



LAWRENCEVILLE

WINNETT • METRO ATLANTA

City of Lawrenceville Planning Department
P.O. Box 2200
Lawrenceville, GA 30046
Phone: 678-407-6583
E-Mail: Planning@lawrencevillega.org

Date Received _____
Case File #: ANX _____

APPLICATION FOR ANNEXATION

DATE _____

I hereby request that the Property described in this application be Annexed into the City of Lawrenceville Limits with in a Zoning Classification of BG w/ SUP.

Address of Property to be annexed: Northwest corner of Buford Drive (SR 20) @ University Parkway (SR 316)

Area: 40.061 acres or _____ square feet.

Tax Map Number: Multiple--see attached

Owners of Property: Multiple--see attached

Address if different from Property: Multiple--see attached

Phone: 770 232 0000

Applicant Name and Address: The Residential Group c/o
Mahaffey Pickens Tucker, LLP
1550 N Brown Rd, Ste 125
Lawrenceville, GA 30043

Phone: 770 232 0000

11/7/19

Signature of Applicant

Date

Signature of Owner

Date

Shane M. Lanham, Attorney

Print Name of Applicant

Date

Print Name of Owner

Date

11/7/19

Signature of Notary

Date

Signature of Notary

Date





LAWRENCEVILLE

WINNETT • METRO ATLANTA

COPY

City of Lawrenceville Planning Department
P.O. Box 2200
Lawrenceville, GA 30046
Phone: 678-407-6583
E-Mail: Planning@lawrencevillega.org

Date Received _____
Case File #: ANX _____

APPLICATION FOR ANNEXATION

DATE _____

I hereby request that the Property described in this application be Annexed into the City of Lawrenceville Limits with in a Zoning Classification of BG w/ SUP

Address of Property to be annexed: Northwest corner of Buford Drive (SR 20) @ University Parkway (SR 316)

Area: _____ acres or _____ square feet.

Tax Map Number: Multiple--see attached

Owners of Property: Multiple--see attached

Address if different from Property: Multiple--see attached Phone: 770 232 0000

Applicant Name and Address: The Residential Group c/o Phone: 770 232 0000
Mahaffey Pickens Tucker, LLP
1550 N Brown Rd, Ste 125
Lawrenceville, GA 30043

Signature of Applicant _____ Date _____

Samuel A. Martin 10/3/19
Signature of Owner _____ Date _____

Shane M. Lanham, Attorney
Print Name of Applicant _____ Date _____

SAMUEL A. MARTIN 10/3/19
Print Name of Owner _____ Date _____

Signature of Notary _____ Date _____

Amanda Mosley 10/3/19
Signature of Notary _____ Date _____





LAWRENCEVILLE

GWINNETT • METRO ATLANTA

COPY

City of Lawrenceville Planning Department
P.O. Box 2200
Lawrenceville, GA 30046
Phone: 678-407-6583
E-Mail: Planning@lawrencevillega.org

Date Received _____
Case File #: ANX _____

APPLICATION FOR ANNEXATION

DATE _____

I hereby request that the Property described in this application be Annexed into the City of Lawrenceville Limits with in a Zoning Classification of BG w/ SUP

Address of Property to be annexed: Northwest corner of Buford Drive (SR 20) @ University Parkway (SR 316)

Area: _____ acres or _____ square feet.

Tax Map Number: Multiple--see attached

Owners of Property: Multiple--see attached

Address if different from Property: Multiple--see attached Phone: 770 232 0000

Applicant Name and Address: The Residential Group c/o Phone: 770 232 0000
Mahaffey Pickens Tucker, LLP
1550 N Brown Rd, Ste 125
Lawrenceville, GA 30043

Signature of Applicant Date

[Signature] 3 OCT 2019
Signature of Owner Date

Shane M. Lanham, Attorney
Print Name of Applicant Date

BILL MARTIN, AS REG. STAFF AGENT
Print Name of Owner Date

Signature of Notary Date

Amanda Mosley 10/3/19
Signature of Notary Date





LAWRENCEVILLE

WINNETT • METRO ATLANTA

COPY

City of Lawrenceville Planning Department
P.O. Box 2200
Lawrenceville, GA 30046
Phone: 678-407-6583
E-Mail: Planning@lawrencevillega.org

Date Received _____
Case File #: ANX _____

APPLICATION FOR ANNEXATION

DATE _____

I hereby request that the Property described in this application be Annexed into the City of Lawrenceville Limits with In a Zoning Classification of BG w/ SUP

Address of Property to be annexed: Northwest corner of Buford Drive (SR 20) @ University Parkway (SR 316)

Area: _____ acres or _____ square feet.

