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Deed Book 47320 Pg 573
Filed and Recorded Oct-31-2008 01:53pm
2008-0284293
Real Estate Transfer Tax \$0.00
Cathelene Robinson
Clerk of Superior Court
Fulton County, Georgia

After recording return to:
Thomas D. Anthony, Esq.
Anthony Law Group, LLC
Centennial Tower, Suite 3115
101 Marietta Street
Atlanta, Georgia 30303

RECORD AND RETURN TO:
R.E. Hodges, Jr., Esq.
2230 Towne Lake Parkway
Bldg. 200, Ste. 120
Woodstock, Georgia 30189

CROSS REFERENCE ^{LLS}
DE Book 48183 Page 403 ^{NA}

*we're out of
parcel 7
herein*

STATE OF GEORGIA
COUNTY OF FULTON

LIMITED WARRANTY DEED

THIS INDENTURE, made this 31 day of October, 2008, between NE
CORRIDOR PARTNERS, LLC, a Georgia limited liability company ("Grantor"), and
THE ATLANTA DEVELOPMENT AUTHORITY, a Georgia public body corporate and
politic ("Grantee");

WITNESSETH, that Grantor for and in consideration of the sum of Ten and
No/100 Dollars (\$10.00) and other good and valuable consideration, in hand paid at and
before the sealing and delivery of these presents, the receipt whereof is hereby
acknowledged, has granted, bargained, sold, aliened, conveyed and confirmed, and by
these presents does grant, bargain, sell, alien, convey and confirm unto Grantee, its
successors, legal representatives and assigns, all of that tract or parcel of land described
on Exhibit "A" attached hereto and made a part hereof (the "Property").

TO HAVE AND TO HOLD the above described premises, without any
representation or warranty of any kind whatsoever, except that Grantor represents and
warrants to and covenants with Grantee that, subject to those Permitted Exceptions set
forth on Exhibit "B" attached hereto and made a part hereof, Grantor shall defend the
interest conveyed hereby against the lawful claims and demands of all persons
whomsoever claiming by, through, or under Grantor, but not otherwise. However, the
Permitted Exceptions shall only be deemed permitted exceptions to the extent the same
are currently valid, subsisting, and applicable to the Property. By acceptance of this deed
with the above list of Permitted Exceptions, Grantee shall not be deemed to have waived,
modified or otherwise released any coverages, remedies or recourse available to Grantee
under any current or future policy or policies of title insurance, nor shall Grantee be
deemed to have acknowledged that such exceptions are currently valid, subsisting and
applicable to the Property; but Grantee shall have no recourse whatsoever to Grantor
relative to the Permitted Exceptions.

SIGNATURES ON THE FOLLOWING PAGE

4

47320/573

23

IN WITNESS WHEREOF, Grantor has caused these presents to be executed in its name and on its behalf, under seal as of the day and year first above written.

Signed, sealed and delivered in the presence of:

Raul J...

Unofficial Witness

GRANTOR:

NE CORRIDOR PARTNERS, LLC,
a Georgia limited liability company

By: ATLANTA BELTLINE, INC.,
a Georgia non-profit corporation, its Manager

Terr Y. Montague

By: *Terr Y. Montague*
Terr Y. Montague
President and Chief Executive Officer

Diane Conville
Notary Public

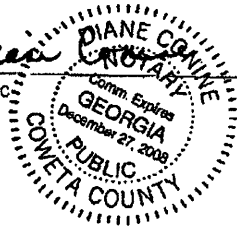


EXHIBIT "A"

Parcel 1
Norfolk Southern Railway Company is
And/or North Bellline, LLC

All rights, title and interest of Grantor in a parcel of land being a portion of that line of railroad known as the Decatur Street Bellline comprised of land and right of way being and being in Land Lots 56 and 57 in the 11th District of Fulton County, Georgia and being more particularly described as follows:

Said parcel of land beginning at a point on the original centerline of said Bellline at Railway Valuation Station 5056+20, more or less, said point also being 100 feet as measured radially and at right angles from the east centerline of Bellline to the point of intersection of the westerly right of way line of said Bellline and the westerly right of way line of the "Y" track connecting the said Bellline to the main line right of way of Grantor running between Atlanta, Georgia, and Washington, D.C., said point being a distance of 230 feet, more or less, as measured in a westerly direction along the said centerline of Bellline from a 2.5' x 2.5' stone line corner located at Railway Valuation Station 5853+90, more or less;

Thence, along the original centerline of said Bellline in a general southeasterly direction with a strip of land 200 feet wide, being 100 feet in width on each side of the original centerline of said Bellline for a distance of 3,247.5 feet, more or less, to the point of terminus of said strip of land, said point being the centerline of Clear Creek located at Railway Valuation Station 5088+67.5, more or less, and containing 14.91 acres, more or less.

Said parcel of property being substantially as shown on Railway Valuation Maps V-12a/1 and V-12a/2, copies of which are attached hereto and made a part hereof and on file in the Office of the Archivist of Grantor.

Said property being a portion of that property described in Deed Book N, page 377 in the Office of the Clerk of Superior Court of Fulton County which lies south of the beginning point of the above-described property at Railway Valuation Station 5056+20 and being a portion of that property described in Deed Book S, page 381 in said Clerk's Office which lies north of the centerline of Clear Creek.

Parcel 2
Norfolk Southern Railway Company vs
Auster South Bellows, LLC

All rights, title and interest of Grantor in a parcel of land being a portion of that line of railroad known as the Decatur Street Bellline comprised of land and right of way lying and being in Land Lots 55 and 56 in the 17th District of Fulton County, Georgia and being more particularly described as follows:

Said parcel of land beginning at a point on the original centerline of said Bellline at Railway Valuation Station 5089+67.5, more or less, said point of beginning also being the centerline of Clear Creek and the point of terminus of Parcel 1;

Thence, along the said original centerline in a general southeasterly direction with a strip of land being 209 feet wide, being 100 feet in width on each side of the said centerline for a distance of 858.5 feet, more or less, to a point, said point being the common line between Land Lots 55 and 56 located at Railway Valuation Station 5097+26, more or less;

Thence, continuing along the said original centerline in a general southeasterly direction with a strip of land being 132 feet wide, being 66 feet in width on each side of said centerline a distance of 420 feet, more or less, to the point of terminus, said point being the north line of Piedmont Avenue (Road) located at Railway Valuation Station 5101+46, more or less, and containing 5.21 acres, more or less, and being substantially as shown on Railway Valuation Map V-12a/2, a copy of which is attached hereto and made a part hereof and on file in the Office of the Archivist of Grantor.

Said parcel being that portion of the property described in Deed Book 9, page 381 in the Office of the Clerk of Superior Court of Fulton County lying south of the centerline of Clear Creek and that portion of the property described in a deed from J. J. Thresher, et al. Georgia Air Line Railway Company dated September 25, 1866 and recorded in Deed Book _____ page _____ in said Clerk's Office which lies north of the north line of Piedmont Avenue (Road).

Parcel 2
Norfolk Southern Railway Company to
Piedmont Railway, LLC

All rights, title and interest of Grantor in a parcel of land being a portion of that line of railroad known as the Decatur Street Beltline comprised of land and right of way lying and being in Land Lots 54 and 55 in the 17th District of Pulask County, Georgia and being more particularly described as follows:

Said parcel of land beginning at a point on the original centerline of said Beltline at Railway Valuation Station 5161+46, said point being the north line of Piedmont Avenue (Road) and also being the point of terminus of Parcel 2;

Thence, along the said centerline in a general southeasterly direction with a strip of land being 132 feet wide, being 66 feet in width on each side of said centerline for a distance of 769 feet, more or less, to a point, said point being the centerline of Clear Creek located at Railway Valuation Station 5108+55, more or less;

Thence, continuing along said centerline in a general southeasterly direction with a strip of land being 200 feet wide, being 100 feet in width on each side of the said centerline for a distance of 4,257 feet, more or less, to the point of terminus, said point being the west line of Monroe Drive located at Railway Valuation Station 5151+12, more or less, and containing 21.69 acres, more or less, and being substantially as shown on Railway Valuation Maps V-12a/2 and V-12a/3, copies of which are attached hereto and made a part hereof and on file in the Office of the Archivist of Grantor.

Said parcel of land being the portion of that property described in a deed from J. J. Thresher to Georgia Air Line Railway Company dated September 25, 1866 and recorded in Deed Book _____, page _____ in the Office of the Clerk of Superior Court of Pulask County which lies south of the north line of Piedmont Avenue (Road), all of that property described in Deed Book M, page 760 in said Clerk's Office and the portion of that property described in Deed Book M, page 761 and Deed Book 565, page 2 which lies north of the north line of Monroe Drive.

Parcel 4
Norfolk Southern Railway Company to
Corridor Bedline, E.C.

