

Deed Book 57260 Pg 314  
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2017-0048309  
Real Estate Transfer Tax \$0.00  
Cathelene Robinson  
Clerk of Superior Court  
Fulton County, Georgia

**AFTER RECORDING RETURN TO:**  
**Eversheds Sutherland (US) LLP**  
**999 Peachtree Street, N.E.**  
**Atlanta, Georgia 30309-3996**  
**Attn: Rob Plowden**

After recording return to:  
Calloway Title & Escrow, LLC  
**David W. Dudley 2-32900**  
4170 Ashford Dunwoody Rd. Ste. 525  
Atlanta, Georgia 30319

**LIMITED WARRANTY DEED**

THIS INDENTURE, made this 7<sup>th</sup> day of March, 2017, between ATLANTA BELTLINE, INC., a Georgia non-profit corporation ("Grantor"), and CRP/NAP EDGEWOOD OWNER, L.L.C., a Delaware limited liability company ("Grantee"),

**WITNESSETH:**

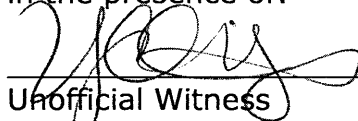
For and in consideration of the sum of Ten and No/100 Dollars (\$10.00) and other good and valuable consideration delivered to Grantor by Grantee at and before the execution, sealing and delivery hereof, the receipt and sufficiency of which are hereby acknowledged, Grantor has and hereby does grant, bargain, sell, alien, convey and confirm unto Grantee, and the heirs, legal representatives, successors, successors-in-title and assigns of Grantee, all that tract or parcel of land lying and being in Land Lot 20 of the 14th District, City of Atlanta, Fulton County, Georgia, as more particularly described on Exhibit "A" attached hereto and hereby made a part hereof.

To have and to hold said tract or parcel of land, together with any and all improvements located thereon, and any and all of the rights, members and appurtenances thereof to the same being, belonging or in anywise appertaining to the only proper use, benefit and behoof of Grantee and the heirs, legal representatives, successors, successors-in-title and assigns of Grantee, forever, in fee simple.

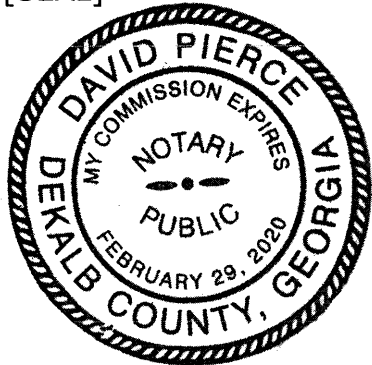
Grantor shall warrant and forever defend the right and title to said tract or parcel of land unto Grantee and the heirs, legal representatives, successors-in-title and assigns of Grantee, against the claims of all persons whomsoever claiming by, through or under Grantor, subject to those matters listed as permitted title exceptions as set forth on Exhibit "B" attached hereto and hereby made a part hereof.

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


Signed, sealed and delivered  
in the presence of:

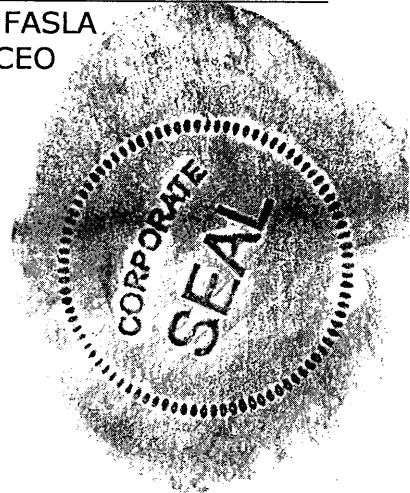
  
Unofficial Witness

  
Notary [SEAL]



**ATLANTA BELTLINE, INC.**, a Georgia  
non-profit corporation

By:   
Paul F. Morris, FASLA  
President and CEO



**EXHIBIT A****Legal Description of Property****Tract 1**

All that tract or parcel of land lying and being in Land Lot 20 of the 14th District of Fulton County, Georgia and being more particularly described as follows:

*BEGINNING at the intersection of the westerly right of way of Norfolk Southern Railroad and the southerly right of way of Edgewood Avenue (Variable R/W); thence along said right of way of Edgewood Avenue and running North 83° 11' 15" East a distance of 57.95 feet to a point intersecting the easterly right of way of Norfolk Southern Railroad; thence along said right of way of Norfolk Southern Railroad and running along a curve to the right an arc distance of 425.15 feet (said curve having a radius of 1048.19 feet; a chord distance of 422.24 feet and a chord bearing of South 25° 06' 07" West) to a point intersecting the easterly right of way of Airline Street (40' R/W); thence along said right of way of Airline Street and running the following courses: North 16° 10' 02" West a distance of 18.89 feet to a point; thence North 16° 10' 02" West a distance of 57.44 feet to a point intersecting the northerly right of way of Norfolk Southern Railroad; thence along said right of way of Norfolk Southern Railroad and running along a curve to the left an arc distance of 335.86 feet (said curve having a radius of 986.41 feet; a chord distance of 334.24 feet and a chord bearing of North 25° 18' 01" East) to the POINT OF BEGINNING. Said tract containing 0.498 acres (21,709 square feet).*

