorded in Plat Book
488 274, Page 730 and 731, in the Cobb County Superior Court which plat is incorporated
489 by reference.

490 LESS AND EXCEPT:

491 (10) 1305 Hawthorne Avenue

492 All THAT TRACT OR PARCEL of land lying and being in Land Lot 519 of the 17th
493 District 2nd Section of Cobb County, Georgia, being Lot 132 of the J. H. Taylor Property,

494 as per plat recorded in Plat Book 5, Page 81, Cobb County, Georgia Records, and being
495 more particularly described as follows:

496 BEGINNING at a point on the North side of Hawthorne Avenue, 1360 feet West of the
497 intersection of the West side of Reed Street with the North side of Hawthorne Avenue
498 (said beginning point also being the Southwest corner of Lot 133); thence West along the
499 North side of Hawthorne Avenue, 80 feet to Lot No. 131; thence North along the East
500 side of Lot No. 131, 215 feet to Lot No. 115; thence East along the South line of Lot 115,
501 80 feet to Lot No. 133; thence South along the West side of Lot No. 133, 215 feet to the
502 North side of Hawthorne Avenue and the POINT OF BEGINNING.

503 LESS AND EXCEPT:

504 (11) 1285 Hawthorne Avenue

505 ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT
506 519 OF THE 17TH DISTRICT, 2ND SECTION, COBB COUNTY, GEORGIA AND
507 BEING DESIGNATED AS LOTS 131, 130, 129, AS SHOWN ON A PLAT OF
508 PROPERTY OF J.H. TAYLOR AS RECORDED IN PLAT BOOK 5, PAGE 81 COBB
509 COUNTY, GEORGIA RECORDS, AND BEING MORE FULLY DESCRIBED AS
510 FOLLOWS:

511 TO REACH THE POINT OF BEGINNING, START AT THE INTERSECTION OF
512 THE NORTH RIGHT-OF-WAY OF HAWTHORNE STREET (ALSO KNOWN AS
513 HAWTHORN AVENUE) (RIGHT OF WAY VARIES) AND THE WEST RIGHT OF
514 WAY OF DAVIS DRIVE (40' RIGHT-OF-WAY). THENCE RUNNING WEST
515 ALONG SAID NORTH RIGHT OF WAY OF SAID HAWTHORNE STREET A
516 DISTANCE OF 540 FEET TO A NAIL SET AND THE POINT OF BEGINNING.
517 THENCE FROM THE POINT OF BEGINNING AND CONTINUING NORTH 88
518 DEGREES 18 MINUTES 13 SECONDS WEST ALONG SAID RIGHT-OF-WAY OF
519 SAID HAWTHORNE STREET A DISTANCE OF 240.00 FEET TO A REBAR SET.
520 THENCE LEAVING SAID NORTH RIGHT-OF-WAY OF SAID HAWTHORNE

521 STREET AND RUNNING NORTH 01 DEGREES 35 MINUTES 23 SECONDS
522 EAST A DISTANCE OF 215.00 FEET TO A REBAR SET; THENCE RUNNING
523 SOUTH 88 DEGREES 18 MINUTES 13 SECONDS EAST A DISTANCE OF 240
524 FEET TO A REBAR SET; THENCE RUNNING SOUTH 01 DEGREES 35
525 MINUTES 23 SECONDS WEST A DISTANCE OF 215.00 FEET TO SAID NAIL
526 SET LOCATED ON THE SAID NORTH RIGHT-OF-WAY OF SAID HAWTHORNE
527 STREET AND POINT OF BEGINNING.

528 SAID TRACT OR PARCEL OF LAND CONTAINING 1.185 ACRES OF 51,600
529 SQUARE FEET.

530 LESS AND EXCEPT:

531 (12) 1267 Hawthorne Avenue

532 All THAT TRACT OR PARCEL of land lying and being in Land Lot 519 of the 17th
533 District, 2nd Section of Cobb County, Georgia, being Lot 128 of the J. H. Taylor
534 Property, according to a plat recorded in Plat Book 5, Page 81, Cobb County, Georgia
535 Records, and being more particularly described as follows: BEGINNING at a point on
536 the north side of Hawthorne Avenue one hundred twenty-three (123) feet east of the
537 intersection of the northeast side of Railroad Street with the north side of Hawthorne
538 avenue; running thence east along the north side of Hawthorne Avenue eighty (80) feet
539 to a point; running thence north two hundred fifteen (215) feet to a point; running thence
540 west eighty (80) feet to a point; running thence south two hundred fifteen (215) feet to
541 a point on the north side of Hawthorne Avenue and the point of beginning.

