

Deed Book 57260 Pg 343
 Filed and Recorded Mar-08-2017 02:13pm
 2017-0048316
 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 2-329 00
 4170 Ashford Dunwoody Rd. Ste. 525
 Atlanta, Georgia 30319

QUITCLAIM DEED

THIS INDENTURE, made this 7th 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 release and forever quitclaim unto Grantee all the right, title, interest, claim or demand which Grantor has, or may have had, in and to 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.

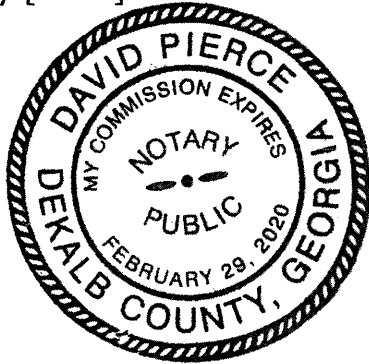
To have and to hold said tract or parcel of land, together with any and all improvements located thereon, and any and all of the rights, members and appurtenances thereof to Grantee, so said that Grantor shall not at any time by any means or ways have, claim or demand any right or title to said tract or parcel of land or any improvements thereon, if any, or any of the rights, members and appurtenances thereof.

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

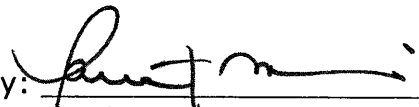
Signed, sealed and delivered
in the presence of:


Unofficial Witness


Notary [SEAL]



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

By: 
Paul F. Morris, FASLA
President and CEO

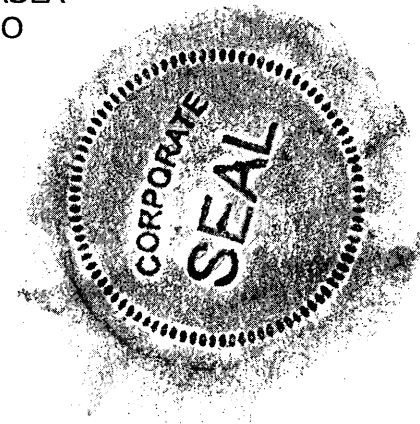


EXHIBIT ALegal Description of Property

TRACT 1

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

BEGINNING at a scribe found at the intersection of the northerly Right of Way of DeKalb Avenue (Variable R/W) and the easterly Right of Way of Airline Street (40' R/W); thence running along the Right of Way of Airline Street (40' R/W) the following courses: North 13° 36' 20" West a distance of 69.22 feet to a rebar with cap found; thence North 12° 56' 15" West a distance of 76.26 feet to a ½" rebar set; thence North 12° 50' 44" West a distance of 298.22 feet to a ½" rebar and cap set on the southerly Right of Way of Edgewood Avenue (Variable R/W); thence running along said Right of Way of Edgewood Avenue the following courses: North 89° 52' 06" East a distance of 172.38 feet to a point; thence South 01° 18' 39" West a distance of 1.25 feet to a point; thence running along a curve to the left an arc length of 52.27 feet, (said curve having a radius of 931.00 feet, with a chord bearing of North 89° 42' 09" East, and a chord length of 52.26 feet) to a point; thence along a curve to the left an arc length of 3.75 feet, (said curve having a radius of 986.26 feet, with a chord bearing of North 18° 51' 42" East, and a chord length of 3.75 feet) to a ½" rebar and cap set; thence along a curve to the left an arc length of 50.52 feet, (said curve having a radius of 1008.31 feet, with a chord bearing of North 85° 09' 42" East, and a chord length of 50.51 feet) to a point at the westerly side of the Atlanta Beltline Trail (20' wide); thence running along said westerly property line of Atlanta Beltline Trail the following courses: along a curve to the left an arc length of 147.12 feet, (said curve having a radius of 180.89 feet, with a chord bearing of South 20° 11' 33" East, and a chord length of 143.10 feet) to a point; thence South 43° 29' 35" East a distance of 22.33 feet to a point; thence running along a curve to the right an arc length of 68.99 feet, (said curve having a radius of 122.22 feet, with a chord bearing of South 27° 19' 20" East, and a chord length of 68.08 feet) to a point; thence South 11° 09' 06" East a distance of 124.24 feet to a point; thence South 73° 07' 45" West a distance of 5.03 feet to a point; thence South 11° 09' 06" East a distance of 16.63 feet to a point on the northerly Right of Way of DeKalb Avenue; thence running along said Right of way along a curve to the left an arc length of 308.06 feet, (said curve having a radius of 13560.50 feet, with a chord bearing of South 73° 13' 22" West, and a chord length of 308.06 feet) to the TRUE POINT OF BEGINNING. Said tract contains 2.724 Acres (118,660 Square Feet).

TRACT 2

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

To reach the True Point of Beginning, commence at a scribe found at the intersection of the northerly Right of Way of DeKalb Avenue (Variable R/W) and the easterly Right of Way of Airline Street (40' R/W); thence running along the Right of Way of DeKalb Avenue the following courses: thence running along a curve to the right an arc length of 308.06 feet, (said curve having a radius of 13560.50 feet, with a chord bearing of North 73° 13' 22" East, and a chord length of 308.06 feet) to a point; thence along a curve to the right an arc length of 23.31 feet, (said curve having a radius of 13560.50 feet, with a chord bearing of North 73° 55' 22" East, and a chord length of 23.31 feet) to a scribe found; thence North 75° 40' 25" East a distance of 31.94 feet to a ½" rebar found; thence running along a curve to the right an arc length of 219.53 feet, (said curve having a radius of 13110.84 feet, with a chord bearing of North 74° 19' 22" East, and a chord length of 219.53 feet) to a ½" rebar found; thence leaving said Right of Way and running North 11° 00' 40" West a distance of 21.15 feet to a point lying on the north side of the Atlanta Beltline Trail and the TRUE POINT OF BEGINNING, from point thus established and continuing along said Atlanta Beltline Trail South 74° 14' 06" West a distance of 137.56 feet to a point; thence running along a curve to the right an arc length of 160.34 feet, (said curve having a radius of 97.10 feet, with a chord bearing of North 58° 27' 30" West, and a chord length of 142.74 feet) to a point; thence North 11° 09' 06" West a distance of 13.41 feet to a point; thence running along a curve to the left an arc length of 52.09 feet, (said curve having a radius of 149.22 feet, with a chord bearing of North 21° 09' 08" West, and a chord length of 51.83 feet) to a point; thence North 11° 28' 29" West a distance of 19.03 feet to a point at the end of Gunby Street Right of Way; thence along said Right of Way North 78° 10' 30" East a distance of 30.78 feet to a point; thence running along easterly Right of Way of Gunby Street North 11° 33' 11" West a distance of 57.54 feet to a magnetic nail found; thence North 76° 35' 10" East a distance of 171.83 feet to a magnetic nail found; thence South 10° 57' 19" East a distance of 72.02 feet to a ½" rebar and cap found; thence North 74° 06' 24" East a distance of 49.89 feet to a ½" rebar and cap found; thence South 11° 00' 40" East a distance of 165.99 feet to the TRUE POINT OF BEGINNING. Said tract contains 1.182 Acres (51,487 Square Feet).