

## LEGAL DESCRIPTION

All that tract or parcel of land lying in Land Lot 207, 208 and 209, 2<sup>nd</sup> District, 3<sup>rd</sup> Section, Paulding County, Georgia, within the City of Dallas, Georgia and being more particularly described as follows:

Commencing at a point, said point being an iron pin found at the corner common to Land Lots 226, 227, 278 and 279; Thence North 85 degrees 30 minutes 18 seconds West, a distance of 448.87 feet to an iron pin found; Thence North 07 degrees 47 minutes 08 seconds West, a distance of 592.70 feet to an iron pin found; Thence North 05 degrees 22 minutes 15 seconds West, a distance of 1046.69 feet to an open top pipe found on the northerly margin of the right-of-way of the Norfolk Southern Railway (150 foot right-of-way) and the TRUE POINT OF BEGINNING; Thence running along the northerly margin of the right-of-way of the Norfolk Southern Railway the following courses and distances: North 65 degrees 26 minutes 43 seconds West, a distance of 134.01 feet to a point; Thence North 66 degrees 23 minutes 36 seconds West, a distance of 348.85 feet to a point; Thence running along a curve to the left an arc distance of 568.09 feet (said arc being subtended by a chord with a bearing of North 83 degrees 52 minutes 10 seconds West, a chord distance of 560.39 feet and having a radius distance of 993.73 feet) to a point; Thence South 78 degrees 56 minutes 29 seconds West, a distance of 283.30 feet to a point; Thence running along a curve to the right an arc distance of 633.34 feet (said arc being subtended by a chord with a bearing of North 79 degrees 12 minutes 00 seconds West, a chord distance of 619.33 feet and having a radius distance of 866.44 feet) to a point; Thence North 54 degrees 10 minutes 56 seconds West, a distance of 83.38 feet to a point; Thence running along a curve to the right an arc distance of 234.05 feet (said arc being subtended by a chord with a bearing of North 44 degrees 53 minutes 11 seconds West, a chord distance of 233.50 feet and having a radius distance of 985.00 feet) to a point; Thence North 38 degrees 06 minutes 27 seconds West, a distance of 560.44 feet to a point on the northerly line of Land Lot 209; Thence running along the northerly line of Land Lot 209 and 208, South 88 degrees 22 minutes 13 seconds East, a distance of 970.28 feet to a point on the northwesterly margin of Pumpkinvine Trail; Thence running along the northwesterly margin of Pumpkinvine Trail the following courses and distances: South 47 degrees 36 minutes 28 seconds West, a distance of 35.28 feet to a point; Thence South 58 degrees 16 minutes 57 seconds West, a distance of 157.40 feet to a point; Thence South 86 degrees 56 minutes 13 seconds West, a distance of 142.09 feet to a point; Thence crossing over from the northwesterly margin of Pumpkinvine Trail to the southeasterly margin of Pumpkinvine Trail, South 03 degrees 03 minutes 47 seconds East, a distance of 30.00 feet to a point; Thence North 86 degrees 56 minutes 13 seconds East, a distance of 149.75 feet to a point; Thence North 58 degrees 16 minutes 57 seconds East, a distance of 167.87 feet to a point; Thence North 47 degrees 36 minutes 28 seconds East, a distance of 69.12 feet to a point on the northerly line of Land Lot 208; Thence running along the northerly line of Land Lot 208, South 88 degrees 22 minutes 13 seconds East, a distance of 160.06 feet to an open top pipe found; Thence leaving said northerly line of Land Lot 208 and running South 00 degrees 28 minutes 15 seconds West, a distance of 714.19 feet to a point; Thence North 67 degrees 33 minutes 31 seconds East, a distance of 43.12 feet to a point;

Continued

Thence North 40 degrees 11 minutes 50 seconds East, a distance of 113.40 feet to a point; Thence North 77 degrees 30 minutes 14 seconds East, a distance of 79.15 feet to a point; Thence North 05 degrees 30 minutes 19 seconds West, a distance of 24.57 feet to a point; Thence South 79 degrees 45 minutes 10 seconds East, a distance of 1125.41 feet to an open top pipe found; Thence South 00 degrees 16 minutes 18 seconds East, a distance of 169.07 feet to an open top pipe found on the northerly margin of the right-of-way of the Norfolk Southern Railway and the TRUE POINT OF BEGINNING.

Said tract or parcel of land containing 16.59 Acres.