All rights, title and interest of Grantor in a parcel of land being a portion of that line of railroad known as the Decatur Street Bedline comprised of land and right of way lying and being in Land Lot 53 and 54 of the 17th District and Land Lot 17 of the 14th District of Fulton County, Georgia and being more particularly described as follows:

Said parcel of land beginning at a point on the original centerline of said Bedline at Railway Valuation Station 5151+12, more or less, said point of beginning being the west line of Monroe Drive and also being the point of terminus of Parcel 3;

Thence, along said centerline in a general southeasterly direction with a strip of land being 200 feet wide, being 100 feet in width on each side of said centerline for a distance of 1,166 feet, more or less, to a point, said point being the common line between Land Lots 17 and 53 located at Railway Valuation Station 5162+78, more or less;

Thence, along said centerline in a general southeasterly direction with a strip of land being 200 feet wide, being 50 feet in width on each side of said centerline for a distance of 3,164.9 feet, more or less, to the point of terminus of said strip of land, said point being the common line between Land Lots 77 and 18 located at Railway Valuation Station 5194+42.9, more or less.

Said parcel of land being a portion of that property described in Deed Book M, page 761 and Deed Book 563, page 2 which lies southeast of the northwest line of Monroe Drive, all of that property described in Deed Book M, page 758, Deed Book L, page 176 and Deed Book M, page 757 in the Office of the Clerk of Superior Court of Fulton County

Also a strip of land lying on the east side of and adjoining the above-described parcel of land beginning at the south line of Key Street and ending at the north line of Greenwood Avenue as shown at parcel 5 on Railway Valuation Map V-12a/3.

LESS AND EXCEPT the westerly 50 feet wide strip of land lying between the southerly line of Monroe Drive and the common line between Land Lots 53 and 17 located at Railway Valuation Station 5162+78.

Said property being shown on Railway Valuation Maps V-12a/3 and V-12a/4, copies of which are attached hereto and made a part hereof and on file in the Office of the Archives of Grantor.

Parcel 5
Norfolk Southern Railway Company, Inc
North Avenue Belhite, I.L.C.

All rights, title and interest of Grantor in a parcel of land being a portion of that line of railroad known as the Decatur Street Belhite comprised of land and right of way lying and being in Land Lot 18 in the 14th District of Fulton County, Georgia and being more particularly described as follows:

Said parcel of land beginning at a point on the original centerline of said Belhite at Railway Valuation Station 5194+42.9, said point of beginning being the common line between Land Lots 17 and 18 and also being the point of terminus of Parcel 4;

Thence, along said centerline in a general southeasterly direction with a strip of land being 200 feet wide, being 100 feet in width on each side of said centerline for a distance of 1607.8 feet, more or less, to a point being at or near the north line of Ralph McGEE Boulevard (Potter Avenue) located at Railway Valuation Station 5216+45.7, more or less;

Thence, continuing along said centerline in a general southerly direction with a strip of land 140 feet wide, being 70 feet in width on each side of said centerline for a distance of 1,070.3 feet, more or less, to a point at Railway Valuation Station 5221+16 and being the point of terminus of said strip of land and being substantially as shown on Railway Valuation Map V-12a/4, a copy of which is attached hereto and made a part hereof and on file in the Office of the Archives of Grantor.

Said parcel of land being all of that property described in Deed Book N, page 382, and a portion of that property described in Deed Book N, page 383 and Deed Book S, page 379 in the Office of the Clerk of Superior Court of Fulton County and as acquired by Georgia Air Line Railway Company pursuant to condemnation proceedings against M. E. Dotsey, Executor.

Parcel 6
Norfolk Southern Railway Company to
Outsider Rollins, LLC

All rights, title and interest of Grantor in a parcel of land being a portion of that line of railroad known as the Decatur Street Beltline composed of land and right of way lying and being in Land Lots 18 and 19 of the 14th District of Fulton County, Georgia and being more particularly described as follows:

Said parcel of land beginning at a point on the original centerline of said Beltline at Railroad Valuation Station 5221+16, more or less, said point being 1070.5 feet, more or less, south of the north line of Ralph McGill Boulevard (Parrest Avenue) as measured along said centerline and also being the point of termination of Parcel 5;

Thence, along said centerline in a general southwesterly direction with a strip of land 140 feet wide, being 70 feet in width on each side of said centerline for a distance of 644 feet, more or less, to a point, said point being the common line between Land Lots 18 and 19 located at Railway Valuation Station 5227+60;

Thence, continuing along said centerline in a general southwesterly direction with a strip of land being 68 feet wide, being 34 feet in width on each side of said centerline for a distance of 806.7 feet, more or less, to a point, said point being the north line of Highland Avenue located at Railroad Valuation Station 5231+66.7, more or less;

Thence, continuing along said centerline in a general southwesterly direction with a strip of land being 68 feet wide, being 34 feet in width on each side of said centerline for a distance of 1,734.3 feet, more or less, to a point, said point being the north line of Irwin Street or Lake Avenue located at Railroad Valuation Station 5257+03, more or less;

Thence, continuing along said centerline in a general southwesterly direction with a strip of land being 68 feet wide, being 34 feet in width on each side of said centerline for a distance of 248 feet, more or less, to the point of termination of said strip of land, said point being 350 feet north of the north line of Edgewood Avenue located at Railroad Valuation Station 5261+45, more or less.

Said parcel of land being apportioned of that property described in Deed Book N, page 383, Deed Book S, page 377, Deed Book N, page 380, Deed Book S, page 376, Deed Book 140, page 381, and a portion of that property described in Deed Book N, page 378 in the Office of the Clerk of Superior Court of Fulton County.

Also, that parcel of land labeled as parcel 5 on Railroad Valuation Map V-1245 adjoining and lying east of the above described strip of land and being a part of the property conveyed to the Atlanta and Richmond Air Line Railroad Company by deed dated July 6, 1876 and recorded in Deed Book S, Page 378, in said Clerk's Office.

Also, that parcel of land labeled as parcel 10 on Railroad Valuation Map 12a/5 adjoining and lying on both sides of the above described strip of land and being a part of the property conveyed to the Atlanta and Richmond Air Line Railroad Company by deed dated July 6, 1870 and recorded in Deed Book 5, Page 378, in said Clerk's Office.

Also, that parcel of land labeled as parcel 9 on Railroad Valuation Map 12a/5 adjoining and lying east of the above described strip of land and being a part of the property conveyed to Southern Railway Company by deed dated May 22, 1899 and recorded in Deed Book 140, Page 381, in said Clerk's Office.

LESS AND EXCEPT the following parcels of land:

1. The parcel of land shown as parcel 6a on Railroad Valuation Map V-12a/4 and parcel 1a on Railroad Valuation Map V-12a/5 and being conveyed by the Atlanta and Charlotte Air Line Railway Company to Grinnell Corp. by deed dated February 18, 1949;
2. The parcel of land shown as parcel 16a on Railroad Valuation Map V-12a/5 and being conveyed by the Atlanta and Charlotte Air Line Railway Company and Southern Railway Company to William Croner by deed dated May 14, 1980;
3. The parcel of land shown as parcel 5a on Railroad Valuation Map V-12a/5 and being conveyed by Southern Railway Company to Monday Beethers by deed dated August 13, 1946;
4. The parcels of land shown as parcel 5a, parcel 5b and parcel 7a on Railroad Valuation Map V-12a/5 as condemned by the City of Atlanta, Georgia.
5. The parcel of land shown as parcel 5c on Railroad Valuation Map V-12a/5 and being conveyed by Norfolk Southern Railway Company to Berman Development, LLC by deed dated April 24, 1994.

Said parcel of property being substantially as shown on Railway Valuation Maps V-12a/3, V-12a/4 and V-12a/5 copies of which are attached hereto and made a part hereof and on file in the Office of the Archivist of Georgia.

Parcel 7
Norfolk Southern Railway Company to
Corridor Redevelopment, LLC



All rights, title and interest of Grantor in a parcel of land being a portion of that line of railroad known as the Decatur Street Beltline comprised of land and right of way lying and being in Land Lot 20 in the 1st District of Fulton County, Georgia, and being more particularly described as follows:

Said parcel of land beginning at a point on the original centerline of said Beltline, said point being at Railway Valuation Station 526+45, and being 350 feet, more or less north of the north line of Edgewood Avenue as measured along said centerline;

Thence, along said centerline in a general southwesterly direction with a strip of land being 68 feet wide, being 34 feet wide on each side of said centerline for a distance of 410 feet to a point on the north line of Edgewood Avenue located at Railway Valuation Station 5265+55, more or less;

Thence, along said centerline in a general southwesterly direction with a strip of land being 70 feet wide, being 35 feet in width on each side of said centerline for a distance of 350 feet, more or less, to a point on the northeast line of Airline Street at Railway Valuation Station 5269+65, more or less;

Thence, along said centerline in a general southwesterly direction with a strip of land 40 feet in wide, being 17 feet wide on the north side of said centerline and 23 feet wide on the south side of said centerline for a distance of 260 feet, more or less, to the point of terminus, said point being the north line of Decatur Street (DeKalb Avenue), located at Railway Valuation Station 5272+05, more or less, and being substantially as shown on Railway Valuation Map V-12a/5, a copy of which is attached hereto and made a part hereof and on file in the Office of the Archives of Grantor.

Said parcel of land being a portion of that property described in Deed Book M, page 756, Deed Book N, page 141, Deed Book N, page 381 and Deed Book N page 138 and all of that property described in Deed Book N, page 376 in the Office of the Clerk of Superior Court of Fulton County.

