

CBD INVESTMENTS, LLC – REZONING TRACTS

TRACT 1

All that tract or parcel of land lying and being in Land Lots 71, 72, 73, 80, 81, and 82, 9th District, Hall County, Georgia, containing 268.84 acres, according to a survey for CBD Investments, LLC and First American Title Insurance Company, prepared by Chastain and Associates, Georgia Registered Land Surveyors, dated August 3, 2015 and more particularly described as follows:

BEGINNING at a 5/8" rebar set at the intersection of the southeasterly right of way of Georgia Highway 365/US Highway 23 and the southwesterly right of way of Athens Street; thence along the right of way of Athens Street South 26°19'06" East 952.66' to an iron pin; thence leaving said right of way South 59°02'36" West 31.55' to a 3/8" rebar found; thence South 29°11'33" East 585.53' to a 1/2" rebar on the southwesterly right of way of Athens Street; thence along said right of way South 26°09'44" East 545.14' to a point; thence an arc distance of 63.01', said arc being subtended by a chord bearing South 27°44'45" East 63.01' and having a radius of 1,140'; thence South 29°19'46" East 115.08'; thence an arc distance of 122.37', said arc being subtended by a chord bearing South 30°42'35" East 122.36', and having a radius of 2,540.00' to a point; thence leaving said right of way South 60°50'59" West 623.50' to a 3/8" rebar found; thence South 29°10'04" East 1,103.12' to a 5/8" rebar set; thence North 60°50'51" East 549.84' to a 5/8" rebar set; thence South 29°08'11" East 624.24' to a 3/4" open top pin found at rocks; thence South 31°15'22" East 524.82' to a 2" flat iron found at rock; thence South 66°38'56" West 175.26' to a 2" spindle found; thence North 13°40'49" West 359.03' to a 3/8" rebar found; thence South 76°18'29" West 582.54' to a 2" iron bar found; thence South 13°34'08" East 210.70' to a 3/4" open top pin found; thence South 13°40'24" East 551.65' to a point on the North right of way of Burton Road, said road having a 40' right of way; thence along said right of way an arc distance of 21.64', said arc being subtended by a chord bearing North 55°27'31" West 21.63' and having a radius of 480'; thence North 54°10'03" West 103.99'; thence an arc distance of 192.47', said arc being subtended by a chord bearing North 73°10'49" West 188.95' and having a radius of 290.00'; thence South 87°48'25" West 68.11' to a point; thence an arc distance of 228.15', said arc being subtended by a chord bearing North 86°52'45" West 227.83' and having a radius of 1,230.00'; thence North 81°33'55" West 152.31' to a point; thence an arc distance of 33.61', said arc being subtended by a chord bearing North 82°30'33" West 33.61' and having a radius of 1,020.00"; thence North 83°27'12" West 263.50'; thence an arc distance of 44.58', said arc being subtended by a chord bearing North 84°27'32" West 44.58' and having a radius of 1,270.00"; thence North 85°27'53" West 203.63' to a point; thence an arc distance of 211.39', said arc being subtended by a chord bearing North 88°47'3 I II West 211.27' and having a radius of 1,820.00'; thence South 87°52'50" West 202.95' to a point; thence an arc distance of 114.34', said arc being subtended by a chord bearing South 88°58'47" West 114.34' and having a radius of 2,980.00'; thence

