

13-0-1061

(Do Not Write Above This Line)

2174

AN ORDINANCE BY  
CITY UTILITIES COMMITTEE

AN ORDINANCE AUTHORIZING THE MAYOR, OR HIS DESIGNEE, TO ABANDON A PORTION OF BLAKELY DRIVE, N.E., LOCATED BETWEEN INTERSTATE 85 AND THE SOUTH LAND LOT LINES OF 2207 AND 2208 BLAKELY DRIVE, N.E., CONSISTING OF APPROXIMATELY 0.233 ACRES OF LAND AND BEING MORE SPECIFICALLY DESCRIBED IN THE ATTACHED EXHIBIT "A", LYING AND BEING IN LAND LOT 49 OF THE 17TH DISTRICT OF FULTON COUNTY, GEORGIA TO GOODWILL OF NORTH GEORGIA, INC.; AND FOR OTHER PURPOSES.

ADOPTED BY  
JUN 17 2013  
COUNCIL

- CONSENT REFER
- REGULAR REPORT REFER
- ADVERTISE & REFER
- 1<sup>ST</sup> ADOPT 2<sup>ND</sup> READ & REFER
- PERSONAL PAPER REFER

Date Referred: 6/03/13

Referred To: City Utilities

Date Referred:

Referred To:

Date Referred:

Referred To:

Committee: City Utilities <sup>First Reading</sup>

Date: May 28, 2013

Chair: [Signature]

Referred To: CUC

Committee: City Utilities

Date: June 11 2013

Chair: [Signature]

Action: Fav, Adv, Hold (See rev. side)

Members: [Signatures]

Refer To

Committee

Date

Chair

Action: Fav, Adv, Hold (See rev. side)

Members

Refer To

Refer To

Committee

Date

Chair

Action: Fav, Adv, Hold (See rev. side)

Members

Refer To

Committee

Date

Chair

Action: Fav, Adv, Hold (See rev. side)

Members

Refer To

Refer To

2<sup>ND</sup>  1<sup>ST</sup> & 2<sup>ND</sup>  3<sup>RD</sup>

FINAL COUNCIL ACTION

Readings

Consent  V Vote  RC Vote

CERTIFIED

CERTIFIED

JUN 17 2013

ATLANTA CITY COUNCIL PRESIDENT

[Signature]

CERTIFIED

JUN 17 2013

[Signature]

MUNICIPAL CLERK

MAYOR'S ACTION

APPROVED

JUN 26 2013

WITHOUT SIGNATURE  
BY OPERATION OF LAW



**AN ORDINANCE BY  
CITY UTILITIES COMMITTEE**

**AN ORDINANCE AUTHORIZING THE MAYOR, OR HIS DESIGNEE, TO ABANDON A PORTION OF BLAKELY DRIVE, N.E., LOCATED BETWEEN INTERSTATE 85 AND THE SOUTH LAND LOT LINES OF 2207 AND 2208 BLAKELY DRIVE, N.E., CONSISTING OF APPROXIMATELY 0.233 ACRES OF LAND AND BEING MORE SPECIFICALLY DESCRIBED IN THE ATTACHED EXHIBIT "A", LYING AND BEING IN LAND LOT 49 OF THE 17<sup>TH</sup> DISTRICT OF FULTON COUNTY, GEORGIA TO GOODWILL OF NORTH GEORGIA, INC.; AND FOR OTHER PURPOSES.**

**WHEREAS**, the City of Atlanta ("City") has received a formal request from Goodwill of North Georgia, Inc., ("Applicant") the owner of abutting property, to abandon a portion of Blakely Drive, N.E., consisting of approximately 0.223 acres and more specifically described in the attached Exhibit "A", and

**WHEREAS**, the Applicant has paid a fee of \$2,500 for the costs of advertisement of the abandonment as specified by Section 138-9(a)(5) of the City of Atlanta Code of Ordinances; and

**WHEREAS**, the abandoned portion of Blakely Drive, N.E. will become part of the abutting property owner's private property, and it will be such owner's responsibility to maintain, operate, and provide all services and utilities; and

**WHEREAS**, the Department of Public Works has reviewed the request from the abutting property owner and has concluded that the abandonment of the portion of the right-of-way described herein will not have any adverse affect on traffic movement now and in the future.

**NOW, THEREFORE BE AND IT IS HEREBY ORDAINED BY THE COUNCIL OF THE CITY OF ATLANTA, GEORGIA, AS FOLLOWS:**

**Section 1:** That any and all remaining portions of Blakely Drive, N.E. between Interstate 85 and the south land lot lines of 2207 and 2208 Blakely Drive, N.E., being more specifically described in the attached Exhibit "A", said property lying and being in Land Lot 49 of the 17<sup>th</sup> District of Fulton County, Georgia are hereby declared no longer useful or necessary for the public's use and convenience.

**Section 2:** That the City hereby expresses its intent to abandon said property located on Blakely Drive (as hereinabove defined).

**Section 3:** That Goodwill of North Georgia, Inc., the abutting property owner, has agreed to pay the fair market value of the portion of street to be abandoned as determined by an appraisal for the said portion of Blakely Drive described in the attached Exhibit "A".

