

Thank you for inquiring about 5245 Macland Rd which borders Florence, Macland, and Bullard roads.

Please find all useful information attached along with the FMLS listing information.

Included in this packet is the:

Environmental Disclosure Packet

Seller's Land Disclosure

Legal Description

Plat/Survey of the land

Nearest sewer/water connections as of June 2021

In addition, we have contacted Cobb County zoning and the zoning for this land is R 30 - residential lots - 30,000 square feet.

If you have any additional questions, please feel free to call us at (770) 528-9655.

Buyer Full

\$1,748,600
Active



Land

FMLS #: 6012170
5245 Macland Road
City: Powder Springs
County: Cobb
Subdivision:
House on Property: No

Broker: [RPUR01](#)

Availability: No conditions

Area: 73

Lot #:

State: Georgia, 30127

Lake: None

SCHOOLS

Elem: Varner
Middle: Tapp
High: McEachern

Price/Acre: \$140,000
Current Zoning: COM

Acres/Source: 12.4900 / Public Records
Current Classification: Undeveloped/Zoned Residential

Directions: Take GA-120 W to Lost Mountain Rd, Take Corner Rd to GA-360 E, Turn left onto Lost Mountain Rd, Turn right onto Corner Rd, Turn left onto GA-360 E; Lot will be on the right.

Public: This has to be one of the "BEST KEPT SECRETS IN COBB" Just over 12 acres of prime property that borders: Macland, Florence, & Bullard. Excellent schools, prime location, and it already has 2 curb cuts from the county! This is an excellent opportunity!

FEATURES

Community:
Dock: None
Docs Avail: Aer Photo, Other
Fencing: None
Horse Amen:
Lot Features: Level
Other Equip: None
Other Struct: None
Patio/Porch: None
Road Front: None

Road Surface: None
Security: None
Timber: Other
Utilities: None
Vegetation: Wooded
View: Other
Water Frntage: 0
Waterfront:

LEGAL | FINANCIAL | TAX INFORMATION

Tax ID: [19-0453-0-004-0](#)
Land/Lot: 0453 **District:** 19
Plat Book/Page: 0/0
Special Listing Conditions: None
Proposed Finance:
Owner Finance:
List Date: 05/15/2018

Tax/Tax Year: \$133 / 2017
Section/GMD: 0
Deed Book/Page: 14281/16
Special Circumstances: None
Association Fee: \$0
Owner 2nd:
Original List Price: \$1,748,600

Land/Lot: 0453 **Block:**
Lot Dim: 0
Swim/Tennis: \$0
Assumable: No
Act DOM: 736

Monday, January 18, 2021 1:20 PM

Requested By: Wendy R Bunch

The accuracy of all information, regardless of its source, including but not limited to square footage, is deemed reliable but not guaranteed and should be verified through personal inspection by and/or with the appropriate professionals. Copyright 2021 FMLS

APPROX. L.L.L. 1002.87'



TRACT 3
0.48 AC.
N ~ F
DIANNE FOWLER

MACLAND ROAD 100' R/W

TRACT 2
1.51 AC.
N ~ F
CORNER BAPTIST CHURCH

TRACT 4
1.51 AC.
N ~ F
CORNER BAPTIST CHURCH

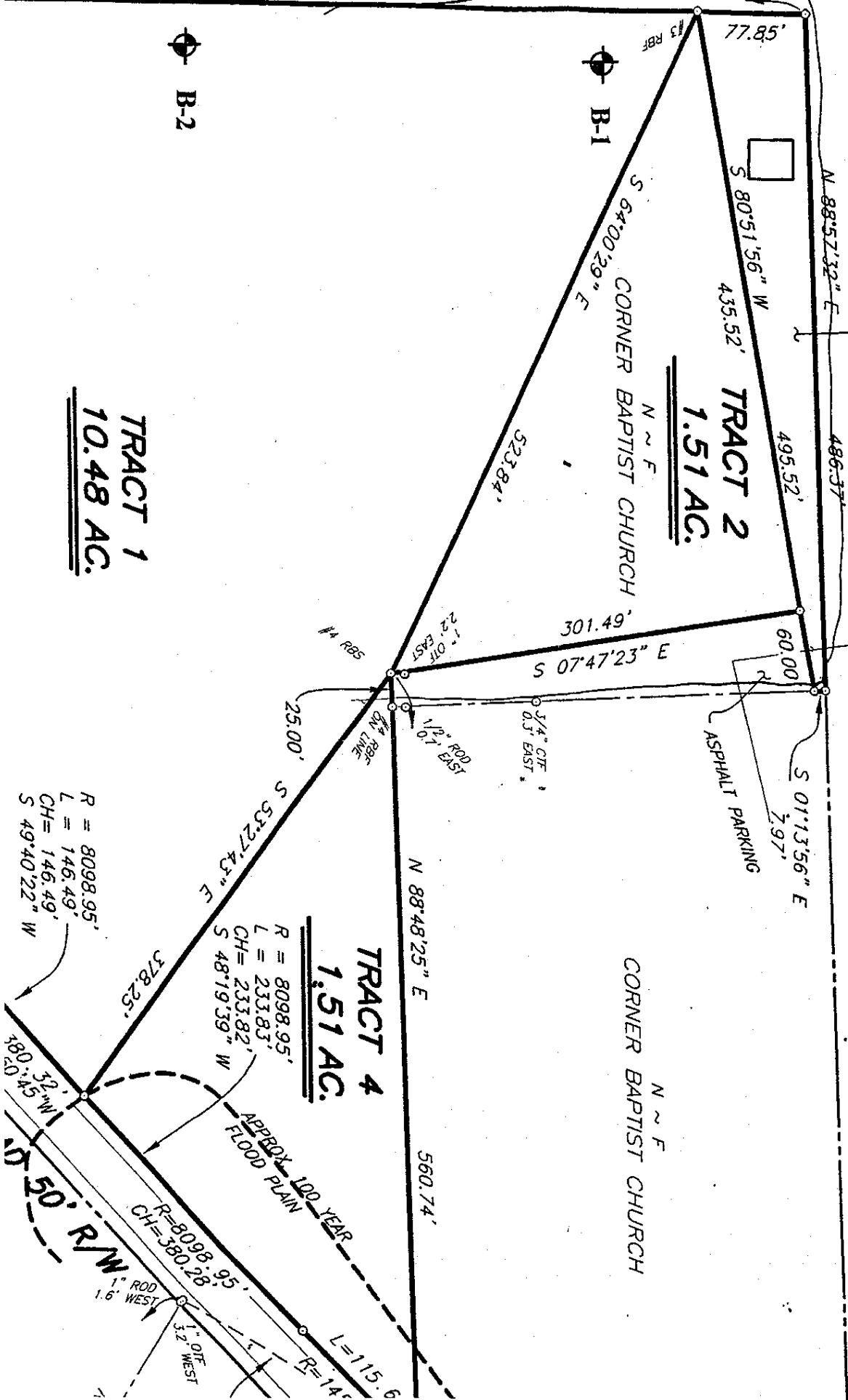
TRACT 1
10.48 AC.

