

01731
0114

BK 1731 PG 0114

E

Forsyth County, Georgia
Real Estate Transfer Tax

Paid — 0 —

Date 8-3-00

Douglas Samrells By
Clerk of the Superior Court

FORSYTH COUNTY, GEORGIA
Filed 8-3 2000 @ 4:30 pm
Recorded 8-4-2000
Douglas Samrells Engineering
Clerk Superior Court

RIGHT OF WAY DEED
Board of Commissioners
Forsyth County, Georgia

This indenture made this 25th day of July, 2000 between
FAIRGREEN CAPITAL L.P., hereinafter referred to as **GRANTOR**, and **FORSYTH COUNTY**, a
political subdivision of the State of Georgia, hereinafter referred to as **GRANTEE**.

WITNESSETH, that the Grantor, for and in consideration of the sum of One Dollar (\$1.00) and
other good valuable considerations, in hand paid at and before the sealing and delivery of these presents,
the receipt whereof is hereby acknowledged, has granted, bargained, sold and conveyed, and by these
presents does grant, bargain, sell and convey unto Grantee's heirs and assigns, all the following described,
to wit:

All that tract or parcel of land lying and being in Land Lot 243, of the 2nd District and First
Section of Forsyth County, Georgia, and being the proposed 30,815.95 square feet of right-of-way
traversing Parcel No.2, as more fully shown on the plans entitled "Forsyth County Board of
Commissioners Proposed Roadway & Right-of-Way plans for the Intersection of Post Road and
Majors Road" Project No. PEI03, as prepared by Wolverton & Associates, Inc. which plans are
incorporated herein by reference and as shown on a copy of said plans attached hereto as Exhibit
"A".

Condition: Grantee agrees to Quit-Claim 25,943.19 square feet of Right of Way of the existing
Majors Road at the completion of the construction and acceptance of the relocated portion of
Majors Road.

TO HAVE AND TO HOLD, the said bargained premises, together with all and singular 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 herein, Grantee's heirs and assigns, forever in Fee Simple.

AND the said Grantor, for Grantor's heirs, executors and administrators, will warrant and forever
defend the right and title to the above-described property unto the said Grantee, Grantee's heirs and
assigns, against the claims of all persons whomsoever. "Grantor" and "Grantee" are used for singular or
plural, as context requires.

IN WITNESS WHEREOF, the said Grantor has hereunto set Grantor's hand and seal, the day
and year first above written.

Signed, Sealed and Delivered
In the presence of:

FAIRGREEN CAPITAL, L.P.
By: Stricklin Capital, Inc., a Georgia
corporation, its sole general partner
By: [Signature]
Title: PRESIDENT/CEO
() M R I

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Julie H. Beavers
Witness
Paula Sue Gaudin
Notary Public

