

AN ORDINANCE BY CITY UTILITIES COMMITTEE AUTHORIZING THE MAYOR, OR HIS DESIGNEE, TO ABANDON A PORTION OF BLAKELY DRIVE, NE, LOCATED BETWEEN INTERSTATE 85 AND THE SOUTH LAND LOT LINES OF 2207 AND 2208 BLAKELY DRIVE, NE. CONSISTING OF APPROXIMATELY 0.233 ACRE 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. (ADVERTISED FOR A PUBLIC HEARING 6/11/13 AT 9:30 A.M. IN COMMITTEE ROOM #2)

Review List:

Santana Wright	Completed	05/17/2013 2:37 PM
Rita Braswell	Completed	05/17/2013 3:59 PM
Rita Braswell	Completed	05/17/2013 3:59 PM
Richard Mendoza	Completed	05/20/2013 4:22 PM
Saul Sschultz	Completed	05/20/2013 4:58 PM
John Lavelle	Completed	05/23/2013 8:44 AM
Mayor's Office	Completed	05/23/2013 10:35 AM
Office of Research and Policy Analysis	Completed	05/23/2013 11:03 AM
City Utilities Committee	Completed	05/30/2013 2:13 PM
City Utilities Committee	Pending	
Atlanta City Council	Completed	06/07/2013 10:08 AM
City Utilities Committee	Pending	

HISTORY:

05/28/13	City Utilities Committee	
06/03/13	Atlanta City Council	REFERRED TO COMMITTEE

RESULT:	REFERRED TO COMMITTEE [13 TO 0]
AYES:	Watson, Wan, Martin, Smith, Shook, Winslow, Moore, Willis, Young Jr., Sheperd, Bottoms, Archibong, Adrean
AWAY:	Kwanza Hall, Michael Julian Bond

RESULT:	REFERRED TO COMMITTEE [13 TO 0]
AYES:	Watson, Wan, Martin, Smith, Shook, Winslow, Moore, Willis, Young Jr., Sheperd, Bottoms, Archibong, Adrean
AWAY:	Kwanza Hall, Michael Julian Bond

Certified by Presiding Officer	Certified by Clerk
Mayor's Action	

LEGISLATION HISTORY - BLUE BACK

See Authentication Page Attachment

**ORDINANCE
BY CITY UTILITIES COMMITTEE**

AN ORDINANCE BY CITY UTILITIES COMMITTEE AUTHORIZING THE MAYOR, OR HIS DESIGNEE, TO ABANDON A PORTION OF BLAKELY DRIVE, NE, LOCATED BETWEEN INTERSTATE 85 AND THE SOUTH LAND LOT LINES OF 2207 AND 2208 BLAKELY DRIVE, NE. CONSISTING OF APPROXIMATELY 0.233 ACRE 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. (ADVERTISED FOR A PUBLIC HEARING 6/11/13 AT 9:30 A.M. IN COMMITTEE ROOM #2)

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 17th 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.

TRANSMITTAL FORM FOR LEGISLATION

TO: MAYOR'S OFFICE

ATTN: CANDACE L. BYRD

Dept.'s Legislative Liaison: Santana Kempson Wright

Contact Number: (404) 330-6579

Originating Department: Department of Public Works

Committee(s) of Purview: City Utilities Committee

Chief of Staff Deadline: May 10, 2013

Anticipated Committee Meeting Date(s): May 28 (1st read); June 11, 2013 (2nd read)

Anticipated Full Council Date: June 17, 2013 (final action)

Legislative Counsel's Signature: Saul Schultz

Commissioner's Signature: Richard Mendonça

Chief Information Officer Signature (for IT Procurements) _____

Chief Procurement Officer Signature: _____

CAPTION

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.

FINANCIAL IMPACT:

Mayor's Staff Only

Received by CPO: _____
(date)

Received by LC from CPO: _____
(date)

Received by Mayor's Office: Adolf 5-10-13
(date)

Reviewed by: [Signature]
(date)

Submitted to Council: _____ (date)

Attachment: TF - Blakely Drive Abandonment (13-O-1061 : Blakely Drive Abandonment)

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.

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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

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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".

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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 the 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.

Part II: Legislative White Paper: (This portion of the Legislative Request Form will be shared with City Council members and staff)

A. To be completed by Legislative Counsel:

Caption:

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 2297 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.

Committee of Purview: City Utilities Committee

Committee Meeting Date: May 28 (1st read); June 11, 2013 (2nd read)

Council Meeting Date: June 17, 2013 (final action)

Requesting Dept.: Department of Public Works

B. To be completed by the department:

1. Please provide a summary of the purpose of this legislation (Justification Statement).

The purposes of this legislation is to abandon a portion of Blakely Drive located between Interstate 85 and the South Land Lot Lines of 2207 and 2208 Blakely Drive, N.E.

