COBB COUNTY GEORGIA
FILED IN OFFICE
2014 MAY -1 PM 2:10
COBB COUNTY ZONING DIVISION

SAMS, LARKIN, HUFF & BALLI, LLP
ATTORNEYS AT LAW

376 POWDER SPRINGS STREET
SUITE 100
MARIETTA, GA 30064-3448

JAMES A. W. BALLI
(Admitted in GA and AL)

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May 1, 2014

VIA HAND DELIVERY

Mr. John P. Pederson, AICP, Manager
Cobb County Community Development Agency
Zoning Division
1150 Powder Springs Road
Suite 400
Marietta, GA 30064

Re: Application of BRED CO., LLC to Rezone a 74.77 Acre Tract from O&I, OHR and GC to RRC Conditional, Land Lots 876, 877, 879, 880, 914, 915, 916, 917, 918, 945 and 946, 17th District, 2nd Section, Cobb County, Georgia ("Project Site").

Dear John:

As you are aware, the above described Project Site includes real property that is envisioned to be the future home of the Atlanta Braves. However, the rezoning proposal ("Proposal") included with this letter is designed to propose an exceptional and unique mixed use development on the property immediately adjacent and in close proximity to the Stadium. As set forth in the documents filed with this Application, the mixed use Proposal contains elements of first-class retail, entertainment, office, multi-use, hotel and residential uses. Further, the Proposal is consistent with the Project Site's location within an area designated as a Regional Activity Center ("RAC") on the Cobb County Future Land Use Map.[1] Due to the significant scope of the Proposal, the Proposal meets the definition of a Development of Regional Impact and will be proceeding through the DRI process. However, during the pendency of that process, the Applicant wishes to ensure that Cobb County and all Staff have access to information and data sufficient to conduct a concurrent review of the Proposal. In that regard, I look forward to

[1] Regional Activity Centers are areas which the County has designed to "provide locations for intense retail, commercial, office or mixed uses that exceed 500,000 square feet."

working with you as this Application proceeds through the review process and to public hearings.

That said, I have enclosed BRED CO., LLC's Application for Rezoning complete with a check in the amount of $3,300 for the filing fees and including the following:

1. Cobb County Application pages with required signatures and information. (Exhibit "1")

2. Five (5) copies of each Site Plan and surveys drawn to scale with two (2) 8 1/2 x 11 copies of each showing the entire Project Site. To comply with level of detail requirements, two Site Plans are being provided to depict the Project Site. (Exhibit "2").

3. Summary of Project containing stipulations relating to RRC which shall become a part of the zoning ordinance governing the Project Site. (Exhibit "3").

4. Zoning Impact Statement. (Exhibit "4").

5. Certificate of Corporate Authority executed by Mike Plant of BRED CO., LLC establishing authority to pursue rezoning. (Exhibit "5").

6. Legal description of all parcels that are a part of the Project Site as set forth on the Legal Description Exhibit. (Exhibit "6").

7. Miscellaneous documents consistent with Cobb County's filing requirements. (Deeds showing BRED CO., Inc. is the record titleholder of the entire Project Site, Copies of paid tax receipts, preservation of appeal, etc.) (Exhibit "7").

Once the Application has been initially reviewed, I look forward to working with you and your Staff to discuss the Project and provide any response to questions or comments. In the interim, please do not hesitate to call should you or your Staff have any questions or need any additional documentation or information.

Thank you for your time and assistance.

Sincerely,

SAMS, LARKIN, HUFF & BALLI, LLP

James A. Balli
jballi@slhb-law.com

Enclosures

cc: Mr. Mike Plant, Executive VP Operations, Atlanta Braves
Greg Heller, Esq., Senior VP and General Counsel, Atlanta Braves
Maxine Hicks, Esq., DLA Piper
Jones Lang LaSalle
Kimley-Horn & Associates, Inc.
Chairman Tim Lee
Commissioner Bob Ott, District 2
Cobb County Commissioners
Cobb County Planning Commission
Mr. Robert L. Hosack, Jr., AICP Director

Exhibit “1”

Application for Rezoning
Cobb County, Georgia

(Cobb County Zoning Division – 770-528-2035)

COBB COUNTY GEORGIA CLERK'S OFFICE
2014 MAY -1 PM 2:10
COBB COUNTY ZONING DIVISION

Application No. Z-44
PC Hearing Date: 7-1-14
BOC Hearing Date: 7-15-14

Applicant BRED CO., LLC **Phone#** see below
(applicant's name printed)

Address c/o Maxine Hicks, 1201 West Peachtree St., N.E., Ste. 2800, Atlanta, GA 30309 **E-mail** see below

James A. Balli, Esq. **Address** 376 Powder Springs St., Ste. 100, Marietta, GA 30064
(representative's name, printed)

(representative's signature) **Phone#** 770-422-7016 **E-mail** jballi@slhb-law.com

Signed, sealed and delivered in presence of:

ALESSANDRIA MILLER NOTARY PUBLIC CHEROKEE COUNTY, GEORGIA My Commission Expires 02-06-2016

Notary Public **My commission expires:** 2-6-16

Titleholder BRED CO., LLC **Phone#** 404-614-2191 **E-mail** see above
(titleholder's name, printed)

Signature See attached signature page. **Address** 755 Hank Aaron Drive, Atlanta, GA 30315
(attach additional signature, if needed)
Mike Plant, Authorized Representative of BRED CO., LLC

Signed, sealed and delivered in presence of:

Notary Public **My commission expires:**

Zoning Request From O&I, GC, and OHR (present zoning) **to** RRC Conditional (proposed zoning)

For the Purpose of See Summary of Project attached. (subdivision, restaurant, warehouse, apt., etc.) **Size of Tract** 74.77 **Acre(s)**

Location See Legal Description Exhibit attached hereto.
(street address, if applicable; nearest intersection, etc.)

Land Lot(s) 876, 877, 879, 880, 914, 915, 916, 917, 918, 945, 946 **District(s)** 17

We have investigated the site as to the existence of archeological and/or architectural landmarks. I hereby certify that there ~~are~~/are no such assets. If any exist, provide documentation with this application.

(applicant's signature)
James A. Balli, On Behalf of Applicant

We have investigated the site as to the existence of any cemetery located on the above property. I hereby certify that there ~~is~~/is not such a cemetery. If any exist, provide documentation with this application.

(applicant's signature)
James A. Balli, On Behalf of Applicant

Application for Rezoning
Cobb County, Georgia

(Cobb County Zoning Division – 770-528-2035)

Application No. _____

PC Hearing Date: _____

BOC Hearing Date: _____

Applicant BRED CO., LLC (applicant's name printed) **Phone#** see below

Address c/o Maxine Hicks, 1201 West Peachtree St., N.E., Ste. 2800, Atlanta, GA 30309 **E-mail** see below

James A. Balli, Esq. **Address** 376 Powder Springs St., Ste. 100, Marietta, GA 30064

(representative's name, printed)

_____ **Phone#** 770-422-7016 **E-mail** jballi@slhb-law.com

(representative's signature)

Signed, sealed and delivered in presence of:

_____ **My commission expires:** _____

Notary Public

Titleholder BRED CO., LLC (titleholder's name, printed) **Phone#** _____ **E-mail** _____

Signature _____ **Address** _____

(attach additional signature, if needed)

Maxine Hicks, Authorized Representative of BRED CO., LLC

Signed, sealed and delivered in presence of:

_____ **My commission expires:** 2-4-2016

Notary Public

Zoning Requested From O&I, GC, and OHR (present zoning) **to** RRC Conditional (proposed zoning)

For the Purpose of See Summary of Project attached. (subdivision, restaurant, warehouse, apt., etc.) **Size of Tract** _____ **Acre(s)**

Location See Legal Description Exhibit attached hereto. (street address, if applicable; nearest intersection, etc.)

Land Lot(s) 876, 877, 879, 880, 914, 915, 916, 917, 918, 945, 946 **District(s)** 17

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(applicant's signature)

James A. Balli, On Behalf of Applicant

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_____

(applicant's signature)

James A. Balli, On Behalf of Applicant

Application #:_____

PC Hearing Date:_____

BOC Hearing Date:_____

Summary of Intent for Rezoning

Part 1. Residential Rezoning Information (attach additional information if needed)

a) **Proposed unit square-footage(s):** _____

b) **Proposed building architecture:** _____

c) **Proposed selling prices(s):** _____

d) **List all requested variances:** _____

Part 2. Non-residential Rezoning Information (attach additional information if needed)

a) **Proposed use(s):** Mixed use development with related Atlanta Braves Sports Complex. (630k sq. ft. Office, 500k sq. ft. retail/entertain., 600 unit res., 450 room/key hotel(s), 100k sq. ft. multiuse facility)

b) **Proposed building architecture:** _____

c) **Proposed hours/days of operation:** _____

d) **List all requested variances:** See attached Summary of Project.

Part 3. Other Pertinent Information (List or attach additional information if needed)

See attached Legal Description, Zoning Impact Statement and Summary of Project Exhibits.

Part 4. Is any of the property included on the proposed site plan owned by the Local, State, or Federal Government?

(Please list all Right-of-Ways, Government owned lots, County owned parcels and/or remnants, etc., and attach a plat clearly showing where these properties are located). Not applicable.

Part 5. Is this application a result of a Code Enforcement action? No___;Yes___ (If yes, attach a copy of the Notice of Violation and/or tickets to this form).

Applicant signature: _____ **Date:** May 1, 2014

Applicant name (printed): James A. Balli, On Behalf of Applicant

Revised August 21, 2013

PROPERTY/FINANCIAL DISCLOSURE REPORT[1] BY APPLICANT[2]

(A separate form must be completed by each applicant* - please see definition below)

Does any member of the Board of Commissioners or Planning Commission have a property interest (direct or indirect ownership, including any percentage of ownership less than total) in the subject property? No.

If so, describe the nature and extent of such interest: N/A

Does any member of the Board of Commissioners or Planning Commission have a financial interest (direct ownership interests of the total assets or capital stock where such ownership interest is ten percent (10%) or more) of a corporation, partnership, limited partnership, firm, enterprise, franchise, association, or trust, which has a property interest (direct or indirect ownership, including any percentage of ownership less than total) upon the subject property? No.

If so, describe the nature and extent of such interest: N/A

Does any member of the Board of Commissioners or Planning Commission have a spouse, mother, father, brother, sister, son or daughter who has any interest as described above? No.

If so, describe the relationship and the nature and extent of such interest: N/A

I certify that the foregoing information is true and correct, this 1 day of May, 2014.

Applicant's Signature

James A. Balli, On Behalf of Applicant

[1]If the answer to any of the above is "Yes," then the member of the Board of Commissioners or Planning Commission must immediately disclose the nature and extent of such interest, in writing, to the Board of Commissioners of Cobb County, Georgia. A copy should be filed with this application. Such disclosures shall be a public record and available for public inspection at any time during normal working hours.

[2]Applicant means any person who applies for a rezoning action and any attorney, or other person representing or acting on behalf of a person who applies for a rezoning action.

PROPERTY/FINANCIAL DISCLOSURE REPORT[3] BY APPLICANT[4]

(A separate form must be completed by each applicant* - please see definition below.)

Does any member of the Board of Commissioners or Planning Commission have a property interest (direct or indirect ownership, including any percentage of ownership less than total) in the subject property?
No

If so, describe the nature and extent of such interest: N/A

Does any member of the Board of Commissioners or Planning Commission have a financial interest (direct ownership interests of the total assets or capital stock where such ownership interest is ten percent (10%) or more) of a corporation, partnership, limited partnership, firm, enterprise, franchise association, or trust, which has a property interest (direct or indirect ownership, including any percentage of ownership less than total) upon the subject property?
No

If so, describe the nature and extent of such interest: N/A

Does any member of the Board of Commissioners or Planning Commission have a spouse, mother, father, brother, sister, son, or daughter who has any interest described above? No

If so, describe the relationship and the nature and extent of such interest: N/A

I certify that the foregoing information is true and correct, this the 1 day of May, 2014.

SAMS, LARKIN, HUFF & BALLI, LLP

By: _____
JAMES A. BALLI
Attorney for Applicant

[3]If the answer to any of the above is "Yes", then the member of the Board of Commissioners or Planning Commission must immediately disclose the nature and extent of such interest, in writing to the Board of Commissioners of Cobb County, Georgia. A copy should be filed with this Application. Such disclosures shall be a public record and available for public inspection at any time during normal working hours.

[4]Applicant means any person who applies for a rezoning action and any attorney, or other person representing or acting on behalf of a person who applies for a rezoning action.

CAMPAIGN DISCLOSURE REPORT BY APPLICANT[1]

Has the Applicant made, within two (2) years immediately preceding the filing of this Application for rezoning, campaign contributions aggregating two hundred fifty dollars ($250.00) or more or made gifts having in the aggregate a value of two hundred fifty dollars ($250.00) or more to a member or members of the Board of Commissioners or Planning Commission who will consider the Application?

Yes

If so, the Applicant and the attorney representing the Application must file a disclosure report with the Board of Commissioners of Cobb County within ten (10) days after this Application is first filed.

Please supply the following information which will be considered as the required disclosure:

The name of the member(s) of the Board of Commissioners or Planning Commission to whom the campaign contribution or gift was made: Tim Lee, JoAnn Birrell & Lisa Cupid.

The dollar amount of each campaign contribution made by the Applicant to the member(s) of the Board of Commissioners of Planning Commission during the two (2) years immediately preceding the filing of this Application and the date of each such contribution: (Note: These disclosures cover the Primary Election, Primary Run-off Election and General Election Cycles for the applicable period). Tim Lee - $1,300.00 on 08/02/2012 and $1,000.00 on 3/11/13; JoAnn Birrell - $500.00 on 2/20/13, $250 by JAB on 2/21/2013 and $1,000.00 on 1/16/14; Lisa Cupid - $1,000 on 6/19/12, $1,300.00 on 8/16/12 and $1,000.00 on 10/18/12. (Unless otherwise noted, contributions are to be calculated as each partner of SLHB contributing one-fourth of any amount).

An enumeration and description of each gift having a value of two hundred fifty dollars ($250.00) or more made by the Applicant to the member(s) of the Board of Commissioners or Planning Commission during the two (2) years immediately preceding the filing of this Application: N/A

I certify that the foregoing information is true and correct, this the 1 day of May, 2014.

SAMS, LARKIN, HUFF & BALLI, LLP

By: _____
JAMES A. BALLI
Attorney for Applicant

[1]Applicant means any person who applies for a rezoning action and any attorney, or other person representing or acting on behalf of a person who applies for a rezoning action.

CAMPAIGN DISCLOSURE REPORT[1] BY APPLICANT[2]

(A separate form must be completed by each applicant* - please see definition below)

Has the applicant[2] made, within two (2) years immediately preceding the filing of this application for rezoning, campaign contributions aggregating two hundred fifty dollars ($250.00) or more or made gifts having in the aggregate a value of two hundred fifty dollars ($250.00) or more to a member or members of the Board of Commissioners or Planning Commission who will consider the application?

No.

If so, the applicant and the attorney representing the applicant must file a disclosure report with the Board of Commissioners of Cobb County within ten (10) days after this application is first filed.

Please apply the following information that will be considered as the required disclosure:

The name of the member(s) of the Board of Commissioners or Planning Commission to whom the campaign contribution or gift was made: N/A

The dollar amount of each campaign contribution made by the applicant to the member(s) of the Board of Commissioners or Planning Commission during the two (2) years immediately preceding the filing of this application and the date of each such contribution: N/A

An enumeration and description of each gift having a value of two hundred fifty dollars ($250.00) or more made by the applicant to the member(s) of the Board of Commissioners or Planning Commission during the two (2) years immediately preceding the filing of this application: N/A

I certify that the foregoing information is true and correct, this 1 day of May, 2014.

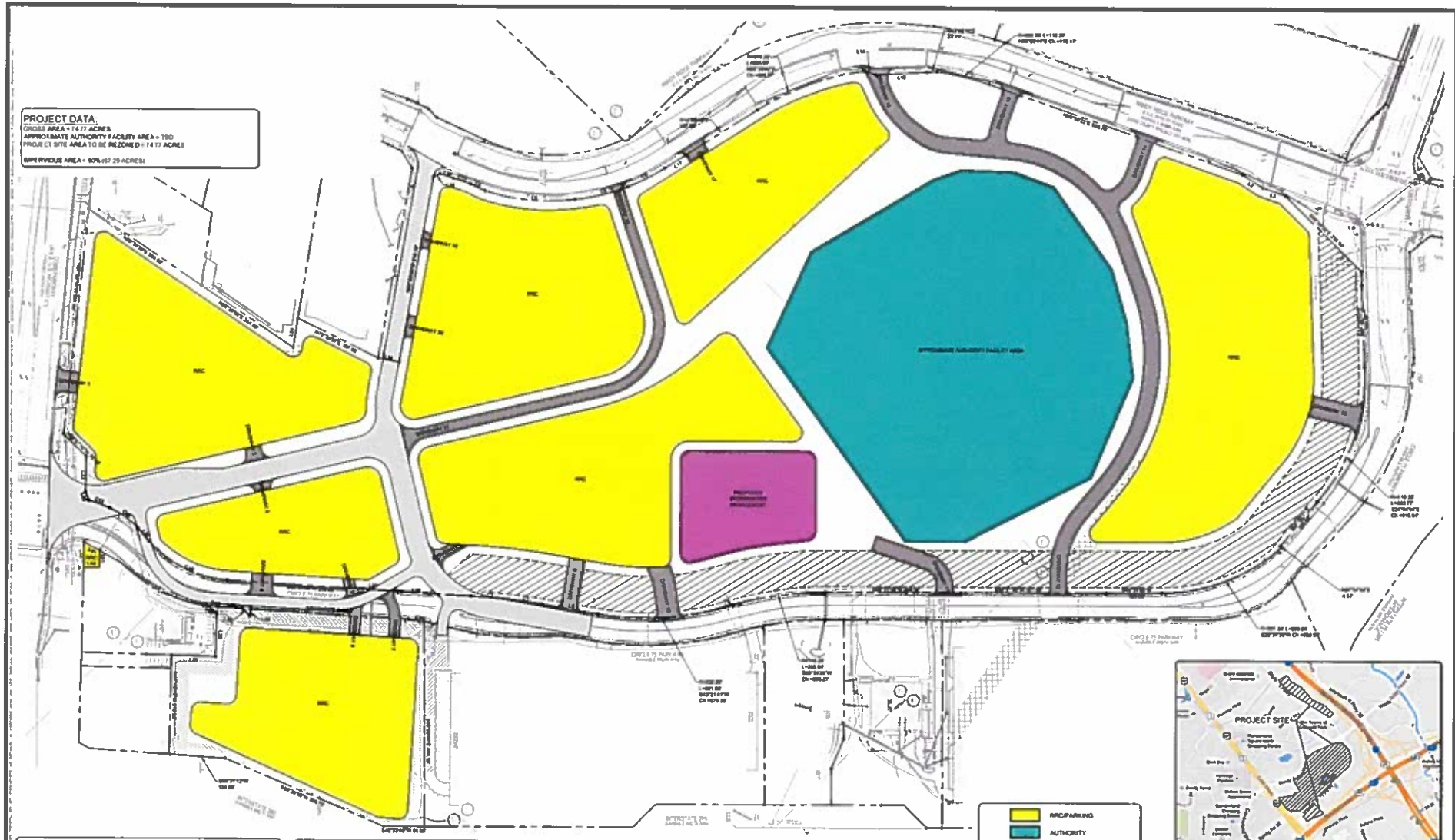
Applicant's Signature

BRED CO., LLC

[1]If the answer to any of the above is "Yes," then the member of the Board of Commissioners or Planning Commission must immediately disclose the nature and extent of such interest, in writing, to the Board of Commissioners of Cobb County, Georgia. A copy should be filed with this application. Such disclosures shall be a public record and available for public inspection at any time during normal working hours.

[2]Applicant means any person who applies for a rezoning action and any attorney or other person representing or acting on behalf of a person who applies for a rezoning action.

Exhibit “2”



CONTACTS:

APPLICANT
BRED CO, LLC
755 HANK AARON DRIVE
ATLANTA, GA 30315
CONTACT: MIKE PLANT
PHONE: 404-614-2191

ENGINEER
KIMLEY-HORN AND ASSOCIATES, INC.
817 WEST PEACHTREE STREET
THE BILTMORE, SUITE 601
ATLANTA, GA 30308
CONTACT: JOE DAVIS, P.E.
PHONE: (404) 201-8136

LAND USE SUMMARY

LAND USE	GROSS FLOOR AREA/UNITS	PERCENT	FAR/DENSITY	BLDG HEIGHT
OFFICE	600,000 SF	39	0.19	300' max
RETAIL	300,000 SF	21	0.15	300' max
HOTEL	450,000 SF (450 ROOMS)	10	0.14 / 0.02 UNITS/AC	300' max
MULTI-FAMILY RESIDENTIAL	750,000 SF (600 UNITS)	31	0.23 / 8.03 UNITS/AC	300' max
MULTI USE SPACE	100,000 SF	4	0.03	300' max
AUTHORITY FACILITY (EXEMPT)				
TOTAL	2,430,000 SF	100	0.74 / 14.05 UNITS/AC	

NOTES
EXISTING SURVEY DATA BASED ON ALTA/ACSM LAND TITLE SURVEY FROM TRAVIS PRUITT & ASSOCIATES, INC. DATED 2014.01.23

PROPERTY LOCATED IN LAND LOTS 878, 877, 879, 914, 915, 916, 917, 918, 945, AND 946 OF THE 17TH DISTRICT, COBB COUNTY, GA

PROPOSED DRIVEWAY AND PUBLIC ROADWAY LOCATIONS ARE APPROXIMATE AND SUBJECT TO CHANGE AS DESIGN PROGRESSES

Category		Cobb County Parking Requirements		Net Floor Area*/Units	Parking Provided
Office		1 per	285 net SF	567,000 SF	1,989
Retail	Community Retail Uses	1 per	200 net SF	225,000 SF	1,125
	Eating and Drinking Establishments	1 per	100 net SF	225,000 SF	2,250
Hotel		1.25 per	1 unit	450 units	563
Multi-family Residential		1 per	1.75 dwelling	600 dwellings	1,050
Authority Facility		exempt			
Multi Use		N/A			
*net area assumed to be 90% of gross floor area				Total	6,977

GRAPHIC SCALE IN FEET
0 50 100 200

Kimley»Horn
817 WEST PEACHTREE ST NW Tel (404) 418-0100
SUITE 601
ATLANTA, GEORGIA 30308-1121
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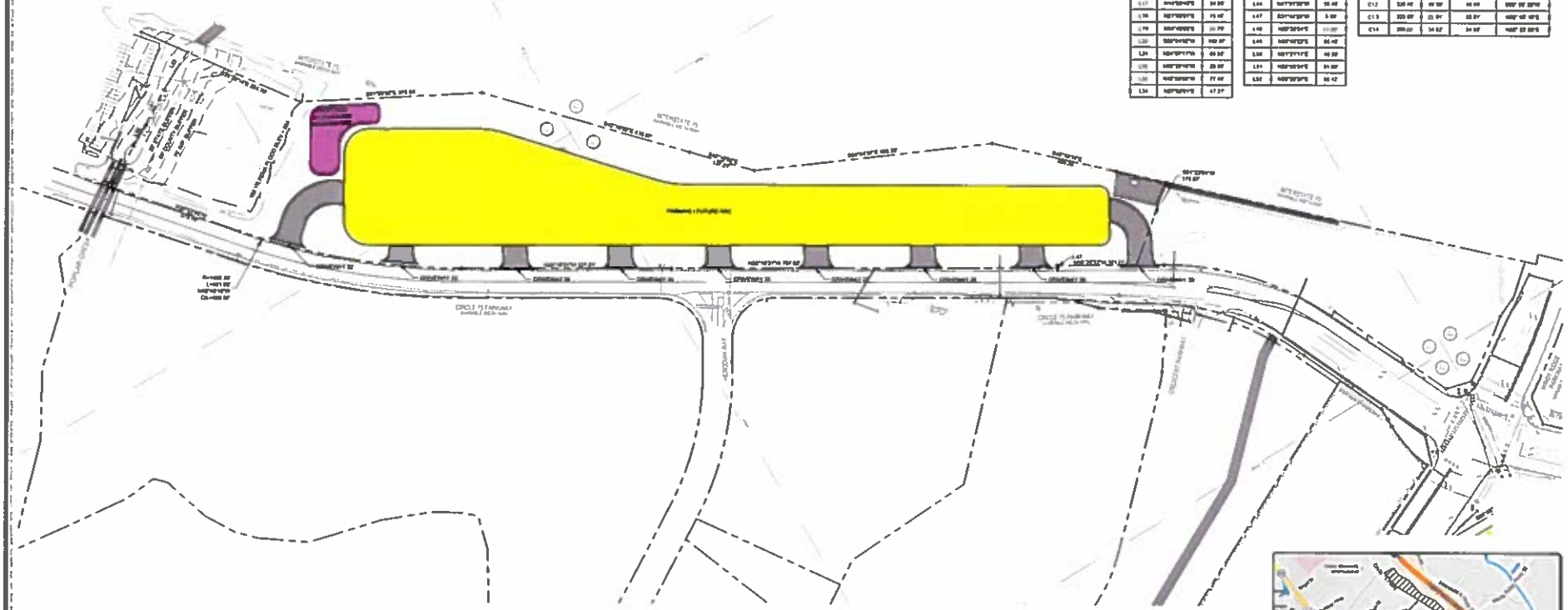
NO.	BY	DATE	REVISIONS
1			

COBB COUNTY, GA

REZONING SITE PLAN

BRED CO LLC

SCALE (H):	AS SHOWN
SCALE (V):	NONE
DESIGNED BY:	JED
DRAWN BY:	MJR
CHECKED BY:	EFM
DATE:	05/01/2014
KHA PROJECT NO.:	
SHEET NUMBER	1 OF 2



Line Table		
Line #	Direction	Length
L1	S48°26'58"E	91.97'
L2	S47°53'05"E	94.43'
L3	S55°56'52"E	53.02'
L4	S35°39'41"W	16.48'
L5	S55°56'41"W	129.54'
L6	S55°56'52"W	162.00'
L7	N34°03'08"W	35.00'
L8	S55°56'52"W	22.64'
L9	S55°56'52"W	111.00'
L10	S34°03'08"E	34.00'
L11	N27°59'51"E	75.16'
L12	S55°56'52"W	36.79'
L13	S55°56'52"W	162.97'
L14	N34°03'08"W	69.00'
L15	S55°39'41"W	20.00'
L16	N34°03'08"W	77.00'
L17	N27°59'51"E	67.27'

Line Table		
Line #	Direction	Length
L18	S55°56'52"E	19.00'
L19	S55°37'39"E	24.00'
L20	N55°56'41"E	15.00'
L21	N34°03'08"W	69.00'
L22	S47°59'39"W	55.94'
L23	S55°56'52"W	29.00'
L24	N55°56'41"E	30.12'
L25	S42°31'51"E	31.49'
L26	S48°59'16"W	35.00'
L27	S41°17'39"W	55.49'
L28	S55°56'52"W	5.00'
L29	N55°39'41"E	11.00'
L30	N55°56'41"E	65.49'
L31	S34°03'08"E	46.00'
L32	N55°56'52"E	65.42'

Curve Table				
Curve #	Radius	Length	Chord Length	Chord Direction
C1	1000.00'	75.00'	75.00'	S50° 40' 54"W
C2	1000.00'	88.70'	88.67'	S57° 09' 40"W
C4	250.00'	39.34'	39.31'	N51° 48' 08"E
C5	400.00'	200.11'	198.04'	N51° 48' 08"E
C6	400.00'	100.00'	99.71'	N55° 56' 52"E
C7	400.00'	95.00'	94.78'	N69° 23' 47"E
C8	400.00'	88.65'	88.48'	N82° 59' 59"E
C10	250.00'	100.00'	99.32'	S67° 45' 32"W
C11	100.73'	75.72'	73.93'	S54° 53' 34"W
C12	325.49'	69.38'	69.26'	S59° 09' 32"W
C13	325.49'	23.84'	23.83'	S52° 58' 48"E
C14	250.00'	34.62'	34.59'	N48° 52' 59"E

PROJECT DATA:
GROSS AREA = 74.77 ACRES
APPROXIMATE AUTHORITY FACILITY AREA = TBD
PROJECT SITE AREA TO BE REZONED = 74.77 ACRES

IMPERVIOUS AREA = 60% (OF 29 ACRES)

CONTACTS:

APPLICANT
BRED CO, LLC
755 HANK AARON DRIVE
ATLANTA, GA 30315
CONTACT: MIKE PLANT
PHONE: 404-614-2191

ENGINEER:
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LAND USE SUMMARY

LAND USE	GROSS FLOOR AREA/UNITS	PERCENT	FAR/DENSITY	BLDG HEIGHT
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HOTEL	450 000 SF (450 ROOMS)	19	0.14 / 6.02 UNITS/AC	300' max
MULTI-FAMILY RESIDENTIAL	750 000 SF (600 UNITS)	31	0.23 / 8.00 UNITS/AC	300' max
MULTI USE SPACE	100 000 SF	4	0.03	300' max
AUTHORITY FACILITY (LEED MPT)				
TOTAL	2 430 000 SF	100	0.74 / 14.05 UNITS/AC	

NOTES
EXISTING SURVEY DATA BASED ON ALTA/ACSM LAND TITLE SURVEY FROM TRAVIS PRUITT & ASSOCIATES, INC. DATED 2014-01-23

PROPERTY LOCATED IN LAND LOTS 876, 877, 878, 914, 915, 916, 917, 918, 945, AND 946 IN THE 17TH DISTRICT, COBB COUNTY, GA

PROPOSED DRIVEWAY AND PUBLIC ROADWAY LOCATIONS ARE APPROXIMATE AND SUBJECT TO CHANGE AS DESIGN PROGRESSES

- RIP/PARKING
- AUTHORITY
- PROPOSED STORMWATER MANAGEMENT
- PROPOSED DRIVEWAY
- PROPOSED PUBLIC ROADWAY
- EXISTING UTILITY EASEMENTS
- PROPOSED PIPELINE EASEMENT

Category		Cobb County Parking Requirements		Net Floor Area* / Units	Parking Provided
Office		1 per	285 net SF	567,000 SF	1,988
Retail	Community Retail Uses	1 per	200 net SF	225,000 SF	1,125
	Eating and Drinking Establishments	1 per	100 net SF	225,000 SF	2,250
Hotel		1.25 per	1 room	450 rooms	563
Multi-family Residential		1 per	1.75 dwelling	800 dwellings	1,050
Authority Facility		exempt			
Multi Use		N/A			
*Net area assumed to be 90% of gross floor area				Total	6,977

NORTH

GRAPHIC SCALE IN FEET
0 50 100 200

Kimley»Horn
817 WEST PEACHTREE ST. NW
SUITE 601
ATLANTA, GEORGIA 30308-1121
Tel: (404) 419-8700
© 2014 Kimley-Horn and Associates, Inc.