**Section 4:** That any and all reservations for existing public or private utility easements shall remain in effect for the purpose of entering the property to operate, maintain, or replace said



utility facilities. These easements shall remain in effect until such time that said utilities are abandoned, removed, or relocated, at which time said easements shall expire.

**Section 5:** That the Chief Procurement Officer is hereby directed to prepare an appraisal to determine the fair market value of the right-of-way to be abandoned and perform all other responsibilities concerning the proposed abandonment, as outlined in the City's Code of Ordinances, including Section 2-1578.

**Section 6:** That upon approval of this ordinance, and upon acceptance of the necessary documents by the Department of Public Works, and upon receipt of payment from the abutting property owner in the amount of the appraised fair market value of the property, or the satisfaction of any alternative conditions under Section 2-1578 of the City's Code of Ordinances, the City Attorney is hereby directed to prepare a Quitclaim Deed and other appropriate documents to effectuate the abandonment authorized by this ordinance.

**Section 7:** That they Mayor, or his designee, be and is hereby authorized to execute a Quitclaim to convey any interest that the City may have in the above-referenced portion of Blakely Drive (herein described in Exhibit "A").

**Section 8:** That all existing ordinances or parts of ordinances in conflict with this ordinance shall be waived to the extent of the conflict only.

A true copy,  
  
Deputy Clerk

ADOPTED by the Atlanta City Council  
APPROVED as per City Charter Section 2-403

JUN 17, 2013  
JUN 26, 2013

# EXHIBIT A



## CITY OF ATLANTA

KASIM REED  
MAYOR

68 MITCHELL STREET, S.W.  
SUITE 4900, CITY HALL SOUTH  
ATLANTA, GEORGIA 30303-3531  
TEL. (404) 330-6501  
FAX. (404) 658-7085  
Email: [publicworks@atlantaga.gov](mailto:publicworks@atlantaga.gov)

DEPARTMENT OF PUBLIC WORKS  
RICHARD MENDOZA  
Commissioner  
  
DEXTER C. WHITE  
Deputy Commissioner

### Request for Abandonment of Public Right-of-Way

Date: \_\_\_\_\_

Name of Street: Blakely Drive

Between Interstate 85 and the north lot lines of 2207 and 2208 Blakely Drive

Petitioner Name: Goodwill of North Georgia, Inc.

**NOTE: Eligible petitioners are abutting property owner and/or their agents.**

Petitioner Phone(s) (404) 420-9928 Cell: \_\_\_\_\_ Email: pswearingen@gging.org

#### Required Submittals

The following submittals are required to initiate the process for consideration of abandonment of a public right-of-way:

1. A survey of plat area to be abandoned. Survey plat must be prepared by a registered surveyor in a manner suitable for filing. Plat is subject to review and approval by the Department of Public Works.
2. A legal description of area to be abandoned on 8 1/2 X 11 sheet.
3. A list of all abutting property owners, respective addresses, tax parcel codes, deed book and page number of title.
4. An owner's statement from each abutting property owner
5. Fee of \$2,500 for streets abutting the development of residential subdivision, commercial or industrial tracts OR a fee of \$2,000 for streets abutting individual residential lots. This fee is applied to the cost of the appraisal of the parcel and advertisement of the proposed abandonment.
6. Any special information deemed necessary or appropriate by the Commissioner of the Department of Public Works
7. Warranty Deeds of all \_\_\_\_\_ properties abutting area to be abandoned.

DEPARTMENT OF PUBLIC WORKS - OFFICE OF TRANSPORTATION

*"Designing, Implementing & Maintaining a Sustainable Transportation Infrastructure System"*



**Certificate of Intent**

I, Goodwill of North Georgia, Inc. the undersigned, do hereby certify that I am the qualified Petitioner for the abandonment of the above listed street and do intend to acquire the prorated portion of the abandoned street at fair market value as a condition of consideration of abandonment.



Paula Swearingen  
Wyvonne H. Emmanuel

Notary Public

10-11-12

Date

I, Goodwill of North Georgia, Inc. (owner's name) the undersigned do hereby certify that I am the owner(s) of record of real property abutting Blakely Drive a public right-of-way in the City of Atlanta.

I support X / do not support \_\_\_\_\_ the abandonment of the aforementioned right-of-way. If abandoned, I will X / will not \_\_\_\_\_ acquire at fair market value that portion of the right-of-way abutting my property.