Deed Doc: WD  
Filed 08/17/2017 04:16PM  
Georgia Transfer Tax Paid : \$875.00  
Trevia W. Shelton  
Clerk Superior Court, Paulding County, Ga.  
Bk 03751 Pg 0235-0242  
1102017005570

Return Recorded Document to:  
TALLEY, RICHARDSON & CABLE, PA  
367 WEST MEMORIAL DRIVE  
DALLAS, GA 30132

LIMITED  
WARRANTY DEED

STATE OF GEORGIA  
COUNTY OF PAULDING

FILE #: 17-0442

THIS INDENTURE made this \_\_\_\_\_ day of August, 2017, between CLEVELAND PROPERTY HOLDINGS, LLC as party or parties of the first part, hereinafter called Grantor, and WEST DALLAS, LLC as party or parties of the second part, hereinafter called Grantee (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 the sum of TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable considerations in hand paid, at and before the sealing and delivery of these presents, the receipt whereof is hereby acknowledged, has granted, bargained, sold, aliened, conveyed and confirmed, and by these presents does grant, bargain, sell, alien, convey and confirm unto the said Grantee.

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

This Deed is given subject to all easements and restrictions of record.

TO HAVE AND TO HOLD the said tract or parcel of land, together with all and singular the rights, members and appurtenances thereof, to the same being, belonging or in anywise appertaining, to the only proper use, benefit and behoof of the said Grantee, forever in FEE SIMPLE.

AND THE SAID Grantor will warrant and forever defend the right and title to the above described property unto the said Grantee against the claims of all persons by, through and under the above named grantor.

IN WITNESS WHEREOF, Grantor has hereunto set grantor's hand and seal this day and year first above written.

Signed, sealed and delivered in presence of:

CLEVELAND PROPERTY HOLDINGS, LLC  
BY: GEORGIA MASTER PROPERTIES, LLC

Gloria Davis  
Witness

BY: Kurt J. Faires (SEAL)  
KURT J. FAIRES, VICE PRESIDENT

S. Y. Mercer  
Notary Public

\_\_\_\_\_  
(SEAL)

\_\_\_\_\_  
(SEAL)

\_\_\_\_\_  
(SEAL)

AUGUST 9, 2020



## Exhibit "A"

## Cleveland Property Holdings Legal Description

Tract 3

All that tract or parcel of land lying and being located in Land Lots 208, 209, 224, 225, 226, 279, 280 and 297 of the 2<sup>nd</sup> District 9<sup>th</sup> Section of Paulding County Georgia and being more particularly described as follows: Beginning at the Southeast corner of Land Lot 224; thence running North 89° 16' 03" West along the South line of Land Lot 224 for a distance of 1,191.01 feet to an Iron pin at the Southwest corner of Land Lot 224; thence running North 02° 07' 38" West along the West line of Land Lot 224 for a distance of 1,327.17 feet to a rock corner and the Northwest corner of Land Lot 224; thence running North 87° 29' 46" East for a distance of 175.55 feet to a point; thence running North 30° 06' 52" East for a distance of 367.43 feet to a 30" tree; thence running North 62° 23' 33" West for a distance of 97.37 feet to a point in an old abandon road bed; thence running South 50° 37' 38" West along the center line of an old road bed for a distance of 16.02 feet to a point; thence continuing along said road bed and running South 52° 44' 51" West for a distance of 15.25 feet to a point; thence continuing along said road bed and running North 84° 40' 59" West for a distance of 13.76 feet to a point; thence continuing along said road bed and running North 62° 16' 23" West for a distance of 17.02 feet to a point; thence continuing along said road bed and running North 33° 27' 10" West for a distance of 31.93 feet to a point; thence continuing along said road bed and running North 28° 42' 32" West for a distance of 45.45 feet to a point; thence continuing along said road bed and running North 23° 04' 09" West for a distance of 26.98 feet to a point; thence continuing along said road bed and running North 00° 15' 31" West for a distance of 53.78 feet to a point; thence continuing along said road bed and running North 11° 21' 54" East for a distance of 57.58 feet to a point; thence continuing along said road bed and running North 21° 28' 23" East for a distance of 32.97 feet to a point; thence continuing along said road bed and running North 38° 47' 17" East for a distance of 36.56 feet to a point; thence continuing along said road bed and