Less and Except:

All that tract or parcel of land lying and being in Land Lot 20 of the 14th Land District, City of Atlanta, Fulton County Georgia, being more particularly described as follows:

Commencing at an "X" mark set in a concrete sidewalk at the intersection of the Northerly Variable Right of Way of DeKalb Avenue and the Easterly 40 foot Right of Way of Airline Street;

thence, along said Right of Way of Airline Street North 13 Degrees 34 Minutes 55 Seconds West a distance of 69.15 Feet to a point on a Former Southern Railroad Southeasterly Right of Way;

thence, along said Former Railroad Right of Way following a curve to the left having a radius of 1007.03 feet with an arc length of 332.72 feet being subtended by a chord of North 30 Degrees 48 Minutes 22 Seconds East for a distance of 331.21 feet to a point;

thence, along said Former Railroad Right of Way following a curve to the left having a radius of 1152.43 Feet with an arc length of 68.26 feet being subtended by a chord of North 19 Degrees 56 Minutes 46 Seconds East for a distance of 68.25 feet to a point, said point being the **True Point of Beginning**;

thence, from the **True Point of Beginning** leaving said Former Railroad Right of Way following a curve to the right having a radius of 180.89 feet with an arc length of 25.81 feet being subtended by a chord of North 00 Degrees 20 Minutes 03 Seconds West for a distance of 25.79 feet to a point on the Southerly Variable Right of Way of Edgewood Avenue;

thence, along said Right of Way of Edgewood Avenue North 86 Degrees 42 Minutes 58 Seconds East A Distance Of 8.48 Feet to a 1/2 inch rebar set on the Southeasterly Former Southern Railroad Right of Way;

thence, leaving said Right of Way of Edgewood Avenue and along the Southeasterly Former Southern Railroad Right of Way following a curve to the right having a radius of 1152.43 feet with an arc length of 27.56 feet being subtended by a chord of South 17 Degrees 33 Minutes 51 Seconds West for a distance of 27.56 feet to a point, said point being the **True Point of Beginning**.

Said Tract having an area of 0.003 Acres

### Tract 2

All that tract or parcel of land lying and being in Land Lot 20 of the 14th Land District, City of Atlanta, Fulton County Georgia, being more particularly described as follows:

Commencing at an "X" mark set in a concrete sidewalk at the intersection of the Northerly Variable Right of Way of DeKalb Avenue and the Easterly 40 foot Right of Way of Airline Street, said point being the **True Point of Beginning**;

thence, from the **True Point of Beginning** along said Right of Way of Airline Street North 13 Degrees 34 Minutes 55 Seconds West a distance of 69.15 Feet to a point on a Southeasterly Former Southern Railroad Right of Way;

thence, along said Former Railroad Right of Way following a curve to the left having a radius of 1007.03 feet with an arc length of 332.72 feet being subtended by a chord of North 30 Degrees 48 Minutes 22 Seconds East For a distance Of 331.21 feet to a point;

thence, along said Former Railroad Right of Way following a curve to the left having a radius of 1152.43 Feet with an arc length of 68.26 feet being subtended by a chord of North 19 Degrees 56 Minutes 46 Seconds East for a distance of 68.25 feet to a point;

thence, leaving said Former Railroad Right of Way following a curve to the left having a radius of 180.89 Feet with an arc length of 123.40 feet being subtended by a chord of South 23 Degrees 57 Minutes 57 Seconds East for a distance of 121.03 feet to a point;

thence, South 43 Degrees 30 Minutes 35 Seconds East a distance of 22.33 feet to a point;

thence, following a curve to the right having a radius of 122.22 Feet with an arc length of 68.99 feet being subtended by a chord of South 27 Degrees 20 Minutes 20 Seconds East for a distance of 68.08 feet to a point;

thence, South 11 Degrees 10 Minutes 06 Seconds East a distance of 124.24 feet to a point;

thence, South 73 Degrees 06 Minutes 45 Seconds West a distance of 5.03 feet to a point;

thence, South 11 Degrees 10 Minutes 06 Seconds East a distance of 16.62 feet to a point on the Northerly Variable Right of Way of DeKalb Avenue;

thence, along said DeKalb Avenue Right of Way following a curve to the left having a radius of 13,560.50 Feet with an arc length of 308.06 feet being subtended by a chord of South 73 Degrees 13 Minutes 13 Seconds West for a distance of 308.06 feet to a point, said point being the **True Point of Beginning**.