2. Please provide background information regarding this legislation.

Goodwill of North Georgia, Inc. proposes to develop 2.35 acres of preal property to include improved commercial buildings and a surface parking lot. The new development will include a 23,571 square foot building with 99 parking spaces. The development will be accessed through Blakely Drive and a driveway located off Piedmont Road.

3. If Applicable/Known:

- (a) Contract Type:
- (b) Source Selection:
- (c) Bids/Proposals Due:
- (d) Invitations Issued:

- (e) Number of Bids:
- (f) Proposals Received:
- (g) Bidders/Proponents:
- (h) Term of Contract:

4. Fund Department Account Center:

5. Source of Funds:

6. Fiscal Impact: \$2,500.00 fee

7. Method of Cost Recovery:

This Legislative Request Form Was Prepared By: Wahab Alabi



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

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@ging.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.

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

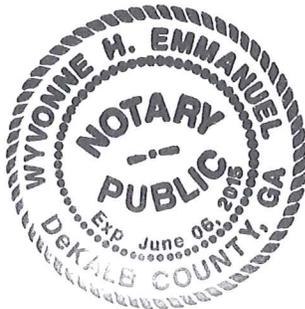
Date

10-11-12

Date

10-11-12

Date



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.

2.b

Packet Pg. 52

After recording return to:
Calloway Title & Escrow, LLC
David W. Dudley 2-28423
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 28th 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

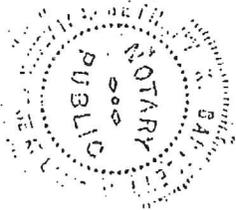


EXHIBIT A
REAL PROPERTY

Tract I

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

Beginning at a ½ 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 57 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 127.95 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 ½ inch rebar set; thence North 81 degrees 31 minutes 18 seconds West, a distance of 142.50 feet to a ½ 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 ½ 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 ½ inch rebar set; thence North 01 degrees 55 minutes 06 seconds East, a distance of 127.37 feet to a ½ inch rebar found; thence North 88 degrees 59 minutes 30 seconds East, a distance of 153.21 feet to a ½ inch rebar found being the Point of Beginning.

Said described tract containing 1.82 Acres.

The above described is shown on AIA/ACSM 1 and Title Survey for: Richard A. Wells, Blakely Partners LLC, TJD, ISAOA, & Commonwealth Land Title Insurance Company as Tract I containing 1.82 Acres prepared by Travis Pruitt 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 17th District, Fulton County, Georgia, being partially in Block "3" of Piedmont Crest and being more particularly described as follows:

Beginning at a ½ 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 59 minutes 40 seconds East, a distance of 154.67 feet to a ½ 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 ½ 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 ½ inch rebar set; thence leaving the right of way of Interstate Highway 85, South 89 degrees 55 minutes 22 seconds West, a distance of 53.21 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 13 minutes 11 seconds East, a distance of 50.00 feet to a ½ 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 LLC, TJD, ISAOA, & Commonwealth Land Title Insurance Company as Tract II containing 0.53 Acres prepared by Travis Pruitt 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.

10/11/2012

Check No. 000044070

Document	Date	Amount	Discount	Net Amount
112	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



SunTrust Bank
 ATLANTA, GEORGIA
 610

Date
 10/11/2012

000044070

Two Thousand Five Hundred and NO/100 Dollars

*****2,500.00
 AMOUNT

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

R. Bishop
 NOT VALID OVER 180 DAYS

SIGNATURE HAS A BLUE-GREEN BACKGROUND • BORDER CONTAINS MICROPRINTING. JIP

⑈0000044070⑈ ⑆051000104⑆ 1000042382935⑈

Attachment: Blakely Drive Abandonment (13-O-1061 : Blakely Drive Abandonment)