No.	REVISIONS	DATE	BY

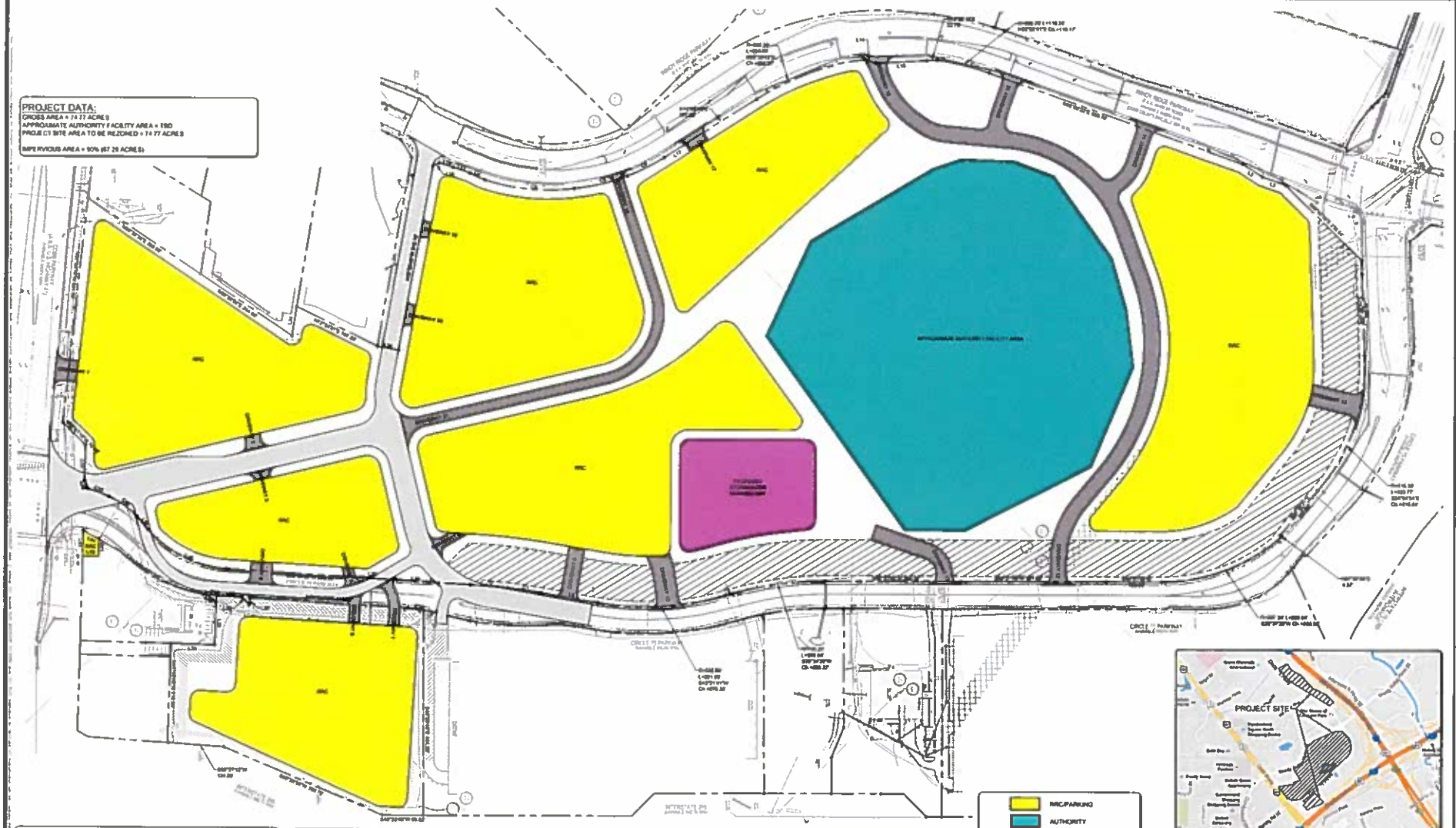
COBB COUNTY, GA

REZONING SITE PLAN

BRED CO LLC

SCALE (H):	AS SHOWN
SCALE (V):	NONE
DESIGNED BY:	JED
DRAWN BY:	MJL
CHECKED BY:	EFM
DATE:	05/01/2014
KHA PROJECT NO.:	
016700000	

SHEET NUMBER
2 OF 2



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LAND USE SUMMARY

LAND USE	GROSS FLOOR AREA/UNITS	PERCENT	FAR/DENSITY	BLDG HEIGHT
OFFICE	630,000 SF	26	0.19	300' max
RETAIL	500,000 SF	21	0.15	300' max
HOTEL	450,000 SF (450 ROOMS)	19	0.14 / 6.02 UNITS/AC	300' max
MULTI-FAMILY RESIDENTIAL	750,000 SF (600 UNITS)	31	0.23 / 8.03 UNITS/AC	300' max
MULTI USE SPACE	100,000 SF	4	0.03	300' max
AUTHORITY FACILITY (EXEMPT)				
TOTAL	2,430,000 SF	100	0.74 / 14.05 UNITS/AC	

NOTES

EXISTING SURVEY DATA BASED ON ALTA/ACSM LAND TITLE SURVEY FROM TRAVIS PRUITT & ASSOCIATES, INC. DATED 2014-01-23

PROPERTY LOCATED IN LAND LOTS 878, 877, 879, 914, 915, 916, 917, 918, 945, AND 946 IN THE 17TH DISTRICT, COBB COUNTY, GA

PROPOSED DRIVEWAY AND PUBLIC ROADWAY LOCATIONS ARE APPROXIMATE AND SUBJECT TO CHANGE AS DESIGN PROGRESSES

Category		Cobb County Parking Requirements		Net Floor Area*/Units	Parking Provided
Office		1 per	285 net SF	567,000 SF	1,989
Retail	Community Retail Uses	1 per	200 net SF	225,000 SF	1,125
	Eating and Drinking Establishments	1 per	100 net SF	225,000 SF	2,250
Hotel		1.25 per	1 unit	450 units	563
Multifamily Residential		1 per	1.75 dwelling	600 dwellings	1,050
Authority Facility		exempt			
Multi Use		N/A			
*net area assumed to be 90% of gross floor area				Total	6,977

NORTH

GRAPHIC SCALE IN FEET
0 50 100 200

Kimley»Horn
817 WEST PEACHTREE ST NW
SUITE 601
ATLANTA, GEORGIA 30308-1121
Tel (404) 419-8700

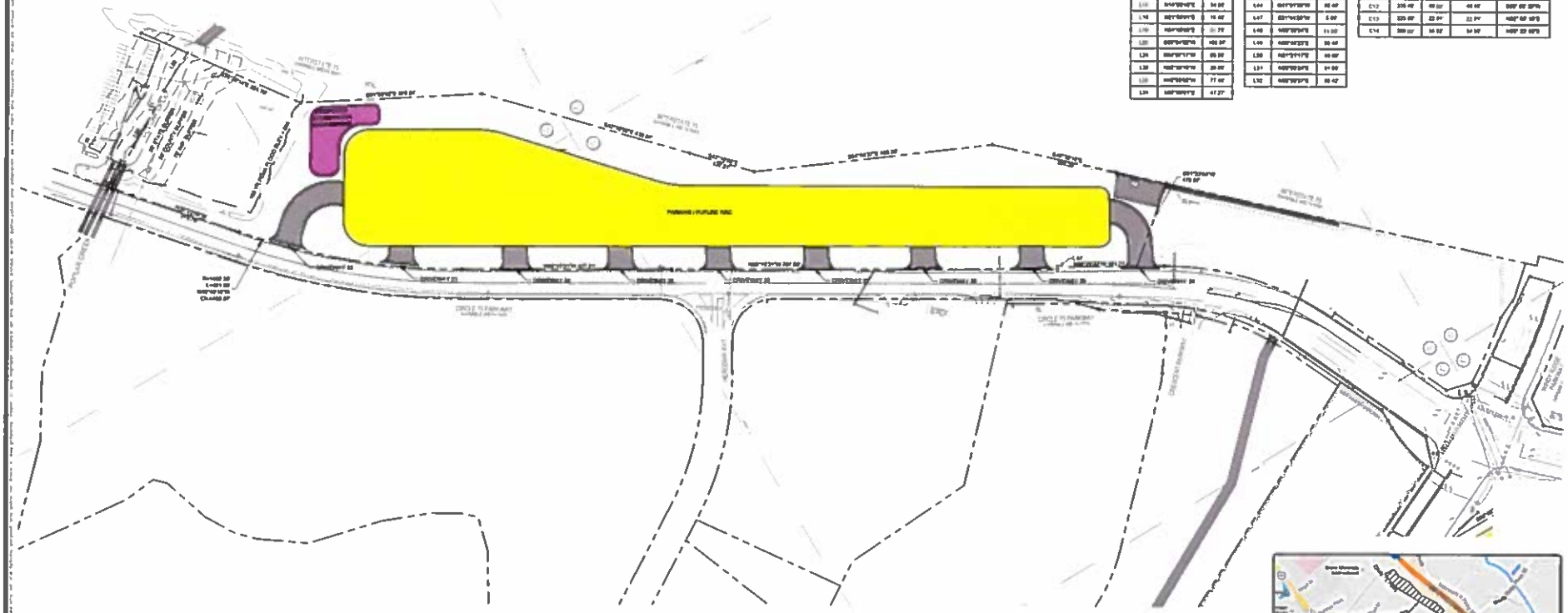
No.	REVISIONS	DATE	BY

COBB COUNTY, GA

REZONING SITE PLAN

BRED CO LLC

SCALE (H):	AS SHOWN
SCALE (V):	NONE
DESIGNED BY:	JED
DRAWN BY:	MJL
CHECKED BY:	EFM
DATE:	05/01/2014
KHA PROJECT NO.:	
SHEET NUMBER	1 OF 2



Line Table		
Line #	Direction	Length
L1	S65°37'52"E	34.69'
L2	S25°15'00"E	84.42'
L3	S49°06'22"E	63.99'
L8	S55°55'41"W	19.48'
L9	S55°55'41"W	126.84'
L10	S55°55'41"W	162.89'
L11	S55°55'41"W	32.39'
L14	S55°51'10"W	79.84'
L15	S43°32'49"E	113.38'
L16	S10°55'49"E	54.85'
L18	S21°55'01"E	16.48'
L19	S55°55'41"W	32.79'
L20	S55°55'41"W	162.89'
L24	S55°55'41"W	65.39'
L28	S55°55'41"W	39.89'
L29	S43°55'41"W	77.68'
L31	S55°55'41"E	47.27'

Line Table		
Line #	Direction	Length
L35	N55°55'41"E	55.89'
L36	S55°27'38"E	39.84'
L37	S55°32'49"W	71.68'
L38	N43°11'39"E	65.48'
L39	N21°55'01"W	65.84'
L40	S55°55'41"W	35.89'
L41	S25°04'19"E	39.49'
L42	S42°21'17"E	37.89'
L43	S55°55'41"W	39.82'
L44	S21°55'01"E	65.48'
L47	S21°04'39"W	5.89'
L48	N55°55'41"E	51.89'
L49	N21°55'01"W	39.48'
L50	N21°55'01"W	65.89'
L51	N55°55'41"E	51.89'
L52	N55°55'41"E	65.42'

Curve Table				
Curve #	Radius	Length	Chord Length	Chord Direction
C1	1165.00'	75.89'	75.88'	S53°47'55"W
C2	1165.00'	88.79'	88.77'	S51°11'55"W
C4	200.00'	30.14'	30.11'	N47°16'55"E
C5	400.00'	200.11'	198.04'	N61°16'55"E
C6	400.00'	104.89'	104.57'	N55°04'55"E
C7	400.00'	95.89'	95.68'	N69°32'47"E
C8	400.00'	60.00'	59.79'	N78°10'55"E
C10	200.00'	100.00'	101.27'	S72°48'55"W
C11	164.72'	75.10'	74.27'	S51°42'24"W
C12	335.40'	49.00'	48.95'	S55°55'41"W
C13	225.00'	33.04'	33.01'	N55°55'41"E
C14	200.00'	54.00'	54.00'	N55°55'41"E

PROJECT DATA:
GROSS AREA = 74 77 ACRES
APPROXIMATE AUTHORITY FACILITY AREA = TBD
PROJECT SITE AREA TO BE REZONED = 74 77 ACRES

IMPERVIOUS AREA = 85% (57 29 ACRES)

CONTACTS:

APPLICANT:
BRED CO, LLC
755 HANK AARON DRIVE
ATLANTA, GA 30315
CONTACT: MIKE PLANT
PHONE: 404-614-2101

ENGINEER:
KIMLEY-HORN AND ASSOCIATES, INC.
817 WEST PEACHTREE STREET
THE BILTMORE, SUITE 601
ATLANTA, GA 30308
CONTACT: JOE DAVIS, P.E.
PHONE: (404) 201-6136

LAND USE SUMMARY

LAND USE	GROSS FLOOR AREA/UNITS	PERCENT	FAR/DENSITY	BLDG HEIGHT
OFFICE	635 000 SF	28	0 19	300' max
RETAIL	500 000 SF	21	0 15	300' max
HOTEL	450 000 SF (450 ROOMS)	19	0 14 / 0 02 UNITS/AC	300' max
MULTI-FAMILY RESIDENTIAL	750 000 SF (600 UNITS)	31	0 23 / 8 03 UNITS/AC	300' max
MULTI USE SPACE	100 000 SF	4	0 03	300' max
AUTHORITY FACILITY (EXEMPT)				
TOTAL	2 435 000 SF	100	0 74 / 14 05 UNITS/AC	

NOTES
EXISTING SURVEY DATA BASED ON ALTA/ACSM LAND TITLE SURVEY FROM TRAVIS PRUITT & ASSOCIATES, INC. DATED 2014-01-23

PROPERTY LOCATED IN LAND LOTS 876, 877, 878, 914, 915, 916, 917, 918, 945, AND 946 IN THE 17TH DISTRICT, COBB COUNTY, GA

PROPOSED DRIVEWAY AND PUBLIC ROADWAY LOCATIONS ARE APPROXIMATE AND SUBJECT TO CHANGE AS DESIGN PROGRESSES

- RIRC/PARKING
- AUTHORITY
- PROPOSED STORMWATER MANAGEMENT
- PROPOSED DRIVEWAY
- PROPOSED PUBLIC ROADWAY
- EXISTING UTILITY EASEMENTS
- PROPOSED PIPELINE EASEMENT

Category		Cobb County Parking Requirements		Net Floor Area*/Units	Parking Provided
Office		1 per	285 net SF	567,000 SF	1,989
Retail	Community Retail Uses	1 per	300 net SF	225,000 SF	1,125
	Eating and Drinking Establishments	1 per	100 net SF	225,000 SF	2,250
Hotel		1.25 per	1 unit	450 units	563
Multifamily Residential		1 per	1.75 dwelling	600 dwellings	1,050
Authority Facility		exempt			
Multi Use		N/A			
*net are assumed to be 90% of gross floor area				Total	6,977

GRAPHIC SCALE IN FEET
0 50 100 200

Kimley»Horn
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SUITE 601
ATLANTA, GEORGIA 30308-1121
Tel: (404) 419-8700

No.	REVISIONS	DATE	BY

COBB COUNTY, GA

REZONING SITE PLAN

BRED CO LLC

SCALE (H):	AS SHOWN
SCALE (V):	NONE
DESIGNED BY:	JED
DRAWN BY:	MJK
CHECKED BY:	ETM
DATE:	05/01/2014
Kim PROJECT NO.	

SHEET NUMBER
2 OF 2

Exhibit “3”

SUMMARY OF PROJECT

The Project Site[1] as defined in this Application is a unique development designed to bring one of the twenty-nine major league baseball teams in the United States to Cobb County, Georgia. Of the 89,044 local jurisdictions in the United States, Cobb County will become one of the few to have a modern major sports stadium and related development.[2] Accordingly, rezoning the Project Site to the current RRC zoning code with specialized stipulations will allow the County and the Applicant to address the unique circumstances necessary to enable a development that advances quality of life while bringing exceptional entertainment, office, residential, retail, and a sense of place to the surrounding area. The Braves-controlled mixed use development will be comprised of 500,000 sq. ft. of retail/entertainment, 100,000 sq. ft. multi-use facility; 630,000 sq. ft. of office; one or more hotels with up to a combined total of 450 key/occupant rooms and 600 residential units. The proposed development is consistent with, and supported by, the fact that the Project Site is located within a Regional Activity Center designation on the Cobb County Future Land Use Map.

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A LIMITED LIABILITY PARTNERSHIP
ATTORNEYS AT LAW
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MARIETTA, GA 30064
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[1] Defined by Legal Description Exhibit and shall be the same throughout the entire Application and Ordinance.

[2] U.S. Census Bureau

PROJECT SITE TO BE ZONED RRC CONDITIONAL

Unless otherwise defined, the meaning of the words contained within the special stipulations shall be the same as the definitions set forth at Section 134-1 of the Cobb County Code.

SPECIAL STIPULATIONS

1. There shall be no front, rear or side setbacks applied to the exterior or interior of the Project Site. However, the Project Site shall remain subject to Life Safety and Building Codes to ensure safety of occupants and invitees. The elimination of setbacks on the Project Site shall be perpetual and no subdivision of the Project Site shall serve to create interior or exterior setbacks including, but not limited to, there shall be no setbacks from any property owned by Cobb County (hereinafter "County") or the Cobb-Marietta Coliseum and Exhibit Hall Authority (hereinafter "Authority").[3]

2. The maximum height for any building on the Project Site shall be three hundred feet (300'). However, all buildings shall be required to comply with the applicable requirements of the Federal Aviation Administration and Dobbins Air Reserve Base as part of the building permit process.

3. The Project Site shall have no greater than ninety percent (90%) maximum impervious surfaces. However, there shall be adequate storm water detention to comply with the 2014 Cobb County Rules and Regulations relating to storm water so as to address and offset the final impervious condition.

4. The Project Site will have an overall Floor Area Ratio of no greater than 3.0. However, no parking structures or parking decks will be included in the calculation of overall Project Site Floor Area Ratio.

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[3] These definitions of County and Authority shall be the same throughout the entire Application and Ordinance.

5. All parking provided on any portion of the Project Site, including any parking controlled or leased by Applicant or its designee, shall be considered to be "on-premises" parking and shall be included in any calculation to determine the required number of parking spaces for the Project Site. In addition, any County or Authority provided parking shall be included in the calculation and credited toward the total number of parking spaces available on the Project Site. In compliance with the RRC zoning category's encouragement for shared parking arrangements (134-228(8)), all parking on the Project Site shall be calculated as shared parking between all uses on the Project Site.

6. The total parking requirements for the Project Site may be reduced consistent with a Shared Parking Study to be completed prior to issuance of a Certificate of Occupancy.

7. No parking deck with parking on the roof shall be considered to be a structure requiring a Special Land Use Permit.

8. A Master Landscape Plan shall be prepared by Applicant that shall establish appropriate landscaping and aesthetic enhancements consistent with a modern sports stadium and related development needs on the Project Site. The Master Landscape Plan shall be for the entire Project Site, will be included and recorded in the Master Covenants, and shall be the governing document controlling any and all landscape or planting requirements. In the event of conflict between the Master Landscape Plan and the Cobb County development standards or the landscaping or planting requirements contained within Sections 134-285, 134-272 or 50-216 of the Cobb County Code, the Master Landscape Plan shall govern and any conflicting portions of the Cobb County Code or development standards shall not be applicable to the Project Site.

9. In addition to the list of a permitted or allowed uses on the Project Site, "sports stadium complex" and "free-standing and/or attached parking decks" shall also be explicitly

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identified as allowed uses. Any one of the mixed uses identified in this Application may be developed/utilized on any portion of the Project Site.

10. Any hotel developed on the Project Site that otherwise meets the definition of 134-228(11)(c) shall be considered a "permitted use" and shall specifically be allowed on the Project Site without requiring a special land use permit or minimum lot size.

11. Subsurface encroachments into the Right of Way or setbacks shall be allowed for development purposes including, but not limited to, utility structures, construction, shoring and tie-back and to facilitate storm water management. However, any subsurface encroachment into the Right of Way shall occur only after issuance of any required permit from the Georgia Department of Transportation or the Cobb County Department of Transportation.

12. Any variances identified by Staff needed to develop the Project Site pursuant to the Site Plan filed by BRED CO., LLC. In the event that any portion of the Project Site is subsequently acquired by the County or Authority such acquisition shall be deemed to be an "acquisition" under Section 134-35 and the Zoning Division Manager or his/her designee shall be empowered to grant administrative variances as needed to develop the Project Site.

13. All signage shall be subject to Master Covenants which shall include strict design guidelines so as to control aesthetic quality, appearance, height, location, maximum signage, illumination, category and other enhanced features and are envisioned to provide superior controls than the current Sign Ordinance. Accordingly, to allow for maximum flexibility and technology advances involved with a modern sports stadium complex and related development, the Master Covenants shall be the governing documents controlling approval of any and all signage on the Project Site. In the event of conflict between the signage provisions of the Master Covenants and the provisions relating to location,

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road frontage, height, type, lot size, maximum total sign area, on-off premises and advertising in the Cobb County Sign Ordinances, the Master Covenants shall be the governing document which shall determine approval or disapproval of any exterior sign. All interior signs on the Project Site shall be exempt from the Cobb County Sign Ordinance including, but not limited to, those provisions set forth at Sections 134-311 to 134-320. When utilized in this stipulation, exterior sign shall be defined as any sign that is solely directed toward any public road. When utilized in this stipulation, interior sign shall be defined as any sign that is not an exterior sign and shall include, but not be limited to, signage on the outside of structure. If compliant with the Master Covenants, signage can be utilized throughout the Project Site without consideration of road frontage, lot size, subdivided lots or setbacks. The Project Site shall be approved for no less than four sports stadium style marquee signs (freestanding or attached to a structure) similar in nature to the current marquee signs at Turner Field and/or Cobb Energy Center. Notwithstanding the language of this stipulation, all signage on the Project Site shall comply with safety standards and with applicable building and electrical codes.

14. Applicant reserves the right to amend or supplement special stipulations during the rezoning process.

This the 1st day of May, 2014.

SAMS, LARKIN, HUFF & BALLI, LLP

By: _____
JAMES A. BALLI
Attorney for Applicant
Ga. Bar No. 035828

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Exhibit “4”

ZONING IMPACT STATEMENT FOR THE REZONING APPLICATION OF BRED CO., LLC

COMES NOW, BRED CO., LLC (hereinafter "Applicant"), and, pursuant to Section 134-121(a)(7) of the Cobb County Zoning Ordinance, files this Zoning Impact Statement, as follows:[1]

A. *Whether the zoning proposal will permit a use that is suitable in view of the use and development of adjacent and nearby property?* Yes.

The Project Site proposal relates to development of an approximate 41,500 seat modern sports stadium complex for the Atlanta Braves National League Baseball Team and the adjacent Braves-controlled mixed use development (500,000 sq. ft. of retail/entertainment; 100,000 sq. ft. multi-use facility; 630,000 sq. ft. of office; one or more hotels with up to a combined total of 450 key/occupant rooms and 600 residential units) (hereinafter "Development") that advances quality of life while bringing exceptional entertainment, office, residential, retail and a sense of place to the surrounding area. The Development is seeking the designation of Regional Retail Commercial ("RRC") which is established by Cobb County to "provide locations for intense retail, commercial, office or mixed uses which exceed 500,000 square feet." The Development is consistent with, and supported by,

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[1] This Development is part of the subject of a study performed by Brailsford & Dunlavey, Inc. and currently available online at www.cobbcounty.org. Also, additional information may also be found regarding the Development at www.cobbcounty.org. Applicant is presenting these facts to comply with the filing requirements but reserves to the right to supplement or amend said statements as appropriate.

the fact that the Project Site is located within a Regional Activity Center ("RAC") designation on the Cobb County Future Land Use Map. Specifically, the Development is consistent with the purpose of the RAC designation "to provide for areas that can support a high intensity development which serves a regional market…typical land uses include high-rise office buildings, regional malls and varying densities of residential development." Finally, the Development is consistent with the adjacent uses and with the adjacent uses' designation for future development consistent with a RAC.

B. *Whether the zoning proposal will adversely affect the existing use or usability of adjacent or nearby property?* No.

The Project Site is currently zoned O&I, GC and OHR and is surrounded by adjacent and nearby property that is already located within a RAC. The Project Site is also already entitled for uses consistent with a Regional Retail Commercial zoning as the Project Site is part of a previously approved Development of Regional Impact ("DRI"). The currently approved DRI encompasses the Project Site and adjacent property and is approved for 3,718,000 sq. ft. of office (9 buildings @ 18 stories, 1 @ 10 stories and 2 @ 6 stories); 3 hotels at 24 stories with 1800 rooms/key; and 1 health club at 2 stories. The existing use and usability of adjacent property is consistent with the Development, located within the Regional Activity Center designation and

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the Development will have no adverse effect or impact upon the existing uses or usability of adjacent or nearby properties.

C. *Whether the property to be affected by the zoning proposal has a reasonable economic use as currently zoned?* No.

The Project Site to be affected by the zoning proposal has no reasonable economic use as currently zoned in that the fair market value of same falls below the range of values of similarly zoned and situated properties with equivalent utility. Further, the Project Site was part of a 1984 previously approved Development of Regional Impact that entitled a certain number of high-rise hotel and office buildings to be constructed "as market conditions allow." Some thirty (30) years later said high-rise buildings have not been constructed thus providing evidence of the lack of "reasonable economic use" as zoned.

D. *Whether the zoning proposal will result in a use which will or could cause an excessive or burdensome use of existing streets, transportation facilities, utilities or schools?* No.

The zoning proposal will ultimately be an improvement on the existing County infrastructure including, but not limited to, existing streets, transportation facilities, utilities and schools. There are numerous planned road improvements in the area surrounding the Development. Further, the

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Applicant is currently undergoing a significant DRI process with the Atlanta Regional Commission and GRTA to require system improvements that will benefit the transportation issues in the surrounding area and alleviate any impact on existing streets, traffic or transportation facilities. The 600 residential units will not present an excessive or burdensome use of area schools and the Development is expected to generate no less than approximately three (3) million dollars in annual tax revenue for the Cobb County School District.[2]

E. *Whether the zoning proposal is in conformity with the policy and intent of the land use plan?* Yes.

The Development is consistent with Cobb County's Comprehensive Land Use Plan/Future Land Use Plan. As stated above, the Project Site is located within a Regional Activity Center ("RAC") designation on the Cobb County Future Land Use Map which has a purpose "to provide for areas that can support a high intensity development which serves a regional market…typical land uses include high-rise office buildings, regional malls and varying densities of residential development." The RRC zoning designation sought for the Development conforms to the Cobb County Land Use Plan and is properly located in a RAC.

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[2] The mixed use component will likely generate millions more annually that will benefit the CCSD.

F. *Whether there are other existing or changing conditions affecting the use and development of the property which give supporting grounds for either approval or disapproval of the zoning proposal.* Yes.

As set forth in this document, in the various analyses available at www.cobbcounty.org, in the Summary of Project and other filings associated with the Development, the Development is designed to bring mutual benefit to the Applicant and to Cobb County, Georgia. The Development is envisioned to be owner occupied by the Atlanta Braves for decades and will be governed by Master Covenants designed to ensure maximum quality and uses consistent with the Atlanta Braves' standard of excellence. Additionally, the Development is expected to generate thousands of jobs, millions in annual tax revenue and provide a sense of place for the entire County and the surrounding area.

This the 1st day of May, 2014.

SAMS, LARKIN, HUFF & BALLI, LLP

By: _____
JAMES A. BALLI
Attorney for Applicant
Ga. Bar No. 035828

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Exhibit “5”

CERTIFICATE REGARDING CORPORATE AUTHORITY TO PURSUE REZONING

1.

My name is MIKE PLANT. I am one of the authorized agents/officers (secretary, assistant secretary, president, vice-president, member or other authorized officer/agent) to whom the operating agreement or bylaws has delegated the responsibility for authenticating records of **BRED CO., LLC.**, a Georgia Limited Liability Company (the " Entity"). I am of legal age and suffer from no disabilities which would affect my competence to give this Certificate which is being given on my own personal knowledge for use with respect to the Applicant's Application to rezone certain real property owned by the Entity and located in Cobb County, Georgia.

2.

In accordance with the requirements for completing a Cobb County Application for Rezoning, I hereby attest on behalf of the Entity that I have reviewed the Rezoning Application and related documents which are being filed simultaneously therewith by the Applicant (collectively, the "Rezoning Application") to which this Certificate is attached and hereby certify:

(a) That signature or facsimile affixed to the Rezoning Application is in fact a/the seal of the Entity and is a true representation thereof; and

(b) That the officer or other representative of the Entity who executed the Rezoning Application does in fact occupy the official position indicated, that the position that the signer occupies has the authority to execute the Rezoning Application on behalf of the Entity, and that the signature of said officer or other representative is genuine; and

(c) That the execution of the Rezoning Application and the filing of the Rezoning Application by the Applicant is with the express permission of the Entity which owns said real property.

This 1 day of May, 2014.

BRED CO., LLC

BY: MIKE PLANT (SEAL)
Title: AUTHORIZED AGENT

Exhibit “6”

LEGAL DESCRIPTION EXHIBIT TO THE REZONING APPLICATION OF BRED CO., LLC

The location of the rezoning proposal is identified on two Site Plans and referenced as different Tracts simply for identification purposes and are as follows:

Tract One is located at and between Windy Ridge Parkway, Cobb Parkway and Circle 75 Parkway. (See attached Legal Description incorporated herein by reference).

