



TO: John McDonough, City Manager

FROM: Wendell Willard, City Attorney

DATE: October 30, 2013, for Submission onto the Agenda of the November 12 City Council Meeting

ITEM: Consideration and Approval of Land Exchange for property located at the Cox Communications Campus at 6305 Peachtree Dunwoody Road, Land Lot 18, 17th District as a right-of-way donation of 0.035 acres for an exchange of 0.035 acres on same parcel of land

Assistant City Attorney's Recommendation:

The City Attorney recommends that the Mayor and Council consider and approve the exchange of 0.035 acres of right-of-way adjacent to Cox's property along Central Park Drive located at the Cox Communications Campus, 6305 Peachtree Dunwoody Road, in Land Lot 18 of the 17th District in Fulton County Georgia. In exchange, Cox agrees to donate 0.035 acres of land along Central Park Drive located at the Cox Communications Campus, 6305 Peachtree Dunwoody Road.

Background:

Cox Communications is in the process of major site redevelopment at their complex in Sandy Springs, located at 6305 Peachtree Dunwoody Road. As part of said development Cox is improving the ingress and egress along Central Park Drive, which runs through the Cox Communications Campus. In order to facilitate more uniform and cleaner right-of-way designations, Cox has requested a land swap. Cox would donate 0.035 acres to the City, and the City would exchange 0.035 acres along the same right-of-way. Public Works has reviewed the exchange and agrees that it is in the best interest of the City.

Discussion:

Cox has reached out to the City in good faith to seek an equivalent land exchange along the Cox Communications Campus's frontage along Central Park Drive. Cox seeks to donate 0.035 acres along Central park Drive in exchange for the City exchanging 0.035 acres along Central Park Drive. The attachments hereto depict the slivers of rights-of way to be exchanged. The lands to be donated and exchanged are comprised of six (6) different small parcels, as contemplated in the Landswap Exhibit and memorialized in four (4) Quitclaim Deeds.

Alternatives:

The Mayor and Council could elect to reject the request for land exchange.

Financial Impact:

The lands being exchanged by Cox and the City are equivalent (0.035 acres, each), and are adjacent and contiguous along Central Park Drive. The right-of-way swap will allow Cox to continue developing the site and support economic development within the City.

Attachments:

- I. Resolution
- II. Exhibits
 - Aerial Map
 - Landswap Exhibit, showing all lands to be exchanged
 - Revised Site Plan for entire Cox Communications Campus
 - Four (4) Quitclaim Deeds to complete land exchanges

RESOLUTION NO. _____

STATE OF GEORGIA
COUNTY FULTON

**A RESOLUTION TO ACCEPT THE EXCHANGE OF CERTAIN RIGHT-OF-WAY ON
PROPERTY LOCATED IN LAND LOT 18 OF THE 17TH DISTRICT, IN THE CITY OF
SANDY SPRINGS, FULTON COUNTY, GEORGIA**

WHEREAS, the City has certain lands for rights-of-way along Central Park Drive; and

WHEREAS, the Cox Communications Campus adjacent to Central Park Drive is undergoing site redevelopment; and

WHEREAS, both the City and Cox desire to improve the ingress and egress along Central Park Drive by providing a more uniform and cleaner right-of-way designations; and

WHEREAS, to facilitate said improvements Cox has proposed an equivalent land exchange; and

WHEREAS, the Mayor and Council has considered the land exchange and determined that it is in the City's best interest.

**NOW THEREFORE, BE IT RESOLVED BY THE MAYOR AND CITY COUNCIL OF
THE CITY OF SANDY SPRINGS, GEORGIA:**

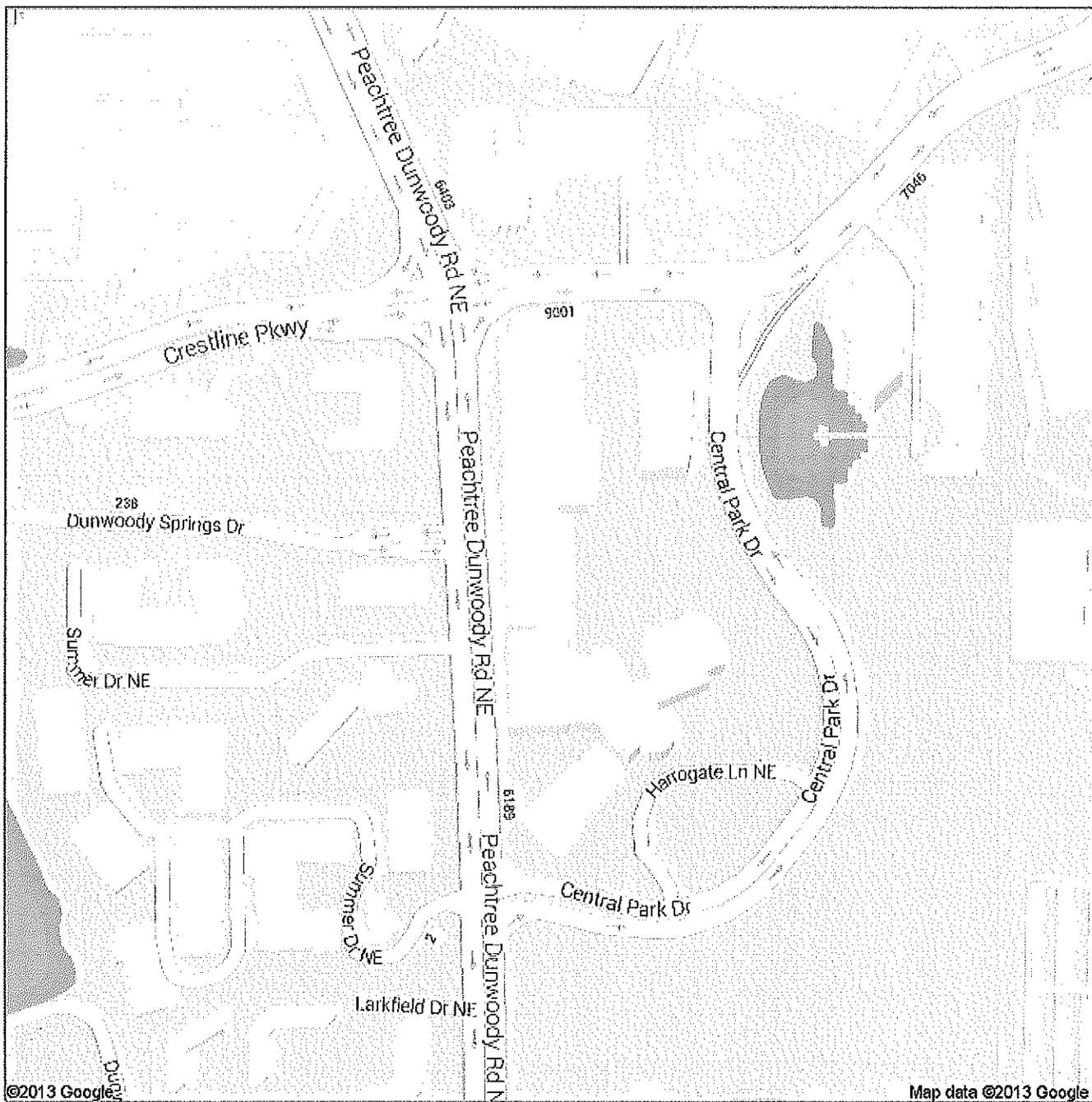
That the City of Sandy Springs Mayor and City Council approve the land exchange located along Central Park Drive, in Land Lot 18 of the 17th District, accepting the donation of 0.035 acres and exchanging 0.035 acres as set forth in the exhibits attached to the memo accompanying this Resolution, and authorize the City Manager to sign and execute all documents required to facilitate this land exchange upon their review by the City Attorney.

SO RESOLVED AND APPROVED this _____ day of _____, 2013.