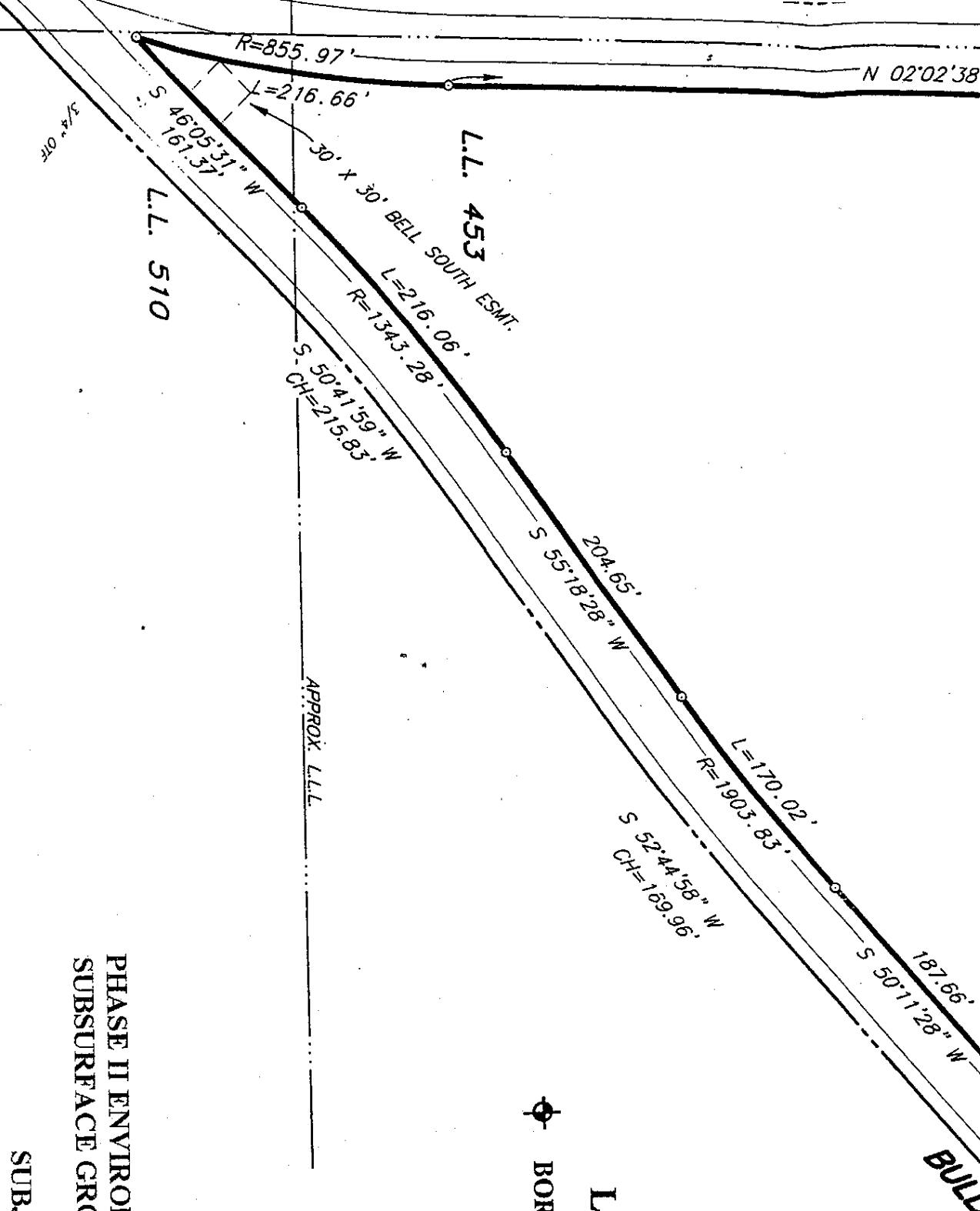
R = 8098.95'
L = 146.49'
CH = 146.49'
S 49°40'22" W