Tax Map Number: Multiple--see attached

Owners of Property: Multiple--see attached

Address if different from Property: Multiple--see attached Phone: 770 232 0000

Applicant Name and Address: The Residential Group c/o Phone: 770 232 0000
Mahaffey Pickens Tucker, LLP
1550 N Brown Rd, Ste 125
Lawrenceville, GA 30043

Signature of Applicant _____ Date _____

Shane M. Lanham, Attorney

Print Name of Applicant _____ Date _____

Signature of Notary _____ Date _____

Signature of Owner _____ Date _____

Print Name of Owner _____ Date _____

Signature of Notary _____ Date _____

[Signature] 3 Oct 2019

BLU MARTIN AS EXECUTOR

[Signature] 10/3/19





LAWRENCEVILLE

WINNETT • METRO ATLANTA

COPY

City of Lawrenceville Planning Department
P.O. Box 2200
Lawrenceville, GA 30046
Phone: 678-407-6583
E-Mail: Planning@lawrencevillega.org

Date Received _____
Case File #: ANX _____

APPLICATION FOR ANNEXATION

DATE _____

I hereby request that the Property described in this application be Annexed into the City of Lawrenceville Limits with in a Zoning Classification of BG w/ SUP

Address of Property to be annexed: Northwest corner of Buford Drive (SR 20) @ University Parkway (SR 316)

Area: _____ acres or _____ square feet.

Tax Map Number: Multiple--see attached

Owners of Property: Multiple--see attached

Address if different from Property: Multiple--see attached Phone: 770 232 0000

Applicant Name and Address: The Residential Group c/o Phone: 770 232 0000
Mahaffey Pickens Tucker, LLP
1550 N Brown Rd, Ste 125
Lawrenceville, GA 30043

Signature of Applicant _____ Date _____

Shane M. Lanham, Attorney

Print Name of Applicant _____ Date _____

Signature of Notary _____ Date _____

Signature of Owner _____ Date _____

BILL MARTIN, AS EXECUTOR

Print Name of Owner _____ Date _____

Signature of Notary _____ Date _____





LAWRENCEVILLE

WINNETT • METRO ATLANTA

COPY

City of Lawrenceville Planning Department
P.O. Box 2200
Lawrenceville, GA 30046
Phone: 678-407-6583
E-Mail: Planning@lawrencevillega.org

Date Received _____
Case File #: ANX _____

APPLICATION FOR ANNEXATION

DATE _____

I hereby request that the Property described in this application be Annexed into the City of Lawrenceville Limits with in a Zoning Classification of BG w/ SUP

Address of Property to be annexed: Northwest corner of Buford Drive (SR 20) @ University Parkway (SR 316)

Area: _____ acres or _____ square feet;

Tax Map Number: Multiple--see attached

Owners of Property: Multiple--see attached

Address if different from Property: Multiple--see attached Phone: 770 232 0000

Applicant Name and Address: The Residential Group c/o Phone: 770 232 0000
Mahaffey Pickens Tucker, LLP
1550 N Brown Rd, Ste 125
Lawrenceville, GA 30043

Signature of Applicant _____ Date _____

Shane M. Lanham, Attorney

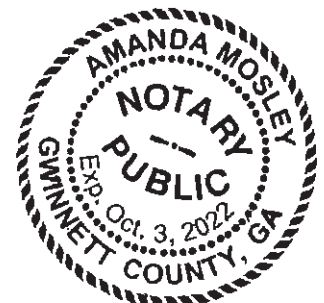
Print Name of Applicant _____ Date _____

Signature of Notary _____ Date _____

Signature of Owner _____ Date _____

Print Name of Owner _____ Date _____

Signature of Notary _____ Date _____



PROPERTY OWNER LIST

Name	Address	Parcel
Martin, Samuel A III & William J.	2065 Windsor Mill Ct, Grayson, GA 30017	7011 011
Martin, Samuel A III	440 Mooring Line Dr, Naples, FL 34102	7011 025
Collar Shop Properties, LLLP	2065 Windsor Mill Ct, Grayson, GA 30017	7012 002A
Collar Shop Properties, LLLP	2065 Windsor Mill Ct, Grayson, GA 30017	7012 002B
Collar Shop Properties, LLLP	2065 Windsor Mill Ct, Grayson, GA 30017	7012 002D



LAWRENCEVILLE

GWINNETT · METRO ATLANTA

COPY

City of Lawrenceville Planning Department
P.O. Box 2200
Lawrenceville, GA 30046
Phone: 678-407-6583
E-Mail: Planning@lawrencevillega.org

Date Received _____
Case File #: ANX _____

DISCLOSURE OF CAMPAIGN CONTRIBUTION

In accordance with the Conflict of Interest in Zoning Act, Title 36, Chapter 67A, Official Code of Georgia Annotated. The following questions must be answered.

Have you, within the last four years immediately preceding the filing of this application, made campaign contributions aggregating \$250.00 or more to a member of the Lawrenceville City Council, a member of the Planning and Zoning Commission or a member of the Zoning Board of Appeals, a member of the Planning Department, or any other government officials who will consider the application?