Paula Swearingen

Signature of Property Owner

Paula Swearingen

Print Name of Property Owner

Wyvonne H. Emmanuel

Notary Public

10-11-12

Date

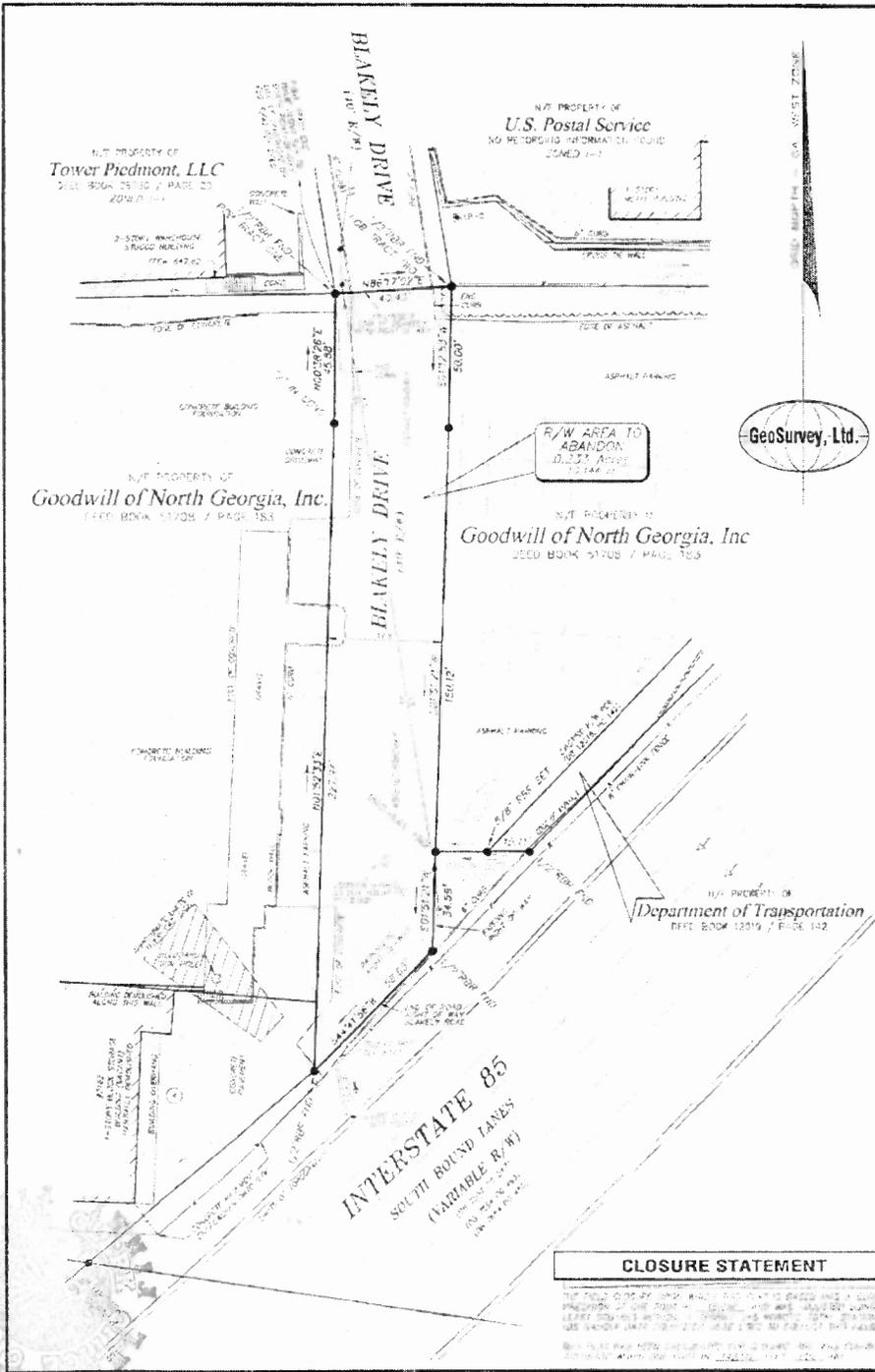
10-11-12

Date

10-11-12

Date

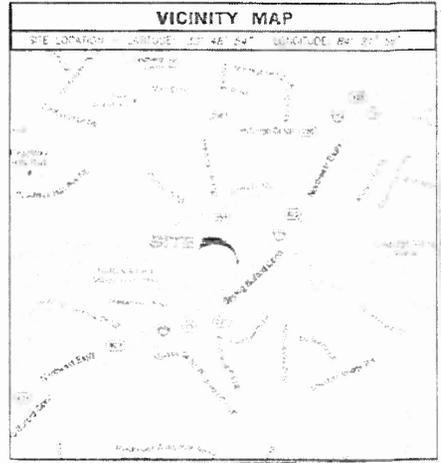
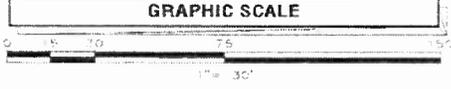




LEGEND	
<b>STANDARD ABBREVIATIONS</b>	<b>STANDARD SYMBOLS</b>
AD AIR CONDITIONER	SPST ELECTRICAL
BE BIRD NEST	POWER POLE
CP CORR. PIPE	SAN. MAN.
CMR CORR. METAL PIPE	POWER LINE
COF CONCRETE FOUNDATION	LIGHT POLE
CD CONCRETE DRIVE	ELECTRIC TRANSFORMER
CE COMMERCIAL CEILING	WATER VALVE
CEP COMMERCIAL ELECTRICAL PANEL	GAS VALVE
CF CORR. FLOOR	GAS METER
CR CORR. RAIN PIPE	WATER VALVE
DR DRAIN	WATER METER
DMC DRAINAGE MANHOLE	FIRE HYDRANT
FC FLOOR	UNDERGROUND SEWER LINE
FM FLOOR	UNDERGROUND GAS LINE
GW GAS METER	UNDERGROUND CABLE/COMMUNICATION LINE
HW HOLE	UNDERGROUND WATER LINE
JC JUNCTION BOX	PHOTO POSITION INDICATOR
MH MANHOLE	
OP OPEN TOP PIPE	
PM POWER METER	
RF REINFORCED FLOOR	
RFD REINFORCED CONCRETE DRIVE	
RFM REINFORCED CONCRETE FLOOR	
RFN REINFORCED CONCRETE FLOOR	
RFV REINFORCED CONCRETE FLOOR	
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RFW REINFORCED CONCRETE FLOOR	
RFY REINFORCED CONCRETE FLOOR	
RFZ REINFORCED CONCRETE FLOOR	