R = 8098.95'
L = 233.83'
CH = 233.82'
S 48°19'39" W

R = 8098.95'
L = 146.49'
CH = 146.49'
S 49°40'22" W

R = 8098.95'
CH = 380.28'
L = 115.6'
R = 146.49'





LEGEND

⊕ BORING LOCATION

SUBJECT SITE:
PHASE II ENVIRONMENTAL ASSESSMENT
SUBSURFACE GROUNDWATER ANALYSIS

MASON VARNER - APPROXIMATELY 12 ACRE
MACLAND AT FLORENCE ROADS
POWDER SPRINGS, COBB COUNTY, GEORGIA

THIS PROPERTY MAY BE SUBJECT TO EASEMENTS, CLAIMS,
 PRESCRIPTIONS, SUBSURFACE CONDITIONS, OR OTHER
 INTERESTS NOT SHOWN HEREON.

0.48 AC.

N ~ F
DIANNE FOWLER

MACLAND ROAD 100' R/W

TRACT 2
1.51 AC.

N ~ F
CORNER BAPTIST CHURCH

N ~ F
CORNER BAPTIST CHURCH

TRACT 4
1.51 AC.

TRACT 1
10.48 AC.

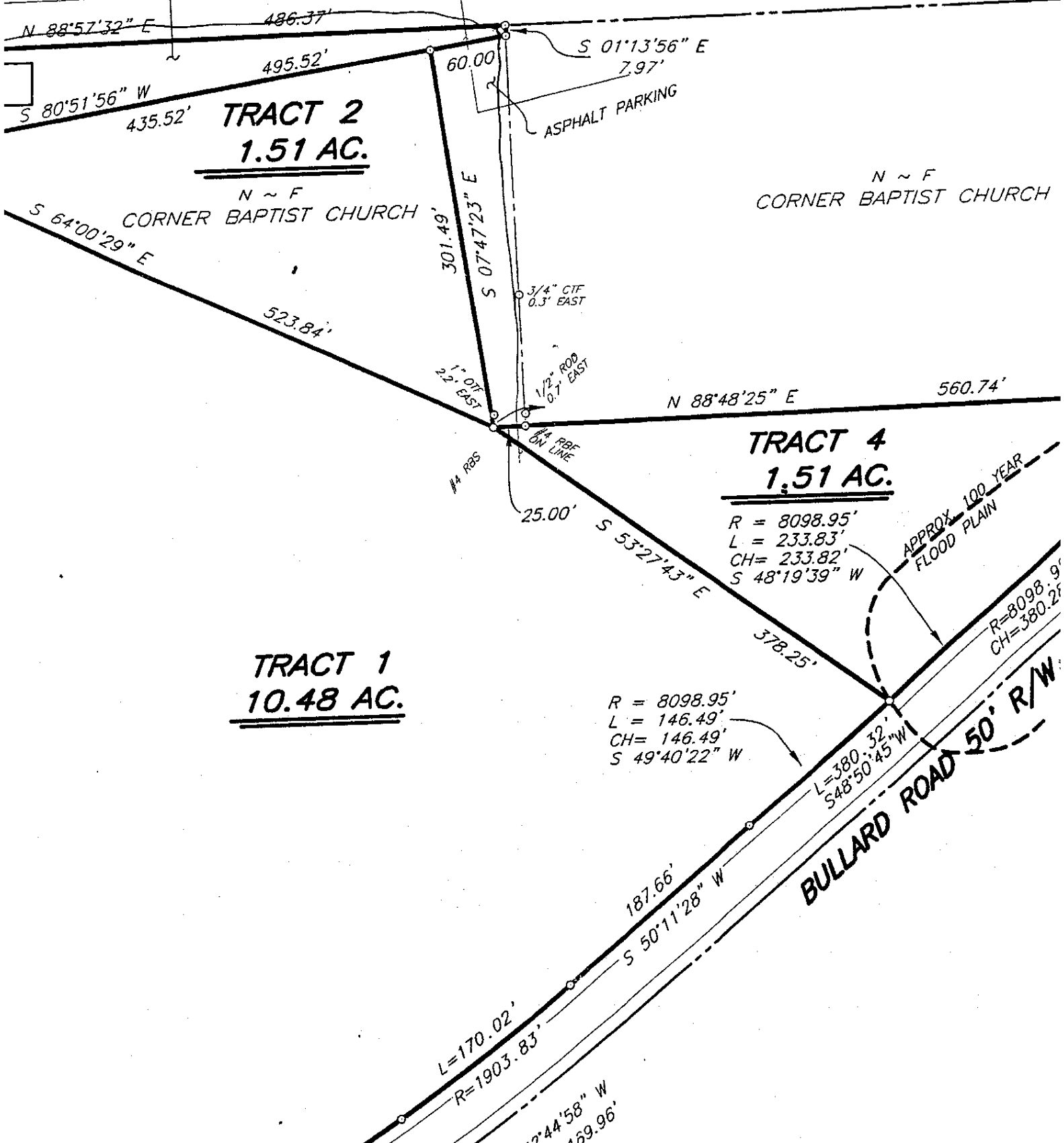
R = 8098.95'
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CH = 233.82'
S 48°19'39" W