_____ YES XX _____ NO

If yes, please complete the following section:

Name and Official Position of Government Official(s):

Please list the Date and Amount of Contribution(s) (list all which aggregated \$250.00 or more):

Signature of Applicant

10/2/19
Date

Print Name of Applicant

Signature of Applicant's Attorney or Representative

Shane M. Lanham

Print Name of Applicant's Attorney or Representative



LAWRENCEVILLE

WINNETT · METRO ATLANTA

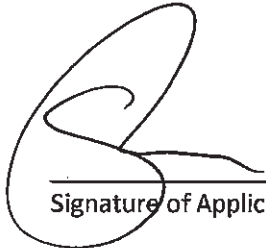
COPY

City of Lawrenceville Planning Department
P.O. Box 2200
Lawrenceville, GA 30046
Phone: 678-407-6583
E-Mail: Planning@lawrencevillega.org

Date Received _____
Case File #: ANX _____

CONFLICT OF INTEREST DISCLOSURE


The undersigned, making application for Rezoning, Special Exemption, Special Use Permit, Variance, etc., has complied with the Official Code of Georgia Section 36-67A-1, et. sec., Conflict of Interest Zoning Actions, and has submitted or attached the required information of forms provided.

 10/2/19
Signature of Applicant Date

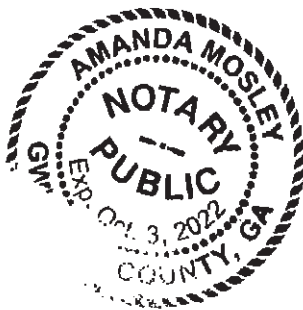
Signature of Owner Date

Shane M. Lanham, Attorney
Print Name of Applicant Date

Print Name of Owner Date

 10/2/19
Signature of Notary Public Date

Stamp:





LAWRENCEVILLE

WINNETT · METRO ATLANTA

COPY

City of Lawrenceville Planning Department
P.O. Box 2200
Lawrenceville, GA 30046
Phone: 678-407-6583
E-Mail: Planning@lawrencevillega.org

Date Received _____

Case File #: ANX _____

CONFLICT OF INTEREST DISCLOSURE

The undersigned, making application for Rezoning, Special Exemption, Special Use Permit, Variance, etc., has complied with the Official Code of Georgia Section 36-67A-1, et. sec., Conflict of Interest Zoning Actions, and has submitted or attached the required information of forms provided.

Signature of Applicant Date

Shane M. Lanham, Attorney

Print Name of Applicant Date

[Signature] 30 OCT 2019

Signature of Owner Date

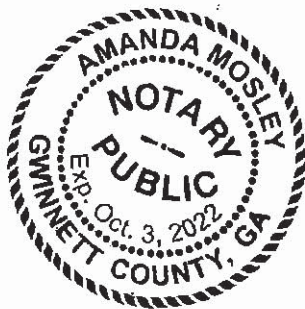
BILL MARTIN, AS REGISTRAR AGENT

Print Name of Owner Date

Amanda Mosley 10/3/19

Signature of Notary Public Date

Stamp:





LAWRENCEVILLE

GWINNETT • METRO ATLANTA

COPY

City of Lawrenceville Planning Department
P.O. Box 2200
Lawrenceville, GA 30046
Phone: 678-407-6583
E-Mail: Planning@lawrencevillega.org

Date Received _____


Case File #: ANX _____

CONFLICT OF INTEREST DISCLOSURE

The undersigned, making application for Rezoning, Special Exemption, Special Use Permit, Variance, etc., has complied with the Official Code of Georgia Section 36-67A-1, et. sec., Conflict of Interest Zoning Actions, and has submitted or attached the required information of forms provided.

Signature of Applicant

Date



Signature of Owner

Date

3 OCT 2019

Shane M. Lanham, Attorney

Print Name of Applicant

Date

BILL MARTIN, AS EXECUTOR

Print Name of Owner

Date

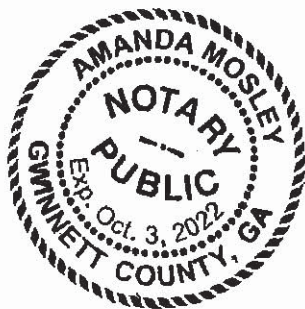


Signature of Notary Public

10/3/19

Date

Stamp:





LAWRENCEVILLE

WINNETT • METRO ATLANTA

COPY

City of Lawrenceville Planning Department
P.O. Box 2200
Lawrenceville, GA 30046
Phone: 678-407-6583
E-Mail: Planning@lawrencevillega.org

Date Received _____
Case File #: ANX _____

CONFLICT OF INTEREST DISCLOSURE

The undersigned, making application for Rezoning, Special Exemption, Special Use Permit, Variance, etc., has complied with the Official Code of Georgia Section 36-67A-1, et. sec., Conflict of Interest Zoning Actions, and has submitted or attached the required information of forms provided.

