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Paulding County, GA
PT61: 1102019004211

After recording, return to:
McMichael & Gray, PC
2055 North Brown Road, Suite 250
Lawrenceville, Georgia 30043
CONST- ~~1022~~ A

LIMITED WARRANTY DEED
(Paulding County, GA)

THIS LIMITED WARRANTY DEED is made as of June 14, 2019, between HUBBLE TIMBER, LLC, a Missouri limited liability company (herein referred to as "Grantor"), and GEOSAM CAPITAL US (GEORGIA) LLC, a Delaware limited liability company (herein referred to as "Grantee") ("Grantor" and "Grantee" to include its successors and assigns where the context requires or permits).

WITNESSETH

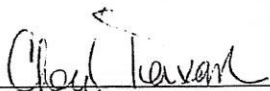
GRANTOR, in consideration of the sum of Ten and No/100 Dollars (\$10.00), and other valuable consideration, the receipt and sufficiency whereof are hereby acknowledged, has granted, bargained, sold, aliened, conveyed and confirmed, and does hereby grant, bargain, sell alien, convey and confirm unto Grantee all that tract or parcel of land lying and being in Paulding County, Georgia (hereinafter referred to as the "Land") as more particularly described in the attached Exhibit "A", which Exhibit is incorporated herein.

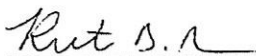
TO HAVE AND TO HOLD the Land, together with all and singular the rights, members and appurtenances thereof, to the same being, belonging, or in anywise appertaining, to the only proper use, benefit and behoof of Grantee forever in FEE SIMPLE; subject only to the matters (hereinafter referred to as "Permitted Exceptions") set out in the attached Exhibit "B", which Exhibit is incorporated herein.

AND GRANTOR WILL WARRANT and forever defend the right and title to the Land unto Grantee against the claims of any persons owning, holding or claiming by, through or under Grantor, except for claims arising under or by virtue of the Permitted Exceptions. Notwithstanding the foregoing, the mineral, oil and gas rights of Grantor (if any) are conveyed by quitclaim without any warranty of title.

EXECUTED under seal as of the date above.

Signed, sealed and delivered
in the presence of:

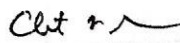

Unofficial Witness


Notary Public

GRANTOR:

HUBBLE TIMBER, LLC,
a Missouri limited liability company

By: Timberland Investment Resources, LLC,
a Georgia limited liability company
Its: Manager

By: 
Christopher T. Mathis
Authorized Representative

[SEAL]

My commission expires: 2/25/2023

(NOTARIAL SEAL)

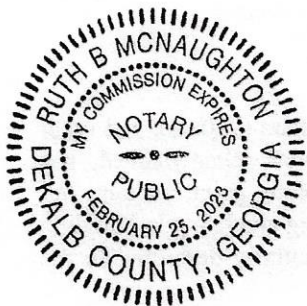


EXHIBIT "A"
(Legal Description)

All those tracts or parcels of land lying and being in Land Lots 444, 493, 494, 514, 515, 516, 565, 566, 567, 587, and 588, 2nd District, Paulding County, Georgia, being a total of 350.74 acres, more or less, as shown on Boundary and Topographic Survey for: Geosam Capital US, dated 4/17/2009, by Falcon Design, certified by Kevin M. Brown, Georgia Registered Land Surveyor No. 2960, and being more particularly described as follows:

Tract One

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOTS 494, 514, 515, 566 & 567, 2ND DISTRICT, PAULDING COUNTY, GEORGIA, AND DESCRIBED AS FOLLOWS:

BEGINNING AT A ONE AND ONE-HALF INCH OPEN TOP PIPE FOUND AT THE COMMON CORNER OF LAND LOTS 566, 567, 586 AND 587;

THENCE, ALONG COMMON LINE OF LAND LOTS 566 AND 567, NORTH 00 DEGREES 26 MINUTES 40 SECONDS WEST FOR A DISTANCE OF 608.64 FEET TO AN IRON PIN SET;

THENCE, LEAVING SAID LINE, NORTH 87 DEGREES 04 MINUTES 18 SECONDS WEST A DISTANCE OF 91.53 FEET TO AN IRON PIN SET;

THENCE, NORTH 81 DEGREES 18 MINUTES 52 SECONDS WEST A DISTANCE OF 85.88 FEET TO AN IRON PIN SET;

THENCE, NORTH 88 DEGREES 36 MINUTES 32 SECONDS WEST A DISTANCE OF 20.34 FEET TO AN IRON PIN SET;

THENCE, NORTH 85 DEGREES 58 MINUTES 59 SECONDS WEST A DISTANCE OF 176.89 FEET TO AN IRON PIN SET;

THENCE, NORTH 87 DEGREES 12 MINUTES 42 SECONDS WEST A DISTANCE OF 21.64 FEET TO AN IRON PIN SET;

