

House Bill 404

By: Representatives Taylor of the 92nd, Moore of the 91st, and Carter of the 93rd

A BILL TO BE ENTITLED
AN ACT

1 To amend an Act creating a new charter for the City of Conyers, approved March 16, 1978
2 (Ga. L. 1978, p. 3868), as amended, so as to revise the city boundaries; to provide for related
3 matters; to repeal conflicting laws; and for other purposes.

4 BE IT ENACTED BY THE GENERAL ASSEMBLY OF GEORGIA:

5 **SECTION 1.**

6 An Act creating a new charter for the City of Conyers, approved March 16, 1978 (Ga. L.
7 1978, p. 3868), as amended, is amended by adding a new paragraph to Section 1-105 to read
8 as follows:

9 "(c) In addition to all other territory included within the corporate limits of the city, the
10 corporate limits shall specifically include the following described parcels:

11 (1) 1281 Milstead Ave.

12 ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 302
13 OF THE 16TH DISTRICT OF ROCKDALE COUNTY, GEORGIA, AND BEING
14 MORE FULLY AND PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT AN IRON PIN ON THE SOUTH SIDE OF MILSTEAD AVENUE (GEORGIA STATE HIGHWAY 20) SAID IRON PIN BEING LOCATED ON THE RIGHT OF WAY OF SAID HIGHWAY 20 AT A POINT 1288.4 FEET NORTHEASTERLY FROM THE NORTHEAST CORNER OF THE INTERSECTION OF STATE HIGHWAY 20 AND WOODLAND ROAD AS MEASURED ALONG THE SOUTH SIDE OF THE RIGHT OF WAY OF STATE HIGHWAY 20; THENCE NORTH 72 DEGREES 29 SECONDS EAST 128.85 FEET TO A CONCRETE RIGHT OF WAY MARKER; THENCE 70 DEGREES, 02 SECONDS EAST, 171.15 FEET TO AN IRON PIN; THENCE SOUTH 08 DEGREES, 57 SECONDS EAST 300 FEET TO AN IRON PIN; THENCE SOUTH 71 DEGREES 05 SECONDS WEST, 300 FEET TO AN IRON PIN; THENCE NORTH 08 DEGREES 57 SECONDS WEST 300 FEET TO AN IRON PIN AT THE POINT OF BEGINNING.

THE ABOVE DESCRIBED PROPERTY IS MORE FULLY AND PARTICULARLY DESCRIBED BY A PLAT PREPARED BY ROBERT M. BUHLER, REGISTERED SURVEYOR NO. 1403, DATED JUNE 24, 1967 AND OF RECORD IN PLAT BOOK D, PAGE 225, CLERK'S OFFICE, ROCKDALE COUNTY, GEORGIA, AND FOR THE PURPOSE OF A MORE COMPLETE AND ACCURATE DESCRIPTION, THE SAID PLAT IS HERE BY REFERENCE INCORPORATED IN AND MADE PART OF THIS DESCRIPTION.

(2) 1293 Milstead Ave.

All that tract or parcel of land lying and being in Land Lot 302 of the 16th District, Rockdale County, Georgia, containing 0.540 acre, as shown on survey for City Ice Delivery Company prepared by Joseph D. Sims, R.L.S., dated March 3, 1975, and more particularly described as follows:

BEGINNING at an iron pin on the southerly right-of-way line of State Route 20 (Milstead Avenue) located 1588.4 feet northeasterly as measured along said right-of-way line from its intersection with the northeasterly right-of-way line of Woodland Road; run

thence along the southerly right-of-way line of State Route 20 an arc distance of 128.10 feet and a bearing and distance of North 68 degrees 00 minutes East 128.00 feet to an iron pin; run thence South 08 degrees 46 minutes East 188.25 feet to an iron pin; run thence South 67 degrees 00 minutes West 128.00 feet to an iron pin; run thence North 08 degrees 57 minutes West 190.40 feet to an iron pin on the southerly right-of-way line of State Route 20 and the place or point of beginning.

(3) 1295 Milstead Ave., Map and Parcel # 067-0-02-018A

All that tract or parcel of land lying and being in Land Lot 302 of the 16th District and consisting of 1.32 acres, more or less, of Rockdale County, Georgia. This parcel is further known as 1295 NE Milstead Road parcel #067-0-02-018A in the records of the Rockdale County Board of Assessors.

(4) 1303 Milstead Ave, Tract Two

ALL THAT TRACT or parcel of land lying and being in Land Lot 302 of the 16th District of Rockdale County, City of Conyers, Georgia, containing 1.16 acres, and being more particularly described on survey prepared for Wellbrook Associates, Inc., prepared by Patrick & Associates, Inc., certified by James S. Hull, JR., GRLS #2856, dated April 20, 2018, and recorded in Plat Book 38, Page 137, Rockdale County, Georgia records, which survey is incorporated herein by reference and made a part hereof. Said property being known as 1303 Milstead Road, according to the present system of numbering in Rockdale County, Georgia.

(5) 1309 Milstead Road, Conyers, Georgia

ALL THAT TRACT or parcel of land lying and being in Land Lot 302 of the 16th District of Rockdale County, Georgia, consisting of 1.24 acres and being more particularly shown on a survey for Harry Downs, dated 2/22/02, by Charles O. Wiggins, GRLS No. 2293, and being more particularly described as follows:

BEGINNING at an iron pin set on the southerly right of way of Milstead Rd. (50 foot right of way) being located 92.66 feet easterly of the right of way of Ga. Hwy. 20 (100 foot right of way) as measured along the southerly right of way of Milstead Rd.; thence running along said right of way North 85 degrees 18 minutes 55 seconds East 223.67 feet to an iron pin found; thence leaving said right of way and running South 06 degrees 57 minutes 53 seconds East 237.54 feet to an iron pin set; thence running South 84 degrees 18 minutes 50 seconds West 105.95 feet to a PK nail set; thence continuing along said course 121.85 feet to an iron pin set; thence running North 05 degrees 57 minutes 22 seconds West 241.39 feet to an iron pin set on the southerly right of way of Milstead Rd., being the POINT OF BEGINNING.

Said Property being known as 1309 Milstead Road, according to the present system of numbering in Rockdale County, Georgia.

(6) 1315 Milstead Rd

All that tract or parcel of land lying and being in Land Lot 302 of the 16th District of Rockdale County, Georgia, and being more fully and particularly described as follows: Beginning at an iron pin corner located on the South right-of-way of Milstead Road (50 foot right-of-way), said iron pin being located 325 feet East from an iron stob at the southeast intersection of the right-of-way of Milstead Road and Georgia Highway #20, as measured along the Southerly right-of-way of Milstead Road; thence North 85° 00' East along the Southerly right of way of Milstead Road 165 feet to iron pin found at corner; thence South 05° 00' East 260 feet to iron pin found at corner; thence South 85° 00' West 165 feet to iron pin at corner; thence North 05° 00' West 260 feet to iron pin at the point of beginning, as shown more fully on plat of survey prepared for Dr. W.A. Futch by Robert M. Buhler, Registered Land Surveyor #1403, dated March 15, 1972, and recorded at Plat Book J, Page 492, Rockdale County records.

Less and except: All that tract or parcel of land conveyed to Rockdale County, Georgia described in that certain Right of way Deed, recorded in Deed Book 1369, Page 38, Rockdale County records.