542 LESS AND EXCEPT:

543 (13) Hawthorne Ave (Tax Par 1705190090)

544 All that tract or parcel of land lying and being in Cobb County Georgia, known as Lot
545 #127 on Hawthorne Avenue of the Belmont Subdivision, according to plat of R. E. Smith,
546 Registered Civil Engineer, and in Land Lots #490 to 562 of the 17th District 2nd Section

547 of Cobb County, Georgia. The Lot fronting eighty (80) feet to the west side of Hawthorne
548 Avenue and extending back two hundred (200) feet more or less.

549 LESS AND EXCEPT:

550 (14) 2545 Dixie Avenue

551 All that tract or parcel of land lying and being in Land Lot 519 of the 17th District and
552 2nd Section of Cobb County, Georgia and being Lot No 126 as shown and described
553 upon a plat of the property of J.H. Taylor, as shown on a survey made by R.E. Smith on
554 June 10, 1944, a copy of which plat is recorded in Plat Book 5, Page 8, in the office of
555 Clerk of the Superior Court of Cobb County, Georgia, reference to which is hereby made
556 for a more accurate description of the metes and bounds. Said lot fronts on Railroad
557 Street as shown upon said plat, and is bounded on the West by said Railroad Street; and
558 fronts 305 feet on said named street; and is bounded on the south by said Railroad Street
559 and a small frontage on Hawthorne Avenue; and is bounded on the east for a distance of
560 185 feet by Lot No. 127 as shown on said plat heretofore referred to; and bounded on the
561 north by Lot No. 125 as shown on said plat for a distance of 236 feet.

562 Parcel 7

563 1711 Roswell Street

564 All that tract or parcel of land lying and being in Land Lot 634 of the 17th District, 2nd
565 Section of Cobb County, Georgia, being Lot 8 of the M. Frostig Subdivision as per plat
566 recorded in Plat Book 4, Page 120, Cobb County, Georgia Records, which plat is
567 incorporated herein and made a part hereof by reference.

568 Said property is also described as 1711 Roswell Street and Tax Parcel No. 17063400040.

569 Parcel 8

570 All that tract or parcel of land lying and being in Land Lot 664 of the 17th District, 2nd
571 Section of Cobb County, Georgia and including the following properties: 2583

572 DAVENPORT ST, (TAX ID 17066400690); 2571 DAVENPORT ST, (TAX ID
573 17066400360); and being more particularly described as follows:

574 Tract One

575 BEGINNING at a point on the east right of way of Davenport Street (also known as
576 Davenport Road), 445.5 feet south of the north line of Land Lot 664; thence from the
577 point of beginning, South 84 degrees 09 minutes 33 seconds East 202.18 feet to a point;
578 thence South 05 degrees 10 minutes 05 seconds West 103.26 feet to a point on the North
579 right of Way of Argo Drive thence South 66 degrees 46 minutes 05 seconds West 88.00
580 feet, South 76 degrees 06 minutes 45 seconds West 74.14 feet, and North 81 degrees 21
581 minutes 49 seconds West 45.51 feet to the North right of Way of Argo drive and the east
582 right of way of Davenport Street; thence North 02 degrees 01 minutes 51 seconds East
583 169.20 feet to the point of beginning, and containing 0.67 acres.

584 Tract Two

585 All that tract or parcel of land lying and being in Land Lot 664 of the 17th District, 2nd
586 Section of Cobb County, Georgia, and being more particularly described as tax parcel
587 17066400360. Said property is designated as 2571 Davenport Street according to the
588 current system of numbering in Cobb County, Georgia.