THENCE, SOUTH 89 DEGREES 54 MINUTES 36 SECONDS WEST A DISTANCE OF 101.59 FEET TO AN IRON PIN SET;

THENCE, NORTH 89 DEGREES 42 MINUTES 37 SECONDS WEST A DISTANCE OF 208.01 FEET TO AN IRON PIN SET;

THENCE, SOUTH 88 DEGREES 39 MINUTES 44 SECONDS WEST A DISTANCE OF 57.21 FEET TO AN IRON PIN SET;

THENCE, SOUTH 89 DEGREES 52 MINUTES 20 SECONDS WEST A DISTANCE OF 181.56 FEET TO AN IRON PIN SET;

THENCE, SOUTH 88 DEGREES 31 MINUTES 49 SECONDS WEST A DISTANCE OF 99.04 FEET TO AN IRON PIN SET;

THENCE, NORTH 88 DEGREES 54 MINUTES 20 SECONDS WEST A DISTANCE OF 52.03 FEET TO AN IRON PIN SET;

THENCE, NORTH 88 DEGREES 28 MINUTES 57 SECONDS WEST A DISTANCE OF 43.22 FEET TO AN IRON PIN SET;

THENCE, SOUTH 89 DEGREES 16 MINUTES 06 SECONDS WEST A DISTANCE OF 53.07 FEET TO AN IRON PIN SET;

THENCE, NORTH 78 DEGREES 51 MINUTES 42 SECONDS WEST A DISTANCE OF 170.52 FEET TO A ONE-HALF INCH REBAR AND CAP FOUND ON THE EASTERLY RIGHT-OF-WAY LINE OF COLE LAKE ROAD (60 FOOT RIGHT-OF-WAY);

THENCE, WITH SAID RIGHT-OF-WAY LINE, NORTH 19 DEGREES 50 MINUTES 35 SECONDS EAST A DISTANCE OF 166.51 FEET TO A POINT;

THENCE, 378.10 FEET ALONG A CURVE TO THE LEFT (SAID CURVE HAVING A RADIUS OF 970.00 FEET, AND A CHORD BEARING NORTH 08 DEGREES 40 MINUTES 34 SECONDS EAST, 375.71 FEET) TO A POINT;

THENCE, NORTH 02 DEGREES 29 MINUTES 27 SECONDS WEST A DISTANCE OF 189.00 FEET TO A POINT;

THENCE, 319.24 FEET ALONG A CURVE TO THE LEFT (SAID CURVE HAVING A RADIUS OF 2,815.77 FEET, AND A CHORD BEARING NORTH 05 DEGREES 44 MINUTES 19 SECONDS WEST, 319.07 FEET) TO A POINT;

THENCE, NORTH 08 DEGREES 59 MINUTES 12 SECONDS WEST A DISTANCE OF 281.58 FEET TO A POINT;

THENCE, 276.50 FEET ALONG A CURVE TO THE RIGHT (SAID CURVE HAVING A RADIUS OF 588.16 FEET, AND A CHORD BEARING NORTH 04 DEGREES 28 MINUTES 52 SECONDS EAST, 273.96 FEET) TO A POINT;

THENCE, NORTH 17 DEGREES 56 MINUTES 56 SECONDS EAST A DISTANCE OF 130.91 FEET TO A POINT;

THENCE, 220.28 FEET ALONG A CURVE TO THE RIGHT (SAID CURVE HAVING A RADIUS OF 605.51 FEET, AND A CHORD BEARING NORTH 28 DEGREES 22 MINUTES 14 SECONDS EAST, 219.07 FEET) TO A POINT;

THENCE, 117.34 FEET ALONG A CURVE TO THE LEFT (SAID CURVE HAVING A RADIUS OF 2,352.14 FEET, AND A CHORD BEARING NORTH 37 DEGREES 21 MINUTES 48 SECONDS EAST, 117.33 FEET) TO A ONE-HALF INCH REBAR FOUND ON THE COMMON LINE OF LAND LOTS 495 AND 514;

THENCE, ALONG COMMON LINE OF LAND LOTS 495 AND 514, SOUTH 87 DEGREES 41 MINUTES 16 SECONDS EAST A DISTANCE OF 935.45 FEET TO A ONE-HALF INCH CRIMP TOP PIPE FOUND;

THENCE, SOUTH 88 DEGREES 56 MINUTES 41 SECONDS EAST A DISTANCE OF 191.87 FEET TO A ONE AND ONE-HALF INCH OPEN TOP PIPE FOUND AT THE COMMON CORNER OF LAND LOTS 494, 495, 514 AND 515;