(7) 1349 Milstead Road

ALL THAT TRACT or parcel of land lying and being in Land Lot 302 of the 16th District, Rockdale County, Georgia, and being more particularly described as follows:

BEGINNING at an iron pin on the southerly right-of-way of Milstead Road (50 foot right-of-way), said iron pin being located 607.0 feet from the centerline of Norton Road, as measured in a westerly direction along the southerly right-of-way of Milstead Road; thence running South 10° 42' East 316.00 feet to an iron pin set at corner; thence running South 77° 40' West 152.05 feet to an iron pin set at corner; thence running North 05° 46' West 316.00 feet to an iron pin set at corner on the southerly right-of-way of Milstead Road; thence running along the southerly right-of-way of Milstead Road the following courses and distances, to wit: North 77° 46' East 53.50 feet to an iron pin set; North 76° 02' East 71.50 feet to the point of beginning.

Said property being shown as 1.0 acres on plat of survey prepared for John Fountain, dated September 20, 1978, prepared by Robert M. Buhler, Ga. R.L.S., recorded at Plat Book M, Page 233, Rockdale County, Georgia records, which plat is by reference incorporated herein and made a part hereof.

(8) 1415 Milstead Rd

ALL THAT TRACT or parcel of land lying and being in Land Lot 318 of the 16th District of Rockdale County, Georgia, and being more particularly described as follows:

BEGINNING at the intersection of the southerly side of the right of way of Milstead Road (apparent 50-foot right of way) and the easterly side of the right of way of Norton Road (apparent 40-foot right of way); thence running along the southerly side of the right of way of said Milstead Road North 77 degrees 47 minutes 42 seconds East a distance of 161.91 feet to an ½ inch rebar found; thence leaving said right of way and running south

21 degrees 30 minutes 19 seconds East a distance of 270.93 to ½ inch rebar found; thence running thence South 05 degrees 35 minutes 56 seconds East a distance of 281.97 feet to an iron pin set; thence running North 89 degrees 08 minutes 49 seconds West a distance of 314.29 feet to an iron pin set located on the easterly side of the right of way of said Norton Road; thence running along the easterly side of the right of way of Norton Road the following courses and distances: North 02 degrees 24 minutes 12 seconds East a distance of 228.49 feet to a point; thence continuing North 03 degrees 15 minutes 12 seconds East a distance of 145.88 feet to a point; thence continuing North 05 degrees 23 minutes 31 seconds East a distance of 120.39 feet to a point located at the POINT OF BEGINNING. Said property being shown as Tract 1, containing 3.070 acres, as per survey prepared by Bullard Land Planning, Robert F. Bullard, GRLS #2901, dated August 24, 2009.

(9) 1312 Old Covington Highway

ALL THAT TRACT OR PARCEL OF LAND lying and being in Land Lot 299, 16th District, Rockdale County, Georgia, and being more particularly described as follows: BEGINNING at a one inch open top pipe on the Northerly right-of-way line of Old Covington Highway (50 foot right-of-way) located 71.85 feet Westerly along said right-of-way line from the Westerly right-of-way line of Georgia Highway 138; THENCE along the Northerly right-of-way line of Old Covington Highway North 80 degrees 09 minutes 05 seconds West a distance of 199.97 feet to a ½ inch rebar found; THENCE leaving said right-of-way line, run North 10 degrees 27 minutes 40 seconds East a distance of 135.06 feet to a ½ inch rebar found; THENCE North 11 degrees 19 minutes 29 seconds East a distance of 49.52 feet to a ½ inch rebar set on the Southerly right-of-way line of the Georgia Railroad; THENCE along said railroad right-of-way line, South 72 degrees 23 minutes 21 seconds East a distance of 200.53 feet to a ½ inch rebar found;

145 THENCE leaving said railroad right-of-way line, South 10 degrees 13 minutes 01 second
146 West a distance of 49.61 feet to a railroad spike;

147 THENCE South 72 degrees 26 minutes 16 seconds East a distance of 20.16 feet to a ½
148 inch rebar set;

149 THENCE South 10 degrees 25 minutes 32 seconds West a distance of 105.19 feet to a
150 concrete monument stamped RES1 located on the Northerly right-of-way line of Old
151 Covington Highway (a 50 foot right-of-way);

152 THENCE along said right-of-way line, North 80 degrees 04 minutes 30 seconds West a
153 distance of 20.04 feet to the 1" open top pipe at The Point of Beginning; being 0.834 acre
154 of property comprised of 0.785 acre under Tax Parcel No. 72-1-12 and 0.049 acre under
155 Tax Parcel No. 72-1-13, as depicted on that certain survey dated March 18, 2005,
156 prepared and certified by Paul R. Rogers, GRLS No. 2303 of Rhodes Engineering
157 Services, Inc. to Crown Ventures Enterprises, Inc., First American Title Insurance
158 Company, Georgia Certified Development Corporation, the U. S. Small Business
159 Administration and The Peoples Bank.

160 The within and foregoing described property being one and the same as conveyed by (1)
161 Warranty Deed dated June 27, 2002 from K&R Ventures, Inc. to Crown Ventures
162 Enterprises, Inc., recorded in Deed Book 2356, Page 32, Rockdale County, Georgia
163 records, and (2) Quitclaim Deed dated August 10, 2004, from Rockdale County, Georgia
164 to Crown Ventures Enterprises, Inc. recorded in Deed Book 3198, Page 81, aforesaid
165 records.

166 (10) 1328 Old Covington Highway

167 ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 299
168 OF THE 16th DISTRICT, ROCKDALE COUNTY, GEORGIA, AND BEING MORE
169 PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT AN IRON PIN SET
170 ON THE NORTH SIDE OF THE RIGHT OF WAY OF OLD COVINGTON
171 HIGHWAY WHERE IT INTERSECTS WITH THE WEST SIDE OF THE RIGHT OF

WAY OF GEORGIA HIGHWAY 138; THENCE NORTH 81 DEGREES 00 MINUTES WEST AND WITH THE NORTH SIDE OF THE RIGHT OF WAY OF SAID OLD COVINGTON HIGHWAY 111.0 FEET TO A POST; THENCE NORTH 20 DEGREES 08 MINUTES EAST 107.0 FEET TO AN IRON PIN LOCATED ON THE SOUTH SIDE OF THE RIGHT OF WAY OF GEORGIA RAILROAD; THENCE SOUTH 72 DEGREES 35 MINUTES EAST AND WITH THE SOUTHERN SIDE OF THE RIGHT OF WAY OF SAID GEORGIA RAILROAD 139.3 FEET TO A RIGHT OF WAY MARKER ON THE WEST SIDE OF THE RIGHT OF WAY OF SAID GEORGIA HIGHWAY 138; THENCE SOUTH 38 DEGREES 19 MINUTES WEST AND WITH THE WEST SIDE OF THE RIGHT OF WAY OF SAID GEORGIA HIGHWAY 138 A DISTANCE OF 97.0 FEET TO AN IRON PIN AND THE POINT OF BEGINNING.

LESS AND EXCEPT:

LESS AND EXCEPT THAT PORTION OF THE ABOVE DESCRIBED PROPERTY CONVEYED UNDER THE NOTICE OF FILING OF DECLARATION OF TAKING BY DEPARTMENT OF TRANSPORTATION, CIVIL ACTION NO. 97-CV-2839V, ROCKDALE COUNTY, GEORGIA SUPERIOR COURT, RECORDED ON DECEMBER 29, 1997, AT 3:50 P.M., AT DEED BOOK 1448, PAGE 179, ROCKDALE COUNTY, GEORGIA RECORDS.