589 Parcel 9

590 All that tract or parcel of land lying and being in Land Lots 177, 282, 283, 284, 175, 171,
591 176, and 177 of the 18th District, 2nd Section of Cobb County, Georgia, and including
592 the following properties; 1479 VETERANS MEMORIAL HWY (TAX ID
593 18028200040); 1483 VETERANS MEMORIAL HWY (TAX ID 18028200050); 1491
594 VETERANS MEMORIAL HWY (TAX ID 18028300020); 1501 VETERANS
595 MEMORIAL HWY (TAX ID 18028300030); 1511 VETERANS MEMORIAL HWY
596 (TAX ID 18028300040); 1513 VETERANS MEMORIAL HWY (TAX ID
597 18028300050); 1521 VETERANS MEMORIAL HWY (TAX ID 18028300060); 6400

598 RIVER VIEW RD (TAX ID 18028300070); 1625 VETERANS MEMORIAL HWY
599 (TAX ID 18028300080); 6377 RIVER VIEW RD (TAX ID 18028400060); 6323 RIVER
600 VIEW RD (TAX ID 18028400080); 6100 NICHOLS DR (TAX ID 18017100070); 6150
601 NICHOLS DR (TAX ID 18017500080); 1650 ARMSTRONG PL (TAX ID
602 18017600100); RIVER VIEW RD (TAX ID 18017500070); 6324 RIVER VIEW RD
603 (TAX ID 18028400010); 6330 RIVER VIEW RD (TAX ID 18028400020); 6384 RIVER
604 VIEW RD (TAX ID 18028400030); and being more particularly described as:
605 Begin at a point where the northeast side of Veterans Memorial Highway intersects the
606 southeast right-of-way on Oakdale Road; running thence southeast along the northeast
607 side of Veterans Memorial Highway and following the meanderings thereof to the
608 northwest side of the Chattahoochee River; running thence northeasterly along the
609 northwest side of said river to the northeast boundary of property conveyed to Norman
610 V. Richie in Deed Book 10071, Page 149, Cobb County Records, hereinafter "Richie
611 Property" (said property is also described as 6323 Riverview Road and Tax Parcel
612 18028400080 according to the present numbering systems in Cobb County); running
613 thence northwest along said northeast boundary of said Richie Property to a point where
614 such property boundary meets the south side of Riverview Road; thence traveling North
615 West across Riverview Road to a point on the North West right of way of said road where
616 it intersects the North West property line of property owned by Helen Hair Stamps, as
617 Trustee under The Helen Hair Stamps Revocable Trust dated July 3, 2019 (hereinafter
618 "Stamps Trust") (said property is described as 6324 Riverview Road, designated as Tax
619 Parcel 18028400010 and described in Deed Book 15660, Page 5180, Cobb County,
620 Georgia); running thence northeast along the northwest boundary of Riverview Road to
621 a point where Riverview Road intersects the South East Side of Nichols Drive; running
622 thence northwest along the southern and western right-of-way of Nichols Drive to a point
623 where the westerly right-of-way of Nichols Drive interests the north line of property now
624 or formerly owned by Rogers Cartage Co. (said property is also described as 6100

625 Nichols Drive and designated as Tax Parcel 18017100070 and described in Deed Book
626 15604, Page 4389, Cobb County Records); thence running west along said north property
627 line of the Rogers Cartage Property to a point where such property line intersects the
628 common land lot line to Land Lots 170 and 171; running thence south along said
629 common land lot line for Land Lots 170 and 171 along the Western boundary of the
630 Rogers Cartage Co. property line to a point where such Western property line intersects
631 the North East property line of property now or formerly owned by the City of Smyrna
632 (said property being Tax Parcel 18017001180); running thence southeasterly along the
633 southwest property line of said Rogers Cartage property to a point where the
634 southwestern boundary of the Rogers Cartage Co. property intersects the property line
635 of property now or formerly owned by 6150 Nichols, LLC (said property is also
636 described as 6150 Nichols Drive and designated as Tax Parcel 18017500080 and
637 described in Deed Book 15716, Page 1344, Cobb County Records); running thence south
638 and west, along the northwestern boundary of said 6150 Nichols, LLC property to a point
639 where such property line joins the northwesterly property line of property now or
640 formerly owned by Vincent M. Gissendanner (said property is also described as 1650
641 Armstrong Place, designated as Tax Parcel 18017600100 and described in Deed Book
642 9597, Page 85, Cobb County Records); running thence southwest along the northwesterly
643 property line of the Gissendanner tract a distance of 77.80 feet more or less to a point;
644 thence continuing southwest along the northwesterly property line of the Gissendanner
645 tract a distance of 324.58 feet more or less to a point where the southwest boundary of
646 the Gissendanner tract intersects the northwest boundary of property now or formerly
647 owned by Tac-RW Lot 1, LLC (said property is also described as 1648 Armstrong Place,
648 designated as Tax Parcel 18017500060 and described in Deed Book 15387, Page 3371,
649 Cobb County Records); running thence southwest along the northwest boundary of said
650 Tac-RW property (said line dividing said property from property owned by Oakdale
651 Bluffs Community Association, Tax Parcel 18017601590) to a point where said line