Also, that parcel of land labeled parcel 20 on Railroad Valuation Map 12a/5 adjoining and lying east of the above described strip of land conveyed to the Atlanta and Charlotte Air Line Railway Company by deed dated March 14, 1878, and recorded in Deed Book DD, Page 593 in said Clerk's Office.

Less and except the following parcel of land:

That parcel of property conveyed by Norfolk Southern Railway Company to Atlanta Metal, Inc. by deed dated October 1, 1998, and shown as parcel 23a on said Railway Valuation Map V-12a/5.

Legal Description

Norfolk Southern Railroad - 85 Foot Strip

Station 5056+20 to North Right of Way of Montgomery Ferry Road

All that tract or parcel of land lying and being in Land Lots 56 and 57 of the 14th District of Fulton County, Georgia and being more particularly described as follows:

BEGINNING at a point being the intersection of the westerly right of way of Norfolk Southern Railroad and the northerly right of way of Montgomery Ferry Road (40' R/W); thence along said right of way of Norfolk Southern Railroad and running the following courses: North 28° 17' 08" West a distance of 1688.27 feet to a point; along a curve to the right an arc distance of 488.48 feet (said curve having a radius of 2964.79 feet; a chord bearing of North 23° 33' 56" West and a chord distance of 487.92 feet) to a point; thence leaving said westerly right of way of Norfolk Southern Railroad and running North 71° 09' 16" East a distance of 16.79 feet to a point; thence along a curve to the right an arc distance of 179.31 feet (said curve having a radius of 572.84 feet; a chord bearing of South 77° 18' 25" East and a chord distance of 178.58 feet) to a point; thence South 28° 20' 23" East a distance of 307.15 feet to a point; thence South 28° 17' 08" East a distance of 1688.79 feet to a point intersecting the northerly right of way of aforementioned Montgomery Ferry Road; thence along said right of way of Montgomery Ferry Road and running South 62° 04' 05" West a distance of 85.00 feet to the POINT OF BEGINNING. Said tract containing 4.053 acres.

Legal Description

Norfolk Southern Railroad - 80 Foot Strip

Area Within Montgomery Ferry Road Right of Way

All that tract or parcel of land lying and being in Land Lot 56 of the 14th District of Fulton County, Georgia and being more particularly described as follows:

BEGINNING at a point being the intersection of the westerly right of way of Norfolk Southern Railroad and the southerly right of way of Montgomery Ferry Road (40' R/W); thence along said right of way of Norfolk Southern Railroad and running of North 28° 17' 08" West a distance of 40.00 feet to a point intersecting the northerly right of way of Montgomery Ferry Road; thence along said right of way of Montgomery Ferry Road and running North 62° 04' 05" East a distance of 80.00 feet to a point; thence South 28° 17' 08" East a distance of 40.00 feet) to a point intersecting the southerly right of way of Montgomery Ferry Road; thence along said right of way of Montgomery Ferry Road and running South 62° 04' 05" West a distance of 80.00 feet to the POINT OF BEGINNING. Said tract containing 0.073 acre.

Less and except:

All that tract or parcel of land lying and being in Land Lots 55 and 56 of the 17th District of Fulton County, Georgia and being more particularly described as follows:

BEGINNING at a point being the intersection of the northwesterly right of way of Piedmont Avenue (70' R/W) and the former northeastern Right of Way of Norfolk Southern Railway; thence along said Right of Way of Piedmont Avenue running South 36° 20' 19" West a distance of 40.15 feet to a point (said point being 30' from centerline of former Norfolk Southern Right of Way); thence leaving Piedmont Avenue Right of Way and running along a line 30' from the centerline of the former Norfolk Southern Right of Way the following courses: along a curve to the left an arc distance of 84.11 feet (said curve having a radius of 2800.70 feet; a chord bearing of North 28° 03' 13" West and a chord distance of 84.11 feet) to a point; thence North 28° 17' 08" West a distance of 218.90 feet to a point; thence leaving said line and running North 39° 47' 38" West a distance of 25.05 feet to a point (said point being 25' from centerline of former Norfolk Southern Right of Way); thence along a line 25' from the centerline of the former Norfolk Southern Right of Way North 28° 17' 08" West a distance of 446.20 feet to a point; thence leaving said line and running North 61° 42' 52" East a distance of 75.00 feet to a point on the former northeastern Right of Way of Norfolk Southern Railway; thence along said former Right of Way the following courses; South 28° 17' 08" East a distance of 432.18 feet to a point common to Land Lots 55 and 56; thence running along the common Land Lots 55 and 56 North 89° 35' 00" West a distance of 38.64 feet to a point; thence South 28° 17' 08" East a distance of 275.43 feet to a point; thence along a curve to the right an arc distance of 67.29 feet (said curve having a radius of 2836.70 feet; a chord bearing of South 28° 14' 04" East and a chord distance of 67.29 feet) to a point on the northwesterly right of way of aforementioned Piedmont Avenue and the TRUE POINT OF BEGINNING. Said tract containing 1.015 acres.

Legal Description

Norfolk Southern Railroad - 80 Foot Strip

South Right of Way of Montgomery Ferry Road to Clear Creek (Station 5088+67.5)
All that tract or parcel of land lying and being in Land Lot 56 of the 14th District of
Fulton County, Georgia and being more particularly described as follows:

BEGINNING at a point being the intersection of the westerly right of way of Norfolk Southern Railroad and the southerly right of way of Montgomery Ferry Road (40' R/W); thence along said right of way of Montgomery Ferry Road and running North 62° 04' 05" East a distance of 80.00 feet to a point; thence South 28° 17' 08" East a distance of 1046.71 feet to a point; thence South 61° 42' 52" West a distance of 80.00 feet to a point on the westerly right of way of Norfolk Southern Railroad; thence along said right of way North 28° 17' 08" West a distance of 1047.21 feet to the POINT OF BEGINNING. Said tract containing 1.923 acres.

ALL THAT TRACT OF LAND in Land Lot 18 of the 14th District, Fulton County, Georgia, described as follows:

TO FIND THE TRUE POINT OF BEGINNING, commence at an "x" in concrete on the east right-of-way line of North Angier Avenue (50 foot right-of-way) at the rounded intersection of the south right-of-way line of North Avenue (right-of-way varies) with the east right-of-way line of North Angier Avenue; running thence along said rounded intersection along the arc of a curve to the right (which arc is subtended by a chord having a bearing and distance of North 28 degrees 26 minutes 02 seconds East 8.48 feet and a radius of 5 00 feet) 10 13 feet to a point on the south right-of-way line of North Avenue; thence along said south right-of-way line, the following courses and distances: (1) North 86 degrees 43 minutes 28 seconds East 142 04 feet to a point, and (2) South 89 degrees 30 minutes 13 seconds East 19 39 feet to a 1/2-inch rebar set; thence, leaving said right-of-way line, along the arc of a curve to the left (which arc is subtended by a chord having a bearing and distance of South 20 degrees 49 minutes 56 seconds East 60 29 feet and a radius of 2951.44 feet) 60 29 feet to the TRUE POINT OF BEGINNING; from the TRUE POINT OF BEGINNING as thus established, running thence North 67 degrees 31 minutes 07 seconds East 20.56 feet to a point; thence South 22 degrees 56 minutes 04 seconds East 38.09 feet to a point; thence South 67 degrees 31 minutes 07 seconds West 21.32 feet to a point; thence along the arc of a curve to the right (which arc is subtended by a chord having a bearing and distance of North 21 degrees 47 minutes 14 seconds West 38.10 feet and a radius of 2951.44 feet) 38.10 feet to the TRUE POINT OF BEGINNING, as shown on plat of ALTA/ACSM Land Title Survey for Poncey Highlands Investors I, LLC, Masquerade Limited Partnership, Chicago Title Insurance Company and Wachovia Bank, National Association, its successors and assigns, prepared by SCI Development Services, bearing the seal and certification of John A. Speerman, Georgia Registered Land Surveyor No. 2576, dated September 28, 2005, last revised January 10, 2006.

All that tract or parcel of land lying and being in Land Lot 19 of the 14th District, City of Atlanta, Fulton County, Georgia and being more particularly described as follows:

To find the point of beginning, commence at the intersection of the southeastern right-of-way line of Southern Railway Company (68 foot right-of-way) with the southwestern right-of-way line of Highland Avenue (right-of-way varies); THENCE 667.44 feet along the southeastern right-of-way line of Southern Railway Company to a 5/8 inch rebar found, said 5/8 inch rebar being the POINT OF BEGINNING; THENCE leaving said right-of-way line South 83 degrees 13 minutes 33 seconds West for a distance of 294.00 feet to a point; THENCE North 88 degrees 53 minutes 26 seconds West for a distance of 51.43 feet to a 5/8 inch rebar found; THENCE North 87 degrees 32 minutes 39 seconds West for a distance of 55.13 feet to a point located at the northeasterly corner of a brick and rock building; THENCE North 88 degrees 17 minutes 57 seconds West for a distance of 100.40 feet along the northerly building line of said brick and rock building to a 1/2 inch rebar found on the southeastern right-of-way line of Southern Railway Company (68 foot right-of-way); THENCE along a curve to the right having a radius of 1812.69 feet and an arc length of 364.46 feet, being subtended by a chord of North 37 degrees 52 minutes 42 seconds East for a distance of 363.84 feet along said southeastern right-of-way line of Southern Railway Company to a 5/8 inch rebar found, said 5/8 inch rebar being the POINT OF BEGINNING.