(11) Old Covington Hwy and Georgia Railroad (CSX Property)

ALL THAT TRACT or parcel of land lying and being in Land Lots 299, 321, 323 & 324 of the 16th District of Rockdale County, Georgia and being more particularly described as follows:

Beginning at the intersection of the northwesterly Right of Way of Gees Mill Rd (80' R/W) and the northerly Right of Way of Georgia Railroad (198' R/W); Thence leaving said Right of Way South 82 degrees 46 minutes 41 seconds West a distance of 86.40 feet to a point; Thence South 64 degrees 44 minutes 40 seconds West a distance of 119.29 feet to a point; Thence North 54 degrees 15 minutes 47 seconds West a distance of

199 153.24 feet to a point; Thence North 57 degrees 53 minutes 01 seconds West a distance
200 of 118.42 feet to a point; Thence North 60 degrees 31 minutes 33 seconds West a
201 distance of 209.36 feet to a point; Thence North 62 degrees 12 minutes 01 seconds West
202 a distance of 209.35 feet to a point; Thence North 66 degrees 57 minutes 51 seconds
203 West a distance of 135.03 feet to a point; Thence North 68 degrees 40 minutes 39
204 seconds West a distance of 204.63 feet to a point; Thence North 72 degrees 31 minutes
205 21 seconds West a distance of 3520.91 feet to a point; Thence North 81 degrees 45
206 minutes 40 seconds West a distance of 92.06 feet to a point; Thence South 77 degrees 15
207 minutes 13 seconds West a distance of 77.16 feet to a point; Thence North 80 degrees 09
208 minutes 15 seconds West a distance of 296.60 feet to a point; Thence North 79 degrees
209 11 minutes 35 seconds West a distance of 288.40 feet to a point; Thence South 43
210 degrees 51 minutes 52 seconds West a distance of 240.96 feet to a point; Thence North
211 52 degrees 52 minutes 00 seconds West a distance of 110.73 feet to a point; Thence
212 North 15 degrees 55 minutes 21 seconds East a distance of 219.94 feet to a point, said
213 point being on the northern Right of Way of Old Covington Hwy; Thence North 80
214 degrees 21 minutes 18 seconds West a distance of 16.70 feet to a point; Thence North 83
215 degrees 42 minutes 57 seconds West a distance of 39.29 feet to a point; Thence North 80
216 degrees 19 minutes 14 seconds West a distance of 52.04 feet to a point, said point being
217 on the northern Right of Way of Old Covington Hwy; Thence leaving said Right of Way
218 North 10 degrees 29 minutes 18 seconds East a distance of 188.15 feet to a point; Thence
219 South 72 degrees 24 minutes 11 seconds East a distance of 214.28 feet to a point; Thence
220 South 14 degrees 21 minutes 05 seconds West a distance of 51.16 feet to a point; Thence
221 South 72 degrees 21 minutes 11 seconds East a distance of 181.63 feet to a point; Thence
222 North 40 degrees 15 minutes 55 seconds East a distance of 214.94 feet to a point, said
223 point being on the western Right of Way of Ga Hwy 138 SE/ Ga Hwy 20 SE; Thence
224 leaving said Right of Way South 76 degrees 56 minutes 29 seconds East a distance of
225 113.70 feet to a point, said point being on the eastern Right of Way of Ga Hwy 138

226 SE/Ga Hwy 20 SE and the northerly Right of Way of Georgia Railroad (198' R/W);
227 Thence along said Railroad Right of Way South 73 degrees 28 minutes 51 seconds East
228 a distance of 219.64 feet to a point; Thence South 73 degrees 28 minutes 57 seconds East
229 a distance of 39.60 feet to a point; Thence South 73 degrees 28 minutes 48 seconds East
230 a distance of 252.58 feet to a point; Thence South 73 degrees 28 minutes 40 seconds East
231 a distance of 153.77 feet to a point; Thence South 72 degrees 49 minutes 40 seconds East
232 a distance of 124.27 feet to a point; Thence South 72 degrees 35 minutes 12 seconds East
233 a distance of 273.67 feet to a point; Thence South 72 degrees 37 minutes 02 seconds East
234 a distance of 298.07 feet to a point; Thence South 71 degrees 18 minutes 50 seconds East
235 a distance of 661.49 feet to a point; Thence South 71 degrees 16 minutes 54 seconds East
236 a distance of 101.65 feet to a point; Thence South 72 degrees 22 minutes 38 seconds East
237 a distance of 680.17 feet to a point; Thence South 72 degrees 24 minutes 30 seconds East
238 a distance of 178.82 feet to a point; Thence South 72 degrees 27 minutes 20 seconds East
239 a distance of 614.42 feet to a point; Thence South 72 degrees 54 minutes 47 seconds East
240 a distance of 118.54 feet to a point; Thence South 72 degrees 25 minutes 58 seconds East
241 a distance of 262.47 feet to a point; Thence South 70 degrees 04 minutes 31 seconds East
242 a distance of 82.46 feet to a point; Thence South 70 degrees 01 minutes 08 seconds East
243 a distance of 164.20 feet to a point; Thence South 68 degrees 14 minutes 47 seconds East
244 a distance of 50.97 feet to a point; Thence South 65 degrees 53 minutes 52 seconds East
245 a distance of 136.96 feet to a point; Thence South 62 degrees 15 minutes 25 seconds East
246 a distance of 267.75 feet to a point; Thence South 59 degrees 15 minutes 00 seconds East
247 a distance of 171.53 feet to a point; Thence South 55 degrees 52 minutes 19 seconds East
248 a distance of 209.64 feet to a point; Thence South 52 degrees 19 minutes 45 seconds East
249 a distance of 162.13 feet to a point; Thence South 50 degrees 26 minutes 51 seconds East
250 a distance of 46.03 feet to the TRUE POINT OF BEGINNING.
251 Said area contains 26.94 Acres/1,173,450 SF.
252 (12) 1412 Old McDonough Hwy