THENCE, FOLLOWING ALONG COMMON LINE OF LAND LOTS 494 AND 495, NORTH 00 DEGREES 36 MINUTES 11 SECONDS EAST A DISTANCE OF 1,365.59 FEET TO A ONE AND ONE-HALF INCH OPEN TOP PIPE FOUND AT THE COMMON CORNER OF LAND LOTS 442, 443, 494 AND 495;

THENCE, FOLLOWING ALONG COMMON LINE OF LAND LOTS 443 AND 494, SOUTH 87 DEGREES 19 MINUTES 32 SECONDS EAST A DISTANCE OF 1,255.27 FEET TO A ONE AND ONE-HALF INCH OPEN TOP PIPE FOUND AT THE COMMON CORNER OF LAND LOTS 443, 444, 493 AND 494;

THENCE, FOLLOWING ALONG COMMON LINE OF LAND LOTS 493 AND 494, SOUTH 00 DEGREES 00 MINUTES 53 SECONDS WEST A DISTANCE OF 3,921.84 FEET TO THE COMMON CORNER OF LAND LOTS 565, 566, 587 AND 588;

THENCE, FOLLOWING ALONG COMMON LINE OF LAND LOTS 566 AND 587, SOUTH 89 DEGREES 30 MINUTES 24 SECONDS WEST A DISTANCE OF 1,297.59 FEET TO THE POINT OF BEGINNING;

SAID TRACT OR PARCEL HAVING AN AREA OF 175.87 ACRES (7,660,718 SQUARE FEET).

TOGETHER WITH:

Tract Two

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 514, 2ND DISTRICT PAULDING COUNTY, GEORGIA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A ONE-HALF INCH REBAR FOUND AT THE COMMON LINE OF LAND LOTS 513 AND 514 AND THE WESTERLY RIGHT-OF-WAY LINE OF COLE LAKE ROAD (60 FOOT RIGHT-OF-WAY);

THENCE, ALONG SAID RIGHT-OF-WAY LINE, SOUTH 08 DEGREES 59 MINUTES 12 SECONDS EAST A DISTANCE OF 93.07 FEET TO A POINT;

THENCE, 312.44 FEET ALONG A CURVE TO THE RIGHT (SAID CURVE HAVING A RADIUS OF 2,755.77 FEET, AND A CHORD BEARING SOUTH 05 DEGREES 44 MINUTES 19 SECONDS EAST, 312.27 FEET) TO A POINT;

THENCE, SOUTH 02 DEGREES 29 MINUTES 27 SECONDS EAST A DISTANCE OF 64.97 FEET TO A ONE-HALF INCH REBAR FOUND AT THE COMMON LINE OF LAND LOTS 514 AND 567;

THENCE, LEAVING SAID RIGHT-OF-WAY LINE AND ALONG COMMON LAND LOT LINE, NORTH 89 DEGREES 20 MINUTES 45 SECONDS WEST A DISTANCE OF 53.28 FEET TO A ONE-HALF INCH REBAR FOUND AT THE COMMON CORNER OF LAND LOT LINES 513, 514, 567 AND 568;

THENCE, ALONG COMMON LINE OF LAND LOTS 513 AND 514, NORTH 00 DEGREES 34 MINUTES 32 SECONDS EAST A DISTANCE OF 466.95 FEET TO THE POINT OF BEGINNING.

SAID TRACT OR PARCEL HAVING AN AREA OF 0.35 ACRES (15,101 SQUARE FEET).

TOGETHER WITH:

Tract Three

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 514, 2ND DISTRICT PAULDING COUNTY, GEORGIA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A ONE-HALF INCH OPEN TOP PIPE FOUND AT THE COMMON CORNER OF LAND LOTS 495, 496, 513 AND 514;

THENCE, ALONG COMMON LINE OF LAND LOTS 495 AND 514, SOUTH 87 DEGREES 39 MINUTES 00 SECONDS EAST A DISTANCE OF 185.68 FEET TO A ONE-HALF INCH REBAR FOUND ON THE NORTHWESTERLY RIGHT-OF-WAY LINE OF COLE LAKE ROAD (60 FOOT RIGHT OF WAY);

THENCE, WITH SAID RIGHT-OF-WAY LINE, 74.03 FEET ALONG A CURVE TO THE RIGHT (SAID CURVE HAVING A RADIUS OF 2,292.14 FEET, AND A CHORD BEARING SOUTH 37 DEGREES 52 MINUTES 02 SECONDS WEST, 74.02 FEET) TO A POINT;

THENCE, 242.11 FEET ALONG A CURVE TO THE LEFT (SAID CURVE HAVING A RADIUS OF 665.51 FEET, AND A CHORD BEARING SOUTH 28 DEGREES 22 MINUTES 14 SECONDS WEST, 240.78 FEET) TO A POINT;

THENCE, SOUTH 17 DEGREES 56 MINUTES 56 SECONDS WEST A DISTANCE OF 95.11 FEET TO A ONE-HALF INCH REBAR FOUND ON THE COMMON LINE OF LAND LOTS 513 AND 514;

THENCE, ALONG COMMON LINE, NORTH 00 DEGREES 33 MINUTES 52 SECONDS EAST A DISTANCE OF 368.40 FEET TO THE POINT OF BEGINNING.