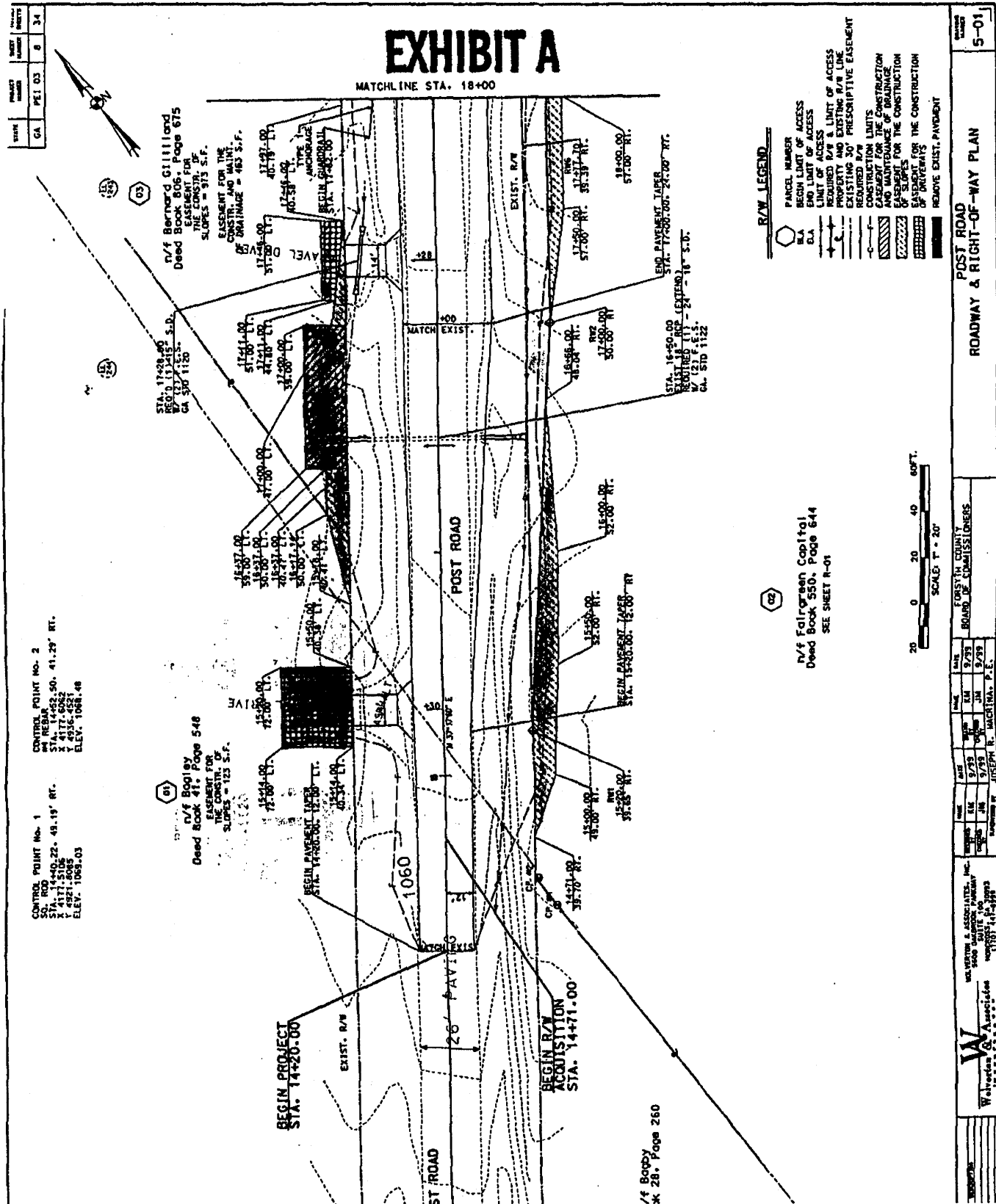


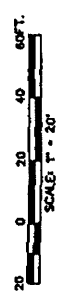
EXHIBIT A

MATCHLINE STA. 18+00

REVISION	DATE	BY	REASON
GA	PEI 03	0	34

- R/W LEGEND**
- PARCEL NUMBER
 - BEGIN LIMIT OF ACCESS
 - END LIMIT OF ACCESS
 - LIMIT OF ACCESS
 - REQUIRED R/W & LIMIT OF ACCESS
 - PROPERTY AND EXISTING R/W LINE
 - EXISTING 30' PRESCRIPTIVE EASEMENT
 - REQUIRED R/W LIMITS
 - EASEMENT FOR THE CONSTRUCTION AND MAINTENANCE OF DRAINAGE
 - EASEMENT FOR THE CONSTRUCTION OF DRIVEWAYS
 - REMOVE EXIST. PAVEMENT