running North  $46^{\circ} 52' 06''$  East for a distance of 34.66 feet to a point; thence continuing along said road bed and running North  $58^{\circ} 18' 14''$  East for a distance of 53.58 feet to a point; thence continue along said road bed and running North  $65^{\circ} 47' 41''$  East for a distance of 44.53 feet to a point; thence continue along said road bed and running North  $69^{\circ} 30' 31''$  East for a distance of 55.57 feet to a point; thence continue along said road bed and running North  $61^{\circ} 02' 54''$  East for a distance of 176.69 feet to a point; thence continuing along said road bed and running North  $58^{\circ} 43' 26''$  East for a distance of 112.68 feet to a point; thence continuing along said road bed and running North  $62^{\circ} 34' 38''$  East for a distance of 58.73 feet to a point; thence continue along said road bed and running North  $64^{\circ} 40' 34''$  East for a distance of 93.36 feet to a point; thence continue along said road bed and running North  $69^{\circ} 24' 42''$  East for a distance of 46.89 feet to an iron pin on the Southern most Right of Way of Norfolk and Southern Railroad; thence running South  $38^{\circ} 06' 18''$  East along the Southern most Right of Way of Norfolk and Southern Railroad for a distance of 313.63 feet to a point; thence continuing along said Right of Way and running curvilinearly along a curve to the left having an arc of 273.07 feet and a chord running South  $44^{\circ} 58' 17''$  East for a distance of 272.41 feet to a point; thence continuing along said Right of Way and running South  $54^{\circ} 10' 56''$  East for a distance of 91.65 feet to a point; thence continuing along said Right of Way and running curvilinearly along a curve to the left having an arc of 447.94 feet and a chord running South  $70^{\circ} 34' 18''$  East for a distance of 444.32 feet to an iron pin; thence running South  $00^{\circ} 51' 33''$  West for a distance of 1,228.30 feet to an iron pin; thence running South  $89^{\circ} 08' 27''$  East for a distance of 273.80 feet to a point; thence running North  $00^{\circ} 51' 33''$  East for a distance of 165.81 feet to an iron pin; thence running South  $89^{\circ} 10' 12''$  East for a distance of 1,390.01 feet to an iron pin; thence running South  $07^{\circ} 47' 08''$  East for a distance of 592.70 feet to an iron pin; thence running South  $85^{\circ} 30' 18''$  East for a distance of 448.87 feet to an iron pin; thence running South  $00^{\circ} 35' 58''$  West along the East line of Land Lot 279 for a distance of 638.30 feet to an iron pin; thence running South  $84^{\circ} 44' 44''$  West for a distance of 210.72 feet to an iron pin; thence running North  $88^{\circ} 02'$

25" West for a distance of 127.84 feet to an iron pin; thence running South 87° 40' 50" West for a distance of 129.82 feet to an iron pin; thence running South 87° 26' 32" West for a distance of 79.85 feet to an iron pin; thence running North 02° 01' 18" West for a distance of 427.52 feet to an iron pin; thence running North 89° 37' 43" West for a distance of 947.56 feet to an iron pin; thence running South 00° 34' 10" West for a distance of 475.00 feet to an iron pin; thence running North 87° 58' 42" East for a distance of 175.00 feet to an open top pipe on the West line of Land Lot of 279; thence running South 00° 53' 19" West along the West line of Land Lot 279 for a distance of 507.91 feet to an iron pin; thence running North 86° 46' 04" West for a distance of 210.70 feet to an iron pin; thence running North 84° 17' 57" West for a distance of 358.67 feet to a point; thence running curvilinearly along a curve to the left having an arc of 19.86 feet and a chord running South 14° 40' 11" West for a distance of 19.86 feet; thence running South 10° 25' 45" West for a distance of 98.04 feet to a point; thence running South 10° 25' 45" West for a distance of 190.13 feet to a point; thence running curvilinearly along a curve to the right having an arc of 102.23 feet and a chord running South 19° 10' 15" West for a distance of 101.83 feet to a point; thence running South 27° 54' 45" West for a distance of 122.02 feet to a point on the North Right of Way of West Memorial Drive; thence running North 62° 36' 19" West along the North Right of Way of West Memorial Drive for a distance of 70.00 feet to a point; thence running North 27° 54' 45" East for a distance of 122.65 feet to a point; thence running curvilinearly along a curve to the left and having an arc of 20.42 feet and a chord running North 25° 42' 23" East for a distance of 20.41 feet to a point; thence running curvilinearly along a curve to the left having an arc of 60.45 feet and a chord running North 16° 57' 59" East for a distance of 60.32 feet to a point; thence running North 10° 25' 45" East for a distance of 181.10 feet to a point; thence running North 10° 25' 45" East for a distance of 20.32 feet to a point; thence running North 89° 48' 30" West for a distance of 199.99 feet to an iron pin; thence running North 02° 28' 24" East for a distance of 180.45 feet to an iron pin; thence running North 83° 03' 03" West for a distance of 161.21 feet to an iron pin; thence running North 02° 22' 57" East for a