Eva Galambos, Mayor

Attest:

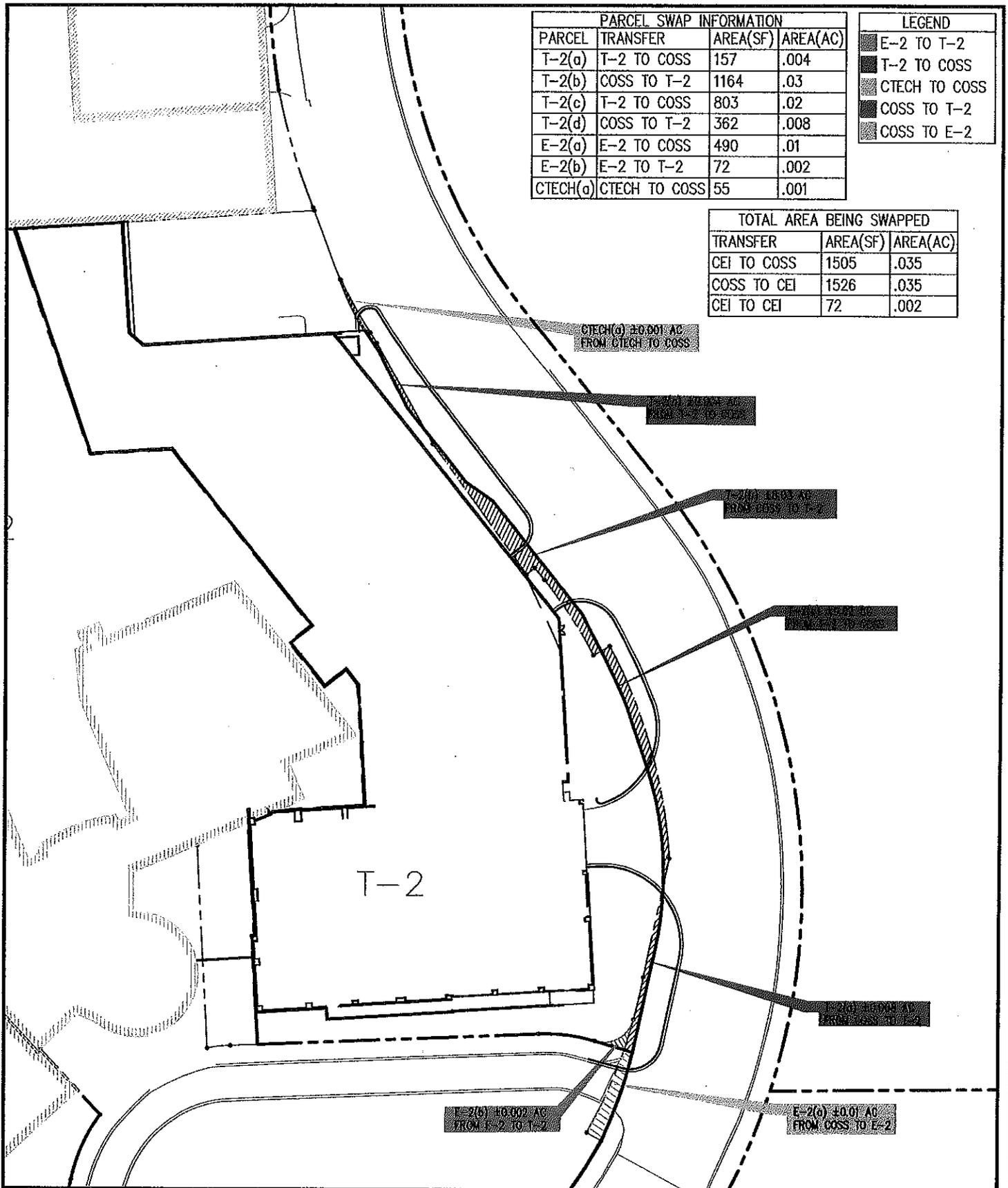
Michael Casey, City Clerk
(Seal)



PARCEL SWAP INFORMATION			
PARCEL	TRANSFER	AREA(SF)	AREA(AC)
T-2(a)	T-2 TO COSS	157	.004
T-2(b)	COSS TO T-2	1164	.03
T-2(c)	T-2 TO COSS	803	.02
T-2(d)	COSS TO T-2	362	.008
E-2(a)	E-2 TO COSS	490	.01
E-2(b)	E-2 TO T-2	72	.002
CTECH(a)	CTECH TO COSS	55	.001

LEGEND	
	E-2 TO T-2
	T-2 TO COSS
	CTECH TO COSS
	COSS TO T-2
	COSS TO E-2

TOTAL AREA BEING SWAPPED		
TRANSFER	AREA(SF)	AREA(AC)
CEI TO COSS	1505	.035
COSS TO CEI	1526	.035
CEI TO CEI	72	.002



**CCI CORPORATE HEADQUARTERS
NORMALIZING OF RIGHT-OF-WAY**

PREPARED FOR
JMC-T2, LLC
6205 PEACHTREE DUNWOODY ROAD
ATLANTA, GA 30328

LANDSWAP EXHIBIT

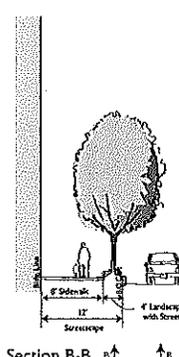
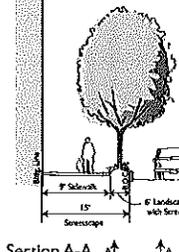
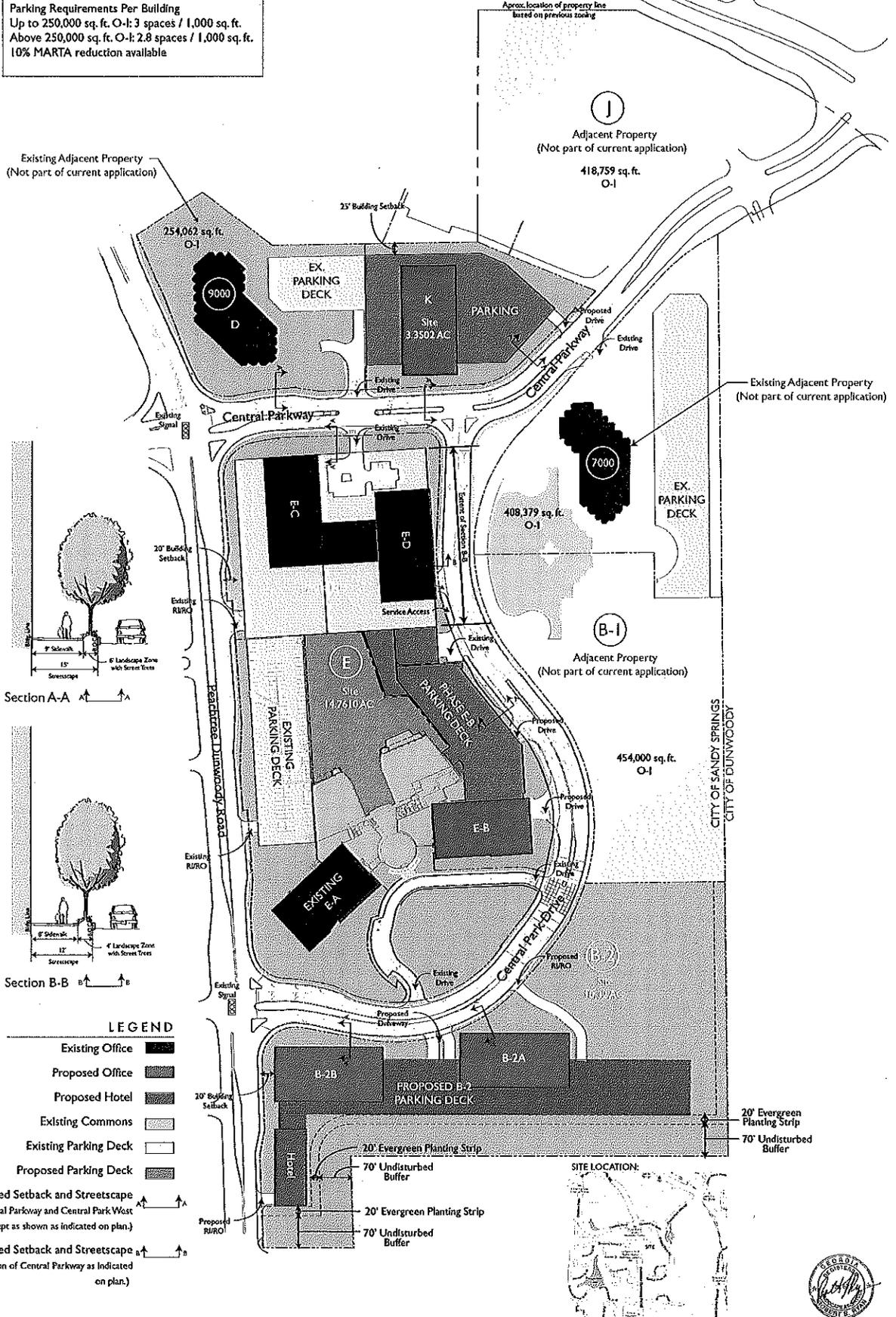
**LOWE
ENGINEERS**
SIX CONCOURSE PARKWAY, SUITE 1000, ATLANTA, GA 30328
PHONE 770.857.8400 FAX 770.857.8401