SAID TRACT OR PARCEL HAVING AN AREA OF 0.64 ACRES (27,695 SQUARE FEET).

TOGETHER WITH:

Tract Four

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOTS 444, 493, 494, 514, 515, 516, 565, 566, 567, 587 & 588, 2ND DISTRICT, PAULDING COUNTY, GEORGIA, AND DESCRIBED AS FOLLOWS:

BEGINNING AT A PK NAIL SET ON THE SOUTHERLY RIGHT-OF-WAY LINE OF HAPPY VALLEY CHURCH ROAD (60 FOOT RIGHT-OF-WAY) AND THE WESTERLY RIGHT-OF-WAY LINE OF ARBOR CREEK DRIVE (50 FOOT RIGHT-OF-WAY), AS SHOWN IN PLAT BOOK 44, PAGE 155, PAULDING COUNTY RECORDS;

THENCE, ALONG ARBOR CREEK DRIVE RIGHT-OF-WAY LINE, SOUTH 01 DEGREES 55 MINUTES 11 SECONDS WEST A DISTANCE OF 88.52 FEET TO AN IRON PIN SET;

THENCE, LEAVING SAID LINE, NORTH 88 DEGREES 04 MINUTES 49 SECONDS WEST A DISTANCE OF 125.00 FEET TO AN IRON PIN SET;

THENCE, SOUTH 02 DEGREES 01 MINUTES 17 SECONDS WEST A DISTANCE OF 175.06 FEET TO A ONE-HALF INCH REBAR FOUND;

THENCE, SOUTH 11 DEGREES 48 MINUTES 24 SECONDS WEST A DISTANCE OF 366.23 FEET TO A ONE-HALF INCH REBAR FOUND;

THENCE, SOUTH 01 DEGREES 12 MINUTES 22 SECONDS WEST A DISTANCE OF 792.44 FEET TO A ONE-HALF INCH REBAR FOUND;

THENCE, SOUTH 03 DEGREES 45 MINUTES 50 SECONDS EAST A DISTANCE OF 76.49 FEET TO A ONE-HALF INCH REBAR FOUND;

THENCE, SOUTH 14 DEGREES 39 MINUTES 35 SECONDS EAST A DISTANCE OF 188.23 FEET TO A ONE-HALF INCH REBAR FOUND;

THENCE, SOUTH 58 DEGREES 50 MINUTES 02 SECONDS WEST A DISTANCE OF 135.89 FEET TO A ONE-HALF INCH REBAR FOUND;

THENCE, SOUTH 28 DEGREES 57 MINUTES 28 SECONDS WEST A DISTANCE OF 115.21 FEET TO A ONE-HALF INCH REBAR FOUND;

THENCE, SOUTH 03 DEGREES 28 MINUTES 59 SECONDS WEST A DISTANCE OF 138.10 FEET TO A ONE-HALF INCH REBAR FOUND;

THENCE, SOUTH 20 DEGREES 57 MINUTES 48 SECONDS EAST A DISTANCE OF 112.22 FEET TO A ONE-HALF INCH REBAR FOUND ON THE NORTHERLY RIGHT-OF-WAY LINE OF ARBOR VIEW LANE (50 FOOT RIGHT-OF-WAY);

THENCE, ALONG SAID RIGHT-OF-WAY LINE, SOUTH 68 DEGREES 56 MINUTES 38 SECONDS WEST A DISTANCE OF 53.36 FEET TO A POINT;

THENCE, 21.03 FEET ALONG A CURVE TO THE RIGHT (SAID CURVE HAVING A RADIUS OF 25.00 FEET, AND A CHORD BEARING NORTH 86 DEGREES 57 MINUTES 41 SECONDS WEST, 20.41 FEET) TO A POINT;

THENCE, 49.05 FEET ALONG A CURVE TO THE LEFT (SAID CURVE HAVING A RADIUS OF 50.00 FEET, AND A CHORD BEARING SOUTH 89 DEGREES 01 MINUTES 50 SECONDS WEST, 47.11 FEET) TO A ONE-HALF INCH REBAR FOUND;

THENCE, LEAVING SAID RIGHT OF WAY LINE, NORTH 29 DEGREES 04 MINUTES 20 SECONDS WEST A DISTANCE OF 90.76 FEET TO A ONE-HALF INCH REBAR FOUND;

THENCE, SOUTH 55 DEGREES 06 MINUTES 49 SECONDS WEST A DISTANCE OF 120.50 FEET TO A ONE-HALF INCH REBAR FOUND;