The Legal Description of the property depicted on the first Site Plan is as follows:

DESCRIPTION OF
Combination of Tracts 5-8, 19-24, L and R

All that tract or parcel of land lying and being in Land Lots 879, 880, 914, 915, 916, 945 and 946 of the 17th District, 2nd Section, Cobb County, Georgia and being more particularly described as follows:

BEGINNING at 1/2" rebar set with yellow plastic survey cap stamped "COA 613" at the intersection of the southern line of Land Lot 879 and the eastern right of way of U.S. Highway 41 (right of way varies), THENCE following said right of way of U.S. Highway 41 (right of way varies) North 37 degrees 04 minutes 18 seconds West a distance of 501.60 feet to 1/2" rebar; THENCE North 80 degrees 36 minutes 39 seconds East a distance of 299.98 feet to 3/8" rebar; THENCE North 80 degrees 33 minutes 58 seconds East a distance of 244.69 feet to 1/2" rebar; THENCE North 34 degrees 07 minutes 17 seconds West a distance of 65.55 feet to 3/8" rebar; THENCE North 72 degrees 34 minutes 31 seconds East a distance of 197.88 feet to 1/2" rebar on the western right of way of Whitley Drive (50 foot right of way); THENCE North 57 degrees 00 minutes 01 seconds East a distance of 47.27 feet to a 1/2" rebar set with yellow plastic survey cap stamped "COA 613" on the eastern right of way of Whitley drive; THENCE following said right of way of Whitley Drive North 32 degrees 59 minutes 49 seconds West a distance of 416.47 feet to a right of way monument found at the intersection of said right of way of Whitley Drive and the southern right of way of Windy Hill Reliever (right of way varies); THENCE proceeding along said southern right of way of Windy Hill Reliever the following courses and distances: North 21 degrees 03 minutes 01 seconds East a distance of 15.45 feet to 1/2" rebar set with yellow plastic survey cap stamped "COA 613", North 64 degrees 46 minutes

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06 seconds East a distance of 31.78 feet to a 1/2" rebar set with yellow plastic survey cap stamped "COA 613", North 64 degrees 46 minutes 06 seconds East a distance of 39.36 feet to 1/2" rebar set with yellow plastic survey cap stamped "COA 613", along a curve to the left with a radius of 290.39 feet and an arc length of 36.14 feet (said curve having a chord bearing of North 71 degrees 45 minutes 55 seconds East and a chord distance of 36.11 feet) to 1/2" rebar set with yellow plastic survey cap stamped "COA 613", along a curve to the left with a radius of 459.26 feet and an arc length of 200.11 feet (said curve having a chord bearing of North 51 degrees 46 minutes 37 seconds East and a chord distance of 198.54 feet) to 1/2" rebar set with yellow plastic survey cap stamped "COA 613", along a curve to the left with a radius of 459.26 feet and an arc length of 104.59 feet (said curve having a chord bearing of North 34 degrees 04 minutes 35 seconds East and a chord distance of 104.37 feet) to 1/2" rebar set with yellow plastic survey cap stamped "COA 613", along a curve to the left with a radius of 459.26 feet and an arc length of 15.88 feet (said curve having a chord bearing of North 26 degrees 33 minutes 41 seconds East and a chord distance of 15.88 feet) to 1/2" rebar set with yellow plastic survey cap stamped "COA 613", along a curve to the left with a radius of 459.26 feet and an arc length of 90.93 feet (said curve having a chord bearing of North 19 degrees 53 minutes 55 seconds East and a chord distance of 90.78 feet) to 1/2" rebar set with yellow plastic survey cap stamped "COA 613", North 14 degrees 08 minutes 48 seconds East a distance of 54.95 feet to 1/2" rebar set with yellow plastic survey cap stamped "COA 613", North 14 degrees 08 minutes 48 seconds East a distance of 187.62 feet to 1/2" rebar set with yellow plastic survey cap stamped "COA 613", along a curve to the right with a radius of 590.26 feet and an arc length of 254.54 feet (said curve having a chord bearing of North 26 degrees 29 minutes 42 seconds East and a chord distance of 252.57 feet) to R/W Monument, North 64 degrees 31 minutes 19 seconds East a distance of 25.94 feet to R/W Monument, North 43 degrees 26 minutes 10 seconds East a distance of 113.35 feet to 1/2" rebar set with yellow plastic survey cap stamped "COA 613", North 43 degrees 26 minutes 10 seconds East a distance of 22.79 feet to 1/2" rebar set with yellow plastic survey cap stamped "COA 613", along a curve to the right with a radius of 590.26 feet and an arc length of 118.36 feet (said curve having a chord bearing of North 60 degrees 02 minutes 41 seconds East and a chord distance of 118.17 feet) to 1/2" rebar set with yellow plastic survey cap stamped "COA 613", North 66 degrees 03 minutes 22 seconds East a distance of 595.70 feet to 1/2" rebar set with yellow plastic survey cap stamped "COA 613", North 79 degrees 33 minutes 07 seconds East a distance of 51.42 feet to 1/2" rebar set with yellow plastic survey cap stamped "COA 613", North 66 degrees 03 minutes 22 seconds East a distance of 53.90 feet to 1/2" rebar set with yellow plastic survey cap stamped "COA 613" and South 88 degrees 45 minutes 20 seconds East a distance of 236.54 feet to 1/2" rebar set with yellow plastic survey cap stamped "COA 613" at the intersection of the southern right of way of Windy Hill Reliever (right of way varies) and the western right of way of Circle 75 Parkway (right of way varies); THENCE following said right of way of Circle 75 Parkway the following courses and distances: South 45 degrees 26 minutes 52 seconds East a distance of 31.07 feet to 1/2" rebar set with yellow plastic survey cap stamped "COA 613", South 45 degrees 26 minutes 52 seconds East a distance of 180.97 feet to a 1/2" rebar set with yellow cap stamped "COA 613", along a curve to the right with a radius of 415.39 feet and an arc length of 323.77 feet (said curve having a chord bearing of South 24 degrees 04 minutes 54 seconds East and a chord distance of 315.64 feet) to a 1/2" rebar set with yellow cap stamped "COA 613",

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South 03 degrees 48 minutes 21 seconds East a distance of 127.64 feet to a 1/2" rebar set with yellow cap stamped "COA 613", North 87 degrees 57 minutes 53 seconds East a distance of 4.57 feet to a 1/2" rebar set with yellow cap stamped "COA 613", along a curve to the right with a radius of 397.34 feet and an arc length of 289.94 feet (said curve having a chord bearing of South 25 degrees 37 minutes 26 seconds West and a chord distance of 283.55 feet) to a 1/2" rebar set with yellow cap stamped "COA 613", South 46 degrees 31 minutes 46 seconds West a distance of 123.03 feet to a 1/2" rebar set with yellow cap stamped "COA 613", South 46 degrees 31 minutes 46 seconds West a distance of 321.60 feet to a 1/2" rebar set with yellow cap stamped "COA 613", South 46 degrees 31 minutes 46 seconds West a distance of 299.37 feet to a 1/2" rebar set with yellow cap stamped "COA 613", along a curve to the left with a radius of 745.26 feet and an arc length of 206.94 feet (said curve having a chord bearing of South 38 degrees 34 minutes 29 seconds West and a chord distance of 206.27 feet) to a 1/2" rebar set with yellow cap stamped "COA 613", South 30 degrees 36 minutes 41 seconds West a distance of 19.49 feet to a 1/2" rebar set with yellow plastic survey cap stamped "COA 613", along a curve to the right with a radius of 632.90 feet and an arc length of 281.68 feet (said curve having a chord bearing of South 43 degrees 21 minutes 41 seconds West and a chord distance of 279.36 feet) to a 1/2" rebar set with yellow plastic survey cap stamped "COA 613", South 56 degrees 06 minutes 41 seconds West a distance of 125.54 feet to a 1/2" rebar set with yellow plastic survey cap stamped "COA 613", along a curve to the left with a radius of 1502.00 feet and an arc length of 75.69 feet (said curve having a chord bearing of South 54 degrees 40 minutes 04 seconds West and a chord distance of 75.68 feet) to a 1/2" rebar set with yellow plastic survey cap stamped "COA 613", along a curve to the left with a radius of 1502.00 feet and an arc length of 82.76 feet (said curve having a chord bearing of South 51 degrees 38 minutes 45 seconds West and a chord distance of 82.75 feet) to a 1/2" rebar set with yellow plastic survey cap stamped "COA 613", South 50 degrees 04 minutes 02 seconds West a distance of 162.58 feet to a 1/2" rebar set with yellow plastic survey cap stamped "COA 613", South 50 degrees 04 minutes 02 seconds West a distance of 108.97 feet to a 1/2" rebar set with yellow plastic survey cap stamped "COA 613", South 50 degrees 04 minutes 02 seconds West a distance of 268.23 feet to 1/2" rebar set with yellow plastic survey cap stamped "COA 613", along a curve to the right with a radius of 250.00 feet and an arc length of 199.09 feet (said curve having a chord bearing of South 72 degrees 52 minutes 53 seconds West and a chord distance of 193.87 feet) to a 1/2" rebar set with yellow plastic survey cap stamped "COA 613", North 84 degrees 18 minutes 19 seconds West a distance of 37.94 feet to 1/2" rebar set with yellow plastic survey cap stamped "COA 613", along a curve to the left with a radius of 184.73 feet and an arc length of 75.76 feet (said curve having a chord bearing of South 81 degrees 43 minutes 34 seconds West and a chord distance of 75.23 feet) to a 1/2" rebar set with yellow plastic survey cap stamped "COA 613", along a curve to the left with a radius of 336.48 feet and an arc length of 49.50 feet (said curve having a chord bearing of South 66 degrees 56 minutes 33 seconds West and a chord distance of 49.45 feet) to a 1/2" rebar set with yellow plastic survey cap stamped "COA 613", North 65 degrees 38 minutes 15 seconds West a distance of 20.05 feet to a 1/2" rebar set with yellow plastic survey cap stamped "COA 613" at the intersection of the northern right of way of Circle 75 Parkway (right of way varies) and the eastern right of way of US Highway 41 (right of way varies); THENCE following said right of way of US Highway 41 (right of way varies) the following courses and distances: North 42 degrees 06

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minutes 06 seconds West a distance of 77.48 feet to 1/2" rebar set with yellow plastic survey cap stamped "COA 613" at the intersection of said right of way of US Highway 41 (right of way varies) and the southern line of Land Lot 879; THENCE following said right of way of US Highway 41 and said land lot line of Land Lot 879 North 88 degrees 57 minutes 10 seconds West a distance of 70.68 feet to a 1/2" rebar set with yellow plastic survey cap stamped "COA 613" being the **TRUE POINT OF BEGINNING.**

Said tract contains 2485010 square feet or 57.05 acres.

The above described property is shown on an ALTA/ACSM Land Title Survey for B.F. Saul Company, BRED Co., LLC, Circle 75 Maintenance Association, Inc., and each of their respective successors and assigns, and First American Title Insurance Company, dated October 25, 2013, last revised January 23, 2014, prepared by Travis Pruitt & Associates, Inc.

DESCRIPTION OF
Circle 75 Tract H

All that tract or parcel of land lying and being in Land Lots 914 & 915 of the 17th District, 2nd Section, Cobb County, Georgia and being more particularly described as follows:

COMMENCING at the intersection of the northeastern right of way of U.S. Highway 41 (right of way varies) and the southeastern right of way of Circle 75 Parkway (right of way varies); THENCE proceed along said right of way of Circle 75 Parkway for a distance of 315.37 feet to a 1/2" rebar set with yellow plastic survey cap stamped "COA 613 being the **TRUE POINT OF BEGINNING.**

THENCE from said **TRUE POINT OF BEGINNING** at a 1/2" rebar set with yellow plastic survey cap stamped "COA 613" being located on the southern right of way of Circle 75 Parkway (right of way varies), THENCE following the southern right of way of Circle 75 Parkway (right of way varies) along a curve to the left with a radius of 325.00 feet and an arc length of 22.91 feet, said curve having a chord bearing of North 52 degrees 05 minutes 15 seconds East and a chord distance of 22.91 feet to a 1/2" rebar set with yellow plastic survey cap stamped "COA 613"; THENCE continue following said right of way North 50 degrees 04 minutes 02 seconds East a distance of 55.50 feet to a 1/2" rebar set with yellow plastic survey cap stamped "COA 613" at the intersection of the southern right of way of Circle 75 Parkway (right of way varies) and the common line of Land Lots 914 and 915; THENCE following said southern right of way of Circle 75 Parkway (right of way varies) and the common line of Land Lots 914 and 915 South 89 degrees 27 minutes 56 seconds East a distance of 24.04 feet to a 1/2" rebar set with yellow plastic survey cap stamped "COA 613" at the intersection of the southern right of way of Circle 75 Parkway (right of way varies) and the common line of Land Lots 914 and 915; THENCE following said southern right of way of Circle 75 Parkway (right of way varies) North 35 degrees 32 minutes 40 seconds West a distance of 15.65 feet to a 1/2" rebar set with yellow plastic survey cap stamped "COA 613"; THENCE continue following said right of way North 50 degrees 04 minutes 02 seconds East a distance of 349.55 feet to a 1/2" rebar set with yellow

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plastic survey cap stamped "COA 613"; THENCE continue following said right of way along a curve to the right with a radius of 300.00 feet and an arc length of 34.52 feet, said curve having a chord bearing of North 53 degrees 23 minutes 59 seconds East and a chord distance of 34.50 feet to nail with washer labeled "COA 613" being located on the southern right of way of Circle 75 Parkway (right of way varies); THENCE South 43 degrees 29 minutes 48 seconds East a distance of 454.36 feet to a 1/2" rebar, said rebar being located on the northern right of way of Interstate Highway 285 (right of way varies); THENCE following said northern right of way of Interstate Highway 285 (right of way varies) South 46 degrees 33 minutes 49 seconds West a distance of 90.02 feet to a 1/2" rebar set with yellow plastic survey cap stamped "COA 613"; THENCE continue following said right of way of Interstate Highway 285 South 69 degrees 39 minutes 55 seconds West a distance of 380.79 feet to a 1/2" rebar found; THENCE continue following said right of way of Interstate Highway 285 South 50 degrees 27 minutes 12 seconds West a distance of 124.88 feet to a disc found on the northern right of way of Interstate Highway 285 (right of way varies); THENCE North 41 degrees 45 minutes 48 seconds West a distance of 218.98 feet to nail set with washer labeled "COA 613"; THENCE North 48 degrees 11 minutes 20 seconds East a distance of 96.40 feet to a disc found; THENCE North 41 degrees 50 minutes 29 seconds West a distance of 96.84 feet to a 3/8" rebar found; THENCE South 82 degrees 22 minutes 16 seconds West a distance of 26.96 feet to a 1/2" rebar set with yellow plastic survey cap stamped "COA 613" being located on the southern right of way of Circle 75 Parkway (right of way varies), said 1/2" rebar set with yellow plastic survey cap stamped "COA 613" being the **TRUE POINT OF BEGINNING.**

Said tract contains 209,686 square feet or 4.81 acres.

The above described property is shown on an ALTA/ACSM Land Title Survey for B.F. Saul Company, BRED Co., LLC, Circle 75 Maintenance Association, Inc., and each of their respective successors and assigns, and First American Title Insurance Company, dated October 25, 2013, last revised January 23, 2014, prepared by Travis Pruitt & Associates, Inc.

DESCRIPTION OF
Circle 75 (.04 Acre) Tract

All that tract or parcel of land lying and being in Land Lot 880 of the 17th District, 2nd Section, Cobb County, Georgia and being more particularly described as follows:

BEGINNING at a 1/2" rebar set with yellow plastic survey cap stamped "COA 613" at the intersection of the southern right of way of Circle 75 Parkway (right of way varies) and the eastern right of way of US. Highway 41 (right of way varies), THENCE leaving said eastern right of way of US. Highway 41 (right of way varies) and following the southern right of way of Circle 75 Parkway (right of way varies) North 76 degrees 04 minutes 41 seconds East a distance of 39.15 feet to a 1/2" rebar set, said rebar being located on the southern right of way of Circle 75 Parkway (right of way varies); South 42 degrees 31 minutes 01 seconds East a distance of 37.69 feet to a 1/2" rebar found; THENCE South 47 degrees 27 minutes 16 seconds West a distance of 35.02 feet to a 1/2" rebar found, said

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rebar being located on the eastern right of way of US. Highway 41 (right of way varies); THENCE following said eastern right of way of US. Highway 41 (right of way varies) North 41 degrees 51 minutes 39 seconds West a distance of 56.45 feet to 1/2" rebar set with yellow plastic survey cap stamped "COA 613" at the intersection of the eastern right of way of US. Highway 41 (right of way varies) and the southern right of way of Circle 75 Parkway (right of way varies), said 1/2" rebar set with yellow plastic survey cap stamped "COA 613" being the **TRUE POINT OF BEGINNING.**

Said tract contains 1,636 square feet or 0.04 acres.

The above described property is shown on an ALTA/ACSM Land Title Survey for B.F. Saul Company, BRED Co., LLC, Circle 75 Maintenance Association, Inc., and each of their respective successors and assigns, and First American Title Insurance Company, dated October 25, 2013, last revised January 23, 2014, prepared by Travis Pruitt & Associates, Inc.

Tract Two is located at and near the intersection of Windy Ridge Parkway and Circle 75 Parkway. (See attached Legal Description incorporated herein by reference).

The Legal Description of the property depicted on Tract Two is as follows:

DESCRIPTION OF
Circle 75 Tract 17

All that tract or parcel of land lying and being in Land Lots 876, 877, 917 and 918 of the 17th District, 2nd Section, Cobb County, Georgia and being more particularly described as follows:

COMMENCING at a point at the right of way monument found at the intersection of the eastern right of way of Circle 75 Parkway (right of way varies) and the northern right of way of Windy Hill Reliever (right of way varies); THENCE leaving said right of way monument found at the intersection of the eastern right of way of Circle 75 Parkway and the northern right of way of Windy Hill and proceeding along said eastern right of way of Circle 75 Parkway the following courses and distances: North 23 degrees 34 minutes 22 seconds West a distance of 276.68 feet to a 1/2" rebar set with yellow cap stamped "COA 613", South 66 degrees 21 minutes 25 seconds West a distance of 11.54 feet to a 1/2" rebar set with yellow cap stamped "COA 613", along a curve to the left with a radius of 594.14 feet and an arc length of 361.38 feet (said curve having a chord bearing of North 41 degrees 04 minutes 05 seconds West and a chord distance of 355.84 feet) to a right of way

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monument found, North 58 degrees 29 minutes 32 seconds West a distance of 56.35 feet to a 1/2" rebar set with yellow cap stamped "COA 613", North 58 degrees 29 minutes 32 seconds West a distance of 161.71 feet to a 1/2" rebar set with yellow cap stamped "COA 613", South 31 degrees 44 minutes 29 seconds West a distance of 5.90 feet to a 1/2" rebar set with yellow cap stamped "COA 613" and North 58 degrees 15 minutes 31 seconds West a distance of 787.03 feet to a 1/2" rebar set with yellow cap stamped "COA 613"; said point being the **TRUE POINT OF BEGINNING;**

THENCE from said **TRUE POINT OF BEGINNING,** continue along said eastern right of way of Circle 75 Parkway the following courses and distances: North 58 degrees 15 minutes 31 seconds West a distance of 427.81 feet to a 1/2" rebar set with yellow cap stamped "COA 613", along a curve to the right with a radius of 1402.38 feet and an arc length of 461.96 feet (said curve having a chord bearing of North 48 degrees 49 minutes 18 seconds West and a chord distance of 459.87 feet) to a 1/2" rebar set with yellow cap stamped "COA 613", North 39 degrees 23 minutes 06 seconds West a distance of 275.79 feet to a 1/2" rebar set with yellow cap stamped "COA 613" and North 50 degrees 36 minutes 54 seconds East a distance of 11.00 feet to a1/2" rebar set with yellow cap stamped "COA 613"; THENCE departing said eastern right of way of Circle 75 Parkway North 60 degrees 48 minutes 23 seconds East a distance of 85.46 feet to a point on the centerline of Poplar Creek; THENCE following the centerline of Poplar Creek the following courses and distances: North 61 degrees 21 minutes 17 seconds East a distance of 49.09 feet to a point, North 59 degrees 09 minutes 24 seconds East a distance of 81.66 feet to a point and North 63 degrees 59 minutes 37 seconds East a distance of 90.42 feet to a point on the western right of way of Interstate Highway 75 (right of way varies); THENCE leaving the centerline of Poplar Creek and continuing along the western right of way of Interstate highway 75 the following courses and distances: South 34 degrees 38 minutes 14 seconds East a distance of 251.70 feet to a right of way monument found, South 61 degrees 08 minutes 02 seconds East a distance of 370.84 feet to a right of way monument found and South 42 degrees 16 minutes 02 seconds East a distance of 439.87 feet to a 1/2" rebar set with yellow cap stamped "COA 613"; THENCE leaving said western right of way of Interstate Highway 75 South 40 degrees 29 minutes 17 seconds West a distance of 240.73 feet to a 1/2" rebar set with yellow cap stamped "COA 613" on said eastern right of way of Circle 75; said point being the **TRUE POINT OF BEGINNING.**

Said tract contains 346,793 square feet or 7.96 acres.

The above described property is shown on an ALTA/ACSM Land Title Survey for B.F. Saul Company, BRED Co., LLC, Circle 75 Maintenance Association, Inc., and each of their respective successors and assigns, and First American Title Insurance Company, dated October 25, 2013, last revised January 23, 2014, prepared by Travis Pruitt & Associates, Inc.

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DESCRIPTION OF
Circle 75 Tract 18

All that tract or parcel of land lying and being in Land Lot 917 of the 17th District, 2nd Section, Cobb County, Georgia and being more particularly described as follows:

COMMENCING at a point at the right of way monument found at the intersection of the eastern right of way of Circle 75 Parkway (right of way varies) and the northern right of way of Windy Hill Reliever (right of way varies); THENCE leaving said right of way monument found at the intersection of the eastern right of way of Circle 75 Parkway and the northern right of way of Windy Hill and proceeding along said eastern right of way of Circle 75 Parkway North 23 degrees 34 minutes 22 seconds West a distance of 276.68 feet to a 1/2" rebar set with yellow cap stamped "COA 613"; THENCE South 66 degrees 21 minutes 25 seconds West a distance of 11.54 feet to a 1/2" rebar set with yellow cap stamped "COA 613"; THENCE along a curve to the left with a radius of 594.14 feet and an arc length of 361.38 feet, said curve having a chord bearing of North 41 degrees 04 minutes 05 seconds West and a chord distance of 355.84 feet to a right of way monument found; THENCE North 58 degrees 29 minutes 32 seconds West a distance of 56.35 feet to a 1/2" rebar set with yellow cap stamped "COA 613", said point being the **TRUE POINT OF BEGINNING.**

THENCE from said **TRUE POINT OF BEGINNING,** continue along said eastern right of way of Circle 75 Parkway North 58 degrees 29 minutes 32 seconds West a distance of 161.71 feet to a 1/2" rebar set with yellow cap stamped "COA 613"; THENCE South 31 degrees 44 minutes 29 seconds West a distance of 5.90 feet to a 1/2" rebar set with yellow cap stamped "COA 613"; THENCE North 58 degrees 15 minutes 31 seconds West a distance of 787.03 feet to a 1/2" rebar set with yellow cap stamped "COA 613"; THENCE departing said eastern right of way of Circle 75 Parkway North 40 degrees 29 minutes 17 seconds East a distance of 240.73 feet to a 1/2" rebar set with yellow cap stamped "COA 613" on the western right of way of Interstate Highway 75 (right of way varies); THENCE proceeding along said western right of way of Interstate Highway 75 South 42 degrees 16 minutes 02 seconds East a distance of 137.21 feet to a right of way monument found; THENCE South 64 degrees 44 minutes 37 seconds East a distance of 488.20 feet to a right of way monument found; THENCE South 45 degrees 39 minutes 18 seconds East a distance of 364.33 feet to a disc found; THENCE departing said western right of way of Interstate Highway 75 South 51 degrees 23 minutes 04 seconds West a distance of 179.67 feet to a 1/2" rebar set with yellow cap stamped "COA 613" on said eastern right of way of Circle 75 Parkway, said point being the **TRUE POINT OF BEGINNING.**

Said tract contains 213,811 square feet or 4.91 acres.

The above described property is shown on an ALTA/ACSM Land Title Survey for B.F. Saul Company, BRED Co., LLC, Circle 75 Maintenance Association, Inc., and each of their respective successors and assigns, and First American Title Insurance Company, dated October 25, 2013, last revised January 23, 2014, prepared by Travis Pruitt & Associates, Inc.

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Both Legal Descriptions shall hereinafter in this Application and resulting rezoning ordinance be defined collectively and as the "Project Site." Any real property transferred to the County or the Authority after final passage of the zoning ordinance shall be removed from the definition of Project Site as defined herein. Further, the legal descriptions contained in the vesting deeds filed contemporaneously with this Application shall be govern any conflict between said recorded legal descriptions and the legal descriptions contained in this document.

This the 1st day of May, 2014.

SAMS, LARKIN, HUFF & BALLI, LLP

By: _____
JAMES A. BALLI
Attorney for Applicant
Ga. Bar No. 035828

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Exhibit “7”

BK: 15135 PG: 357-366
Filed and Recorded Jan-24-2014 04:13:31PM
DOC#: D2014-005549
Real Estate Transfer Tax Paid $16,530.00
0332014001471

REBECCA KEATON
CLERK OF SUPERIOR COURT Cobb Cty. GA.

After recording return to:
Calloway Title & Escrow, LLC
David W. Dudley 2-30174
4170 Ashford Dunwoody Rd. Ste. 285
Atlanta, Georgia 30319

After Recording, Return To:
Maxine Hicks, Esq.
DLA Piper LLP (US)
1201 West Peachtree Street N.E.
Suite 2800
Atlanta, Georgia 30309

P/28

LIMITED WARRANTY DEED

STATE OF GEORGIA
COUNTY OF COBB

THIS INDENTURE, made this 24th day of January, 2014, between DEARBORN, L.L.C., a Delaware limited liability company, ("Grantor") and BRED CO., LLC, a Georgia limited liability company (herein called "Grantee").

WITNESSETH: That Grantor, for and in consideration of the sum of Ten Dollars ($10.00) and other good and valuable consideration, in hand paid at and before the sealing and delivery of these presents, the receipt and sufficiency of which are hereby acknowledged, has granted, bargained, sold, aliened, conveyed and confirmed and by these presents does grant, bargain, sell, alien, convey and confirm, unto Grantee all that tract or parcel of land described on Exhibit A attached hereto and made a part hereof, and all improvements, structures, or fixtures located therein or thereon (the "Property").

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

This Limited Warranty Deed and the warranty of title contained herein are made expressly subject to all matters set forth on Exhibit B attached hereto.

EXHIBIT A
(Tracts 5, 8, 19, and 20)

DESCRIPTION OF
Circle 75 Tract 5

All that tract or parcel of land lying and being in Land Lots 879 & 915 of the 17th District, 2nd Section, Cobb County, Georgia and being more particularly described as follows:

COMMENCING at a 1/2" rebar set with yellow cap stamped "COA 613" located at the intersection of the western right of way of Circle 75 Parkway (right of way varies) and the southern right of way of Windy Hill Reliever (right of way varies); THENCE leaving said 1/2" rebar set with yellow cap stamped "COA 613" and continuing along said western right of way of Circle 75 Parkway South 45 degrees 26 minutes 52 seconds East a distance of 31.07 feet to a 1/2" rebar set with yellow cap stamped "COA 613"; THENCE South 45 degrees 26 minutes 52 seconds East a distance of 180.97 feet to a 1/2" rebar set with yellow cap stamped "COA 613"; THENCE along a curve to the right with a radius of 415.39 feet and an arc length of 323.77 feet, said curve having a chord bearing of South 24 degrees 04 minutes 54 seconds East and a chord distance of 315.64 feet to a 1/2" rebar set with yellow cap stamped "COA 613"; THENCE South 03 degrees 48 minutes 21 seconds East a distance of 127.64 feet to a 1/2" rebar set with yellow cap stamped "COA 613"; THENCE North 87 degrees 57 minutes 53 seconds East a distance of 4.57 feet to a 1/2" rebar set with yellow cap stamped "COA 613"; THENCE along a curve to the right with a radius of 397.34 feet and an arc length of 289.94 feet, said curve having a chord bearing of South 25 degrees 37 minutes 26 seconds West and a chord distance of 283.55 feet to a 1/2" rebar set with yellow cap stamped "COA 613"; THENCE South 46 degrees 31 minutes 46 seconds West a distance of 123.03 feet to a point; THENCE South 46 degrees 31 minutes 46 seconds West a distance of 321.60 feet to a 1/2" rebar set with yellow cap stamped "COA 613"; THENCE South 46 degrees 31 minutes 46 seconds West a distance of 299.37 feet to a 1/2" rebar set with yellow cap stamped "COA 613"; THENCE along a curve to the left with a radius of 745.26 feet and an arc length of 206.94 feet, said curve having a chord bearing of South 38 degrees 34 minutes 29 seconds West and a chord distance of 206.27 feet to a 1/2" rebar set with yellow cap stamped "COA 613"; THENCE South 30 degrees 36 minutes 41 seconds West a distance of 19.49 feet to 1/2" rebar set with yellow plastic survey cap stamped "COA 613"; THENCE continue following said right of way along a curve to the right with a radius of 632.90 feet and an arc length of 281.68 feet, said curve having a chord bearing of South 43 degrees 21 minutes 41 seconds West and a chord distance of 279.36 feet to 1/2" rebar set with yellow plastic survey cap stamped "COA 613"; THENCE South 56 degrees 06 minutes 41 seconds West a distance of 125.54 feet to 1/2" rebar set with yellow plastic survey cap stamped "COA 613"; THENCE along a curve to the left with a radius of 1502.00 feet and an arc length 75.69 feet, said curve having a chord bearing of South 54 degrees 40 minutes 04 seconds West and a chord distance of 75.68 feet to 1/2" rebar set with yellow plastic survey cap stamped "COA 613" being the **TRUE POINT OF BEGINNING;**

THENCE from said **TRUE POINT OF BEGINNING** at 1/2" rebar set with yellow plastic survey cap stamped "COA 613" on the northern right of way of Circle 75 Parkway (right of way varies), THENCE following said right of way along a curve to the left with a radius of 1502.00 feet and an arc length of 82.76 feet, said curve having a chord bearing of South 51 degrees 38 minutes 45 seconds West and a chord distance of 82.75 feet to 1/2" rebar set with yellow plastic survey cap stamped "COA 613"; THENCE continue following said right of way South 50 degrees 04 minutes 02 seconds West a distance of 162.58 feet to 1/2" rebar set with yellow plastic survey cap stamped "COA 613"; THENCE leaving said right of way North 38 degrees 22 minutes 20 seconds West a distance of 307.97 feet to 1/2" rebar set with yellow plastic survey cap stamped "COA 613"; THENCE along a curve to the right with a radius of 1249.50 feet and an arc length of 88.93 feet, said curve having a chord bearing of North 36 degrees 20 minutes 00 seconds West and a chord distance of 88.91 feet to 1/2" rebar set with yellow plastic survey cap stamped "COA 613"; THENCE North 34 degrees 17 minutes 40 seconds West a distance of 105.50 feet to 1/2" rebar set with yellow plastic survey cap stamped "COA 613"; THENCE North 34 degrees 10 minutes 57 seconds West a distance of 419.46 feet to 1/2" rebar set with yellow plastic survey cap stamped "COA 613" on the southern right of way of Windy Hill Reliever (right of way varies); THENCE following said right of way North 64 degrees 46 minutes 06 seconds East a distance of 39.36 feet to 1/2" rebar set with yellow plastic survey cap stamped "COA 613"; THENCE continue following said right of way along a curve to the left with a radius of 290.39 feet and an arc length of 36.14 feet, said curve having a chord bearing of North 71 degrees 45 minutes 55 seconds East and a chord distance of 36.11 feet to 1/2" rebar set with yellow plastic survey cap stamped "COA 613"; THENCE continue following said right of way along a curve to the left with a radius of 459.26 feet and an arc length of 200.11 feet, said curve having a chord bearing of North 51 degrees 46 minutes 37 seconds East and a chord distance of 198.54 feet to 1/2" rebar set with yellow plastic survey cap stamped "COA 613"; THENCE continue following said right of way along a curve to the left with a radius of 459.26 feet and an arc length of 104.59 feet, said curve having a chord bearing of North 34 degrees 04 minutes 35 seconds East and a chord distance of 104.37 feet to 1/2" rebar set with yellow plastic survey cap stamped "COA 613"; THENCE leaving said right of way South 43 degrees 19 minutes 27 seconds East a distance of 640.11 feet to 1/2" rebar set with yellow plastic survey cap stamped "COA 613"; THENCE South 46 degrees 40 minutes 33 seconds West a distance of 245.59 feet to 1/2" rebar set with yellow plastic survey cap stamped "COA 613"; THENCE South 43 degrees 19 minutes 27 seconds East a distance of 267.65 feet to 1/2" rebar set with yellow plastic survey cap stamped "COA 613" on the northern right of way of Circle 75 Parkway (right of way varies), said 1/2" rebar set with yellow plastic survey cap stamped "COA 613" being the **TRUE POINT OF BEGINNING.**

Said tract contains 327160 square feet or 7.51 acres.