**IF YOU DIG**

**811** Know what's below.  
Call before you dig.  
Dial 811  
Or Call 800-282-7411



**GENERAL NOTES**

THIS SURVEY HAS BEEN PERFORMED FOR THE EXCLUSIVE USE OF THE CLIENT AND IS NOT TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF THE SURVEYOR.

THE PROPERTY IS NOT LOCATED IN A 100-YEAR FLOOD HAZARD AREA AS SHOWN ON THE FLOOD INSURANCE RATE MAP FOR THIS AREA. THE SURVEYOR HAS CONDUCTED VISUAL INSPECTIONS AND THE DATE OF THIS SURVEY IS 10/20/2012. THE SURVEYOR HAS OBSERVED AND MEASURED THE PROPERTY OF THIS SITE TO SURE FOR ANY OTHER OVERLAP.

THE HORIZONTAL CURVATURE FOR THIS SURVEY IS BASED ON THE NORTH POLAROID OF 1983 WHICH IS THE BASIS FOR THE HORIZONTAL CONTROL FOR THIS SURVEY.

THE VERTICAL CONTROL FOR THIS SURVEY IS BASED ON THE VERTICAL CONTROL POINT OF 1983 WHICH IS THE BASIS FOR THE VERTICAL CONTROL FOR THIS SURVEY. THE VERTICAL CONTROL POINT IS STAMPED "1983" AND IS LOCATED ON JOHNS CREEK SIDE OF PEACHTREE ROAD BRIDGE OVER PEACHTREE CREEK. ELEVATION ON FLOOD MAP IS 102.20 MSL DATUM.

THE SITE IS ZONED "S1" (SINGLE-FAMILY RESIDENTIAL) DISTRICT. THE MINIMUM YARD SETBACKS ARE: FRONT - 40 FEET, SIDE - 20 FEET ON SIDE STREET OR ZERO, AND REAR - NONE SPECIFIED.

PLEASE NOTE: ZONING AND SETBACKS SHOULD BE CONFIRMED AND VERIFIED BY PLANNING AND ZONING PRIOR TO DESIGN OR CONSTRUCTION ACTIVITIES.

**SURVEY REFERENCES**

1. ALTA/ACSM LAND TITLE SURVEY FOR BLAKELY PARTNERS, LTD. AS FILED WITH THE CLERK OF SUPERIOR COURT OF DEKALB COUNTY, GEORGIA, 2007. SURVEY NOT COMPLETELY LEGIBLE.



**CLOSURE STATEMENT**

THIS SURVEY WAS PERFORMED FOR THE EXCLUSIVE USE OF THE CLIENT AND IS NOT TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF THE SURVEYOR.

DATE: 10/20/2012  
TIME: 10:00 AM  
LOCATION: 100' R/W OF BLAKELY DRIVE, DEKALB COUNTY, GEORGIA



Land Surveying & Mapping  
1800 BARNETT HILL ROAD  
DUBLIN, GEORGIA 31002  
Phone: (770) 496-8200  
Fax: (770) 496-8200  
www.geosurvey.com

RIGHT-OF-WAY ABANDONMENT PLAT					
<b>A Portion of Blakely Drive</b>					
FOR <b>Goodwill of North Georgia Piedmont Companies, Inc.</b>					
IS JOB NO.	20124399	DRAWING SCALE	1" = 30'	DATE OF JOB	10-20-2012
FILE NO.	RE / 30	CITY	ATLANTA	STATE	GA
PROJECT	BOI	COUNTY	FOLSON	NO. OF SHEETS	1
PROJECT	JMC	LENGTH	49	DATE	
FILE NO.	20124399-01.dwg	DATE	10/20		



**Legal Description for Portion of Blakely Drive Proposed for Abandonment**

All that tract or parcel of land lying and being in Land Lot 49 of the 17th District, Fulton County, Georgia, and being more particularly described as follows:

Commencing at a point at the intersection of the Southerly right-of-way line of Lakeshore Drive (50-foot right-of-way) and the Westerly right-of-way line of Blakely Drive (40-foot right-of-way); thence along said right-of-way of Blakely Drive a distance of 150.0 feet to a 1/2-inch rebar found, said point being the TRUE POINT OF BEGINNING; thence run across said 40 foot right-of-way North 86 degrees 17 minutes 02 seconds East a distance of 40.43 feet to a 1/2 inch rebar found; thence run along the original easterly right-of-way of Blakely Road South 01 degrees 12 minutes 53 seconds West a distance of 50.00 feet to a point; thence continue South 01 degrees 51 minutes 21 seconds West a distance of 150.12 feet to a mag nail found; thence South 01 degrees 51 minutes 21 seconds West a distance of 34.59 feet to a 1/2-inch rebar found located on the Northwesterly right-of-way line of Interstate 85; thence along said right-of-way South 44 degrees 41 minutes 56 seconds West a distance of 58.68 feet to a 1/2-inch rebar found on the westerly right-of-way of Blakely Road; thence run along said right-of-way North 01 degrees 52 minutes 33 seconds East a distance of 227.94 feet to a point "x" in concrete; thence continue North 00 degrees 38 minutes 26 seconds East a distance of 45.88 feet to a 1/2-inch rebar found and the TRUE POINT OF BEGINNING;

Said tract of land contains 0.233 Acres.