R = 8098.95'
L = 146.49'
CH = 146.49'
S 49°40'22" W

R = 8098.95'
CH = 380.25'

APPROX. 100 YEAR
FLOOD PLAIN

BULLARD ROAD 50' R/W



OWNER ENVIRONMENTAL QUESTIONNAIRE & DISCLOSURE STATEMENT

- This questionnaire **MUST** be completed and signed by the current property owner, notarized in the spaces indicated, and submitted with the application. The Owner must supply and attach evidence of ownership of the property, i.e. a deed.
- In preparing this document, the property owner must make a good faith effort to correctly answer all questions.
- **Care should be taken to check the answers against records in the owner's possession.**
- If any questions are answered in the affirmative, or if answers are unknown and/or qualified, the Environmental Professional must determine whether further inquiry is warranted.
- Any gap in the Owner's knowledge about any item on the questionnaire below does not relieve the Environmental Professional from the requirement that the item be fully addressed in the Phase I Report.
- The property owner must fully document the reason for any affirmative answer and provide the Environmental Professional with all appropriate supporting information.

Purchaser _____
(Phone) _____

Owner/seller Teri Neal
(Phone) _____

Subject property Corner Florence and Macland Road
City/County Powder Springs, GA/ Cobb County

**2020 OWNER QUESTIONNAIRE
PART A**

1. Is the property, or any adjacent property, currently used for commercial, industrial, or manufacturing purposes including, but not limited to, dry cleaners and gas stations?

Adjacent properties include those that border the site and properties across the street from the site.

Yes No Unknown

Name and describe the type of business operating **at** the property:

Name and type of business operating adjacently **north** of the subject property:

N/A

Name and type of business operating adjacently **south** of the subject property:

N/A

Name and type of business operating adjacently **east** of the subject property:

N/A

Name and type of business operating adjacently **west** of the subject property:

N/A

2. Has the property, or any adjacent property, been used in the past for commercial, industrial, or manufacturing purposes including, but not limited to, dry cleaners and gasoline stations?

Yes No Unknown (If yes, please describe including its specific use including the dates)

Owner:

Date(s):

Current Use of property: No current use. Completely wooded Area

Previous use of property to the **north**: N/A

Previous use of the property to the **south**: N/A

Previous use of the property to the **east**: N/A

Previous use of the property to the **west**: N/A

3. Are there any pesticides, automotive or industrial batteries, paints, or other chemicals stored on the property or at the facility?

Yes No Unknown (If yes, please describe)

4. Are there currently any plastic or metal industrial drums (ranging from 5 to 55-gallons) located on the property or at the facility or were there in the past?

Yes No Unknown (If yes, please describe)

5. How and where were items identified in Questions #3 & #4 disposed (if any of the specifics are unknown, provide names and present employers of people who may be able to provide additional information)?
N/A

6. Has fill dirt ever been brought onto the site?
 Yes No Unknown (If yes, please describe)

7. Have any substances identified as hazardous, unidentified waste materials, tires, automotive or industrial batteries, or any other waste materials, including construction debris, been dumped above grade, buried, and/or burned on the site?
 Yes No Unknown (If yes, please describe and include where and what disposal took place)

8. Is there any obvious stained soil, or other evidence of past waste disposal on the property?
 Yes No Unknown (If yes, please describe including location on the property)

9. (a) Are there any **above or underground** storage tanks currently located on the property?
 Yes No Unknown (If yes, please describe including location on the property. If no, skip to question #10)

(b) Are the existing storage tanks empty, out of service, or closed?
 Yes No Unknown (If yes, please describe including the date and name of the contractor used, and provide a copy of any report generated)

(c) Have any tanks been removed? (If yes, please provide information on when, give the name of the contractor used, and provide a copy of any report generated).
 Yes No Unknown (If yes, please describe including date removed, the name of the contractor used, and provide a copy of any report generated).

10. Are there any prospective buyer(s) in the past that may have conducted an environmental assessment of the subject property?

Yes No Unknown (If yes, please provide names, addresses, and telephone numbers. Also, provide the name, address and telephone number of **your** Lender on this property.

Attach any past environmental reports you have or provide information on how to obtain a copy of the report(s) if you do not have them.

11. Does the property discharge wastewater (other than storm water) directly to a ditch or stream on or adjacent to the property?

Yes No Unknown (If yes, please describe)

12. Is the property located near or in an area where conventional fuels (e.g. petroleum products), hazardous gases, (e.g. propane), and/or chemicals (e.g. benzene or hexane) of a flammable nature are stored?

Yes No Unknown (If yes, please describe)

13. Has there been any health complaints related to the indoor or outdoor air at? On the grounds of the property or any building located on the property?

Yes No Unknown (If yes, please describe)

14. Does the owner of the property or operator of the facility? Have any knowledge of environmental liens or governmental notification (including information requests) relating to violations or potential violations of environmental laws with respect to the property or any facility located on the property?

