

A SUBSTITUTE ORDINANCE

01-0-2025

BY COUNCILMAN C.T. MARTIN

AS SUBSTITUTED BY PUBLIC SAFETY COMMITTEE

AN ORDINANCE TO AUTHORIZE THE CITY ATTORNEY TO INITIATE EMINENT DOMAIN PROCEEDINGS AGAINST CERTAIN PROPERTIES FOR THE DEVELOPMENT AND CONSTRUCTION OF THE ATLANTA CITY COURT FACILITY PROJECT AND FOR OTHER PURPOSES.

WHEREAS, pursuant to Section 3 of Resolution No. 01-R-1108 adopted July 16, 2001 and approved July 25, 2001, Atlanta Capital Courts Facilities (ACCF) was authorized to act as agent for the City for the purpose of negotiating the acquisition of land necessary for the construction of the Atlanta City Court Facility Project (the "Project"); and

WHEREAS, also pursuant to Section 3 of said Resolution, the Purchasing Agent was authorized to issue a Notice To Proceed to ACCF to begin the negotiation process for land acquisition; and

WHEREAS, by letter dated July 25, 2001, the Purchasing Agent did issue a Notice To Proceed to ACCF for the Land Acquisition and Site Work Phases of the Project; and

WHEREAS, ACCF has proceeded with the negotiation process for the acquisition of land and is very close to negotiated agreements with the property owners; and

WHEREAS, due to the tight time-frame which has been established for the closing

of the financing of the Project which is dependent upon the closing of the real estate transactions and out of an abundance of caution that negotiations may not be successful as to all of the property owners, the Law Department and the Development Team are recommending that eminent domain proceedings be authorized and instituted, if necessary.

THE COUNCIL OF THE CITY OF ATLANTA, GEORGIA HEREBY ORDAINS
as follows:

SECTION 1: The City Attorney is hereby authorized to initiate eminent domain proceedings against the properties listed in Exhibit A hereto attached, along with the legal descriptions of said properties, for the development and construction of the Atlanta City Court Facility Project, when efforts to negotiate with the property owners have failed, and may utilize the services of outside counsel, if necessary, to act on behalf of the City of Atlanta in initiating such proceedings.

SECTION 2: Should eminent domain proceedings be required, the cost of acquisition of these properties shall be charged to and paid from the proceeds of the certificates of participation which are to be issued and sold in connection with the financing of the Project.

SECTION 3: Section 2-1541 of the Atlanta City Code regarding the procedure applicable to real estate acquisition is hereby waived solely for the purposes of this ordinance.

A true copy,


Deputy Clerk

ADOPTED by the Council
APPROVED by the Mayor

DEC 03, 2001
DEC 11, 2001



Atlanta City Courts Facility Project

Tract	Property Location	Name/Address Property Owner
(1)	266 Pryor	Habif Rinzler et al 824 Memorial Drive SE Atlanta, GA 30316
(2)	270 Pryor	Chattahoochee Holdings Inc. 130 W. Wieuca Road #105 Atlanta, GA 30342 2810 New Spring Rd NW 404-303-1373
(3)	282 Pryor	Lee Irving Massell, Exec Minnye Massell Reitler Roger D. Massell, Diane Massell, Ezra Frank Howington, Sr Co-Execs Chas R. Massell Estate 282 Pryor Street SW Atlanta, GA 30303 Ezra Howington (see attached)
(4)	285 Central	Habif Rinzler et al 110 E. Andrews drive NW #211 Atlanta, GA 30305
(5)	150 Garnett	Habif Rinzler et al 824 Memorial Drive SE Atlanta, GA 30316
(6)	158 Garnett	Pryor Garnett Property, Inc. 110 E. Andrews Dr #211 Atlanta, GA 30305
(7)	166 Garnett	Habif Rinzler et al 824 Memorial Drive SE Atlanta, GA 30316
(8)	185 Memorial	Jerry Moore 1107 West Avenue D Conyers, GA 30207 2992 Happy Hollw Dr, Conyers 770-483-3370 or 770-483-8315
(9)	narrow strip Memorial Dr	Selig Enterprises, Inc. f/k/a CMS Realty Co, a GA co. main ofc 1100 Spring St NW 404-876-5511 other ofc 142 Mangum St SW 404-688-0762



266 Pryor
Habif et al

Form 10-9

Title #215,263-A (REV:slm) *YB*



Lawyers Title Insurance Corporation
2050647 ATLANTA BRANCH OFFICE

GEORGIA STATE OFFICE
TITLE INSURANCE
ATLANTA 3, GEORGIA

WARRANTY DEED

STATE OF GEORGIA COUNTY OF FULTON

THIS INDENTURE, Made the _____ day of July, in the year
one thousand nine hundred sixty-seven, between

R & R PROPERTIES INC.

of the County of Fulton, and State of Georgia, as party or parties of the
first part, hereinafter called Grantor, and

MORRIS W. HABIF, STANLEY RINZLER and ROBERT L. RINZLER

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 DOLLARS and other valuable considerations-----DOLLARS
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, ALL THAT TRACT OR
PARCEL OF LAND lying and being in Land Lot 77 of the 14th District of Fulton County,
Georgia, and being more particularly described as follows:

BEGINNING on the southeasterly side of Pryor Street at a point on the boundary
line established by a boundary line agreement between Mrs. Edith K. Gruber (owner
of the southerly parcel) and R & R Properties, Inc. (owner of the northerly parcel),
dated April 22, 1966 and recorded in Deed Book 4587, page 125, in the Office of the
Clerk of the Superior Court of Fulton County, Georgia (said boundary agreement has
an attached survey showing the boundary line as being 160 feet southwesterly along
the southeasterly side of Pryor Street from the intersection formed by the southeast-
erly side of Pryor Street and the southwesterly side of Carnett Street), said point
of beginning also being at the southwesterly corner of the property now or formerly
owned by R & R Properties, Inc.; running thence southwesterly, along the southeast-
erly side of Pryor Street, on a bearing of south 34 degrees 30 minutes west, 52.45
feet to the northerly corner of the property now or formerly owned by Chattahoochee
Holdings, Inc.; thence southeasterly, along the northeasterly sides of the property
now or formerly owned by Chattahoochee Holdings, Inc., the property now or formerly
owned by W. Q. Baker and the property now or formerly owned by Carla Gay Dress
Company, Inc., on a bearing of south 55 degrees 46 minutes east, 187.65 feet to the
northwesterly side of the property now or formerly owned by Carla Gay Dress
Company, Inc.; thence northeasterly, along the northwesterly side of the said Carla Gay Dress
Company, Inc. property, on a bearing of north 34 degrees 30 minutes east, 49.38 feet
to the southerly most corner of the property now or formerly owned by Stanley
Rinzler and Robert L. Rinzler; thence northwesterly, along the southwesterly sides
of the property now or formerly owned by Stanley Rinzler and Robert L. Rinzler and
the property now or formerly owned by R & R Properties, Inc. on a bearing of north
54 degrees 32 minutes west, 187.73 feet to the southeasterly side of Pryor Street
and the point of beginning; being improved property known as No. 266 Pryor Street,
according to the present system of numbering houses in the City of Atlanta, Georgia,
and being more particularly shown on a plat of "Property for 266 Pryor Street",
made by Noel W. Cook, Registered Land Surveyor, dated April 7, 1966.

Parcel
47

The interest conveyed by the Grantors herein is as follows: Morris W. Habif, an
undivided 50%; Stanley Rinzler, an undivided 25%, and Robert L. Rinzler, an un-
divided 25%.

This Deed is subject to Security Deed dated July 11, 1967, from R & R Properties,
Inc. to Edith K. Gruber.



EXHIBIT "A"

ALL THAT TRACT OR
PARCEL OF LAND lying and being in Land Lot 77 of the 14th District of Fulton County, Georgia, and being more particularly described as follows:

BEGINNING on the southeasterly side of Fryor Street at a point on the boundary line established by a boundary line agreement between Mrs. Edith K. Gruber (owner of the southerly parcel) and R & R Properties, Inc. (owner of the northerly parcel), dated April 22, 1966 and recorded in Deed Book 4587, page 125, in the Office of the Clerk of the Superior Court of Fulton County, Georgia (said boundary agreement has an attached survey showing the boundary line as being 160 feet southwesterly along the southeasterly side of Fryor Street from the intersection formed by the southeasterly side of Fryor Street and the southwesterly side of Garnett Street), said point of beginning also being at the southwesterly corner of the property now or formerly owned by R & R Properties, Inc.; running thence southwesterly, along the southeasterly side of Fryor Street, on a bearing of south 34 degrees 30 minutes west, 52.45 feet to the northerly corner of the property now or formerly owned by Chattahoochee Holdings, Inc.; thence southeasterly, along the northeasterly sides of the property now or formerly owned by Chattahoochee Holdings, Inc., the property now or formerly owned by W. Q. Baker and the property now or formerly owned by Carla Gay Dress Company, Inc., on a bearing of south 55 degrees 46 minutes east, 187.65 feet to the northwesterly side of the property now or formerly owned by Carla Gay Dress Company, Inc.; thence northeasterly, along the northwesterly side of the said Carla Gay Dress Company, Inc. property, on a bearing of north 34 degrees 30 minutes east, 49.38 feet to the southerly most corner of the property now or formerly owned by Stanley Rinzler and Robert L. Rinzler; thence northwesterly, along the southwesterly sides of the property now or formerly owned by Stanley Rinzler and Robert L. Rinzler and the property now or formerly owned by R & R Properties, Inc. on a bearing of north 54 degrees 32 minutes west, 187.73 feet to the southeasterly side of Fryor Street and the point of beginning; being improved property known as No. 266 Fryor Street, according to the present system of numbering houses in the City of Atlanta, Georgia, and being more particularly shown on a plat of "Property for 266 Fryor Street", made by Noel W. Cook, Registered Land Surveyor, dated April 7, 1966.



STATE OF GEORGIA

STANDARD WARRANTY DEED

FULTON County

THIS INDENTURE, made this 1st day of JANUARY in the year of our Lord One Thousand Nine Hundred and Fifty-Five

between R. A. C. REALTY COMPANY of the State of Georgia and County of Fulton of the first part and CHATTAHOOCHEE HOLDINGS, INC. of the State of Georgia and County of Fulton of the second part.

WITNESSETH: That the said party of the first part, for and in consideration of the sum of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATIONS DOLLARS in hand paid at and before the sealing and delivery of these presents, the receipt whereof is hereby acknowledged...

BEING at a point on the southeasterly side of Pryor Street, Ninety-six and six-tenths (96.6) feet northeasterly from the corner formed by the intersection of the southeasterly side of Pryor Street with the northeasterly side of Memorial Drive, and running thence northeasterly, along the southeasterly side of Pryor Street, One Hundred three and five-tenths (103.5) feet; running thence southeasterly, one hundred five (105) feet; running thence southwesterly, One hundred four (104) feet, and running thence northwesterly, One hundred three and nine-tenths (103.9) feet to the southeasterly side of Pryor Street and point of beginning; being improved property, having a one-story brick building thereon known as No. 270-276 Pryor Street, according to the present system of numbering in the City of Atlanta, Georgia; as per survey prepared by E. E. Raff, Surveyor, dated January 10, 1952.

This conveyance is made subject to a loan in the original amount of Forty-two thousand (\$42,000.00) Dollars, dated January 29, 1952, payable to the Home Life Insurance Company.