**List of Abutting Owners, Addresses, Tax Parcels and Deed Book and Page of Title**  
(Abandonment of Blakely Drive)

Abutting Owner ("Applicant"): Goodwill of North Georgia, Inc.

Property Addresses Abutting ROW to be Abandoned:

2182, 2192, 2193, 2202, 2203, 2205, 2207 and 2208 Blakely Drive\*

\*Portions of the site are identified on Fulton County's tax parcel map as being a part of 2135 Piedmont Road, which is also owned by the Applicant.

Tax Parcel Codes:

#17-004900010345

#17-004900010352

#17-004900010816

Deed Book and Page of Title: Deed Book 510708, Page 183, Fulton County, GA records



### Summary of Intent

In September of 2012, Goodwill of North Georgia, Inc. acquired 2.35 acres of real property currently improved with commercial buildings and surface parking. A portion of the existing surface parking serving the existing buildings is separated from the balance of the tract by the right-of-way of Blakely Road. The Applicant seeks to abandon the portion of Blakely Road abutting the Applicant's property and to redevelop the entire parcel as a consolidated tract.

Blakely Road currently dead ends into the right-of-way for Interstate 85 at the southern edge of the Applicant's property. The abutting I-85 roadway improvements are partially elevated above the site as a part of a bridge. There is no opportunity for a future extension of the Blakely Road right-of-way to the south past the lot boundaries of the Applicant's property.



After recording return to:  
 Calloway Title & Escrow, LLC  
**David W. Dudley** 204/23  
 4170 Ashford Dunwoody Rd. Ste. 285  
 Atlanta, Georgia 30319

Deed Book **51708** Pg **183**  
 Filed and Recorded Oct-01-2012 02:17pm  
**2012-0248280**  
 Real Estate Transfer Tax \$2,100.00  
**Cathelene Robinson**  
 Clerk of Superior Court  
 Fulton County, Georgia

This instrument prepared by:  
 J. Keith Windle, Esq.  
 Bradley Arant Boult Cummings LLP  
 One Federal Place  
 1819 5th Avenue North  
 Birmingham, Alabama 35203

When recorded, return to:  
 Daniel E. Cochran  
 Morris, Manning & Martin, LLP  
 1600 Atlanta Financial Center  
 3343 Peachtree Road, NE  
 Atlanta, GA 30326

STATE OF GEORGIA     )  
   :  
 FULTON COUNTY        )

**LIMITED WARRANTY DEED**

KNOW ALL PERSONS BY THESE PRESENTS, that **REGIONS BANK**, an Alabama banking corporation ("Grantor"), for and in consideration of Ten and No/100 Dollars (\$10.00) and other good and valuable consideration, to Grantor paid by **GOODWILL OF NORTH GEORGIA, INC.**, a Georgia non-profit corporation ("Grantee"), the receipt and sufficiency of which are hereby acknowledged, does hereby grant, bargain, sell and convey to Grantee the following described real property:

See Exhibit A attached hereto and incorporated herein by this reference (the "Real Property").

Together with all buildings, improvements, fixtures and structures located on the Real Property, and all rights, tenements, hereditaments and appurtenances belonging to the Real Property or in any way appertaining (collectively with the Real Property, the "Property").

This conveyance is subject to the matters set forth on Exhibit B attached hereto (the "Exceptions").

TO HAVE AND TO HOLD unto Grantee and its successors and assigns in fee simple forever; and Grantor will, subject to the Exceptions, warrant and forever defend the right and title to the Property unto Grantee against the claims of all persons arising by through and under Grantor, but not otherwise.



THE SALE AND CONVEYANCE OF THE PROPERTY IS "AS-IS," "WHERE-IS" "WITH ALL FAULTS" AND, EXCEPT AS STATED IN THIS LIMITED WARRANTY DEED OR IN A SEPARATE AGREEMENT BETWEEN GRANTOR AND GRANTEE, WITHOUT REPRESENTATION OR WARRANTY OF ANY KIND, EXPRESS, IMPLIED, STATUTORY OR OTHERWISE, ANY WARRANTY OF MERCHANTABILITY OR FITNESS FOR A PARTICULAR PURPOSE BEING EXPRESSLY DISCLAIMED. GRANTOR DOES NOT MAKE ANY ADDITIONAL REPRESENTATIONS OR WARRANTIES WITH RESPECT TO COMPLIANCE WITH LAWS, RULES, REGULATIONS, AGREEMENTS OR SPECIFICATIONS, NOR WITH RESPECT TO CONDITION, QUALITY, CAPACITY, DESIGN, OPERATION, ABSENCE OR ANY LATENT DEFECTS OR ANY OTHER WARRANTY OR REPRESENTATION WHATSOEVER WITH RESPECT TO THE PROPERTY, ALL OF WHICH ARE EXPRESSLY HEREBY WAIVED BY GRANTEE.

