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City Of Sandy Springs
Community Development 

APPLICATION

REZONING, USE PERMIT, ZONING MODIFICATION AND CONCURRENT VARIANCE

Application checklist:

| Page No. | Item | Completed/ Included in Submittal* |
|----------|---|---|
| 1 | Project Information Sheet | <input checked="" type="checkbox"/> |
| 2 - 4 | Detailed process and instructions | N/A |
| 5 | Application Form | <input checked="" type="checkbox"/> |
| 6 - 8 | Authorization and Disclosure forms | <input checked="" type="checkbox"/> |
| | Additional requirements: | |
| 9 | Letter of Intent | <input checked="" type="checkbox"/> |
| 9 | Zoning Impact Analysis | <input checked="" type="checkbox"/> |
| 9 | Use Permit Analysis | <input checked="" type="checkbox"/> |
| 10 | Concurrent Variance Analysis | <input type="checkbox"/> |
| 11 | Environmental Site Analysis | <input type="checkbox"/> |
| 12 | Environmental Impact Report | <input type="checkbox"/> or N/A <input checked="" type="checkbox"/> |
| 12 | Traffic Impact Study | <input type="checkbox"/> or N/A <input type="checkbox"/> |
| 12 | Development of Regional Impact | <input type="checkbox"/> or N/A <input checked="" type="checkbox"/> |
| 12 | Chattahoochee River Corridor Certificate | <input type="checkbox"/> or N/A <input checked="" type="checkbox"/> |
| 12 | Public Participation Report | N/A |
| 13 - 14 | Survey, Site Plan and Legal Description Checklist | <input checked="" type="checkbox"/> |
| 15 | Meeting schedule | N/A |
| 16 | Fee schedule | N/A |
| 17 | Sign specifications | N/A |
| 18 | Sign-in sheet suggested format | N/A |

Provide also:

| | |
|---|-------------------------------------|
| All the documents electronically (CD/DVD, thumb drive or via email) Note: The Legal Description must be in a Word document | <input checked="" type="checkbox"/> |
| Site plan: one (1) copy on 11"x17" and two (2) full-scale copies | <input checked="" type="checkbox"/> |
| Sign-in sheet completed at CM1 | <input checked="" type="checkbox"/> |

The Director reserves the right to request additional information deemed necessary to analyze the request.

Incomplete applications will not be accepted.

Planner's initials: _____

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City Of Sandy Springs
Community Development



Case No.:

RZ16-00 95
Planner's initials: CNB

PROJECT INFORMATION SHEET

| | | |
|----------|--|--|
| PROPERTY | Address(es): 1000 Johnson Ferry Rd / 5780 Peachtree Dunwoody Rd. | |
| | Parcel Tax ID: 170016LL1096/170017LL1137, 170017LL1277 | |
| | Land Lot(s): 1096/1127, 1277 | Land District(s): 59 |
| | Total acreage: 29.326 | Council district: 5 |
| | Current zoning: O-I-C | Current use: hospital & medical office |
| | Overlay district: PCID | Future land use: Living-Working Regional |

| | | |
|---|--|--|
| APPLICATION | Purpose of the application: Rezoning | |
| | Check all that apply: | |
| | <input checked="" type="checkbox"/> Rezoning <input checked="" type="checkbox"/> Modification <input type="checkbox"/> Use permit(s) <input type="checkbox"/> Concurrent variance(s) | |
| | Detailed request (include Code/Ordinance Section No. for concurrent variances): | |
| | Increase allowed SF on hospital & interchange tracts to 1,750,000 SF | |
| | Add 1270 space parking deck | |
| | Petitioner: Northside Hospital, Inc. by Dentons LLP | |
| Petitioner's address: 303 Peachtree St. NE STE 5300 | | |
| Atlanta, GA 30308 | | |
| Phone: 404-527-4676 | Email: sharon.gay@dentons.com | |

| | | |
|--|--|------------------------------------|
| OWNER | Property owner: Hospital Authority of Fulton County | |
| | Owner's address: 5710 Peachtree Dunwoody Rd. | |
| | Atlanta, Ga 30342 | |
| | Phone: 404-841-8024 | Email: john.cummings@northside.com |
| | Signature (authorizing initiation of the process): <i>Neena V. Sommers</i> | |
| If the property is under contract and the owner is unavailable to sign, provide a copy of the contract | | |