IVF Fairgreen Capital
Deed Book 550, Page 844
SEE SHEET R-01



WESTINGHOUSE ASSOCIATES, INC. 2400 WHITE OAK DRIVE WASHINGTON, D.C. 20014-1000 (703) 412-3300	DATE	BY	CHK	APP
	9/79	JM	JM	JM
WASHINGTON COUNTY BOARD OF COMMISSIONERS APPROVED BY: JOSEPH R. MARRITANA, P.E.		DATE	BY	CHK
		9/79	JM	JM
ROADWAY & RIGHT-OF-WAY PLAN 5-01				

CONTROL POINT No. 1
STA. 14+00.22, 48.19' RT.
ELEV. 1082.03

CONTROL POINT No. 2
STA. 14+62.50, 41.29' RT.
ELEV. 1068.48

n/f Booby
Deed Book 41, Page 548
EASEMENT FOR
THE CONSTR. OF
SLOPES = 12% S.F.

n/f Bernard Gilliland
Deed Book 806, Page 675
EASEMENT FOR
THE CONSTR. OF
SLOPES = 97% S.F.

BEGIN PROJECT
STA. 14+20.00

BEGIN PAVEMENT TAPER
STA. 14+54.00

BEGIN R/W ACQUISITION
STA. 14+71.00