*[Remainder of Page Intentionally Blank]*

IN WITNESS WHEREOF, Grantor has caused this conveyance to be duly executed this 28<sup>th</sup> day of September, 2012.

SIGNED, SEALED AND DELIVERED  
IN THE PRESENCE OF:

REGIONS BANK,  
an Alabama banking corporation

Debbie Upchurch  
Debbie Upchurch  
Print Name [Unofficial Witness]

By: Wade Parker  
Name: Wade Parker  
Title: Senior VP

Bethany K. Bartlett  
Bethany K. Bartlett  
Print Name [Notary Public]

[SEAL]



My commission expires: MY COMMISSION EXPIRES MARCH 29, 2016

AFFIX SEAL





EXHIBIT A  
REAL PROPERTY

## Tract I

All that tract or parcel of land lying and being in the City of Atlanta, Land Lot 49 of the 17<sup>th</sup> District, Fulton County, Georgia, being partially in Block "3" of Piedmont Crest and being more particularly described as follows:

Beginning at a 1/2 inch rebar found on the westerly right of way of Blakely Drive (having a 40 foot right of way width) located a distance of 150.00 feet as measured along said right of way from the southerly right of way of Lakeshore Drive (having a 50 foot right of way width); thence from said Point of Beginning as thus established, proceeding along the westerly right of way of Blakely Drive, South 00 Degrees 37 minutes, 40 seconds West, a distance of 45.87 feet to a nail set; thence continuing along said right of way, South 01 degrees 51 minutes 59 seconds West, a distance of 427.95 feet to a nail set on the northwesterly right of way of Interstate Highway 85 (right of way varies); thence South 49 degrees 42 minutes 49 seconds West, a distance of 103.97 feet to a 1/2 inch rebar set; thence North 81 degrees 31 minutes 08 seconds West, a distance of 242.50 feet to a 1/2 inch rebar found on the easterly right of way of Piedmont Road (having an 80 foot right of way width); thence proceeding along said right of way, North 02 Degrees 58 minutes 20 seconds East, a distance of 93.37 feet to a point; thence following a counterclockwise curve, with an arc distance of 78.81 feet, having a radius of 1827.79 feet, subtended by a chord bearing and distance of North 02 degrees 29 minutes 25 seconds East, 78.80 feet to a 1/2 inch rebar found; thence leaving the easterly right of way of Piedmont Road; thence leaving said right of way, North 88 degrees 52 minutes 02 seconds East, a distance of 161.54 feet to a 1/2 inch rebar set; thence North 01 degrees 53 minutes 06 seconds East, a distance of 127.37 feet to a 1/2 inch rebar found; thence North 88 degrees 50 minutes 10 seconds East, a distance of 153.21 feet to a 1/2 inch rebar found being the Point of Beginning.

Said described tract containing 1.82 Acres.

The above described is shown on AIA/ACSM Land Title Survey for Richard A. Wells, Blakely Partners L.L.C., TBD, ISAQA, & Commonwealth Land Title Insurance Company as Tract I containing 1.82 Acres prepared by Travis Proffitt and Associates, Inc., dated February 13, 2007.

## Tract II

All that tract or parcel of land lying and being in the City of Atlanta, Land Lot 49 of the 17<sup>th</sup> District, Fulton County, Georgia, being partially in Block "3" of Piedmont Crest and being more particularly described as follows:

Beginning at a 1/2 inch rebar found on the easterly right of way of Blakely Drive (having a 40 foot right of way width) located a distance of 150.00 feet as measured along said right of way from the southerly right of way of Lakeshore Drive (having a 50 foot right of way width); thence from said Point of Beginning as thus established, leaving the easterly right of way of Blakely Drive, North 89 degrees 34 minutes 40 seconds East, a distance of 134.67 feet to a 1/2 inch rebar found on the northwesterly right of way of Interstate Highway 85 (right of way varies); thence proceeding along said right of way, South 01 degrees 36 minutes 06 seconds West, a distance of 70.47 feet to a 1/2 inch rebar found; thence continuing along said right of way, South 44 degrees 04 minutes 10 seconds West, a distance of 180.32 feet to a 1/2 inch rebar set; thence leaving the right of way of Interstate Highway 85, South 89 degrees 55 minutes 22 seconds West, a distance of 33.21 feet to a nail set on the easterly right of way of Blakely Drive (having a 40 foot right of way width); thence proceeding along said right of way width, North 01 degrees 51 minutes 39 seconds East, a distance of 150.12 feet to a nail set; thence North 01 degrees 53 minutes 11 seconds East, a distance of 50.00 feet to a 1/2 inch rebar found, being the Point of Beginning.

Said described tract containing 0.53 Acres.

The above described property is shown on a AIA/ACSM Land Title Survey for Richard A. Wells, Blakely Partners L.L.C., TBD, ISAQA, & Commonwealth Land Title Insurance Company as Tract II containing 0.53 Acres, prepared by Travis Proffitt and Associates, Inc., dated February 13, 2007.