652 intersects the northwest boundary line of property owned by Helen Hair Stamps, as
653 Trustee under The Helen Hair Stamps Revocable Trust dated July 3, 2019 (hereinafter
654 "Stamps Trust") (said property is described as 6324 Riverview Road, designated as Tax
655 Parcel 18028400010 and described in Deed Book 15660, Page 5180, Cobb County
656 Records); running thence southwest along the northwest boundary of said Stamps Trust
657 property to a point where such property line joins the northwest property line of property
658 known or formerly owned by Helen Hair Stamps as Trustee under The Helen Hair
659 Stamps Revocable Trust dated July 3, 2019 (hereinafter "The Stamps Trust Property 2")
660 (said property is described as 6330 Riverview Road, designated as Tax Parcel
661 18028400020 and described in Deed Book 15660, Page 5184, Cobb County Records);
662 running thence southwest, along the northwest property boundary of The Stamps Trust
663 Property 2 to a point where said property line joins the northwest property line of
664 property now or formerly owned by L. E. Seagraves (said property is also described as
665 6384 Riverview Road and designated as Tax Parcel 18028400030) (hereinafter the
666 "Seagraves Tract"); running thence southwest, along the northwest boundary of the
667 Seagraves tract to a point where said boundary line joins the northeast boundary of
668 property now or formerly owned by Laesk Development LLC (said tract is also described
669 as 1465 Veterans Memorial Highway, designated as Tax Parcel 18028200030 and
670 described in Deed Book 15694, Page 1071, Cobb County Records) (hereinafter the
671 "Laesk Tract"); running thence northwest, along the northeast boundary of the Laesk
672 Tract to a point where said line meets the southeasterly boundary of property now or
673 formerly owned by The Oakdale Bluffs Community Association (said property is
674 designated as Tax Parcel 18017700750) (hereinafter the "Oakdale Bluffs Tract"); running
675 thence southwest along a line that is the boundary between the northwest property line
676 of the Laesk Tract and the southeast property line of The Oakdale Bluffs tract to a point
677 where such line joins the southwest boundary line of The Oakdale Bluffs Tract (said line
678 is northeast boundary of property now or formerly owned by Harma Jean Wilkie,

679 described as 6209 Oakdale Road and designated as Tax Parcel 18017700060) (hereinafter
680 the "Wilkie Tract"); running thence northwest along the North East property line of the
681 Wilkie Tract (said property line separating the Wilkie Tract and The Oakdale Bluffs
682 Tract) to a point on the easterly right-of-way of Oakdale Road; running thence south
683 along the easterly right-of-way of Oakdale Road to a point where the southeast
684 right-of-way of Oakdale Road intersects the northeast right-of-way of Veterans Memorial
685 Highway which point is the point of beginning.

686 LESS AND EXCEPT:

- 687 (1) 6271 River View Road
688 Prestwick Riverview, LLC
689 Parcel ID No. 18017500120
- 690 (2) 6269 Riverview Road
691 Prestwick Riverview, LLC
692 Parcel ID No. 18017500110
- 693 (3) 6210 Nichols Drive
694 Prestwick Riverview, LLC
695 Parcel ID No. 18017500130
- 696 (4) 1648 Armstrong Place
697 Tac-RW Lot 1, LLC
698 Parcel ID No. 18017500060
- 699 (5) 6209 Oakdale Road
700 Harma Jean Wilkie
701 Parcel ID No. 18017700060
- 702 (6) 6217 Oakdale Road
703 James Floyd Brown
704 Parcel ID No. 18017700280
- 705 (7) 6255 Oakdale Road

706 Nancy T. Smith Family Limited Partnership
 707 Parcel ID No. 18017700090
 708 (8) 6281 Oakdale Road
 709 Racetrac Petroleum, Inc.
 710 Parcel ID No. 18017700230
 711 (9) 1465 Veteran Memorial Highway
 712 Laesk Development LLC
 713 Parcel ID No. 18028200030