Yes No Unknown (If yes, please describe)

15. Has the owner of the property or operator of the facility been informed of the presence of hazardous substances or environmental violations with respect to the property or any facility located on the property?
 Yes No Unknown (If yes, please describe)
16. Are you aware of any environmental assessment of the property that indicated the presence of hazardous substances or petroleum products on, in, at, or under the property site?
 Yes No Unknown (If yes, please describe)
17. Are you aware of any environmental assessment of the subject property that has recommended further assessment or testing of the property?
 Yes No Unknown (If yes, please describe)
18. Are there any past, current, or pending lawsuits or administrative proceedings for alleged damages related to environmental issues or problems involving the property or any owner or tenant of the property?
 Yes No Unknown (If yes, please describe)
19. Have pesticides, herbicides, or other agricultural chemicals ever been stored on, mixed on, or applied to the property?
 Yes No Unknown (If yes, please describe)

**2020 OWNER QUESTIONNAIRE
PART B**

1. Are there any structures on the property site more than fifty (50) years old, or (is the property) located in a designated historic district?

Yes No Unknown (If yes, please describe & submit photographs of all interior rooms and exterior facades, and include a copy of the proposed rehabilitation work scope and a location map.)

2. Is the property site located in a 100-year floodplain?

Copy the portion of floodplain map indicating the site location. Attach a copy of the Flood Plain Map and include panel number on the copy.

Yes No Unknown (If yes, please describe below.)

3. Does the site have the potential to affect or be affected by?

Yes	No
<input type="checkbox"/>	<input checked="" type="checkbox"/>
<input type="checkbox"/>	<input checked="" type="checkbox"/>
<input type="checkbox"/>	<input checked="" type="checkbox"/>
<input type="checkbox"/>	<input checked="" type="checkbox"/>
<input checked="" type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/>	<input checked="" type="checkbox"/>
<input type="checkbox"/>	<input checked="" type="checkbox"/>
<input type="checkbox"/>	<input checked="" type="checkbox"/>
<input checked="" type="checkbox"/>	<input type="checkbox"/>

- a. Coastal Areas Protection and Management
- b. Runway Clear Zones & Accident Potential Zones
- c. Endangered Species
- d. Farmland Protection
- e. Compatibility with Local Codes, Plans and Zoning
- f. Wetlands Designated Land
- g. Thermal & Explosive Hazards
- h. Toxic Chemicals & Radioactive Materials
- i. Solid Waste Management
- j. Local Zoning Plans Compatibility

(If yes to any, please describe.)

Local Zoning

4. Is the site within 1,000 feet of a major road/highway/freeway (i.e. a roadway which experiences an average daily traffic count of 10,000 or greater)?

Yes No Unknown

If yes, the following must be completed:

- What is the name of the major road/highway/freeway? _____

- List the distance of any stop sign (not a traffic signal) that is less than 600 feet from the site No
- What is the average speed of travel on this major road/highway/freeway? N/A
- List the average number of automobiles for both directions during a 24-hour day N/A
- List the average number of trucks for both directions during a 24-hour day N/A

Generally, much of this information can be obtained through the City/County Highway or Transportation Department

5. Is the site within 3,000 feet of a railroad?

Yes No Unknown

If yes, the following must be completed:

- What is the name of the railway operating on this line? N/A
- List the average number of trains for both directions during a 24-hour day N/A
- List the average number of diesel locomotives per train N/A
- List the average number of railway cars per train N/A
- List the average train speed N/A
- Is the track welded or bolted? N/A
- Is the site near a grade crossing that requires prolonged use of the train's horn? Yes No (If no, skip to question # 6)
- How far from the grade crossing are the whistle posts located? N/A

Generally, much of this information can be obtained by contacting the Supervisor of Customer Relations and/or the Engineering Department for the railway

6. Is the site within 15 miles of a military airport?

Yes No Unknown (If yes, please attach a copy of the airport's current noise contour information.)

This information is available for most military airports and can be generally obtained by contacting the Military Agency in Charge of Airport Operations. If noise contours are not available, please obtain the following:

- List the average number of nighttime jet operations (10 p.m.-7 a.m.) N/A
- List the average number of daytime jet operations (7 a.m. – 10 p.m.) N/A
- List the flight paths of the major runways N/A

7. Is the site within 5 miles of a private/commercial airport or airfield?

Yes No Unknown (If yes, please attach a copy of the airport's current noise contour information. This information is available for most private/commercial airports and can be obtained by contacting the FAA Control Tower or Airport Operations. If noise contours are not available, please obtain the following information)

- List the average number of nighttime jet operations (10 p.m. - 7 a.m.) N/A
- List the average number of daytime jet operations (7 a.m. - 10 p.m.) N/A
- List the flight paths of the major runways N/A

**2020 OWNER QUESTIONNAIRE
PART C**

Valuation Reduction: Relationship of the purchase price to the fair market value of the property, if it were not contaminated:

1. Have you identified the type of property transaction (for example -- sale, purchase, ground lease, etc.) to the Environmental Professional?

Yes No (If yes, please describe)

2. Does the purchase price being paid for this property reasonably reflect the fair market value of the property?

Yes No (If no, have you considered whether the lower purchase price is because contamination is known or believed to be present at the property?)