Deed Book 51708 Pg 187  
Cathelene Robinson  
Clerk of Superior Court  
Fulton County, Georgia

EXHIBIT B

EXCEPTIONS

1. Ad valorem property taxes for the 2012 tax year and all subsequent years.
2. All easements, restrictions, reservations, encumbrances and other matters appearing of record.
3. Zoning and building laws, rules, regulations and ordinances.
4. Matters that would be disclosed by an accurate survey of the Property.

GOODWILL OF NORTH GEORGIA INC.

10/11/2012

Check No. 000044070

Document No.	Document Date	Amount	Discount	Net Amount
101112	10/11/12	2500.00	0.00	2500.00

CITY OF ATLANTA

Total

\*\*\*\*\*2,500.00

FOR SECURITY PURPOSES, THE FACE OF THIS DOCUMENT CONTAINS A BLUE-GREEN BACKGROUND/PRINTED ON TRUE WATERMARK PAPER



GOODWILL OF NORTH GEORGIA INC.  
235 PEACHTREE ST SUITE 2300  
ATLANTA, GEORGIA 30303

SunTrust Bank  
ATLANTA, GEORGIA  
64-10  
610

Date  
10/11/2012

000044070

AMOUNT

PAY Two Thousand Five Hundred and NO/100 Dollars

\$\*\*\*\*\*2,500.00

VOID  
GOODWILL OF NORTH GEORGIA INC.

TO THE ORDER OF: CITY OF ATLANTA  
68 MITCHELL STREET SW  
SUITE 4900 CITY HALL SOUTH  
ATLANTA, GA 30303-3531

*Ryan Bishop*  
NOT VALID OVER 180 DAYS

SIGNATURE HAS A BLUE-GREEN BACKGROUND - BORDER CONTAINS MICROPRINTING

⑈0000044070⑈ ⑆061000104⑆ 1000042382936⑈



**PROJECT DATA**  
 PIEDMONT ROAD  
 CITY OF ATLANTA, GEORGIA

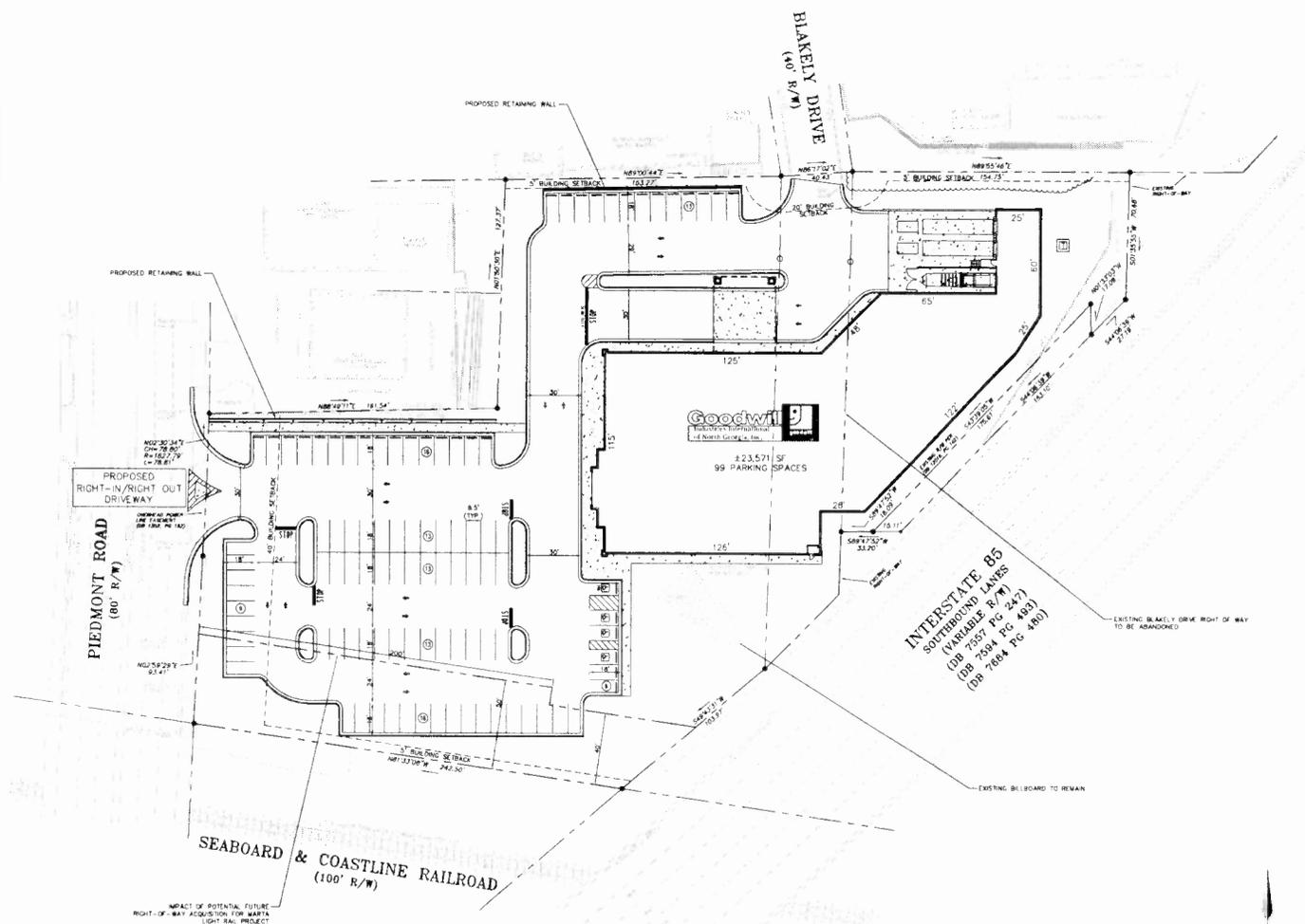
**SITE DATA**  
 TOTAL SITE AREA 2.54 AC.  
 RETAIL BUILDING AREA 233,571 SF