Said Tract having an area of 1.404 Acres

### Tract 3

All that tract or parcel of land lying and being in Land Lot 20 of the 14th Land District, City of Atlanta, Fulton County Georgia, being more particularly described as follows:

Commencing at an "X" mark set in a concrete sidewalk at the intersection of the Northerly Variable Right of Way of DeKalb Avenue and the Easterly 40 foot Right of Way of Airline Street;

thence, along said Northerly Right of Way of DeKalb Avenue a curve to the right having a radius of 13,560.50 feet and an arc length of 331.38 feet being subtended by a chord of North 73 degrees 16 minutes 10 seconds East for a distance of 331.37 feet to an "X" found scribed in concrete at the intersection of the Westerly 30 Foot Right of Way of Gunby Street;

thence, leaving said Right of Way of DeKalb Avenue and along said Westerly Right of Way of Gunby Street North 11 degrees 14 minutes 14 seconds West a distance of 190.41 feet to a point, said point being the **True Point of Beginning**;

thence, from the **True Point of Beginning** along said Gunby Street Right of Way North 11 Degrees 14 Minutes 14 Seconds West A Distance Of 19.07 Feet To A Point;

thence, leaving said Right of Way of Gunby Street North 78 Degrees 10 Minutes 53 Seconds East a distance of 15.00 feet to a point in the Centerline of Gunby Street;

thence, along said Centerline of Gunby Street South 11 Degrees 14 Minutes 14 Seconds East a distance of 117.61 feet to a point;

thence, leaving said Centerline of Gunby Street following a curve to the right having a radius of 97.10 feet with an arc length of 34.65 feet being subtended by a chord of North 21 Degrees 23 Minutes 31 Seconds West for a distance of 34.47 feet to a point;

thence, North 11 Degrees 10 Minutes 06 Seconds West a distance of 13.41 feet to a point;

thence, following a curve to the left having a radius of 149.22 feet with an arc length of 52.09 feet being subtended by a chord of North 21 Degrees 10 Minutes 08 Seconds West for a distance of 51.83 feet to a point, said point being the **True Point of Beginning.**

Said Tract having an area of or 0.022 Acres

**EXHIBIT B**

Permitted Exceptions

1. Real property taxes for 2017 and subsequent years, not yet due and payable.
2. Easement Agreement from The Atlanta Development Authority d/b/a Invest Atlanta to Centurylink Communications, LLC, a Delaware limited liability company dba Centurylink, dated January 11, 2017, filed for record February 3, 2017 at 12:36 p.m., recorded in Deed Book 57138, Page 262, aforesaid Records.
3. Amended Environmental Covenant by Atlanta Beltline, Inc., dated April 14, 2016, filed for record June 20, 2016 at 8:30a.m., recorded in Deed Book 56299, Page 92, aforesaid Records.
4. Easement from Albert Rhodes Perdue to the City of Atlanta, dated February 26, 1947, filed for record June 6, 1947 at 12:26 p.m., recorded in Deed Book 2 172, Page 365, aforesaid Records.
5. Right-of-Way Easement from Five Realty Co., a corporation to Georgia Power Company, dated December 12, 1967, filed for record January 15, 1968 at 10:44 a.m., recorded in Deed Book 4844, Page 370, aforesaid Records.
6. Notification of the Designation of Property under the City of Atlanta's Historic Preservation Ordinance by Karen Huebner, Executive Director Urban Design Commission City of Atlanta, dated April 18, 2002, filed for record April 19, 2002 at 1:11 p.m., recorded in Deed Book 32286, Page 363, aforesaid Records.
7. Spur Track Agreement by and between Southern Railway Company and J. A. Morris, dated April 16, 1895, recorded in Deed Book 112, Page 543, aforesaid Records.
8. Spur Track Agreement from A. G. Rhodes to Southern Railway Company, dated December 6, 1903, filed for record December 31, 1903 at 1:10 p.m., recorded in Deed Book 160, Page 868, aforesaid Records.
9. Matters as disclosed by that certain Draft survey entitled "ALTA/NSPS Land Title Survey For North American Properties Atlanta - L TO & First American Title Insurance Company", prepared by Technical Survey Services, Inc., bearing the seal and certification of Aubrey J. Akin, Georgia Registered Land Surveyor No. 3138, dated November 2, 2015, last revised February 16, 2017, being designated as Job No. 2015-269.
10. Land Use Restriction Agreement of even date herewith, from CRP/NAP Edgewood Owner, L.L.C., filed for record March \_\_, 2017, recorded in Deed Book 57260, Page 347, aforesaid Records.