Said property contains 0.750 acres or 32655 square feet.

EXHIBIT "B"

Permitted Exceptions

1. All taxes for 2009, a lien not yet due and payable.
2. Easement from Southern Railway Company, a Virginia corporation to Georgia Railway and Power Company, a Georgia corporation, dated August 19, 1912, filed November 14, 1912 and recorded in Deed Book 355, Page 362, records of the Superior Court of Fulton County, Georgia. (Affects Parcel 1)
3. Easement from Southern Railway Company, a Virginia corporation to Georgia Railway and Power Company, a Georgia corporation, dated August 19, 1912, filed November 1, 1912 and recorded in Deed Book 354, Page 244, aforesaid records. (Affects Parcel 1)
4. Easement from Southern Railway Company, a Virginia corporation to City of Atlanta, a Georgia municipal corporation, dated September 10, 1938, filed October 7, 1938 and recorded in Deed Book 1693, Page 476, aforesaid records. (Affects Parcel 1)
5. Easement from Southern Railway Company, a Virginia corporation to City of Atlanta, a Georgia municipal corporation, dated August 23, 1922, filed August 17, 1950 and recorded in Deed Book 2673, Page 601, aforesaid records. (Affects Parcels 1 and 2)
6. Easement from Southern Railway Company, a Virginia corporation to Georgia Power Company, a Georgia corporation, dated April 4, 1962, filed April 24, 1962 and recorded in Deed Book 3872, Page 469, aforesaid records. (Affects Parcels 2 and 3)
7. Term and conditions of the Lease as evidenced by that certain Certificate by and between Southern Railway Company, a Virginia corporation ("Lessor"), Park Side Restaurant, L.P., a Georgia limited partnership ("Lessee"), Southern Federal Savings and Loan Association of Georgia, The Business Development Corporation of Georgia and The Business Growth Corporation of Georgia, and The U. S. Small Business Administration, its Agent, The Business Growth Corporation of Georgia, dated April 25, 1989, filed June 27, 1989 and recorded in Deed Book 12601, Page 82, aforesaid records; as assigned to Piedmont Park, Inc., a Georgia corporation by that certain Assignment by The Business Development Corporation of Georgia, Inc., a successor to Parkside Restaurant, L.P., which was a successor to Parkside at Piedmont, Inc., a Georgia corporation, dated July 24, 1995, filed March 12, 1996 and recorded in Deed Book 20715, Page 146, aforesaid records. (Affects Parcel 3)
8. Memorandum of Sublease by and between Piedmont Park, Inc. ("Sublessor") and Parkside Mill, Inc. ("Sublessee"), dated March 11, 1996, filed March 12, 1996 and recorded in Deed Book 20715, Page 168, aforesaid records. (Affects Parcel 3)

9. Agreement from Norfolk Southern Corporation to Georgia Power Company, dated April 25, 1990, filed June 4, 1990 and recorded in Deed Book 13457, Page 38, aforesaid records. (Affects Parcel 3)

10. Unrecorded letter RE: Encroachment of Georgia Railway & Electric Company, dated September 25, 1907. (Affects Parcel 4)

11. Rights of Robert H. Jennings, Jr. in and to subject property. (Affects Parcel 4)

The above exception is raised because the above fec owner did not enter into that certain Boundary Line Agreement by and between The Atlanta and Charlotte Air Line Railway Company, a Georgia, South Carolina and North Carolina corporation and Ackerman-Midtown Associates, Ltd., a Georgia limited partnership, dated June 21, 1983, filed December 19, 1984 and recorded in Deed Book 9305, Page 432, aforesaid records.

12. Easement Agreement by and between Southern Railway Company, a corporation and Georgia Railway and Electric Company, a corporation, dated April 12, 1907, filed April 17, 1907 and recorded in Deed Book 178, Page 613, aforesaid records. (Affects Parcel 4)

13. Easement from Corridor Beltline, LLC to Georgia Power Company, dated December 15, 2006, filed December 22, 2006 and recorded in Deed Book 44125, Page 94, aforesaid records. (Affects Parcel 4)

14. License Agreement by and between Southern Railway Company, a Virginia corporation and City of Atlanta, a municipal corporation, dated June 2, 1970, filed June 30, 1970 and recorded in Deed Book 5244, Page 448, aforesaid records. (Affects Parcels 5 and 6)

15. Agreement by and between Southern Railway Company, a Virginia corporation and Atlanta Gas Light Company, a Georgia corporation, dated March 2, 1955, filed May 31, 1955 and recorded in Deed Book 3000, Page 477, aforesaid records. (Affects Parcels 5 and 6)

16. Notification of the Designation of Property Under the City of Atlanta's Historic Preservation Ordinances Code of Ordinances of the City of Atlanta, Section 16-20.006(e) by City of Atlanta, dated April 18, 2002, filed April 19, 2002 and recorded in Deed Book 32287, Page 344, aforesaid records. (Affects Parcel 6)

17. Easement from Southern Railway Company, a Virginia corporation to Atlanta Gas Light Company, a Georgia corporation, dated February 14, 1950, filed April 14, 1950 and recorded in Deed Book 2516, Page 692, aforesaid records. (Affects Parcel 6)

18. Easement from F. P. Rice and R. Mitchell to Georgia Air Line Rail Road Company, dated March 10, 1869, recorded January 24, 1870 and recorded in Deed Book N, Page 379, aforesaid records. (Affects Parcel 6)

19. Spur Track Agreement by and between Southern Railway Company and J. A. Morris, dated April 16, 1895 and recorded in Deed Book 112, Page 543, aforesaid records. (Affects Parcel 7)
20. Spur Track Agreement by and between A. G. Rhodes and Southern Railway Company, dated December 6, 1903, filed December 31, 1903 and recorded in Deed Book 160, Page 868, aforesaid records. (Affects Parcel 7)
21. Reservation of Easements and Rights contained in that Special Warranty Deed from Norfolk Southern Railway Company, a Virginia corporation, successor to the Georgia Air Line Railway Company, the Atlanta and Richmond Air Line Railway Company, Richmond and Danville Railroad Company, the Atlanta and Charlotte Air Line Railway Company and Southern Railway Company to Ansley North Beltline, LLC (as to Parcel 1), Ansley South Beltline, LLC (as to Parcel 2), Piedmont Beltline, LLC (as to Parcel 3), North Avenue Beltline, LLC (as to Parcel 5), Corridor Beltline, LLC (as to Parcels 4 and 6) and Corridor Edgewood, LLC (as to Parcel 7), dated December 30, 2004, filed January 3, 2005 and recorded in Deed Book 39115, Page 430, aforesaid records, as amended by Deed of Correction in Deed Book 45194, Page 351 as further amended by unrecorded Supplemental Agreement between Norfolk Southern Railway Company, a Virginia corporation, and Piedmont Park, Inc., dated as of March 11, 1996, as further amended by an Assignment from Ansley North Beltline, LLC; Ansley South Beltline, LLC; Piedmont Beltline, LLC; North Avenue Beltline, LLC; Corridor Beltline, LLC; and Corridor Edgewood, LLC to NE Corridor Partners, LLC and consented to by Norfolk Southern Railway Company, dated as of October, 2007.
22. Easements, licenses, or any other rights granted by the following documents:
 - (a) Fiber Optic Cable License by and between Norfolk Southern Railway Company, a Virginia corporation and Qwest Communications Corporation, a Delaware corporation, dated June 26, 1997; and
 - (b) Fiber Optic Cable License by and between Norfolk Southern Railway Company, a Virginia corporation and Worldcom Network Services, Inc. a Delaware corporation, dated August 18, 1998.
23. Easement Agreement from Ansley North Beltline, LLC a Georgia limited liability company and Ansley South Beltline, LLC, a Georgia limited liability company to Atlanta Gas Light Company, dated July 11, 2007, filed July 18, 2007 and recorded in Deed Book 45382, Page 589, aforesaid records.
24. Permanent Public Right-of-Way Easement by and between Northeast Corridor Partners, LLC and Atlanta Beltline, Inc., dated October 31, 2007, filed and recorded November 6, 2007 in Deed Book 45938, Page 232, aforesaid records.

25. Temporary Access Easement and License Agreement by and among NE Corridor Partners, LLC, The Atlanta Botanical Garden, Inc., Norfolk Southern Railway Company, and for the sole purpose of consenting to the terms thereof, Ansley North Beltline, LLC, Ansley South Beltline, LLC, Corridor Beltline, LLC, Piedmont Beltline, LLC, North Avenue Beltline, LLC, and Corridor Edgewood, LLC, dated January 17, 2008, filed February 7, 2008 and recorded in Deed Book 46309, Page 353, aforesaid records.

26. Easement Agreement by and between Fulton County and Atlanta Beltline, Inc., dated September 29, 2008, filed October 1, 2008 and recorded in Deed Book 47228, Page 463, aforesaid records.