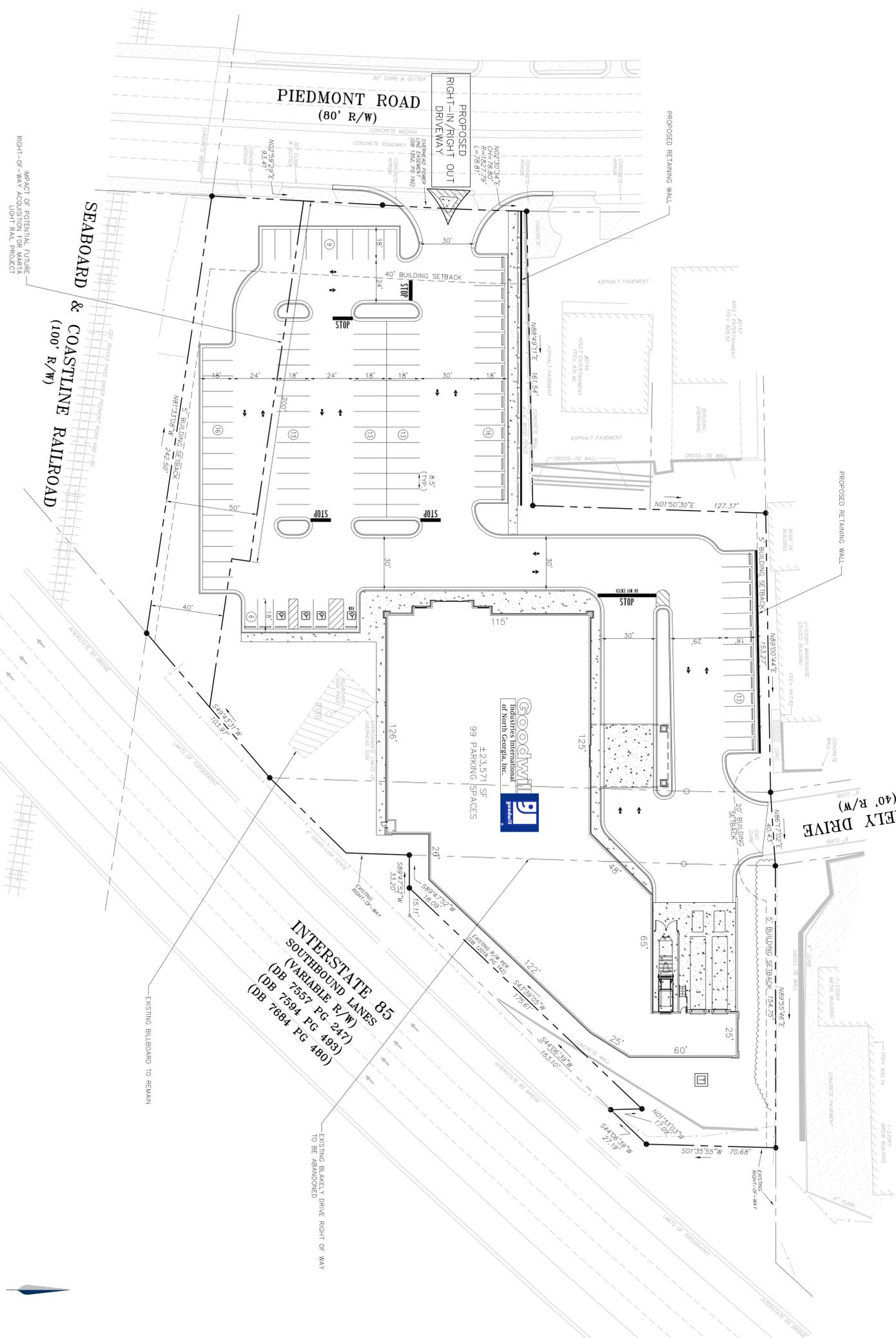
PROJECT DATA
 PIEDMONT ROAD
 CITY OF ATLANTA, GEORGIA

SITE DATA
 TOTAL SITE AREA 2.54 AC
 BUILDING DATA 423,571 SF
 RETAIL BUILDING AREA
 PARKING DATA
 RETAIL PARKING REQUIRED XX
 RETAIL PARKING PROVIDED 99

NOTES:
 1) PROPERTY LINES OBTAINED FROM A SURVEY BY GEOSURVEY, LTD. DATED 09/04/2012.
 2) A DUE DILIGENCE STUDY AND SITE VISIT HAVE BEEN CONDUCTED AND ALL INFORMATION SET FORTH IN THIS SITE STUDY HAS NOT YET BEEN COMPLETED.
 3) A SIGN STUDY HAS NOT YET BEEN COMPLETED.

SITE PLAN LEGEND

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



Attachment: Blakely Drive Abandonment (13-O-1081 : Blakely Drive Abandonment)

Forestate Group, Inc.
 5185 Peachtree Pkwy
 Suite 240
 Norcross, GA 30092
 o 1 770.368.1399
 f 1 770.368.1944
 www.foresitegroupinc.com

PROJECT:
 Goodwill
 Industries International
 of North Georgia, Inc.

LOCATED AT:
 PIEDMONT ROAD
 CITY OF ATLANTA, GEORGIA

DEVELOPER:
 THE PIEDMONT COMPANIES, INC.
 P.O. BOX 1232
 LITTLETON, NC 28093
 TELEPHONE: (704) 736-4333
 CONTACT: MRS. SANDRA CASHION

REVISIONS

NO.	DATE	DESCRIPTION

PROJECT MANAGER: BRM

DRAWING BY: JRH

JURISDICTION: CITY OF ATLANTA

DATE: 01/21/2013

TITLE:

SHEET NUMBER: 1 OF 1

SCALE: 1" = 30'

SCALE IN FEET: 30 15 0 30 60

JOB/FILE NUMBER: 135.004