The above described property is shown on an ALTA/ACSM Land Title Survey for B.F. Saul Company, BRED Co., LLC, Circle 75 Maintenance Association, Inc., and each of their respective successors and assigns, and First American Title Insurance Company,

dated October 25, 2013, last revised January 23, 2014, prepared by Travis Pruitt & Associates, Inc.

DESCRIPTION OF
Circle 75 Tract 8

All that tract or parcel of land lying and being in Land Lots 916 and 946 of the 17th District, 2nd Section, Cobb County, Georgia and being more particularly described as follows:

COMMENCING at a 1/2" rebar set with yellow cap stamped "COA 613" located at the intersection of the western right of way of Circle 75 Parkway (right of way varies) and the southern right of way of Windy Hill Reliever (right of way varies); THENCE leaving said 1/2" rebar set with yellow cap stamped "COA 613" and continuing along said western right of way of Circle 75 Parkway South 45 degrees 26 minutes 52 seconds East a distance of 31.07 feet to a 1/2" rebar set with yellow cap stamped "COA 613", said point being the **TRUE POINT OF BEGINNING.**

THENCE from said **TRUE POINT OF BEGINNING** continue along said western right of way of Circle 75 Parkway South 45 degrees 26 minutes 52 seconds East a distance of 180.97 feet to a 1/2" rebar set with yellow cap stamped "COA 613"; THENCE along a curve to the right with a radius of 415.39 feet and an arc length of 323.77 feet, said curve having a chord bearing of South 24 degrees 04 minutes 54 seconds East and a chord distance of 315.64 feet to a 1/2" rebar set with yellow cap stamped "COA 613"; THENCE South 03 degrees 48 minutes 21 seconds East a distance of 127.64 feet to a 1/2" rebar set with yellow cap stamped "COA 613"; THENCE North 87 degrees 57 minutes 53 seconds East a distance of 4.57 feet to a 1/2" rebar set with yellow cap stamped "COA 613"; THENCE along a curve to the right with a radius of 397.34 feet and an arc length of 289.94 feet, said curve having a chord bearing of South 25 degrees 37 minutes 26 seconds West and a chord distance of 283.55 feet to a1/2" rebar set with yellow cap stamped "COA 613"; THENCE South 46 degrees 31 minutes 46 seconds West a distance of 123.03 feet to a 1/2" rebar set with yellow cap stamped "COA 613"; THENCE departing said western right of way of Circle 75 Parkway North 43 degrees 19 minutes 27 seconds West a distance of 622.60 feet to a 1/2" rebar set with yellow cap stamped "COA 613"; THENCE North 40 degrees 35 minutes 57 seconds East a distance of 565.94 feet to a1/2" rebar set with yellow cap stamped "COA 613"; said point being the **TRUE POINT OF BEGINNING.**

Said tract contains 320,335 square feet or 7.35 acres.

The above described property is shown on an ALTA/ACSM Land Title Survey for B.F. Saul Company, BRED Co., LLC, Circle 75 Maintenance Association, Inc., and each of their respective successors and assigns, and First American Title Insurance Company, dated October 25, 2013, last revised January 23, 2014, prepared by Travis Pruitt & Associates, Inc.

DESCRIPTION OF
Circle 75 Tract 19

All that tract or parcel of land lying and being in Land Lots 915, 916, 945 and 946 of the 17th District, 2nd Section, Cobb County, Georgia and being more particularly described as follows:

COMMENCING at a 1/2" rebar set with yellow cap stamped "COA 613" located at the intersection of the western right of way of Circle 75 Parkway (right of way varies) and the southern right of way of Windy Hill Reliever (right of way varies); THENCE leaving said 1/2" rebar set with yellow cap stamped "COA 613" and continuing along said western right of way of Circle 75 Parkway South 45 degrees 26 minutes 52 seconds East a distance of 31.07 feet to a 1/2" rebar set with yellow cap stamped "COA 613"; THENCE South 45 degrees 26 minutes 52 seconds East a distance of 180.97 feet to a 1/2" rebar set with yellow cap stamped "COA 613"; THENCE along a curve to the right with a radius of 415.39 feet and an arc length of 323.77 feet, said curve having a chord bearing of South 24 degrees 04 minutes 54 seconds East and a chord distance of 315.64 feet to a 1/2" rebar set with yellow cap stamped "COA 613"; THENCE South 03 degrees 48 minutes 21 seconds East a distance of 127.64 feet to a 1/2" rebar set with yellow cap stamped "COA 613"; THENCE North 87 degrees 57 minutes 53 seconds East a distance of 4.57 feet to a 1/2" rebar set with yellow cap stamped "COA 613"; THENCE along a curve to the right with a radius of 397.34 feet and an arc length of 289.94 feet, said curve having a chord bearing of South 25 degrees 37 minutes 26 seconds West and a chord distance of 283.55 feet to a 1/2" rebar set with yellow cap stamped "COA 613"; THENCE South 46 degrees 31 minutes 46 seconds West a distance of 123.03 feet to a point; said point being the **TRUE POINT OF BEGINNING;**

THENCE from said **TRUE POINT OF BEGINNING,** continue along said western right of way of Circle 75 Parkway South 46 degrees 31 minutes 46 seconds West a distance of 321.60 feet to a 1/2" rebar set with yellow cap stamped "COA 613"; THENCE North 43 degrees 19 minutes 27 seconds West a distance of 407.42 feet to a 1/2" rebar set with yellow cap stamped "COA 613"; THENCE South 46 degrees 40 minutes 33 seconds West a distance of 79.00 feet to a 1/2" rebar set with yellow cap stamped "COA 613"; THENCE North 43 degrees 19 minutes 27 seconds West a distance of 216.00 feet to a 1/2" rebar set with yellow cap stamped "COA 613"; THENCE North 46 degrees 40 minutes 33 seconds East a distance of 400.60 feet to a 1/2" rebar set with yellow cap stamped "COA 613"; THENCE South 43 degrees 19 minutes 27 seconds East a distance of 622.60 feet to a 1/2" rebar set with yellow cap stamped "COA 613"; said point being the **TRUE POINT OF BEGINNING.**

Said tract contains 217,424 square feet or 4.99 acres.

The above described property is shown on an ALTA/ACSM Land Title Survey for B.F. Saul Company, BRED Co., LLC, Circle 75 Maintenance Association, Inc., and each of their respective successors and assigns, and First American Title Insurance Company,

dated October 25, 2013, last revised January 23, 2014, prepared by Travis Pruitt & Associates, Inc.

DESCRIPTION OF
Circle 75 Tract 20

All that tract or parcel of land lying and being in Land Lots 916 & 945 of the 17th District, 2nd Section, Cobb County, Georgia and being more particularly described as follows:

BEGINNING at 1/2" rebar set with yellow plastic survey cap stamped "COA 613" at the intersection of the western right of way of Circle 75 Parkway (right of way varies) and the southern right of way of Windy Hill Reliever (right of way varies), THENCE leaving said southern right of way of Windy Hill Reliever (right of way varies) following the western right of way of Circle 75 Parkway (right of way varies) South 45 degrees 26 minutes 52 seconds East a distance of 31.07 feet to 1/2" rebar set with yellow plastic survey cap stamped "COA 613"; THENCE leaving said right of way South 40 degrees 35 minutes 57 seconds West a distance of 565.94 feet to 1/2" rebar set with yellow plastic survey cap stamped "COA 613"; THENCE South 46 degrees 40 minutes 33 seconds West a distance of 400.60 feet to 1/2" rebar set with yellow plastic survey cap stamped "COA 613"; THENCE North 43 degrees 19 minutes 27 seconds West a distance of 526.46 feet to 1/2" rebar set with yellow plastic survey cap stamped "COA 613" on the southern right of way of Windy Hill Reliever (right of way varies); THENCE following said right of way North 43 degrees 26 minutes 10 seconds East a distance of 22.79 feet to 1/2" rebar set with yellow plastic survey cap stamped "COA 613"; THENCE continue following said right of way along a curve to the right with a radius of 590.26 feet and an arc length of 118.36 feet, said curve having a chord bearing of North 60 degrees 02 minutes 41 seconds East and a chord distance of 118.17 feet to R/W monument found; THENCE continue following said right of way North 66 degrees 03 minutes 22 seconds East a distance of 595.70 feet to 1/2" rebar set with yellow plastic survey cap stamped "COA 613"; THENCE continue following said right of way North 79 degrees 33 minutes 07 seconds East a distance of 51.42 feet to 1/2" rebar set with yellow plastic survey cap stamped "COA 613"; THENCE continue following said right of way North 66 degrees 03 minutes 22 seconds East a distance of 53.90 feet to 1/2" rebar set with yellow plastic survey cap stamped "COA 613"; THENCE continue following said right of way South 88 degrees 45 minutes 20 seconds East a distance of 236.54 feet to 1/2" rebar set with yellow plastic survey cap stamped "COA 613" at the intersection of the southern right of way of Windy Hill Reliever (right of way varies) and the western right of way of Circle 75 Parkway (right of way varies), said 1/2" rebar set with yellow plastic survey cap stamped "COA 613" being the **TRUE POINT OF BEGINNING.**

Said tract contains 335535 square feet or 7.70 acres.

The above described property is shown on an ALTA/ACSM Land Title Survey for B.F. Saul Company, BRED Co., LLC, Circle 75 Maintenance Association, Inc., and each of their respective successors and assigns, and First American Title Insurance Company,

BK: 15135 PG: 367-373
Filed and Recorded Jan-24-2014 04:13:31PM
DOC#: D2014-005550
Real Estate Transfer Tax $0.00
0332014001472

REBECCA KEATON
CLERK OF SUPERIOR COURT Cobb Cty. GA.

After recording return to:
Calloway Title & Escrow, LLC
David W. Dudley 2.30174
4170 Ashford Dunwoody Rd. Ste. 285
Atlanta, Georgia 30319

This instrument was prepared by
and upon recordation should be
returned to:

Maxine Hicks, Esq.
DLA Piper LLP (US)
1201 West Peachtree Street N.E.
Suite 2800
Atlanta, Georgia 30309

STATE OF GEORGIA

COUNTY OF COBB

1/22

QUITCLAIM DEED

THIS QUITCLAIM DEED is made the 24th day of January, 2014 between DEARBORN, L.L.C., a Delaware limited liability company ("Grantor"), whose address is c/o B. F. Saul Company, 7501 Wisconsin Avenue, Suite 1500E, Bethesda, Maryland 20814, and BRED CO., LLC, a Georgia limited liability company ("Grantee"), whose address is 755 Hank Aaron Drive Southeast, Atlanta, Georgia 30315 (the words "Grantor" and "Grantee" to include their respective heirs, successors, and assigns where the context requires or permits).

WITNESSETH that Grantor, for and in consideration of Ten and No/100 ($10.00) Dollars in hand paid at and before the sealing and delivery of these presents, and other good and valuable consideration, the receipt, adequacy, and sufficiency of which are hereby acknowledged, has granted, bargained, sold, aliened, conveyed, confirmed, quitclaimed, and by these presents does grant, bargain, sell, alien, convey, confirm, and forever QUITCLAIM unto Grantee to wit:

> ALL THAT TRACT OR PARCEL OF LAND lying and being located in the 17th District, 2nd Section, Cobb County, Georgia, as more particularly described in Exhibit "A" attached hereto and incorporated herein by this reference (the "Property"); TOGETHER with any and all easements, rights-of-way, appurtenances, or rights appertaining or in anywise belonging thereto including, without limitation, any portion of the Property lying within the right-of-way of any publicly dedicated street, roadway or alleyway; and

TOGETHER with any and all improvements, structures, or fixtures located therein or thereon.

TO HAVE AND TO HOLD the Property to Grantee, so that neither Grantor, nor any person or persons claiming under Grantor shall at any time, by any means or way, have, claim, or demand any right or title to the Property, or any rights thereof.

[SIGNATURE APPEARS ON FOLLOWING PAGE]

[SIGNATURE PAGE TO QUITCLAIM DEED]

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

Signed, sealed and delivered
in the presence of:

Unofficial Witness

Official Witness (Notary Public)

My commission expires:

March 8, 2016.

[NOTARY SEAL]

Yzza Michelle Ramos Sanchez
NOTARY PUBLIC STATE OF [illegible]
My Commission Expires March [illegible]

GRANTOR:

DEARBORN, L.L.C., a Delaware limited liability company

By: _____
Name: Thomas H. McCormick
Title: President

YZZA MICHELE RAMOS SANCHEZ
NOTARY
PUBLIC
PRINCE GEORGE'S CO. MD.

Exhibit "A"

Legal Description of the Property

DESCRIPTION OF

Combination of Tracts 5-8, 19-24, L and R

All that tract or parcel of land lying and being in Land Lots 879, 880, 914, 915, 916, 945 and 946 of the 17th District, 2nd Section, Cobb County, Georgia and being more particularly described as follows:

BEGINNING at 1/2" rebar set with yellow plastic survey cap stamped "COA 613" at the intersection of the southern line of Land Lot 879 and the eastern right of way of U.S. Highway 41 (right of way varies), THENCE following said right of way of U.S. Highway 41 (right of way varies) North 37 degrees 04 minutes 18 seconds West a distance of 501.60 feet to 1/2" rebar; THENCE North 80 degrees 36 minutes 39 seconds East a distance of 299.98 feet to 3/8" rebar; THENCE North 80 degrees 33 minutes 58 seconds East a distance of 244.69 feet to 1/2" rebar; THENCE North 34 degrees 07 minutes 17 seconds West a distance of 65.55 feet to 3/8" rebar; THENCE North 72 degrees 34 minutes 31 seconds East a distance of 197.88 feet to 1/2" rebar on the western right of way of Whitley Drive (50 foot right of way); THENCE North 57 degrees 00 minutes 01 seconds East a distance of 47.27 feet to a 1/2" rebar set with yellow plastic survey cap stamped "COA 613" on the eastern right of way of Whitley drive; THENCE following said right of way of Whitley Drive North 32 degrees 59 minutes 49 seconds West a distance of 416.47 feet to a right of way monument found at the intersection of said right of way of Whitley Drive and the southern right of way of Windy Hill Reliever (right of way varies); THENCE proceeding along said southern right of way of Windy Hill Reliever the following courses and distances: North 21 degrees 03 minutes 01 seconds East a distance of 15.45 feet to 1/2" rebar set with yellow plastic survey cap stamped "COA 613", North 64 degrees 46 minutes 06 seconds East a distance of 31.78 feet to a 1/2" rebar set with yellow plastic survey cap stamped "COA 613", North 64 degrees 46 minutes 06 seconds East a distance of 39.36 feet to 1/2" rebar set with yellow plastic survey cap stamped "COA 613", along a curve to the left with a radius of 290.39 feet and an arc length of 36.14 feet (said curve having a chord bearing of North 71 degrees 45 minutes 55 seconds East and a chord distance of 36.11 feet) to 1/2" rebar set with yellow plastic survey cap stamped "COA 613", along a curve to the left with a radius of 459.26 feet and an arc length of 200.11 feet (said curve having a chord bearing of North 51 degrees 46 minutes 37 seconds East and a chord distance of 198.54 feet) to 1/2" rebar set with yellow plastic survey cap stamped "COA 613", along a curve to the left with a radius of 459.26 feet and an arc length of 104.59 feet (said curve having a chord bearing of North 34 degrees 04 minutes 35 seconds East and a chord distance of 104.37 feet) to 1/2" rebar set with yellow plastic survey cap stamped "COA 613", along a curve to the left with a radius of 459.26 feet and an arc length of 15.88 feet (said curve having a chord bearing of North 26 degrees 33 minutes 41 seconds East and a chord distance of 15.88 feet) to 1/2" rebar set with yellow plastic survey cap stamped "COA 613", along a curve to the left with a radius of 459.26 feet and an arc length of 90.93 feet (said curve having a chord bearing of North 19 degrees 53 minutes 55 seconds East and a chord distance of 90.78 feet) to 1/2" rebar set with yellow plastic survey cap stamped "COA 613", North 14 degrees 08 minutes 48 seconds East a distance of 54.95 feet to 1/2" rebar set with yellow plastic survey cap stamped "COA 613", North 14 degrees 08 minutes 48 seconds East a distance of 187.62 feet to 1/2" rebar set with yellow plastic survey cap stamped "COA 613", along a curve to the right with a radius of 590.26 feet and an arc length of 254.54 feet (said curve having a

chord bearing of North 26 degrees 29 minutes 42 seconds East and a chord distance of 252.57 feet) to R/W Monument, North 64 degrees 31 minutes 19 seconds East a distance of 25.94 feet to R/W Monument, North 43 degrees 26 minutes 10 seconds East a distance of 113.35 feet to 1/2" rebar set with yellow plastic survey cap stamped "COA 613", North 43 degrees 26 minutes 10 seconds East a distance of 22.79 feet to 1/2" rebar set with yellow plastic survey cap stamped "COA 613", along a curve to the right with a radius of 590.26 feet and an arc length of 118.36 feet (said curve having a chord bearing of North 60 degrees 02 minutes 41 seconds East and a chord distance of 118.17 feet) to 1/2" rebar set with yellow plastic survey cap stamped "COA 613", North 66 degrees 03 minutes 22 seconds East a distance of 595.70 feet to 1/2" rebar set with yellow plastic survey cap stamped "COA 613", North 79 degrees 33 minutes 07 seconds East a distance of 51.42 feet to 1/2" rebar set with yellow plastic survey cap stamped "COA 613", North 66 degrees 03 minutes 22 seconds East a distance of 53.90 feet to 1/2" rebar set with yellow plastic survey cap stamped "COA 613" and South 88 degrees 45 minutes 20 seconds East a distance of 236.54 feet to 1/2" rebar set with yellow plastic survey cap stamped "COA 613" at the intersection of the southern right of way of Windy Hill Reliever (right of way varies) and the western right of way of Circle 75 Parkway (right of way varies); THENCE following said right of way of Circle 75 Parkway the following courses and distances: South 45 degrees 26 minutes 52 seconds East a distance of 31.07 feet to 1/2" rebar set with yellow plastic survey cap stamped "COA 613", South 45 degrees 26 minutes 52 seconds East a distance of 180.97 feet to a 1/2" rebar set with yellow cap stamped "COA 613", along a curve to the right with a radius of 415.39 feet and an arc length of 323.77 feet (said curve having a chord bearing of South 24 degrees 04 minutes 54 seconds East and a chord distance of 315.64 feet) to a 1/2" rebar set with yellow cap stamped "COA 613", South 03 degrees 48 minutes 21 seconds East a distance of 127.64 feet to a 1/2" rebar set with yellow cap stamped "COA 613", North 87 degrees 57 minutes 53 seconds East a distance of 4.57 feet to a 1/2" rebar set with yellow cap stamped "COA 613", along a curve to the right with a radius of 397.34 feet and an arc length of 289.94 feet (said curve having a chord bearing of South 25 degrees 37 minutes 26 seconds West and a chord distance of 283.55 feet) to a 1/2" rebar set with yellow cap stamped "COA 613", South 46 degrees 31 minutes 46 seconds West a distance of 123.03 feet to a 1/2" rebar set with yellow cap stamped "COA 613", South 46 degrees 31 minutes 46 seconds West a distance of 321.60 feet to a 1/2" rebar set with yellow cap stamped "COA 613", South 46 degrees 31 minutes 46 seconds West a distance of 299.37 feet to a 1/2" rebar set with yellow cap stamped "COA 613", along a curve to the left with a radius of 745.26 feet and an arc length of 206.94 feet (said curve having a chord bearing of South 38 degrees 34 minutes 29 seconds West and a chord distance of 206.27 feet) to a 1/2" rebar set with yellow cap stamped "COA 613", South 30 degrees 36 minutes 41 seconds West a distance of 19.49 feet to a 1/2" rebar set with yellow plastic survey cap stamped "COA 613", along a curve to the right with a radius of 632.90 feet and an arc length of 281.68 feet (said curve having a chord bearing of South 43 degrees 21 minutes 41 seconds West and a chord distance of 279.36 feet) to a 1/2" rebar set with yellow plastic survey cap stamped "COA 613", South 56 degrees 06 minutes 41 seconds West a distance of 125.54 feet to a 1/2" rebar set with yellow plastic survey cap stamped "COA 613", along a curve to the left with a radius of 1502.00 feet and an arc length of 75.69 feet (said curve having a chord bearing of South 54 degrees 40 minutes 04 seconds West and a chord distance of 75.68 feet) to a 1/2" rebar set with yellow plastic survey cap stamped "COA 613", along a curve to the left with a radius of 1502.00 feet and an arc length of 82.76 feet (said curve having a chord bearing of South 51 degrees 38 minutes 45 seconds West and a chord distance of 82.75 feet) to a 1/2" rebar set with yellow

plastic survey cap stamped "COA 613", South 50 degrees 04 minutes 02 seconds West a distance of 162.58 feet to a 1/2" rebar set with yellow plastic survey cap stamped "COA 613", South 50 degrees 04 minutes 02 seconds West a distance of 108.97 feet to a 1/2" rebar set with yellow plastic survey cap stamped "COA 613", South 50 degrees 04 minutes 02 seconds West a distance of 268.23 feet to 1/2" rebar set with yellow plastic survey cap stamped "COA 613", along a curve to the right with a radius of 250.00 feet and an arc length of 199.09 feet (said curve having a chord bearing of South 72 degrees 52 minutes 53 seconds West and a chord distance of 193.87 feet) to a 1/2" rebar set with yellow plastic survey cap stamped "COA 613", North 84 degrees 18 minutes 19 seconds West a distance of 37.94 feet to 1/2" rebar set with yellow plastic survey cap stamped "COA 613", along a curve to the left with a radius of 184.73 feet and an arc length of 75.76 feet (said curve having a chord bearing of South 81 degrees 43 minutes 34 seconds West and a chord distance of 75.23 feet) to a 1/2" rebar set with yellow plastic survey cap stamped "COA 613", along a curve to the left with a radius of 336.48 feet and an arc length of 49.50 feet (said curve having a chord bearing of South 66 degrees 56 minutes 33 seconds West and a chord distance of 49.45 feet) to a 1/2" rebar set with yellow plastic survey cap stamped "COA 613", North 65 degrees 38 minutes 15 seconds West a distance of 20.05 feet to a 1/2" rebar set with yellow plastic survey cap stamped "COA 613" at the intersection of the northern right of way of Circle 75 Parkway (right of way varies) and the eastern right of way of US Highway 41 (right of way varies); THENCE following said right of way of US Highway 41 (right of way varies) the following courses and distances: North 42 degrees 06 minutes 06 seconds West a distance of 77.48 feet to 1/2" rebar set with yellow plastic survey cap stamped "COA 613" at the intersection of said right of way of US Highway 41 (right of way varies) and the southern line of Land Lot 879; THENCE following said right of way of US Highway 41 and said land lot line of Land Lot 879 North 88 degrees 57 minutes 10 seconds West a distance of 70.68 feet to a 1/2" rebar set with yellow plastic survey cap stamped "COA 613" being the **TRUE POINT OF BEGINNING.**

Said tract contains 2485010 square feet or 57.05 acres.

The above described property is shown on an ALTA/ACSM Land Title Survey for B.F. Saul Company, BRED Co., LLC, Circle 75 Maintenance Association, Inc., and each of their respective successors and assigns, and First American Title Insurance Company, dated October 25, 2013, last revised January 23, 2014, prepared by Travis Pruitt & Associates, Inc.

BK: 15135 PG: 316-335
Filed and Recorded Jan-24-2014 04:13:31PM
DOC#: D2014-005545
Real Estate Transfer Tax Paid $12,918.00
033201400146Z

REBECCA KEATON
CLERK OF SUPERIOR COURT Cobb Cty. GA.

After recording return to:
Calloway Title & Escrow, LLC
David W. Dudley 2-30174
4170 Ashford Dunwoody Rd. Ste. 285
Atlanta, Georgia 30319

After Recording, Return To:
Maxine Hicks, Esq.
DLA Piper LLP (US)
1201 West Peachtree Street N.E.
Suite 2800
Atlanta, Georgia 30309

20/48

LIMITED WARRANTY DEED

STATE OF GEORGIA
COUNTY OF COBB

THIS INDENTURE, made this 24 day of January, 2014, between B. FRANCIS SAUL II, as the sole remaining trustee for B.F. SAUL REAL ESTATE INVESTMENT TRUST, an unincorporated business trust under the laws of the State of Maryland (herein called "Grantor") and BRED CO., LLC, a Georgia limited liability company (herein called "Grantee").

WITNESSETH: That Grantor, for and in consideration of the sum of Ten Dollars ($10.00) and other good and valuable consideration, in hand paid at and before the sealing and delivery of these presents, the receipt and sufficiency of which are hereby acknowledged, has granted, bargained, sold, aliened, conveyed and confirmed and by these presents does grant, bargain, sell, alien, convey and confirm, unto Grantee all that tract or parcel of land described on Exhibit A attached hereto and made a part hereof, and all improvements, structures, or fixtures located therein or thereon (the "Property").

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

This Limited Warranty Deed and the warranty of title contained herein are made expressly subject to all matters set forth on Exhibit B attached hereto.

Grantor will warrant and forever defend the right and title to the Property unto Grantee against the lawful claims of all persons owning, holding or claiming by, through or under Grantor, but not otherwise.

(The words "Grantor" and "Grantee" include all genders, plural and singular, and their respective heirs, successors and assigns where the context requires or permits.)

IN WITNESS WHEREOF, Grantor has caused this Indenture to be executed and sealed the day and year first above written.