CERTIFICATION

This questionnaire above was completed by:

Owner/Developer Name: Teri Neal
Relationship to Site: Owner
Address: 2250 Bullard Rd
Powder Springs, GA 30127
E-mail Address: flabums1@aol.com
Phone Number: 701 318-2474
Date of Completion: 5-18-2020

I certify to the best of my knowledge and belief that the above statements and facts submitted are true, accurate and complete.

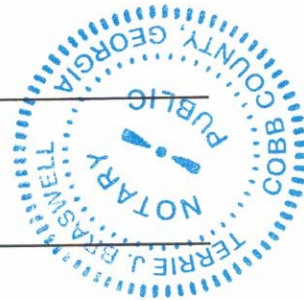
Signed, sealed and delivered this 18th day of May, 2020, in the Presence of: By:

[Signature]
Witness

[Signature]
Property Owner

[Signature]
Notary Public

Teri Neal
Name
Owner
Title



My commission Expires on: 3/27/21
(Notarial Seal)



SELLER'S PROPERTY DISCLOSURE STATEMENT (LOT/LAND) EXHIBIT " _____ "



2018 Printing

This Seller's Property Disclosure Statement ("Statement") is an exhibit to the Purchase and Sale Agreement with an Offer Date of _____ for Property known as or located at:

5245 Macland Road, Powder Springs Georgia 30127.

This Statement contains Seller's disclosures to Buyer regarding the present condition of the Property, certain past repairs and the history of the Property.

A. INSTRUCTIONS TO SELLER IN COMPLETING THIS DISCLOSURE STATEMENT. In completing this Disclosure Statement, Seller agrees to:

- (1) answer all questions in reference to the Property (which, unless otherwise noted, shall include the improvements thereon);
- (2) leave no question unanswered;
- (3) answer all questions fully and accurately based upon the best knowledge and belief of all Sellers in the Lot/Land Purchase and Sale Agreement;
- (4) fully explain in the Additional Explanations paragraph any questions to which the answer is "yes" or "don't know" referencing the number of the question for which the additional explanation is being given; and
- (5) promptly revise the Statement and provide a copy of the same to the Buyer and any Broker involved in the transaction if prior to closing there are any material changes in the answers to any of the questions.

B. HOW THIS STATEMENT SHOULD BE USED BY BUYER. The answers of Seller below should not be a substitute for Buyer conducting a careful, independent evaluation of the Property. Caveat emptor or buyer beware is the law in Georgia. Buyer is expected to use reasonable care to identify defects in the Property and satisfy herself or himself that the Property is suitable for Buyer's needs and purposes. If an independent evaluation of the Property reveals potential problems or areas of concern that would cause a reasonable buyer to investigate further, Buyer may not have legal recourse if Buyer fails to investigate further.

C. DISCLOSURES.

	<u>Yes</u>	<u>No</u>	<u>Don't Know</u>
1. OCCUPANCY:			
(a) Is the Property vacant? If yes, how long has it been since Seller occupied the Property? <u>N/A</u>	<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>
(b) Is the Property or any portion thereof leased?	<input type="radio"/>	<input checked="" type="radio"/>	<input type="radio"/>
2. COVENANTS, FEES AND ASSESSMENTS:			
(a) Is the Property subject to a recorded Declaration of Covenants, Conditions and Restrictions ("CC&Rs") or other similar restrictions?	<input type="radio"/>	<input checked="" type="radio"/>	<input type="radio"/>
(b) Is the Property part of a condominium or community in which there is a homeowners' association? [IF YES, SELLER IS INSTRUCTED TO ADDITIONALLY FILL OUT AND PROVIDE TO BUYER A COMMUNITY ASSOCIATION DISCLOSURE EXHIBIT, GAR FORM 123].	<input type="radio"/>	<input checked="" type="radio"/>	<input type="radio"/>
3. THE PROPERTY:			
(a) How many acres are in Property? <u>12.2</u>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
(b) What is the current zoning of Property? <u>Do not know</u>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
(c) Will conveyance of Property exclude any mineral, oil and timber rights?	<input type="radio"/>	<input checked="" type="radio"/>	<input type="radio"/>
(d) Are there any governmental allotments committed?	<input type="radio"/>	<input checked="" type="radio"/>	<input type="radio"/>
(e) Have any licenses or usage permits been granted for, but not limited to, crops, minerals, hunting, water, grazing or timber?	<input type="radio"/>	<input checked="" type="radio"/>	<input type="radio"/>
4. SOIL, TREES, SHRUBS AND BOUNDARIES:			
(a) Is there any fill dirt on Property?	<input type="radio"/>	<input checked="" type="radio"/>	<input type="radio"/>
(b) Are there any landfills (other than foundation backfill), graves, burial pits, caves, mine shafts, trash dumps or wells (in use or abandoned)?	<input type="radio"/>	<input checked="" type="radio"/>	<input type="radio"/>
(c) Is there now or has there ever been any visible soil settlement or movement?	<input type="radio"/>	<input checked="" type="radio"/>	<input type="radio"/>
(d) Is any part of Property located in a 100 year Special Flood Hazard Area where there is at least a 1% chance of a flood in any given year?	<input type="radio"/>	<input checked="" type="radio"/>	<input type="radio"/>
(e) Are there any drainage or flooding problems on Property?	<input type="radio"/>	<input checked="" type="radio"/>	<input type="radio"/>
(f) Are there any diseased or dead trees?	<input type="radio"/>	<input type="radio"/>	<input checked="" type="radio"/>
(g) Are there presently any encroachments, unrecorded easements or boundary line disputes with a neighboring property owner?	<input type="radio"/>	<input checked="" type="radio"/>	<input type="radio"/>