- TO BE FILLED OUT BY P&Z STAFF -

| | |
|--|--|
| Pre-application meeting date: 04/18/2016 | Anticipated application date: 05/03/2016 |
| CMI date, time, and location: 04/27/2016, 6:00 PM, Northside Hospital. | |
| ADDITIONAL INFORMATION NEEDED | |
| Traffic study | |
| | |
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Community Development



Case No.:

 Planner's initials: _____

APPLICATION FORM

| | |
|-------------|---|
| APPLICATION | Purpose of the application: <u>Modification and Special Use Permit</u> |
| | Check all that apply: <input type="checkbox"/> Rezoning <input checked="" type="checkbox"/> Modification <input checked="" type="checkbox"/> Use permit(s) <input type="checkbox"/> Concurrent variance(s) |
| | Detailed request (include Zoning Ordinance section No. for concurrent variances): |
| | <u>Change existing zoning conditions to substitute a new site plan for three (3) tracts and allow maximum 2,200,000 SF for combined site.</u> |
| | <u>Allow for a 10-story parking deck</u> |
| | |

| | |
|--|--|
| COMMITTEE MEETING REPORT | Date and location of CM1: <u>April 27, 2016 at Northside Hospital - 1000 Johnson Ferry Rd.</u> |
| | Beginning time: <u>6:00pm</u> End time: <u>6:30pm</u> |
| | Summary of concerns discussed: <u>1) Coordination of project construction with three other construction projects in the area that will be occurring at approximately the same time period.</u> |
| | <u>2) Will both phases of the proposed project be built at the same time.</u> |
| | Does the application address the concerns discussed at the CMI? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No |
| | Explain: <u>1) The application will address that Northside will reach out to the other projects in an attempt at project construction coordination.</u> |
| <u>2) The application will explain that the tower will be built in one or two phases depending on the timing of the regulatory approval processes.</u> | |

- TO BE FILLED OUT BY P&Z STAFF -

| | |
|--------------------------------------|------------------------------|
| Application date: | Planning Commission date: |
| CM2 date and time: | Mayor and City Council date: |
| ADDITIONAL REQUEST (FOR PUBLICATION) | |
| | |
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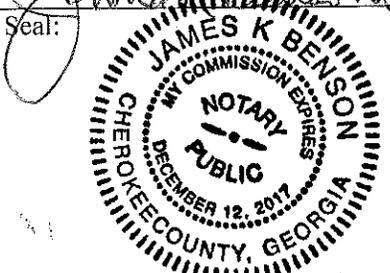
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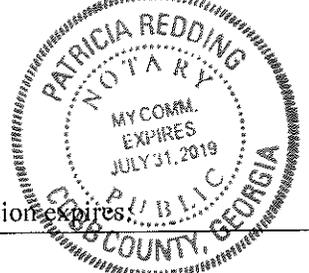


AUTHORIZATION FORM - PART I

A- If the applicant is also the owner of the subject property:
Fill out the following section and have it notarized.

| | |
|--|---|
| Owner states under oath that he/she is the owner of the property described in the attached legal description, which is made part of this application. | |
| Owner's name: Hospital Authority of Fulton County | Sworn and subscribed before me this |
| Address: 1000 Johnson Ferry Road Atlanta, GA 30342 | 29 th day of APRIL 20 16 |
| City, State, Zip Code: Atlanta, GA 30342 | Notary public: |
| Email address: susan.sommers@northside.com | Seal:  |
| Phone number: (404) 857-8809 | |
| Owner's signature: <i>Susan Sommers as Vice Chairman, Hospital Authority of Fulton County</i> Authorizing Northside Hospital, Inc. as the Applicant. | |
| | |
| | Commission expires: 12/12/2017 |

B- If the applicant is *not* the owner of the subject property:
Fill out the following section, check the appropriate statement and have it notarized.