Signed, sealed and delivered in the presence of:

Unofficial Witness

Ymzza Michelle Ramos Sanchez
Notary Public

My commission expires: March 8, 2016

[NOTARIAL SEAL]

Yzza Michelle Ramos Sanchez
NOTARY PUBLIC STATE OF MARYLAND
My Commission Expires March 8, 2016

GRANTOR:

B. Francis Saul II, sole remaining trustee for B. F. Saul Real Estate Investment Trust, an unincorporated business trust under the laws of the State of Maryland

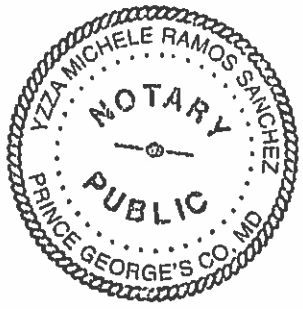

Exhibit A
To Limited Warranty
Legal Description

DESCRIPTION OF
Circle 75 Tract 6

All that tract or parcel of land lying and being in Land Lots 915 & 916 of the 17th District, 2nd Section, Cobb County, Georgia and being more particularly described as follows:

COMMENCING at 1/2" rebar set with yellow plastic survey cap stamped "COA 613" at the intersection of the western right of way of Circle 75 Parkway (right of way varies) and the southern right of way of Windy Hill Reliever (right of way varies), THENCE leaving said western right of way of Circle 75 Parkway (right of way varies following said right of way of the southern right of way of Windy Hill Reliever (right of way varies) North 88 degrees 45 minutes 20 seconds West a distance of 236.54 feet to 1/2" rebar set with yellow plastic survey cap stamped "COA 613"; THENCE continue following said right of way South 66 degrees 03 minutes 22 seconds West a distance of 53.90 feet to 1/2" rebar set with yellow plastic survey cap stamped "COA 613"; THENCE continue following said right of way South 79 degrees 33 minutes 07 seconds West a distance of 51.42 feet to 1/2" rebar set with yellow plastic survey cap stamped "COA 613"; THENCE continue following said right of way South 66 degrees 03 minutes 22 seconds West a distance of 595.70 feet to a R/W Monument "; THENCE continue following said right of way along a curve to the left with a radius of 590.26 feet and an arc length of 118.36 feet, said curve having a chord bearing of South 60 degrees 02 minutes 41 seconds West and a chord distance of 118.17 feet to 1/2" rebar set with yellow plastic survey cap stamped "COA 613"; THENCE following said right of way South 43 degrees 26 minutes 10 seconds West a distance of 22.79 feet to 1/2" rebar set with yellow plastic survey cap stamped "COA 613"; THENCE continue following said right of way South 43 degrees 26 minutes 10 seconds West a distance of 113.35 feet to a R/W Monument; THENCE continue following said right of way South 64 degrees 31 minutes 19 seconds West a distance of 25.94 feet to a R/W Monument; THENCE continue following said right of way along a curve to the left with a radius of 590.26 feet and an arc length of 254.54 feet, said curve having a chord bearing of South 26 degrees 29 minutes 42 seconds West and a chord distance of 252.57 feet to 1/2" rebar set with yellow plastic survey cap stamped "COA 613"; THENCE following said right of way South 14 degrees 08 minutes 48 seconds West a distance of 187.62 feet to 1/2" rebar set with yellow plastic survey cap stamped "COA 613" being the **TRUE POINT OF BEGINNING.**

THENCE from said **TRUE POINT OF BEGINNING** at 1/2" rebar set with yellow plastic survey cap stamped "COA 613" on the southern right of way of Windy Hill Reliever (right of way varies), THENCE leaving said right of way North 80 degrees 38 minutes 14 seconds East a distance of 189.58 feet to 1/2" rebar set with yellow plastic survey cap stamped "COA 613"; THENCE South 43 degrees 19 minutes 27 seconds East a distance of 450.12 feet to 1/2" rebar set with yellow plastic survey cap stamped "COA 613"; THENCE South 46 degrees 40 minutes 36 seconds West a distance of 299.53 feet to 1/2" rebar set with yellow plastic survey cap stamped "COA 613"; THENCE North 43 degrees 19 minutes 27 seconds West a distance of 480.11 feet to 1/2" rebar set with

yellow plastic survey cap stamped "COA 613" on the southern right of way of Windy Hill Reliever (right of way varies); THENCE following said right of way along a curve to the left with a radius of 459.26 feet and an arc length of 15.88 feet, said curve having a chord bearing of North 26 degrees 33 minutes 41 seconds East and a chord distance of 15.88 feet to 1/2" rebar set with yellow plastic survey cap stamped "COA 613"; THENCE continue following said right of way along a curve to the left with a radius of 459.26 feet and an arc length of 90.93 feet, said curve having a chord bearing of North 19 degrees 53 minutes 55 seconds East and a chord distance of 90.78 feet to 1/2" rebar set with yellow plastic survey cap stamped "COA 613"; THENCE continue following said right of way North 14 degrees 08 minutes 48 seconds East a distance of 54.95 feet to 1/2" rebar set with yellow plastic survey cap stamped "COA 613", said 1/2" rebar set with yellow plastic survey cap stamped "COA 613" being the **TRUE POINT OF BEGINNING.**

Said tract contains 152254 square feet or 3.50 acres.

The above described property is shown on an ALTA/ACSM Land Title Survey for B.F. Saul Company, BRED Co., LLC, Circle 75 Maintenance Association, Inc., and each of their respective successors and assigns, and First American Title Insurance Company, dated October 25, 2013, last revised January 23, 2014, prepared by Travis Pruitt & Associates, Inc.

DESCRIPTION OF
Circle 75 Tract 7

All that tract or parcel of land lying and being in Land Lots 915 & 916 of the 17th District, 2nd Section, Cobb County, Georgia and being more particularly described as follows:

COMMENCING at 1/2" rebar set with yellow plastic survey cap stamped "COA 613" at the intersection of the western right of way of Circle 75 Parkway (right of way varies) and the southern right of way of Windy Hill Reliever (right of way varies), THENCE leaving said western right of way of Circle 75 Parkway (right of way varies following said right of way of the southern right of way of Windy Hill Reliever (right of way varies) North 88 degrees 45 minutes 20 seconds West a distance of 236.54 feet to 1/2" rebar set with yellow plastic survey cap stamped "COA 613"; THENCE continue following said right of way South 66 degrees 03 minutes 22 seconds West a distance of 53.90 feet to 1/2" rebar set with yellow plastic survey cap stamped "COA 613"; THENCE continue following said right of way South 79 degrees 33 minutes 07 seconds West a distance of 51.42 feet to 1/2" rebar set with yellow plastic survey cap stamped "COA 613"; THENCE continue following said right of way South 66 degrees 03 minutes 22 seconds West a distance of 595.70 feet to a R/W Monument "; THENCE continue following said right of way along a curve to the left with a radius of 590.26 feet and an arc length of 118.36 feet, said curve having a chord bearing of South 60 degrees 02 minutes 41 seconds West and a chord distance of 118.17 feet to 1/2" rebar set with yellow plastic survey cap stamped "COA 613"; THENCE following said right of way South 43 degrees 26 minutes 10 seconds West a distance of 22.79 feet to 1/2" rebar set with yellow plastic survey cap stamped "COA 613" being the **TRUE POINT OF BEGINNING.**

THENCE from said **TRUE POINT OF BEGINNING** at 1/2" rebar set with yellow plastic survey cap stamped "COA 613" on the southern right of way of Windy Hill Reliever (right of way varies), THENCE leaving said right of way South 43 degrees 19 minutes 27 seconds East a distance of 526.46 feet to 1/2" rebar set with yellow plastic survey cap stamped "COA 613"; THENCE South 43 degrees 19 minutes 27 seconds East a distance of 216.00 feet to 1/2" rebar set with yellow plastic survey cap stamped "COA 613"; THENCE South 46 degrees 40 minutes 05 seconds West a distance of 375.87 feet to 1/2" rebar set with yellow plastic survey cap stamped "COA 613"; THENCE North 43 degrees 19 minutes 27 seconds West a distance of 450.12 feet to 1/2" rebar set with yellow plastic survey cap stamped "COA 613"; THENCE South 80 degrees 38 minutes 14 seconds West a distance of 189.58 feet to 1/2" rebar set with yellow plastic survey cap stamped "COA 613" on the southern right of way of Windy Hill Reliever (right of way varies); THENCE following said right of way North 14 degrees 08 minutes 48 seconds East a distance of 187.62 feet to 1/2" rebar set with yellow plastic survey cap stamped "COA 613"; THENCE continue following said right of way along a curve to the right with a radius of 590.26 feet and an arc length of 254.54 feet, said curve having a chord bearing of North 26 degrees 29 minutes 42 seconds East and a chord distance of 252.57 feet to R/W Monument; THENCE continue following said right of way North 64 degrees

31 minutes 19 seconds East a distance of 25.94 feet to R/W Monument; THENCE continue following said right of way North 43 degrees 26 minutes 10 seconds East a distance of 113.35 feet to 1/2" rebar set with yellow plastic survey cap stamped "COA 613", said 1/2" rebar set with yellow plastic survey cap stamped "COA 613" being the **TRUE POINT OF BEGINNING.**

Said tract contains 287,127 square feet or 6.59 acres.

The above described property is shown on an ALTA/ACSM Land Title Survey for B.F. Saul Company, BRED Co., LLC, Circle 75 Maintenance Association, Inc., and each of their respective successors and assigns, and First American Title Insurance Company, dated October 25, 2013, last revised January 23, 2014, prepared by Travis Pruitt & Associates, Inc.

DESCRIPTION OF
Circle 75 Tract 22-A

All that tract or parcel of land lying and being in Land Lots 879, 880, 914, & 915 of the 17th District, 2nd Section, Cobb County, Georgia and being more particularly described as follows:

COMMENCE at a 1/2" rebar set with yellow plastic survey cap stamped "COA 613" at the intersection of the southern line of Land Lot 879 and the eastern right of way of US Highway 41 (right of way varies), THENCE along said eastern right of way of way of US Highway 41 (right of way varies) to a point on the eastern right of way of US Highway 41 (right of way varies) South 88 degrees 57 minutes 10 seconds East a distance of 70.68 feet to a 1/2" rebar set with yellow plastic survey cap stamped "COA 613", said rebar being the TRUE POINT OF BEGINNING.

THENCE from said TRUE POINT OF BEGINNING at 1/2" rebar set with yellow plastic survey cap stamped "COA 613" at a point on the eastern right of way of US Highway 41 (right of way varies); THENCE leaving said eastern right of way of US Highway 41 (right of way varies) and following the southern line of Land Lot 879 South 88 degrees 57 minutes 10 seconds East a distance of 295.65 feet to a 1/2" rebar set with yellow plastic survey cap stamped "COA 613"; THENCE leaving said land lot line North 61 degrees 06 minutes 55 seconds East a distance of 70.91 feet to a 1/2" rebar set with yellow plastic survey cap stamped "COA 613"; THENCE North 49 degrees 42 minutes 49 seconds East a distance of 94.17 feet to a 1/2" rebar set with yellow plastic survey cap stamped "COA 613"; THENCE North 69 degrees 07 minutes 16 seconds East a distance of 35.00 feet to a 1/2" rebar set with yellow plastic survey cap stamped "COA 613"; THENCE North 00 degrees 24 minutes 06 seconds East a distance of 23.92 feet to a 1/2" rebar set with yellow plastic survey cap stamped "COA 613"; THENCE North 42 degrees 05 minutes 11 seconds East a distance of 161.36 feet to a 1/2" rebar set with yellow plastic survey cap stamped "COA 613"; THENCE South 40 degrees 48 minutes 31 seconds East a distance of 73.95 feet to a 1/2" rebar set with yellow plastic survey cap stamped "COA 613" on the northern right of way of Circle 75 Parkway (right of way varies); THENCE following said right of way South 50 degrees 04 minutes 02 seconds West a distance of 268.23 feet to a 1/2" rebar set with yellow plastic survey cap stamped "COA 613"; THENCE continue following said right of way along a curve to the right with a radius of 250.00 feet and an arc length of 199.09 feet, said curve having a chord bearing of South 72 degrees 52 minutes 53 seconds West and a chord distance of 193.87 feet to a 1/2" rebar set with yellow plastic survey cap stamped "COA 613"; THENCE continue following said right of way North 84 degrees 18 minutes 19 seconds West a distance of 37.94 feet to a 1/2" rebar set with yellow plastic survey cap stamped "COA 613"; THENCE continue following said right of way along a curve to the left with a radius of 184.73 feet and an arc length of 75.76 feet, said curve having a chord bearing of South 81 degrees 43 minutes 34 seconds West and a chord distance of 75.23 feet to a 1/2" rebar set with yellow plastic survey cap stamped "COA 613"; THENCE continue following said right of way along a curve to the left with a radius of 336.48 feet and an arc length of 49.50 feet, said curve having a chord bearing of South 66 degrees 56

minutes 33 seconds West and a chord distance of 49.45 feet to a 1/2" rebar set with yellow plastic survey cap stamped "COA 613"; THENCE continue following said right of way North 65 degrees 38 minutes 15 seconds West a distance of 20.05 feet to a 1/2" rebar set with yellow plastic survey cap stamped "COA 613" at the intersection of the northern right of way of Circle 75 Parkway (right of way varies) and the eastern right of way of US Highway 41 (right of way varies); THENCE following said eastern right of way of US Highway 41 (right of way varies) North 42 degrees 06 minutes 06 seconds West a distance of 77.48 feet to a 1/2" rebar set with yellow plastic survey cap stamped "COA 613" at the intersection of the eastern right of way of US Highway 41 (right of way varies) and the southern line of Land Lot 879, said 1/2" rebar set with yellow plastic survey cap stamped "COA 613" being the TRUE POINT OF BEGINNING.

Said tract contains 30,598 square feet or 0.70 acres.

The above described property is shown on an ALTA/ACSM Land Title Survey for B.F. Saul Company, BRED Co., LLC, Circle 75 Maintenance Association, Inc., and each of their respective successors and assigns, and First American Title Insurance Company, dated October 25, 2013, last revised January 23, 2014, prepared by Travis Pruitt & Associates, Inc.

DESCRIPTION OF
Circle 75 Tract 23

All that tract or parcel of land lying and being in Land Lots 879 and 915 of the 17th District, 2nd Section, Cobb County, Georgia and being more particularly described as follows:

COMMENCING at a 1/2" rebar set with yellow cap stamped "COA 613" located at the intersection of the western right of way of Circle 75 Parkway (right of way varies) and the southern right of way of Windy Hill Reliever (right of way varies); THENCE leaving said 1/2" rebar set with yellow cap stamped "COA 613" and continuing along said western right of way of Circle 75 Parkway South 45 degrees 26 minutes 52 seconds East a distance of 31.07 feet to a 1/2" rebar set with yellow cap stamped "COA 613"; THENCE South 45 degrees 26 minutes 52 seconds East a distance of 180.97 feet to a 1/2" rebar set with yellow cap stamped "COA 613"; THENCE along a curve to the right with a radius of 415.39 feet and an arc length of 323.77 feet, said curve having a chord bearing of South 24 degrees 04 minutes 54 seconds East and a chord distance of 315.64 feet to a 1/2" rebar set with yellow cap stamped "COA 613"; THENCE South 03 degrees 48 minutes 21 seconds East a distance of 127.64 feet to a 1/2" rebar set with yellow cap stamped "COA 613"; THENCE North 87 degrees 57 minutes 53 seconds East a distance of 4.57 feet to a 1/2" rebar set with yellow cap stamped "COA 613"; THENCE along a curve to the right with a radius of 397.34 feet and an arc length of 289.94 feet, said curve having a chord bearing of South 25 degrees 37 minutes 26 seconds West and a chord distance of 283.55 feet to a 1/2" rebar set with yellow cap stamped "COA 613"; THENCE South 46 degrees 31 minutes 46 seconds West a distance of 123.03 feet to a 1/2" rebar set with yellow cap stamped "COA 613"; THENCE South 46 degrees 31 minutes 46 seconds West a distance of 321.60 feet to a 1/2" rebar set with yellow cap stamped "COA 613"; THENCE continue along said western right of way of Circle 75 Parkway South 46 degrees 31 minutes 46 seconds West a distance of 299.37 feet to a 1/2" rebar set with yellow cap stamped "COA 613"; THENCE along a curve to the left with a radius of 745.26 feet and an arc length of 206.94 feet, said curve having a chord bearing of South 38 degrees 34 minutes 29 seconds West and a chord distance of 206.27 feet to a 1/2" rebar set with yellow cap stamped "COA 613"; THENCE following said right of way South 30 degrees 36 minutes 41 seconds West a distance of 19.49 feet to 1/2" rebar set with yellow plastic survey cap stamped "COA 613"; THENCE continue following said right of way along a curve to the right with a radius of 632.90 feet and an arc length of 281.68 feet, said curve having a chord bearing of South 43 degrees 21 minutes 41 seconds West and a chord distance of 279.36 feet to 1/2" rebar set with yellow plastic survey cap stamped "COA 613"; THENCE leaving said right of way South 56 degrees 06 minutes 41 seconds West a distance of 125.54 feet to a point on the northern right of way of Circle 75 Parkway (right of way varies); THENCE following said right of way along a curve to the left with a radius of 1502.00 feet and an arc length of 75.69 feet, said curve having a chord bearing of South 54 degrees 40 minutes 04 seconds West and a chord distance of 75.68 feet to a 1/2" rebar set with yellow plastic survey cap stamped "COA 613"; THENCE following said right of way along a curve to the left with a radius of 1502.00 feet and an arc length of 82.76 feet, said curve having a chord bearing of South

51 degrees 38 minutes 45 seconds West and a chord distance of 82.75 feet to a 1/2" rebar set with yellow plastic survey cap stamped "COA 613"; THENCE continue following said right of way South 50 degrees 04 minutes 02 seconds West a distance of 162.58 feet to 1/2" rebar set with yellow plastic survey cap stamped "COA 613"; THENCE continue along said western right of way of Circle 75 Parkway South 50 degrees 04 minutes 02 seconds West a distance of 108.97 feet to a 1/2" rebar set with yellow plastic survey cap stamped "COA 613"; THENCE North 40 degrees 48 minutes 31 seconds West a distance of 236.83 feet to a 1/2" rebar set with yellow plastic survey cap stamped "COA 613"; THENCE North 00 degrees 24 minutes 06 seconds East a distance of 84.04 feet to a 1/2" rebar set with yellow plastic survey cap stamped "COA 613"; said point being the **TRUE POINT OF BEGINNING;**

THENCE from said **TRUE POINT OF BEGINNING,** proceed along a curve to the right with a radius of 144.41 feet and an arc length of 112.93 feet, said curve having a chord bearing of North 55 degrees 27 minutes 26 seconds West and a chord distance of 110.08 feet to a 1/2" rebar set with yellow plastic survey cap stamped "COA 613"; THENCE North 33 degrees 06 minutes 42 seconds West a distance of 105.60 feet to a 1/2" rebar set with yellow plastic survey cap stamped "COA 613"; THENCE North 57 degrees 00 minutes 01 seconds East a distance of 47.27 feet to a 1/2" rebar set with yellow plastic survey cap stamped "COA 613" , THENCE South 32 degrees 59 minutes 59 seconds East a distance of 101.63 feet to a 1/2" rebar set with yellow plastic survey cap stamped "COA 613"; THENCE South 30 degrees 17 minutes 03 seconds East a distance of 105.82 feet to a 1/2" rebar set with yellow plastic survey cap stamped "COA 613"; said point being the **TRUE POINT OF BEGINNING.**

Said tract contains 8,171 square feet or 0.19 acres.

The above described property is shown on an ALTA/ACSM Land Title Survey for B.F. Saul Company, BRED Co., LLC, Circle 75 Maintenance Association, Inc., and each of their respective successors and assigns, and First American Title Insurance Company, dated October 25, 2013, last revised January 23, 2014, prepared by Travis Pruitt & Associates, Inc.

DESCRIPTION OF
Circle 75 Tract 24

All that tract or parcel of land lying and being in Land Lots 879 and 915 of the 17th District, 2nd Section, Cobb County, Georgia and being more particularly described as follows:

COMMENCING at a 1/2" rebar set with yellow cap stamped "COA 613" located at the intersection of the western right of way of Circle 75 Parkway (right of way varies) and the southern right of way of Windy Hill Reliever (right of way varies); THENCE leaving said 1/2" rebar set with yellow cap stamped "COA 613" and continuing along said western right of way of Circle 75 Parkway South 45 degrees 26 minutes 52 seconds East a distance of 31.07 feet to a 1/2" rebar set with yellow cap stamped "COA 613"; THENCE South 45 degrees 26 minutes 52 seconds East a distance of 180.97 feet to a 1/2" rebar set with yellow cap stamped "COA 613"; THENCE along a curve to the right with a radius of 415.39 feet and an arc length of 323.77 feet, said curve having a chord bearing of South 24 degrees 04 minutes 54 seconds East and a chord distance of 315.64 feet to a 1/2" rebar set with yellow cap stamped "COA 613"; THENCE South 03 degrees 48 minutes 21 seconds East a distance of 127.64 feet to a 1/2" rebar set with yellow cap stamped "COA 613"; THENCE North 87 degrees 57 minutes 53 seconds East a distance of 4.57 feet to a 1/2" rebar set with yellow cap stamped "COA 613"; THENCE along a curve to the right with a radius of 397.34 feet and an arc length of 289.94 feet, said curve having a chord bearing of South 25 degrees 37 minutes 26 seconds West and a chord distance of 283.55 feet to a 1/2" rebar set with yellow cap stamped "COA 613"; THENCE South 46 degrees 31 minutes 46 seconds West a distance of 123.03 feet to a point; THENCE South 46 degrees 31 minutes 46 seconds West a distance of 321.60 feet to a 1/2" rebar set with yellow cap stamped "COA 613"; THENCE continue along said western right of way of Circle 75 Parkway South 46 degrees 31 minutes 46 seconds West a distance of 299.37 feet to a 1/2" rebar set with yellow cap stamped "COA 613"; THENCE along a curve to the left with a radius of 745.26 feet and an arc length of 206.94 feet, said curve having a chord bearing of South 38 degrees 34 minutes 29 seconds West and a chord distance of 206.27 feet to a 1/2" rebar set with yellow cap stamped "COA 613"; THENCE following said right of way South 30 degrees 36 minutes 41 seconds West a distance of 19.49 feet to 1/2" rebar set with yellow plastic survey cap stamped "COA 613"; THENCE continue following said right of way along a curve to the right with a radius of 632.90 feet and an arc length of 281.68 feet, said curve having a chord bearing of South 43 degrees 21 minutes 41 seconds West and a chord distance of 279.36 feet to 1/2" rebar set with yellow plastic survey cap stamped "COA 613"; THENCE leaving said right of way South 56 degrees 06 minutes 41 seconds West a distance of 125.54 feet to a point on the northern right of way of Circle 75 Parkway (right of way varies); THENCE following said right of way along a curve to the left with a radius of 1502.00 feet and an arc length of 75.69 feet, said curve having a chord bearing of South 54 degrees 40 minutes 04 seconds West and a chord distance of 75.68 feet to a 1/2" rebar set with yellow plastic survey cap stamped "COA 613"; THENCE following said right of way along a curve to the left with a radius of 1502.00 feet and an arc length of 82.76 feet, said curve having a chord bearing of South 51 degrees 38 minutes 45

seconds West and a chord distance of 82.75 feet to a 1/2" rebar set with yellow plastic survey cap stamped "COA 613"; THENCE continue following said right of way South 50 degrees 04 minutes 02 seconds West a distance of 162.58 feet to 1/2" rebar set with yellow plastic survey cap stamped "COA 613"; said point being the **TRUE POINT OF BEGINNING;**

THENCE from said **TRUE POINT OF BEGINNING,** continue along said western right of way of Circle 75 Parkway South 50 degrees 04 minutes 02 seconds West a distance of 108.97 feet to a 1/2" rebar set with yellow plastic survey cap stamped "COA 613"; THENCE North 40 degrees 48 minutes 31 seconds West a distance of 236.83 feet to a 1/2" rebar set with yellow plastic survey cap stamped "COA 613"; THENCE North 00 degrees 24 minutes 06 seconds East a distance of 84.04 feet to a 1/2" rebar set with yellow plastic survey cap stamped "COA 613"; THENCE North 30 degrees 17 minutes 03 seconds West a distance of 105.82 feet to a 1/2" rebar set with yellow plastic survey cap stamped "COA 613"; THENCE North 32 degrees 59 minutes 49 seconds West a distance of 518.10 feet to a right of way monument found at said south right of way of Windy Hill Reliever, THENCE proceeding along said southern right of way of Windy Hill Reliever North 21 degrees 03 minutes 01 seconds East a distance of 15.45 feet to 1/2" rebar set with yellow plastic survey cap stamped "COA 613"; THENCE North 64 degrees 46 minutes 06 seconds East a distance of 31.78 feet to a 1/2" rebar set with yellow plastic survey cap stamped "COA 613"; THENCE South 34 degrees 10 minutes 57 seconds East a distance of 419.46 feet to a 1/2" rebar set with yellow plastic survey cap stamped "COA 613"; THENCE South 34 degrees 17 minutes 40 seconds East a distance of 105.50 feet to a 1/2" rebar set with yellow plastic survey cap stamped "COA 613"; THENCE along a curve to the left with a radius of 1249.50 feet and an arc length of 88.93 feet, said curve having a chord bearing of South 36 degrees 20 minutes 00 seconds East and a chord distance of 88.91 feet to a1/2" rebar set with yellow plastic survey cap stamped "COA 613"; THENCE South 38 degrees 22 minutes 20 seconds East a distance of 307.97 feet to a point said point being the **TRUE POINT OF BEGINNING.**

Said tract contains 64,937 square feet or 1.49 acres.

The above described property is shown on an ALTA/ACSM Land Title Survey for B.F. Saul Company, BRED Co., LLC, Circle 75 Maintenance Association, Inc., and each of their respective successors and assigns, and First American Title Insurance Company, dated October 25, 2013, last revised January 23, 2014, prepared by Travis Pruitt & Associates, Inc.

DESCRIPTION OF
Circle 75 Sign Tract

All that tract or parcel of land lying and being in Land Lot 880 of the 17th District, 2nd Section, Cobb County, Georgia and being more particularly described as follows:

BEGINNING at a 1/2" rebar set with yellow plastic survey cap stamped "COA 613" at the intersection of the southern right of way of Circle 75 Parkway (right of way varies) and the eastern right of way of US. Highway 41 (right of way varies), THENCE leaving said eastern right of way of US. Highway 41 (right of way varies) and following the southern right of way of Circle 75 Parkway (right of way varies) North 76 degrees 04 minutes 41 seconds East a distance of 39.15 feet to a 1/2" rebar set, said rebar being located on the southern right of way of Circle 75 Parkway (right of way varies); South 42 degrees 31 minutes 01 seconds East a distance of 37.69 feet to a 1/2" rebar found; THENCE South 47 degrees 27 minutes 16 seconds West a distance of 35.02 feet to a 1/2" rebar found, said rebar being located on the eastern right of way of US. Highway 41 (right of way varies); THENCE following said eastern right of way of US. Highway 41 (right of way varies) North 41 degrees 51 minutes 39 seconds West a distance of 56.45 feet to 1/2" rebar set with yellow plastic survey cap stamped "COA 613" at the intersection of the eastern right of way of US. Highway 41 (right of way varies) and the southern right of way of Circle 75 Parkway (right of way varies), said 1/2" rebar set with yellow plastic survey cap stamped "COA 613" being the **TRUE POINT OF BEGINNING.**

Said tract contains 1,636 square feet or 0.04 acres.

The above described property is shown on an ALTA/ACSM Land Title Survey for B.F. Saul Company, BRED Co., LLC, Circle 75 Maintenance Association, Inc., and each of their respective successors and assigns, and First American Title Insurance Company, dated October 25, 2013, last revised January 23, 2014, prepared by Travis Pruitt & Associates, Inc.

DESCRIPTION OF
Circle 75 Tract L

All that tract or parcel of land lying and being in Land Lots 915 and 916 of the Tract L District, 2nd Section, Cobb County, Georgia and being more particularly described as follows:

COMMENCING at a 1/2" rebar set with yellow cap stamped "COA 613" located at the intersection of the western right of way of Circle 75 Parkway (right of way varies) and the southern right of way of Windy Hill Reliever (right of way varies); THENCE leaving said 1/2" rebar set with yellow cap stamped "COA 613" and continuing along said western right of way of Circle 75 Parkway South 45 degrees 26 minutes 52 seconds East a distance of 31.07 feet to a 1/2" rebar set with yellow cap stamped "COA 613"; THENCE South 45 degrees 26 minutes 52 seconds East a distance of 180.97 feet to a 1/2" rebar set with yellow cap stamped "COA 613"; THENCE along a curve to the right with a radius of 415.39 feet and an arc length of 323.77 feet, said curve having a chord bearing of South 24 degrees 04 minutes 54 seconds East and a chord distance of 315.64 feet to a 1/2" rebar set with yellow cap stamped "COA 613"; THENCE South 03 degrees 48 minutes 21 seconds East a distance of 127.64 feet to a 1/2" rebar set with yellow cap stamped "COA 613"; THENCE North 87 degrees 57 minutes 53 seconds East a distance of 4.57 feet to a 1/2" rebar set with yellow cap stamped "COA 613"; THENCE along a curve to the right with a radius of 397.34 feet and an arc length of 289.94 feet, said curve having a chord bearing of South 25 degrees 37 minutes 26 seconds West and a chord distance of 283.55 feet to a 1/2" rebar set with yellow cap stamped "COA 613"; THENCE South 46 degrees 31 minutes 46 seconds West a distance of 123.03 feet to a point; THENCE South 46 degrees 31 minutes 46 seconds West a distance of 321.60 feet to a 1/2" rebar set with yellow cap stamped "COA 613"; thence being the **TRUE POINT OF BEGINNING;**

THENCE from said **TRUE POINT OF BEGINNING,** continue along said western right of way of Circle 75 Parkway South 46 degrees 31 minutes 46 seconds West a distance of 299.37 feet to a 1/2" rebar set with yellow cap stamped "COA 613"; THENCE along a curve to the left with a radius of 745.26 feet and an arc length of 206.94 feet, said curve having a chord bearing of South 38 degrees 34 minutes 29 seconds West and a chord distance of 206.27 feet to a 1/2" rebar set with yellow cap stamped "COA 613"; THENCE departing said western right of way of Circle 75 Parkway North 85 degrees 27 minutes 48 seconds West a distance of 373.84 feet to a point; THENCE North 43 degrees 19 minutes 27 seconds West a distance of 160.00 feet to a point; THENCE North 46 degrees 40 minutes 36 seconds East a distance of 299.53 feet to a point; THENCE North 46 degrees 40 minutes 05 seconds East a distance of 375.87 feet to a point; THENCE North 46 degrees 40 minutes 33 seconds East a distance of 79.00 feet to a point; THENCE South 43 degrees 19 minutes 27 seconds East a distance of 407.42 feet to a point, said point being the **TRUE POINT OF BEGINNING.**

Said tract contains 282,305 square feet or 6.48 acres.

The above described property is shown on an ALTA/ACSM Land Title Survey for B.F. Saul Company, BRED Co., LLC, Circle 75 Maintenance Association, Inc., and each of their respective successors and assigns, and First American Title Insurance Company, dated October 25, 2013, last revised January 23, 2014, prepared by Travis Pruitt & Associates, Inc.