BEGIN PAVEMENT TAPER
STA. 15+20.00

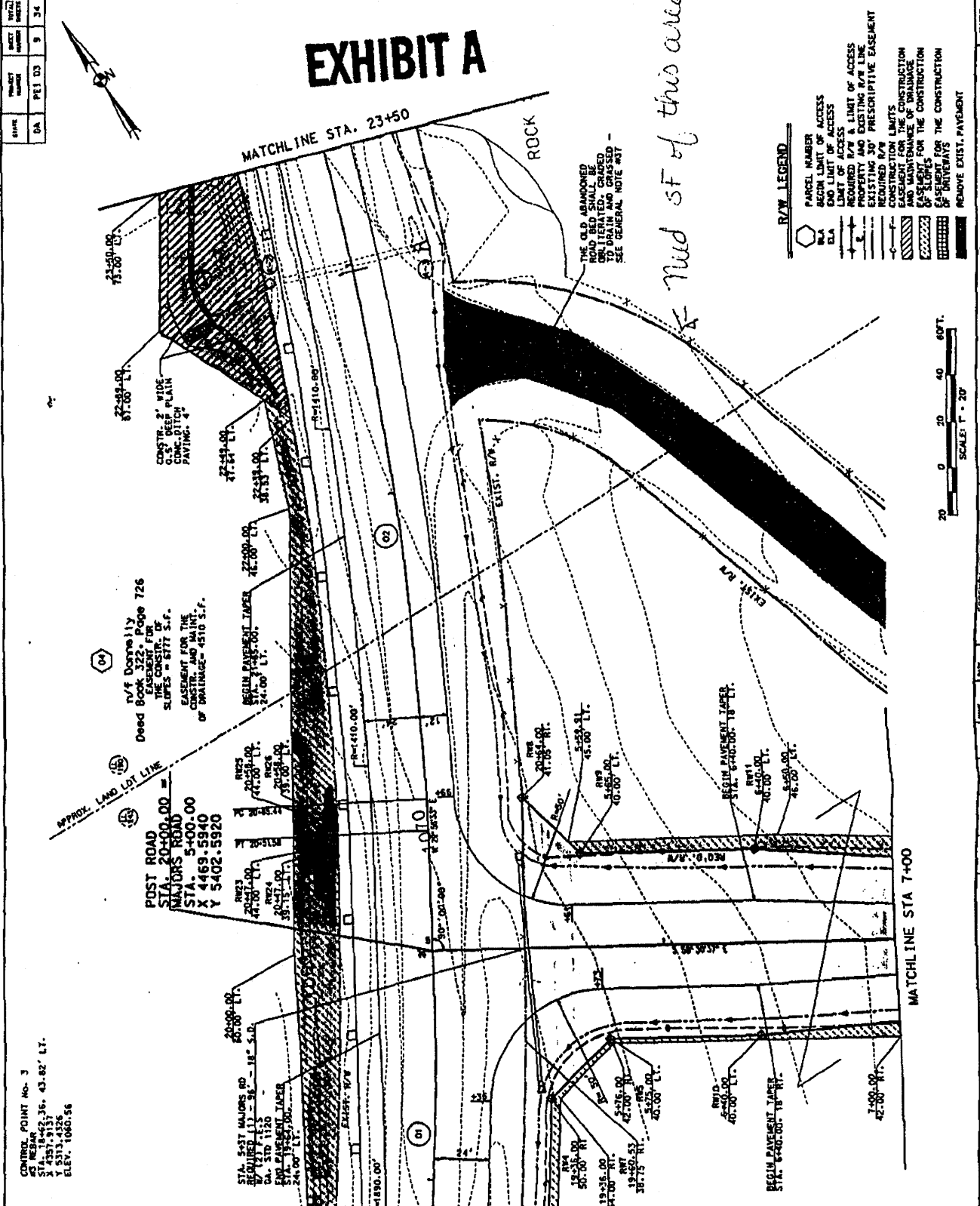
n/f Booby
K 28, Page 260

END PAVEMENT TAPER
STA. 17+20.00

EXIST. R/W
STA. 16+50.00

EXIST. R/W
STA. 17+20.00

EXIST. R/W
STA. 18+00.00



CONTROL POINT NO. 3
43 N284W
STA. 18+42.36, 43.82' LT.
Y 5351.9137
ELEV. 1065.56

APPROX. LAND LOT LINE

T/V/D Donnelly
EASEMENT FOR THE
SLOPED - 8:117 S.F.
EASEMENT FOR THE
DRAINAGE - 4:110 S.F.

DEED BOOK 322, PAGE 725

POST ROAD
STA. 20+00.00
MAJORS ROAD
STA. 5+00.00
X 4469.5940
Y 5402.5920

DATE	PROJECT NUMBER	PROJECT SHEETS
DA	PEL 03	9

FORSTH COUNTY
ROADWAY & RIGHT-OF-WAY PLAN

DATE	BY	CHK	APP	IN CHARGE	DATE	BY	CHK	APP	IN CHARGE
3/7/93	JM	JM	JM	JM	3/7/93	JM	JM	JM	JM

APPROVED BY: JOSEPH R. MARTINA, P.E.