After recording return to:
Thomas D. Anthony, Esq.
Anthony Law Group, LLC
Centennial Tower, Suite 3115
101 Marietta Street
Atlanta, Georgia 30303

RECORD AND RETURN TO:
R.E. Hodges, Jr., Esq.
2230 Towne Lake Parkway
Bldg. 200, Ste. 120
Woodstock, Georgia 30189 *Ho 96.778.1*

CROSS REFERENCE
DE Book 48163 Page 403

STATE OF GEORGIA
COUNTY OF FULTON

LIMITED WARRANTY DEED

THIS INDENTURE, made this 31 day of October, 2008, between NE CORRIDOR PARTNERS, LLC, a Georgia limited liability company ("Grantor"), and THE ATLANTA DEVELOPMENT AUTHORITY, a Georgia public body corporate and politic ("Grantee");

WITNESSETH, that Grantor for and in consideration of the sum of Ten and No/100 Dollars (\$10.00) and other good and valuable consideration, in hand paid at and before the sealing and delivery of these presents, the receipt whereof is hereby acknowledged, has granted, bargained, sold, aliened, conveyed and confirmed, and by these presents does grant, bargain, sell, alien, convey and confirm unto Grantee, its successors, legal representatives and assigns, all of that tract or parcel of land described on Exhibit "A" attached hereto and made a part hereof (the "Property").

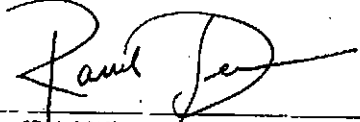
TO HAVE AND TO HOLD the above described premises, without any representation or warranty of any kind whatsoever, except that Grantor represents and warrants to and covenants with Grantee that, subject to those Permitted Exceptions set forth on Exhibit "B" attached hereto and made a part hereof, Grantor shall defend the interest conveyed hereby against the lawful claims and demands of all persons whomsoever claiming by, through, or under Grantor, but not otherwise. However, the Permitted Exceptions shall only be deemed permitted exceptions to the extent the same are currently valid, subsisting, and applicable to the Property. By acceptance of this deed with the above list of Permitted Exceptions, Grantee shall not be deemed to have waived, modified or otherwise released any coverages, remedies or recourse available to Grantee under any current or future policy or policies of title insurance, nor shall Grantee be deemed to have acknowledged that such exceptions are currently valid, subsisting and applicable to the Property; but Grantee shall have no recourse whatsoever to Grantor relative to the Permitted Exceptions.

SIGNATURES ON THE FOLLOWING PAGE

5B

IN WITNESS WHEREOF, Grantor has caused these presents to be executed in its name and on its behalf, under seal as of the day and year first above written.

Signed, sealed and delivered in the presence of:




Unofficial Witness

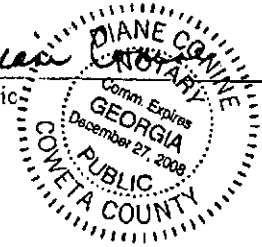
GRANTOR:

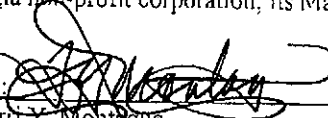
NE CORRIDOR PARTNERS, LLC,
a Georgia limited liability company

By: ATLANTA BELTLINE, INC.,
a Georgia non-profit corporation, its Manager



Notary Public





Terri Y. Montagne
President and Chief Executive Officer

EXHIBIT "A"

Parcel 1
Norfolk Southern Railway Company 18
And/or North Bellline, L.L.C.

All rights, title and interest of Grantor in a parcel of land being a portion of that line of railroad known as the Decatur Street Bellline comprised of land and right of way being and being in Land Lots 55 and 57 in the 17th District of Fulton County, Georgia and being more particularly described as follows:

Said parcel of land beginning at a point on the original centerline of said Bellline at Railway Valuation Station 5056+20, more or less, said point also being 100 feet as measured radially and at right angles from the said centerline of Bellline to the point of intersection of the westerly right of way line of said Bellline and the southerly right of way line of the "Y" track connecting the said Bellline to the main line right of way of Grantor running between Atlanta, Georgia, and Washington, D.C., said point being a distance of 236 feet, more or less, as measured in a southerly direction along the said centerline of Bellline from a 1.5' x 2.5' stone box culvert located at Railway Valuation Station 5053+90, more or less;

Thence, along the original centerline of said Bellline in a general southeasterly direction with a strip of land 200 feet wide, being 100 feet in width on each side of the original centerline of said Bellline for a distance of 3,247.5 feet, more or less, to the point of terminus of said strip of land, said point being the centerline of Clear Creek located at Railway Valuation Station 5088+67.5, more or less, and containing 14.91 acres, more or less.

Said parcel of property being substantially as shown on Railway Valuation Maps V-12a/1 and V-12a/2, copies of which are attached hereto and made a part hereof and on file in the Office of the Archives of Grantor.

Said property being a portion of that property described in Deed Book N, page 377 to the Office of the Clerk of Superior Court of Fulton County which lies south of the beginning point of the above-described property at Railway Valuation Station 5056+20 and being a portion of that property described in Deed Book S, page 381 in said Clerk's Office which lies north of the centerline of Clear Creek.

Parcel 2
Norfolk Southern Railway Company vs
Ausley South Beltline LLC

All rights, title and interest of Grantor in a parcel of land being a portion of that line of railroad known as the Decatur Street Beltline comprised of land and right of way lying and being in Land Lots 55 and 56 in the 17th District of Fulton County, Georgia and being more particularly described as follows:

Said parcel of land beginning at a point on the original centerline of said Beltline at Railway Valuation Station 5084+67.5, more or less, said point of beginning also being the centerline of Clear Creek and the point of terminus of Parcel 1;

Thence, along the said original centerline in a general southeasterly direction with a strip of land being 200 feet wide, being 100 feet in width on each side of the said centerline for a distance of 558.5 feet, more or less, to a point, said point being the common line between Land Lots 55 and 56 located at Railway Valuation Station 5097+26, more or less;

Thence, continuing along the said original centerline in a general southeasterly direction with a strip of land being 132 feet wide, being 66 feet in width on each side of said centerline a distance of 420 feet, more or less, to the point of terminus, said point being the north line of Piedmont Avenue (Road) located at Railway Valuation Station 3101+46, more or less, and containing 5.21 acres, more or less, and being substantially as shown on Railway Valuation Map V-12a/2, a copy of which is attached hereto and made a part hereof and on file in the Office of the Archiver of Grantor.

Said parcel being that portion of the property described in Deed Book 5, pg 387 in the Office of the Clerk of Superior Court of Fulton County lying south of the centerline of Clear Creek and that portion of the property described in a deed from J. J. Thrasher, et al. Georgia Air Line Railway Company dated September 25, 1866 and recorded in Deed Book _____ page _____ in said Clerk's Office which lies north of the north line of Piedmont Avenue (Road).

Part 2
Norfolk Southern Railway Company to
Piedmont Beltrac, LLC

All rights, title and interest of Grantor in a parcel of land being a portion of that line of railroad known as the Decatur Street Beltline comprised of land and right of way lying and being in Land Lots 54 and 55 in the 17th District of Pulask County, Georgia and being more particularly described as follows:

Said parcel of land beginning at a point on the original centerline of said Beltline at Railway Valuation Station S101+46, said point being the north line of Piedmont Avenue (Road) and also being the point of terminus of Parcel 2;

Thence, along the said centerline in a general southeasterly direction with a strip of land being 132 feet wide, being 66 feet in width on each side of said centerline for a distance of 769 feet, more or less, to a point, said point being the centerline of Clear Creek located at Railway Valuation Station S102+55, more or less;

Thence, continuing along said centerline in a general southeasterly direction with a strip of land being 200 feet wide, being 100 feet in width on each side of the said centerline for a distance of 4,257 feet, more or less, to the point of terminus, said point being the west line of Monroe Drive located at Railway Valuation Station S151+12, more or less, and containing 21.69 acres, more or less, and being substantially as shown on Railway Valuation Maps V-12a/2 and V-12a/3, copies of which are attached hereto and made a part hereof and on file in the Office of the Archivist of Grantor.

Said parcel of land being the portion of that property described in a Deed from J. J. Thresher to Georgia Air Line Railway Company dated September 22, 1866 and recorded in Deed Book _____, page _____ in the Office of the Clerk of Superior Court of Pulask County which lies south of the north line of Piedmont Avenue (Road), all of that property described in Deed Book M, page 760 in said Clerk's Office and the portion of that property described in Deed Book M, page 761 and Deed Book 565, page 2 which lies north of the north line of Monroe Drive.

Parcel 4
Norfolk Southern Railway Company to
Corridor Beltline, L.L.C.