THENCE, NORTH 00 DEGREES 00 MINUTES 53 SECONDS EAST A DISTANCE OF 1,810.93 FEET TO A ONE AND ONE-HALF INCH OPEN TOP PIPE FOUND AT THE COMMON CORNER OF LAND LOTS 443, 444, 493 AND 494;

THENCE, ALONG COMMON LINE OF LAND LOTS 443 AND 444, NORTH 01 DEGREES 41 MINUTES 56 SECONDS EAST A DISTANCE OF 279.48 FEET TO A ONE-HALF INCH REBAR FOUND ON THE SOUTHERLY RIGHT-OF-WAY LINE OF HAPPY VALLEY CHURCH ROAD;

THENCE, ALONG SAID RIGHT-OF-WAY LINE, NORTH 81 DEGREES 03 MINUTES 50 SECONDS EAST A DISTANCE OF 67.60 FEET TO A POINT;

THENCE, 184.12 FEET ALONG A CURVE TO THE RIGHT (SAID CURVE HAVING A RADIUS OF 718.19 FEET, AND A CHORD BEARING NORTH 88 DEGREES 11 MINUTES 50 SECONDS EAST, 183.62 FEET) TO A POINT;

THENCE, SOUTH 84 DEGREES 27 MINUTES 52 SECONDS EAST A DISTANCE OF 85.10 FEET TO A POINT;

THENCE, SOUTH 88 DEGREES 04 MINUTES 49 SECONDS EAST A DISTANCE OF 104.92 FEET TO A POINT;

THENCE, SOUTH 88 DEGREES 04 MINUTES 49 SECONDS EAST A DISTANCE OF 125.00 FEET TO THE POINT OF BEGINNING.

SAID TRACT OR PARCEL HAVING AN AREA OF 17.34 ACRES (755,277 SQUARE FEET).

TOGETHER WITH:

Tract Five

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOTS 444, 493 AND 516, 2ND DISTRICT PAULDING COUNTY, GEORGIA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A PK NAIL SET ON THE SOUTHERLY RIGHT-OF-WAY LINE OF HAPPY VALLEY CHURCH ROAD (60 FOOT RIGHT-OF-WAY) AND THE EASTERLY RIGHT-OF-WAY LINE OF ARBOR CREEK DRIVE (50 FOOT RIGHT-OF-WAY); AS SHOWN IN PLAT BOOK 44, PAGE 155, PAULDING COUNTY RECORDS.

THENCE, ALONG HAPPY VALLEY CHURCH ROAD RIGHT-OF-WAY LINE, SOUTH 88 DEGREES 44 MINUTES 26 SECONDS EAST A DISTANCE OF 162.70 FEET TO A POINT;

THENCE, 178.48 FEET ALONG A CURVE TO THE RIGHT (SAID CURVE HAVING A RADIUS OF 1,200.00 FEET, AND A CHORD BEARING SOUTH 84 DEGREES 28 MINUTES 47 SECONDS EAST, 178.32 FEET) TO A POINT;

THENCE, SOUTH 80 DEGREES 13 MINUTES 07 SECONDS EAST A DISTANCE OF 296.84 FEET TO A THREE-FOURTH INCH REBAR FOUND;

THENCE, LEAVING SAID RIGHT-OF-WAY LINE, SOUTH 00 DEGREES 35 MINUTES 30 SECONDS WEST A DISTANCE OF 215.48 FEET TO A SHOTGUN BARREL FOUND AT THE COMMON CORNER OF LAND LOTS 444, 445, 492 AND 493;

THENCE, ALONG COMMON LINE OF LAND LOTS 492 AND 493, SOUTH 00 DEGREES 34 MINUTES 24 SECONDS WEST A DISTANCE OF 1,304.99 FEET TO A ONE-HALF INCH REBAR FOUND AT THE COMMON CORNER OF LAND LOTS 492, 493, 516 AND 517;

THENCE, ALONG COMMON LINE OF LAND LOTS 516 AND 517, SOUTH 00 DEGREES 06 MINUTES 52 SECONDS EAST A DISTANCE OF 613.89 FEET TO A FIVE-EIGHTHS INCH REBAR FOUND;

THENCE, SOUTH 00 DEGREES 08 MINUTES 31 SECONDS EAST A DISTANCE OF 258.13 FEET TO A ONE-HALF INCH REBAR FOUND;

THENCE, SOUTH 00 DEGREES 09 MINUTES 15 SECONDS EAST A DISTANCE OF 168.39 FEET TO A FIVE-EIGHTHS INCH REBAR FOUND;

THENCE, SOUTH 00 DEGREES 02 MINUTES 48 SECONDS EAST A DISTANCE OF 209.84 FEET TO A ONE-HALF INCH REBAR FOUND;