Signature of Applicant Date

Shane M. Lanham, Attorney

Print Name of Applicant Date

Amanda Mosley 10/3/19

Signature of Notary Public Date

Stamp:



[Signature] 3 Oct 2019

Signature of Owner Date

BILL MARTIN, AS EXECUTOR

Print Name of Owner Date



LAWRENCEVILLE

GWINNETT • METRO ATLANTA

COPY

City of Lawrenceville Planning Department
P.O. Box 2200
Lawrenceville, GA 30046
Phone: 678-407-6583
E-Mail: Planning@lawrencevillega.org

Date Received _____

Case File #: ANX _____

CONFLICT OF INTEREST DISCLOSURE

The undersigned, making application for Rezoning, Special Exemption, Special Use Permit, Variance, etc., has complied with the Official Code of Georgia Section 36-67A-1, et. sec., Conflict of Interest Zoning Actions, and has submitted or attached the required information of forms provided.

Signature of Applicant

Date

Shane M. Lanham, Attorney

Print Name of Applicant

Date

Amanda Mosley *10/3/19*

Signature of Notary Public

Date

[Signature] *3 OCT 2019*

Signature of Owner

Date

William J Martin

Print Name of Owner

Date

Stamp:





LAWRENCEVILLE

WINNETT • METRO ATLANTA

COPY

City of Lawrenceville Planning Department
P.O. Box 2200
Lawrenceville, GA 30046
Phone: 678-407-6583
E-Mail: Planning@lawrencevillega.org

Date Received _____
Case File #: ANX _____

CONFLICT OF INTEREST DISCLOSURE

The undersigned, making application for Rezoning, Special Exemption, Special Use Permit, Variance, etc., has complied with the Official Code of Georgia Section 36-67A-1, et. sec., Conflict of Interest Zoning Actions, and has submitted or attached the required information of forms provided.

Signature of Applicant Date

Samuel A. Martin III 03 OCT 19

Signature of Owner Date

Shane M. Lanham, Attorney

Print Name of Applicant Date

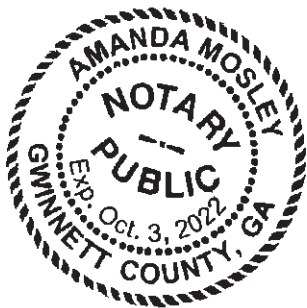
SAMUEL A. MARTIN III 03 OCT 19

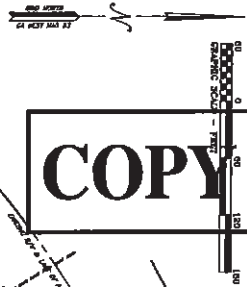
Print Name of Owner Date

Amanda Mosley 10/3/19

Signature of Notary Public Date

Stamp:





ALCOB NOTE

THE SUBJECT PROPERTY DOES NOT LIE WITHIN A FLOOD HAZARD AREA FOR FIRM MAPS NUMBER 15130C0015F & 15130C004F BOTH DATED SEPTEMBER 29, 2006. THE SUBJECT PROPERTY LIES WITHIN A ZONE 2 SUBJECT TO DECREASED

This survey was prepared in conformity with the Technical Statements for Property Surveys in Georgia as set forth in Chapter 180-2 of the Rules of the State of Georgia Board of Surveyors.

2. FEDERAL DEPARTMENT OF TRANSPORTATION R/W PLANS FOR
SIB RAIL LINES, BONG THAIET RD. HS-01-0004-001/002

CLOSING 6TH YEAR

THEir SUP OR FATHER HAS BEEN CIRCULATING FOR CLOTHING AND IS FOUND TO BE A MEMBER OF THE FATHERS' UNION.

To touch the FIVE POINT OF METABOLIC CONSCIENCE of a concrete movement found at the intersection of the ONE-THOUSAND YEAR of the People's Church THE PEOPLE'S CHURCH.

From north to south, the distance is 1,381.57 feet. Right at the monument forest, distance running along a cut the right is one longer of 1,022.66 feet. (note curve housing

The attorney proposed right at the of Collins Industrial in (also known as) and just being up from the proposed company; that the 1st Construction; there was

East a distance of 1027.16 feet to an iron pin set (thence bearing east 89° 01' of May and running South 61° 45' 50" at distance of 844.26 feet to an iron pin set thence North

the true point of beginning, said tract contains 1,800
Acres (784,000 Square Feet).

2013

WATER AT THE
WATER BUREAU
OF THE

AMERICAN CONCRETE INSTITUTE

VERTICAL DATA IS NOW AVAILABLE

Contract Number: 2-37675
Effective Date: April 30, 2019
Funding from: State of Maryland

Book A-1, Page 218, referring Records. (Does NOT affect Property)

City of Laramie Utiy Easement from S.A. Martin et al.