All rights, title and interest of Grantor in a parcel of land being a portion of that line of railroad known as the Decatur Street Beltline comprised of land and right of way lying and being in Land Lot 53 and 54 of the 17th District and Land Lot 17 of the 14th District of Fulton County, Georgia and being more particularly described as follows:

Said parcel of land beginning at a point on the original centerline of said Beltline at Railway Valuation Station 5151+12, more or less, said point of beginning being the west line of Monroe Drive and also being the point of terminus of Parcel 3;

Thence, along said centerline in a general southeasterly direction with a strip of land being 200 feet wide, being 100 feet in width on each side of said centerline for a distance of 1,166 feet, more or less, to a point, said point being the common line between Land Lots 17 and 53 located at Railway Valuation Station 5162+78, more or less;

Thence, along said centerline in a general southeasterly direction with a strip of land being 300 feet wide, being 150 feet in width on each side of said centerline for a distance of 3,164.9 feet, more or less, to the point of terminus of said strip of land, said point being the common line between Land Lots 17 and 18 located at Railway Valuation Station 5194+42.9, more or less.

Said parcel of land being a portion of that property described in Deed Book M, page 761 and Deed Book 565, page 2 which lies southeast of the northwest line of Monroe Drive, all of that property described in Deed Book M, page 758, Deed Book 1, page 76 and Deed Book M, page 757 in the Office of the Clerk of Superior Court of Fulton County

Also a strip of land lying on the east side of and adjoining the above-described parcel of land beginning at the south line of Roy Street and ending at the north line of Greenwood Avenue as shown as parcel S on Railway Valuation Map V-12a/1.

LESS AND EXCEPT the westerly 50 feet wide strip of land lying between the southerly line of Monroe Drive and the common line between Land Lots 53 and 17 located at Railway Valuation Station 5162+78.

Said property being shown on Railway Valuation Maps V-12a/3 and V-12a/4, copies of which are attached hereto and made a part hereof and on file in the Office of the Auditor of Grantor.

Parcel 5
Norfolk Southern Railway Company to
North Avenue Building, LLC

All rights, title and interest of Grantor in a parcel of land being a portion of that line of railroad known as the Decatur Street Beltline comprised of land and right of way lying and being in Land Lot 18 in the 14th District of Fulton County, Georgia and being more particularly described as follows:

Said parcel of land beginning at a point on the original centerline of said Beltline at Railway Valuation Station 5194+42.9, said point of beginning being the common line between Land Lots 17 and 18 and also being the point of terminus of Parcel 4;

Thence, along said centerline in a general southeasterly direction with a strip of land being 200 feet wide, being 100 feet in width on each side of said centerline for a distance of 1602.8 feet, more or less, to a point being at or near the north line of Ralph McGill Boulevard (Forest Avenue) located at Railway Valuation Station 5210+43.7, more or less;

Thence, continuing along said centerline in a general southerly direction with a strip of land 140 feet wide, being 70 feet in width on each side of said centerline for a distance of 1,070.3 feet, more or less, to a point at Railway Valuation Station 5221+16 and being the point of terminus of said strip of land and being substantially as shown on Railway Valuation Map V-12a/4, a copy of which is attached hereto and made a part hereof and on file in the Office of the Archives of Grantor.

Said parcel of land being all of that property described in Deed Book N, page 382, and a portion of that property described in Deed Book N, page 383 and Deed Book S, page 379 in the Office of the Clerk of Superior Court of Fulton County and as acquired by Georgia Air Line Railway Company pursuant to condemnation proceedings against M. E. Doney, Executor.

Parcel 5
Norfolk Southern Railway Company vs
Corridor Beltline, E.L.C.

All rights, title and interest of Grantor in a parcel of land being a portion of that line of railroad known as the Decatur Street Beltline composed of land and right of way lying and being in Land Lots 18 and 19 of the 14th District of Fulton County, Georgia and being more particularly described as follows:

Said parcel of land beginning at a point on the original centerline of said Beltline at Railroad Valuation Station 5221+16, more or less, said point being 1070.5 feet, more or less, south of the north line of Ralph McCall Boulevard (Forest Avenue) as measured along said centerline and also being the point of terminus of Parcel 5;

Thence, along said centerline in a general southwesterly direction with a strip of land 140 feet wide, being 70 feet in width on each side of said centerline for a distance of 644 feet, more or less, to a point, said point being the common line between Land Lots 18 and 19 located at Railway Valuation Station 5227+60;

Thence, continuing along said centerline in a general southwesterly direction with a strip of land being 68 feet wide, being 34 feet in width on each side of said centerline for a distance of 806.7 feet, more or less, to a point, said point being the north line of Edgwood Avenue located at Railroad Valuation Station 5235+66.7, more or less;

Thence, continuing along said centerline in a general southwesterly direction with a strip of land being 68 feet wide, being 34 feet in width on each side of said centerline for a distance of 1,738.3 feet, more or less, to a point, said point being the north line of Irwin Street or Lako Avenue located at Railroad Valuation Station 5253+03, more or less;

Thence, continuing along said centerline in a general southwesterly direction with a strip of land being 68 feet wide, being 34 feet in width on each side of said centerline for a distance of 840 feet, more or less, to the point of terminus of said strip of land, said point being 350 feet north of the north line of Edgwood Avenue located at Railroad Valuation Station 5261+45, more or less.

Said parcel of land being a portion of that property described in Deed Book N, page 383, Deed Book S, page 379, Deed Book N, page 380, Deed Book S, page 378, Deed Book 140, page 361, and a portion of that property described in Deed Book N, page 378 in the Office of the Clerk of Superior Court of Fulton County.

Also, that parcel of land labeled as parcel 5 on Railroad Valuation Map V-124/S adjoining and lying east of the above described strip of land and being a part of the property conveyed to the Atlanta and Richmond Air Line Railroad Company by deed dated July 6, 1870 and recorded in Deed Book S, Page 378, in said Clerk's Office.

Also, that parcel of land labeled as parcel 11 on Railroad Valuation Map 12a/5 adjoining and lying on both sides of the above described strip of land and being a part of the property conveyed to the Atlanta and Richmond Air Line Railroad Company by deed dated July 6, 1870 and recorded in Deed Book 3, Page 372, in said Clerk's Office.

Also, that parcel of land labeled as parcel 9 on Railroad Valuation Map 12a/5 adjoining and lying east of the above described strip of land and being a part of the property conveyed to Southern Railway Company by deed dated May 27, 1899 and recorded in Deed Book 140, Page 381, in said Clerk's Office.

LESS AND EXCEPT the following parcels of land:

1. The parcel of land shown as parcel 6a on Railroad Valuation Map V-12a/4 and parcel 1a on Railroad Valuation Map V-12a/5 and being conveyed by the Atlanta and Charlotte Air Line Railway Company to Grinnell Corp. by deed dated February 18, 1949;
2. The parcel of land shown as parcel 10a on Railroad Valuation Map V-12a/5 and being conveyed by the Atlanta and Charlotte Air Line Railway Company and Southern Railway Company to William Cromer by deed dated May 14, 1938;
3. The parcel of land shown as parcel 9a on Railroad Valuation Map V-12a/5 and being conveyed by Southern Railway Company to Montebg Brothers by deed dated August 13, 1948;
4. The parcels of land shown as parcel 5a, parcel 5b and parcel 7a on Railroad Valuation Map V-12a/5 as condemned by the City of Atlanta, Georgia.
5. The parcel of land shown as parcel 5c on Railroad Valuation Map V-12a/5 and being conveyed by Norfolk Southern Railway Company to Berman Development, I.J.C. by deed dated April 24, 1998.

Said parcel of property being substantially as shown on Railway Valuation Maps V-12a/3, V-12a/4 and V-12a/5 copies of which are attached hereto and made a part hereof and on file in the Office of the Archives of Grantor.

Parcel 7
Norfolk Southern Railway Company to
Corridor Edgewood, LLC

All rights, title and interest of Grantor in a parcel of land being a portion of that line of railroad known as the Decatur Street Beltline comprised of land and right of way lying and being in Land Lot 20 in the 1st District of Fulton County, Georgia, and being more particularly described as follows:

Said parcel of land beginning at a point on the original centerline of said Beltline, said point being at Railway Valuation Station 5261+45, and being 350 feet, more or less north of the north line of Edgewood Avenue as measured along said centerline;

Thence, along said centerline in a general southwesterly direction with a strip of land being 68 feet wide, being 34 feet wide on each side of said centerline for a distance of 410 feet to a point on the south line of Edgewood Avenue located at Railway Valuation Station 5265+55, more or less;

Thence, along said centerline in a general southwesterly direction with a strip of land being 70 feet wide, being 35 feet in width on each side of said centerline for a distance of 390 feet, more or less, to a point on the northeast line of Airline Street at Railway Valuation Station 5269+45, more or less;

Thence, along said centerline in a general southwesterly direction with a strip of land 40 feet in wide, being 17 feet wide on the north side of said centerline and 23 feet wide on the south side of said centerline for a distance of 260 feet, more or less, to the point of terminus, said point being the north line of Decatur Street (DeKalb Avenue), located at Railway Valuation Station 5272+05, more or less, and being substantially as shown on Railway Valuation Map V-12a/5, a copy of which is attached hereto and made a part hereof and on file in the Office of the Archives of Grantor.

Said parcel of land being a portion of that property described in Deed Book M, page 756, Deed Book N, page 141, Deed Book N, page 381 and Deed Book N page 138 and all of that property described in Deed Book N, page 376 in the Office of the Clerk of Superior Court of Fulton County.