| | |
|--|--|
| Applicant states under oath that: | |
| <input type="checkbox"/> He/she is the executor or Attorney-in-Fact under a Power-of-Attorney for the owner (<i>attach a copy of the contract</i>); or | |
| <input type="checkbox"/> He/she has an option to purchase the subject property (<i>attach a copy of the contract</i>); or | |
| <input checked="" type="checkbox"/> He/she has an estate of years which permits the applicant to apply (<i>attach a copy of the lease</i>) | |
| Applicant's name: Northside Hospital, Inc. by | Sworn and subscribed before me this |
| Company name: Dentons LLP | 25 th day of April 20 16 |
| Address: 303 Peachtree Street NE Suite 5300 | Notary public: |
| City, State, Zip Code: Atlanta, GA 30308 | Patricia Redding |
| Email address: sharon.gay@dentons.com | Seal:  |
| Phone number: 404-527-4676 | |
| Applicant's signature: <i>Sharon Gay</i> | |
| | |
| | Commission expires: |

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Community Development



AUTHORIZATION FORM – PART II

C- If an agent or attorney will represent the owner and/or the applicant:
Fill out the following section and have it notarized.

| | |
|------------------------|--|
| Agent's name: | Sharon A. Gay |
| Company: | Dentons, LLP |
| Address: | 303 Peachtree Street, NE Suite 5300 |
| City, State, Zip Code: | Atlanta, GA 30308 |
| Email address: | sharon.gay@dentons.com |
| Phone number: | 404-527-4676 |
| Agent's signature: | <i>Sharon A. Gay</i> |
| Applicant's signature: | <i>Jessie V. Ammer</i> |

| | |
|--|-------------------------|
| Sworn and subscribed before me this | |
| <i>29</i> th day of <i>April</i> 20 <i>16</i> | |
| Notary public: | <i>Patricia Redding</i> |
| Seal: | |
| | |
| Commission expires: | |

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DISCLOSURE OF CONTRIBUTION FORM

Within the (2) years immediately preceding the filing of this zoning application have you made any campaign contributions aggregating \$250.00 or more or made gifts having an aggregate value of \$250.00 to the Mayor or any member of the City Council? Yes No

| |
|--|
| List all individuals or business entities which have an ownership interest in the property which is the subject of this application: |
| Hospital Authority of Fulton County |
| Northside Hospital, Inc. |
| |
| |

| Campaign Contributions: | | | |
|-----------------------------|---------------------|----------------------|--|
| Name of Government Official | Total Dollar Amount | Date of Contribution | Enumeration and Description of Gift Valued at \$250.00 or more |
| | | | |
| | | | |
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| | | | |

The undersigned acknowledges that this disclosure is made in accordance with the Official Code of Georgia, Section 36-67A-1 et. seq. Conflict of interest in zoning actions, and that the information set forth herein is true to the undersigned's best knowledge, information and belief.

| | |
|----------------------------------|---------------|
| Name: Sharon A. Gray | Date: 4/29/16 |
| Signature: <i>Sharon A. Gray</i> | |

Note: Each party involved in the application must sign an individual copy of this form.

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LETTER OF INTENT
ZONING IMPACT ANALYSIS
USE PERMIT ANALYSIS

for

APPLICATION FOR ZONING MODIFICATION AND USE
PERMIT FOR HOSPITAL AND MEDICAL OFFICE COMPLEX

for

± 38.39 acres of land

960 – 1000 Johnson Ferry Road and 5780 Johnson Ferry Road

Land Lots 16 and 17, 17th District, Fulton County, Georgia

**Modify conditions in O-I-C zoning to substitute new site plan and increase
allowable square footage**

Use Permit for 10-Story parking structure

Submitted on behalf of

NORTHSIDE HOSPITAL, INC.

by

Sharon A. Gay, Esq.

Daniel Baskerville

Dentons US LLP

303 Peachtree Street, N.E.

Suite 5300

Atlanta, Georgia 30308

404.527.4000

sharon.gay@dentons.com

dan.baskerville@dentons.com

INTRODUCTION

This Application is submitted for a ±38.39-acre assemblage of land located in the City of Sandy Springs at the northwest corner of the intersection of Johnson Ferry Road and Peachtree Dunwoody Road and known as 960, 980, and 1000 Johnson Ferry Road and 5780 Peachtree Dunwoody Road (collectively the "Property"). The Property is located in Land Lots 16 and 17, 17th District of Fulton County -- Tax Parcel Identification Nos. 170016LL1096, 170016LL1740, 170016LL1088, 170016LL1161, 170017LL1137, and 170017LL1277. Legal descriptions of the Property are attached as Exhibit A.