714 Parcel 10

715 COMBINED TRACTS ONE AND TWO

716 Dickerson Road - Parcel IDs 180061000060, 180061000080

717 All that tract or parcel of land lying and being in Land Lots 61, 62 and 172 of the 18th
 718 District, 2nd Section, Cobb County, Georgia, and shown on plat of survey for Phoenix
 719 Crane Rental dated November 28, 1998, by David W. Lynah, RLS #1845, said parcel
 720 measuring 9.18 acres, more fully and particularly described as follows:

721 Beginning at a point marked by an iron pin found at the common corner of Land Lots 61,
 722 62, 171 and 172; thence proceeding along the southern line of Land Lot 62 (the line
 723 common to Land Lots 62 and 171) South 89 degrees 34 minutes 21 seconds West for a
 724 distance of 734.67 feet to a point marked by an iron pin found on said Land Lot line;
 725 thence departing said Land Lot line North 31 degrees 21 minutes 10 seconds East for a
 726 distance of 677.52 feet to a point marked by an iron pin located on the southwesterly
 727 right-of-way of Dickerson Drive (a 40' right-of-way); thence proceeding along said
 728 southwesterly right-of-way of Dickerson Drive South 64 degrees 50 minutes 20 seconds
 729 East for a distance of 471.20 feet to a point; thence continuing along said right-of-way
 730 of Dickerson Drive along an arc in a southeasterly and southerly direction for an arc
 731 distance of 402.51 feet, said arc being subtended by a chord having a bearing of South

732 57 degrees 34 minutes 10 seconds East and a distance of 400.00 feet to a point; thence
733 continuing along said right-of-way along an arc in a southeasterly and southerly direction
734 for an arc distance of 127.59 feet, said arc being subtended by a chord having a bearing
735 of South 29 degrees 30 minutes 04 seconds East and a distance of 124.30 feet to a point
736 marked by an iron pin located on said right-of-way; thence departing said right-of-way
737 South 63 degrees 33 minutes 00 seconds West to a distance of 120.00 feet to a point
738 marked by an iron pin located on the south line of Land Lot 61 (the line common to Land
739 Lots 61 and 172); thence departing said Land Lot Line South 77 degrees 09 minutes 04
740 seconds West for a distance of 215.08 feet to a point marked by an iron pin; thence
741 proceeding North 67 degrees 53 minutes 25 seconds West for a distance of 136.06 feet
742 to the true point of beginning as established hereinabove.

743 TRACT THREE

744 1835 Dickerson Drive - Parcel ID 180061000040

745 All that tract or parcel of land lying and being in Land Lots 61, 62, and 172 of the 18th
746 District and 2nd Section of Cobb County, Georgia and being more particularly described
747 as follows:

748 BEGINNING at the northeasterly intersection of Riverview Road and Dickerson Drive;
749 running thence northwesterly along the northeasterly right of way of Dickerson Drive a
750 distance of 357.49 feet to THE TRUE POINT OF BEGINNING; running thence
751 northwesterly along the northeasterly right of way of Dickerson Drive a distance of 825
752 feet to a point; running thence North 28 degrees 29 minutes 00 seconds East a distance
753 of 200 feet; running thence North 1 degree 15 minutes 00 seconds East a distance of
754 119.9 feet; running thence South 59 degrees 09 minutes 00 seconds East a distance of
755 1258.62 feet; running thence South 46 degrees 58 minutes 00 seconds West a distance
756 of 355.10 feet to THE TRUE POINT OF BEGINNING.