SHEET:
EXHIBIT A
PROJECT NO.
12-0058
SCALE:
1"=80'
DATE:
08/20/2013

Z88-32

REVISED SITE PLAN

Parking Requirements Per Building
 Up to 250,000 sq. ft. O-I: 3 spaces / 1,000 sq. ft.
 Above 250,000 sq. ft. O-I: 2.8 spaces / 1,000 sq. ft.
 10% MARTA reduction available



- LEGEND**
- Existing Office [Symbol]
 - Proposed Office [Symbol]
 - Proposed Hotel [Symbol]
 - Existing Commons [Symbol]
 - Existing Parking Deck [Symbol]
 - Proposed Parking Deck [Symbol]
 - Proposed Setback and Streetscape (For Central Parkway and Central Park West except as shown as indicated on plan.) [Symbol]
 - Proposed Setback and Streetscape (For portion of Central Parkway as indicated on plan.) [Symbol]



STATE OF GEORGIA

COUNTY OF FULTON

TAX PARCEL NO.: Portion of 17-0018-0009-017-9

QUITCLAIM DEED

THIS QUITCLAIM DEED, made this ____ day of _____, 2013, between the CTECH HOLDINGS, LLC, hereinafter called Grantor, and CITY OF SANDY SPRINGS, a municipal corporation of the State of Georgia, hereinafter called Grantee (the words "Grantor" and "Grantee" to include their respective heirs, legal representatives, successors, and assigns where the context requires or permits, whether voluntary or by act of parties, or involuntary by operation of law);

WITNESSETH:

That, Grantor, for and in consideration of the sum of ONE DOLLAR (\$1.00) and other good and valuable consideration in hand paid at and before the sealing and delivery of these presents, the receipt and sufficiency of which, by these presents does hereby remise, convey and forever QUITCLAIM unto the said Grantee:

All of Grantor's right, title, and interest, if any, in and to that certain tract or parcel of land lying and being in Land Lot 18 of the 17th District of Fulton County, Georgia and being furthermore described on Exhibit A attached hereto and incorporated herein.

TOGETHER WITH all of Grantor's right, title and interest, if any, in all rights, members, easements, rights-of way, strips and gores of land, streets, ways, alleys, passages, and appurtenances in any way belonging, relating, or appertaining to the Property.

TO HAVE AND TO HOLD the said described premises to Grantee, so that neither Grantor nor any person or persons claiming under Grantor shall, at any time, by any means or ways, have, claim or demand any right or title to said premises or appurtenances, or any rights thereof.

SIGNATURES ON FOLLOWING PAGE

IN WITNESS WHEREOF, Grantor has signed and sealed this Quitclaim Deed as of the day, month, and year first above written.

Signed, sealed and delivered
in the presence of:

CTECH HOLDINGS, LLC,
a Delaware limited liability company

Unofficial Witness

By: _____ (SEAL)

Notary Public

Name: _____

Title: _____

My Commission Expires

[SEAL]

[NOTARY SEAL]

Exhibit A

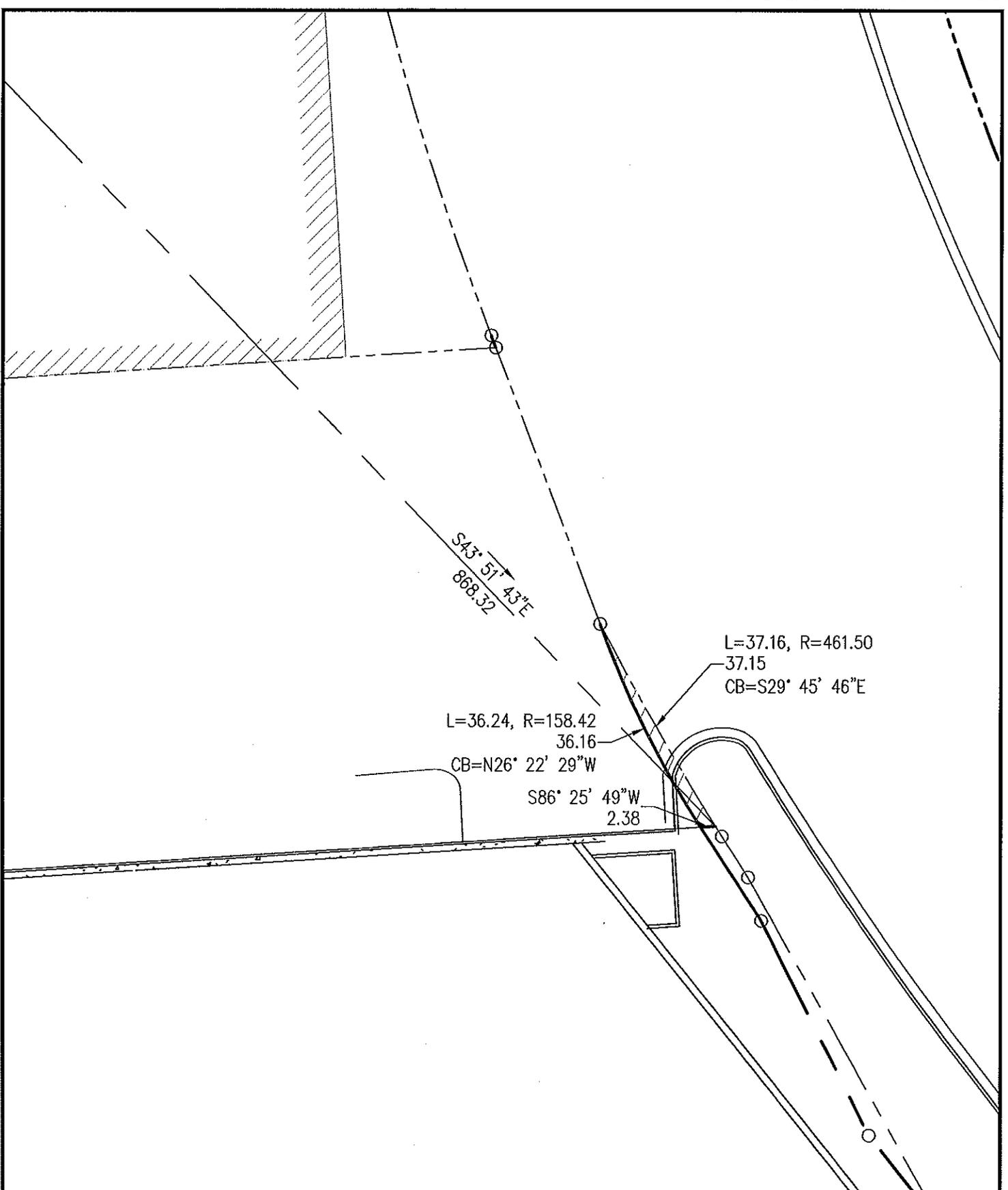
Legal Description of CTECH(a)

All that tract or parcel of land lying in Land Lot 18 of the 17th District, Fulton County, Georgia and being more particularly described as follows:

COMMENCE at MARTA Monument 410-4, located at the northeast corner of the intersection of Peachtree-Dunwoody Road and Central Parkway (having a variable width Right-of-Way);
thence run South 43 degrees 51 minutes 43 seconds East, a distance of 868.32 feet to a point, located on the westerly Right-of-way of Central Park Drive (having a variable width Right-of-Way), said point being the TRUE POINT OF BEGINNING.