253 All that tract or parcel of land lying and being in Land Lot 299 of the 16th District of
254 Rockdale County, Georgia, and being more particularly described as follows:
255 Commencing at a point at the intersection of the southerly right-of-way of Old Salem
256 Road (right-of-way varies) and the easterly right-of-way of Old McDonough Highway
257 (right-of-way varies); thence along the south right-of-way of Old Salem Road
258 (right-of-way varies) thence South 56 degrees 31 minutes 57 seconds East for a distance
259 of 331.44 feet along said right-of-way to an IPF (R/W Mon) said point being the TRUE
260 POINT OF BEGINNING; thence leaving said right-of-way South 33 degrees 30 minutes
261 17 seconds West for a distance of 148.55 feet to a point; thence South 57 degrees 57
262 minutes 56 seconds West for a distance of 374.25 feet to an IPF (1/2" rebar); thence
263 North 13 degrees 02 minutes 08 seconds East for a distance of 54.85 feet to a point;
264 thence North 85 degrees 48 minutes 20 seconds West for a distance of 91.81 feet to an
265 IPF (1" crimped top pipe) on the east right-of-way of Old McDonough Highway
266 (right-of-way varies); thence continuing along said right-of-way along a curve to the left
267 having a radius of 1,246.75 feet and an arc length of 172.85 feet, being subtended by a
268 chord of North 27 degrees 31 minutes 38 seconds East for a distance of 172.71 feet to a
269 point; thence continuing along said right-of-way along a curve to the left having a radius
270 of 1,856.81 feet and an arc length of 124.94 feet, being subtended by a chord of North 21
271 degrees 08 minutes 28 seconds East for a distance of 124.92 feet to a point; thence
272 leaving said right-of-way south 65 degrees 15 minutes 42 seconds East for a distance of
273 265.66 feet to a point; thence North 33 degrees 30 minutes 17 seconds East for a distance
274 of 153.92 feet to a point said point being on the south right-of-way of Old Salem Road
275 (right-of-way varies); thence continuing along said right-of-way south 56 degrees 31
276 minutes 57 seconds East for a distance of 35.00 feet to an IPF (R/W Mon) and the TRUE
277 POINT OF BEGINNING; together with and subject to covenants, easements, and
278 restrictions of record, as more fully shown as Tract 1 on that certain plat of survey for
279 Microtel, dated February 8, 2006, by Proline Surveying, Inc., Registered Land Surveyor,

James A, Jacobs, R.L.S. Number 2867, recorded in Plat Book 34, Page 48, Records of Rockdale County, Georgia.

(13) 1394 Old McDonough Hwy

All and only that parcel of land designated as Tax Parcel 0750010017, Land Lot 299, 16th District, Rockdale County, Georgia, being 1.1 acre more or less, Tract 2 on that certain plat for Microtel, shown in Plat Book 34, Page 48, Rockdale County, Georgia records and being particularly described in Deed Book 5428, Page 215, aforesaid records and being known as 1394 Old McDonough Highway Southeast.

(14) 1161 Old Salem Rd

Parcel 1:

All that tract or parcel of land lying and being in Land Lots 298 and 299 of the 16th District, Rockdale County, Georgia, shown as Lot 1 on that certain plat of survey recorded in Plat Book Y, Page 79, of the Rockdale County, Georgia Records and being more particularly described as follows:

To find the Point of Beginning commence at a right-of-way monument found at the intersection of the Southwesterly right-of-way line of Old Salem Road (right-of-way varies) with the Westerly mitered right-of-way line of State Route 138; running thence along said Southwesterly right-of-way line of Old Salem Road the following courses and distances: North 54 degrees 30 minutes 26 seconds West, a distance of 184.68 feet to a point; North 51 degrees 31 minutes 59 seconds West, a distance of 39.12 feet to a point; North 54 degrees 46 minutes 10 seconds West, a distance of 79.86 feet to a point; North 54 degrees 44 minutes 12 seconds West, a distance of 97.76 feet to an iron pin placed, said point being the Point of Beginning; running thence from the Point of Beginning as thus established, and leaving the right-of-way line of Old Salem Road, South 34 degrees 44 minutes 00 seconds West, a distance of 191.72 feet to an iron pin placed; run thence South 30 degrees 58 minutes 41 seconds East, a distance of 36.56 feet to an iron pin placed; run thence South 56 degrees 52 minutes 38 seconds East, a distance of 62.26 feet

to an iron pin placed; run thence South 35 degrees 20 minutes 28 seconds West, a distance of 108.51 feet to a 2 inch open top pipe; run thence North 30 degrees 58 minutes 41 seconds West, a distance of 391.42 feet to a one and three-fourths inch open top pipe found; run thence North 34 degrees 44 minutes 00 seconds East, a distance of 148.55 feet to a right-of-way monument found on the Southwesterly right-of-way line of Old Salem Road; run thence, along the Southwesterly right-of-way line of Old Salem Road the following courses and distances: South 55 degrees 20 minutes 55 seconds East, a distance of 240.20 feet to an iron pin placed; North 29 degrees 33 minutes 21 seconds East, a distance of 4.76 feet to a right-of-way monument found; South 54 degrees 44 minutes 12 seconds East, a distance of 22.37 feet to an iron pin placed, said Point being the Point of Beginning.

Parcel 2:

Easements and other interest in real property contained in that certain drainage easement agreement from U.S. Enterprises, Inc. to Modernage, Inc., dated January 28, 1993, filed January 29, 1993, recorded in Deed Book 818, Page 306, aforesaid records.

(15) 1167 Old Salem Rd

All that tract or parcel of land lying and being in Land Lots 298 and 299 of the 16th District of Rockdale County, Georgia, being Lot 3 as shown on revised final plat for U.S. Enterprises, Inc. and William E. Corey, recorded in Plat Book Y, Page 107, Rockdale County, Georgia records, which plat is incorporated herein by reference and made a part hereof.

(16) 1173 Old Salem Rd

All that tract or parcel of land lying and being in Land Lots 298 and 299 of the 16th District of Rockdale County, Georgia, and being more particularly described as follows: BEGINNING at an iron pin found on the southwesterly side of the 80 foot right-of-way of Old Salem Road, 205 feet northwesterly as measured along the Southwesterly side of the right-of-way of Old Salem Road, from the point of intersection of the Southwesterly

side of the right-of-way of Old Salem Road with the southwesterly side of the right-of-way of Georgia Highway No. 20/Georgia Highway No. 138; thence South 39 degrees 17 minutes West 336.71 feet to a point; thence North 41 degrees 35 minutes West 101.6 feet to an iron pin found; thence North 35 degrees 54 minutes East 313.16 feet to an iron pin found on the Southwesterly side of the right-of-way of Old Salem Road; thence South 54 degrees 34 minutes East along the Southwesterly side of the right-of-way of Old Salem Road 119 feet to the iron pin found at the POINT OF BEGINNING, being a tract of land containing .816 acres as shown on survey for L.D. Smith dated May 16, 1983, prepared by Robert C. Pace, Registered Land Surveyor No. 1359, which is of record at Plat Book Q, Page 143, Rockdale County, Georgia Records, and is incorporated herein by reference and made a part hereof.

LESS AND EXCEPT any portion of said property affected by the following instruments in favor of the Georgia Department of Transportation: (a) dated May 11, 1987 recorded in Deed Book 366, Page 471, Rockdale County, Georgia Records; (b) dated September 22, 1987 recorded in Deed Book 387, Page 614; aforesaid records; (c) dated November 12, 1987 recorded in Deed Book 390, Page 344, aforesaid records.

This is the same property conveyed in Warranty Deed to U.S. Enterprises, Inc. from L.D. Smith, dated April 2, 1984, filed April 3, 1984, recorded in Deed Book 252, Page 444, Superior Court Clerk's Office, Rockdale County, Georgia deed records.