**PARKING DATA**  
 RETAIL PARKING REQUIRED 99  
 RETAIL PARKING PROVIDED 99

- NOTES:**
1. PROPERTY LINES OBTAINED FROM A SURVEY BY GEORGEY'S LTD. DATED 08/04/2003.
  2. A DUE DILIGENCE STUDY AND SITE VISIT HAVE NOT BEEN COMPLETED AT THIS TIME.
  3. A SIGN STUDY HAS NOT YET BEEN COMPLETED.

**SITE PLAN LEGEND**

	EXISTING TRAFFIC SIGNAL		HEAVY DUTY CONCRETE
	NUMBER OF PARKING SPACES		
	ACCESSIBLE PARKING SPACES		
	TRANSFORMER BOX ON PAD		



**foresite group**

Foresite Group, Inc.  
 5185 Peachtree Pkwy  
 Suite 240  
 Norcross, GA 30092

o 1 770.368.1399  
 i 1 770.368.1944

www.foresitegroupinc.com

SEAL

**PROJECT**

LOCATED AT:  
 PIEDMONT ROAD  
 CITY OF ATLANTA, GEORGIA

**DEVELOPER:**

THE PIEDMONT COMPANY, INC.  
 P.O. BOX 1212  
 DUNWOODY, GA 30093  
 TELEPHONE: (770) 736-4133  
 CONTACT: MRS. SANDRA CASHON

**REVISIONS** \_\_\_\_\_ **DATE** \_\_\_\_\_

PROJECT MANAGER \_\_\_\_\_ BY \_\_\_\_\_

DRAWING BY \_\_\_\_\_

JURISDICTION \_\_\_\_\_ CITY OF ATLANTA

DATE: \_\_\_\_\_ (01/21/2013)

TITLE \_\_\_\_\_

QL-1

SHEET NUMBER 1 OF 1

SCALE: 1" = 30'

SCALE IN FEET

JOB/FILE NUMBER 135.004





Map

Traffic



100 ft

RCS# 2785  
6/17/13  
3:39 PM

Atlanta City Council

CONSENT AGENDA SECTION I (PAGES 4-20)  
EXCEPT 13-O-1018 & 13-R-3154  
ADOPT

YEAS: 11  
NAYS: 0  
ABSTENTIONS: 0  
NOT VOTING: 5  
EXCUSED: 0  
ABSENT 0

Y Smith	Y Archibong	Y Moore	NV Bond
Y Hall	Y Wan	Y Martin	NV Watson
Y Young	Y Shook	NV Bottoms	Y Willis
NV Winslow	Y Adrean	Y Sheperd	NV Mitchell

+

		06-17-13
ITEMS ADOPTED ON CONSENT	ITEMS ADOPTED ON CONSENT	ITEMS ADVERSED ON CONSENT
1. 13-O-0431	37. 13-R-3257	54. 13-R-3224
2. 13-O-0438	38. 13-R-3258	55. 13-R-3225
3. 13-O-0312	39. 13-R-3259	56. 13-R-3226
4. 13-O-1078	40. 13-R-3261	57. 13-R-3227
5. 13-O-1066	41. 13-R-3156	58. 13-R-3228
6. 13-O-1067	42. 13-R-3241	59. 13-R-3229
7. 13-O-0607	43. 13-R-3242	60. 13-R-3230
8. 12-O-0991	44. 13-R-3245	61. 13-R-3231
9. 13-O-1045	45. 13-R-3246	62. 13-R-3232
10. 13-O-1068	46. 13-R-3247	63. 13-R-3233
11. 13-O-1069	47. 13-R-3248	64. 13-R-3234
12. 13-O-1071	48. 13-R-3249	65. 13-R-3235
13. 13-O-1072	49. 13-R-3219	66. 13-R-3236
14. 13-O-1076	50. 13-R-3220	67. 13-R-3237
15. 13-O-1080	51. 13-R-3221	68. 13-R-3238
16. 13-O-1088	52. 13-R-3222	
17. 13-O-1090	53. 13-R-3223	
18. 13-O-1048		
19. 13-O-1060		
20. 13-O-1061		
21. 13-O-1062		
22. 13-O-1063		
23. 13-O-1064		
24. 13-R-3239		
25. 13-R-3240		
26. 13-R-3243		
27. 13-R-3244		
28. 13-R-3218		
29. 13-R-3115		
30. 13-R-3205		
31. 13-R-3250		
32. 13-R-3251		
33. 13-R-3252		
34. 13-R-3253		
35. 13-R-3254		
36. 13-R-3256		