Also, that parcel of land labeled parcel 20 on Railroad Valuation Map 12a/5 adjoining and lying east of the above described strip of land conveyed to the Atlanta and Charlotte Air Line Railway Company by deed dated March 14, 1878, and recorded in Deed Book DU, Page 593 in said Clerk's Office.

Less and except the following parcel of land:
That parcel of property conveyed by Norfolk Southern Railway Company to Alland Metal, Inc. by deed dated October 1, 1998, and shown as parcel 23a on said Railway Valuation Map V-12a/5.

Legal Description

Norfolk Southern Railroad - 85 Foot Strip

Station 5056+20 to North Right of Way of Montgomery Ferry Road

All that tract or parcel of land lying and being in Land Lots 56 and 57 of the 14th District of Fulton County, Georgia and being more particularly described as follows:

BEGINNING at a point being the intersection of the westerly right of way of Norfolk Southern Railroad and the northerly right of way of Montgomery Ferry Road (40' R/W); thence along said right of way of Norfolk Southern Railroad and running the following courses: North 28° 17' 08" West a distance of 1688.27 feet to a point; along a curve to the right an arc distance of 488.48 feet (said curve having a radius of 2964.79 feet; a chord bearing of North 23° 33' 56" West and a chord distance of 487.92 feet) to a point; thence leaving said westerly right of way of Norfolk Southern Railroad and running North 71° 09' 16" East a distance of 16.79 feet to a point; thence along a curve to the right an arc distance of 179.31 feet (said curve having a radius of 572.84 feet; a chord bearing of South 37° 18' 25" East and a chord distance of 178.58 feet) to a point; thence South 28° 20' 23" East a distance of 307.15 feet to a point; thence South 28° 17' 08" East a distance of 1688.79 feet to a point intersecting the northerly right of way of aforementioned Montgomery Ferry Road; thence along said right of way of Montgomery Ferry Road and running South 62° 04' 05" West a distance of 85.00 feet to the POINT OF BEGINNING. Said tract containing 4.053 acres.

Legal Description

Norfolk Southern Railroad - 80 Foot Strip

Area Within Montgomery Ferry Road Right of Way

All that tract or parcel of land lying and being in Land Lot 56 of the 14th District of Fulton County, Georgia and being more particularly described as follows:

BEGINNING at a point being the intersection of the westerly right of way of Norfolk Southern Railroad and the southerly right of way of Montgomery Ferry Road (40' R/W); thence along said right of way of Norfolk Southern Railroad and running of North 28° 17' 08" West a distance of 40.00 feet to a point intersecting the northerly right of way of Montgomery Ferry Road; thence along said right of way of Montgomery Ferry Road and running North 62° 04' 05" East a distance of 30.00 feet to a point; thence South 28° 17' 08" East a distance of 40.00 feet) to a point intersecting the southerly right of way of Montgomery Ferry Road; thence along said right of way of Montgomery Ferry Road and running South 62° 04' 05" West a distance of 80.00 feet to the POINT OF BEGINNING. Said tract containing 0.073 acre.

Less and except:

All that tract or parcel of land lying and being in Land Lots 55 and 56 of the 17th District of Fulton County, Georgia and being more particularly described as follows:

BEGINNING at a point being the intersection of the northwesterly right of way of Piedmont Avenue (70' R/W) and the former northeastern Right of Way of Norfolk Southern Railway; thence along said Right of Way of Piedmont Avenue running South 36° 20' 19" West a distance of 40.15 feet to a point (said point being 30' from centerline of former Norfolk Southern Right of Way); thence leaving Piedmont Avenue Right of Way and running along a line 30' from the centerline of the former Norfolk Southern Right of Way the following courses: along a curve to the left an arc distance of 84.11 feet (said curve having a radius of 2800.70 feet; a chord bearing of North 28° 03' 13" West and a chord distance of 84.11 feet) to a point; thence North 28° 17' 08" West a distance of 218.90 feet to a point; thence leaving said line and running North 39° 47' 38" West a distance of 25.05 feet to a point (said point being 25' from centerline of former Norfolk Southern Right of Way); thence along a line 25' from the centerline of the former Norfolk Southern Right of Way North 28° 17' 08" West a distance of 446.20 feet to a point; thence leaving said line and running North 61° 42' 52" East a distance of 75.00 feet to a point on the former northeasterly Right of Way of Norfolk Southern Railway; thence along said former Right of Way the following courses: South 28° 17' 08" East a distance of 432.18 feet to a point common to Land Lots 55 and 56; thence running along the common Land Lots 55 and 56 North 89° 55' 00" West a distance of 38.64 feet to a point; thence South 28° 17' 08" East a distance of 275.43 feet to a point; thence along a curve to the right an arc distance of 67.29 feet (said curve having a radius of 2836.70 feet; a chord bearing of South 28° 14' 04" East and a chord distance of 67.29 feet) to a point on the northwesterly right of way of aforementioned Piedmont Avenue and the TRUE POINT OF BEGINNING. Said tract containing 1.015 acres.

Legal Description

Norfolk Southern Railroad - 80 Foot Strip

South Right of Way of Montgomery Ferry Road to Clear Creek (Station 5088+67.5)
 All that tract or parcel of land lying and being in Land Lot 56 of the 14th District of
 Fulton County, Georgia and being more particularly described as follows:

BEGINNING at a point being the intersection of the westerly right of way of Norfolk
 Southern Railroad and the southealy right of way of Montgomery Ferry Road (40' R/W);
 thence along said right of way of Montgomery Ferry Road and running North 62° 04' 05"
 East a distance of 80.00 feet to a point; thence South 28° 17' 08" East a distance of
 1046.71 feet to a point; thence South 61° 42' 52" West a distance of 80.00 feet to a point
 on the westerly right of way of Norfolk Southern Railroad; thence along said right of way
 North 28° 17' 08" West a distance of 1047.21 feet to the POINT OF BEGINNING. Said
 tract containing 1.923 acres.

ALL THAT TRACT OF LAND in Land Lot 18 of the 14th District, Fulton County, Georgia,
 described as follows:

TO FIND THE TRUE POINT OF BEGINNING, commence at an "x" in concrete on the east
 right-of-way line of North Angier Avenue (50 foot right-of-way) at the rounded intersection of
 the south right-of-way line of North Avenue (right-of-way varies) with the east right-of-way line
 of North Angier Avenue; running thence along said rounded intersection along the arc of a curve
 to the right (which arc is subtended by a chord having a bearing and distance of North 28 degrees
 26 minutes 02 seconds East 8.48 feet and a radius of 5 00 feet) 10 13 feet to a point on the south
 right-of-way line of North Avenue; thence along said south right-of-way line, the following
 courses and distances: (1) North 86 degrees 43 minutes 28 seconds East 142 04 feet to a point,
 and (2) South 89 degrees 30 minutes 13 seconds East 19 39 feet to a 1/4-inch rebar set; thence,
 leaving said right-of-way line, along the arc of a curve to the left (which arc is subtended by a
 chord having a bearing and distance of South 20 degrees 49 minutes 56 seconds East 60 29 feet
 and a radius of 2951.44 feet) 60 29 feet to the TRUE POINT OF BEGINNING; from the TRUE
 POINT OF BEGINNING as thus established, running thence North 67 degrees 31 minutes 07
 seconds East 20 56 feet to a point; thence South 22 degrees 56 minutes 04 seconds East 38.09
 feet to a point; thence South 67 degrees 31 minutes 07 seconds West 21 32 feet to a point; thence
 along the arc of a curve to the right (which arc is subtended by a chord having a bearing and
 distance of North 21 degrees 47 minutes 14 seconds West 38.10 feet and a radius of 2951.44
 feet) 38.10 feet to the TRUE POINT OF BEGINNING, as shown on plat of ALTA/ACSM Land
 Title Survey for Ponocy Highlands Investors I, LLC, Masquerade Limited Partnership, Chicago
 Title Insurance Company and Wachovia Bank, National Association, its successors and assigns,
 prepared by SCI Development Services, bearing the seal and certification of John A. Speerman,
 Georgia Registered Land Surveyor No. 2576, dated September 28, 2005, last revised January 10,
 2006.

All that tract or parcel of land lying and being in Land Lot 19 of the 14th District, City of Atlanta, Fulton County, Georgia and being more particularly described as follows:

To find the point of beginning, commence at the intersection of the southeastern right-of-way line of Southern Railway Company (68 foot right-of-way) with the southwestern right-of-way line of Highland Avenue (right-of-way varies); THENCE 667.44 feet along the southeastern right-of-way line of Southern Railway Company to a 5/8 inch rebar found, said 5/8 inch rebar being the POINT OF BEGINNING; THENCE leaving said right-of-way line South 03 degrees 13 minutes 33 seconds West for a distance of 294.00 feet to a point; THENCE North 88 degrees 53 minutes 26 seconds West for a distance of 51.43 feet to a 5/8 inch rebar found; THENCE North 87 degrees 32 minutes 39 seconds West for a distance of 55.13 feet to a point located at the northeasterly corner of a brick and rock building; THENCE North 88 degrees 17 minutes 57 seconds West for a distance of 100.40 feet along the northerly building line of said brick and rock building to a 1/2 inch rebar found on the southeastern right-of-way line of Southern Railway company (68 foot right-of-way); THENCE along a curve to the right having a radius of 1812.69 feet and an arc length of 364.46 feet, being subtended by a chord of North 37 degrees 52 minutes 42 seconds East for a distance of 363.84 feet along said southeastern right-of-way line of Southern Railway Company to a 5/8 inch rebar found, said 5/8 inch rebar being the POINT OF BEGINNING.