TO HAVE AND TO HOLD the said bargained premises, together with all and singular the rights, members and appurtenances thereof, to the same being, belonging or in any wise appertaining, to the only proper use, benefit and behoof of the said party of the second part, its heirs and assigns, forever, IN FEE SIMPLE. And the said party of the first part, for its heirs, executors and administrators will warrant and forever defend the right and title to the above described property unto the said party of the second part, its heirs and assigns, against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, The said party of the first part hereunto set its hand and affixed its seal, the day and year above written.

Witnessed, sealed and delivered in the presence of R. A. C. REALTY COMPANY By: [Signatures] (Seal) By: [Signatures] (Seal) By: [Signatures] (Seal)



GEORGIA, Fulton County, Clerk's Office Superior Court Filed for record... Notary Public for the State of Georgia [Signature]

270 Pryor Chattahoochee Holdings

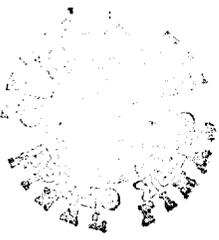
2



EXHIBIT "A"

all that tract or parcel of
land lying and being in Land Lot 77 of the 14th District of Fulton County, Georgia, and
being more particularly described as follows:

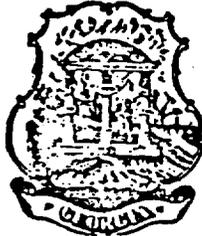
BEGINNING at a point on the southeasterly side of Pryor Street, Ninety-six and six-tenths (96.6) feet northeasterly from the corner formed by the intersection of the southeasterly side of Pryor Street with the northeasterly side of Memorial Drive, and running thence northeasterly, along the southeasterly side of Pryor Street, One Hundred three and five-tenths (103.5) feet; running thence southeasterly, one hundred five (105) feet; running thence southwesterly, One hundred four (104) feet, and running thence northwesterly, One hundred three and nine-tenths (103.9) feet to the southeasterly side of Pryor Street and point of beginning; being improved property, having a one-story brick building thereon known as No. 270-276 Pryor Street, according to the present system of numbering in the City of Atlanta, Georgia; as per survey prepared by E. I. Huff, Surveyor, dated January 10, 1952.



282 Pryor
Mabell Estate
Reitler Estate

EXHIBIT "A"

all that tract or parcel of land lying and being in LAND LOT 77 of the 14th District of Fulton County, Ga. more particularly described as follows: Commencing at the Northeast corner of South Pryor and East Fair Streets; thence running Northeasterly along Pryor Street One Hundred Eight and One-half (108.5) feet, more or less, to the line of Emma A. Goodwin; thence Southeasterly along Mrs. Goodwin's line One Hundred Three and eight-tenths (103.8) feet, more or less, to Chisholms' property; thence southerly along Chisholm's line forty-two (42) feet, more or less, to Fair Street; thence Westerly along the North side of Fair Street One Hundred Twenty-three (123) feet, more or less, to beginning point, being unimproved parking lot.



STATE OF GEORGIA,

STANDARD WARRANTY DEED

_____ County

THIS INDENTURE, made this 21st day of JANUARY

in the year of our Lord One Thousand Nine Hundred and fifty-two

between J. L. HOODING CO., INC.

of the State of Georgia and County of Fulton of the first part

and MRS. JIMMY PASSELL HITTLE

of the State of Tennessee and County of Jackson of the second part.

WITNESSETH: That the said party _____ of the first part, for and in consideration of the sum of TEN (10.00) DOLLARS AND OTHER VALUABLE CONSIDERATION DOLLARS

in hand paid at and before the making and delivery of these presents, the receipt whereof is hereby acknowledged

has granted, bargained, sold and conveyed and by these presents does grant, bargain, sell and convey unto

the said party _____ of the second part, her heirs and assigns, all that tract or parcel of

land lying and being in the City of Atlanta, Fulton County, State of Georgia and

more particularly described and defined as follows:

All that tract or parcel of land lying and being in the City of Atlanta, and in Land Lot 77 of the 14th District of Fulton County, Georgia, and more particularly described as follows:

BEGINNING at the Northeast corner of South Pryor Street and East Fair Street; thence running northeasterly along Pryor Street One hundred eight and five-tenths (108.5) feet, more or less, to the line of Mrs. Anna M. Goodwin; thence southeasterly, along said Mrs. Goodwin's line, One hundred three and eight-tenths (103.8) feet, more or less to Chisolm's property; thence southerly, along Chisolm's line, forty-two (42) feet, more or less, to East Fair Street; thence westerly, along the north side of Fair Street One hundred and twenty-three (123) feet, more or less, to the beginning point.

The improvements on said property consist of a one-story, brick and hollow tile building, containing six stores, being Nos. 174, 176, 178, 180, 182, 184 South Pryor Street, and a one-story brick and hollow tile warehouse in the rear known as Nos. 60, 62, 64, 66 East Fair Street.

(1)

2527781

TENNESSEE COUNTY OF DAVIDSON
STATE OF GEORGIA, County of _____

This INDENTURE, Made this 8th day of May in the
Year of Our Lord One Thousand Nine Hundred and SEVENTY-SIX (1976) between
Minnye S. Massell Reitler

of the State of Tennessee and County of DAVIDSON of the first part, and
CHARLES R. MASSELL

of the State of GEORGIA and County of FULTON of the second part,

WITNESSETH: That the said party of the first part, for and in consideration of the sum of

TEN DOLLARS AND LOVE AND AFFECTION Dollars,

in hand paid, at and before the sealing and delivery of these presents, the receipt of which
is hereby acknowledged, he S granted, bargained, sold and conveyed, and by these presents
do grant, bargain, sell and convey unto the said party of the second part, his

heirs and assigns, all that tract or parcel of land lying and being in LAND LOT 77 of the 14th
District of Fulton County, Ga. more particularly described as follows:
Commencing at the Northeast corner of South Pryor and East Fair Streets; thence
running Northeasterly along Pryor Street One Hundred Eight and One-half (108.5)
feet, more or less, to the line of Emma A. Goodwin; thence Southeasterly
along Mrs. Goodwin's line One Hundred Three and eight-tenths (103.8) feet, more
or less, to Chisholm's property; thence southerly along Chisholm's line
forty-two (42) feet, more or less, to Fair Street; thence Westerly along the
North side of Fair Street One Hundred Twenty-three (123) feet, more or less,
to beginning point, being unimproved parking lot.

Above description subject to any deficiency in acreage or frontage which
might have resulted from appropriation by the State, City, or County of any
of said property for street or road widening purposes.

By this instrument party of the first part does hereby convey an undivided
one-half (1/2) interest in said property described above to the party of
the second part.

GEORGIA, Fulton County, Clerk's Office Superior Court
Filed & Recorded MAY 25 1976 at 1:15 P.M.

Barbara J. Luce CLERK

TO HAVE AND TO HOLD the said tract or parcel of land, 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 party of the second part, his
heirs and assigns, forever, in Fee Simple.

AND THE SAID party of the first part, for her heirs,
executors and administrators, will warrant and forever defend the right and title to the above
described property, unto the said party of the second part, his heirs and assigns,
against the claims of all persons whomsoever.

IN WITNESS WHEREOF, the said party of the first part has hereunto set her
hand and seal, the day and year above written.

Signed, sealed and delivered in presence of:

Witness: Walter Maddala Minnye S. Massell Reitler (Seal)

Witness: _____ MINNYE S. MASSELL REITLER (Seal)

Clara J. Hardin My Commission Expires May 22, 1976 (Seal)

NOTARY

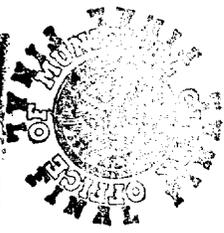


285 Central
Habif et al

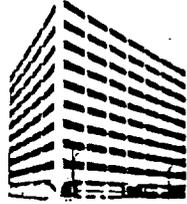
EXHIBIT "A"

ALL THAT TRACT OR PARCEL OF LAND lying and being in the City of Atlanta, in Land Lot 77 of the 14th District of, originally Henry, now Fulton County, Georgia, and more particularly described as follows:

BEGINNING at the point where the north side of Memorial Drive (formerly Fair Street) intersects the northwest side of Central Avenue; thence west along the north side of Memorial Drive one hundred twenty (120) feet; thence northeast one hundred forty-nine and five-tenths (149.5) feet to a point; thence southeast six and ninety-five hundredths (6.95) feet to a point; thence northeast eleven (11) feet to a point; thence southeast ninety-four (94) feet to the northwest side of Central Avenue; thence southwest along the northwest side of Central Avenue ninety-five and forty-five hundredths (95.45) feet to point of beginning; being improved property known as No. 285 Central Avenue, S.W., according to the present system of numbering houses in the City of Atlanta; this being part of the same property conveyed by Lynn W. Werner, as Receiver, in Fulton Superior Court Case No. 130654, to Lynn W. Werner and Ray C. Werner, by deed dated February 20, 1943, and recorded in Deed Book 1859, page 463, Fulton County records.



Title #216,326-A (RFE:ela) 8



Lawyers Title Insurance Corporation

ATLANTA BRANCH OFFICE

2081754

WARRANTY DEED

STATE OF GEORGIA COUNTY OF FULTON

THIS INDENTURE, Made the _____ day of February, _____, in the year one thousand nine hundred sixty-eight, between

R & R PROPERTIES, INC.

of the County of Fulton, and State of Georgia, as party or parties of the first part, hereinafter called Grantor, and

MORRIS W. BABIF, as to a 50% interest;
STANLEY RINZLER, as to a 25% interest; and
ROBERT L. RINZLER, as to a 25% interest

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 DOLLARS and other valuable considerations-----DOLLARS 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,

ALL THAT TRACT OR PARCEL OF LAND lying and being in the City of Atlanta, in Land Lot 77 of the 14th District of, originally Henry, now Fulton County, Georgia, and more particularly described as follows:

BEGINNING at the point where the north side of Memorial Drive (formerly Fair Street) intersects the northwest side of Central Avenue; thence west along the north side of Memorial Drive one hundred twenty (120) feet; thence northeast one hundred forty-nine and five-tenths (149.5) feet to a point; thence southeast six and ninety-five hundredths (6.95) feet to a point; thence northeast eleven (11) feet to a point; thence southeast ninety-four (94) feet to the northwest side of Central Avenue; thence southwest along the northwest side of Central Avenue ninety-five and forty-five hundredths (95.45) feet to point of beginning; being improved property known as No. 285 Central Avenue, S.W., according to the present system of numbering houses in the City of Atlanta; this being part of the same property conveyed by Lynn W. Werner, as Receiver, in Fulton Superior Court Case No. 130654, to Lynn W. Werner and Ray C. Werner, by deed dated February 20, 1943, and recorded in Deed Book 1859, page 463, Fulton County records.

Parcel 39

Subject to any and all restrictions, covenants, conditions, zoning ordinances, rights-of-way, and easements of record, if any, affecting said land.

The above described property is conveyed subject to the restrictive covenants set forth in a general Warranty Deed, dated January 3, 1968, by and between Union Oil Company of California (Successor to The Pure Oil Company and its corporation) under Agreement of Merger effective July 16, 1965 and R & R Properties, Inc.

FILED
FULTON CO. GA.

MAR 14 1 26 PM '68

RECORDED
FULTON CO. GA.