DESCRIPTION OF
Circle 75 Tract R

All that tract or parcel of land lying and being in Land Lot 915 of the 17th District, 2nd Section, Cobb County, Georgia and being more particularly described as follows:

COMMENCING at a 1/2" rebar set with yellow cap stamped "COA 613" located at the intersection of the western right of way of Circle 75 Parkway (right of way varies) and the southern right of way of Windy Hill Reliever (right of way varies); THENCE leaving said 1/2" rebar set with yellow cap stamped "COA 613" and continuing along said western right of way of Circle 75 Parkway South 45 degrees 26 minutes 52 seconds East a distance of 31.07 feet to a 1/2" rebar set with yellow cap stamped "COA 613"; THENCE South 45 degrees 26 minutes 52 seconds East a distance of 180.97 feet to a 1/2" rebar set with yellow cap stamped "COA 613"; THENCE along a curve to the right with a radius of 415.39 feet and an arc length of 323.77 feet, said curve having a chord bearing of South 24 degrees 04 minutes 54 seconds East and a chord distance of 315.64 feet to a 1/2" rebar set with yellow cap stamped "COA 613"; THENCE South 03 degrees 48 minutes 21 seconds East a distance of 127.64 feet to a 1/2" rebar set with yellow cap stamped "COA 613"; THENCE North 87 degrees 57 minutes 53 seconds East a distance of 4.57 feet to a 1/2" rebar set with yellow cap stamped "COA 613"; THENCE along a curve to the right with a radius of 397.34 feet and an arc length of 289.94 feet, said curve having a chord bearing of South 25 degrees 37 minutes 26 seconds West and a chord distance of 283.55 feet to a 1/2" rebar set with yellow cap stamped "COA 613"; THENCE South 46 degrees 31 minutes 46 seconds West a distance of 123.03 feet to a point; THENCE South 46 degrees 31 minutes 46 seconds West a distance of 321.60 feet to a 1/2" rebar set with yellow cap stamped "COA 613"; THENCE South 46 degrees 31 minutes 46 seconds West a distance of 299.37 feet to a 1/2" rebar set with yellow cap stamped "COA 613"; THENCE along a curve to the left with a radius of 745.26 feet and an arc length of 206.94 feet, said curve having a chord bearing of South 38 degrees 34 minutes 29 seconds West and a chord distance of 206.27 feet to a 1/2" rebar set with yellow cap stamped "COA 613" being the **TRUE POINT OF BEGINNING;**

THENCE from said **TRUE POINT OF BEGINNING,** continue along said western right of way of Circle 75 Parkway South 30 degrees 36 minutes 41 seconds West a distance of 19.49 feet to 1/2" rebar set with yellow plastic survey cap stamped "COA 613"; THENCE continue following said right of way along a curve to the right with a radius of 632.90 feet and an arc length of 281.68 feet, said curve having a chord bearing of South 43 degrees 21 minutes 41 seconds West and a chord distance of 279.36 feet to 1/2" rebar set with yellow plastic survey cap stamped "COA 613"; THENCE continue following said right of way South 56 degrees 06 minutes 41 seconds West a distance of 125.54 feet to a point on the northern right of way of Circle 75 Parkway (right of way varies); THENCE following said right of way along a curve to the left with a radius of 1502.00 feet and an arc length of 75.69 feet, said curve having a chord bearing of South 54 degrees 40 minutes 04 seconds West and a chord distance of 75.68 feet to 1/2" rebar set with yellow plastic survey cap stamped "COA 613"; THENCE leaving said right of way North 43 degrees 19 minutes 27 seconds West a distance of 267.65 feet to a point;

THENCE North 46 degrees 40 minutes 33 seconds East a distance of 245.59 feet to a point; THENCE South 85 degrees 27 minutes 48 seconds East a distance of 373.84 feet to a point on the northern right of way of Circle 75 Parkway (right of way varies), said point being the **TRUE POINT OF BEGINNING.**

Said tract contains 110,613 square feet or 2.54 acres.

The above described property is shown on an ALTA/ACSM Land Title Survey for B.F. Saul Company, BRED Co., LLC, Circle 75 Maintenance Association, Inc., and each of their respective successors and assigns, and First American Title Insurance Company, dated October 25, 2013, last revised January 23, 2014, prepared by Travis Pruitt & Associates, Inc.

Exhibit B
To Limited Warranty Deed
Permitted Exceptions

1. Right of Way Easement from Vaughn and Company to Colonial Pipeline Company, a Delaware corporation, dated March 7, 1974, filed for record August 21, 1974 at 1:15 p.m., recorded in Deed Book 1552, Page 570, Records of Cobb County, Georgia.

2. Easement Agreement by and between B. F. Saul Real Estate Investment Trust, a Georgia corporation and Atlanta Gas Light Company, a Georgia public utility corporation, dated November 4, 1983, filed for record November 17, 1983 at 3:09 p.m., recorded in Deed Book 2942, Page 532, aforesaid Records.

3. Limitation of access rights and easements as contained in that certain Right of Way Deed from B.F. Saul Real Estate Investment Trust to Department of Transportation, dated July 7, 1997, filed for record August 11, 1997 at 4:25 p.m., recorded in Deed Book 10563, Page 300, aforesaid Records.

4. Temporary Construction Easement from B. F. Saul Real Estate Investment Trust to Cobb County, Georgia, dated July 8, 1997, filed for record August 12, 1997 at 10:58 a.m., recorded in Deed Book 10565, Page 232, aforesaid Records.

5. Limitation of access rights and easements as contained in that certain Right of Way Deed from B. F. Saul Real Estate Investment Trust to Department of Transportation, dated July 7, 1997, filed for record August 11, 1997 at 4:25 p.m., recorded in Deed Book 10563, Page 304, aforesaid Records.

6. Temporary Construction Easement from B. F. Saul Real Estate Investment Trust to Cobb County, Georgia, dated July 8, 1997, filed for record August 12, 1997 at 10:58 a.m., recorded in Deed Book 10565, Page 220, aforesaid Records.

7. Temporary Construction Easement from B. F. Saul Real Estate Investment Trust to Cobb County, Georgia, dated July 8, 1997, filed for record August 12, 1997 at 10:58 a.m., recorded in Deed Book 10565, Page 223, aforesaid Records.

8. Temporary Construction Easement from B. F. Saul Real Estate Investment Trust to Cobb County, Georgia, dated July 8, 1997, filed for record August 12, 1997 at 10:58 a.m., recorded in Deed Book 10565, Page 229, aforesaid Records.

9. Easement Agreement by and between B. F. Saul Real Estate Investment Trust and Atlanta Gas Light Company, a Georgia public utility corporation, dated May 4, 2012, filed for record May 8, 2012 at 4:11 p.m., recorded in Deed Book 14943, Page 788, aforesaid Records.

10. Easement Agreement by and between B.F. Saul Real Estate Investment Trust and Atlanta Gas Light Company, a Georgia public utility corporation, dated May 4, 2012, filed for record May 8, 2012 at 4:11 p.m., recorded in Deed Book 14943, Page 806, aforesaid Records.

11. Easement Agreement by and between B. F. Saul Real Estate Investment Trust and Atlanta Gas Light Company, a Georgia public utility corporation, dated May 4, 2012, filed for record May 8, 2012 at 4:11 p.m., recorded in Deed Book 14943, Page 825, aforesaid Records.

12. Easement Agreement by and between B. F. Saul Real Estate Investment Trust and Atlanta Gas Light Company, a Georgia public utility corporation, dated May 4, 2012, filed for record May 8, 2012 at 4:11 p.m., recorded in Deed Book 14943, Page 845, aforesaid Records.

13. All matters shown on that certain ALTA Survey of the Property, prepared by Travis Pruitt & Associates, Inc., dated October 25, 2013, last revised January 23, 2014.

14. Liens for ad valorem real estate taxes not yet delinquent.

BK: 15135 PG: 343-349
Filed and Recorded Jan-24-2014 04:13:31PM
DOC#: D2014-005547
Real Estate Transfer Tax Paid $4,800.00
033201400147 4

REBECCA KEATON
CLERK OF SUPERIOR COURT Cobb Cty. GA.

After recording return to:
Calloway Title & Escrow, LLC
David W. Dudley 2-30174
4170 Ashford Dunwoody Rd. Ste. 285
Atlanta, Georgia 30319

After Recording, Return To:
Maxine Hicks, Esq.
DLA Piper LLP (US)
1201 West Peachtree Street N.E.
Suite 2800
Atlanta, Georgia 30309

LIMITED WARRANTY DEED

STATE OF GEORGIA
COUNTY OF COBB

THIS INDENTURE, made this 24th day of January, 2014, between PEACHTREE/NORTHEAST CORP., a Georgia corporation ("Grantor") and BRED CO., LLC, a Georgia limited liability company (herein called "Grantee").

WITNESSETH: That Grantor, for and in consideration of the sum of Ten Dollars ($10.00) and other good and valuable consideration, in hand paid at and before the sealing and delivery of these presents, the receipt and sufficiency of which are hereby acknowledged, has granted, bargained, sold, aliened, conveyed and confirmed and by these presents does grant, bargain, sell, alien, convey and confirm, unto Grantee all that tract or parcel of land described on Exhibit A attached hereto and made a part hereof, and all improvements, structures, or fixtures located therein or thereon (the "Property").

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

This Limited Warranty Deed and the warranty of title contained herein are made expressly subject to all matters set forth on Exhibit B attached hereto.

Grantor will warrant and forever defend the right and title to the Property unto Grantee against the lawful claims of all persons owning, holding or claiming by, through or under Grantor, but not otherwise.

(The words "Grantor" and "Grantee" include all genders, plural and singular, and their respective heirs, successors and assigns where the context requires or permits.)

IN WITNESS WHEREOF, Grantor has caused this Indenture to be executed and sealed the day and year first above written.

Signed, sealed and delivered in the presence of:

Unofficial Witness

Notary Public

My commission expires:

March 8, 2016
[NOTARIAL SEAL]

Yzza Michelle Ramos Sanchez
NOTARY PUBLIC STATE OF MARYLAND
My Commission Expires March 8, 2016

GRANTOR:

PEACHTREE/NORTHEAST CORP., a Georgia corporation

By:
Name: Thomas H. McCormick
Title: President

YZZA MICHELE RAMOS SANCHEZ NOTARY PUBLIC PRINCE GEORGE'S CO. MD

CORPORATE SEAL

EXHIBIT A
(Tracts 21 and 22-B)

DESCRIPTION OF
Circle 75 Tract 21

All that tract or parcel of land lying and being in Land Lots 879 & 915 of the 17th District, 2nd Section, Cobb County, Georgia and being more particularly described as follows:

BEGINNING at 1/2" rebar set with yellow plastic survey cap stamped "COA 613" at the intersection of the southern line of Land Lot 879 and the eastern right of way of U.S. Highway 41 (right of way varies), THENCE following said right of way of U.S. Highway 41 (right of way varies) North 37 degrees 04 minutes 18 seconds West a distance of 501.60 feet to 1/2" rebar, said rebar being located on the eastern right of way of U.S. Highway 41 (right of way varies); THENCE North 80 degrees 36 minutes 39 seconds East a distance of 299.98 feet to 3/8" rebar; THENCE North 80 degrees 33 minutes 58 seconds East a distance of 244.69 feet to 1/2" rebar; THENCE North 34 degrees 07 minutes 17 seconds West a distance of 65.55 feet to 3/8" rebar; THENCE North 72 degrees 34 minutes 31 seconds East a distance of 197.88 feet to 1/2" rebar; THENCE South 33 degrees 06 minutes 42 seconds East a distance of 105.60 feet to 1/2" rebar set with yellow plastic survey cap stamped "COA 613"; THENCE along a curve to the left with a radius of 144.41 feet and an arc length of 112.93 feet, said curve having a chord bearing of South 55 degrees 27 minutes 26 seconds East and a chord distance of 110.08 feet to 1/2" rebar set with yellow plastic survey cap stamped "COA 613"; THENCE South 00 degrees 24 minutes 06 seconds West a distance of 351.00 feet to 1/2" rebar set with yellow plastic survey cap stamped "COA 613"; THENCE South 69 degrees 07 minutes 16 seconds West a distance of 35.00 feet to 1/2" rebar set with yellow plastic survey cap stamped "COA 613"; THENCE South 49 degrees 42 minutes 49 seconds West a distance of 94.17 feet to 1/2" rebar set with yellow plastic survey cap stamped "COA 613"; THENCE South 61 degrees 06 minutes 55 seconds West a distance of 70.91 feet to 1/2" rebar set with yellow plastic survey cap stamped "COA 613" on the southern line of Land Lot 879; THENCE along said Land lot line North 88 degrees 57 minutes 10 seconds West a distance of 366.33 feet to 1/2" rebar set with yellow plastic survey cap stamped "COA 613" the intersection of the southern line of Land Lot 879 and the eastern right of way of U.S. Highway 41 (right of way varies), said 1/2" rebar set with yellow plastic survey cap stamped "COA 613" being the **TRUE POINT OF BEGINNING.**

Said tract contains 335,522 square feet or 7.70 acres.

The above described property is shown on an ALTA/ACSM Land Title Survey for B.F. Saul Company, BRED Co., LLC, Circle 75 Maintenance Association, Inc., and each of their respective successors and assigns, and First American Title Insurance Company, dated October 25, 2013, last revised January 23, 2014, prepared by Travis Pruitt & Associates, Inc.

DESCRIPTION OF
Circle 75 Tract 22-B

All that tract or parcel of land lying and being in Land Lot 915 of the 17th District, 2nd Section, Cobb County, Georgia and being more particularly described as follows:

COMMENCING at a 1/2" rebar set with yellow cap stamped "COA 613" located at the intersection of the western right of way of Circle 75 Parkway (right of way varies) and the southern right of way of Windy Hill Reliever (right of way varies); THENCE leaving said 1/2" rebar set with yellow cap stamped "COA 613" and continuing along said western right of way of Circle 75 Parkway South 45 degrees 26 minutes 52 seconds East a distance of 31.07 feet to a 1/2" rebar set with yellow cap stamped "COA 613"; THENCE South 45 degrees 26 minutes 52 seconds East a distance of 180.97 feet to a 1/2" rebar set with yellow cap stamped "COA 613"; THENCE along a curve to the right with a radius of 415.39 feet and an arc length of 323.77 feet, said curve having a chord bearing of South 24 degrees 04 minutes 54 seconds East and a chord distance of 315.64 feet to a 1/2" rebar set with yellow cap stamped "COA 613"; THENCE South 03 degrees 48 minutes 21 seconds East a distance of 127.64 feet to a 1/2" rebar set with yellow cap stamped "COA 613"; THENCE North 87 degrees 57 minutes 53 seconds East a distance of 4.57 feet to a 1/2" rebar set with yellow cap stamped "COA 613"; THENCE along a curve to the right with a radius of 397.34 feet and an arc length of 289.94 feet, said curve having a chord bearing of South 25 degrees 37 minutes 26 seconds West and a chord distance of 283.55 feet to a 1/2" rebar set with yellow cap stamped "COA 613"; THENCE South 46 degrees 31 minutes 46 seconds West a distance of 123.03 feet to a 1/2" rebar set with yellow cap stamped "COA 613"; THENCE South 46 degrees 31 minutes 46 seconds West a distance of 321.60 feet to a 1/2" rebar set with yellow cap stamped "COA 613"; THENCE continue along said western right of way of Circle 75 Parkway South 46 degrees 31 minutes 46 seconds West a distance of 299.37 feet to a 1/2" rebar set with yellow cap stamped "COA 613"; THENCE along a curve to the left with a radius of 745.26 feet and an arc length of 206.94 feet, said curve having a chord bearing of South 38 degrees 34 minutes 29 seconds West and a chord distance of 206.27 feet to a 1/2" rebar set with yellow cap stamped "COA 613"; THENCE following said right of way South 30 degrees 36 minutes 41 seconds West a distance of 19.49 feet to 1/2" rebar set with yellow plastic survey cap stamped "COA 613"; THENCE continue following said right of way along a curve to the right with a radius of 632.90 feet and an arc length of 281.68 feet, said curve having a chord bearing of South 43 degrees 21 minutes 41 seconds West and a chord distance of 279.36 feet to 1/2" rebar set with yellow plastic survey cap stamped "COA 613"; THENCE leaving said right of way South 56 degrees 06 minutes 41 seconds West a distance of 125.54 feet to a point on the northern right of way of Circle 75 Parkway (right of way varies); THENCE following said right of way along a curve to the left with a radius of 1502.00 feet and an arc length of 75.69 feet, said curve having a chord bearing of South 54 degrees 40 minutes 04 seconds West and a chord distance of 75.68 feet to a 1/2" rebar set with yellow plastic survey cap stamped "COA 613"; THENCE following said right of way along a curve to the left with a radius of 1502.00 feet and an arc length of 82.76 feet, said curve having a chord bearing of South

51 degrees 38 minutes 45 seconds West and a chord distance of 82.75 feet to a 1/2" rebar set with yellow plastic survey cap stamped "COA 613"; THENCE continue following said right of way South 50 degrees 04 minutes 02 seconds West a distance of 162.58 feet to 1/2" rebar set with yellow plastic survey cap stamped "COA 613"; THENCE continue along said western right of way of Circle 75 Parkway South 50 degrees 04 minutes 02 seconds West a distance of 108.97 feet to a 1/2" rebar set with yellow plastic survey cap stamped "COA 613"; THENCE North 40 degrees 48 minutes 31 seconds West a distance of 73.95 feet to a 1/2" rebar set with yellow plastic survey cap stamped "COA 613"; said point being the **TRUE POINT OF BEGINNING;**

THENCE from said **TRUE POINT OF BEGINNING,** proceed South 42 degrees 05 minutes 11 seconds West a distance of 161.36 feet to a 1/2" rebar set with yellow plastic survey cap stamped "COA 613"; THENCE North 00 degrees 24 minutes 06 seconds East a distance of 243.04 feet to a 1/2" rebar set with yellow plastic survey cap stamped "COA 613"; THENCE South 40 degrees 48 minutes 31 seconds East a distance of 162.88 feet to a 1/2" rebar set with yellow plastic survey cap stamped "COA 613", said point being the **TRUE POINT OF BEGINNING.**

Said tract contains 13,040 square feet or 0.30 acres.

The above described property is shown on an ALTA/ACSM Land Title Survey for B.F. Saul Company, BRED Co., LLC, Circle 75 Maintenance Association, Inc., and each of their respective successors and assigns, and First American Title Insurance Company, dated October 25, 2013, last revised January 23, 2014, prepared by Travis Pruitt & Associates, Inc.

Exhibit B
To Limited Warranty Deed
Permitted Exceptions

1. Easement Agreement by and between Perimeter Associates, a Georgia limited partnership, Perimeter 41 Associates, a Georgia limited partnership and Direct Equities Company, a Georgia limited partnership, dated November 2, 1981, filed for record November 3, 1981 at 1:52 p.m., recorded in Deed Book 2433, Page 443, Records of Cobb County, Georgia.

2. Terms, conditions and obligations as contained in that certain Easement Deed from French Quarter Inn of Atlanta, a Joint Venture, composed of Middlesex Development Corporation, a California corporation, Atlanta Hotel Group Associates, a Tennessee general partnership, and Atlanta Hotel Group, Inc., a Tennessee corporation to Peachtree/Northeast Corporation, a Georgia corporation, dated November 21, 1986, filed for record December 2, 1986 at 3:21 p.m., recorded in Deed Book 4231, Page 161, aforesaid Records.

3. Easement Deed from Peachtree/Northeast Corporation, a Georgia corporation and French Quarter Inn of Atlanta, a Joint Venture, composed of Middlesex Development Corporation, a California corporation, to Atlanta Hotel Group, Inc., a Tennessee corporation, dated November 21, 1986, filed for record December 16, 1986 at 11:45 a.m., recorded in Deed Book 4250, Page 37, aforesaid Records.

4. Easement from Peachtree/Northeast Corp. to Georgia Power Company, a Georgia corporation, dated March 27, 2001, filed for record May 23, 2001 at 2:11 p.m., recorded in Deed Book 13368, Page 4037, aforesaid Records.

5. Easement from Peachtree/Northeast Corp. to Georgia Power Company, a Georgia corporation, dated September 14, 2009, filed for record September 24, 2009 at 12:14 p.m., recorded in Deed Book 14726, Page 706, aforesaid Records.

6. Order as contained in that certain - Condemnation- Colonial Pipeline Company vs. G. R. Richards, John Rees Guthas, and Elias Guthas, Executors and Mrs. Arthur (Connie Lanham) Guthas, et al, dated May 1964, filed for record October 22, 1965 at 4:15 p.m., recorded in Deed Book 872, Page 276, aforesaid Records; as affected by that certain Order - Condemnation- Colonial Pipeline Company vs. G. R. Richards, John Rees Guthas, and Elias Guthas, Executors and Mrs. Arthur (Connie Lanham) Guthas, et al, dated May 25, 1964, being Case No. 13,319, aforesaid Records; as further affected by that certain Release of Right of Way from Colonial Pipeline Company, a Delaware corporation to Jonquil Investors, Inc., a Georgia corporation, dated March 25, 1968, filed for record June 10, 1968 at 4:00 p.m., recorded in Deed Book 1042, Page 689, aforesaid Records.

7. Grant of Easement from Contemporary Development, Inc. to Cobb County, a political subdivision of the State of Georgia, dated August 29, 1973, filed for record September 7, 1973 at 4:50 p.m., recorded in Deed Book 1460, Page 14, aforesaid Records.

8. Right-of-Way Easement from John A. Hilderbrand to Georgia Power Company, dated December 27, 1956, filed for record January 23, 1957 at 3:00 p.m., recorded in Deed Book 391, Page 265, aforesaid Records.

9. Right of Way Easement from Robert W. Hughes and Georgia K. Hughes to Colonial Pipeline Company, a Delaware corporation, dated August 1, 1962, filed for record December 7, 1962 at 12:45 p.m., recorded in Deed Book 675, Page 670, aforesaid Records.

10. Condemnation—Colonial Pipeline Company vs. G. R. Richards, John Rees Guthas and Elias Guthas, Executors of the Estate of Arthur Guthas, et al, dated August 20, 1962, filed for record October 5, 1962, in Deed Book 666, Page 377, aforesaid Records.

11. All matters shown on that certain ALTA Survey of the Property, prepared by Travis Pruitt & Associates, Inc., dated October 25, 2013, last revised January 23, 2014.

12. Liens for ad valorem real estate taxes not yet delinquent.

BK: 15135 PG: 336-342
Filed and Recorded Jan-24-2014 04:13:31PM
DOC#: D2014-005546
Real Estate Transfer Tax $0.00
0332014001463

REBECCA KEATON
CLERK OF SUPERIOR COURT Cobb Cty. GA.

After recording return to:
Calloway Title & Escrow, LLC
David W. Dudley 2-30174
4170 Ashford Dunwoody Rd. Ste. 285
Atlanta, Georgia 30319

This instrument was prepared by
and upon recordation should be
returned to:

Maxine Hicks, Esq.
DLA Piper LLP (US)
1201 West Peachtree Street N.E.
Suite 2800
Atlanta, Georgia 30309

STATE OF GEORGIA

COUNTY OF COBB

QUITCLAIM DEED

THIS QUITCLAIM DEED is made the 24th day of January, 2014 between B. FRANCIS SAUL II, as the sole remaining trustee for B.F. SAUL REAL ESTATE INVESTMENT TRUST, an unincorporated business trust under the laws of the State of Maryland ("Grantor"), whose address is c/o B. F. Saul Company, 7501 Wisconsin Avenue, Suite 1500E, Bethesda, Maryland 20814, and BRED CO., LLC, a Georgia limited liability company ("Grantee"), whose address is 755 Hank Aaron Drive Southeast, Atlanta, Georgia 30315 (the words "Grantor" and "Grantee" to include their respective heirs, successors, and assigns where the context requires or permits).

WITNESSETH that Grantor, for and in consideration of Ten and No/100 ($10.00) Dollars in hand paid at and before the sealing and delivery of these presents, and other good and valuable consideration, the receipt, adequacy, and sufficiency of which are hereby acknowledged, has granted, bargained, sold, aliened, conveyed, confirmed, quitclaimed, and by these presents does grant, bargain, sell, alien, convey, confirm, and forever QUITCLAIM unto Grantee to wit:

ALL THAT TRACT OR PARCEL OF LAND lying and being located in the 17th District, 2nd Section, Cobb County, Georgia, as more particularly described in Exhibit "A" attached hereto and incorporated herein by this reference (the "Property"); TOGETHER with any and all easements, rights-of-way,

appurtenances, or rights appertaining or in anywise belonging thereto including, without limitation, any portion of the Property lying within the right-of-way of any publicly dedicated street, roadway or alleyway; and TOGETHER with any and all improvements, structures, or fixtures located therein or thereon.

TO HAVE AND TO HOLD the Property to Grantee, so that neither Grantor, nor any person or persons claiming under Grantor shall at any time, by any means or way, have, claim, or demand any right or title to the Property, or any rights thereof.

[SIGNATURE APPEARS ON FOLLOWING PAGE]

[SIGNATURE PAGE TO QUITCLAIM DEED]

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

Signed, sealed and delivered
in the presence of:

Unofficial Witness

Yzza Michelle Ramos Sanchez
Official Witness (Notary Public)

My commission expires:
March 8, 2016

[NOTARY SEAL]

Yzza Michelle Ramos Sanchez
NOTARY PUBLIC STATE OF MARYLAND
My Commission Expires March 8, 2016

GRANTOR:

B. Francis Saul II, sole remaining trustee for B. F. Saul Real Estate Investment Trust, an unincorporated business trust under the laws of the State of Maryland

Exhibit "A"

Legal Description of the Property

DESCRIPTION OF

Combination of Tracts 5-8, 19-24, L and R

All that tract or parcel of land lying and being in Land Lots 879, 880, 914, 915, 916, 945 and 946 of the 17th District, 2nd Section, Cobb County, Georgia and being more particularly described as follows:

BEGINNING at 1/2" rebar set with yellow plastic survey cap stamped "COA 613" at the intersection of the southern line of Land Lot 879 and the eastern right of way of U.S. Highway 41 (right of way varies), THENCE following said right of way of U.S. Highway 41 (right of way varies) North 37 degrees 04 minutes 18 seconds West a distance of 501.60 feet to 1/2" rebar; THENCE North 80 degrees 36 minutes 39 seconds East a distance of 299.98 feet to 3/8" rebar; THENCE North 80 degrees 33 minutes 58 seconds East a distance of 244.69 feet to 1/2" rebar; THENCE North 34 degrees 07 minutes 17 seconds West a distance of 65.55 feet to 3/8" rebar; THENCE North 72 degrees 34 minutes 31 seconds East a distance of 197.88 feet to 1/2" rebar on the western right of way of Whitley Drive (50 foot right of way); THENCE North 57 degrees 00 minutes 01 seconds East a distance of 47.27 feet to a 1/2" rebar set with yellow plastic survey cap stamped "COA 613" on the eastern right of way of Whitley drive; THENCE following said right of way of Whitley Drive North 32 degrees 59 minutes 49 seconds West a distance of 416.47 feet to a right of way monument found at the intersection of said right of way of Whitley Drive and the southern right of way of Windy Hill Reliever (right of way varies); THENCE proceeding along said southern right of way of Windy Hill Reliever the following courses and distances: North 21 degrees 03 minutes 01 seconds East a distance of 15.45 feet to 1/2" rebar set with yellow plastic survey cap stamped "COA 613", North 64 degrees 46 minutes 06 seconds East a distance of 31.78 feet to a 1/2" rebar set with yellow plastic survey cap stamped "COA 613", North 64 degrees 46 minutes 06 seconds East a distance of 39.36 feet to 1/2" rebar set with yellow plastic survey cap stamped "COA 613", along a curve to the left with a radius of 290.39 feet and an arc length of 36.14 feet (said curve having a chord bearing of North 71 degrees 45 minutes 55 seconds East and a chord distance of 36.11 feet) to 1/2" rebar set with yellow plastic survey cap stamped "COA 613", along a curve to the left with a radius of 459.26 feet and an arc length of 200.11 feet (said curve having a chord bearing of North 51 degrees 46 minutes 37 seconds East and a chord distance of 198.54 feet) to 1/2" rebar set with yellow plastic survey cap stamped "COA 613", along a curve to the left with a radius of 459.26 feet and an arc length of 104.59 feet (said curve having a chord bearing of North 34 degrees 04 minutes 35 seconds East and a chord distance of 104.37 feet) to 1/2" rebar set with yellow plastic survey cap stamped "COA 613", along a curve to the left with a radius of 459.26 feet and an arc length of 15.88 feet (said curve having a chord bearing of North 26 degrees 33 minutes 41 seconds East and a chord distance of 15.88 feet) to 1/2" rebar set with yellow plastic survey cap stamped "COA 613", along a curve to the left with a radius of 459.26 feet and an arc length of 90.93 feet (said curve having a chord bearing of North 19 degrees 53 minutes 55 seconds East and a chord distance of 90.78 feet) to 1/2" rebar set with yellow plastic survey cap stamped "COA 613", North 14 degrees 08 minutes 48 seconds East a distance of 54.95 feet to 1/2" rebar set with yellow plastic survey cap stamped "COA 613", North 14 degrees 08 minutes 48 seconds East a distance of 187.62 feet to 1/2" rebar set with yellow plastic survey cap stamped "COA 613", along a curve to the right with a radius of 590.26 feet and an arc length of 254.54 feet (said curve having a