(17) 1437 Highway 138

ALL THAT PARCEL OF LAND LYING AND BEING IN LAND LOT 298 OF THE 16TH DISTRICT OF ROCKDALE COUNTY, GEORGIA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A CONCRETE MONUMENT FOUND AT THE INTERSECTION OF THE NORTHWESTERLY R/W OF STATE ROUTES 138 & 20 (R/W VARIES) & THE SOUTHWESTERLY R/W OF OLD SALEM ROAD, FORMERLY KNOWN AS PEEKS CHAPEL ROAD (80' R/W) AND BEING THE TRUE POINT OF BEGINNING,

361 THENCE RUNNING S 05° 31' 39" E A DISTANCE OF 50.14" (sic) TO A CONCRETE
362 MONUMENT FOUND, THENCE RUNNING S 43° 44' 10" W A DISTANCE OF
363 138.37' TO A ½" IPF, THENCE RUNNING N 47° 03' 58" W A DISTANCE OF 202.60'
364 TO A ½" IPF, THENCE RUNNING N 39° 16' 50" E A DISTANCE OF 173.55' TO A
365 CONCRETE MONUMENT FOUND, THENCE RUNNING S 54° 20' 24" E A
366 DISTANCE OF 9.42' TO A CONCRETE MONUMENT FOUND, THENCE RUNNING
367 N 32° 51' 05" E A DISTANCE OF 12.47' TO A CONCRETE MONUMENT FOUND
368 ON THE SOUTHERN R/W OF OLD SALEM ROAD, THENCE RUNNING S 54° 33'
369 09" E A DISTANCE OF 165.25' TO A CONCRETE MONUMENT FOUND AND
370 BEING THE TRUE POINT OF BEGINNING.

371 As shown and disclosed on ALTA/ACSM Land Title Survey for Shell Central, Job No.
372 05 -12- 008; 126, coordinated by International Land Services, Inc., bearing the seal and
373 certification of Ronald T. Godwin, Georgia Registered Land Surveyor No. 2696, dated
374 June 20, 2006, last revised September 22, 2006 and finally revised on November 5, 2006.
375 TOGETHER WITH Easements contained in Warranty Deed between Autotronic
376 Systems, Inc. and The Krystal Company, a Tennessee corporation, dated March 21, 1977,
377 filed for record April 5, 1977 at 1:36 p.m., recorded in Deed Book 168, Page 934, Records
378 of Rockdale County, Georgia.

379 (18) 1447 Highway 138

380 All that tract or parcel of land lying and being in Land Lot 298 of the 16th District of
381 Rockdale County, Georgia, and being more particularly described as follows:

382 Beginning at an iron pin located 211.76 feet southwesterly along the northwest
383 right-of-way of Georgia Highway #138 from the northwesterly right-of-way intersection
384 of Georgia Highway #138 and Peaks Chapel Road; thence southwesterly along the
385 right-of-way curvature of Georgia Highway #138, 20.00 feet to a concrete monument;
386 thence South 43 degrees 29 minutes 30 seconds West along the right-of-way of Georgia
387 Highway #138, 141.79 feet to an iron pin; thence North 44 degrees 57 minutes 00

seconds West 190.00 feet to an iron pin; thence North 39 degrees 16 minutes 50 seconds East 338.65 feet to an iron pin on the southerly right-of-way of Peaks Chapel Road; thence South 54 degrees 34 minutes 10 seconds East along the southerly right-of-way of Peaks Chapel Road 98.51 feet to an iron pin; thence South 44 degrees 17 minutes 35 seconds West 195.02 feet to an iron pin; thence South 48 degrees 32 minutes 30 seconds East 120.00 feet to the southwesterly right-of-way of Georgia Highway #138 and the Point of Beginning, all as shown by plat of survey for The Krystal Company prepared by Construction Engineering Associates, dated December 20, 1977,

LESS AND EXCEPT from the above described property that portion of the property conveyed by that certain Limited Warranty Deed from The Krystal Company, a Tennessee corporation, successor by merger to Krystal Real Estate Co., II to Star Enterprise, a New York general partnership, dated May 1, 1996, filed for record May 2, 1996 at 2:27 p.m., recorded in Deed Book 1232, Page 273, Records of Rockdale County, Georgia; as re-recorded May 6, 1996 at 11:41 a.m., recorded in Deed Book 1233, Page 171, aforesaid Records.

FURTHER LESS AND EXCEPT from the above described property that portion of the property conveyed by that certain Right of Way Deed from The Krystal Co. to Department of Transportation, dated May 7, 1997, filed for record May 22, 1997 at 3:21 p.m., recorded in Deed Book 1363, Page 78, aforesaid Records.

(19) 1141 Old Salem Rd

All that tract or parcel of land lying and being in Land Lots 296 and 299 of the 16th District, Rockdale County, Georgia, containing 2.615 acres according to a certain plat of survey entitled "Boundary Retracement Survey for City Tec Design, LLC," prepared by Andy William Surveying, Inc, GA RLS 42617, dated May 30, 2022 and recorded in Plat Book 41, Page 185. Rockdale County Records. Incorporated herein by reference.

This property is currently designated as 1141 Old Salem Road, Conyers, GA. Tax Parcel #0750010013

(20) 1152 Old Salem Rd

All that tract or parcel of land lying and being in Land Lot 299, 16th District, Rockdale County, Georgia, as more completely shown on that survey for William F. Palmer and Theresa J. Palmer by McNally & Patrick, Lloyd C. McNally, Jr., Registered Land Surveyor No. 2040, dated June 21, 1990, with a final revision date of July 24, 1990, being more completely described as follows:

Beginning at a point on the southwestern right-of-way of Interstate Highway 20, said point being 505.42 feet as measured along the southwestern right-of-way of Interstate Highway 20 from the intersection of the southwestern right-of-way of Interstate Highway 20 and the western right-of-way of State Route 138 if said intersection was extended to form an angle instead of a miter; thence South 34 degrees 05 minutes 54 seconds west along the northwestern boundary of property now or formerly owned by Rockdale Community Bank 273.24 feet to an iron pin set on the northeastern right-of-way of Old Salem Road; thence North 56 degrees 26 minutes 39 seconds west along the northeastern right-of-way of Old Salem Road 205.77 feet to an iron pin set; thence north 33 degrees 33 minutes 21 second east 267.68 feet to an iron pin set on the southwestern right-of-way of Interstate Highway 20; thence south 57 degrees 58 minutes 09 seconds east along the southwestern right-of-way of Interstate 20 208.43 feet to the POINT OF BEGINNING, containing 1.2855 acres more or less.

(21) 1172 Old Salem Rd

ALL THAT TRACT OR PARCEL OF LAND lying and being in Land Lots 298 and 299 of the 16th District of Rockdale County, Georgia, known as Tract 1, and being more particularly and fully described on that certain plat prepared by Louis D. Patrick, R.L.S. 1757 for the Rockdale Community Bank dated November 2, 1987, as more particularly

depicted on a plat recorded in Plat Book V, Page 120, Records of Rockdale County, Georgia, which plat is incorporated by reference hereto.