Thence leave the said southerly Right-of-Way of Central Park Drive and run South 86 degrees 25 minutes 49 seconds West for a distance of 2.38 feet to a point;
thence run along a curve to the right, and an arc distance of 36.24 feet (said curve having a radius of 158.42 feet, being subtended by a chord bearing North 26 degrees 22 minutes 29 seconds West, a chord distance of 36.16 feet) to a point, said point also being on the westerly Right-of-Way of Central Park Drive (having a variable width Right-of-Way);
thence run along and coincident with the said westerly Right-of-Way line of Central Park Drive along the following courses and distances; run along a curve to the left, and an arc distance of 37.16 feet (said curve having a radius of 461.50 feet, being subtended by a chord bearing South 29 degrees 45 minutes 46 seconds East, a chord distance of 37.15 feet) to a point, said point also being the TRUE POINT OF BEGINNING.

Said tract contains 0.001 acres



**CCI CORPORATE HEADQUARTERS
NORMALIZING OF RIGHT-OF-WAY**

PREPARED FOR
JMC-T2, LLC
6206 PEACHTREE DUNWOODY ROAD
ATLANTA, GA 30328

PARCEL CTECH(a)

**LOWE
ENGINEERS**
500 CONCOURSE PARKWAY, SUITE 1000, ATLANTA, GA 30328
PHONE 770.657.8400 FAX 770.657.8401

SHEET:	EXHIBIT A
PROJECT NO.	12-0058
SCALE	1"=80'
DATE	10/21/2013

STATE OF GEORGIA

COUNTY OF FULTON

TAX PARCEL NO.: Portion of 17-0018-0009-018-7

QUITCLAIM DEED

THIS QUITCLAIM DEED, made this ____ day of _____, 2013, between the JMC T-2, LLC, hereinafter called Grantor, and CITY OF SANDY SPRINGS, a municipal corporation of the State of Georgia, hereinafter called Grantee (the words "Grantor" and "Grantee" to include their respective heirs, legal representatives, successors, and assigns where the context requires or permits, whether voluntary or by act of parties, or involuntary by operation of law);

WITNESSETH:

That, Grantor, for and in consideration of the sum of ONE DOLLAR (\$1.00) and other good and valuable consideration in hand paid at and before the sealing and delivery of these presents, the receipt and sufficiency of which, by these presents does hereby remise, convey and forever QUITCLAIM unto the said Grantee:

All of Grantor's right, title, and interest, if any, in and to that certain tract or parcel of land lying and being in Land Lot 18 of the 17th District of Fulton County, Georgia and being furthermore described on Exhibit A attached hereto and incorporated herein.

TOGETHER WITH all of Grantor's right, title and interest, if any, in all rights, members, easements, rights-of way, strips and gores of land, streets, ways, alleys, passages, and appurtenances in any way belonging, relating, or appertaining to the Property.

TO HAVE AND TO HOLD the said described premises to Grantee, so that neither Grantor nor any person or persons claiming under Grantor shall, at any time, by any means or ways, have, claim or demand any right or title to said premises or appurtenances, or any rights thereof.

SIGNATURES ON FOLLOWING PAGE

IN WITNESS WHEREOF, Grantor has signed and sealed this Quitclaim Deed as of the day, month, and year first above written.

Signed, sealed and delivered
in the presence of:

JMC T-2, LLC,
a Delaware limited liability company

Unofficial Witness

By: _____(SEAL)

Notary Public

Name: _____

Title: _____

My Commission Expires

[SEAL]

[NOTARY SEAL]

Exhibit A

Legal Description of T2(a)

All that tract or parcel of land lying in Land Lot 18 of the 17th District, Fulton County, Georgia and being more particularly described as follows:

COMMENCE at MARTA Monument 410-4, located at the northeast corner of the intersection of Peachtree-Dunwoody Road and Central Parkway (having a variable width Right-of-Way);
thence run South 43 degrees 51 minutes 43 seconds East, a distance of 868.32 feet to a point located on the westerly Right-of-way of Central Park Drive (having a variable width Right-of-Way), said point being the TRUE POINT OF BEGINNING.

Thence run along and coincident with the said westerly Right-of-Way line of Central Park Drive along the following courses and distances; run along a curve to the left, and an arc distance of 1.92 feet (said curve having a radius of 461.50 feet, being subtended by a chord bearing South 32 degrees 11 minutes 19 seconds East, a chord distance of 1.92 feet) to a point;
thence along a curve to the left, and an arc distance of 7.78 feet (said curve having a radius of 461.50 feet, being subtended by a chord bearing South 32 degrees 47 minutes 26 seconds East, a chord distance of 7.78 feet) to a point;
thence run South 29 degrees 20 minutes 54 seconds East for a distance of 64.86 feet to a point;
thence leave the said westerly Right-of-Way of Central Park Drive and thence run North 38 degrees 45 minutes 32 seconds West for a distance of 19.69 feet to a point;
thence run North 26 degrees 52 minutes 42 seconds West for a distance of 38.42 feet to a point;
thence run North 33 degrees 01 minutes 39 seconds West for a distance of 17.81 feet to a point;
thence run North 86 degrees 25 minutes 49 seconds East for a distance of 2.38 feet to a point located on the westerly Right-of-way of Central Park Drive (having a variable width Right-of-Way), said point being the TRUE POINT OF BEGINNING.