THIS FORM IS COPYRIGHTED AND MAY ONLY BE USED IN REAL ESTATE TRANSACTIONS IN WHICH Wendy R Bunch IS INVOLVED AS A REAL ESTATE LICENSEE. UNAUTHORIZED USE OF THE FORM MAY RESULT IN LEGAL SANCTIONS BEING BROUGHT AGAINST THE USER AND SHOULD BE REPORTED TO THE GEORGIA ASSOCIATION OF REALTORS® AT (770) 451-1831.

	Yes	No	Don't Know
5. TOXIC SUBSTANCES:			
(a) Are there any underground tanks or toxic or hazardous substances such as asbestos?	_____	<input checked="" type="radio"/>	_____
(b) Has Property ever been tested for radon or any other environmental contaminates?	_____	_____	<input checked="" type="radio"/>
6. OTHER MATTERS:			
(a) Have there been any inspections in the past year? If yes, by whom and of what type? _____	_____	<input checked="" type="radio"/>	_____
(b) Are there any violations of local, state or federal laws, codes or regulations with respect to Property?	_____	<input checked="" type="radio"/>	_____
(c) Have you received notices by governmental or quasi-governmental agency affecting Property?	_____	<input checked="" type="radio"/>	_____
(d) Are there any existing or threatened legal actions affecting Property?	_____	<input checked="" type="radio"/>	_____
(e) Is there any system or item on Property which is leased or which has a fee associated with its use?	_____	<input checked="" type="radio"/>	_____
(f) Are there any private or undedicated roadways for which owner may have financial responsibility?	_____	<input checked="" type="radio"/>	_____
(g) If Property is served by well water, is the well on Property?	_____	<input checked="" type="radio"/>	_____
(h) Has the Property been enrolled in a Conservation Use Program? If yes, when was the Property enrolled? <u>April 1, 2018</u>	<input checked="" type="radio"/>	_____	_____
(i) Are there any other latent or hidden defects that have not otherwise been disclosed?	_____	<input checked="" type="radio"/>	_____
7. AGRICULTURAL DISCLOSURE:			
Is Property within, partially within, or adjacent to any property zoned or identified on an approved county land use plan as agricultural or forestry use?			
_____	_____	_____	<input checked="" type="radio"/>
<p>It is the policy of this state and this community to conserve, protect, and encourage the development and improvement of farm and forest land for the production of food, fiber, and other products, and also for its natural and environmental value. This notice is to inform prospective property owners or other persons or entities leasing or acquiring an interest in real property that property in which they are about to acquire an interest lies within, partially within, or adjacent to an area zoned, used, or identified for farm and forest activities and that farm and forest activities occur in the area. Such farm and forest activities may include intensive operations that cause discomfort and inconveniences that involve, but are not limited to, noises, odors, fumes, dust, smoke, insects, operations of machinery during any 24 hour period, storage and disposal of manure, and the application by spraying or otherwise of chemical fertilizers, soil amendments, herbicides, and pesticides. One or more of these inconveniences may occur as the result of farm or forest activities which are in conformance with existing laws and regulations and accepted customs and standards.</p>			
8. UTILITIES:			
Seller warrants that the following utilities serve Property. (The term "serve" shall mean: the indicated utilities and services are available and functional at the property line.) Check (✓) only those utilities below that are included in the sale of Property. [The utilities listed below that are not checked do not serve Property.]			
<input checked="" type="checkbox"/> Electricity	<input checked="" type="checkbox"/> Public Sewer		
<input checked="" type="checkbox"/> Natural Gas	<input checked="" type="checkbox"/> Public Water		
<input checked="" type="checkbox"/> Telephone	<input type="checkbox"/> Private/Well Water		
<input checked="" type="checkbox"/> Cable Television	<input type="checkbox"/> Shared Well Water		
<input checked="" type="checkbox"/> Garbage Collection	<input type="checkbox"/> Other _____		
9. ADDITIONAL EXPLANATIONS FOR ALL QUESTIONS ANSWERED "YES": [Explanations should reference the number of the question for which more detailed information is being provided.]			

Additional pages are or are not attached.

SELLER'S REPRESENTATION REGARDING SELLER'S LOT/LAND PROPERTY DISCLOSURE STATEMENT:

Seller represents that Seller has followed the Instructions to Seller in Completing This Disclosure Statement set forth in Paragraph A above and will follow the same in updating this Disclosure Statement as needed from time to time.

Seller: See Neal

Date: 5/18/2018

Seller: _____

Date: _____

Additional Signature Page (F149) is is not attached.

RECEIPT AND ACKNOWLEDGMENT BY BUYER:

Buyer acknowledges the receipt of this Seller's Lot/Land Property Disclosure Statement.

Buyer: _____

Date: _____

Buyer: _____

Date: _____

Additional Signature Page (F149) is is not attached.