distance of 306.71 feet to an iron pin; thence running South  $88^{\circ} 12' 51''$  East for a distance of 430.52 feet to an iron pin; thence running North  $10^{\circ} 25' 45''$  East for a distance of 49.00 feet to a point; thence running curvilinearly along a curve to the left having an arc of 51.54 feet and a chord running North  $04^{\circ} 51' 30''$  East for a distance of 51.46 feet to a point; thence running North  $00^{\circ} 39' 17''$  West for a distance of 198.07 feet to an iron pin; thence running North  $88^{\circ} 24' 24''$  West for a distance of 429.12 feet to an iron pin; thence running North  $02^{\circ} 22' 57''$  East for a distance of 450.03 feet to an iron pin; thence running South  $77^{\circ} 32' 08''$  West for a distance of 317.09 feet to an iron pin; thence running North  $02^{\circ} 24' 29''$  East for a distance of 130.52 feet to an iron pin and the True Point of Beginning.

Said tract contains 131.93 acres according to a survey prepared by Georgia and West, Inc., dated December 17, 2013 and revised January 6, 2014, and being identified as Tract 1, which said plat is incorporated herein by reference thereto and made a part of this description and said Plat is attached hereto as Exhibit "A-1".

#### Tract 2

All that tract or parcel of land lying and being located in Land Lots 208, 207 and 209 of the 2<sup>nd</sup> District 3<sup>rd</sup> Section of Paulding County Georgia and being more particularly described as follows: To reach the Point of Beginning commence at the Southeast corner of Land Lot 226; thence running North  $85^{\circ} 30' 18''$  West along the South line of Land Lot of 226 for a distance of 448.87 feet to an iron pin; thence running North  $07^{\circ} 47' 08''$  West for a distance of 592.70 feet to an iron pin; thence running North  $05^{\circ} 22' 15''$  West for a distance of 1,046.69 feet to an open top pipe on the North Right of Way of Norfolk and Southern Railroad and the True Point of Beginning; thence running North  $65^{\circ} 26' 43''$  West along the North Right of Way of Norfolk and Southern Railroad for a distance 134.01 feet to a point; thence running North  $66^{\circ} 23' 36''$  West along the North Right of Way of Norfolk and Southern Railroad for a distance of 348.85 feet to a point; thence continuing along said railroad Right of Way and running curvilinearly along a curve to the left having an arc of 568.09 feet and a chord running North  $83^{\circ} 52' 10''$  West for a distance of 560.39 feet to a point; thence continuing along said railroad Right of Way and running South  $78^{\circ} 56' 29''$  West for a distance of 283.30 feet to a point; thence continuing along said Right of Way and running curvilinearly along a curve to the right with an arc of 633.33 feet and a chord running North  $79^{\circ} 12' 00''$  West for a distance of 619.33 feet to a point; thence continuing along said

Right of Way and running North 54° 10' 56" West for a distance of 83.38 feet to a point; thence continuing along said Right of Way and running curvilinearly along a curve to the right having an arc of 234.05 feet and a chord running North 44° 53' 11" West for a distance of 233.50 feet to a point; thence continuing along said railroad Right of Way North 38° 06' 27" West for a distance of 560.44 feet to a point on the North line of Land Lot 209; thence running South 88° 22' 13" East along the North line of Land Lot 208 and 209 for a distance of 970.28 feet to point on the North Right of Way of County Road 400 aka Pumpkin Vine Trail; thence running South 47° 36' 28" West along the North Right of Way of County Road 400 for a distance of 35.28 feet to a point; thence continuing along said Right of Way and running South 58° 16' 57" West for a distance of 157.40 feet to a point; thence continuing along said Right of Way and running South 86° 56' 13" West for a distance of 142.09 feet to a point; thence continuing along said Right of Way and running South 03° 03' 47" East for a distance of 30.00 feet to a point on the South Right of Way of County Road 400; thence running North 86° 56' 13" East along the South Right of Way of County Road 400 for a distance of 149.75 feet to a point; thence continuing along said Right of Way and running North 58° 16' 57" East for a distance of 167.87 feet to a point; thence continuing along said Right of Way and running North 47° 36' 28" East for a distance of 69.12 feet to a point on the North line of Land Lot 208; thence running South 88° 22' 13" East along the North line of Land Lot 208 for a distance of 160.06 feet to an open top pipe; thence running South 00° 28' 15" West for a distance of 714.19 feet to a point in the centerline of a creek; thence running North 67° 33' 31" East for a distance of 43.12 feet to a point in the center line of a creek; thence running North 40° 11' 50" East for a distance of 113.40 feet to a point in the center line of a creek; thence running North 77° 30' 14" East for a distance of 79.15 feet to a point in the center line of a creek; thence leaving said creek and running North 05° 30' 19" West for a distance of 24.57 feet to a point; thence running South 79° 45' 10" East for a distance of 1,125.41 feet to an open top pipe; thence running South 00° 16' 18" East for a distance of 169.07 feet to an open top pipe and the True Point of Beginning.