Said tract contains 0.004 acres

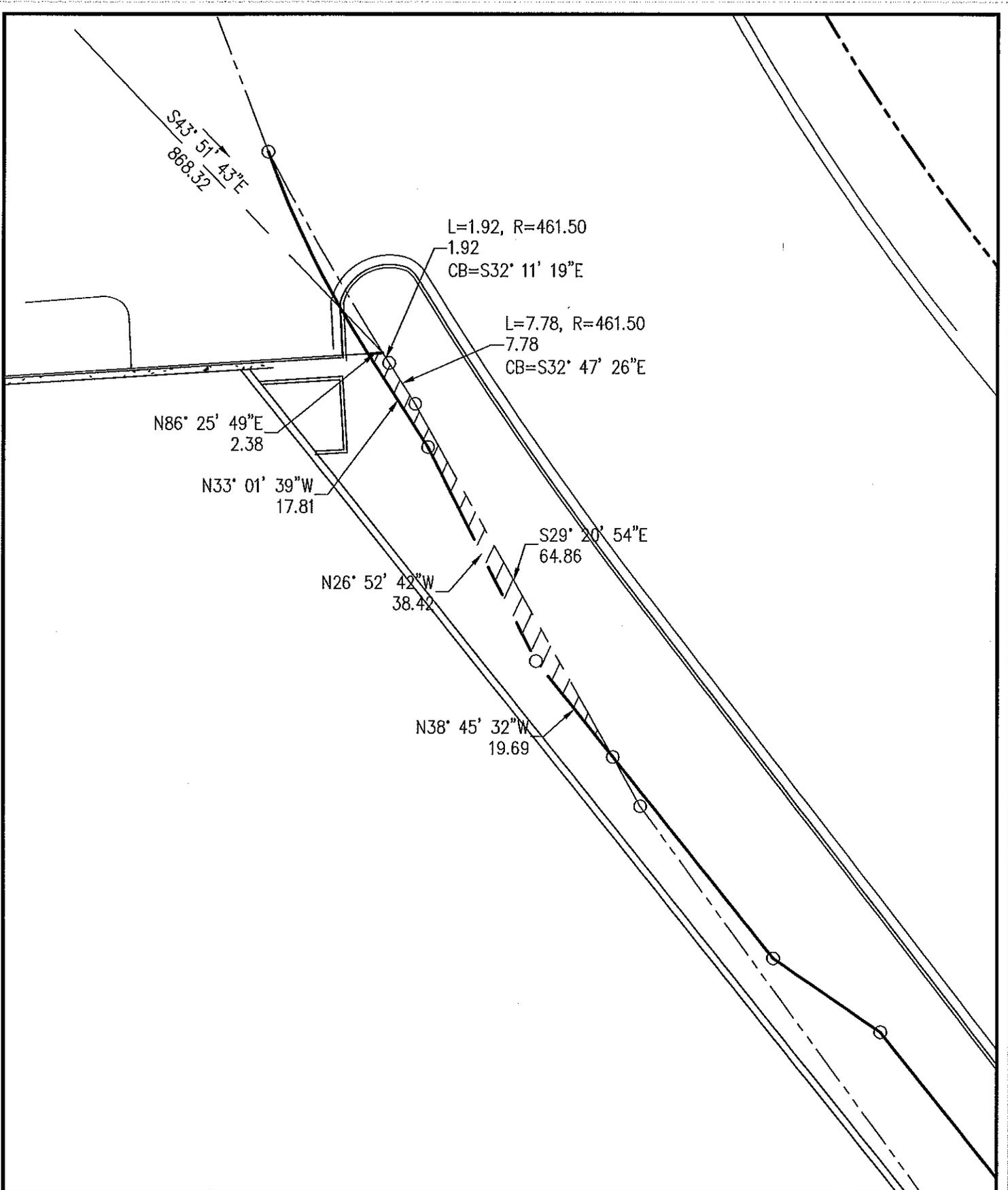
Legal Description of T2(c)

All that tract or parcel of land lying in Land Lot 18 of the 17th District, Fulton County, Georgia and being more particularly described as follows:

COMMENCE at MARTA Monument 410-4, located at the northeast corner of the intersection of Peachtree-Dunwoody Road and Central Parkway (having a variable width Right-of-Way);
thence run South 39 degrees 36 minutes 43 seconds East, a distance of 1249.31 feet to a point located on the westerly Right-of-way of Central Park Drive (having a variable width Right-of-Way), said point being the TRUE POINT OF BEGINNING.

Thence run along and coincident with the said westerly Right-of-Way line of Central Park Drive along the following courses and distances; run South 12 degrees 04 minutes 29 seconds West for a distance of 17.71 feet to a point; thence run North 38 degrees 53 minutes 07 seconds West for a distance of 9.79 feet to a point;
thence leave the said westerly Right-of-Way of Central Park Drive and run along a curve to the left, and an arc distance of 76.52 feet (said curve having a radius of 220.00 feet, being subtended by a chord bearing North 08 degrees 18 minutes 22 seconds West, a chord distance of 76.14 feet) to a point;
thence run North 18 degrees 55 minutes 19 seconds West for a distance of 39.45 feet to a point,
thence run along a curve to the left, and an arc distance of 35.62 feet (said curve having a radius of 331.12 feet, being subtended by a chord bearing North 24 degrees 33 minutes 57 seconds West, a chord distance of 35.61 feet) to a point;
thence run North 27 degrees 55 minutes 07 seconds West for a distance of 5.04 feet to a point located on the westerly Right-of-way of Central Park Drive (having a variable width Right-of-Way),
thence run along and coincident with the said westerly Right-of-Way line of Central Park Drive along the following courses and distances;
run North 61 degrees 33 minutes 04 seconds East for a distance of 6.46 feet to a point,
thence run along a curve to the right, and an arc distance of 141.85 feet (said curve having a radius of 328.35 feet, being subtended by a chord bearing South 16 degrees 04 minutes 40 seconds East, a chord distance of 140.75 feet) to a point, said point being the TRUE POINT OF BEGINNING.

Said tract contains 0.02 acres



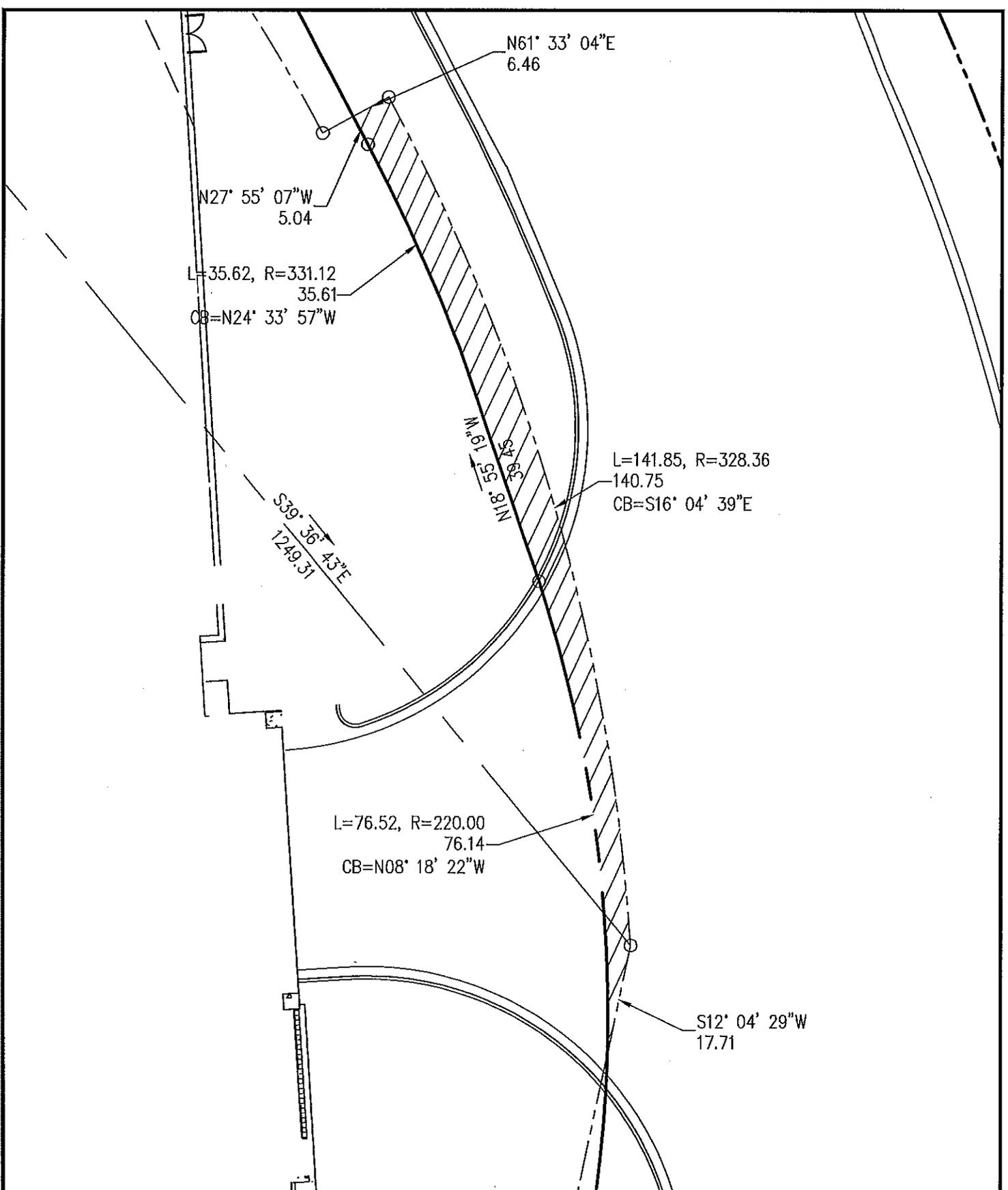
**CCI CORPORATE HEADQUARTERS
NORMALIZING OF RIGHT-OF-WAY**

PREPARED FOR
JMC-T2, LLC
6205 PEACHTREE DUNWOODY ROAD
ATLANTA, GA 30328

PARCEL T-2(a)