As shown on the Site Plan by Long Engineering dated May 2, 2016 and filed with this application (the "Site Plan"), the Property consists of three tracts that were zoned in the late 1980s – 1990 by Fulton County to O-I-C (Office-Institutional-Conditional) (see the Site Plan for a list of the approved zoning cases and use permits). The Hospital¹ and Medical Office Tracts are owned by the Hospital Authority of Fulton County and controlled and operated by Northside Hospital, Inc. ("Northside" or "Applicant") pursuant to a long-term lease. The footprint of the Interchange Tract medical office building is owned by Northside and leased to a medical group. The parking lot surrounding the Interchange building is owned by the Hospital Authority of Fulton County.

Northside seeks approval to modify the existing O-I-C zoning for the three tracts to substitute a new site plan and allow for a total of 2,200,000 SF of hospital and medical office and accessory uses on the Property as a whole and a use permit to allow construction of a 10-story parking structure on the Interchange and Hospital Tracts.²

This document is submitted as the Statement of Intent and Analysis required by Georgia law and the Zoning Ordinance of the City of Sandy Springs.

PROPERTY INFORMATION

The Property is bounded on the north by I-285, on the east by Peachtree Dunwoody Road, on the south by Johnson Ferry Road, and on the west by GA-400. The Georgia Department of Transportation (GDOT) owns right-of-way that extends to the office buildings and parking decks on the west side of the Property and almost to the edge of the parking lot north of the Interchange building. Hollis Cobb Circle, a private street, traverses the Hospital and Medical Office Tracts. A MARTA tunnel runs east-west across the Property as shown on the Site Plan. Other hospital and medical office uses are located on the opposite sides of Johnson Ferry and Peachtree Dunwoody Roads. The Medical Center MARTA station is located on the east side of Peachtree Dunwoody Road opposite Hollis Cobb Circle.

CURRENT AND PROPOSED USES

¹ The survey filed with this Application shows the Hospital Tract and the Tower Parking Deck Tract as two separate tracts because the Tower Tract is owned by Northside Hospital, Inc. However, both of these tracts are included in the zoning approvals for the Hospital Tract. Accordingly, they are collectively referred to as the "Hospital Tract" in this Application.

² The Hospital and Interchange Tracts will be replatted into a single parcel.

The Property is improved by a hospital, four medical office buildings, four parking decks, surface parking, and a day care center. The Hospital currently has 537 beds. Northside has experienced rapid growth in patient demand in recent years -- - almost ten percent in just the last two years. To meet the growing patient need, Northside has obtained regulatory approval to add 53 beds. Northside proposes to accommodate these additional beds and related and accessory uses in an eight-story addition to the north tower of the hospital building. The addition will be positioned between the cancer center and the existing medical office tower adjacent to Peachtree Dunwoody Road. The exterior materials used on this north tower addition will be a combination of metal panels, glass curtainwall, and precast concrete to be compatible with the nearby buildings. This tower will be built in one or two phases depending upon the pace of additional regulatory approval processes.

Northside also is experiencing a parking shortage at present and will need additional parking to serve the new tower. Many of its patients, employees, and visitors live in areas not served by MARTA or other bus or rail service. The number of spaces on the property today – 4540 – meets the minimum zoning requirements but has proven to be insufficient for actual needs. An additional 1000 spaces will be required under the O-I classification for the new tower. Furthermore, during the construction of the I-285/GA 400 improvements, approximately 110 parking spaces on the Interchange Tract will be unusable. To address these needs, Northside proposes to construct a 1277-space 10-story parking garage between the Interchange office building and the Women's Center wing of the hospital to meet current and future parking demand. The design and materials of the deck will be compatible with existing parking structures on the Property.

Each tract of the Property is zoned to a site plan that depicts specific buildings and uses and specifies the maximum square footage allowed. The Hospital Tract is almost at capacity for permitted square footage. Moreover, neither the Hospital nor the Interchange Tract zoning site plans include the proposed parking structure.

Specifically, Applicant requests the following:

Modification of the existing O-I-C zoning to:

- a) Condition the zoning of the three tracts collectively to the Site Plan;
- b) Allow maximum square footage of 2,200,000 for the Property as a whole; and

Use Permit to allow a ten-story parking structure as shown on the Site Plan.