MAR 19 '68

CLERK SUPERIOR COURT

CLERK SUPERIOR COURT

4

BOOK 4870 PAGE 161

150 Garnett
Habif et al

combined
two tracts
"I" and "J"

EXHIBIT "A"

All that tract or parcel of land lying and being in Land Lot 77 of the 14th District, Fulton County, Georgia, and being more particularly described as follows:

COMMENCING at a hole located in concrete at the intersection of the southwesterly right of way of Garnett Street with the northwesterly right of way of Central Avenue; thence running South 32 degrees 39 minutes 20 seconds West along the northwesterly right of way of Central Avenue a distance of 79.00 feet to an iron pin found; running thence North 57 degrees 15 minutes 50 seconds West a distance of 94.00 feet to an iron pin found; thence running South 32 degrees 39 minutes 20 seconds West a distance of 11.00 feet to a point; running thence North 58 degrees 16 minutes 42 seconds West a distance of 6.95 feet to a point; thence running South 32 degrees 55 minutes 46 seconds West a distance of 149.50 feet to a point located on the northeasterly right of way of Memorial Drive (said point also being located 120.0 feet northwesterly as measured along the northeasterly right of way of Memorial Drive from the intersection of said northeasterly right of way of Memorial Drive with the northwesterly right of way of Central Avenue); thence running North 90 degrees 00 minutes 00 seconds West along the northeasterly right of way of Memorial Drive a distance of 147.50 feet to an iron pin found (said iron pin also being located 173.0 feet southeasterly as measured along the northeasterly right of way of Memorial Drive from the intersection of the easterly right of way of Pryor Street and the northeasterly right of way of Memorial Drive); thence running North 32 degrees 55 minutes 31 seconds East a distance of 107.00 feet to a wall; running thence South 57 degrees 10 minutes 45 seconds East along said wall a distance of 41.47 feet to a point on a wall; thence running North 32 degrees 14 minutes 00 seconds East a distance of 51.80 feet to a point; thence running North 31 degrees 40 minutes 27 seconds East along a line of an adjoining building lying northwesterly of said wall a distance of 160.25 feet to a point located on the southwesterly right of way of Garnett Street; running thence South 57 degrees 23 minutes 40 seconds East along the southwesterly right of way of Garnett Street a distance of 186.70 feet to THE POINT OF BEGINNING; said tract containing 0.7835 acres (34,130 square feet), all according to a plat of survey prepared by Roy E. Housworth, Jr., R.L.S., dated 6-26-97, for Morris N. Habif.

1894

STATE OF GEORGIA, Fulton County

No. 892722

THIS INDENTURE made this 18th day of November in the Year of Our Lord One Thousand Nine Hundred and Forty One between MRS. MAMIE SAUL

of the State of Georgia and County of Fulton of the first part, and CITY OF ATLANTA, A Municipal Corporation

of the State of Georgia and County of Fulton of the second part,

WITNESSETH: That the said part Y. of the first part, for and in consideration of the sum of ONE DOLLAR

in hand paid at and before the sealing and delivery of these presents, the receipt whereof is hereby acknowledged, has granted, bargained, sold and conveyed, and by these presents do grant, bargain, sell and convey unto the said part Y. of the second part, its heirs and assigns, all that tract or parcel of land, lying and being in Land Lot 77 of the 1st District of Fulton County, Ga., and more particularly described as follows:

BEGINNING at a point on the North side of Memorial Drive (formerly Fair Street) One Hundred and Seventy-Two (172) feet, more or less, East of Pryor Street running thence North-easterly a distance of eleven (11) feet; thence East fifty (50) feet; thence Southwest eleven (11) feet to the North side of Memorial Drive; thence West along the North side of Memorial Drive a distance of fifty (50) feet to the point of beginning.

The purpose of this conveyance is for the widening of Memorial Drive which will be of no cost to said party of the first part including any adjustments to the remaining property occasioned by said widening.

Part of 53

To HAVE AND TO HOLD the said bargained premises together, tract or parcel of land, 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 part Y. of the second part,

its heirs and assigns forever, in Fee Simple.

And the said part Y. of the first part, for her heirs, executors and administrators, will warrant and forever defend the right and title to the above-described property, unto the said part Y. of the second part, its heirs and assigns, against the lawful claims of all persons whomsoever.

In WITNESS WHEREOF, The said part Y. of the first part, has hereunto set her hand and affixed her seal, the day and year above written.

SIGNED, SEALED AND DELIVERED IN PRESENCE OF Jacob Spielberger, H. B. Andrews (N.P. SEAL, Atlanta, Ga.), Notary Public, Georgia, State at Large.

Mrs. Mamie Saul [SEAL], [SEAL], [SEAL]



FILED IN FULTON COUNTY
RECORDED
1997 AUG 26 AM 8:30
CLERK SUPERIOR COURT

LAW OFFICES
SANFORD A. COHN
6065 ROSWELL ROAD, N.E.
SUITE 729
ATLANTA, GA 30328

WARRANTY DEED

STATE OF GEORGIA
COUNTY OF FULTON

FI #C25948

This indenture made this 4th day of AUGUST, in the year One Thousand Nine Hundred NINETY-SEVEN, between NORMAN A. WEITZ, of the County of Fulton, State of Georgia, as party or parties of the first part, hereinunder called Grantor, and MORRIS N. HABIF, as to a 32% undivided fractional interest, ROBERTO SALINAS, as to a 18% undivided fractional interest, STANLEY RINZLER, as to a 45% undivided fractional interest, and ROBERT RINZLER, as to a 5% undivided fractional interest, as party or parties of the second part, hereinunder 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 00/100'S (\$10.00) Dollars 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,

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 77 OF THE 14TH DISTRICT OF FULTON COUNTY, GEORGIA, AND BEING MORE PARTICULARLY DESCRIBED IN EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF BY THIS REFERENCE.

Fulton County, Georgia
Rec'd Estate Transfer Tax
Paid \$
Date 8-26-97
JUANITA HICKS
Clerk, Superior Court
By: [Signature]
Deputy Clerk

The Property conveyed is subject to all matters set forth in Exhibit "B" attached hereto and made a part hereof by this reference (the "Permitted Exceptions").

TO HAVE AND TO HOLD the said tract or parcel of land, 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 by all persons whomsoever.

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

Signed, sealed and delivered in the presence of:

[Signature]
Notary Public

[Signature]
NORMAN A. WEITZ

(Seal)



BOOK 23045M212

29

PARCEL 1

All that tract or parcel of land lying and being in Land Lot seventy seven (77) of the Fourteenth (14th) District of Fulton County, Georgia, and more particularly described as follows:

BEGINNING at a point on the north side of Memorial Drive which point is one hundred twenty (120) feet southwest of the intersection of Central Avenue and Memorial Drive, and running thence southwest along the north side of Memorial Drive, ninety seven and five tenths (97.5) feet to a point; thence northeast forming an interior angle of fifty seven degrees (57°) and thirty seven minutes (37') with the north side of Memorial Drive one hundred thirty one and seven tenths (131.7) feet to a point; thence northeast forming an interior angle of one hundred eighty degrees (180°) and thirty eight minutes (38') with the course last run, one hundred sixty (160) feet to a point on the southwest side of Garnett Street, which is one hundred eighty seven (187) feet northwest of the west corner of Garnett Street and Central Avenue; thence southeast along the southwest side of Garnett Street, fifty seven and three tenths (57.3) feet to the north corner of the property now or formerly owned by Harry M. Paschal, Jr.; thence southwest along the northwest line of said Paschal property ninety (90) feet to the west corner of said property; thence southeast parallel with Garnett Street and along the southwest side of said Paschal property twenty eight and seventy five hundredths (28.75) feet to a point; thence southwest forming an interior angle of ninety degrees (90°) and fifteen minutes (15') with the last course run and along the northwest line of the property now or formerly owned by the Hafford Oil Company, one hundred forty nine and two tenths (149.2) feet to the north side of Memorial Drive and the point of beginning.

middle part of 53

PARCEL 2

All that tract or parcel of land lying and being in Land Lot seventy seven (77) of the Fourteenth (14th) District of Fulton County, Georgia, and more particularly described as follows:

BEGINNING at a point on the southwest side of Garnett Street, which point is ninety four (94) feet northwest of the west corner of Central Avenue, S.W., and Garnett Street, S.W.; running thence northwest along the southwestern side of Garnett Street, S.W., thirty five and seven tenths (35.7) feet to the property now or formerly owned by Lynn M. Warner, Ray C. Warner and Florence Warner Hines; thence southwest along said Warner and Hines line ninety (90) feet; thence southeast thirty five and seven tenths (35.7) feet; thence northeast ninety (90) feet to the point of beginning, being improved property known as No. 150 Garnett Street, S.W., according to the present numbering of houses in the City of Atlanta. **LESS AND EXCEPT** that portion of said property which was conveyed by Corla Gay Dress Company, Inc. to Minnie Woltz Lewy, Frank Woltz and Norman A. Woltz, as Co-Executors under the Will of Israel D. Woltz, deceased, by deed dated May 1, 1969 and recorded in Deed Book 5059, page 168;

NE part of 53

All that tract or parcel of land containing 81.3 square feet lying and being in said Land Lot 77 of the 14th District of Fulton County, Georgia, described as follows:

COMMENCING at a point on the southwest right-of-way of Garnett Street 94.00 feet northwest of a point formed by intersecting the southwest right-of-way of Garnett Street with the northwest right-of-way of Central Avenue; thence south 35 degrees 49 minutes west 40.48 feet to the point of beginning; thence south 35 degrees 49 minutes west 37.36 feet to a point; thence north 34 degrees 00 minutes west 1.38 feet to a point; thence north 34 degrees 30 minutes east 37.36 feet to a point; thence south 34 degrees 00 minutes east 2.10 feet to the point of beginning, all as shown on the plan prepared by Joe W. Arnold Co. 2/25/68, revised 4/14/69.

PARCEL 3

All that tract or parcel of land lying and being in the City of Atlanta and in Land Lot 77 of the 14th District of Fulton County, Georgia, and being more particularly described as follows:

BEGINNING at an iron pin on the north side of Memorial Drive 173 feet east of the northeast corner of Memorial Drive and Fryer Street; (said point of beginning also being located at the southeast corner of the property described in the deed from C.M.W. Realty Company to W. O. Baker, dated October 15, 1949, and recorded in Deed Book 2675, Page 259 of the Fulton County Records); thence extending east along the north side of Memorial Drive 50 feet to a point; thence extending northeasterly 75.9 feet to an iron pin; thence extending northeasterly 40.0 feet to an iron pin; thence extending southeasterly 107.0 feet to the north side of Memorial Drive and the point of beginning; being the same property shown on a plat designated "Property of Corla Gay Dress Company," made by C. E. Ruppe, Engineer, dated August 27, 1961, said plat being made a part hereof; and being the same property conveyed to Mrs. Hattie Feinberg by deed dated May 31, 1910, recorded in Deed Book 284, Page 277, said records, excepting that portion of same used in widening Memorial Drive.

SW part of 53

Rq:52,1

GEORGIA, FULTON COUNTY
FILED

1997 AUG 26 AM 8:30

CLERK OF SUPERIOR COURT
WARRANTY DEED

File #C25948

LAW OFFICES
SANFORD A. COHN
6065 ROSS ROAD, N.E.
SUITE 700
ATLANTA, GA 30328

STATE OF GEORGIA
COUNTY OF FULTON

This Indenture made this 4th day of AUGUST, in the year One Thousand Nine Hundred NINETY-SEVEN, between ROBERTO SALINAS, as to a 18% undivided fractional interest, of the County of Fulton, State of Georgia, as party or parties of the first part, hereinafter called Grantor, and MORRIS N. HABIF, 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 00/100'S (\$10.00) Dollars 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,

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 77 OF THE 14TH DISTRICT OF FULTON COUNTY, GEORGIA, AND BEING MORE PARTICULARLY DESCRIBED IN EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF BY THIS REFERENCE.