**LOWE
ENGINEERS**
56 CONOURSE PARKWAY, SUITE 1000, ATLANTA, GA 30328
PHONE 770.857.8400 FAX 770.857.8401

SHEET:	EXHIBIT A
PROJECT NO.	12-0058
SCALE:	1"=20'
DATE:	10/21/2013



**CCI CORPORATE HEADQUARTERS
NORMALIZING OF RIGHT-OF-WAY**

PREPARED FOR
JMC-T2, LLC
6205 PEACHTREE DUNWOODY ROAD
ATLANTA, GA 30328

PARCEL T-2(c)

**LOWE
ENGINEERS**
56 CONOURSE PARKWAY, SUITE 1000, ATLANTA, GA 30328
PHONE 770.857.8400 FAX 770.857.8401

SHEET:	EXHIBIT A
PROJECT NO.	12-0058
SCALE:	1"=20'
DATE:	10/21/2013

STATE OF GEORGIA

COUNTY OF FULTON

TAX PARCEL NO.: Portion of 17-0018-0009-018-7

QUITCLAIM DEED

THIS QUITCLAIM DEED, made this ____ day of _____, 2013, between the CITY OF SANDY SPRINGS, a municipal corporation of the State of Georgia, hereinafter called Grantor, and JMC T-2, LLC, hereinafter called Grantee (the words "Grantor" and "Grantee" to include their respective heirs, legal representatives, successors, and assigns where the context requires or permits, whether voluntary or by act of parties, or involuntary by operation of law);

WITNESSETH:

That, Grantor, for and in consideration of the sum of ONE DOLLAR (\$1.00) and other good and valuable consideration in hand paid at and before the sealing and delivery of these presents, the receipt and sufficiency of which, by these presents does hereby remise, convey and forever QUITCLAIM unto the said Grantee:

All of Grantor's right, title, and interest, if any, in and to that certain tract or parcel of land lying and being in Land Lot 18 of the 17th District of Fulton County, Georgia and being furthermore described on Exhibit A attached hereto and incorporated herein.

TOGETHER WITH all of Grantor's right, title and interest, if any, in all rights, members, easements, rights-of way, strips and gores of land, streets, ways, alleys, passages, and appurtenances in any way belonging, relating, or appertaining to the Property.

TO HAVE AND TO HOLD the said described premises to Grantee, so that neither Grantor nor any person or persons claiming under Grantor shall, at any time, by any means or ways, have, claim or demand any right or title to said premises or appurtenances, or any rights thereof.

SIGNATURES ON FOLLOWING PAGE

IN WITNESS WHEREOF, Grantor has signed and sealed this Quitclaim Deed as of the day, month, and year first above written.

Signed, sealed and delivered
in the presence of:

CITY OF SANDY SPRINGS,
a Georgia municipal corporation

Unofficial Witness

By: _____ (SEAL)

Notary Public

Name: _____

Title: _____

My Commission Expires

[SEAL]

[NOTARY SEAL]

Exhibit A

Legal Description of T2(b)

All that tract or parcel of land lying in Land Lot 18 of the 17th District, Fulton County, Georgia and being more particularly described as follows:

COMMENCE at MARTA Monument 410-4, located at the northeast corner of the intersection of Peachtree-Dunwoody Road and Central Parkway (having a variable width Right-of-Way);
thence run South 41 degrees 53 minutes 16 seconds East, a distance of 1118.82 feet to a point located on the westerly Right-of-way of Central Park Drive (having a variable width Right-of-Way), said point being the TRUE POINT OF BEGINNING.

Thence run along and coincident with the said westerly Right-of-Way line of Central Park Drive along the following courses and distances; run along a curve to the left, and an arc distance of 57.59 feet (said curve having a radius of 316.35 feet, being subtended by a chord bearing North 33 degrees 40 minutes 12 seconds East, a chord distance of 57.59 feet) to a point;
thence run North 38 degrees 53 minutes 07 seconds West for a distance of 9.79 feet to a point;
thence run South 51 degrees 06 minutes 53 seconds West for a distance of 6.77 feet to a point;
thence run North 36 degrees 06 minutes 48 seconds West for a distance of 102.76 feet to a point;
thence run North 29 degrees 20 minutes 54 seconds West for a distance of 9.06 feet to a point;
thence leave the said westerly Right-of-Way of Central Park Drive and thence run South 38 degrees 45 minutes 32 seconds East for a distance of 41.35 feet to a point;
thence run South 55 degrees 27 minutes 29 seconds East for a distance of 20.88 feet to a point;
thence run South 38 degrees 45 minutes 32 seconds East for a distance of 91.74 feet to a point;
thence run South 27 degrees 55 minutes 07 seconds East for a distance of 27.02 feet to a point located on the westerly Right-of-way of Central Park Drive (having a variable width Right-of-Way),
thence run along and coincident with the said westerly Right-of-Way line of Central Park Drive along the following courses and distances;
run South 61 degrees 33 minutes 04 seconds East for a distance of 5.54 feet to a point, said point being the TRUE POINT OF BEGINNING.

Said tract contains 0.03 acres

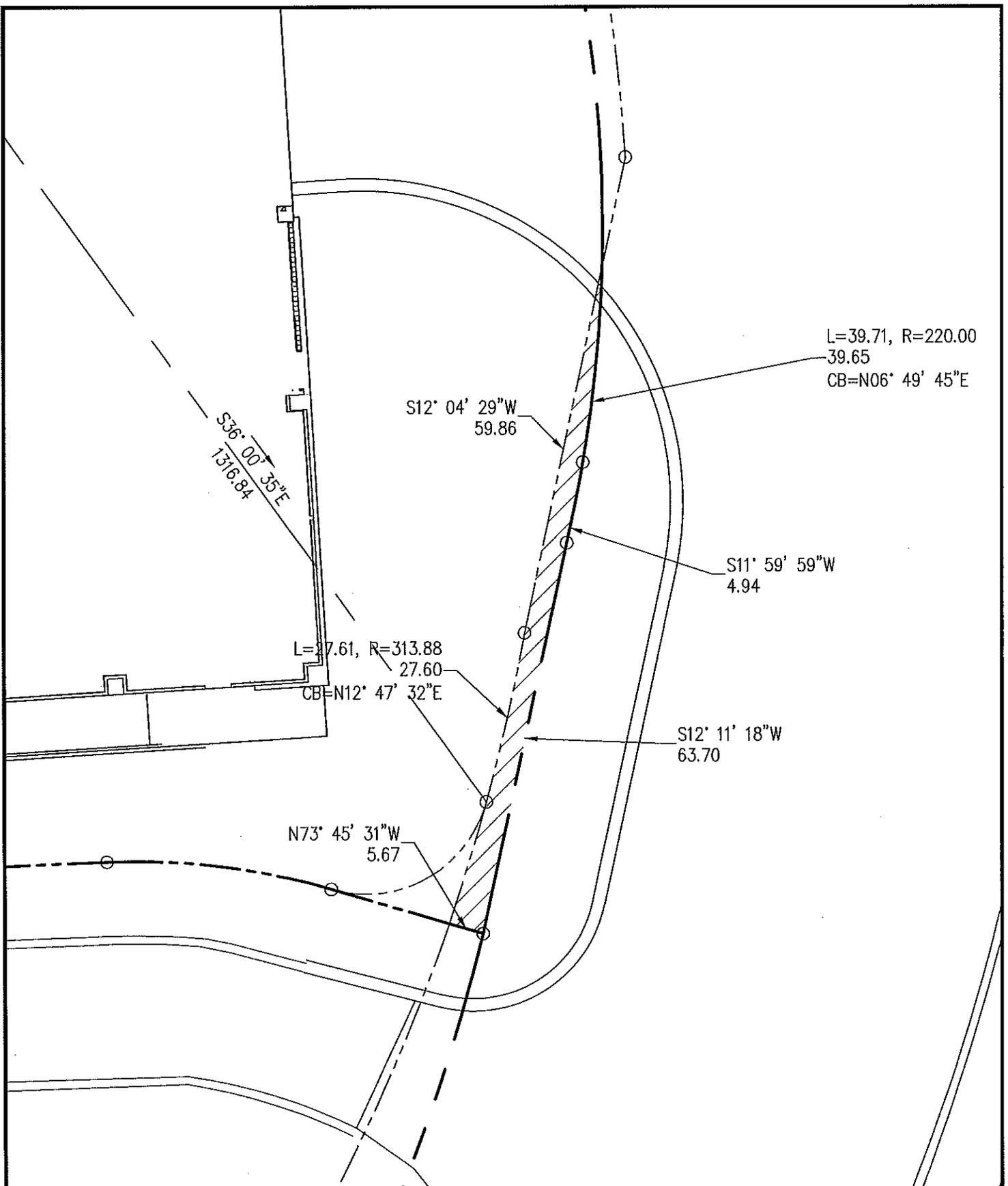
Legal Description of T2(d)