North 89°55'16" West 223.61' to a point; thence an arc distance of 220.11', said arc being subtended by a chord bearing North 75°15'25" West 217.71' and having a radius of 430.00'; thence an arc distance of 201.28', said arc being subtended by a chord bearing North 54°31'55" West 200.90' and having a radius of 951.37'; thence North 48°28'15" West 173.26' to a point; thence an arc distance of 66.56', said arc being subtended by a chord bearing North 50°20'25" West 66.55' and having a radius of 1,020.00'; thence North 52°12'34" West 65.72'; thence an arc distance of 277.38', said arc being subtended by a chord bearing North 66°09'02" West 274.65' and having a radius of 570.00'; thence North 80°05'29" West 37.48' to a point; thence an arc distance of 120.01', said arc being subtended by a chord bearing North 83°38'08" West 119.93' and having a radius of 970.00'; thence North 87°10'47" West 69.28' to a point on the East right of way of Georgia Highway 52; thence along said right of way an arc distance of 364.34', said arc being subtended by a chord bearing North 48°34'08" West 362.77' and having a radius of 1,135.00'; thence North 57°45'53" West 599.51'; thence North 35°58'02" West 105.96' to a point, thence an arc distance of 194.80', said arc being subtended by a chord bearing North 55°19'48" West 194.76' and having a radius of 2,789.79'; thence North 25°25'16" West 109.62'; thence an arc distance of 287.14', said arc being subtended by a chord bearing North 48°28'08" West 287.00' and having a radius of 2,739.79'; thence North 59°07'51" West 99.23'; thence an arc distance of 66.30', said arc being subtended by a chord bearing North 41°55'34" West 66.29' and having a radius of 2,764.79'; thence North 41°59'59" West 29.76' to a 1/2" rebar found; thence leaving said right of way North 54°09'58" East 344.66' to a 1/2" rebar found; thence North 41°52'24" West 337.58' to a 1/2" rebar found on the South right of way of Georgia Highway 365/US Highway 23; thence along said right of way North 54°11'50" East 809.46' to a point; thence an arc distance of 716.97', said arc being subtended by a chord bearing North 52°26'35" East 716.86' and having a radius of 11,709.16'; thence North 50°41'20" East 589.05' to a point; thence North 64°33'36" East 103.17' to a concrete right of way monument found; thence North 50°41'33" East 300.42' to a point; thence North 36°50'17" East 102.70' to a concrete right of way monument found; thence North 50°37'59" East 599.40' to a concrete right of way monument found; thence North 24°22'01" East 111.82' to a concrete right of way monument found; thence North 50°37'08" East 406.60' to a 5/8" rebar set located at the TRUE POINT OF BEGINNING.

LESS & EXCEPT:

Those portions of the parcel that are located within the City of Lula city limits being approximately 4.79 acres.

LESS & EXCEPT:

All that tract of land lying and being in Land Lots 80 and 81 of the 9th District, Hall County, Georgia as described in a Limited Warranty Deed dated February 20, 2017 between CBD Investments, LLC and Golden Eagle Partners, LLC and recorded at Deed Book 7854, Pages 595 – 597, and containing 13.342 acres +/-.

TRACT 2

All that tract or parcel of land lying and being in Land Lot 72, 9th District, Hall County, Georgia, containing 0.21 acres, according to a survey for CWT Farms, Inc. prepared by Farley-Collins Associates, Georgia Registered Land Surveyors, dated June 19, 1989, and more particularly described according to said survey as follows:

BEGINNING at an iron pin located at the Land Lot comers common to Land Lots 64, 65, 72, and 73; thence South 63° 37' 51" West 2,565.41 feet to a 3/8 inch iron pin found at a 16 inch white oak, said pin being located at the TRUE POINT OF BEGINNING; thence South 24° 38' 39" East 585.61 feet to an iron pin set on the west right-of-way of Athens Street; thence along the right-of-way of Athens Street North 21° 34' 18" West 587.4 feet to a 3/8 inch iron pin set; thence leaving said right-of-way South 63° 37' 51" West 31.50 feet to an iron pin, said pin located at the TRUE POINT OF BEGINNING.

TRACT 3

All that tract or parcel of land lying and being in Land Lot 72 and Land Lot 71 of the 9th Land District of Hall County, Georgia and being partially within the City of Lula, Georgia and being 5.89 acres on the western side of Athens Street as more particularly described in a plat for C.W.T. Farms, Inc., prepared by Farley Collins Associates, which plat is recorded in Plat Book 139, Pages 80p81, Hall County, Georgia Plat Records. Said plat is incorporated herein by reference for a more complete description of said property.