Fulton County, Georgia
Real Estate Transfer Tax
Paid \$ 1.00
Date 8-26-97
JUANITA HICKS
Clerk, Superior Court

The Property conveyed is subject to all matters set forth in Exhibit "B" attached hereto and made a part hereof by this reference (the "Permitted Exceptions").

TO HAVE AND TO HOLD the said tract or parcel of land, 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 by all persons whomsoever.

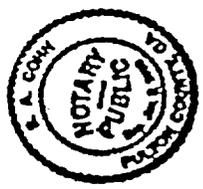
IN WITNESS WHEREOF, Grantor has hereunto set grantor's hand and seal this day and year first above written.

Signed, sealed and delivered in the presence of:

[Signature]
Witness

[Signature] (Seal)
ROBERTO SALINAS

[Signature]
Notary Public



230458217

99) Rq

GEORGIA
FULTON COUNTY

1997 AUG 28 AM 8

CLERK OF SUPERIOR COURT - ED

SON(75989), Rq:52,2

EXHIBIT "A"

All that tract or parcel of land lying and being in Land Lot 77 of the 14th District, Fulton County, Georgia, and being more particularly described as follows:

COMMENCING at a hole located in concrete at the intersection of the southwesterly right of way of Garnett Street with the northwesterly right of way of Central Avenue; thence running South 32 degrees 39 minutes 20 seconds West along the northwesterly right of way of Central Avenue a distance of 79.00 feet to an iron pin found; running thence North 57 degrees 15 minutes 50 seconds West a distance of 94.00 feet to an iron pin found; thence running South 32 degrees 39 minutes 20 seconds West a distance of 11.00 feet to a point; running thence North 58 degrees 16 minutes 42 seconds West a distance of 6.95 feet to a point; thence running South 32 degrees 55 minutes 46 seconds West a distance of 149.50 feet to a point located on the northeasterly right of way of Memorial Drive (said point also being located 120.0 feet northwesterly as measured along the northeasterly right of way of Memorial Drive from the intersection of said northeasterly right of way of Memorial Drive with the northwesterly right of way of Central Avenue); thence running North 90 degrees 00 minutes 00 seconds West along the northeasterly right of way of Memorial Drive a distance of 147.50 feet to an iron pin found (said iron pin also being located 173.0 feet southeasterly as measured along the northeasterly right of way of Memorial Drive from the intersection of the easterly right of way of Pryor Street and the northeasterly right of way of Memorial Drive); thence running North 32 degrees 55 minutes 3' seconds East a distance of 107.00 feet to a wall; running thence South 57 degrees 10 minutes 45 seconds East along said wall a distance of 41.47 feet to a point on a wall; thence running North 32 degrees 34 minutes 00 seconds East a distance of 51.80 feet to a point; thence running North 31 degrees 40 minutes 27 seconds East along a line of an adjoining building lying northwesterly of said call a distance of 160.25 feet to a point located on the southwesterly right of way of Garnett Street; running thence South 57 degrees 23 minutes 40 seconds East along the southwesterly right of way of Garnett Street a distance of 186.70 feet to THE POINT OF BEGINNING; said tract containing 0.7835 acres (34,130 square feet), all according to a plat of survey prepared by Roy E. Housworth, Jr., R.L.S., dated 6-26-97, for Morris N. Habif.

11108
50
+
53



GEORGIA, FULTON COUNTY
FILED
1957 AUG 26 AM 8 30

LAW OFFICE
SANFORD A.
6065 ROCKWELL ROAD
SUITE 703
ATLANTA, GA

WARRANTY DEED

STATE OF GEORGIA
COUNTY OF FULTON

FILE #C25948

*Part of Small A/C Portion
50 + 53*

This Indenture made this 4th day of AUGUST, in the year One Thousand Nine Hundred NINETY-SEVEN, between MINNIE WEITZ LEVY, NORMAN A. WEITZ, EDWARD L. WEITZ AND SANDRA WEITZ, of the County of _____, State of Georgia, as party or parties of the first part hereinunder called Grantor, and MORRIS N. HABIF, as to a 32% undivided fractional interest ROBERTO SALINAS, as to a 18% undivided fractional interest, STANLEY RINZLER, as to 45% undivided fractional interest, and ROBERT RINZLER, as to a 5% undivided fractional interest, 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 00/100 (\$10.00) Dollars 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, give, convey and confirm unto the said Grantee,

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 77 OF THE 14TH DISTRICT OF FULTON COUNTY, GEORGIA, AND BEING MORE PARTICULARLY DESCRIBED IN EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF BY THIS REFERENCE.

Fulton County
Real Estate Transfer Tax
Paid \$10.00
Date 8-11-57
JUANITA HICKS
Clerk, Superior Court

THE Property conveyed is subject to all matters set forth in Exhibit "B" attached hereto and made a part hereof by this reference (the "Permitted Exceptions").

TO HAVE AND TO HOLD the said tract or parcel of land, 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 by all persons whomsoever.

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

Signed, sealed and delivered in the presence of:

[Signature]
Witness

[Signature]
Notary Public



[Signature] (Seal)
MINNIE WEITZ LEVY BY HER
ATTORNEY IN FACT BRAD WEITZ

[Signature]
NORMAN A. WEITZ
[Signature]
EDWARD L. WEITZ BY HIS ATTORNEY
IN FACT BRAD WEITZ

[Signature]
SANDRA WEITZ BY HER ATTORNEY
IN FACT BRAD WEITZ

*PURSUANT TO POWER OF ATTORNEY RECORDED IN DEED BOOK _____, PAGE _____, FULTON COUNTY, GEORGIA RECORDS.

**PURSUANT TO POWER OF ATTORNEY RECORDED IN DEED BOOK _____, PAGE _____, FULTON COUNTY, GEORGIA RECORDS.

***PURSUANT TO POWER OF ATTORNEY RECORDED IN DEED BOOK _____, PAGE _____, FULTON COUNTY, GEORGIA RECORDS.

BOOK 23045 PAGE 209



EXHIBIT "A"

AL. that tract or parcel of land lying and being in Land Lot 77 of the 14th District of Fulton County, Georgia, as per survey by Joe V. Arnold Co., Engineers and Surveyors, dated February 26, 1968, and revised April 14, 1969, which survey is incorporated herein by reference, more particularly described as follows:

Parcel
- 50

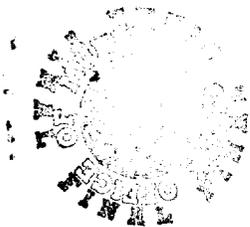
BEGINNING at a point formed by the intersection of the southwest side of the right-of-way of Garnett Street with the northwest side of the right-of-way of Central Avenue; thence southwesterly along the northwest right-of-way of Central Avenue 79.00 feet to an iron pin; thence northwesterly forming an interior angle of 89 degrees 49 minutes with the preceding course 94 feet to an iron pin; thence northeasterly forming an interior angle of 90 degrees 11 minutes with the preceding course 79.00 feet to a bolt set on the southwest right-of-way of Garnett Street; thence southeasterly along the southwest right-of-way of Garnett Street 34.00 feet to a nail set and the POINT OF BEGINNING.

ALSO, all that tract or parcel of land containing 64.3 square feet lying and being in said Land Lot 77 of the 14th District of Fulton County, Georgia, described as follows:

Small
Portion of
Parcel 53

COMMENCING at a point on the south west right-of-way of Garnett Street 94.00 feet north west of a point formed by intersecting the south west right-of-way of Garnett Street with the north west right-of-way of Central Avenue; thence south 35 degrees 49 minutes west 40.46 feet to the Point of Beginning; thence south 35 degrees 49 minutes west 37.36 feet to a point; thence north 54 degrees 00 minutes west 1.34 feet to a point; thence north 34 degrees 38 minutes east 37.36 feet to a point; thence south 54 degrees 00 minutes east 2.10 feet to the Point of Beginning, all as shown on the plan prepared by Joe V. Arnold Co. 2/26/68, revised 4/14/69.

BOOK 23045:210



158 Garnett
Pryor-Garnett Property

EXHIBIT "A"

All that tract or parcel of land lying and being in Land Lot 77 of the 14th District of Fulton County, Georgia, and being more particularly described as follows: BEGINNING on the south side of Garnett Street at a point 134 feet east of the southeast corner of Garnett and Pryor Streets; running thence east along the south side of Garnett Street 50 feet to the line of property now or formerly owned by Werner; thence southwesterly at an interior angle of $90^{\circ}43'$ with Garnett Street 160 feet to the lot formerly owned by Mrs. Dan B. Harris; thence northwesterly along the line of said lot 50 feet; thence northwesterly 160 feet to the point of beginning on Garnett Street, in accordance with plat of survey dated March 25, 1966, prepared by Allied Engineering Associates, Inc.



GEORGIA STATE OFFICE
TITLE BUILDING
ATLANTA, GEORGIA 30333

Lawyers Title Insurance Corporation

ATLANTA BRANCH OFFICE

WARRANTY DEED

STATE OF GEORGIA COUNTY OF FULTON

THIS INDENTURE, Made the 3rd day of JULY, in the year one thousand nine hundred NINETY ONE, between

MORRIS N. HABIF, STANLEY RINZLER and ROBERT L. RINZLER

of the County of FULTON, and State of Georgia, as party or parties of the first part, hereinafter called Grantor, and

PRYOR-GARNETT PROPERTY, INC. (a Georgia Corporation)

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 CENTS (\$10.00) DOLLARS 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,

All that tract or parcel of land lying and being in Land Lot 77 of the 14th District of Fulton County, Georgia, and being more particularly described as follows: BEGINNING on the south side of Garnett Street at a point 134 feet east of the southeast corner of Garnett and Pryor Streets; running thence east along the south side of Garnett Street 50 feet to the line of property now or formerly owned by Werner; thence southwesterly at an interior angle of 90°43' with Garnett Street 160 feet to the lot formerly owned by Mrs. Dan B. Harris; thence northwesterly along the line of said lot 50 feet; thence northwesterly 160 feet to the point of beginning on Garnett Street, in accordance with plat of survey dated March 25, 1966, prepared by Allied Engineering Associates, Inc.

The aforesaid being the same property conveyed by Warranty Deed, dated December 30, 1965, from Jack W. Shuman to Morris N. Habif, recorded in Dead Book 4532, Page 467, Fulton County, Georgia records.

GEORGIA, FULTON COUNTY
FILED AND RECEIVED

92 FEB -7 AM 8:30

JUANITA HICKS
CLERK, SUPERIOR COURT

Notary Public, Georgia
MORRIS N. HABIF
Date 7-7-71
JUANITA HICKS
Clerk, Superior Court
By [Signature]
Deputy Clerk

TO HAVE AND TO HOLD the said tract or parcel of land, 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 whomsoever.

IN WITNESS WHEREOF, the Grantor has signed and sealed this deed, the day and year above written.