chord bearing of North 26 degrees 29 minutes 42 seconds East and a chord distance of 252.57 feet) to R/W Monument, North 64 degrees 31 minutes 19 seconds East a distance of 25.94 feet to R/W Monument, North 43 degrees 26 minutes 10 seconds East a distance of 113.35 feet to 1/2" rebar set with yellow plastic survey cap stamped "COA 613", North 43 degrees 26 minutes 10 seconds East a distance of 22.79 feet to 1/2" rebar set with yellow plastic survey cap stamped "COA 613", along a curve to the right with a radius of 590.26 feet and an arc length of 118.36 feet (said curve having a chord bearing of North 60 degrees 02 minutes 41 seconds East and a chord distance of 118.17 feet) to 1/2" rebar set with yellow plastic survey cap stamped "COA 613", North 66 degrees 03 minutes 22 seconds East a distance of 595.70 feet to 1/2" rebar set with yellow plastic survey cap stamped "COA 613", North 79 degrees 33 minutes 07 seconds East a distance of 51.42 feet to 1/2" rebar set with yellow plastic survey cap stamped "COA 613", North 66 degrees 03 minutes 22 seconds East a distance of 53.90 feet to 1/2" rebar set with yellow plastic survey cap stamped "COA 613" and South 88 degrees 45 minutes 20 seconds East a distance of 236.54 feet to 1/2" rebar set with yellow plastic survey cap stamped "COA 613" at the intersection of the southern right of way of Windy Hill Reliever (right of way varies) and the western right of way of Circle 75 Parkway (right of way varies); THENCE following said right of way of Circle 75 Parkway the following courses and distances: South 45 degrees 26 minutes 52 seconds East a distance of 31.07 feet to 1/2" rebar set with yellow plastic survey cap stamped "COA 613", South 45 degrees 26 minutes 52 seconds East a distance of 180.97 feet to a 1/2" rebar set with yellow cap stamped "COA 613", along a curve to the right with a radius of 415.39 feet and an arc length of 323.77 feet (said curve having a chord bearing of South 24 degrees 04 minutes 54 seconds East and a chord distance of 315.64 feet) to a 1/2" rebar set with yellow cap stamped "COA 613", South 03 degrees 48 minutes 21 seconds East a distance of 127.64 feet to a 1/2" rebar set with yellow cap stamped "COA 613", North 87 degrees 57 minutes 53 seconds East a distance of 4.57 feet to a 1/2" rebar set with yellow cap stamped "COA 613", along a curve to the right with a radius of 397.34 feet and an arc length of 289.94 feet (said curve having a chord bearing of South 25 degrees 37 minutes 26 seconds West and a chord distance of 283.55 feet) to a 1/2" rebar set with yellow cap stamped "COA 613", South 46 degrees 31 minutes 46 seconds West a distance of 123.03 feet to a 1/2" rebar set with yellow cap stamped "COA 613", South 46 degrees 31 minutes 46 seconds West a distance of 321.60 feet to a 1/2" rebar set with yellow cap stamped "COA 613", South 46 degrees 31 minutes 46 seconds West a distance of 299.37 feet to a 1/2" rebar set with yellow cap stamped "COA 613", along a curve to the left with a radius of 745.26 feet and an arc length of 206.94 feet (said curve having a chord bearing of South 38 degrees 34 minutes 29 seconds West and a chord distance of 206.27 feet) to a 1/2" rebar set with yellow cap stamped "COA 613", South 30 degrees 36 minutes 41 seconds West a distance of 19.49 feet to a 1/2" rebar set with yellow plastic survey cap stamped "COA 613", along a curve to the right with a radius of 632.90 feet and an arc length of 281.68 feet (said curve having a chord bearing of South 43 degrees 21 minutes 41 seconds West and a chord distance of 279.36 feet) to a 1/2" rebar set with yellow plastic survey cap stamped "COA 613", South 56 degrees 06 minutes 41 seconds West a distance of 125.54 feet to a 1/2" rebar set with yellow plastic survey cap stamped "COA 613", along a curve to the left with a radius of 1502.00 feet and an arc length of 75.69 feet (said curve having a chord bearing of South 54 degrees 40 minutes 04 seconds West and a chord distance of 75.68 feet) to a 1/2" rebar set with yellow plastic survey cap stamped "COA 613", along a curve to the left with a radius of 1502.00 feet and an arc length of 82.76 feet (said curve having a chord bearing of South 51 degrees 38 minutes 45 seconds West and a chord distance of 82.75 feet) to a 1/2" rebar set with yellow

plastic survey cap stamped "COA 613", South 50 degrees 04 minutes 02 seconds West a distance of 162.58 feet to a 1/2" rebar set with yellow plastic survey cap stamped "COA 613", South 50 degrees 04 minutes 02 seconds West a distance of 108.97 feet to a 1/2" rebar set with yellow plastic survey cap stamped "COA 613", South 50 degrees 04 minutes 02 seconds West a distance of 268.23 feet to 1/2" rebar set with yellow plastic survey cap stamped "COA 613", along a curve to the right with a radius of 250.00 feet and an arc length of 199.09 feet (said curve having a chord bearing of South 72 degrees 52 minutes 53 seconds West and a chord distance of 193.87 feet) to a 1/2" rebar set with yellow plastic survey cap stamped "COA 613", North 84 degrees 18 minutes 19 seconds West a distance of 37.94 feet to 1/2" rebar set with yellow plastic survey cap stamped "COA 613", along a curve to the left with a radius of 184.73 feet and an arc length of 75.76 feet (said curve having a chord bearing of South 81 degrees 43 minutes 34 seconds West and a chord distance of 75.23 feet) to a 1/2" rebar set with yellow plastic survey cap stamped "COA 613", along a curve to the left with a radius of 336.48 feet and an arc length of 49.50 feet (said curve having a chord bearing of South 66 degrees 56 minutes 33 seconds West and a chord distance of 49.45 feet) to a 1/2" rebar set with yellow plastic survey cap stamped "COA 613", North 65 degrees 38 minutes 15 seconds West a distance of 20.05 feet to a 1/2" rebar set with yellow plastic survey cap stamped "COA 613" at the intersection of the northern right of way of Circle 75 Parkway (right of way varies) and the eastern right of way of US Highway 41 (right of way varies); THENCE following said right of way of US Highway 41 (right of way varies) the following courses and distances: North 42 degrees 06 minutes 06 seconds West a distance of 77.48 feet to 1/2" rebar set with yellow plastic survey cap stamped "COA 613" at the intersection of said right of way of US Highway 41 (right of way varies) and the southern line of Land Lot 879; THENCE following said right of way of US Highway 41 and said land lot line of Land Lot 879 North 88 degrees 57 minutes 10 seconds West a distance of 70.68 feet to a 1/2" rebar set with yellow plastic survey cap stamped "COA 613" being the **TRUE POINT OF BEGINNING.**

Said tract contains 2485010 square feet or 57.05 acres.

The above described property is shown on an ALTA/ACSM Land Title Survey for B.F. Saul Company, BRED Co., LLC, Circle 75 Maintenance Association, Inc., and each of their respective successors and assigns, and First American Title Insurance Company, dated October 25, 2013, last revised January 23, 2014, prepared by Travis Pruitt & Associates, Inc.

BK: 15135 PG: 350-356
Filed and Recorded Jan-24-2014 04:13:31PM
DOC#: D2014-005548
Real Estate Transfer Tax $0.00
0332014001466

REBECCA KEATON
CLERK OF SUPERIOR COURT Cobb Cty. GA.

After recording return to:
Calloway Title & Escrow, LLC
David W. Dudley 2-30174
4170 Ashford Dunwoody Rd. Ste. 285
Atlanta, Georgia 30319

This instrument was prepared by and upon recordation should be returned to:

Maxine Hicks, Esq.
DLA Piper LLP (US)
1201 West Peachtree Street N.E.
Suite 2800
Atlanta, Georgia 30309

7/22

STATE OF GEORGIA

COUNTY OF COBB

QUITCLAIM DEED

THIS QUITCLAIM DEED is made the 24th day of January, 2014 between PEACHTREE/NORTHEAST CORP., a Georgia corporation ("Grantor"), whose address is c/o B. F. Saul Company, 7501 Wisconsin Avenue, Suite 1500E, Bethesda, Maryland 20814, and BRED CO., LLC, a Georgia limited liability company ("Grantee"), whose address is 755 Hank Aaron Drive Southeast, Atlanta, Georgia 30315 (the words "Grantor" and "Grantee" to include their respective heirs, successors, and assigns where the context requires or permits).

WITNESSETH that Grantor, for and in consideration of Ten and No/100 ($10.00) Dollars in hand paid at and before the sealing and delivery of these presents, and other good and valuable consideration, the receipt, adequacy, and sufficiency of which are hereby acknowledged, has granted, bargained, sold, aliened, conveyed, confirmed, quitclaimed, and by these presents does grant, bargain, sell, alien, convey, confirm, and forever QUITCLAIM unto Grantee to wit:

ALL THAT TRACT OR PARCEL OF LAND lying and being located in the 17th District, 2nd Section, Cobb County, Georgia, as more particularly described in Exhibit "A" attached hereto and incorporated herein by this reference (the "Property"); TOGETHER with any and all easements, rights-of-way, appurtenances, or rights appertaining or in anywise belonging thereto including, without limitation, any portion of the Property lying within the right-of-way of any publicly dedicated street, roadway or alleyway; and

TOGETHER with any and all improvements, structures, or fixtures located therein or thereon.

TO HAVE AND TO HOLD the Property to Grantee, so that neither Grantor, nor any person or persons claiming under Grantor shall at any time, by any means or way, have, claim, or demand any right or title to the Property, or any rights thereof.

[SIGNATURE APPEARS ON FOLLOWING PAGE]

[SIGNATURE PAGE TO QUITCLAIM DEED]

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

Signed, sealed and delivered
in the presence of:

Unofficial Witness

Yzza Michelle Ramos Sanchez
Official Witness (Notary Public)

My commission expires:
March 8, 2016

[NOTARY SEAL]

Yzza Michelle Ramos Sanchez
NOTARY PUBLIC STATE OF MARYLAND
My Commission Expires March 8, 2016

GRANTOR:

PEACHTREE/NORTHEAST CORP., a Georgia corporation

By: _____
Name: Thomas H. McCormick
Title: President

YZZA MICHELE RAMOS SANCHEZ NOTARY PUBLIC PRINCE GEORGE'S CO. MD

CORPORATE SEAL

Exhibit "A"

Legal Description of the Property

DESCRIPTION OF

Combination of Tracts 5-8, 19-24, L and R

All that tract or parcel of land lying and being in Land Lots 879, 880, 914, 915, 916, 945 and 946 of the 17th District, 2nd Section, Cobb County, Georgia and being more particularly described as follows:

BEGINNING at 1/2" rebar set with yellow plastic survey cap stamped "COA 613" at the intersection of the southern line of Land Lot 879 and the eastern right of way of U.S. Highway 41 (right of way varies), THENCE following said right of way of U.S. Highway 41 (right of way varies) North 37 degrees 04 minutes 18 seconds West a distance of 501.60 feet to 1/2" rebar; THENCE North 80 degrees 36 minutes 39 seconds East a distance of 299.98 feet to 3/8" rebar; THENCE North 80 degrees 33 minutes 58 seconds East a distance of 244.69 feet to 1/2" rebar; THENCE North 34 degrees 07 minutes 17 seconds West a distance of 65.55 feet to 3/8" rebar; THENCE North 72 degrees 34 minutes 31 seconds East a distance of 197.88 feet to 1/2" rebar on the western right of way of Whitley Drive (50 foot right of way); THENCE North 57 degrees 00 minutes 01 seconds East a distance of 47.27 feet to a 1/2" rebar set with yellow plastic survey cap stamped "COA 613" on the eastern right of way of Whitley drive; THENCE following said right of way of Whitley Drive North 32 degrees 59 minutes 49 seconds West a distance of 416.47 feet to a right of way monument found at the intersection of said right of way of Whitley Drive and the southern right of way of Windy Hill Reliever (right of way varies); THENCE proceeding along said southern right of way of Windy Hill Reliever the following courses and distances: North 21 degrees 03 minutes 01 seconds East a distance of 15.45 feet to 1/2" rebar set with yellow plastic survey cap stamped "COA 613", North 64 degrees 46 minutes 06 seconds East a distance of 31.78 feet to a 1/2" rebar set with yellow plastic survey cap stamped "COA 613", North 64 degrees 46 minutes 06 seconds East a distance of 39.36 feet to 1/2" rebar set with yellow plastic survey cap stamped "COA 613", along a curve to the left with a radius of 290.39 feet and an arc length of 36.14 feet (said curve having a chord bearing of North 71 degrees 45 minutes 55 seconds East and a chord distance of 36.11 feet) to 1/2" rebar set with yellow plastic survey cap stamped "COA 613", along a curve to the left with a radius of 459.26 feet and an arc length of 200.11 feet (said curve having a chord bearing of North 51 degrees 46 minutes 37 seconds East and a chord distance of 198.54 feet) to 1/2" rebar set with yellow plastic survey cap stamped "COA 613", along a curve to the left with a radius of 459.26 feet and an arc length of 104.59 feet (said curve having a chord bearing of North 34 degrees 04 minutes 35 seconds East and a chord distance of 104.37 feet) to 1/2" rebar set with yellow plastic survey cap stamped "COA 613", along a curve to the left with a radius of 459.26 feet and an arc length of 15.88 feet (said curve having a chord bearing of North 26 degrees 33 minutes 41 seconds East and a chord distance of 15.88 feet) to 1/2" rebar set with yellow plastic survey cap stamped "COA 613", along a curve to the left with a radius of 459.26 feet and an arc length of 90.93 feet (said curve having a chord bearing of North 19 degrees 53 minutes 55 seconds East and a chord distance of 90.78 feet) to 1/2" rebar set with yellow plastic survey cap stamped "COA 613", North 14 degrees 08 minutes 48 seconds East a distance of 54.95 feet to 1/2" rebar set with yellow plastic survey cap stamped "COA 613", North 14 degrees 08 minutes 48 seconds East a distance of 187.62 feet to 1/2" rebar set with yellow plastic survey cap stamped "COA 613", along a curve to the right with a radius of 590.26 feet and an arc length of 254.54 feet (said curve having a

chord bearing of North 26 degrees 29 minutes 42 seconds East and a chord distance of 252.57 feet) to R/W Monument, North 64 degrees 31 minutes 19 seconds East a distance of 25.94 feet to R/W Monument, North 43 degrees 26 minutes 10 seconds East a distance of 113.35 feet to 1/2" rebar set with yellow plastic survey cap stamped "COA 613", North 43 degrees 26 minutes 10 seconds East a distance of 22.79 feet to 1/2" rebar set with yellow plastic survey cap stamped "COA 613", along a curve to the right with a radius of 590.26 feet and an arc length of 118.36 feet (said curve having a chord bearing of North 60 degrees 02 minutes 41 seconds East and a chord distance of 118.17 feet) to 1/2" rebar set with yellow plastic survey cap stamped "COA 613", North 66 degrees 03 minutes 22 seconds East a distance of 595.70 feet to 1/2" rebar set with yellow plastic survey cap stamped "COA 613", North 79 degrees 33 minutes 07 seconds East a distance of 51.42 feet to 1/2" rebar set with yellow plastic survey cap stamped "COA 613", North 66 degrees 03 minutes 22 seconds East a distance of 53.90 feet to 1/2" rebar set with yellow plastic survey cap stamped "COA 613" and South 88 degrees 45 minutes 20 seconds East a distance of 236.54 feet to 1/2" rebar set with yellow plastic survey cap stamped "COA 613" at the intersection of the southern right of way of Windy Hill Reliever (right of way varies) and the western right of way of Circle 75 Parkway (right of way varies); THENCE following said right of way of Circle 75 Parkway the following courses and distances: South 45 degrees 26 minutes 52 seconds East a distance of 31.07 feet to 1/2" rebar set with yellow plastic survey cap stamped "COA 613", South 45 degrees 26 minutes 52 seconds East a distance of 180.97 feet to a 1/2" rebar set with yellow cap stamped "COA 613", along a curve to the right with a radius of 415.39 feet and an arc length of 323.77 feet (said curve having a chord bearing of South 24 degrees 04 minutes 54 seconds East and a chord distance of 315.64 feet) to a 1/2" rebar set with yellow cap stamped "COA 613", South 03 degrees 48 minutes 21 seconds East a distance of 127.64 feet to a 1/2" rebar set with yellow cap stamped "COA 613", North 87 degrees 57 minutes 53 seconds East a distance of 4.57 feet to a 1/2" rebar set with yellow cap stamped "COA 613", along a curve to the right with a radius of 397.34 feet and an arc length of 289.94 feet (said curve having a chord bearing of South 25 degrees 37 minutes 26 seconds West and a chord distance of 283.55 feet) to a 1/2" rebar set with yellow cap stamped "COA 613", South 46 degrees 31 minutes 46 seconds West a distance of 123.03 feet to a 1/2" rebar set with yellow cap stamped "COA 613", South 46 degrees 31 minutes 46 seconds West a distance of 321.60 feet to a 1/2" rebar set with yellow cap stamped "COA 613", South 46 degrees 31 minutes 46 seconds West a distance of 299.37 feet to a 1/2" rebar set with yellow cap stamped "COA 613", along a curve to the left with a radius of 745.26 feet and an arc length of 206.94 feet (said curve having a chord bearing of South 38 degrees 34 minutes 29 seconds West and a chord distance of 206.27 feet) to a 1/2" rebar set with yellow cap stamped "COA 613", South 30 degrees 36 minutes 41 seconds West a distance of 19.49 feet to a 1/2" rebar set with yellow plastic survey cap stamped "COA 613", along a curve to the right with a radius of 632.90 feet and an arc length of 281.68 feet (said curve having a chord bearing of South 43 degrees 21 minutes 41 seconds West and a chord distance of 279.36 feet) to a 1/2" rebar set with yellow plastic survey cap stamped "COA 613", South 56 degrees 06 minutes 41 seconds West a distance of 125.54 feet to a 1/2" rebar set with yellow plastic survey cap stamped "COA 613", along a curve to the left with a radius of 1502.00 feet and an arc length of 75.69 feet (said curve having a chord bearing of South 54 degrees 40 minutes 04 seconds West and a chord distance of 75.68 feet) to a 1/2" rebar set with yellow plastic survey cap stamped "COA 613", along a curve to the left with a radius of 1502.00 feet and an arc length of 82.76 feet (said curve having a chord bearing of South 51 degrees 38 minutes 45 seconds West and a chord distance of 82.75 feet) to a 1/2" rebar set with yellow

plastic survey cap stamped "COA 613", South 50 degrees 04 minutes 02 seconds West a distance of 162.58 feet to a 1/2" rebar set with yellow plastic survey cap stamped "COA 613", South 50 degrees 04 minutes 02 seconds West a distance of 108.97 feet to a 1/2" rebar set with yellow plastic survey cap stamped "COA 613", South 50 degrees 04 minutes 02 seconds West a distance of 268.23 feet to 1/2" rebar set with yellow plastic survey cap stamped "COA 613", along a curve to the right with a radius of 250.00 feet and an arc length of 199.09 feet (said curve having a chord bearing of South 72 degrees 52 minutes 53 seconds West and a chord distance of 193.87 feet) to a 1/2" rebar set with yellow plastic survey cap stamped "COA 613", North 84 degrees 18 minutes 19 seconds West a distance of 37.94 feet to 1/2" rebar set with yellow plastic survey cap stamped "COA 613", along a curve to the left with a radius of 184.73 feet and an arc length of 75.76 feet (said curve having a chord bearing of South 81 degrees 43 minutes 34 seconds West and a chord distance of 75.23 feet) to a 1/2" rebar set with yellow plastic survey cap stamped "COA 613", along a curve to the left with a radius of 336.48 feet and an arc length of 49.50 feet (said curve having a chord bearing of South 66 degrees 56 minutes 33 seconds West and a chord distance of 49.45 feet) to a 1/2" rebar set with yellow plastic survey cap stamped "COA 613", North 65 degrees 38 minutes 15 seconds West a distance of 20.05 feet to a 1/2" rebar set with yellow plastic survey cap stamped "COA 613" at the intersection of the northern right of way of Circle 75 Parkway (right of way varies) and the eastern right of way of US Highway 41 (right of way varies); THENCE following said right of way of US Highway 41 (right of way varies) the following courses and distances: North 42 degrees 06 minutes 06 seconds West a distance of 77.48 feet to 1/2" rebar set with yellow plastic survey cap stamped "COA 613" at the intersection of said right of way of US Highway 41 (right of way varies) and the southern line of Land Lot 879; THENCE following said right of way of US Highway 41 and said land lot line of Land Lot 879 North 88 degrees 57 minutes 10 seconds West a distance of 70.68 feet to a 1/2" rebar set with yellow plastic survey cap stamped "COA 613" being the **TRUE POINT OF BEGINNING.**

Said tract contains 2485010 square feet or 57.05 acres.

The above described property is shown on an ALTA/ACSM Land Title Survey for B.F. Saul Company, BRED Co., LLC, Circle 75 Maintenance Association, Inc., and each of their respective successors and assigns, and First American Title Insurance Company, dated October 25, 2013, last revised January 23, 2014, prepared by Travis Pruitt & Associates, Inc.

After recording return to:
Calloway Title & Escrow, LLC
David W. Dudley 2-30174
4170 Ashford Dunwoody Rd. Ste. 285
Atlanta, Georgia 30319

RECEIVED
APR 29 2014
Clerk of Superior Court

After Recording, Return To:
Maxine Hicks, Esq.
DLA Piper LLP (US)
1201 West Peachtree Street N.E.
Suite 2800
Atlanta, Georgia 30309

COPY

LIMITED WARRANTY DEED

STATE OF GEORGIA
COUNTY OF COBB

THIS INDENTURE, made this 29th day of April, 2014, between B. FRANCIS SAUL II, as the sole remaining trustee for B.F. SAUL REAL ESTATE INVESTMENT TRUST, an unincorporated business trust under the laws of the State of Maryland (herein called "Grantor") and BRED CO., LLC, a Georgia limited liability company (herein called "Grantee").

WITNESSETH: That Grantor, for and in consideration of the sum of Ten Dollars ($10.00) and other good and valuable consideration, in hand paid at and before the sealing and delivery of these presents, the receipt and sufficiency of which are hereby acknowledged, has granted, bargained, sold, aliened, conveyed and confirmed and by these presents does grant, bargain, sell, alien, convey and confirm, unto Grantee all that tract or parcel of land described on Exhibit A attached hereto and made a part hereof, and all improvements, structures, or fixtures located therein or thereon (the "Property").

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

This Limited Warranty Deed and the warranty of title contained herein are made expressly subject to all matters set forth on Exhibit B attached hereto.

Grantor will warrant and forever defend the right and title to the Property unto Grantee against the lawful claims of all persons owning, holding or claiming by, through or under Grantor, but not otherwise.

(The words "Grantor" and "Grantee" include all genders, plural and singular, and their respective heirs, successors and assigns where the context requires or permits.)

IN WITNESS WHEREOF, Grantor has caused this Indenture to be executed and sealed the day and year first above written.

Signed, sealed and delivered in the presence of:

Unofficial Witness

Notary Public

My commission expires:

March 8, 2016
[NOTARIAL SEAL]

Yzza Michelle Ramos Sanchez
NOTARY PUBLIC STATE OF MARYLAND
My Commission Expires March 8, 2016

GRANTOR:

By: _____
B. Francis Saul II, sole remaining trustee for B. F. Saul Real Estate Investment Trust, an unincorporated business trust under the laws of the State of Maryland

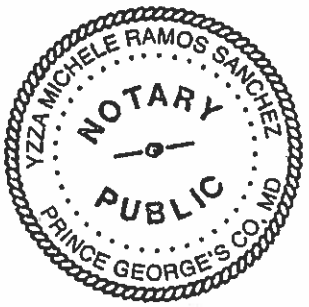

Exhibit A
To Limited Warranty
Legal Description

Crescent Park Tract 2

All that tract or parcel of land lying and being in Land Lots 878 & 916 of the 17th District, 2nd Section, Cobb County, Georgia and being more particularly described as follows:

COMMENCING at a right of way monument found at the intersection of the western right of way of Circle 75 Parkway (right of way varies) and the northern right of way of Windy Hill Reliever (right of way varies), THENCE departing said right of way monument and proceeding along said northern right of way of Windy Hill Reliever South 66 degrees 05 minutes 11 seconds West a distance of 257.86 feet to a right of way monument; THENCE South 63 degrees 08 minutes 44 seconds West a distance of 240.07 feet to a right of way monument; THENCE South 66 degrees 06 minutes 54 seconds West a distance of 300.67 feet to a right of way monument; THENCE along a curve to the left with a radius of 690.26 feet and an arc length of 22.49 feet, said curve having a chord bearing of South 65 degrees 13 minutes 44 seconds West and a chord distance of 22.49 feet to a 1/2" rebar set with yellow cap stamped "COA 613"; THENCE departing said northern right of way of Windy Hill Reliever North 23 degrees 59 minutes 31 seconds West a distance of 133.95 feet to a 1/2" rebar set with yellow cap stamped "COA 613"; THENCE North 35 degrees 53 minutes 39 seconds East a distance of 196.79 feet to a 1/2" rebar set with yellow cap stamped "COA 613"; THENCE South 82 degrees 47 minutes 47 seconds West a distance of 154.74 feet to a 1/2" rebar set with yellow cap stamped "COA 613" being the **TRUE POINT OF BEGINNING.**

THENCE from said **TRUE POINT OF BEGINNING** at 1/2" rebar set with yellow plastic survey cap stamped "COA 613"; THENCE South 46 degrees 28 minutes 04 seconds West a distance of 299.90 feet to 1/2" rebar set with yellow plastic survey cap stamped "COA 613"; THENCE South 83 degrees 30 minutes 01 seconds West a distance of 111.46 feet to 1/2" rebar; THENCE North 79 degrees 12 minutes 57 seconds West a distance of 150.97 feet to 1/2" rebar; THENCE North 11 degrees 16 minutes 57 seconds East a distance of 346.37 feet to 1/2" rebar set with yellow plastic survey cap stamped "COA 613"; THENCE North 35 degrees 05 minutes 32 seconds West a distance of 37.50 feet to 1/2" rebar set with yellow plastic survey cap stamped "COA 613"; THENCE South 78 degrees 47 minutes 21 seconds East a distance of 56.56 feet to 1/2" rebar set with yellow plastic survey cap stamped "COA 613"; THENCE South 78 degrees 06 minutes 46 seconds East a distance of 283.31 feet to 1/2" rebar set with yellow plastic survey cap stamped "COA 613"; THENCE South 28 degrees 03 minutes 21 seconds East a distance of 49.30 feet to 1/2" rebar set with yellow plastic survey cap stamped "COA 613"; THENCE South 48 degrees 09 minutes 42 seconds East a distance of 99.80 feet to 1/2" rebar set with yellow plastic survey cap stamped "COA 613", said 1/2" rebar set with yellow plastic survey cap stamped "COA 613" being the **TRUE POINT OF BEGINNING.**

Crescent Park Tract 5

All that tract or parcel of land lying and being in Land Lots 916 and 917 of the 17th District, 2nd Section, Cobb County, Georgia and being more particularly described as follows:

BEGINNING at a right of way monument found at the intersection of the western right of way of Circle 75 Parkway (right of way varies) and the northern right of way of Windy Hill Reliever (right of way varies), THENCE departing said right of way monument and proceeding along said northern right of way of Windy Hill Reliever South 66 degrees 05 minutes 11 seconds West a distance of 257.86 feet to a right of way monument; THENCE South 63 degrees 08 minutes 44 seconds West a distance of 240.07 feet to a right of way monument; THENCE South 66 degrees 06 minutes 54 seconds West a distance of 300.67 feet to a right of way monument; THENCE along a curve to the left with a radius of 690.26 feet and an arc length of 22.49 feet, said curve having a chord bearing of South 65 degrees 13 minutes 44 seconds West and a chord distance of 22.49 feet to a 1/2" rebar set with yellow cap stamped "COA 613"; THENCE departing said northern right of way of Windy Hill Reliever North 23 degrees 59 minutes 31 seconds West a distance of 133.95 feet to al/2" rebar set with yellow cap stamped "COA 613"; THENCE North 35 degrees 53 minutes 39 seconds East a distance of 196.79 feet to a 1/2" rebar set with yellow cap stamped "COA 613"; THENCE North 64 degrees 05 minutes 29 seconds East a distance of 683.34 feet to a 1/2" rebar set with yellow cap stamped "COA 613" at said western right of way of Circle 75 Parkway; THENCE proceeding along said western right of way of Circle 75 Parkway South 23 degrees 33 minutes 57 seconds East a distance of 123.61 feet to a 1/2" rebar set with yellow cap stamped "COA 613"; THENCE South 00 degrees 48 minutes 33 seconds West a distance of 17.78 feet to a 1/2" rebar set with yellow cap stamped "COA 613"; THENCE along a curve to the left with a radius of 261.00 feet and an arc length of 107.91 feet, said curve having a chord bearing of South 11 degrees 02 minutes 05 seconds East and a chord distance of 107.14 feet to a point, said point being the **TRUE POINT OF BEGINNING.**

Circle 75 Tract 17

All that tract or parcel of land lying and being in Land Lots 876, 877, 917 and 918 of the 17th District, 2nd Section, Cobb County, Georgia and being more particularly described as follows:

COMMENCING at a point at the right of way monument found at the intersection of the eastern right of way of Circle 75 Parkway (right of way varies) and the northern right of way of Windy Hill Reliever (right of way varies); THENCE leaving said right of way monument found at the intersection of the eastern right of way of Circle 75 Parkway and the northern right of way of Windy Hill and proceeding along said eastern right of way of Circle 75 Parkway the following courses and distances: North 23 degrees 34 minutes 22 seconds West a distance of 276.68 feet to a 1/2" rebar set with yellow cap stamped "COA 613", South 66 degrees 21 minutes 25 seconds West a distance of 11.54 feet to a 1/2" rebar set with yellow cap stamped "COA 613", along a curve to the left with a radius of 594.14 feet and an arc length of 361.38 feet (said curve having a chord bearing of North 41 degrees 04 minutes 05 seconds West and a chord distance of 355.84 feet) to a right of way monument found, North 58 degrees 29 minutes 32 seconds West a distance of 56.35 feet to a 1/2" rebar set with yellow cap stamped "COA 613", North 58 degrees

29 minutes 32 seconds West a distance of 161.71 feet to a 1/2" rebar set with yellow cap stamped "COA 613", South 31 degrees 44 minutes 29 seconds West a distance of 5.90 feet to a 1/2" rebar set with yellow cap stamped "COA 613" and North 58 degrees 15 minutes 31 seconds West a distance of 787.03 feet to a 1/2" rebar set with yellow cap stamped "COA 613"; said point being the **TRUE POINT OF BEGINNING;**

THENCE from said **TRUE POINT OF BEGINNING,** continue along said eastern right of way of Circle 75 Parkway the following courses and distances: North 58 degrees 15 minutes 31 seconds West a distance of 427.81 feet to a 1/2" rebar set with yellow cap stamped "COA 613", along a curve to the right with a radius of 1402.38 feet and an arc length of 461.96 feet (said curve having a chord bearing of North 48 degrees 49 minutes 18 seconds West and a chord distance of 459.87 feet) to a 1/2" rebar set with yellow cap stamped "COA 613", North 39 degrees 23 minutes 06 seconds West a distance of 275.79 feet to a 1/2" rebar set with yellow cap stamped "COA 613" and North 50 degrees 36 minutes 54 seconds East a distance of 11.00 feet to al/2" rebar set with yellow cap stamped "COA 613"; THENCE departing said eastern right of way of Circle 75 Parkway North 60 degrees 48 minutes 23 seconds East a distance of 85.46 feet to a point on the centerline of Poplar Creek; THENCE following the centerline of Poplar Creek the following courses and distances: North 61 degrees 21 minutes 17 seconds East a distance of 49.09 feet to a point, North 59 degrees 09 minutes 24 seconds East a distance of 81.66 feet to a point and North 63 degrees 59 minutes 37 seconds East a distance of 90.42 feet to a point on the western right of way of Interstate Highway 75 (right of way varies); THENCE leaving the centerline of Poplar Creek and continuing along the western right of way of Interstate highway 75 the following courses and distances: South 34 degrees 38 minutes 14 seconds East a distance of 251.70 feet to a right of way monument found, South 61 degrees 08 minutes 02 seconds East a distance of 370.84 feet to a right of way monument found and South 42 degrees 16 minutes 02 seconds East a distance of 439.87 feet to a 1/2" rebar set with yellow cap stamped "COA 613"; THENCE leaving said western right of way of Interstate Highway 75 South 40 degrees 29 minutes 17 seconds West a distance of 240.73 feet to a 1/2" rebar set with yellow cap stamped "COA 613" on said eastern right of way of Circle 75; said point being the **TRUE POINT OF BEGINNING.**

TOGETHER WITH

Those easement rights arising under that certain Easement Agreement by and between B.F. Saul Real Estate Investment Trust, Circle 75 Master Residential Association, Inc. and Bred Co., LLC, a Georgia limited liability company, dated as of the date hereof, to be filed of record in the land records of Cobb County, Georgia. (Appurtenant to Crescent Park 2 Only).