[illegible]

subject property, no private railway

Page 1 of 1

1st Lt. James David SUT
Corvallis, Oregon 97331

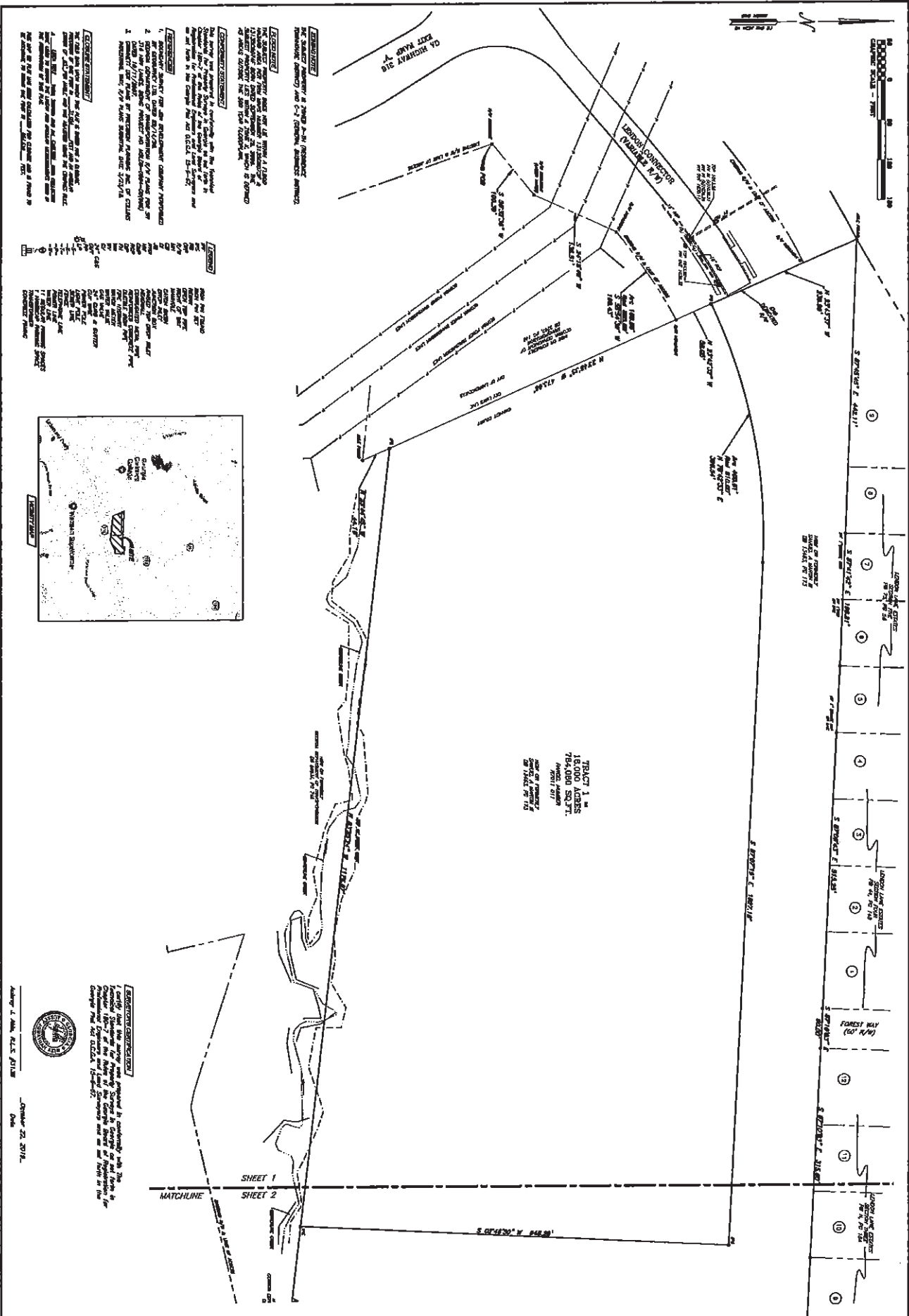
Plat Date: 6/22/2011

GROUP

AND
FOR
ENT.
T 11
LE 9V

ALTA
T
Y OF

SHEET 1 OF 1



BOUNDARY SURVEY FOR THE RESIDENTIAL GROUP LAND LOT 11 7th DISTRICT GWINNETT COUNTY, GEORGIA		No. 1 Title BOUNDARY SURVEY Date 10/22/2018 Scale 1" = 100'	Revision No. 1 Description BOUNDARY SURVEY Date 10/22/2018 Scale 1" = 100'	Date 11-1-19	ISS ILLINOIS SURVEYING & SPLITTING 344 JAMES STREET, 4TH FLOOR CHICAGO, IL 60601 TEL: (312) 467-1100 FAX: (312) 467-1101
---	--	--	--	-----------------	--

1

SHEET 1 OF 2

DATE: 10/22/2018

BY: J. J. J. J.