Signed, sealed and delivered in presence of:

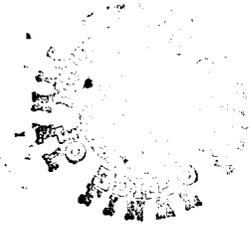


149937311

1/9/71 [Signature]
Notary Public, Fulton County, Georgia
My Commission Expires Sept. 11, 1974

MORRIS N. HABIF (Seal)
STANLEY RINZLER (Seal)
ROBERT L. RINZLER (Seal)

Parcel
35
1

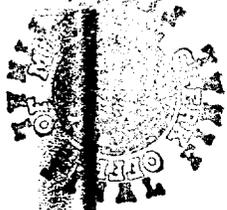


1166 Garnett
Habif Et al

EXHIBIT "A"

all that tract or parcel of land lying and being in Land Lot 77 of the 14th District, Fulton County, Georgia, and being more particularly described as follows:

BEGINNING at a point formed by the intersection of the southwest side of Garnett Street with the southeast side of Pryor Street; running thence southwesterly along the southeast side of Pryor Street 160 feet to a point; running thence southeasterly along a line which forms an interior angle of 89 degrees 35 minutes with the southeast side of Pryor Street 137 feet to a point; running thence northeasterly along the northwest side of property of Morris N. Habif, Stanley Rinsler and Robert L. Rinsler 160 feet to the southwest side of Garnett Street; running thence northwesterly along the southwest side of Garnett Street 134.7 feet to the point of beginning.



1994351

Guaranty Title Insurance Company

Atlanta, Georgia

GEORGIA, Fulton County, Clerk's Office Superior Court

STATE OF GEORGIA

Filed for Record 4 day of May 1966

COUNTY OF FULTON

at 3:37 clock P.M. Recorded May 19 1966

J.A. Ammons Clerk

THIS INDENTURE, made this 14th day of April in the Year of Our Lord One Thousand Nine Hundred and Sixty-six between

R & R PROPERTIES, INC., a Corporation of the State of Georgia and County of Fulton, party of the first part, and MORRIS N. BABIF, as to a one-half undivided interest, STANLEY RINZLER, as to a one-fourth undivided interest, and ROBERT L. RINZLER, as to a one-fourth undivided interest, of the State of Georgia and County of Fulton, parties of the second part.

WITNESSETH: That the said party of the first part, for and in consideration of the sum of TEN AND NO/100 (\$10.00) DOLLARS and other good and valuable consideration in hand paid, at and before the sealing and delivery of these presents, the receipt of which is hereby acknowledged, has granted, bargained, sold and conveyed, and by these presents do grant, bargain, sell and convey unto the said parties of the second part, their heirs and assigns/all that tract or parcel of land lying and being in Land Lot 77 of the 14th District, Fulton County, Georgia, and being more particularly described as follows:

Handwritten in a circle: *Page 34*

BEGINNING at a point formed by the intersection of the southwest side of Garnett Street with the southeast side of Pryor Street; running thence southwesterly along the southeast side of Pryor Street 160 feet to a point; running thence southeasterly along a line which forms an interior angle of 89 degrees 35 minutes with the southeast side of Pryor Street 137 feet to a point; running thence northeasterly along the northwest side of property of Morris N. Babif, Stanley Rinzier and Robert L. Rinzier 160 feet to the southwest side of Garnett Street; running thence northwesterly along the southwest side of Garnett Street 134.7 feet to the point of beginning.

This Deed is made subject to a Deed to Secure Debt executed by R & R Properties, Inc. to Robert F. Burgin, Joe C. Burgin, Alexander M. Burgin, Julia Helen Burgin, Herring, Mary Burgin Mills, Jessie Burgin Belk, Sarah Burgin Lowe, Olin F. Burgin and Nellie Burgin Huggins, dated April 14, 1966, recorded in Deed Book 4579, pages 401-403, Fulton County Records, to secure a loan in the original amount of \$60,000.00 and interest.



TO HAVE AND TO HOLD the said tract or parcel of land, 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 parties of the second part, their heirs and assigns, forever, in Fee Simple.

AND THE SAID party of the first part, for its successors and assigns, will warrant and forever defend the right and title to the above described property unto the said parties of the second part, their heirs and assigns, against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the said party of the first part hereunto set its hand and affixed its seal, the day and year above written.

Signed, sealed and delivered in presence of:

Lynnette L. Daily
Louise A. Patrick
Notary Public

Notary Public, Georgia State at Large
My Commission Expires June 22, 1968

R & R PROPERTIES, INC.
By: *Robert L. Rinzier* President

Stanley Rinzier Sec.

Handwritten in a circle: *N.P. Seal*

Handwritten in a circle: *60 SEAL*

Handwritten in a circle: *4*

1994353

BOUNDARY LINE AGREEMENT

STATE OF GEORGIA

COUNTY OF FULTON

The first undersigned party is the owner of the following property,
to-wit:

All that tract or parcel of land lying and being in Land Lot 77 of the 14th District, Fulton County, Georgia, and being more particularly described as follows:

BEGINNING at a point formed by the intersection of the southwest side of Garnett Street with the southeast side of Fryor Street; running thence southwesterly along the southeast side of Fryor Street 160 feet to a point; running thence southeasterly along a line which forms an interior angle of 89 degrees 35 minutes with the southeast side of Fryor Street 137 feet to a point; running thence northeasterly along the northwest side of property of Morris N. Habif, Stanley Rinzier and Robert L. Rinzier 160 feet to the southwest side of Garnett Street; running thence northwesterly along the southwest side of Garnett Street 134.7 feet to the point of beginning; being more particularly shown on plat of survey made by Allied Engineering Associates, Inc., dated March 25, 1966, copy of said plat being attached hereto marked Exhibit "A" and by reference made a part hereof.

PARC
34

The second undersigned party is the owner of property adjoining the south line of the above described property of first undersigned party, and the parties hereto desire to enter into an agreement definitely locating the dividing line between their respective properties.

THEREFORE, in consideration of the sum of ONE AND NO/100 (\$1.00) DOLLAR in hand paid by the first undersigned party to the second undersigned party, the receipt whereof is hereby acknowledged, and of the mutual benefits flowing to each party, it is agreed as follows:

(1)

The south line of the above described property of the first undersigned party shown on Exhibit "A" shall constitute the dividing line between the above described property of the first undersigned party and the property of the second undersigned party adjoining on the south.

(2)

The first undersigned party does hereby grant, convey, remise and quitclaim unto the second undersigned party all property shown on Exhibit "A" lying and being south of said dividing line; and the second undersigned party does hereby grant, convey, remise and quitclaim unto the first undersigned party all property shown on Exhibit "A" lying and being north of said dividing line.

6

1994353

The parties hereto covenant with each other that the agreements herein contained shall be covenants running with the land and that this agreement shall be binding upon and shall inure to the benefit of the heirs, executors, administrators, successors and assigns of the respective parties hereto.

IN WITNESS WHEREOF, the first undersigned party has caused this instrument to be executed and its corporate seal to be affixed by its duly authorized officers, and the second undersigned party has hereunto set her hand and affixed her seal, this the 22nd day of April, 1966.

Signed, sealed and delivered in the presence of:

Lyman Lee Duff
Lawrence J. Patrick
Notary Public



Notary Public, Georgia State at Large
My Commission Expires June 22, 1968

R & B PROPERTIES, INC:

By: Robert L. King (SEAL)

attn: Stanley King, sec. (SEAL)

FIRST PARTY



Signed, sealed and delivered in the presence of:

Mrs. JoLynn Anderson
James H. Anderson
Notary Public



Notary Public, Georgia, State at Large
My Commission Expires April 15, 1967

Mrs. Edith K. Gruber (SEAL)
Mrs. Edith K. Gruber

SECOND PARTY

FILED
FULTON CO. GA.

MAY 4 8 37 AM '66

W. J. Anderson
CLERK, SUPERIOR COURT

RECORDED
FULTON CO. GA.

MAY 9 '66

W. J. Anderson
CLERK, SUPERIOR COURT

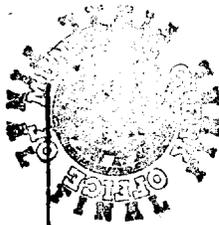


EXHIBIT "A"

1994353

GARNETT

STREET

NORTH

STREET

PRYOR

134.7'

160.0'

160.0'

137.0'

1917'S
BRICK
BLDG.

EXISTING BUILDING

EXISTING JOINT
BETWEEN BUILDINGS

52.4' TO 1 STORY
BEICK BUILDING

SURVEY OF

PRYOR & GARNETT STREETS PROPERTY

LAND LOT 77 14th DISTRICT

FULTON COUNTY, GEORGIA

SCALE: 1" = 30'-0" MARCH 25, 1966

Surveyed by

ALLIED ENGINEERING ASSOCIATES, INC.

Atlanta, Georgia

Georgia



In my opinion, this plat is a correct representation of the land platted and has been prepared in conformity with the minimum standards and requirements of law.

Milton R. Lewis

#7
A.7

1994352

BOUNDARY LINE AGREEMENT

STATE OF GEORGIA

COUNTY OF FULTON

The first undersigned party is the owner of the following property,

to-wit:

All that tract or parcel of land lying and being in Land Lot 77 of the 14th District, Fulton County, Georgia, and being more particularly described as follows:

BEGINNING at a point formed by the intersection of the southwest side of Garnett Street with the southeast side of Fryor Street; running thence southwesterly along the southeast side of Fryor Street 160 feet to a point; running thence southeasterly along a line which forms an interior angle of 89 degrees 35 minutes with the southeast side of Fryor Street 137 feet to a point; running thence northeasterly along the northwest side of property of Morris W. Habif, Stanley Rinzler and Robert L. Rinzler 160 feet to the southwest side of Garnett Street; running thence northwesterly along the southwest side of Garnett Street 134.7 feet to the point of beginning; being more particularly shown on plat of survey made by Allied Engineering Associates, Inc., dated March 25, 1966, copy of said plat being attached hereto marked Exhibit "A" and by reference made a part hereof.

Page 34

The second undersigned parties are the owners of property adjoining the east line of the above described property of first undersigned party, and the parties hereto desire to enter into an agreement definitely locating the dividing line between their respective properties.

THEREFORE, in consideration of the sum of ONE AND NO/100 (\$1.00) DOLLAR in hand paid by the first undersigned party to the second undersigned parties, the receipt whereof is hereby acknowledged, and of the mutual benefits flowing to each party, it is agreed as follows:

(1)

The east line of the above described property of the first undersigned party shown on Exhibit "A" shall constitute the dividing line between the above described property of the first undersigned party and the property of the second undersigned parties adjoining on the east.

(2)

The first undersigned party does hereby grant, convey, remise and quitclaim unto the second undersigned parties all property shown on Exhibit "A" lying and being east of said dividing line; and the second undersigned parties do hereby grant, convey, remise and quitclaim unto the first undersigned party all property shown on Exhibit "A" lying and being west of said dividing line.

5

1994352

The parties hereto covenant with each other that the agreements herein contained shall be covenants running with the land and that this agreement shall be binding upon and shall inure to the benefit of the heirs, executors, administrators, successors and assigns of the respective parties hereto.

IN WITNESS WHEREOF, the first undersigned party has caused this instrument to be executed and its corporate seal to be affixed by its duly authorized officers, and the second undersigned parties have hereunto set their hands and affixed their seals, this the 14th day of April, 1966.



Signed, sealed and delivered

in the presence of:

Lynne Lee Daily
Leanne S. Patrick



Notary Public
Notary Public, Georgia State at Large
My Commission Expires June 22, 1968

Signed, sealed and delivered

in the presence of:

Lynne Lee Daily
Leanne S. Patrick



Notary Public
Notary Public, Georgia State at Large
My Commission Expires June 22, 1968

R & R PROPERTIES, INC.

By: Robert L. Rinsler (SEAL)

att. Stanley Rinsler (SEAL)

FIRST PARTY

Morris N. Babif (SEAL)
Morris N. Babif

Stanley Rinsler (SEAL)
Stanley Rinsler

Robert L. Rinsler (SEAL)
Robert L. Rinsler

SECOND PARTIES

FILED
FULTON CO. GA.