LESS & EXCEPT:

Those portions of the parcel that are located within the City of Lula city limits being approximately 1.64 acres.

TRACT 4

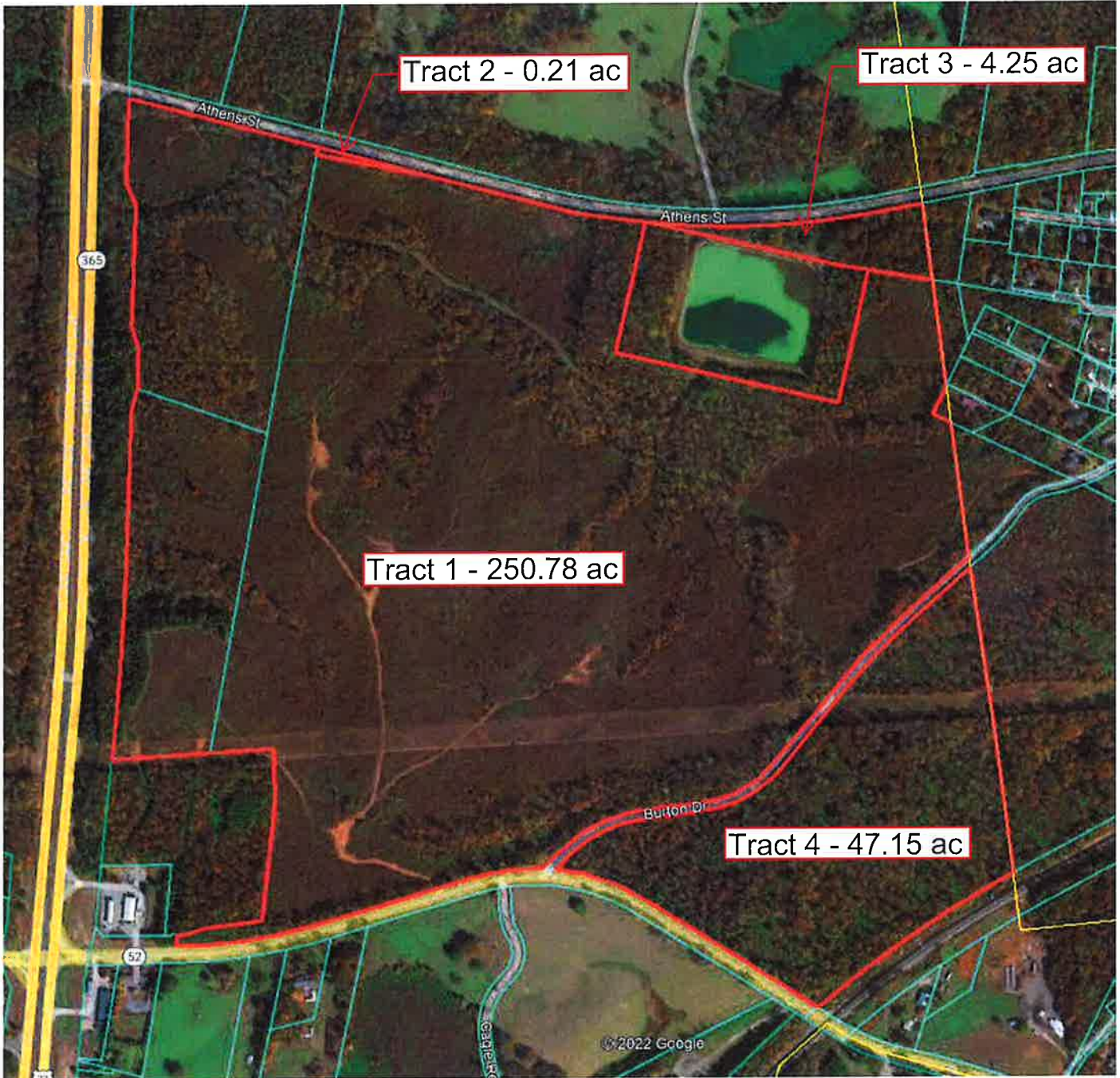
All that tract or parcel of land lying partly in Land Lot 81 and partly in Land Lot 82 of the 9th District of Hall County, Georgia, consisting of 77.873 acres as shown by plat of survey of October 15, 1982 by Henry Bailey, Georgia Registered Surveyor #1588, which plat is entitled "Survey for Dr. Rafe Banks, Jr., Mrs. Lydia B. McCrary and Mrs. Lelia B. Burwell, Land Lots 71, 81 and 82 - 9th Land District, described by metes and bounds as follows:

BEGINNING at an iron pin comer where the right of way of Southern Railway Company intersects with the Eastern boundary of the right of way of State Route 52 and running thence along the Eastern boundary of the right of way of State Route 52 North 07 degrees 55 minutes 10 seconds West 966.45 feet to an iron pin; thence continuing along said right of way of State Route 52 on a radius of 1000.58, 475.35 feet on an arc of 479.93 feet to an iron pin comer at the junction of Burton Road; thence South 83 degrees 10 minutes 03 seconds East along Burton Road 158.44 feet to a point; thence South along Burton Road 65 degrees 39 minutes 07 seconds East 324.14 feet on a radius of 528.50 and an arc distance of 329.25 to a point; thence South 48 degrees 08 minutes 10

seconds East 324.87 feet to a point; thence South 69 degrees 27 minutes 27 seconds East a radius of 581.50 and an arc of 432.78 a distance of 422.86 feet to a point; thence North 89 degrees 13 minutes 17 seconds East 556.13 feet to a point; thence South 86 degrees 21 minutes 44 seconds East on a radius of 2,378.50 an arc distance of 366.69 feet a distance of 366.33 feet to a point; thence South 81 degrees 56 minutes 44 seconds East 516.39 feet; thence South 86 degrees 49 minutes 42 seconds East on a radius of 1107.50 and an arc of 188.77 a distance of 188.54 feet to a point; thence North 88 degrees 17 minutes 19 seconds East 79.58 feet; thence South 72 degrees 45 minutes 52 seconds East 156.82 feet on a radius of 241.50 and an arc distance of 159.72 to a point; thence South 53 degrees 49 minutes East 176.52 feet to an iron pin corner; thence leaving Burton Road, also known as McCloud Street and running South 13 degrees 06 minutes 26 seconds East 587.07 feet to a rock corner at a fence between the property of Louallen and the property hereby conveyed; thence South along said fence South 57 degrees 11 minutes 45 seconds West 369.74 feet to an iron pin; thence South 30 degrees 28 minutes 22 seconds East 63.81 feet to an iron pin corner; thence South 57 degrees 53 minutes 31 seconds West 170.97 feet to an iron pin on the right-of-way boundary of Old Highway 23; thence following the right-of-way boundary of Old Highway 23 the following courses and distances: North 85 degrees 10 minutes 54 seconds West on a radius of 725.76 in an arc distance of 222.73 a distance of 221.85 feet to an iron pin, South 86 degrees 01 minute 37 seconds West 60.43 feet, thence South 56 degrees 34 minutes 23 seconds West on a radius of 499.17 and an arc of 513.21 a distance of 490.90 feet to a point, thence South 27 degrees 07 minutes 10 seconds West 41.48 feet to an iron pin on the right-of-way of Southern Railway Company; thence along the right-of-way of Southern Railway Company north 67 degrees 58 minutes 53 seconds West 584.36 to an iron pin; thence North 74 degrees 13 minutes 20 seconds West on a radius of 5942.42 in an arc distance of 1294.57 a distance of 1292.01 feet to the Point of Beginning. (Plat recorded in Plat Book 91, Page 56).

LESS & EXCEPT:

Those portions of the parcel that are located within the City of Lula city limits being approximately 30.72 acres.



Legal Description Tracts