FOR: J. J. J. J.

AT: J. J. J. J.

IN: J. J. J. J.

OF: J. J. J. J.

BY: J. J. J. J.

FOR: J. J. J. J.

AT: J. J. J. J.

IN: J. J. J. J.

OF: J. J. J. J.

1

SHEET 1 OF 2

DATE: 10/22/2018

BY: J. J. J. J.

FOR: J. J. J. J.

AT: J. J. J. J.

IN: J. J. J. J.

OF: J. J. J. J.

BY: J. J. J. J.

FOR: J. J. J. J.

AT: J. J. J. J.

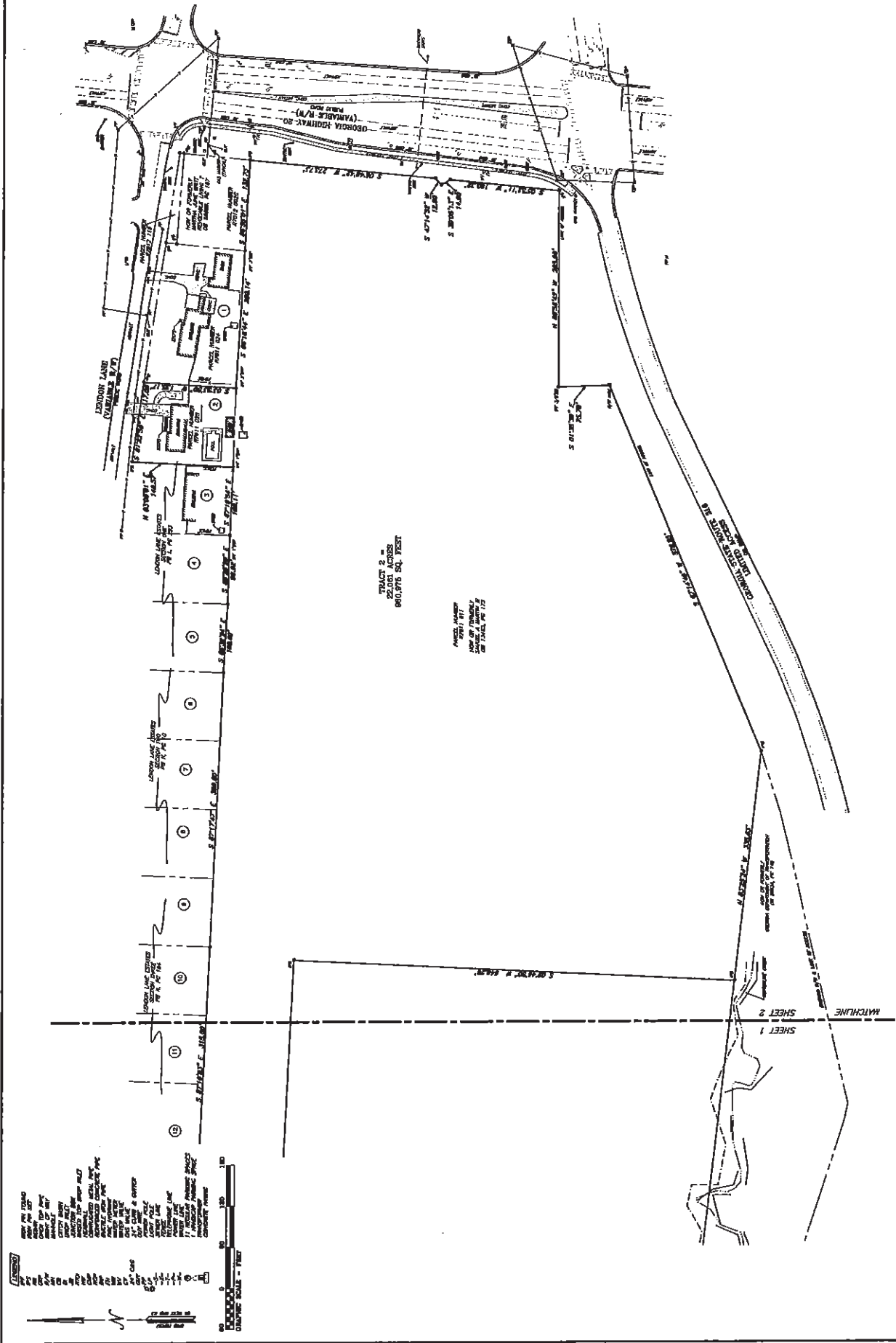
IN: J. J. J. J.

OF: J. J. J. J.