Exhibit B
To Limited Warranty Deed
Permitted Exceptions

1. Limitation of access rights and easements as contained in that certain Declaration of Taking as entered in that certain Condemnation – Department of Transportation vs. 18.170 acres of land; and certain easement rights; and B. Francis Saul, II, et al, being Docket No. 1-322-796, dated May 19, 1962, aforesaid Records.

2. Easement Agreement by and between B. F. Saul Real Estate Investment Trust, a Georgia corporation and Atlanta Gas Light Company, a Georgia public utility corporation, dated November 4, 1983, filed for record November 17, 1983 at 3:09 p.m., recorded in Deed Book 2942, Page 532, aforesaid Records.

3. Development Agreement by and between B. F. Saul Real Estate Investment Trust and Cobb County, Georgia, dated February 21, 2006, filed for record March 1, 2006 at 9:11 a.m., recorded in Deed Book 14294, Page 6122, aforesaid Records.

4. Master Declaration of Protective Covenants, Conditions, Restrictions and Easements for Circle 75 Master Residential, Community by B. F. Saul Real Estate Investment Trust, dated May 30, 2006, filed for record June 7, 2006 at 9:43 a.m., recorded in Deed Book 14339, Page 1411, as amended by that certain First Amendment to Master Declaration of Protective Covenants, Conditions, Restrictions and Easements for Circle 75 Master Residential Community recorded April 16, 2014, in Deed Book 15150, Page 1149, in aforesaid records, and as amended by that certain Second Amendment to Master Declaration of Protective Covenants, Conditions, Restrictions and Easements for Circle 75 Master Residential Community recorded April 24, 2014, in Deed Book 15151, Page 0207 in aforesaid records; but omitting any restriction based on race, color, religion, sex, handicap, familial status, or national origin unless and only to the extent that said covenant (a) is exempt under Chapter 42, Section 3607 of the United States Code or (b) relates to handicap but does not discriminate against handicapped persons.

5. Underground Easement from B. Francis Saul, II; and Garland J. Bloom, Jr., as Trustees, B. F. Saul Real Estate Investment Trust (with the right in either to act for both) to Georgia Power Company, dated August 7, 2006, filed for record September 20, 2006 at 4:24 p.m., recorded in Deed Book 14389, Page 5625, aforesaid Records; as re-recorded November 13, 2006 at 4:13 p.m., recorded in Deed Book 14414, Page 500, aforesaid Records.

6. Those matters shown on that certain "ALTA/ACSM Land Title Survey for B.F. Saul Company, BRED Co., LLC, Circle 75 Maintenance Association, Inc., and each of their respective successors and assigns, & First American Title Insurance Company", prepared by Travis Pruitt & Associates, Inc., dated October 25, 2013, last revised January 23, 2014 as follows:

AS TO TRACT 17:

a) Poplar Creek forming the northerly boundary line of Tract 17;
b) Drainage pipes crossing the northerly boundary line of Tract 17; and
c) Sewer line crossing the westerly boundary line of Tract 17.

AS TO CRESCENT PARK TRACT 2:

a) Wall crossing the southeasterly boundary line of Crescent Park Tract 2;
b) Sewer line crossing the westerly boundary line of Crescent Park Tract 2; and
c) Drainage line crossing the westerly boundary line of Crescent Park Tract 2.

7. Liens for ad valorem real estate taxes not yet delinquent.

After recording return to:
Calloway Title & Escrow, LLC
David W. Dudley 2.30174
4170 Ashford Dunwoody Rd. Ste. 285
Atlanta, Georgia 30319

RECEIVED
APR 29 2014
Clerk of Superior Court

After Recording, Return To:
Maxine Hicks, Esq.
DLA Piper LLP (US)
1201 West Peachtree Street N.E.
Suite 2800
Atlanta, Georgia 30309

COPY

LIMITED WARRANTY DEED

STATE OF GEORGIA
COUNTY OF COBB

THIS INDENTURE, made this 29th day of April, 2014, between DEARBORN, L.L.C., a Delaware limited liability company, ("Grantor") and BRED CO., LLC, a Georgia limited liability company (herein called "Grantee").

WITNESSETH: That Grantor, for and in consideration of the sum of Ten Dollars ($10.00) and other good and valuable consideration, in hand paid at and before the sealing and delivery of these presents, the receipt and sufficiency of which are hereby acknowledged, has granted, bargained, sold, aliened, conveyed and confirmed and by these presents does grant, bargain, sell, alien, convey and confirm, unto Grantee all that tract or parcel of land described on Exhibit A attached hereto and made a part hereof, and all improvements, structures, or fixtures located therein or thereon (the "Property").

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

This Limited Warranty Deed and the warranty of title contained herein are made expressly subject to all matters set forth on Exhibit B attached hereto.

Grantor will warrant and forever defend the right and title to the Property unto Grantee against the lawful claims of all persons owning, holding or claiming by, through or under Grantor, but not otherwise.

(The words "Grantor" and "Grantee" include all genders, plural and singular, and their respective heirs, successors and assigns where the context requires or permits.)

IN WITNESS WHEREOF, Grantor has caused this Indenture to be executed and sealed the day and year first above written.

Signed, sealed and delivered in the presence of:

Unofficial Witness

Notary Public

My commission expires:

March 8, 2016

[NOTARIAL SEAL]

Yzza Michelle Ramos Sanchez
NOTARY PUBLIC STATE OF MARYLAND
My Commission Expires March 8, 2016

GRANTOR:

DEARBORN, L.L.C., a Delaware limited liability company

By: _____
Name: **J. Page Lansdale**
Title: **Vice President**

YZZA MICHELE RAMOS SANCHEZ
NOTARY
PUBLIC
PRINCE GEORGE'S CO. MD

Exhibit A
To Limited Warranty
Legal Description

Circle 75 Tract 18

All that tract or parcel of land lying and being in Land Lot 917 of the 17th District, 2nd Section, Cobb County, Georgia and being more particularly described as follows:

COMMENCING at a point at the right of way monument found at the intersection of the eastern right of way of Circle 75 Parkway (right of way varies) and the northern right of way of Windy Hill Reliever (right of way varies); THENCE leaving said right of way monument found at the intersection of the eastern right of way of Circle 75 Parkway and the northern right of way of Windy Hill and proceeding along said eastern right of way of Circle 75 Parkway North 23 degrees 34 minutes 22 seconds West a distance of 276.68 feet to a 1/2" rebar set with yellow cap stamped "COA 613"; THENCE South 66 degrees 21 minutes 25 seconds West a distance of 11.54 feet to a 1/2" rebar set with yellow cap stamped "COA 613"; THENCE along a curve to the left with a radius of 594.14 feet and an arc length of 361.38 feet, said curve having a chord bearing of North 41 degrees 04 minutes 05 seconds West and a chord distance of 355.84 feet to a right of way monument found; THENCE North 58 degrees 29 minutes 32 seconds West a distance of 56.35 feet to a 1/2" rebar set with yellow cap stamped "COA 613", said point being the **TRUE POINT OF BEGINNING.**

THENCE from said **TRUE POINT OF BEGINNING,** continue along said eastern right of way of Circle 75 Parkway North 58 degrees 29 minutes 32 seconds West a distance of 161.71 feet to a 1/2" rebar set with yellow cap stamped "COA 613"; THENCE South 31 degrees 44 minutes 29 seconds West a distance of 5.90 feet to a 1/2" rebar set with yellow cap stamped "COA 613"; THENCE North 58 degrees 15 minutes 31 seconds West a distance of 787.03 feet to a 1/2" rebar set with yellow cap stamped "COA 613"; THENCE departing said eastern right of way of Circle 75 Parkway North 40 degrees 29 minutes 17 seconds East a distance of 240.73 feet to a 1/2" rebar set with yellow cap stamped "COA 613" on the western right of way of Interstate Highway 75 (right of way varies); THENCE proceeding along said western right of way of Interstate Highway 75 South 42 degrees 16 minutes 02 seconds East a distance of 137.21 feet to a right of way monument found; THENCE South 64 degrees 44 minutes 37 seconds East a distance of 488.20 feet to a right of way monument found; THENCE South 45 degrees 39 minutes 18 seconds East a distance of 364.33 feet to a disc found; THENCE departing said western right of way of Interstate Highway 75 South 51 degrees 23 minutes 04 seconds West a distance of 179.67 feet to a 1/2" rebar set with yellow cap stamped "COA 613" on said eastern right of way of Circle 75 Parkway, said point being the **TRUE POINT OF BEGINNING.**

Circle 75 Tract H

All that tract or parcel of land lying and being in Land Lots 914 & 915 of the 17th District, 2nd Section, Cobb County, Georgia and being more particularly described as follows:

COMMENCING at the intersection of the northeastern right of way of U.S. Highway 41 (right of way varies) and the southeastern right of way of Circle 75 Parkway (right of way varies); THENCE proceed along said right of way of Circle 75 Parkway for a distance of 315.37 feet to a 1/2" rebar set with yellow plastic survey cap stamped "COA 613 being the **TRUE POINT OF BEGINNING.**

THENCE from said TRUE POINT OF BEGINNING at a 1/2" rebar set with yellow plastic survey cap stamped "COA 613" being located on the southern right of way of Circle 75 Parkway (right of way varies), THENCE following the southern right of way of Circle 75 Parkway (right of way varies) along a curve to the left with a radius of 325.00 feet and an arc length of 22.91 feet, said curve having a chord bearing of North 52 degrees 05 minutes 15 seconds East and a chord distance of 22.91 feet to a 1/2" rebar set with yellow plastic survey cap stamped "COA 613"; THENCE continue following said right of way North 50 degrees 04 minutes 02 seconds East a distance of 55.50 feet to a 1/2" rebar set with yellow plastic survey cap stamped "COA 613" at the intersection of the southern right of way of Circle 75 Parkway (right of way varies) and the common line of Land Lots 914 and 915; THENCE following said southern right of way of Circle 75 Parkway (right of way varies) and the common line of Land Lots 914 and 915 South 89 degrees 27 minutes 56 seconds East a distance of 24.04 feet to a 1/2" rebar set with yellow plastic survey cap stamped "COA 613" at the intersection of the southern right of way of Circle 75 Parkway (right of way varies) and the common line of Land Lots 914 and 915; THENCE following said southern right of way of Circle 75 Parkway (right of way varies) North 35 degrees 32 minutes 40 seconds West a distance of 15.65 feet to a 1/2" rebar set with yellow plastic survey cap stamped "COA 613"; THENCE continue following said right of way North 50 degrees 04 minutes 02 seconds East a distance of 349.55 feet to a 1/2" rebar set with yellow plastic survey cap stamped "COA 613"; THENCE continue following said right of way along a curve to the right with a radius of 300.00 feet and an arc length of 34.52 feet, said curve having a chord bearing of North 53 degrees 23 minutes 59 seconds East and a chord distance of 34.50 feet to nail with washer labeled "COA 613" being located on the southern right of way of Circle 75 Parkway (right of way varies); THENCE South 43 degrees 29 minutes 48 seconds East a distance of 454.36 feet to a 1/2" rebar, said rebar being located on the northern right of way of Interstate Highway 285 (right of way varies); THENCE following said northern right of way of Interstate Highway 285 (right of way varies) South 46 degrees 33 minutes 49 seconds West a distance of 90.02 feet to a 1/2" rebar set with yellow plastic survey cap stamped "COA 613"; THENCE continue following said right of way of Interstate Highway 285 South 69 degrees 39 minutes 55 seconds West a distance of 380.79 feet to a 1/2" rebar found; THENCE continue following said right of way of Interstate Highway 285 South 50 degrees 27 minutes 12 seconds West a distance of 124.88 feet to a disc found on the northern right of way of Interstate Highway 285 (right of way varies); THENCE North 41 degrees 45 minutes 48 seconds West a distance of 218.98 feet to nail set with washer labeled "COA 613"; THENCE North 48 degrees 11 minutes 20 seconds East a distance of 96.40 feet to a disc found; THENCE North 41 degrees 50 minutes 29 seconds West a distance of 96.84 feet to a 3/8" rebar found; THENCE South 82 degrees 22 minutes 16 seconds West a distance of 26.96 feet to a 1/2" rebar set with yellow plastic survey cap stamped "COA 613" being located on the southern right of way of Circle 75 Parkway (right of way varies), said 1/2" rebar set with yellow plastic survey cap stamped "COA 613" being the **TRUE POINT OF BEGINNING.**

Exhibit B
To Limited Warranty Deed
Permitted Exceptions

1. Right of Way Easement from Vaughn and Company to Colonial Pipeline Company, a Delaware corporation, dated March 7, 1974, filed for record August 21, 1974 at 1:15 p.m., recorded in Deed Book 1552, Page 570, aforesaid Records.

2. Easement Agreement by and between B. F. Saul Real Estate Investment Trust, a Georgia corporation and Atlanta Gas Light Company, a Georgia public utility corporation, dated November 4, 1983, filed for record November 17, 1983 at 3:09 p.m., recorded in Deed Book 2942, Page 532, aforesaid Records.

3. Limitation of access rights and easements as contained in that certain Right of Way Easement from C. A. Jones, C. L. Jones and A. P. Jones to State Highway Department of Georgia, dated September 11, 1961, filed for record September 19, 1961 at 12:00 Noon, recorded in Deed Book 611, Page 66, aforesaid Records.

4. Limitation of access rights and easements as shown on that certain Right of Way Easement from C. A. Jones, A. P. Jones and W. L. Jones to State Highway Department of Georgia, dated August 4, 1962, filed for record August 17, 1962 at 2:00 p.m., recorded in Deed Book 658, Page 319, aforesaid Records.

5. Easement from B. F. Saul Real Estate Investment Trust to Georgia Power Company, dated May 1979, filed for record September 26, 1979 at 11:09 a.m., recorded in Deed Book 2082, Page 140, aforesaid Records.

6. Easement Deed from B. F. Saul Real Estate Investment Trust, an unincorporated District of Columbia business trust to 900 Corporation, a Georgia corporation, dated November 30, 1984, filed for record December 7, 1984 at 1:02 p.m., recorded in Deed Book 3336, Page 83, aforesaid Records.

7. Temporary Construction Easement from Dearborn Corporation to Cobb County, Georgia, dated July 8, 1997, filed for record August 12, 1997 at 10:58 a.m., recorded in Deed Book 10565, Page 226, aforesaid Records.

8. Grant of Administrative Variance as evidenced by that certain Affidavit by Norma L. Casal, filed for record February 20, 1995 at 10:303 a.m., recorded in Deed Book 8734, Page 292, aforesaid Records

9. Judgment as entered in that certain Condemnation – Cobb County, Georgia vs. The hereinafter described lands and rights in lands, Dearborn Corporation, et al, being Civil Action File No. 01-1-01253-99, filed for record March 28, 2000 at 12:16 p.m., recorded in Deed Book 13251, Page 2099, aforesaid Records.

10. Easement Agreement by and between Dearborn, LLC, a Delaware limited liability company and Atlanta Gas Light Company, a Georgia public utility corporation, dated May 4, 2012, filed for record May 8, 2012 at 4:11 p.m., recorded in Deed Book 14943, Page 751, aforesaid Records.

11. Easement Agreement by and between Dearborn, LLC, a Delaware limited liability company and Atlanta Gas Light Company, a Georgia public utility corporation, dated May 4, 2012, filed for record May 8, 2012 at 4:11 p.m., recorded in Deed Book 14943, Page 910, aforesaid Records.

12. Those matters shown on that certain "ALTA/ACSM Land Title Survey for B.F. Saul Company, BRED Co., LLC, Circle 75 Maintenance Association, Inc., and each of their respective successors and assigns, & First American Title Insurance Company", prepared by Travis Pruitt & Associates, Inc., dated October 25, 2013, last revised January 23, 2014 as follows:

(a) Fence crossing the southerly boundary line of Tract H; and
(b) Curbing and access way crossing the westerly boundary line of Tract H

13. Liens for ad valorem real estate taxes not yet delinquent.

TO THE COBB COUNTY BOARD OF COMMISSIONERS

COBB COUNTY, GEORGIA

PRESERVATION OF RIGHT TO APPEAL

COMES NOW, BRED CO., LLC. hereinafter referred to as the "Applicant", and asserts the following, to wit:

1.

By application to which this exhibit relates, Applicant has applied for a rezoning of certain real property lying and being in Cobb County, Georgia, a more particular description and delineation of the subject property, hereinafter referred to as the "Property", being set forth in said Application.

2.

The Application for Zoning of the property seeks a rezoning from the existing category of O&I, OHR and GC, as established by the governing authority of Cobb County, Georgia to the zoning category of RRC Conditional.

3.

The current O&I, OHR and GC zoning classifications of the Property and all intervening classifications between same and RRC

MS, LARKIN, HUFF & BALLI
A LIMITED LIABILITY PARTNERSHIP
ATTORNEYS AT LAW
SUITE 100
376 POWDER SPRINGS ST.
MARIETTA, GA 30064
770.422.7016

Conditional are unconstitutional in that they deprive the Applicant under and pursuant to Article 1, Section I, Paragraphs I and II of the Georgia Constitution of 1983 and the Equal Protection and Due Process clauses of the Fifth and Fourteenth Amendments to the Constitution of the United States. This deprivation of property without due process violates constitutional prohibitions against the taking of private property without just compensation.

4.

The zoning classification of O&I, OHR and GC and all intervening classifications between same and RRC Conditional as they presently exist violate the Applicant's right to the unfettered use of the Property in that the existing zoning classification does not bear a substantial relation to the public health, safety, morality or general welfare and is, therefore, confiscatory and void. Further, said classifications are unconstitutional in that they are arbitrary and unreasonable, resulting in relatively little gain or benefit to the public, while inflicting serious injury and loss upon the Applicant.

MS, LARKIN, HUFF & BALLI
LIMITED LIABILITY PARTNERSHIP
ATTORNEYS AT LAW
SUITE 100
376 POWDER SPRINGS ST.
MARIETTA, GA 30064
770.422.7016

5.

Pursuant to O.C.G.A. § 36-11-1, please consider this your notice that Applicant would suffer damages if the rezoning is denied as requested and Applicant reserves the right to appeal any denial.

Respectfully submitted, this the 1 day of May, 2014.

SAMS, LARKIN, HUFF & BALLI, LLP

By: _____
JAMES A. BALLI
Attorney for Applicant
Ga. Bar No. 035828

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770.422.7016

Printed: 4/15/2014 1:31:17 PM

Phone: (770) 528-8600
Fax: (770) 528-8679

Official Tax Receipt
Gail Downing
Cobb County Tax Commissioner
736 Whitlock Ave Suite 100
Marietta, GA 30064
--Online Receipt--

Parcel	Tax Year	Original Taxes Due	Interest	Penalty	Fees	Amount Paid	Balance
17091500240	2013	$34,466.64	$0.00	$0.00	$0.00	$34,466.64	$0.00

Last Payment Date: 10/11/2013

Property Address: WINDY RIDGE PKWY

Payer: B F SAUL REAL ESTATE

Printed: 4/15/2014 1:28:23 PM

Phone: (770) 528-8600
Fax: (770) 528-8679

Official Tax Receipt
Gail Downing
Cobb County Tax Commissioner
736 Whitlock Ave Suite 100
Marietta, GA 30064
--Online Receipt--

Parcel	Tax Year	Original Taxes Due	Interest	Penalty	Fees	Amount Paid	Balance
17091500220	2013	$16,850.86	$0.00	$0.00	$0.00	$16,850.86	$0.00

Last Payment Date: 10/11/2013

Property Address: WINDY RIDGE PKWY

Payer: B F SAUL REAL ESTATE

Printed: 4/15/2014 1:25:58 PM

Phone: (770) 528-8600
Fax: (770) 528-8679

Official Tax Receipt
Gail Downing
Cobb County Tax Commissioner
736 Whitlock Ave Suite 100
Marietta, GA 30064
--Online Receipt--

Parcel	Tax Year	Original Taxes Due	Interest	Penalty	Fees	Amount Paid	Balance
17091600080	2013	$29,790.39	$0.00	$0.00	$0.00	$29,790.39	$0.00

Last Payment Date: 10/11/2013

Property Address: WINDY RIDGE PKWY

Payer: B F SAUL REAL ESTATE

Printed: 4/15/2014 1:17:05 PM

Phone: (770) 528-8600
Fax: (770) 528-8679

Official Tax Receipt
Gail Downing
Cobb County Tax Commissioner
736 Whitlock Ave Suite 100
Marietta, GA 30064
--Online Receipt--

Parcel	Tax Year	Original Taxes Due	Interest	Penalty	Fees	Amount Paid	Balance
17094500050	2013	$33,807.85	$0.00	$0.00	$0.00	$33,807.85	$0.00

Last Payment Date: 10/11/2013

Property Address: CIRCLE 75 PKWY

Payer: B F SAUL REAL ESTATE

Printed: 4/15/2014 1:19:04 PM

Phone: (770) 528-8600
Fax: (770) 528-8679

Official Tax Receipt
Gail Downing
Cobb County Tax Commissioner
736 Whitlock Ave Suite 100
Marietta, GA 30064
--Online Receipt--

Parcel	Tax Year	Original Taxes Due	Interest	Penalty	Fees	Amount Paid	Balance
17091600090	2013	$23,351.19	$0.00	$0.00	$0.00	$23,351.19	$0.00

Last Payment Date: 10/11/2013

Property Address: CIRCLE 75 PKWY

Payer: B F SAUL REAL ESTATE

Printed: 4/15/2014 1:14:37 PM

Phone: (770) 528-8600
Fax: (770) 528-8679

Official Tax Receipt
Gail Downing
Cobb County Tax Commissioner
736 Whitlock Ave Suite 100
Marietta, GA 30064
--Online Receipt--

Parcel	Tax Year	Original Taxes Due	Interest	Penalty	Fees	Amount Paid	Balance
17091600070	2013	$35,096.35	$0.00	$0.00	$0.00	$35,096.35	$0.00

Last Payment Date: 10/11/2013

Property Address: WINDY RIDGE PKWY

Payer: B F SAUL REAL ESTATE

Printed: 4/15/2014 1:42:31 PM

Phone: (770) 528-8600
Fax: (770) 528-8679

Official Tax Receipt
Gail Downing
Cobb County Tax Commissioner
736 Whitlock Ave Suite 100
Marietta, GA 30064
--Online Receipt--

Parcel	Tax Year	Original Taxes Due	Interest	Penalty	Fees	Amount Paid	Balance
17087900100	2013	$36,923.07	$0.00	$0.00	$0.00	$36,923.07	$0.00

Last Payment Date: 10/11/2013

Property Address: 2675 S COBB PKWY

Payer: B F SAUL REAL ESTATE

Printed: 4/15/2014 1:39:08 PM

Phone: (770) 528-8600
Fax: (770) 528-8679

Official Tax Receipt
Gail Downing
Cobb County Tax Commissioner
736 Whitlock Ave Suite 100
Marietta, GA 30064
--Online Receipt--

Parcel	Tax Year	Original Taxes Due	Interest	Penalty	Fees	Amount Paid	Balance
17091500270	2013	$3,836.93	$0.00	$0.00	$0.00	$3,836.93	$0.00

Last Payment Date: 10/11/2013

Property Address: CIRCLE 75 PKWY

Payer: B F SAUL REAL ESTATE

Parcel: 17091500280

This parcel did not exist until January 1, 2014 and as such had no taxes due for 2013. A tax bill will be sent later in the year for taxes due for 2014.

Printed: 4/15/2014 1:33:47 PM

Phone: (770) 528-8600
Fax: (770) 528-8679

Official Tax Receipt
Gail Downing
Cobb County Tax Commissioner
736 Whitlock Ave Suite 100
Marietta, GA 30064
--Online Receipt--

Parcel	Tax Year	Original Taxes Due	Interest	Penalty	Fees	Amount Paid	Balance
17091500260	2013	$3,880.83	$0.00	$0.00	$0.00	$3,880.83	$0.00

Last Payment Date: 10/11/2013

Property Address: CIRCLE 75 PKWY

Payer: B F SAUL REAL ESTATE

Printed: 4/15/2014 1:21:00 PM

Phone: (770) 528-8600
Fax: (770) 528-8679

Official Tax Receipt
Gail Downing
Cobb County Tax Commissioner
736 Whitlock Ave Suite 100
Marietta, GA 30064
--Online Receipt--

Parcel	Tax Year	Original Taxes Due	Interest	Penalty	Fees	Amount Paid	Balance
17091500230	2013	$3,735.00	$0.00	$0.00	$0.00	$3,735.00	$0.00

Last Payment Date: 10/11/2013

Property Address: CIRCLE 75 PKWY

Payer: B F SAUL REAL ESTATE

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Official Tax Receipt
Gail Downing
Cobb County Tax Commissioner
736 Whitlock Ave Suite 100
Marietta, GA 30064
--Online Receipt--

Parcel	Tax Year	Original Taxes Due	Interest	Penalty	Fees	Amount Paid	Balance
17091500250	2013	$12,598.48	$0.00	$0.00	$0.00	$12,598.48	$0.00

Last Payment Date: 10/11/2013

Property Address: CIRCLE 75 PKWY

Payer: B F SAUL REAL ESTATE

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736 Whitlock Ave Suite 100
Marietta, GA 30064
--Online Receipt--

Parcel	Tax Year	Original Taxes Due	Interest	Penalty	Fees	Amount Paid	Balance
17091400030	2013	$100.96	$0.00	$0.00	$0.00	$100.96	$0.00

Last Payment Date: 10/11/2013

Property Address: 2700 S COBB PKWY

Payer: B F SAUL REAL ESTATE

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Fax: (770) 528-8679

Official Tax Receipt
Gail Downing
Cobb County Tax Commissioner
736 Whitlock Ave Suite 100
Marietta, GA 30064
--Online Receipt--

Parcel	Tax Year	Original Taxes Due	Interest	Penalty	Fees	Amount Paid	Balance
17091400110	2013	$30,122.08	$0.00	$0.00	$0.00	$30,122.08	$0.00

Last Payment Date: 10/11/2013

Property Address: CIRCLE 75 PKWY

Payer: B F SAUL REAL ESTATE

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Fax: (770) 528-8679

Official Tax Receipt
Gail Downing
Cobb County Tax Commissioner
736 Whitlock Ave Suite 100
Marietta, GA 30064
--Online Receipt--

Parcel	Tax Year	Original Taxes Due	Interest	Penalty	Fees	Amount Paid	Balance
17091700010	2013	$41,272.09	$0.00	$0.00	$0.00	$41,272.09	$0.00

Last Payment Date: 10/11/2013

Property Address: CIRCLE 75 PKWY

Payer: B F SAUL REAL ESTATE

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Phone: (770) 528-8600
Fax: (770) 528-8679

Official Tax Receipt
Gail Downing
Cobb County Tax Commissioner
736 Whitlock Ave Suite 100
Marietta, GA 30064
--Online Receipt--

Parcel	Tax Year	Original Taxes Due	Interest	Penalty	Fees	Amount Paid	Balance
17087700010	2013	$61,508.90	$0.00	$0.00	$0.00	$61,508.90	$0.00

Last Payment Date: 8/23/2013

Property Address: CIRCLE 75 PKWY

Payer: SMITH RONICK & CORBIN LLC

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Phone: (770) 528-8600
Fax: (770) 528-8679

Official Tax Receipt
Gail Downing
Cobb County Tax Commissioner
736 Whitlock Ave Suite 100
Marietta, GA 30064
--Online Receipt--

Parcel	Tax Year	Original Taxes Due	Interest	Penalty	Fees	Amount Paid	Balance
17087600030	2013	$19,696.19	$0.00	$0.00	$0.00	$19,696.19	$0.00

Last Payment Date: 8/23/2013

Property Address: CIRCLE 75 PKWY

Payer: SMITH RONICK & CORBIN LLC

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Phone: (770) 528-8600
Fax: (770) 528-8679

Official Tax Receipt
Gail Downing
Cobb County Tax Commissioner
736 Whitlock Ave Suite 100
Marietta, GA 30064
--Online Receipt--

Parcel	Tax Year	Original Taxes Due	Interest	Penalty	Fees	Amount Paid	Balance
17091700040	2013	$27,855.99	$0.00	$0.00	$0.00	$27,855.99	$0.00

Last Payment Date: 10/11/2013

Property Address: CIRCLE 75 PKWY

Payer: B F SAUL REAL ESTATE