(22) 1427 Highway 138

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 299, OF THE 16th DISTRICT, ROCKDALE COUNTY, GEORGIA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A ½ INCH RE-BAR SET AT THE INTERSECTION OF THE NORTHWESTERLY RIGHT-OF-WAY OF GEORGIA STATE ROUTE NO. 138, A.K.A. GEORGIA STATE ROUTE NO. 20 (110 FOOT RIGHT-OF-WAY) AND THE NORTHEASTERLY RIGHT-OF-WAY OF OLD SALEM ROAD (80 FOOT RIGHT-OF-WAY); RUNNING THENCE NORTH 56 DEGREES 19 MINUTES 00 SECONDS WEST ALONG THE NORTHEASTERLY RIGHT-OF-WAY OF OLD SALEM ROAD A DISTANCE OF 270.00 FEET TO A ½ INCH RE-BAR SET; THENCE NORTH 35 DEGREES 10 MINUTES 40 SECONDS EAST A DISTANCE OF 145.06 FEET TO A ½ INCH RE-BAR SET; THENCE SOUTH 56 DEGREES 18 MINUTES 30 SECONDS EAST A DISTANCE OF 290 FEET TO A ½ INCH RE-BAR FOUND ON THE NORTHWESTERLY RIGHT-OF-WAY OF GEORGIA STATE ROUTE NO. 138; THENCE SOUTH 43 DEGREES 09 MINUTES 30 SECONDS WEST ALONG THE NORTHWESTERLY RIGHT-OF-WAY OF GEORGIA STATE ROUTE NO. 138 A DISTANCE OF 28.75 FEET TO A POINT; THENCE ALONG A CURVE TO THE LEFT AN ARC DISTANCE OF 118.15 FEET (SAID ARC BEING SUBTENDED BY A CHORD OF SOUTH 42 DEGREES 57 MINUTES 43 SECONDS WEST A DISTANCE OF 118.15 FEET AND HAVING A RADIUS OF 17,248.734 FEET) TO A ½ INCH RE-BAR SET AND THE POINT OF BEGINNING.

IN ACCORDANCE WITH PLAT PREPARED BY PEARSON & ASSOCIATES, INC., ENTITLED BOUNDARY & ABOVE GROUND "AS-BUILT" SURVEY.

TOGETHER WITH, and for the benefit of the above described land (the "Benefitted Land") an easement appurtenant thereto for the construction, installation, maintenance and use of a slope (the "Slope Easement") providing lateral support to the Benefitted Land, over, through and across all that tract or parcel of land (the "Burdened Land") lying and being in Land Lot 299 of the 16th District of Rockdale County, Georgia, the same being more particularly described as follows:

TO FIND THE POINT OF BEGINNING, commence at a ½ inch re-bar located at the intersection of the northwesterly right-of-way line of State Route 138, which is also State Route 20 (110-foot right-of-way) with the northeasterly right-of-way line of Old Salem Road (80-foot right-of-way); running thence north 56° 19' west along the northeasterly right-of-way line of Old Salem Road a distance of 270.0 feet to a ½ inch re-bar, which marks the POINT OF BEGINNING; with the POINT OF BEGINNING thus established, running thence north 35° 10' 40" east a distance of 145.06 feet to a ½ inch re-bar; running thence south 56° 18' 30" east a distance of 90.0 feet; running thence north 43° 09' 30" east a distance of 20.28 feet to a point; running thence north 56° 18' 30" west a distance of 112.82 feet to a point; running thence south 35° 10' 40" west a distance of 165.07 feet to a point on the northeasterly right-of-way line of Old Salem Road; running thence south 56° 19' east along the northeasterly right-of-way line of Old Salem Road a distance of 20.01 feet to the ½ inch re-bar, which marks the POINT OF BEGINNING.

(23) 1417 Highway 138

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 299 OF THE 16th DISTRICT OF ROCKDALE COUNTY, GEORGIA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A 1/2 INCH REBAR SET AT THE INTERSECTION OF THE NORTHWESTERLY RIGHT-OF-WAY OF STATE ROUTE NO. 138 (ALSO KNOWN AS STOCKBRIDGE HIGHWAY - R/W VARIES) AND THE SOUTHWESTERLY RIGHT-OF-WAY OF INTERSTATE 20 (R/W VARIES); THENCE ALONG THE

492 NORTHWESTERLY RIGHT-OF-WAY OF STATE ROUTE NO. 138 SOUTH 43
493 DEGREES 07 MINUTES 00 SECONDS WEST A DISTANCE OF 114.67 FEET TO A
494 1/2 INCH REBAR SET; THENCE NORTH 56 DEGREES 18 MINUTES 30 SECONDS
495 WEST A DISTANCE OF 197.28 FEET TO A 1/2 INCH REBAR FOUND; THENCE
496 NORTH 43 DEGREES 29 MINUTES 39 SECONDS EAST A DISTANCE OF 143.63
497 FEET TO A 1/2 INCH REBAR FOUND ON THE SOUTHWESTERLY
498 RIGHT-OF-WAY OF INTERSTATE 20; THENCE ALONG THE SOUTHWESTERLY
499 RIGHT-OF-WAY OF INTERSTATE 20 SOUTH 58 DEGREES 16 MINUTES 40
500 SECONDS EAST A DISTANCE OF 125.33 FEET TO A 1/2 INCH REBAR SET;
501 THENCE CONTINUING ALONG SAID RIGHT-OF-WAY SOUTH 30 DEGREES 03
502 MINUTES 38 SECONDS EAST A DISTANCE OF 73.98 FEET TO A 1/2 INCH
503 REBAR SET AND THE POINT OF BEGINNING; SAID TRACT CONTAINS 0.6257
504 ACRES OF LAND.

505 SAID PROPERTY BEING MORE PARTICULARLY DESCRIBED ON THAT
506 BOUNDARY & ABOVE GROUND "AS-BUILT" SURVEY FOR PETROLEUM
507 REALTY II, LLC, PETROLEUM REALTY INVESTMENT PARTNERS, L.P. (PRIP),
508 LEHMAN COMMERCIAL PAPER INC., ITS SUCCESSORS AND ASSIGNS,
509 LEHMAN BROTHERS HOLDINGS INC. D/B/A LEHMAN CAPITAL, A DIVISION
510 OF LEHMAN BROTHERS HOLDINGS INC., AND SIEGFRIED, RIVERA, LERNER,
511 DELATORRE & SOBEL, P.A., AND THEIR SUCCESSORS AND ASSIGNS AND
512 CHICAGO TITLE INSURANCE COMPANY, PREPARED BY PEARSON &
513 ASSOCIATES, INC., DATED JULY 27, 1998, AS LAST REVISED AND UPDATED
514 DECEMBER 10, 1998, AND BEARING THE STAMP AND SEAL OF WILLIAM
515 W. DELOACH, GRLS NO. 1711.