THENCE, LEAVING COMMON LAND LOT LINE, NORTH 30 DEGREES 57 MINUTES 00 SECONDS WEST A DISTANCE OF 122.74 FEET TO A ONE-HALF INCH REBAR FOUND;

THENCE, NORTH 66 DEGREES 21 MINUTES 58 SECONDS WEST A DISTANCE OF 115.29 FEET TO AN IRON PIN SET;

THENCE, SOUTH 71 DEGREES 56 MINUTES 52 SECONDS WEST A DISTANCE OF 116.37 FEET TO A ONE-HALF INCH REBAR FOUND;

THENCE, SOUTH 60 DEGREES 14 MINUTES 06 SECONDS WEST A DISTANCE OF 83.19 FEET TO A ONE-HALF INCH REBAR FOUND;

THENCE, SOUTH 36 DEGREES 10 MINUTES 09 SECONDS WEST A DISTANCE OF 125.00 FEET TO A POINT ON THE NORTHEASTERLY RIGHT-OF-WAY LINE OF ARBOR CREEK TRAIL (60 FOOT RIGHT-OF-WAY);

THENCE, ALONG SAID RIGHT-OF-WAY LINE, NORTH 53 DEGREES 49 MINUTES 51 SECONDS WEST A DISTANCE OF 57.76 FEET TO A ONE-HALF INCH REBAR FOUND;

THENCE, LEAVING SAID RIGHT-OF-WAY LINE, NORTH 36 DEGREES 10 MINUTES 09 SECONDS EAST A DISTANCE OF 125.00 FEET TO A ONE-HALF INCH REBAR FOUND;

THENCE, NORTH 53 DEGREES 49 MINUTES 51 SECONDS WEST A DISTANCE OF 198.58 FEET TO A ONE-HALF INCH REBAR FOUND;

THENCE, NORTH 81 DEGREES 08 MINUTES 40 SECONDS WEST A DISTANCE OF 88.16 FEET TO A ONE-HALF INCH REBAR FOUND;

THENCE, NORTH 85 DEGREES 24 MINUTES 56 SECONDS WEST A DISTANCE OF 73.33 FEET TO A ONE-HALF INCH REBAR FOUND;

THENCE, NORTH 00 DEGREES 02 MINUTES 28 SECONDS WEST A DISTANCE OF 74.60 FEET TO AN IRON PIN SET;

THENCE, SOUTH 89 DEGREES 57 MINUTES 32 SECONDS WEST A DISTANCE OF 125.00 FEET TO A ONE-HALF INCH REBAR FOUND ON THE EASTERLY RIGHT-OF-WAY LINE OF ARBOR CREEK DRIVE (50 FOOT RIGHT-OF-WAY);

THENCE, ALONG SAID RIGHT-OF-WAY LINE, NORTH 00 DEGREES 02 MINUTES 28 SECONDS WEST A DISTANCE OF 210.41 FEET TO A POINT;

THENCE, 59.47 FEET ALONG A CURVE TO THE RIGHT (SAID CURVE HAVING A RADIUS OF 275.00 FEET, AND A CHORD BEARING NORTH 06 DEGREES 09 MINUTES 14 SECONDS EAST, 59.35 FEET) TO A ONE-HALF INCH REBAR FOUND;

THENCE, LEAVING SAID RIGHT-OF-WAY LINE, SOUTH 78 DEGREES 12 MINUTES 34 SECONDS EAST A DISTANCE OF 122.96 FEET TO A ONE-HALF INCH REBAR FOUND;

THENCE, NORTH 22 DEGREES 13 MINUTES 18 SECONDS EAST A DISTANCE OF 411.94 FEET TO A POINT;

THENCE, NORTH 18 DEGREES 57 MINUTES 16 SECONDS EAST A DISTANCE OF 76.36 FEET TO A ONE-HALF INCH REBAR FOUND;

THENCE, NORTH 06 DEGREES 49 MINUTES 03 SECONDS EAST A DISTANCE OF 76.57 FEET TO A ONE-HALF INCH REBAR FOUND;

THENCE, NORTH 02 DEGREES 52 MINUTES 16 SECONDS WEST A DISTANCE OF 76.57 FEET TO A ONE-HALF INCH REBAR FOUND;

THENCE, NORTH 14 DEGREES 39 MINUTES 35 SECONDS WEST A DISTANCE OF 246.55 FEET TO A ONE-HALF INCH REBAR FOUND;

THENCE, NORTH 01 DEGREES 21 MINUTES 49 SECONDS WEST A DISTANCE OF 49.65 FEET TO AN IRON PIN SET;

THENCE, NORTH 01 DEGREES 12 MINUTES 23 SECONDS EAST A DISTANCE OF 720.05 FEET TO A ONE-HALF INCH REBAR FOUND;

THENCE, NORTH 08 DEGREES 48 MINUTES 58 SECONDS EAST A DISTANCE OF 49.03 FEET TO A POINT;