Said property contains 0.750 acres or 32655 square feet.

EXHIBIT "B"Permitted Exceptions

1. All taxes for 2009, a lien not yet due and payable.
2. Easement from Southern Railway Company, a Virginia corporation to Georgia Railway and Power Company, a Georgia corporation, dated August 19, 1912, filed November 14, 1912 and recorded in Deed Book 355, Page 362, records of the Superior Court of Fulton County, Georgia. (Affects Parcel 1)
3. Easement from Southern Railway Company, a Virginia corporation to Georgia Railway and Power Company, a Georgia corporation, dated August 19, 1912, filed November 1, 1912 and recorded in Deed Book 354, Page 244, aforesaid records. (Affects Parcel 1)
4. Easement from Southern Railway Company, a Virginia corporation to City of Atlanta, a Georgia municipal corporation, dated September 10, 1938, filed October 7, 1938 and recorded in Deed Book 1693, Page 476, aforesaid records. (Affects Parcel 1)
5. Easement from Southern Railway Company, a Virginia corporation to City of Atlanta, a Georgia municipal corporation, dated August 23, 1922, filed August 17, 1950 and recorded in Deed Book 2673, Page 601, aforesaid records. (Affects Parcels 1 and 2)
6. Easement from Southern Railway Company, a Virginia corporation to Georgia Power Company, a Georgia corporation, dated April 4, 1962, filed April 24, 1962 and recorded in Deed Book 3872, Page 469, aforesaid records. (Affects Parcels 2 and 3)
7. Term and conditions of the Lease as evidenced by that certain Certificate by and between Southern Railway Company, a Virginia corporation ("Lessor"), Park Side Restaurant, L.P., a Georgia limited partnership ("Lessee"), Southern Federal Savings and Loan Association of Georgia, The Business Development Corporation of Georgia and The Business Growth Corporation of Georgia, and The U. S. Small Business Administration, its Agent, The Business Growth Corporation of Georgia, dated April 25, 1989, filed June 27, 1989 and recorded in Deed Book 12601, Page 82, aforesaid records; as assigned to Piedmont Park, Inc., a Georgia corporation by that certain Assignment by The Business Development Corporation of Georgia, Inc., a successor to Parkside Restaurant, L.P., which was a successor to Parkside at Piedmont, Inc., a Georgia corporation, dated July 24, 1995, filed March 12, 1996 and recorded in Deed Book 20715, Page 146, aforesaid records. (Affects Parcel 3)
8. Memorandum of Sublease by and between Piedmont Park, Inc. ("Sublessor") and Parkside Mill, Inc. ("Sublessee"), dated March 11, 1996, filed March 12, 1996 and recorded in Deed Book 20715, Page 168, aforesaid records. (Affects Parcel 3)

9. Agreement from Norfolk Southern Corporation to Georgia Power Company, dated April 25, 1990, filed June 4, 1990 and recorded in Deed Book 13457, Page 38, aforesaid records. (Affects Parcel 3)

10. Unrecorded letter RE: Encroachment of Georgia Railway & Electric Company, dated September 25, 1907. (Affects Parcel 4)

11. Rights of Robert H. Jennings, Jr. in and to subject property. (Affects Parcel 4)

The above exception is raised because the above fee owner did not enter into that certain Boundary Line Agreement by and between The Atlanta and Charlotte Air Line Railway Company, a Georgia, South Carolina and North Carolina corporation and Ackerman-Midtown Associates, Ltd., a Georgia limited partnership, dated June 21, 1983, filed December 19, 1984 and recorded in Deed Book 9305, Page 432, aforesaid records.

12. Easement Agreement by and between Southern Railway Company, a corporation and Georgia Railway and Electric Company, a corporation, dated April 12, 1907, filed April 17, 1907 and recorded in Deed Book 178, Page 613, aforesaid records. (Affects Parcel 4)

13. Easement from Corridor Beltline, LLC to Georgia Power Company, dated December 15, 2006, filed December 22, 2006 and recorded in Deed Book 44125, Page 94, aforesaid records. (Affects Parcel 4)

14. License Agreement by and between Southern Railway Company, a Virginia corporation and City of Atlanta, a municipal corporation, dated June 2, 1970, filed June 30, 1970 and recorded in Deed Book 5244, Page 448, aforesaid records. (Affects Parcels 5 and 6)

15. Agreement by and between Southern Railway Company, a Virginia corporation and Atlanta Gas Light Company, a Georgia corporation, dated March 2, 1955, filed May 31, 1955 and recorded in Deed Book 3000, Page 477, aforesaid records. (Affects Parcels 5 and 6)

16. Notification of the Designation of Property Under the City of Atlanta's Historic Preservation Ordinances Code of Ordinances of the City of Atlanta, Section 16-20.006(e) by City of Atlanta, dated April 18, 2002, filed April 19, 2002 and recorded in Deed Book 32287, Page 344, aforesaid records. (Affects Parcel 6)

17. Easement from Southern Railway Company, a Virginia corporation to Atlanta Gas Light Company, a Georgia corporation, dated February 14, 1950, filed April 14, 1950 and recorded in Deed Book 2516, Page 692, aforesaid records. (Affects Parcel 6)

18. Easement from F. P. Rice and R. Mitchell to Georgia Air Line Rail Road Company, dated March 10, 1869, recorded January 24, 1870 and recorded in Deed Book N, Page 379, aforesaid records. (Affects Parcel 6)

19. Spur Track Agreement by and between Southern Railway Company and J. A. Morris, dated April 16, 1895 and recorded in Deed Book 112, Page 543, aforesaid records. (Affects Parcel 7)
20. Spur Track Agreement by and between A. G. Rhodes and Southern Railway Company, dated December 6, 1903, filed December 31, 1903 and recorded in Deed Book 160, Page 868, aforesaid records. (Affects Parcel 7)
21. Reservation of Easements and Rights contained in that Special Warranty Deed from Norfolk Southern Railway Company, a Virginia corporation, successor to the Georgia Air Line Railway Company, the Atlanta and Richmond Air Line Railway Company, Richmond and Danville Railroad Company, the Atlanta and Charlotte Air Line Railway Company and Southern Railway Company to Ansley North Beltline, LLC (as to Parcel 1), Ansley South Beltline, LLC (as to Parcel 2), Piedmont Beltline, LLC (as to Parcel 3), North Avenue Beltline, LLC (as to Parcel 5), Corridor Beltline, LLC (as to Parcels 4 and 6) and Corridor Edgewood, LLC (as to Parcel 7), dated December 30, 2004, filed January 3, 2005 and recorded in Deed Book 39115, Page 430, aforesaid records, as amended by Deed of Correction in Deed Book 45194, Page 351 as further amended by unrecorded Supplemental Agreement between Norfolk Southern Railway Company, a Virginia corporation, and Piedmont Park, Inc., dated as of March 11, 1996, as further amended by an Assignment from Ansley North Beltline, LLC; Ansley South Beltline, LLC; Piedmont Beltline, LLC; North Avenue Beltline, LLC; Corridor Beltline, LLC; and Corridor Edgewood, LLC to NE Corridor Partners, LLC and consented to by Norfolk Southern Railway Company, dated as of October, 2007.
22. Easements, licenses, or any other rights granted by the following documents:
 - (a) Fiber Optic Cable License by and between Norfolk Southern Railway Company, a Virginia corporation and Qwest Communications Corporation, a Delaware corporation, dated June 26, 1997; and
 - (b) Fiber Optic Cable License by and between Norfolk Southern Railway Company, a Virginia corporation and Worldcom Network Services, Inc. a Delaware corporation, dated August 18, 1998.
23. Easement Agreement from Ansley North Beltline, LLC a Georgia limited liability company and Ansley South Beltline, LLC, a Georgia limited liability company to Atlanta Gas Light Company, dated July 11, 2007, filed July 18, 2007 and recorded in Deed Book 45382, Page 589, aforesaid records.
24. Permanent Public Right-of-Way Easement by and between Northeast Corridor Partners, LLC and Atlanta Beltline, Inc., dated October 31, 2007, filed and recorded November 6, 2007 in Deed Book 45938, Page 232, aforesaid records.

25. Temporary Access Easement and License Agreement by and among NE Corridor Partners, LLC, The Atlanta Botanical Garden, Inc., Norfolk Southern Railway Company, and for the sole purpose of consenting to the terms thereof, Ansley North Beltline, LLC, Ansley South Beltline, LLC, Corridor Beltline, LLC, Piedmont Beltline, LLC, North Avenue Beltline, LLC, and Corridor Edgewood, LLC, dated January 17, 2008, filed February 7, 2008 and recorded in Deed Book 46309, Page 353, aforesaid records.

26. Easement Agreement by and between Fulton County and Atlanta Beltline, Inc., dated September 29, 2008, filed October 1, 2008 and recorded in Deed Book 47228, Page 463, aforesaid records.