Said tract contains 16.59 acres according to a survey prepared by Georgia and West, Inc., dated December 17, 2013 and revised January 6, 2014, and being identified as Tract 2, which said plat is incorporated herein by reference thereto and made a part of this description and a copy of said plat is attached hereto as Exhibit "A-1".

SUBJECT TO A 70' WIDE EASEMENT described as follows:

ALL THAT TRACT OR PARCEL of land lying and being in Land Lots 297, 280 and 225, 2<sup>nd</sup> District, 3<sup>rd</sup> Section, Paulding County, Georgia and being more particularly described as follows:

TO FIND THE TRUE POINT OF BEGINNING, commence at a ½" reinforcing rod found at the common corner of Land Lots 226, 227, 278 and 279, said District and Section; proceed thence north 85 degrees 31 minutes 24 seconds west for a distance of 448.84 feet to a 3/8" reinforcing rod found and corner; proceed thence north 07 degrees 42 minutes 56 seconds west for a distance of 592.64 feet to an iron pin set and corner; proceed thence north 89 degrees 08 minutes 10 seconds west for a distance of 1377.15 feet to a point and corner and the TRUE POINT OF BEGINNING; from said TRUE POINT OF BEGINNING proceed south 06 degrees 54 minutes 27 seconds east for a distance of 447.78 feet to a point; thence proceed along the arc of a curve an arc distance of 58.15 feet said arc being subtended by a chord bearing south 03 degrees 47 minutes 38 seconds east a chord distance of 58.12 feet and having a radius of 535.00 feet; thence proceed south 00 degrees 40 minutes 49 seconds east for a distance of 795.73 feet to a point; thence proceed along the arc of a curve to the right an arc distance of 65.15 feet said arc being subtended by a chord bearing south 04 degrees 53 minutes 29 seconds west a chord distance of 65.05 feet and having a radius of 335.00 feet to a point; thence proceed south 10 degrees 27 minutes 47 seconds west for a distance of 752.20 feet to a point; thence proceed along the arc of a curve to the right an arc distance of 102.22 feet said arc being subtended by a chord bearing south 19 degrees 12 minutes 17 seconds west a chord distance of 101.83 feet and having a radius of 335.00 feet to a point; thence proceed south 27 degrees 56 minutes 47 seconds west for a distance of 122.02 feet to a point located on the northeasterly right-of-way of West Memorial Drive; thence proceed along the northeast right-of-way of West Memorial Drive north 62 degrees 34 minutes 17 seconds west for a distance of 70.00 feet to a point; thence leaving said right-of-way proceed north 27 degrees 56 minutes 47 seconds east for a distance of 122.65 feet to a point; thence proceed along the arc of a curve to the left an arc distance of 80.86 feet said arc being subtended by a chord bearing north 19 degrees 12 minutes 17 seconds east a chord distance of 80.55 feet and having a radius of 265.00 feet to a point; thence proceed north 10 degrees 27 minutes 47 seconds east for a distance of 752.20 feet to a point; thence proceed along the arc of a curve to the left an arc distance of 51.54 feet said arc being subtended by a chord bearing north 04 degrees 53 minutes 29 seconds east a chord distance of 51.46 feet and having a radius of 265.00 feet to a point; thence proceed north 00 degrees 40 minutes 49 seconds west for a distance of 795.73 feet to a point; thence proceed along the arc of a curve to the left an arc distance of 50.54 feet said arc being subtended by a chord bearing north 03 degrees 47 minutes 38 seconds west a chord distance of 50.51 feet and having a radius of 465.00 feet to a point; thence proceed north 06 degrees 54 minutes 27 seconds west for a distance of 290.00 feet to a point and corner; thence proceed south 89 degrees 06 minutes 25 seconds east for a distance of 35.08 feet to a point and corner; thence proceed north 0 degrees 53 minutes 35 seconds east for a distance of 165.81 feet to an iron pin set and corner; thence proceed south 89 degrees 08 minutes 10 seconds east for a distance of 12.86 feet to a point said point being the TRUE POINT OF BEGINNING.