Deed Book 14821 Pg 16
Filed and Recorded Dec-15-2010 04:02pm
2010-0163027
Real Estate Transfer Tax \$0.00

DEED ONLY - NO TITLE SEARCH

Return to:
Glen E. Stinson
35 Courthouse Square
Dallas, Georgia 30132

Jay C. Stephenson

Jay C. Stephenson
Clerk of Superior Court Cobb Cty. Ga.

QUIT CLAIM DEED

STATE OF GEORGIA
COUNTY OF Cobb

THIS INDENTURE, Made the 20th day of September, in the year TWO THOUSAND TEN, between

VARNER ENTERPRISES, L.L.L.P.

Of the County of Cobb, and the State of Georgia, as party or parties of the first part, hereinafter called Grantor, and

A SHORE THING TWO, L.L.C.

As party or parties of the second part, hereinafter called Grantee (the words "Grantor" and "Grantee" to include their respective heirs, successors and assigns where the context requires or permits).

WITNESSETH: That Grantor for and in consideration of the sum of ONE AND NO/100 DOLLARS (\$1.00) AND OTHER GOOD AND VALUABLE CONSIDERATION, cash in hand paid, the receipt of which is hereby acknowledged, has bargained, sold, and does by these presents bargain, sell, remise, release and forever quit-claim to Grantee all the right, title interest, claim or demand which the Grantor has or may have had in and to the following described real property, to wit:

SEE EXHIBIT "A" ATTACHED HERETO AND
MADE A PART HEREOF FOR A MORE COMPLETE
LEGAL DESCRIPTION

SUBJECT TO covenants, conditions, restrictions, reservations, limitations, easements, and agreements or record, if any; taxes and assessments; and to all applicable zoning ordinances and/or restrictions and prohibits imposed by governmental authorities.

TOGETHER With all the tenements, hereditaments, and appurtenances thereto belonging or in anywise appertaining.

TO HAVE AND TO HOLD the said described premises unto the Grantee, so that neither the said Grantor, nor any other person or persons claiming under Grantor shall at any time claim or demand any right, title or interest to the aforesaid described premises or its appurtenances.

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

Signed, sealed and delivered
In the presence of:

VARNER ENTERPRISES, L.L.L.P.

Kelly Berfield
UNOFFICIAL WITNESS

John M. Varner, Jr. (SEAL)
JOHN M. VARNER, JR., MANAGER

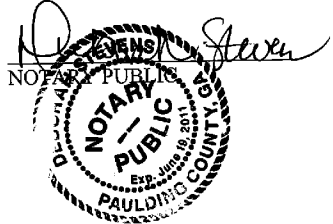


EXHIBIT "A"

All that tract or parcel of land lying and being in Land Lots 453 and 510 of the 19th District, 2nd Section, Cobb County, Georgia, and being 12.47 acres as shown on survey for Mason Varner, dated January 13, 1999, last revised January 14, 1999, prepared by Gaskins Surveying Co., John C. Gaskins, Georgia Registered Land Surveyor No. 2060, and being more particularly described as follows:

BEGINNING at the intersection of the southerly right of way of Macland Road (having a 100 foot right of way) with the easterly right of way of Florence Road (having a 60 foot right of way); thence running south 02 degrees 02 minutes 38 seconds west as measured along the easterly right of way of Florence Road for a distance of 1,002.87 feet to a point; thence running in a southwesterly direction as measured along the southeasterly right of way of Florence Road and following the curvature thereof, an arc distance of 216.66 feet (said arc being subtended by a chord bearing south 09 degrees 17 minutes 42 seconds west, a chord distance of 216.08 feet, and having a radius of 855.97 feet) to a point and corner at the intersection of the southeasterly right of way of Florence Road with the northwesterly right of way of Bullard Road (having a 50 foot right of way); thence running in a northeasterly direction as measured along the northwesterly right of way of Bullard Road the following courses and distances: north 46 degrees 05 minutes 31 seconds east for a distance of 161.37 feet to a point; along the arc of a curve, an arc distance of 216.06 feet (said arc being subtended by a chord bearing north 50 degrees 41 minutes 59 seconds east, a chord distance of 215.83 feet, and having a radius of 1,343.28 feet) to a point; north 55 degrees 18 minutes 28 seconds east for a distance of 204.65 feet to a point; along the arc of a curve, an arc distance of 170.02 feet (said arc being subtended by a chord bearing north 52 degrees 44 minutes 58 seconds east, a chord distance of 169.96 feet, and having a radius of 1,903.83 feet) to a point; north 50 degrees 11 minutes 28 seconds east for a distance of 187.66 feet to a point; along the arc of a curve, an arc distance of 96.49 feet (said arc being subtended by a chord bearing north 49 degrees 50 minutes 59 seconds east, a chord distance of 96.49 feet, and having a radius of 8,098.95 feet to a point and corner; thence running north 45 degrees 53 minutes 52 seconds west for a distance of 370.40 feet to a #4 rebar and corner; thence running north 07 degrees 47 minutes 23 seconds west for a distance of 301.49 feet to a point and corner; thence running north 80 degrees 51 minutes 56 seconds east for a distance of 60.00 feet to a point and corner; thence running north 01 degrees 13 minutes 56 seconds west for a distance of 7.97 feet to a point located on the southerly right of way of Macland Road; thence running south 88 degrees 57 minutes 32 seconds west as measured along the southerly right of way of Macland Road for a distance of 486.37 feet to the point of BEGINNING.