WATERLOO ASSOCIATES, INC.
10171 247-2455

01731
0117

BK 1731 PG 0117

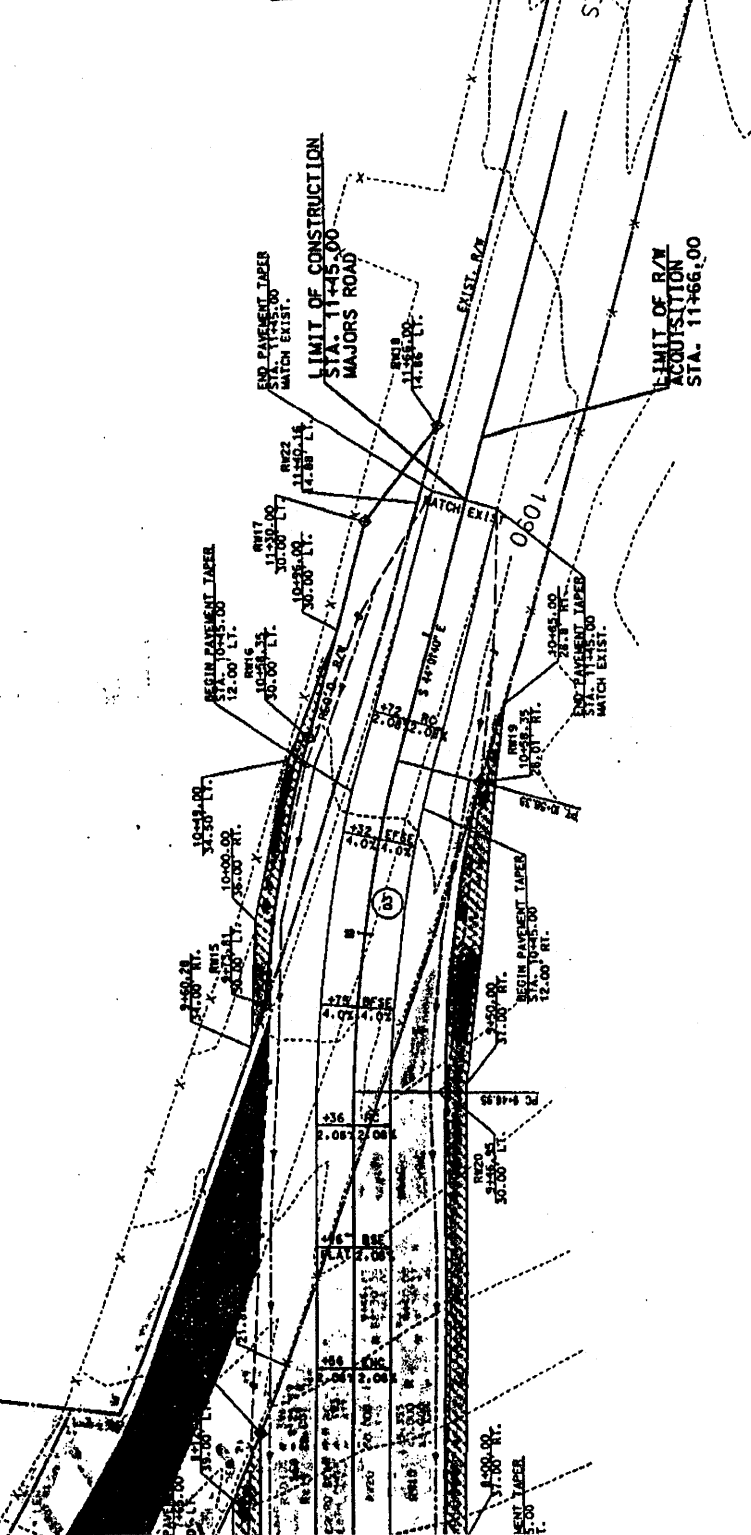
PROJECT NUMBER	04	PEI 03	11	34
SHEET NUMBER				



EXHIBIT A

09
N/4 P.O. Investments
Deed Book 547, Page 743
SEE SHEET R-01

D. UNBRANCHED
ED SMALL BE
GRADED, CHAISED
IN AND GRADED
SIGNAL NOTE 001



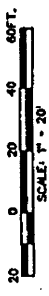
R/W LEGEND

- PARCEL NUMBER
- BEGIN LIMIT OF ACCESS
- END LIMIT OF ACCESS
- LIMIT OF ACCESS
- REQUIRED R/W & LIMIT OF ACCESS PROPERTY AND EXISTING R/W LINE
- EXISTING 30' PRESCRIPTIVE EASEMENT
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- EASEMENT FOR THE CONSTRUCTION OF DRIVEWAYS
- REMOVE EXIST. PAVEMENT

CURVE #03

STA.	10+00.00
PC	10+00.00
PT	10+00.00
PI	10+00.00
PE	10+00.00
PL	10+00.00

02
N/4 Fairgreen Capital
Deed Book 550, Page 644
SEE SHEET R-01



FORSTH COUNTY ROADWAY & RIGHT-OF-WAY PLAN		SHEET 5-04
PROJECT NUMBER: 04 SHEET NUMBER: 11 DATE: 9/79	DRAWN BY: JIN CHECKED BY: JIN DATE: 9/79 DESIGNED BY: JOSEPH R. BARTON, P.E.	PROJECT NUMBER: 04 SHEET NUMBER: 11 DATE: 9/79