MAY 4 8 37 AM '66

W. S. ...
CLERK, SUPERIOR COURT

RECORDED
FULTON CO. GA.

MAY 9 '66

W. S. ...
CLERK, SUPERIOR COURT

EXHIBIT "A"

1991352

GARNETT

STREET

NORTH

STREET

PRYOR

EXISTING BRICK BLDG.

134.7'

EXISTING BUILDING

169.0'

EXISTING JOINT BETWEEN BUILDINGS

10' 20' 20' 10'

137.0'

524' TO 1 STORY BRICK BUILDING

SURVEY OF

PRYOR & GARNETT STREETS PROPERTY

LAND LOT 77

14th DISTRICT

FULTON

COUNTY,

GEORGIA

SCALE: 1" = 30'-0"

MARCH 25, 1966

Surveyed by

ALLIED ENGINEERING ASSOCIATES, INC.

Atlanta,

Georgia



In my opinion, this plat is a correct representation of the land platted and has been prepared in conformity with the minimum standards and requirements of law.

Millard R. Leonard

185 Memorial
Jerry Moore

EXHIBIT "A"

All that tract or parcel of land lying and being in Land Lot 77 of ^{of Pitt} the 14th District, Fulton County, Georgia, ~~containing 0.832 acres~~ and more particularly described according to survey for Jerry Moore prepared by Robert C. Pace, Surveyor, dated March 27, 1986, as follows:

BEGINNING at a point on the northerly right of way line of Memorial Drive (a 60-foot right of way) located 136.2 feet easterly as measured along said right of way line from its intersection with the easterly right of way line of Pryor Street and run thence North 33 degrees 30 minutes 45 seconds East 126.83 feet to an iron pin; run thence South 56 degrees 47 minutes 58 seconds East 31.03 feet to an iron pin; run thence South 33 degrees 30 minutes 45 seconds West 106.84 feet to an iron pin on the northerly right of way line of Memorial Drive; run thence along said right of way line North 89 degrees 29 minutes 27 seconds West 37.0 feet to an iron pin at the place or point of beginning.

1

STATE OF GEORGIA, Fulton County

No. 1143861

THIS INDENTURE, made this 15th day of October in the Year of Our Lord One Thousand Nine Hundred and forty nine between

C M S Realty Company of the State of Georgia and County of Fulton of the first part, and W Q Baker of the State of Georgia and County of Fulton of the second part

WITNESSETH: That the said part Y of the first part, for and in consideration of the sum of Ten (\$10.00) and other valuable considerations DOLLARS, in hand paid at and before the sealing and delivery of these presents, the receipt whereof is hereby acknowledged, has granted, bargained, sold and conveyed, and by these presents do as grant, bargain, sell and convey unto the said part Y of the second part, his heirs and assigns, all that tract or parcel of land, lying and being in the City of Atlanta, being part of City Lot 3 of Block 27 of Land Lot 77 of the 14th District of originally Henry, now Fulton County, Georgia, more particularly described as follows:

Beginning at a point on the north side of Memorial Drive (formerly known as East Fair Street) one hundred thirty-six (136) feet east of the northeast corner of Memorial Drive and Pryor Street; thence east along the north side of Memorial Drive thirty-seven (37) feet; thence northeasterly one hundred seven (107) feet more or less, to a fence; thence northwesterly along said fence thirty and eight tenths (30.8) feet to a point one hundred fifteen (115) feet southeasterly from the eastern side of Pryor Street; thence southwesterly one hundred twenty-six and five tenths (126.5) feet more or less, to the north side of Memorial Drive and the point of beginning; being improved property known as No 105 Memorial Drive,

The grantor does hereby grant to the grantee, his heirs, transfers, successors and assigns, an easement in perpetuity for air and light, ingress and egress, in and over a certain strip of land on the western boundary of the above described property, beginning on Memorial Drive at a point one hundred twenty-three (123) feet east from the northeast corner of Pryor Street and Memorial Drive, and running thence east along Memorial Drive thirteen (13) feet to the west line of the above described property, and extending back north a distance of one hundred twenty-six and five tenths (126.5) feet, running thence west ten (10) feet; running thence southerly one hundred thirty four (134) feet to the beginning point. The same having an average width of ten (10) feet. The easement herein granted is subject to the grantee herein, his heirs, transfers, successors and assigns using said strip of land and easement in a manner so as not to interfere with the use of the same by the grantor or its tenants or any transferees, successors, or assigns of the grantor, and any tenants of any of the successors, transferees and assigns of the grantor owning the land immediately west of the above described strip, or north of the above described strip.

(I.R. STAMPS \$18.15 Can.)

To HAVE AND TO HOLD the said bargained premises together, tract or parcel of land, 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 W Q Baker the said part Y of the second part, his heirs and assigns forever, in Fee Simple.

And the said part Y of the first part, for its successors and assigns their, executors and administrators, will warrant and forever defend the right and title to the above-described property, unto the said part Y of the second part, his heirs and assigns, against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, The said part Y of the first part, has hereunto set its hand and affixed its seal, the day and year above written.

SIGNED, SEALED AND DELIVERED IN PRESENCE OF Mary Wilson Chapman Grace E Shippey (N P Seal) Notary Public, Georgia State at Large My Commission Expires June 18, 1950

C. M. S. REALTY COMPANY BY E W KASSELL VICE PRESIDENT BY R P PATTILLO ASST SECRETARY (CORP SEAL)

Filed 1:31 P M Dec 5, 1949 Recorded Dec 10, 1949

[Signature] CSC



WARRANTY DEED

Form 101
4

STATE OF GEORGIA COUNTY OF GWINNETT

THIS INDENTURE, Made the 31st day of March, in the year one thousand nine hundred eighty-six, between

LOIS B. HENDERSON

of the County of Gwinnett, and State of Georgia, as party or parties of the first part, hereinafter called Grantor, and

JERRY MOORE

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 DOLLARS-- and other valuable considerations----- (\$10.00) DOLLARS 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,

All that tract or parcel of land lying and being in Land Lot 77 of the 14th District, Fulton County, Georgia, ~~containing 0.832 acres~~ and more particularly described according to survey for Jerry Moore prepared by Robert C. Pace, Surveyor, dated March 27, 1986, as follows:

BEGINNING at a point on the northerly right of way line of Memorial Drive (a 60-foot right of way) located 136.2 feet easterly as measured along said right of way line from its intersection with the easterly right of way line of Pryor Street and run thence North 33 degrees 30 minutes 45 seconds East 126.83 feet to an iron pin; run thence South 56 degrees 47 minutes 58 seconds East 31.03 feet to an iron pin; run thence South 33 degrees 30 minutes 45 seconds West 106.84 feet to an iron pin on the northerly right of way line of Memorial Drive; run thence along said right of way line North 89 degrees 29 minutes 27 seconds West 37.0 feet to an iron pin at the place or point of beginning.

The Grantor herein quit-claims any right which she may have in and to an alley way on the northwesterly side of the above described property running from Memorial Drive in a northeasterly direction and measuring approximately 12 feet in width.

The Grantor also quit-claims any right which she may have in and to the lease of Turner Advertising Company or the current tenant in the said property.

Legal

Fulton County, Georgia
Real Estate Transfer Tax
Paid \$ 30.00
Date APR 11 1986
BARBARA L. PRICE
Clerk, Superior Court
By: *[Signature]*
Deputy Clerk

GEORGIA, Fulton County, Clerk's Office Superior Court

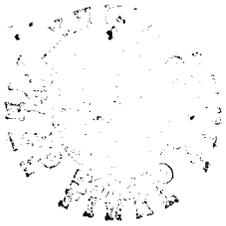
Filed & Recorded, APR 11 1986 at 11:44 *[Signature]* Clerk

TO HAVE AND TO HOLD the said tract or parcel of land, 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 whomsoever.

IN WITNESS WHEREOF, the Grantor has signed and sealed this deed, the day and year above written.

Signed, sealed and delivered in presence of:
[Signature] *[Signature]* Lois B. Henderson



Narrow Strip
MEMORIAL DR.
Selig Enterprises

EXHIBIT "A"

ALL THAT TRACT or parcel of land lying and being in Land Lot 77 of the 14th District of Fulton County, Georgia, being more particularly described a certain strip of land on the western boundry of the above described property, beginning on Memorial Drive at a point one hundred twenty-three (123) feet east from the northeast corner of Pryor Street and Memorial Drive, and running thence east along Memorial Drive thirteen (13) feet to the west line of the above described property, and extending back north a distance of one hundred twenty-six and five tenths (126.5) feet, running thence west ten (10) feet; running thence southerly one hundred thirty four (134) feet to the beginning point. The same having an average width of ten (10) feet.

appertaining, to the only proper use, benefit and comfort of the said party or the second part, his heirs and assigns, forever, IN FEE SIMPLE.

And the said party of the first part, for herself, her heirs, executors and administrators will warrant and forever defend the right and title to the above described property unto the said party of the second part, his heirs and assigns, against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, The said party of the first part has herunto set her hand and affixed her seal, the day and year above written.

Signed, sealed and delivered in the presence of:

Mrs. Emma P. Balig

Bertha Printz

Rudolph Schaffer (R. P. SEAL, Cuyahoga County, Ohio.)
Notary Public, Com. exp. 1/30-1947.

Filed: 4:43 P. M. June 11, 1946

Recorded: June 17, 1946.

J. R. Johnson S.C.

#1011171

STATE OF GEORGIA
COUNTY OF FULTON

THIS INDENTURE, made this 1st day of June, in the year of our Lord One Thousand Nine Hundred Forty-six by and between Joseph Regenstein and Louis Regenstein, as remaining qualified Executors de bonis non cum testamento annexo of the Estate of Matilda Regenstein, deceased, late of Fulton County, Georgia, of the first part, and C. M. S. Realty Company, a corporation of Fulton County, State of Georgia, of the second part

WITNESSETH: That

Parties of the first part as executors as aforesaid, by virtue of the authority conferred upon them as such executors by the Will of Matilda Regenstein (said Will having been probated in Solemn Form in the Court of Ordinary, DeKalb County, Georgia, and being of file and of record in the Office of the Ordinary of said State and County in Will Book D, page 286.) For and in consideration of the sum of Eleven Thousand Five Hundred (\$11,500.00) Dollars the receipt and sufficiency of which is hereby acknowledged, have granted, bargained, sold and conveyed and by these presents do grant, bargain, sell and convey unto the said party of the second part, its successors and assigns, the following described property, to-wit:

All that tract or parcel of land lying and being in the City of Atlanta in Land Lot 77 of the 14th District of Fulton County, Georgia, more particularly described as follows:

BEGINNING at a point on the eastern side of Pryor Street one hundred fifty and one-tenth (150.1) feet northeasterly from the northeast corner of Memorial Drive and Pryor Street, said beginning point being at the northwest corner of property now or formerly belonging to George S. Downing, et al; running thence north along eastern side of Pryor Street fifty (50) feet to the southwest corner of property now or formerly belonging to Mrs. Edith K. Gruber; thence east along the southern boundary of said Gruber property one hundred four (104) feet, more or less, to property belonging to Mrs. Matilda Regenstein; thence south fifty (50) feet to the northeast corner of the Downing property aforesaid; thence west along the north boundary of said Downing property one hundred four and four-tenths (104.4) feet, more or less, to the eastern side of Pryor Street and the point of beginning; being the same property conveyed by Mrs. Dionetta Regenstein to Mrs. Matilda Regenstein by deed recorded in Deed Book Q, page 304, Fulton County Records;