THENCE, NORTH 11 DEGREES 48 MINUTES 24 SECONDS EAST A DISTANCE OF 240.00 FEET TO A ONE-HALF INCH REBAR FOUND;

THENCE, SOUTH 78 DEGREES 11 MINUTES 36 SECONDS EAST A DISTANCE OF 55.23 FEET TO A ONE-HALF INCH REBAR FOUND;

THENCE, NORTH 38 DEGREES 57 MINUTES 38 SECONDS WEST A DISTANCE OF 97.50 FEET TO A ONE-HALF INCH REBAR FOUND;

THENCE, NORTH 01 DEGREES 55 MINUTES 11 SECONDS EAST A DISTANCE OF 82.59 FEET TO A ONE-HALF INCH REBAR FOUND;

THENCE, NORTH 28 DEGREES 29 MINUTES 05 SECONDS EAST A DISTANCE OF 55.90 FEET TO A ONE-HALF INCH REBAR FOUND;

THENCE, NORTH 01 DEGREES 55 MINUTES 11 SECONDS EAST A DISTANCE OF 75.40 FEET TO A ONE-HALF INCH REBAR FOUND;

THENCE, NORTH 01 DEGREES 55 MINUTES 11 SECONDS EAST A DISTANCE OF 65.00 FEET TO A ONE-HALF INCH REBAR FOUND;

THENCE, NORTH 88 DEGREES 04 MINUTES 49 SECONDS WEST A DISTANCE OF 125.00 FEET TO A ONE-HALF INCH REBAR FOUND;

THENCE, NORTH 01 DEGREES 55 MINUTES 11 SECONDS EAST A DISTANCE OF 40.00 FEET TO THE POINT OF BEGINNING.

SAID TRACT OR PARCEL HAVING AN AREA OF 37.53 ACRES (1,634,629 SQUARE FEET).

TOGETHER WITH:

Tract Six

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOTS 516, 565, 587 AND 588, 2ND DISTRICT PAULDING COUNTY, GEORGIA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A ONE AND ONE-HALF INCH OPEN TOP PIPE FOUND AT THE COMMON CORNER OF LAND LOTS 566, 567, 586 AND 587;

THENCE, ALONG COMMON LINE OF LAND LOTS 566 AND 587, NORTH 89 DEGREES 30 MINUTES 24 SECONDS EAST A DISTANCE OF 1,297.59 FEET TO AN IRON PIN SET AT THE COMMON CORNER OF LAND LOTS 565, 566, 587 AND 588;

THENCE, ALONG COMMON LINE OF LAND LOTS 566 AND 565, NORTH 00 DEGREES 00 MINUTES 53 SECONDS EAST A DISTANCE OF 2,110.91 FEET TO A ONE-HALF INCH REBAR FOUND;

THENCE, LEAVING COMMON LINE, SOUTH 19 DEGREES 15 MINUTES 44 SECONDS EAST A DISTANCE OF 120.50 FEET TO A ONE-HALF INCH REBAR FOUND;

THENCE, SOUTH 30 DEGREES 52 MINUTES 19 SECONDS EAST A DISTANCE OF 120.51 FEET TO A ONE-HALF INCH REBAR FOUND;

THENCE, NORTH 74 DEGREES 44 MINUTES 50 SECONDS EAST A DISTANCE OF 120.50 FEET TO A ONE-HALF INCH REBAR FOUND;

THENCE, NORTH 73 DEGREES 27 MINUTES 41 SECONDS EAST A DISTANCE OF 94.65 FEET TO A ONE-HALF INCH REBAR FOUND;

THENCE, SOUTH 80 DEGREES 26 MINUTES 18 SECONDS EAST A DISTANCE OF 46.48 FEET TO A POINT ON THE WESTERLY RIGHT-OF-WAY LINE OF ARBOR CREEK DRIVE (50 FOOT RIGHT-OF-WAY);

THENCE, WITH SAID RIGHT-OF-WAY LINE 57.13 FEET, ALONG A CURVE TO THE LEFT (SAID CURVE HAVING A RADIUS OF 325.00 FEET, AND A CHORD BEARING SOUTH 04 DEGREES 59 MINUTES 40 SECONDS WEST, 57.06 FEET) TO A POINT;

THENCE, SOUTH 00 DEGREES 02 MINUTES 28 SECONDS EAST A DISTANCE OF 181.74 FEET TO A ONE-HALF INCH REBAR FOUND;

THENCE, LEAVING SAID RIGHT-OF-WAY LINE, SOUTH 89 DEGREES 57 MINUTES 32 SECONDS WEST A DISTANCE OF 125.00 FEET TO AN IRON PIN SET IN WATER;

THENCE, SOUTH 00 DEGREES 02 MINUTES 28 SECONDS EAST A DISTANCE OF 302.22 FEET TO A ONE-HALF INCH REBAR FOUND;