JUSTIFICATION

Zoning Impact Analysis

A. Whether the proposed modification will permit uses that are suitable in view of the use and development of adjacent and nearby property. Northside proposes to continue the existing uses of the Property: hospital, medical office, accessory uses, and parking. These uses are consistent and compatible with the surrounding hospital and medical office uses east, west, and south of the Property. The north tower addition and the parking deck will enhance the capacity of "Pill Hill" to serve the medical needs of the City and the metro Atlanta region.

B. Whether the proposed modification will adversely affect the existing use or usability of adjacent or nearby property. No. The new structures have been designed and positioned for minimal impact on surrounding properties. The north tower addition will not be visible from public streets. The garage will be located in a low area approximately 100 ft. from and 14 ft. below the grade of Peachtree Dunwoody Road and will be screened by an existing mature tree and shrub buffer and new landscaping. No additional entrances to the Property are proposed.

C. Whether the Property has a reasonable economic use as currently zoned. The current zoning conditions constrain Northside's ability to respond to increased patient demand and to provide adequate parking for employees, patients, and visitors. Regulatory approval for additional beds was granted based on demonstrated need for additional hospital capacity. The zoning modification is necessary to allow Northside to meet that need.

D. Whether the proposed modification will result in a use which will or could cause excessive or burdensome use of existing streets, transportation facilities, utilities, or schools. There will be no impact on schools or utilities. Stormwater management will continue to be provided onsite. The parking garage will not encroach into the MARTA tunnel easement. Georgia Power will reroute their electrical feeds onsite and provide a new transformer for the parking deck.

A Traffic Impact Analysis conducted by Michael Baker International shows that the additional beds proposed in the north tower addition will increase peak hour traffic volumes entering and exiting the Property by approximately 12.4 percent. This minor increase in the overall traffic does not negatively impact any of the intersections along Peachtree Dunwoody Road or Johnson Ferry Road. All five of the study intersections will continue to operate at a Level of Service D or better in both the morning and afternoon peak hours.

In addition to the analysis of these proposed improvements, Northside is working with the City, the Perimeter Community Improvement District, and other stakeholders on a comprehensive traffic and transportation planning study for this area.

E. Whether the proposed modification is in conformity with the policies and intent of the City's Comprehensive Plan. The Property is designated "Living-Working Regional" in the Future Land Use Plan, which provides for commercial/office use in excess of 25,000 SF per acre. The current uses (40,800 SF/acre) and proposed uses (53,000 SF/acre) are consistent with that designation.

In addition, the Property is designated as "Regional Transit-Oriented Activity Center" in the Character Area Map. The current and proposed uses, density, and scale are consistent with this character area's defining features of predominantly mid-rise and high-rise offices, institutions, predominantly deck parking, regional employment center, and urban intensity.

F. Whether there are other existing or changing conditions affecting the use and development of the Property which give supporting grounds for either approval or disapproval of the proposed modification. As discussed elsewhere in this Application, Northside is experiencing rapidly growing patient demand. The zoning modification is needed to allow Northside to expand its physical capacity to meet this demand.

G. Whether the proposed modification will permit a land use which can be considered environmentally adverse to the natural resources, environment, and citizens of the City. No. In fact, the mission statement of Northside speaks to the positive impact on the community of this facility:

"Northside Hospital is committed to the health and wellness of our community. As such, we dedicate ourselves to being a center of excellence in providing high-quality health care. We pledge compassionate support, personal guidance and uncompromising standards to our patients in their journeys toward health of body and mind. To ensure innovative and unsurpassed care for our patients, we are dedicated to maintaining our position as regional leaders in select medical specialties. And to enhance the wellness of our community, we commit ourselves to providing a diverse array of educational and outreach programs."

Since the Sandy Springs campus opened in 1970, Northside has provided important and valuable services and has managed the Property in a responsible, environmentally sensitive manner. Granting the zoning modification will enable Northside, the City's largest employer, to provide health and wellness services to meet the growing demands of the community.