516 (24) 1420 Highway 138

ALL THAT CERTAIN PIECE, PARCEL, OR TRACT OF LAND LYING AND BEING
IN LAND LOT 298 AND 299 OF THE 16TH DISTRICT OF ROCKDALE COUNTY,
GEORGIA AND BING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
COMMENCING AT AN IRON PIN MARKING THE NORTHERLY END OF A
CHAMFER BETWEEN THE NORTHEASTERLY RIGHT-OF-WAY OF OLD SALEM
ROAD SE (84 FOOT PUBLIC RIGHT-OF-WAY AND SOUTHERLY
RIGHT-OF-WAY OF GEORGIA HWY 138/20 (114.5 FOOT RIGHT-OF-WAY),
THENCE ALONG THE SOUTHERLY RIGHT-OF-WAY OF GEORGIA HWY 138/20
(FOR THE FOLLOWING THREE CALLS) (1) N43°08'30"E A DISTANCE OF 30.02
FEET TO AN IRON PIN, (2) THENCE S63°21'30"E A DISTANCE OF 2.87 FEET TO
AN IRON PIN AND BEING THE POINT OF BEGINNING, (3) THENCE N43°08'30"E
A DISTANCE OF 168.95 FEET TO AN IRON PIN, THENCE ALONG THE
SOUTHERLY RIGHT-OF-WAY OF IRIS DRIVE SOUTHEAST S89°18'38"E A
DISTANCE OF 166.01 FEET TO AN IRON PIN, THENCE ALONG THE COMMON
LINE OF TL CONYERS, LLC S43°35'42"W A DISTANCE OF 245.49 FEET TO AN
IRON PIN, THENCE ALONG THE COMMON LINE OF THE ARTHUR E. & GAIL
S. ELDRIDGE REVOCABLE TRUST (FOR THE FOLLOWING THREE CALLS) (1)
N46°49'26"W A DISTANCE OF 50.58 FEET TO AN IRON PIN, (2) THENCE
S45°44'01"W A DISTANCE OF 15.04 FEET TO AN IRON PIN, (3) THENCE
N63°21'30"W A DISTANCE OF 72.26 FEET TO THE POINT OF BEGINNING AND
CONTAINING 24,722 S.F. OR 0.568 ACRES MORE OR LESS.
BEING THE SAME PARCEL DESCRIBED IN DEED BOOK 253 AT PAGE 294 AND
IN TITLE COMMITMENT PROVIDED BY FIRST AMERICAN TITLE INSURANCE
COMPANY #005827-0003.001, DATED: SEPTEMBER 15, 2015 AT 5:00 P.M.
TOGETHER WITH THAT CERTAIN NON-EXCLUSIVE PERPETUAL EASEMENT
FOR SEWER AS PROVIDED IN THAT CERTAIN WARRANTY DEED RECORDED

IN DEED BOOK 128, PAGE 118, IN THE OFFICE OF THE CLERK OF THE
SUPERIOR COURT OF ROCKDALE COUNTY, GEORGIA.

(25) 1436 Highway 138

Said land being also described on survey prepared on October 19, 2015 by Smith &
Smith Land Surveyors, P.C., under the certification and seal of William C. Smith,
Georgia RLS #1803, File No. 6502, as follows:

All that tract or parcel of land lying and being in Land Lots 298 and 299 of the 16th
District of Rockdale County, Georgia containing 0.380 Acre and being more particularly
described as follows:

Beginning at a chiseled and painted hole in the Concrete Driveway at the Northern end
of a mitered corner at the intersection of the East right-of-way of State Routes 20 and 138
(R/W varies) with the North right-of-way of Old Salem Road (84'R/W);

Thence North 43 degrees 13 minutes 57 seconds East for a distance of 30.06 feet along
the East right-of-way of State Routes 20 and 138 to an iron pin found;

Thence South 63 degrees 21 minutes 30 seconds East for a distance of 75.13 feet leaving
said East right-of-way to an iron pin found;

Thence North 45 degrees 44 minutes 01 seconds East for a distance of 15.04 feet to an
iron pin found; Thence South 46 degrees 28 minutes 57 seconds East for a distance of
125.00 feet to an iron pin found;

Thence South 44 degrees 20 minutes 29 seconds West for a distance of 92.85 feet to a
point on the North right-of-way of Old Salem Road, which point is North 44 degrees 20
minutes 29 seconds East a distance of 1.28 feet from an iron pin found;

Thence along a curve to the left having a radius of 855.12 feet and an arc length of 148.84
feet, being subtended by a chord of North 50 degrees 52 minutes 09 seconds West for a
distance of 148.65 feet along the North right-of-way of Old Salem Road to a Point at the
South end of the mitered corner at the intersection of the North right-of-way of Old
Salem Road with the East right-of-way of State Routes 20 and 138;

Thence North 08 degrees 29 minutes 40 seconds West for a distance of 60.62 feet along said mitered corner to a chiseled and painted hole in the Concrete Driveway and the Point of Beginning.

Also described as:

All that tract or parcel of land lying and being in Land Lots 298 and 299 of the 16th District of Rockdale County, Georgia, being more particularly described as follows:

BEGIN at a drill hole in the Concrete Driveway at the Northern end of a mitered corner at the intersection of the easterly right of way line of Georgia Highway 20 (also Georgia Hwy 138, variable width public R/W) with the northerly right of way line of Old Salem Road (84' public R/W); thence North $43^{\circ}13'57''$ East along the easterly right of way line of said Georgia Highway 20 a distance of 30.10 feet to a rebar; thence South $63^{\circ}39'08''$ East a distance of 75.05 feet to a rebar; thence North $45^{\circ}19'37''$ East a distance of 15.10 feet to a rebar; thence South $46^{\circ}48'37''$ East a distance of 124.85 feet to a rebar; thence South $43^{\circ}55'17''$ West a distance of 92.85 feet to a rebar on the northerly right of way line of Old Salem Road, said point lying on a non-tangent circular curve to the left, having a radius 855.12 feet and a central angle of $9^{\circ}58'21''$; thence along said curved northerly right of way line an arc distance 148.84 feet (chord: N $51^{\circ}00'16''$ W, 148.65') to a rebar at the southern end of a mitered corner at the intersection of said northerly right of way line of Old Salem Road with the easterly right of way line of the aforesaid Georgia Highway 20; thence North $09^{\circ}14'52''$ West a distance of 60.34 feet to the POINT OF BEGINNING;

Containing 0.38 acres, more or less.

Said lands situate, lying and being in Rockdale County, Georgia.

Together with Easement rights set forth in Warranty Deed from Mrs. Georgia D. Cheek, a/k/a Mrs. Georgie D. Cheek, Mrs. Omar R. Cheek and Hugh Wallace Check to KFC National Management Company, dated May 30, 1974, filed June 1, 1974, recorded in Deed Book 139. Page 992, Rockdale County Records.

(26) 1285 Highway 138

ALL THAT CERTAIN PIECE, PARCEL, OR TRACT OF LAND LYING AND BEING IN LAND LOT 298 AND 299 OF THE 16TH DISTRICT OF ROCKDALE COUNTY, GEORGIA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT AN IRON PIN MARKING THE NORTHERLY END OF A CHAMFER BETWEEN THE NORTHEASTERLY RIGHT-OF-WAY OF OLD SALEM ROAD SE (84 FOOT PUBLIC RIGHT-OF-WAY) AND SOUTHERLY RIGHT-OF-WAY OF GEORGIA HWY 138/20 (114.5 FOOT RIGHT-OF-WAY), THENCE ALONG THE SOUTHERLY RIGHT-OF-WAY OF GEORGIA HWY 138/20 N43°08'30"E A DISTANCE OF 30.02 FEET TO AN IRON PIN BEING THE POINT OF BEGINNING, THENCE N43°08'30"E A DISTANCE OF 167.25 FEET TO A CONCRETE MONUMENT, THENCE S89°18'38"E A DISTANCE OF 169.74 FEET TO AN IRON PIN, THENCE ALONG THE COMMON LINE OF TL CONYERS, LLC S43°35'42"W A DISTANCE OF 245.49 FEET TO AN IRON PIN, THENCE ALONG THE COMMON LINES OF ELDRIDGE N46°49'26"W A DISTANCE OF 50.58 FEET TO AN IRON PIN, THENCE S45°44'01"W A DISTANCE OF 15.04 FEET TO AN IRON PIN, THENCE N63°21'30"W A DISTANCE OF 75.13 FEET TO THE POINT OF BEGINNING AND CONTAINING 25,185 S.F. OR 0.578 ACRES MORE OR LESS.