ALSO all that tract or parcel of land lying and being in the City of Atlanta, being part of City Lot 3 of Block 27 of Land lot 77 of the 14th District of originally Henry, now Fulton County, Georgia, more particularly described as follows:

BEGINNING on the north side of East Fair Street at a point one hundred twenty-three (123) feet, more or less, east of the northeast corner of East Fair and Pryor

EC
32

(*)

(1)

Streets at a rock wall and running thence east along the north side of East Fair Street fifty (50) feet; thence northeasterly along a fence one hundred seventeen (117) feet, more or less, to a fence in the rear; thence northwardly along said rear fence forty-two (42) feet, more or less, to a point one hundred four (104) feet southeastwardly from Pryor Street; thence southwardly one hundred forty-four (144) feet, more or less, to the beginning point; said premises being improved property known as No. 68 East Fair Street according to the present numbering of houses in the City of Atlanta. Less eleven (11) feet, more or less, conveyed to the City of Atlanta for widening Fair Street;

ALSO all that tract or parcel of land lying and being in the City of Atlanta in Land Lot 76 of the 14th District of Fulton County, Georgia, more particularly described as follows:

BEGINNING at a point on the southeast side of Whitehall Street forty-nine (49) feet northeasterly from the corner formed by the intersection of the southeastern side of Whitehall Street with the eastern side of Windsor Street; said point of beginning being at the eastern line of property now or formerly owned by West End Park Company; thence northeasterly along the southeastern side of Whitehall Street fifty (50) feet to the property now or formerly owned by Mrs. Ruth Elizabeth Zarring Pillars; thence in a southerly direction two hundred sixteen (216) feet to the property now or formerly owned by W. P. Anderson; thence west along the north line of said property twenty-two and five-tenths (22.5) feet to the property now or formerly owned by Mrs. Susie Ketterer Garner; thence northerly along the eastern line of said property thirty-three and five-tenths (33.5) feet to the northeastern corner of said Garner property; thence westerly along the northern line of said Garner property thirty-four and two-tenths (34.2) feet, more or less, to the said West End Park Company's property; thence in a northerly direction along the eastern line of said property one hundred fifty-five and six-tenths (155.6) feet to Whitehall Street at the point of beginning; according to blue print of survey made by E. Z. Huff, Surveyor, dated January 15, 1940, together with the perpetual right or use in a ten foot alley, which begins on the eastern line of said lot one hundred sixty-nine (169) feet southerly from Whitehall Street and extends easterly to Cooper Street.

Grantee herein assumes and agrees to pay all 1946 taxes.

TO HAVE AND TO HOLD the said bargained premises together with all and singular the rights, members and appurtenances thereof, the same being, belonging or in anywise appertaining to the only proper use, benefit and behoof of said party of the second part, its transfers, successors and assigns, forever and in fee simple, and in the same manner as said property was held during the life of said Matilda Rogenstein, deceased.

IN WITNESS WHEREOF, said parties of the first part as Executors as aforesaid, have hereunto set their hands and affixed their seals the day and year first above written.

Signed, sealed and delivered
in the presence of:

Joseph Rogenstein (SEAL)

George O. Lundeen

Louis Rogenstein (SEAL)
An Executors as Aforesaid

Marvin M. Roth
Notary Public.

C. W. Heary, R.P.
This 17th day May, 1946.

(N. P. SEAL of C. W. Heary, Fulton County, Ga.)

(I. R. S. \$12.65 Cancelled)

Filed: 9:38 A. M. June 8, 1946.

Recorded: June 18, 1946.

J. H. Simmons C.S.C.

STATE OF GEORGIA, Fulton County

THIS INDENTURE, made this 15th day of October in the Year of Our Lord One Thousand Nine Hundred and forty nine between

No. 1143862

C. K. S. Realty Company of the State of Georgia and County of Fulton and W. Q. Baker of the State of Georgia and County of Fulton of the first part, of the second part.

WITNESSETH: That the said part Y of the first part, for and in consideration of the sum of Ten (\$10.00) and other valuable considerations DOLLARS, in hand paid at and before the sealing and delivery of these presents, the receipt whereof is hereby acknowledged, has granted, bargained, sold and conveyed, and by these presents does grant, bargain, sell and convey unto the said part Y of the second part, his heirs and assigns, all that tract or parcel of land, lying and being in the City of Atlanta, being part of City Lot 3 of Block 27 of Land Lot 77 of the 14th District of originally Henry, now Fulton County, Georgia, more particularly described as follows:

Beginning at a point on the north side of Memorial Drive (formerly known as East Fair Street) one hundred thirty-six (136) feet east of the northeast corner of Memorial Drive and Pryor Street; thence east along the north side of Memorial Drive thirty-seven (37) feet; thence northeasterly one hundred seven (107) feet more or less, to a fence; thence northwesterly along said fence thirty and eight tenths (30.8) feet to a point one hundred fifteen (115) feet southeastwardly from the eastern side of Pryor Street; thence southwesterly one hundred twenty-six and five tenths (126.5) feet more or less, to the north side of Memorial Drive and the point of beginning; being improved property known as No 185 Memorial Drive.

The grantor does hereby grant to the grantee, his heirs, transfers, successors and assigns, an easement in perpetuity for air and light, ingress and egress, in and over a certain strip of land on the western boundary of the above described property, beginning on Memorial Drive at a point one hundred twenty-three (123) feet east from the northeast corner of Pryor Street and Memorial Drive, and running thence east along Memorial Drive thirteen (13) feet to the west line of the above described property, and extending back north a distance of one hundred twenty-six and five tenths (126.5) feet, running thence west ten (10) feet; running thence southerly one hundred thirty four (134) feet to the beginning point. The same having an average width of ten (10) feet. The easement herein granted is subject to the grantee herein, his heirs, transfers, successors and assigns using said strip of land and easement in a manner so as not to interfere with the use of the same by the grantor or its tenants or any transferees, successors, or assigns of the grantor, and any tenants of any of the successors, transferees and assigns of the grantor owning the land immediately west of the above described strip, or north of the above described strip.

Legal

(I.R. STAMPS \$18.15 Can.)

To HAVE AND TO HOLD the said bargained premises 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 W. Q. Baker

the said part Y of the second part, his heirs and assigns forever, in Fee Simple.

And the said part Y of the first part, for its successors and assigns, its executors and administrators, will warrant and forever defend the right and title to the above-described property, unto the said part Y of the second part, his heirs and assigns, against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, The said part Y of the first part, has hereunto set its hand and affixed its seal, the day and year above written.

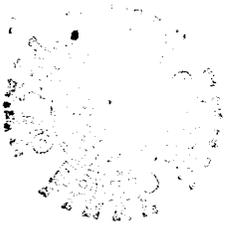
SIGNED, SEALED AND DELIVERED IN PRESENCE OF Mary Wilson Chapman

Grace E. Shidrey (N P Seal) Notary Public, Georgia State at Large My Commission Expires June 18, 1950

C. K. S. REALTY COMPANY BY BEN J. MASSELL VICE PRESIDENT [Seal] BY B. F. PATILLO ASST SECRETARY [Seal]

(CORP SEAL)

Filed 1:31 P M Dec 5, 1949 Recorded Dec 10, 1949



1166 Garnett
Habif Et al

EXHIBIT "A"

all that tract or parcel of land lying and being in Land Lot 77 of the 14th District, Fulton County, Georgia, and being more particularly described as follows:

BEGINNING at a point formed by the intersection of the southwest side of Garnett Street with the southeast side of Pryor Street; running thence southwesterly along the southeast side of Pryor Street 160 feet to a point; running thence southeasterly along a line which forms an interior angle of 89 degrees 35 minutes with the southeast side of Pryor Street 137 feet to a point; running thence northeasterly along the northwest side of property of Morris N. Habif, Stanley Rinzler and Robert L. Rinzler 160 feet to the southwest side of Garnett Street; running thence northwesterly along the southwest side of Garnett Street 134.7 feet to the point of beginning.

1994351

Guaranty Title Insurance Company

Atlanta, Georgia

GEORGIA, Fulton County, Clerk's Office Superior Court

STATE OF GEORGIA

Filed for Record 4 day of May 1966

COUNTY OF FULTON

at 8:37 clock, P.M. Recorded May 19 1966

J.A. Ammons Cler

THIS INDENTURE, made this 14th day of April in the Year of Our Lord One Thousand Nine Hundred and Sixty-six between

R & R PROPERTIES, INC., a Corporation of the State of Georgia and County of Fulton, party of the first part, and MORRIS N. HABIF, as to a one-half undivided interest, STANLEY RINZLER, as to a one-fourth undivided interest, and ROBERT L. RINZLER, as to a one-fourth undivided interest, of the State of Georgia and County of Fulton, parties of the second part.

WITNESSETH: That the said party of the first part, for and in consideration of the sum of TEN AND NO/100 (\$10.00) DOLLARS and other good and valuable consideration in hand paid, at and before the sealing and delivery of these presents, the receipt of which is hereby acknowledged, has granted, bargained, sold and conveyed, and by these presents do as grant, bargain, sell and convey unto the said parties of the second part, their heirs and assigns/all that tract or parcel of land lying and being in Land Lot 77 of the 14th District, Fulton County, Georgia, and being more particularly described as follows:

Parcel 34

BEGINNING at a point formed by the intersection of the southwest side of Garnett Street with the southeast side of Pryor Street; running thence southwesterly along the southeast side of Pryor Street 160 feet to a point; running thence southeasterly along a line which forms an interior angle of 89 degrees 35 minutes with the southeast side of Pryor Street 137 feet to a point; running thence northeasterly along the northwest side of property of Morris N. Habif, Stanley Rinzier and Robert L. Rinzier 160 feet to the southwest side of Garnett Street; running thence northwesterly along the southwest side of Garnett Street 134.7 feet to the point of beginning.

This Deed is made subject to a Deed to Secure Debt executed by R & R Properties, Inc. to Robert F. Burgin, Joe C. Burgin, Alexander M. Burgin, Julia Helen Burgin Herring, Mary Burgin Mills, Jessie Burgin Balk, Sarah Burgin Love, Olin F. Burgin and Nellie Burgin Huggins, dated April 14, 1966, recorded in Deed Book 4579, pages 401-403, Fulton County Records, to secure a loan in the original amount of \$60,000.00 and interest.



TO HAVE AND TO HOLD the said tract or parcel of land, 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 parties of the second part, their heirs and assigns, forever, in Fee Simple.

AND THE SAID party of the first part, for its successors and assigns, will warrant and forever defend the right and title to the above described property unto the said parties of the second part, their heirs and assigns, against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the said party of the first part hereunto set its hand and affixed its seal, the day and year above written.

Signed, sealed and delivered in presence of: Lyman D. Daily, Louise A. Patten, Notary Public. R & R PROPERTIES, INC. By: Robert L. Rinzier, Stanley Rinzier, Sec.

Notary Public, Georgia State at Large My Commission Expires June 22, 1968

N.P. Seal

4



1994353

BOUNDARY LINE AGREEMENT

STATE OF GEORGIA
COUNTY OF FULTON

The first undersigned party is the owner of the following property,
to-wit:

All that tract or parcel of land lying and being in Land Lot 77 of the 14th District, Fulton County, Georgia, and being more particularly described as follows:

BEGINNING at a point formed by the intersection of the southwest side of Garnett Street with the southeast side of Pryor Street; running thence southwesterly along the southeast side of Pryor Street 160 feet to a point; running thence southeasterly along a line which forms an interior angle of 89 degrees 35 minutes with the southeast side of Pryor Street 137 feet to a point; running thence northeasterly along the northwest side of property of Morris N. Habif, Stanley Kinzler and Robert L. Kinzler 160 feet to the southwest side of Garnett Street; running thence northwesterly along the southwest side of Garnett Street 134.7 feet to the point of beginning; being more particularly shown on plat of survey made by Allied Engineering Associates, Inc., dated March 25, 1966, copy of said plat being attached hereto marked Exhibit "A" and by reference made a part hereof.