THENCE, SOUTH 12 DEGREES 26 MINUTES 24 SECONDS EAST A DISTANCE OF 75.78 FEET TO A ONE-HALF INCH REBAR FOUND;

THENCE, SOUTH 15 DEGREES 54 MINUTES 29 SECONDS EAST A DISTANCE OF 74.63 FEET TO A ONE-HALF INCH REBAR FOUND;

THENCE, NORTH 69 DEGREES 14 MINUTES 52 SECONDS EAST A DISTANCE OF 116.88 FEET TO AN IRON PIN SET ON THE WESTERLY RIGHT-OF-WAY LINE OF ARBOR CREEK DRIVE;

THENCE, ACROSS SAID RIGHT-OF-WAY, NORTH 39 DEGREES 55 MINUTES 55 SECONDS EAST A DISTANCE OF 59.09 FEET TO A ONE-HALF INCH REBAR FOUND ON THE EASTERLY RIGHT-OF-WAY LINE OF ARBOR CREEK DRIVE;

THENCE, LEAVING SAID RIGHT-OF-WAY LINE, NORTH 75 DEGREES 17 MINUTES 14 SECONDS EAST A DISTANCE OF 107.60 FEET TO A ONE-HALF INCH REBAR FOUND;

THENCE, SOUTH 42 DEGREES 11 MINUTES 22 SECONDS EAST A DISTANCE OF 137.76 FEET TO A ONE-HALF INCH REBAR FOUND;

THENCE, SOUTH 53 DEGREES 49 MINUTES 51 SECONDS EAST A DISTANCE OF 120.00 FEET TO A ONE-HALF INCH REBAR FOUND;

THENCE, NORTH 36 DEGREES 10 MINUTES 09 SECONDS EAST A DISTANCE OF 125.00 FEET TO A POINT ON THE SOUTHERLY RIGHT-OF-WAY LINE OF ARBOR CREEK TRAIL (60 FOOT RIGHT-OF-WAY);

THENCE, WITH SAID RIGHT-OF-WAY LINE, SOUTH 53 DEGREES 49 MINUTES 51 SECONDS EAST A DISTANCE OF 40.20 FEET TO A ONE-HALF INCH REBAR FOUND;

THENCE, LEAVING SAID RIGHT-OF-WAY LINE, SOUTH 36 DEGREES 10 MINUTES 09 SECONDS WEST A DISTANCE OF 125.00 FEET TO A ONE-HALF INCH REBAR FOUND;

THENCE, SOUTH 53 DEGREES 49 MINUTES 51 SECONDS EAST A DISTANCE OF 224.12 FEET TO A POINT;

THENCE, SOUTH 54 DEGREES 11 MINUTES 23 SECONDS EAST A DISTANCE OF 106.17 FEET TO A ONE-HALF INCH REBAR FOUND;

THENCE, SOUTH 84 DEGREES 50 MINUTES 43 SECONDS EAST A DISTANCE OF 115.56 FEET TO A FIVE-EIGHTHS INCH REBAR FOUND;

THENCE, NORTH 66 DEGREES 01 MINUTES 52 SECONDS EAST A DISTANCE OF 139.90 FEET TO A ONE-HALF INCH REBAR FOUND ON THE COMMON LINE OF LAND LOTS 564 AND 565;

THENCE, ALONG SAID LINE, SOUTH 00 DEGREES 17 MINUTES 09 SECONDS EAST A DISTANCE OF 2,417.35 FEET TO A ONE-HALF INCH REBAR FOUND;

THENCE, NORTH 89 DEGREES 45 MINUTES 21 SECONDS WEST A DISTANCE OF 2,548.52 FEET TO A ONE AND ONE-HALF INCH OPEN TOP PIPE FOUND AT THE COMMON LINE OF LAND LOTS 586 AND 587;

THENCE, ALONG COMMON LINE, NORTH 00 DEGREES 15 MINUTES 51 SECONDS WEST A DISTANCE OF 1,367.82 FEET TO THE POINT OF BEGINNING.

SAID TRACT OR PARCEL HAVING AN AREA OF 119.01 ACRES (5,183,898 SQUARE FEET).

EXHIBIT "B"

Permitted Exceptions

All taxes for the year of closing and subsequent years, which are liens not yet due and payable, and any additional taxes, interest and/or penalties for the current year or any prior years as a result of any re-assessment, re-appraisal or re-billing of taxes.

2. Riparian rights incident to the premises.
3. Rights of the public to use for vehicular and pedestrian access that portion of the Land within the boundaries of any public road or highway.
4. Matters which would be disclosed by an accurate survey and inspection of the subject premises.
5. All matters reflected in the public records of Paulding County, Georgia.
6. Utility easements and rights-of ways of record that do not materially affect Purchaser's intended use or value of the Land.