757 Said tract contains 1835 Dickerson Drive, Mableton, Georgia 30126.

758 TRACT FOUR

759 1855 Dickerson Drive - Parcel ID 18017200170

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

763 FIND THE POINT OF BEGINNING by locating where the easterly side of Dickerson
764 Drive and the northerly side of Riverview Road intersect; thence from that point of
765 intersection following along the northerly side of Riverview Road northeasterly 117.1
766 feet to a point which is the TRUE POINT OF BEGINNING; thence from the true point
767 of beginning North 62 degrees and 00 minutes West 140.31 feet to a point; thence North
768 05 degrees 33 minutes 40 seconds West 141.29 feet to a point; thence North 09 degrees
769 28 minutes 26 seconds West 110.08 feet to a point; thence North 46 degrees 58 seconds
770 East 355.10 feet to a point; thence South 58 degrees 02 minutes East 340.48 feet to a
771 point located on the northerly side of Riverview Road; thence along Riverview Road
772 South 32 degrees 51 minutes 51 seconds West 124.56 feet to a point; thence South 35
773 degrees 31 minutes 36 seconds West 100.05 feet to a point; thence South 42 degrees 00
774 minutes 41 seconds West 110.76 feet to a point; thence South 52 degrees West 83.78 feet
775 to a point; thence South 81 degrees 20 minutes West 45.92 feet to a point which is the
776 POINT OF BEGINNING. All according to a survey registered land surveyor, David W.
777 Lynah dated January 30, 1980 and revised March 3, 1980.

778 Parcel 11

779 Tract One

780 All that tract or parcel of land lying and being in Land Lots 57 and 60 of the 18th District,
781 2nd Section of Cobb County, Georgia containing 1.207 acres and more particularly
782 described as follows:

783 BEGINNING at a point at the intersection of the Southwesterly right-of-way of
784 Riverview Road and the Southeasterly right-of-way of Interstate 285; running thence
785 North 39 degrees 32 minutes East a distance of 223.39 feet to a point; running thence
786 South 43 degrees 54 minutes 15 seconds East a distance of 151.76 feet to a point; running
787 thence South 32 degrees 54 minutes West a distance of 240.00 feet; running thence South
788 31 degrees 35 minutes 51 seconds East, a distance of 176.01 feet to a point; running
789 thence South 39 degrees 53 minutes 35 seconds West a distance of 52.72 feet to a point;
790 running thence North 31 degrees 36 minutes West along the Southeasterly right-of-way
791 of Interstate 285, a distance of 300.00 feet to a point; running thence North 13 degrees
792 59 minutes West a distance of 75.65 feet and the point of BEGINNING. Said property
793 is shown on a plat of survey for Kenneth Cosey, prepared by Edward G. Vickery, Georgia
794 Registered Land Surveyor #2563, dated January 26, 2013.

795 Said property is further identified as Parcel Number 18-0060-0-004-0 according to the
796 Cobb County, Georgia tax records.

797 Tracts Two & Three

798 ALL THAT CERTAIN PIECE, PARCEL, OR TRACT OF LAND, situate, lying and
799 being located in Land Lots 57 and 60 of the 18th District, of the Second Section, in Cobb
800 County, State of Georgia, containing 4.499 acres, being following metes and bounds to
801 wit:

802 BEGINNING at a new 5/8" rebar (P.O.B.) located at the intersection of the southern
803 right-of-way of River View Road and the eastern right-of-way of Interstate 285; thence
804 running along the southern right-of-way of River View Road along a curve to the left,
805 having an arc length of 237.36 feet, a radius of 1621.59 feet, a chord of North 63 degrees
806 19 minutes 52 seconds East 237.15 feet to a point; thence continuing along said southern
807 right-of-way of River View Road along a curve to the right, having an arc length of
808 123.34 feet, a radius of 1089.52 feet, a chord of North 62 degrees 38 minutes 54 seconds
809 East 123.77 feet to a new 5/8" rebar, located at the common corner of David A. & Anne

810 G. Rosenthal, Property N/F; thence turning and leaving said southern right-of-way River
811 View Road and running along the common line of said Rosenthal Property N/F south 50
812 degrees 03 minutes 12 seconds East 188.32 feet to a point located on the northern side
813 of the Chattahoochee River (passing over a new 5/8" rebar located 152.11 feet); thence
814 turning and running along the meandering river bank South 39 degrees 53 minutes 25
815 seconds West 819.75 feet to a point located at the common corner of River View
816 Industrial Park, Property N/F; thence turning and leaving Chattahoochee River and
817 running along the common line of River View Industrial Park Property N/F the following
818 three courses and distances: North 31 degrees 47 minutes 47 seconds West 176.80 feet
819 to a point (passing over a new 5/8" rebar located at 31.64 feet); thence North 33 degrees
820 07 minutes 46 seconds East 240.25 feet to an old 1/2" rebar; thence North 43 degrees 55
821 minutes 13 seconds West 151.73 feet to a point located on the southeastern right-of-way
822 of Interstate 285; thence turning and running along said Interstate 285 right-of-way,
823 North 53 degrees, 04 minutes 16 seconds East a distance of 168.62 feet to an old pk nail;
824 thence North 17 degrees 24 minutes 59 seconds West 25.93 feet to a new 5/8" rebar, the
825 POINT OF BEGINNING.