PARC
34

The second undersigned party is the owner of property adjoining the south line of the above described property of first undersigned party, and the parties hereto desire to enter into an agreement definitely locating the dividing line between their respective properties.

THEREFORE, in consideration of the sum of ONE AND NO/100 (\$1.00) DOLLAR in hand paid by the first undersigned party to the second undersigned party, the receipt whereof is hereby acknowledged, and of the mutual benefits flowing to each party, it is agreed as follows:

(1)

The south line of the above described property of the first undersigned party shown on Exhibit "A" shall constitute the dividing line between the above described property of the first undersigned party and the property of the second undersigned party adjoining on the south.

(2)

The first undersigned party does hereby grant, convey, remise and quitclaim unto the second undersigned party all property shown on Exhibit "A" lying and being south of said dividing line; and the second undersigned party does hereby grant, convey, remise and quitclaim unto the first undersigned party all property shown on Exhibit "A" lying and being north of said dividing line.

6

1994353

The parties hereto covenant with each other that the agreements herein contained shall be covenants running with the land and that this agreement shall be binding upon and shall inure to the benefit of the heirs, executors, administrators, successors and assigns of the respective parties hereto.

IN WITNESS WHEREOF, the first undersigned party has caused this instrument to be executed and its corporate seal to be affixed by its duly authorized officers, and the second undersigned party has hereunto set her hand and affixed her seal, this the 22nd day of April, 1966.

Signed, sealed and delivered in the presence of:

Lyman Lee Duff
Louise A. Patrick
Notary Public



Notary Public, Georgia State at Large
My Commission Expires June 22, 1968

R & S PROPERTIES, INC:

By: Robert L. King (SEAL)

att: Stanley King, Jr. (SEAL)

FIRST PARTY



Signed, sealed and delivered in the presence of:

Mrs. Johann Anderson
[Signature]
Notary Public



Notary Public, Georgia, State at Large
My Commission Expires April 15, 1967

Mrs. Edith K. Gruber (SEAL)
Mrs. Edith K. Gruber

SECOND PARTY

FILED
FULTON CO. GA.

MAY 4 8 37 AM '66

[Signature]
CLERK, SUPERIOR COURT

RECORDED
FULTON CO. GA.

MAY 9 '66

[Signature]
CLERK, SUPERIOR COURT

EXHIBIT "A"

1994353

GARNETT

STREET

NORTH

STREET

PRYOR

134.7'

137.0'

160.0'

160.0'

EXISTING BRICK BLDG.

EXISTING BUILDING

524' TO 1 STORY
BECK BUILDING

EXISTING JOINT
BETWEEN BUILDINGS

10' 20' 20' 10'

SURVEY OF

PRYOR & GARNETT STREETS PROPERTY

LAND LOT 77 14th DISTRICT
FULTON COUNTY, GEORGIA
SCALE: 1" = 30'-0" MARCH 25, 1966

Surveyed by

ALLIED ENGINEERING ASSOCIATES, INC.
Atlanta, Georgia



In my opinion, this plat is a correct representation of the land platted and Has been prepared in conformity with the minimum standards and requirements of law.

Milton R. Lewis

#7
A.7

1994352

BOUNDARY LINE AGREEMENT

STATE OF GEORGIA

COUNTY OF FULTON

The first undersigned party is the owner of the following property,

to-wit:

All that tract or parcel of land lying and being in Land Lot 77 of the 14th District, Fulton County, Georgia, and being more particularly described as follows:

BEGINNING at a point formed by the intersection of the southwest side of Garnett Street with the southeast side of Fryor Street; running thence southwesterly along the southeast side of Fryor Street 160 feet to a point; running thence southeasterly along a line which forms an interior angle of 89 degrees 35 minutes with the southeast side of Fryor Street 137 feet to a point; running thence northeasterly along the northwest side of property of Morris W. Habif, Stanley Rinzler and Robert L. Rinzler 160 feet to the southwest side of Garnett Street; running thence northwesterly along the southwest side of Garnett Street 134.7 feet to the point of beginning; being more particularly shown on plat of survey made by Allied Engineering Associates, Inc., dated March 25, 1966, copy of said plat being attached hereto marked Exhibit "A" and by reference made a part hereof.

Part
34

The second undersigned parties are the owners of property adjoining the east line of the above described property of first undersigned party, and the parties hereto desire to enter into an agreement definitely locating the dividing line between their respective properties.

THEREFORE, in consideration of the sum of ONE AND NO/100 (\$1.00) DOLLAR in hand paid by the first undersigned party to the second undersigned parties, the receipt whereof is hereby acknowledged, and of the mutual benefits flowing to each party, it is agreed as follows:

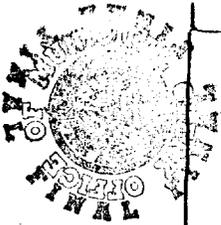
(1)

The east line of the above described property of the first undersigned party shown on Exhibit "A" shall constitute the dividing line between the above described property of the first undersigned party and the property of the second undersigned parties adjoining on the east.

(2)

The first undersigned party does hereby grant, convey, remise and quitclaim unto the second undersigned parties all property shown on Exhibit "A" lying and being east of said dividing line; and the second undersigned parties do hereby grant, convey, remise and quitclaim unto the first undersigned party all property shown on Exhibit "A" lying and being west of said dividing line.

5



1994352

The parties hereto covenant with each other that the agreements herein contained shall be covenants running with the land and that this agreement shall be binding upon and shall inure to the benefit of the heirs, executors, administrators, successors and assigns of the respective parties hereto.

IN WITNESS WHEREOF, the first undersigned party has caused this instrument to be executed and its corporate seal to be affixed by its duly authorized officers, and the second undersigned parties have hereunto set their hands and affixed their seals, this the 14th day of April, 1966.



Signed, sealed and delivered

in the presence of:

Lynnan Lee Daily
Lois A. Patrick



Notary Public
Notary Public, Georgia State at Large
My Commission Expires June 22, 1968

Signed, sealed and delivered

in the presence of:

Lynnan Lee Daily
Lois A. Patrick



Notary Public
Notary Public, Georgia State at Large
My Commission Expires June 22, 1968

R & B PROPERTIES, INC.

By: Robert L. Rinsler (SEAL)

att. Stanley Rinsler (SEAL)

FIRST PARTY

Morris N. Habif (SEAL)
Morris N. Habif

Stanley Rinsler (SEAL)
Stanley Rinsler

Robert L. Rinsler (SEAL)
Robert L. Rinsler

SECOND PARTIES

FILED
FULTON CO. GA.

MAY 4 8 37 AM '66

W. S. ...
CLERK, SUPERIOR COURT

RECORDED
FULTON CO. GA.

MAY 9 '66

W. S. ...
CLERK, SUPERIOR COURT

EXHIBIT "A"

1994352

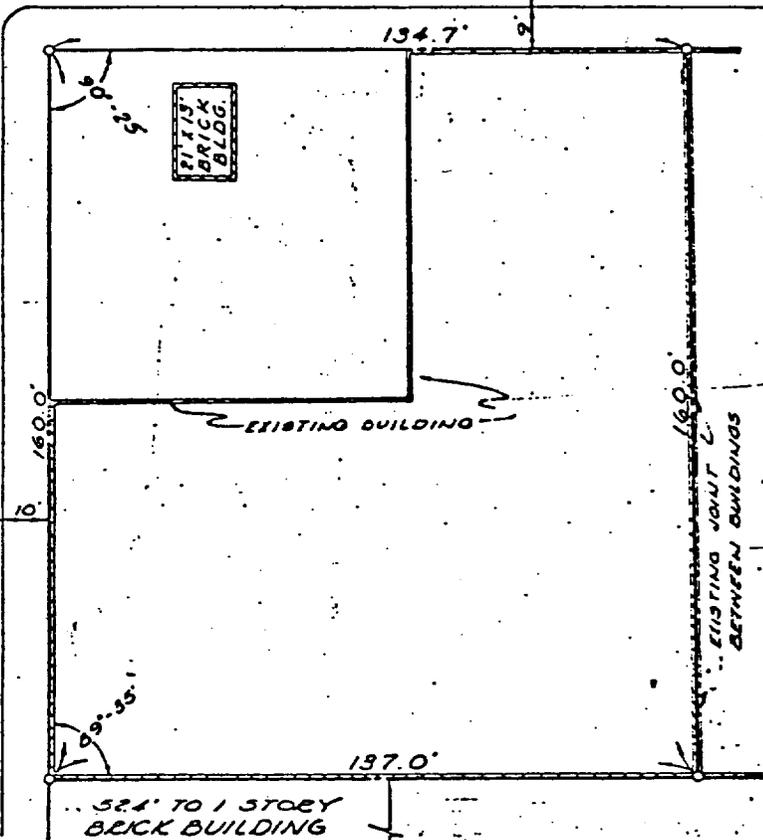
GARNETT

STREET

NORTH

STREET

PRYOR



2 1/2 STORY BRICK BUILDING

EXISTING BUILDING

EXISTING JOINT BETWEEN BUILDINGS

PRYOR & GARNETT STREETS PROPERTY

LAND LOT 77 14th DISTRICT
FULTON COUNTY, GEORGIA
SCALE: 1" = 30'-0" MARCH 25, 1966

Surveyed by

ALLIED ENGINEERING ASSOCIATES, INC.
Atlanta, Georgia



In my opinion, this plat is a correct representation of the land platted and has been prepared in conformity with the minimum standards and requirements of law.

Milton R. Hurt

01-0-2025

(Do Not Write Above This Line)

AN ORDINANCE

BY COUNCILMEMBER C.T. MARTIN

AN ORDINANCE TO AUTHORIZE THE CITY ATTORNEY TO INITIATE EMINENT DOMAIN PROCEEDINGS AGAINST CERTAIN PROPERTIES AND FOR OTHER PURPOSES.

ADOPTED BY
DEC 03 2001

COUNCIL

Voice Vote

- CONSENT REFER
- REGULAR REPORT REFER
- ADVERTISE & REFER
- 1st ADOPT 2nd READ & REFER
- PERSONAL PAPER REFER

Date Referred 11/19/01

Referred To: Public Safety

Date Referred

Referred To:

Date Referred

Referred To:

First Reading

Committee _____
 Date _____
 Chair _____
 Referred to _____

Committee	Committee
Date	Date
Chair	Chair
Action: Fav, Adv, Hold (see rev. side) Other:	Action: Fav, Adv, Hold (see rev. side) Other:
Members	Members
Refer To	Refer To

Committee	Committee
Date	Date
Chair	Chair
Action: Fav, Adv, Hold (see rev. side) Other:	Action: Fav, Adv, Hold (see rev. side) Other:
Members	Members
Refer To	Refer To

FINAL COUNCIL ACTION
 2nd 1st & 2nd 3rd
 Readings
 Consent V Vote RC Vote

CERTIFIED

C
 DEC 3 2001
 ATLANTA CITY CLERK
[Signature]

CERTIFIED
 DEC 03 2001

[Signature]
 DEPUTY MUNICIPAL CLERK

MAYOR'S ACTION

DEC 11 2001

[Signature]