BOUNDARY SURVEY
FOR
THE RESIDENTIAL GROUP
LAND LOT 11 7th DISTRICT
GWINNETT COUNTY, GEORGIA

DATE: 04/08/2010

[illegible]



Matthew P. Benson
Gerald Davidson, Jr.*
Brian T. Easley
Kelly O. Faber
Christopher D. Holbrook
Nicholas N. Kemper
Shane M. Lanham
Austen T. Mabe

Jeffrey R. Mahaffey
Steven A. Pickens
Catherine V. Schutz
Thomas A. Simpson
Andrew D. Stancil
R. Lee Tucker, Jr.

*Of Counsel

**LETTER OF INTENT FOR REZONING APPLICATION OF
THE RESIDENTIAL GROUP, LLC**

Mahaffey Pickens Tucker, LLP submits this Letter of Intent and attached annexation, rezoning, and special use permit applications (the "Applications") on behalf of The Residential Group, LLC (the "Applicant") in order to allow a mixed-use development on an approximately 40.061-acre tract (the "Property") located along University Parkway (SR 316) between Collins Hill Road and Buford Drive (SR 20). The Property is bounded on the east by Buford Drive, the south by 316, the west by the Lendon Connector, and the north by the proposed Lendon Connector extension. The Applicant is proposing to create an integrated, walkable, mixed-use environment by annexing the Property into the corporate limits of the City of Lawrenceville and rezoning it to the BG zoning classification with a Special Use Permit for a High Rise Development pursuant to Section 7.19 of the City of Lawrenceville Zoning Ordinance. In order to facilitate the proposed mixed-use development, the Applicant is also requesting an amendment of the Highway Overlay District Map to include the Property within Zone 35 of the High Rise Overlay District in line with adjacent land on the northerly side of 316.

The Property is currently located in unincorporated Gwinnett County and is zoned R-TH and C-2. Though not classified on the City of Lawrenceville 2040 Future Development Map, the Property is adjacent to land classified as within the Community Mixed-Use and College Corridor character areas. The 2040 Plan strongly supports mixed-use developments especially in activity centers such as the Community Mixed-Use and College Corridor character areas. Specifically, Policy LU1.1 of the 2040 Plan is to "[e]ncourage a mixture and concentration of residential, retail, office, recreational, and educational facilities at key locations to encourage walking and biking to everyday needs." Residents of the proposed residential community would have convenient vehicular and pedestrian access to educational and employment opportunities at Georgia Gwinnett College, which lies just to the west across Collins Hill Road, as well as expanding commercial options along Buford Drive as that major north-south corridor continues to redevelop.

Sugarloaf Office || 1550 North Brown Road, Suite 125, Lawrenceville, Georgia 30043

NorthPoint Office || 11175 Cicero Drive, Suite 100, Alpharetta, Georgia 30022

TELEPHONE 770 232 0000

FACSIMILE 678 518 6880

www.mptlawfirm.com

The proposed residential component of the development would comprise approximately 18.0 acres of the Property and would be focused around an expansive amenity area with approximately 361 units spread across five buildings. The balance of the Property would be reserved for commercial development pursuant to the requirements of the BG zoning classification and the requirements of the High Rise Overlay District. The central common space would include both passive and active amenities for residents including pocket parks and dog walk areas. The proposed residential community would also include a more active resort-style pool and patio area with outdoor grills, seating areas, and fire pits. The residential development would also include connections to the adjacent commercial/retail area promoting walkability and an enhanced sense of place. Residents would have quick, convenient, access to shopping, dining, and employment opportunities nearby. In accordance with the City's land use policies, the proposed development would provide land use patterns and design elements that support walkability and an improved sense of place. The proposed development would improve the aesthetics of main corridors and gateways into the City and diversify the land use mix in this area of the City. Moreover, the Property's location at the intersection of two major transportation corridors makes it an appropriate location for a mixed-use development with multi-family residential uses.

The Applicant and its representatives welcome the opportunity to meet with staff of the City of Lawrenceville Planning and Development Department to answer any questions or to address any concerns relating to the matters set forth in this letter or in the Application filed herewith. The Applicant respectfully requests your approval of this Application.

This 7th day of November, 2019.

Respectfully Submitted,

MAHAFFEY PICKENS TUCKER, LLP

A handwritten signature in black ink, appearing to read 'Shane M. Lanham', is written over the printed name.