All that tract or parcel of land lying in Land Lot 18 of the 17th District, Fulton County, Georgia and being more particularly described as follows:

COMMENCE at MARTA Monument 410-4, located at the northeast corner of the intersection of Peachtree-Dunwoody Road and Central Parkway (having a variable width Right-of-Way);
thence run South 36 degrees 00 minutes 35 seconds East, a distance of 1316.84 feet to a point located on the westerly Right-of-way of Central Park Drive (having a variable width Right-of-Way), said point being the TRUE POINT OF BEGINNING.

Thence run along and coincident with the said westerly Right-of-Way line of Central Park Drive along the following courses and distances; run along a curve to the left, and an arc distance of 27.61 feet (said curve having a radius of 313.88 feet, being subtended by a chord bearing North 12 degrees 47 minutes 32 seconds East, a chord distance of 27.60 feet) to a point;
thence run North 12 degrees 04 minutes 29 seconds East for a distance of 59.86 feet to a point;
thence leave the said westerly Right-of-Way of Central Park Drive and run along a curve to the left, and an arc distance of 39.71 feet (said curve having a radius of 220.00 feet, being subtended by a chord bearing South 06 degrees 49 minutes 45 seconds West, a chord distance of 39.65 feet) to a point;
thence run South 11 degrees 59 minutes 59 seconds West for a distance of 4.94 feet to a point;
thence run South 12 degrees 11 minutes 18 seconds West for a distance of 63.70 feet to a point;
thence run North 73 degrees 45 minutes 31 seconds West for a distance of 5.67 feet to a point located on the westerly Right-of-way of Central Park Drive (having a variable width Right-of-Way),
thence run along and coincident with the said westerly Right-of-Way line of Central Park Drive along the following courses and distances; run along a curve to the left, and an arc distance of 20.33 feet (said curve having a radius of 313.88 feet, being subtended by a chord bearing North 17 degrees 10 minutes 05 seconds East, a chord distance of 20.33 feet) to a point said point also being the TRUE POINT OF BEGINNING.

Said tract contains 0.008 acres



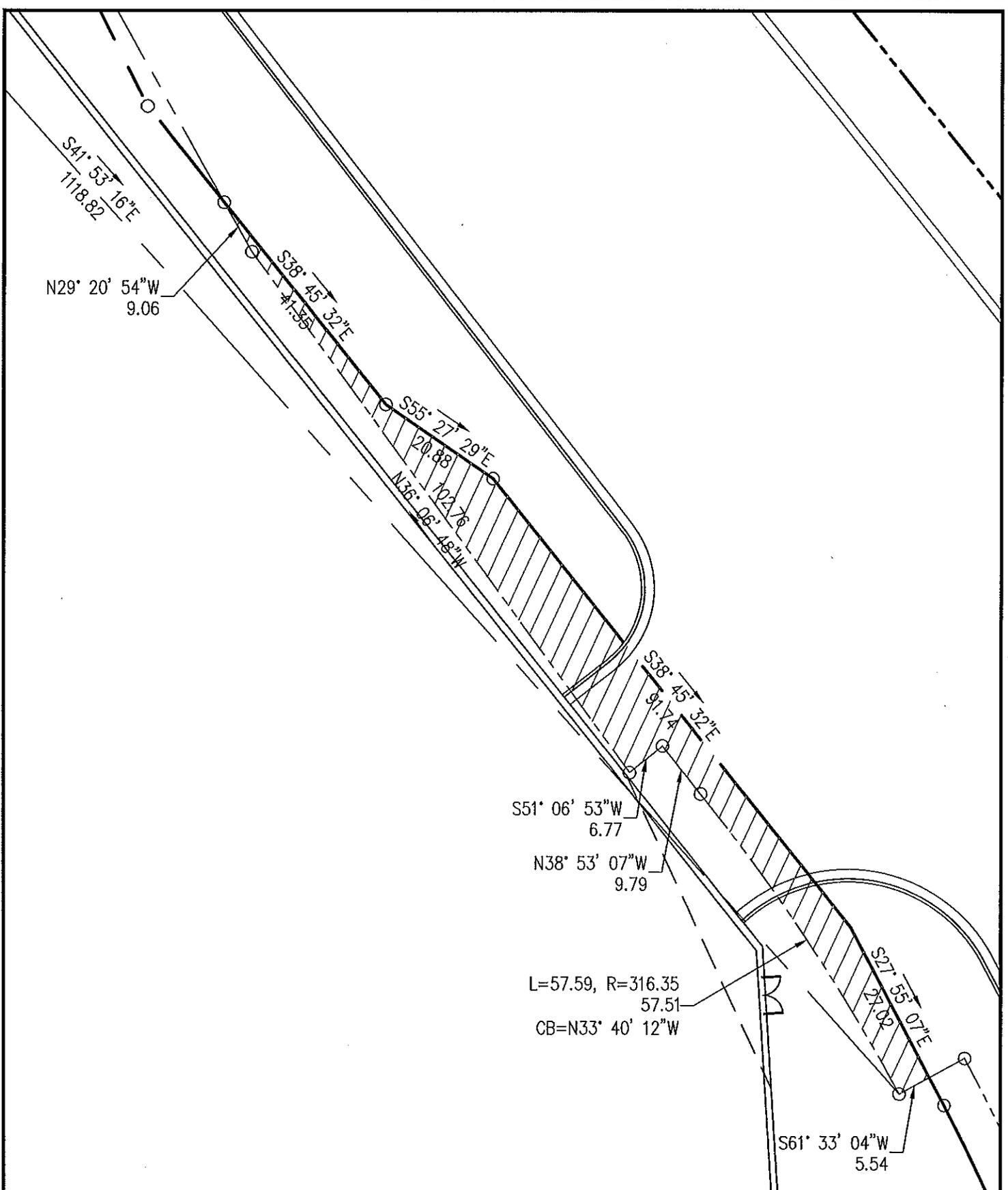
**CCI CORPORATE HEADQUARTERS
NORMALIZING OF RIGHT-OF-WAY**

PREPARED FOR
JMC-T2, LLC
 6205 PEACHTREE DUNWOODY ROAD
 ATLANTA, GA 30328

PARCEL T-2(d)

LOWE
ENGINEERS
 SIX CONCOURSE PARKWAY, SUITE 1000, ATLANTA, GA 30328
 PHONE 770.857.8400 FAX 770.857.8401

SHEET:	EXHIBIT A
PROJECT NO.	12-0058
SCALE	1"=20'
DATE	10/21/2013



**CCI CORPORATE HEADQUARTERS
NORMALIZING OF RIGHT-OF-WAY**

PREPARED FOR
JMC-T2, LLC
6205 PEACHTREE DUNWOODY ROAD
ATLANTA, GA 30328

PARCEL T-2(b)