826 Being the same property shown on that certain survey entitled "ALTA/ACSM Land Title
827 Survey of North American Container Corporation" prepared by Site Design, Inc. bearing
828 the certification and seal of T. A. Sherard, GRLs No. 2832, dated September 19, 2003,
829 last revised October 7, 2003, bearing Job No. 033117.

830 Being described as 5851 River View Road and Tax Parcels 18006000030 and
831 18005700070.

832 Tract Four

833 ALL THAT TRACT OR PARCEL OF LAND lying and being in Land Lots 57 & 58 of
834 the 18th District, 2nd Section of Cobb County, Georgia and being more particularly
835 described as follows:

836 BEGINNING at an iron pin set at the intersection of the southeasterly right-of-way line
837 of River View Road (Variable R/W) with the southerly right-of-way line of Southern
838 Railway (200' R/W); thence along said right-of-way line of Southern Railway the
839 following courses and distances: 53.85 feet along an arc of a curve to the left, said curve
840 having a radius of 1,360.90 feet and a chord bearing and distance of South 78 degrees 35
841 minutes 55 seconds East 53.85 feet to an iron pin set; thence South 10 degrees 00 minutes
842 11 seconds West a distance of 25.00 feet to an iron pin set; thence 100.85 feet along an
843 arc of a curve to the left, said curve having a radius of 1,385.90 feet and a chord bearing
844 and distance of South 81 degrees 44 minutes 09 seconds East 100.83 feet to an iron pin
845 set; thence North 05 degrees 50 minutes 32 seconds East a distance of 25.00 feet to an
846 iron pin set; thence 236.48 feet along an arc of a curve to the left, said curve having a
847 radius of 1,360.90 feet and a chord bearing and distance of South 89 degrees 18 minutes
848 22 seconds East 236.18 feet to a point; thence South 24 degrees 16 minutes 24 seconds
849 East a distance of 46.87 feet more or less to a point at the western bank of the
850 Chattahoochee River, said point being referred to as Point "E"; thence leaving said
851 right-of-way of Southern Railway and 1,326 feet more or less along the western bank of
852 the Chattahoochee River and the meanderings thereof to Point "F" (said direct tie from
853 Point "E" to Point "F" being South 52 degrees 00 minutes 15 seconds West a distance of
854 1,307.40 feet); thence leaving the western bank of the Chattahoochee River North 44
855 degrees 52 minutes 32 seconds West a distance of 183.58 feet to an iron pin set on said
856 southeasterly right-of-way line of River View Road; thence along said right-of-way line
857 the following courses and distances: 167.52 feet along an arc of a curve to the left, said
858 curve having a radius of 528.22 feet and a chord bearing and distance of North 51 degrees
859 23 minutes 49 seconds East 166.82 feet to a point; thence North 42 degrees 18 minutes
860 42 seconds East a distance of 209.69 feet to a point; thence North 42 degrees 18 minutes
861 42 seconds East a distance of 97.70 feet; thence North 41 degrees 46 minutes 00 seconds
862 East a distance of 113.71 feet to an iron pin set; thence 418.03 feet along an arc of a curve

863 to the right, said curve having a radius of 3,170.00 feet and a chord bearing and distance
864 of North 45 degrees 32 minutes 40 seconds East 417.73 feet to a point; thence North 49
865 degrees 19 minutes 20 seconds East a distance of 55.93 feet to an iron pin set and the
866 POINT OF BEGINNING.

867 Said tract containing 5.530 acres, more or less.

868 Being described as 5853 River View Road, designated as Tax Parcel 18005800040.

869 Parcel 12

870 TRACT ONE:

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

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

886 TRACT TWO:

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

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

904 Said Tracts One and Two include the following property: 6140 RIVER VIEW ROAD
905 (TAX ID 18017100040)"

906 **SECTION 2.**

907 All laws and parts of laws in conflict with this Act are repealed.