(27) Milstead Ave & Milstead Rd

Tract 1

ALL THAT TRACT or parcel of land lying and being in Land Lots 302 & 318 of the 16th District of Rockdale County, Georgia and being more particularly described as follows:

Beginning at a point on the southerly Right of Way of Milstead Rd (50' R/W) and the easterly Right of Way of Milstead Ave (100' R/W); Thence southwesterly along the Right of Way of Milstead Avenue South 59 degrees 23 minutes 58 seconds West a distance of 141.58 feet to a point; Thence South 62 degrees 14 minutes 39 seconds West a distance

624 of 132.79 feet to a point; Thence South 65 degrees 13 minutes 13 seconds West a
625 distance of 128.48 feet to a point; Thence South 65 degrees 21 minutes 03 seconds West
626 a distance of 45.75 feet to a point; Thence South 68 degrees 40 minutes 44 seconds West
627 a distance of 228.41 feet to a point; Thence South 71 degrees 19 minutes 07 seconds
628 West a distance of 26.51 feet to a point; Thence South 69 degrees 51 minutes 07 seconds
629 West a distance of 318.71 feet to a point; Thence South 70 degrees 06 minutes 42
630 seconds West a distance of 100.24 feet to a point; Thence South 69 degrees 41 minutes
631 50 seconds West a distance of 89.83 feet to a point, said point being on the southern
632 Right of Way of Milstead Ave (100' R/W); Thence North 49 degrees 47 minutes 12
633 seconds West a distance of 114.82 feet to a point, said point being on the northern Right
634 of Way of Milstead Ave (100' R/W); Thence North 69 degrees 39 minutes 42 seconds
635 East a distance of 52.28 feet to a point; Thence North 69 degrees 38 minutes 02 seconds
636 East a distance of 59.68 feet to a point; Thence North 69 degrees 57 minutes 39 seconds
637 East a distance of 73.43 feet to a point; Thence North 70 degrees 06 minutes 43 seconds
638 East a distance of 117.47 feet to a point; Thence North 69 degrees 22 minutes 27 seconds
639 East a distance of 87.35 feet to a point; Thence North 69 degrees 19 minutes 25 seconds
640 East a distance of 8.41 feet to a point; Thence north 70 degrees 25 minutes 51 seconds
641 East a distance of 16.78 feet to a point, said point being on the northern Right of Way of
642 Milstead Ave and Old Milstead Rd; Thence north 70 degrees 01 minutes 05 seconds East
643 a distance of 137.27 feet to a point, said point being on the northern Right of Way of
644 Milstead Ave and the southern Right of Way of Old Milstead Rd; Thence North 69
645 degrees 51 minutes 08 seconds East a distance of 16.61 feet to a point; Thence North 71
646 degrees 32 minutes 25 seconds East a distance of 22.01 feet to a point; Thence North 68
647 degrees 40 minutes 50 seconds East a distance of 225.65 feet to a point; Thence North
648 65 degrees 13 minutes 44 seconds East a distance of 167.14 feet to a point, said point
649 being on the northern Right of Way of Milstead Ave and the southern Right of Way of
650 Old Milstead Rd; Thence North 62 degrees 18 minutes 50 seconds East a distance of

651 84.13 feet to a point; Thence North 61 degrees 10 minutes 11 seconds East a distance of
652 89.83 feet to a point, said point being on the northern Right of Way of Milstead Ave and
653 the northeastern Right of Way of Old Milstead Rd; Thence North 60 degrees 14 minutes
654 28 seconds East a distance of 20.63 feet to a point; Thence North 88 degrees 36 minutes
655 20 seconds East a distance of 237.95 feet to a point, said point being on the easterly Right
656 of Way of Milstead Ave (100' R/W); Thence North 85 degrees 18 minutes 04 seconds
657 East a distance of 179.20 feet to a point; Thence North 85 degrees 10 minutes 11 seconds
658 East a distance of 202.48 feet to a point; Thence North 79 degrees 44 minutes 40 seconds
659 East a distance of 56.06 feet to a point; Thence North 77 degrees 31 minutes 24 seconds
660 East a distance of 237.87 feet to a point; Thence North 76 degrees 54 minutes 46 seconds
661 East a distance of 221.43 feet to a point, said point being on the northern Right of Way
662 of Milstead Rd (50' R/W); Thence leaving said Right of Way South 13 degrees 11
663 minutes 47 seconds East a distance of 50.00 feet to a point, said point being on the
664 southern Right of Way of Milstead Rd (50' R/W); Thence South 77 degrees 03 minutes
665 59 seconds West a distance of 353.27 feet to a point; Thence South 77 degrees 46
666 minutes 27 seconds West a distance of 106.72 feet to a point, said point being on the
667 southern Right of Way of Milstead Rd (50' R/W) and the eastern Right of Way of
668 Wellbrook Cir; Thence leaving said Right of Way South 80 degrees 55 minutes 27
669 seconds West a distance of 77.72 feet to a point, said point being on the southern Right
670 of Way of Milstead Rd (50' R/W) and the eastern Right of Way of Wellbrook Cir; Thence
671 South 85 degrees 14 minutes 51 seconds West a distance of 11.95 feet; Thence South 85
672 degrees 10 minutes 04 seconds West a distance of 163.46 feet to a point; Thence South
673 85 degrees 14 minutes 15 seconds West a distance of 98.40 feet to a point; Thence South
674 85 degrees 20 minutes 57 seconds West a distance of 122.34 feet to a point; Thence
675 South 85 degrees 39 minutes 57 seconds West a distance of 37.58 feet to a point; Thence
676 North 89 degrees 14 minutes 28 seconds West a distance of 62.64 feet to the TRUE
677 POINT OF BEGINNING.

678 Said area contains 3.99 Acres/173,978 SF.
679 Tract 2 -Milstead Rd
680 ALL THAT TRACT or parcel of land lying and being in Land Lots 302 & 318 of the
681 16th District of Rockdale County, Georgia and being more particularly described as
682 follows:
683 Beginning at a point on the southerly Right of Way of Milstead Rd (50' R/W) and the
684 western Right of Way of Norton Rd; Thence leaving said Right of Way continue North
685 02 degrees 15 minutes 35 seconds East a distance of 68.27 feet to a point, said point
686 being on the northerly Right of Way of Milstead Rd (50' R/W); Thence North 77 degrees
687 25 minutes 54 seconds East a distance of 49.12 feet to a point; Thence North 77 degrees
688 42 minutes 41 seconds East a distance of 56.55 feet to a point, said point being on the
689 northerly Right of Way of Milstead Rd (50' R/W); Thence leaving said Right of Way
690 South 74 degrees 32 minutes 10 seconds East a distance of 108.94 feet to a point, said
691 point being on the southerly Right of Way of Milstead Rd (50' R/W); Thence South 76
692 degrees 23 minutes 49 seconds West a distance of 19.26 feet to a point; Thence South 78
693 degrees 55 minutes 16 seconds West a distance of 55.89 feet to a point; Thence South 77
694 degrees 42 minutes 14 seconds West a distance of 87.06 feet, said point being on the
695 southerly Right of Way of Milstead Rd (50' R/W) and the eastern Right of Way of Norton
696 Rd; Thence South 61 degrees 44 minutes 44 seconds West a distance of 59.32 feet to the
697 TRUE POINT OF BEGINNING.
698 Said area contains 0.19 Acres/8,455 SF."

699 **SECTION 2.**

700 All laws and parts of laws in conflict with this Act are repealed.