**LOWE
ENGINEERS**
SIX CONCOURSE PARKWAY, SUITE 1000, ATLANTA, GA 30328
PHONE 770.857.8400 FAX 770.857.8401

SHEET:
EXHIBIT A
PROJECT NO.
12-0058
SCALE
1"=20'
DATE
10/21/2013

STATE OF GEORGIA

COUNTY OF FULTON

TAX PARCEL NO.: Portion of 17-0018-0009-002-1

QUITCLAIM DEED

THIS QUITCLAIM DEED, made this ____ day of _____, 2013, between the CITY OF SANDY SPRINGS, a municipal corporation of the State of Georgia, hereinafter called Grantor, and JMC E-2, LLC, hereinafter called Grantee (the words "Grantor" and "Grantee" to include their respective heirs, legal representatives, successors, and assigns where the context requires or permits, whether voluntary or by act of parties, or involuntary by operation of law);

WITNESSETH:

That, Grantor, for and in consideration of the sum of ONE DOLLAR (\$1.00) and other good and valuable consideration in hand paid at and before the sealing and delivery of these presents, the receipt and sufficiency of which, by these presents does hereby remise, convey and forever QUITCLAIM unto the said Grantee:

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TOGETHER WITH all of Grantor's right, title and interest, if any, in all rights, members, easements, rights-of way, strips and gores of land, streets, ways, alleys, passages, and appurtenances in any way belonging, relating, or appertaining to the Property.

TO HAVE AND TO HOLD the said described premises to Grantee, so that neither Grantor nor any person or persons claiming under Grantor shall, at any time, by any means or ways, have, claim or demand any right or title to said premises or appurtenances, or any rights thereof.

SIGNATURES ON FOLLOWING PAGE

IN WITNESS WHEREOF, Grantor has signed and sealed this Quitclaim Deed as of the day, month, and year first above written.

Signed, sealed and delivered
in the presence of:

CITY OF SANDY SPRINGS,
a Georgia municipal corporation

Unofficial Witness

By: _____(SEAL)

Notary Public

Name: _____

Title: _____

My Commission Expires

[SEAL]

[NOTARY SEAL]

Exhibit A

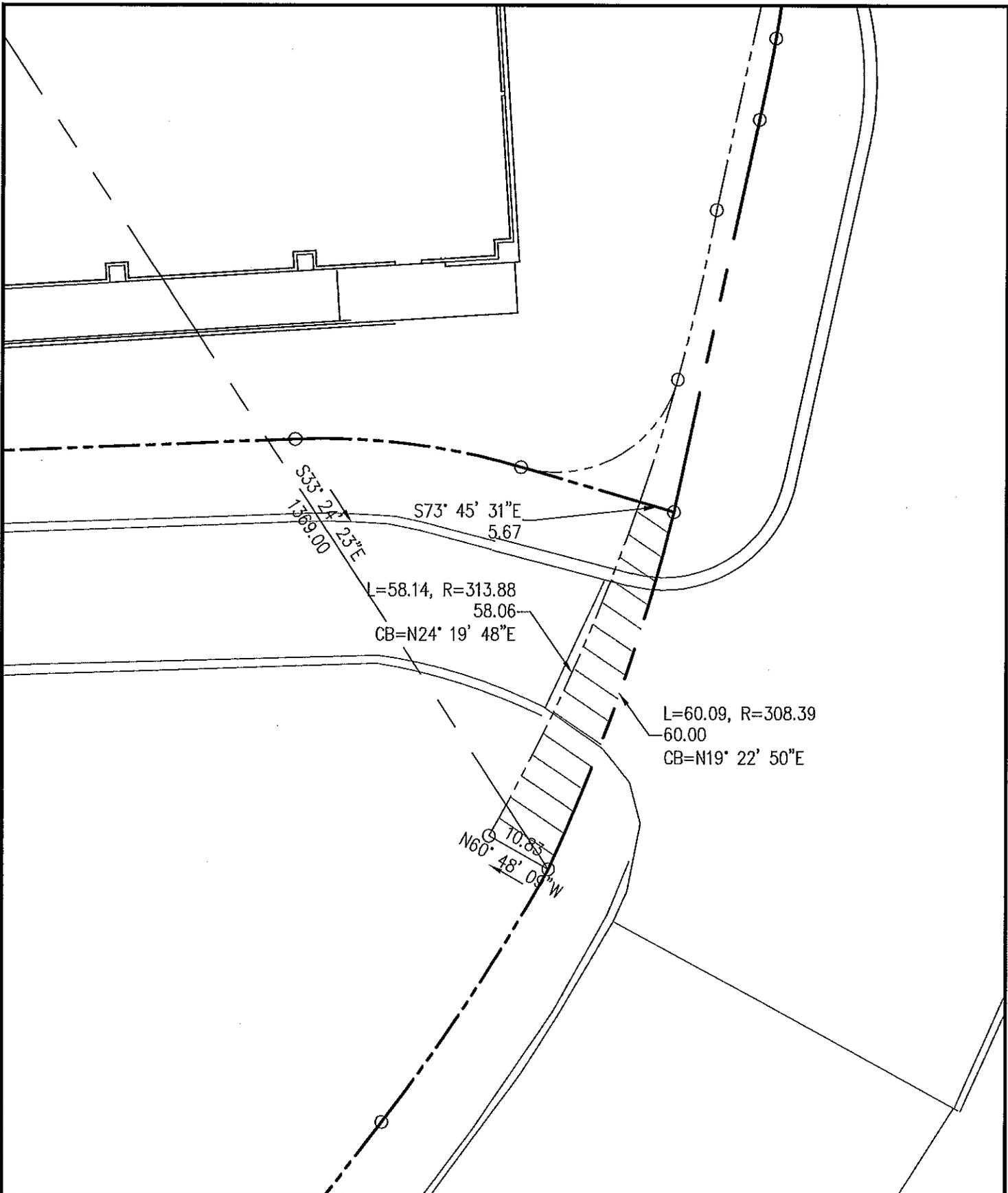
Legal Description of E2(a)

All that tract or parcel of land lying in Land Lot 18 of the 17th District, Fulton County, Georgia and being more particularly described as follows:

COMMENCE at MARTA Monument 410-4, located at the northeast corner of the intersection of Peachtree-Dunwoody Road and Central Parkway (having a variable width Right-of-Way);
thence run South 33 degrees 24 minutes 23 seconds East, a distance of 1369.00 feet to a point located on the westerly Right-of-way of Central Park Drive (having a variable width Right-of-Way), said point being the TRUE POINT OF BEGINNING.

Thence run along and coincident with the said westerly Right-of-Way line of Central Park Drive along the following courses and distances; run North 60 degrees 48 minutes 09 seconds West for a distance of 10.83 feet to a point;
thence run along a curve to the left, and an arc distance of 58.14 feet (said curve having a radius of 313.88 feet, being subtended by a chord bearing North 24 degrees 19 minutes 48 seconds East, a chord distance of 58.06 feet) to a point;
thence leave the said westerly Right-of-Way of Central Park Drive and run South 73 degrees 45 minutes 31 seconds West for a distance of 5.67 feet to a point;
thence run along a curve to the right, and an arc distance of 60.09 feet (said curve having a radius of 308.39 feet, being subtended by a chord bearing South 19 degrees 22 minutes 50 seconds West, a chord distance of 60.00 feet) to a point located on the westerly Right-of-Way of Central Park Drive (having a variable width Right-of-Way), said point also being the TRUE POINT OF BEGINNING.

Said tract contains 0.01 acres



**CCI CORPORATE HEADQUARTERS
NORMALIZING OF RIGHT-OF-WAY**

PREPARED FOR
JMC-T2, LLC
8205 PEACHTREE DUNWOODY ROAD
ATLANTA, GA 30328

PARCEL E-2(a)

**LOWE
ENGINEERS**
56 CONCOURSE PARKWAY, SUITE 1000, ATLANTA, GA 30328
PHONE: 770.857.8400 FAX: 770.857.8401

SHEET: **EXHIBIT A**
PROJECT NO. 12-0058
SCALE: **1"=20'**
DATE: **10/21/2013**