Shane M. Lanham

Legal Description

Tract 1

All that tract or parcel of land lying and being in Land Lot 11 of the 7th District, City of Lawrenceville, Gwinnett County, Georgia and being more particularly described as follows:

To Reach the TRUE POINT OF BEGINNING commence at a concrete monument found at the intersection of the northeasterly Right of Way of Georgia Highway 316 (Exit Ramp "V"; Variable R/W) and the northerly Right of Way of Lendon Connector (Variable R/W); thence running along said Right of Way of Lendon Connector North 50° 32' 36" East a distance of 100.39 feet to a Right of Way Monument found (underwater); thence North 24° 18' 40" East a distance of 136.51 feet to a Right of Way Monument found; thence running along a curve to the right an arc length of 160.66 feet, (said curve having a radius of 865.00 feet, with a chord bearing of North 55° 54' 30" East, and a chord length of 160.43 feet) to a Right of Way Monument found and the TRUE POINT OF BEGINNING, from point thus established and running along said Right of Way North 23° 42' 32" West a distance of 58.05 feet to a point on the southerly Proposed Right of Way of Collins Industrial Way (a.k.a Lendon Connector; said point being 40' from the proposed centerline; Road Not Yet Constructed); thence running along said Proposed Right of Way along a curve to the right an arc length of 400.61 feet, (said curve having a radius of 810.00 feet, with a chord bearing of North 78° 42' 33" East, and a chord length of 396.54 feet) to a point; thence continuing along said Proposed Right of Way South 87° 07' 19" East a distance of 1027.18 feet to an iron pin set; thence leaving said Right of Way and running South 02° 46' 50" West a distance of 648.28 feet to an iron pin set; thence North 83° 25' 24" West a distance of 1176.87 feet to an iron pin set; thence North 23° 45' 35" West a distance of 473.66 feet to the TRUE POINT OF BEGINNING. Said tract contains 18.000 Acres (784,080 Square Feet).

Legal Description

Tract 2

All that tract or parcel of land lying and being in Land Lot 11 of the 7th District, City of Lawrenceville, Gwinnett County, Georgia and being more particularly described as follows:

To Reach the TRUE POINT OF BEGINNING commence at a concrete monument found at the intersection of the northeasterly Right of Way of Georgia Highway 316 (Exit Ramp "V"; Variable R/W) and the northerly Right of Way of Lendon Connector (Variable R/W); thence running along said Right of Way of Lendon Connector North 50° 32' 36" East a distance of 100.39 feet to a Right of Way Monument found (underwater); thence North 24° 18' 40" East a distance of 136.51 feet to a Right of Way Monument found; thence running along a curve to the right an arc length of 160.66 feet, (said curve having a radius of 865.00 feet, with a chord bearing of North 55° 54' 30" East, and a chord length of 160.43 feet) to a Right of Way Monument found; thence North 23° 42' 32" West a distance of 58.05 feet to a point and the TRUE POINT OF BEGINNING; from point thus established and running North 23° 43' 37" West a distance of 238.99 feet to an axle found; thence South 87° 45' 45" East a distance of 442.11 feet to a 1"square rod found; thence South 87° 41' 42" East a distance of 199.81 feet to a point; thence South 87° 09' 43" East a distance of 515.25 feet to a point on the southerly terminus of Forest Way (60'RW); thence running along said terminus South 87° 10' 03" East a distance of 60.00 feet to a point; thence leaving said terminus South 87° 10' 03" East a distance of 315.00 feet to a point; thence South 87° 17' 47" East a distance of 399.80 feet; thence South 86° 32' 24" East a distance of 100.02 feet to a point; thence South

88° 20' 20" East a distance of 99.92 feet to a 1" open top pipe found; thence South 87° 19' 54" East a distance of 100.11 feet to a 1" crimp top pipe found; thence North 03° 08' 01" East a distance of 148.57 feet to a point on the southerly Right of Way of Lendon Lane (Variable R/W); thence running along said Right of Way the following courses: South 81° 22' 56" East a distance of 117.08 feet to an iron pin set; thence leaving said Right of Way South 03° 53' 50" West a distance of 135.17 feet to a 2" open top pipe found; thence South 86° 18' 44" East a distance of 200.14 feet to a 2" open top pipe found; thence South 86° 55' 01" East a distance of 132.73 feet to a point on the aforementioned Right of Way of Georgia Highway 20; thence running along said Right of Way the following courses: South 05° 48' 42" West a distance of 273.73 feet to a point; thence South 47° 14' 52" West a distance of 12.80 feet to a point; thence South 30° 05' 13" East a distance of 14.90 feet to a point; thence South 05° 52' 11" West a distance of 160.32 feet to a point on the northerly Right of Way of State Route 316 (Limited Access Highway); thence running along said Right of Way the following courses: North 89° 58' 42" West a distance of 285.99 feet to a 3/8" rebar found; thence South 01° 35' 39" East a distance of 75.70 feet to a Right of Way monument found; thence South 67° 14' 49" West a distance of 578.85 feet to a point; thence leaving said Right of Way North 83° 25' 24" West a distance of 335.63 feet to an iron pin set; thence North 02° 46' 50" East a distance of 648.28 feet to an iron pin set; thence North 87° 07' 19" West a distance of 1027.18 feet to a point; thence running along a curve to the left an arc length of 400.61 feet, (said curve having a radius of 810.00 feet, with a chord bearing of South 78° 42' 33" West, and a chord length of 396.54 feet) to the TRUE POINT OF BEGINNING. Said tract contains 22.061 Acres (960,975 Square Feet).