Use Permit Analysis (10-story Parking Structure)

- 1) Whether the proposed use is consistent with the Comprehensive Land Use Plan: As discussed above, parking decks are characteristic of the Regional Transit-Oriented Activity Center character area. Additionally, the Property is located in Land Use Node 6 – PCID. The Guidelines and Policies for Node 6 include the recommendation that "building heights should not be limited in this area." Accordingly, a 10-story parking deck in this location is consistent with the Comprehensive Plan.
- 2) Compatibility with land use and zoning districts in the vicinity: Parking structures are allowed in the O-I classification, which is the predominate classification in the medical complex vicinity. Both this Property and other hospital and medical office complexes in the area have multi-story buildings and parking garages that exceed the four-story limit in the O-I classification. Indeed, this Property already is approved for buildings and parking decks taller than the 10-story structure proposed in this Application. This parking deck will be set farther back from Peachtree Dunwoody Road than the 12-story parking and office structure that exists on the Property today.
- 3) Whether the proposed use may violate local, state, and/or federal statutes, ordinances or regulations governing land development: Northside will comply with all applicable land development, building code, and stormwater management regulations and requirements. We are aware of no violations that would be caused by the proposed use.
- 4) The effect of the proposed use on traffic flow, vehicular and pedestrian, along adjoining streets: Because of the current parking shortage, patients and visitors often drive around the Property and in and out of the entrances and exits along Johnson Ferry and Peachtree Dunwoody Roads searching for a parking space. The addition of the parking deck is not expected to increase traffic volumes, but will instead reduce the volume of circling vehicles by providing sufficient parking capacity necessary for the campus onsite.

Moreover, Northside has engaged a consultant to analyze the vehicular and pedestrian flow of the Property and is committed to implementing way-finding and other improvements recommended by the consultant.

5) The location and number of off-street parking spaces: A parking structure with this capacity (approximately 1277 spaces) is needed to provide the parking required by the Sandy Springs Zoning Ordinance for present and proposed uses. The number of parking spaces on the Property today barely satisfies the minimum requirements for the current uses. Visitors and patients often encounter a parking shortage on the Property, particularly during peak hours. This situation will worsen during construction of the GDOT I-285/GA-400 project because approximately 110 spaces in the Interchange surface parking lot are located within a GDOT construction easement, which will be used during the highway construction.

Moreover, the current parking available on the Property will be about 1000 spaces below the minimum requirements once the new tower is built. The deck is proposed to be located strategically between the Interchange office building and the Hospital, which have the greatest need for additional parking currently and after the north tower expansion is open.

6) The amount and location of open space: Natural and landscaped buffers, planting areas, sidewalks, and pocket courtyards exist throughout the Property. The parking garage will be located in an area that is largely covered with surface parking today. Additional landscaping will be provided around the parking deck.

7) Protective screening: There is an existing buffer of mature trees and shrubs along Peachtree Dunwoody Road from Hollis Cobb Circle to the Interchange entrance, which will provide ample screening for the parking garage. While some trees on the Interchange Tract must be removed to expand the stormwater detention facility and install an additional storm drainage pipe, new trees and landscaping will be provided. Furthermore, the structure will be located 14 ft. below the grade of the street and 100 ft. back from the right of way, which will further reduce the visual impact of the deck.

8) Hours and manner of operation: The parking deck will be open 24 hours a day, 7 days a week. Security will be provided continuously.

9) Outdoor lighting: Northside plans to install four lighting poles on top of the deck and some lights on and around the parking structure (in addition to interior lighting).

10) Ingress and egress to the property: The entrances to the Hospital and Interchange Tracts will not change. The parking deck will be accessible from Peachtree Dunwoody Road and Hollis Cobb Circle. As shown on the Site Plan, two entrances to the parking garage will be provided from the Interchange Tract and one from the Hospital Tract.

CONCLUSION

For the foregoing reasons, Applicant respectfully requests that this Application for Zoning Modification and Use Permit be approved.

Submitted this 2nd day of May, 2016.

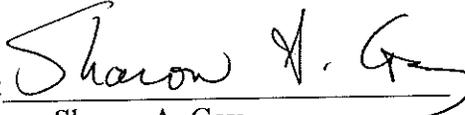
By: 
Sharon A. Gay

EXHIBIT A
LEGAL DESCRIPTIONS

RECEIVED

MAY 03 2016

City Of Sandy Springs
Community Development

The following legal description has been copied from plans prepared by Long Engineering for Northside Hospital dated May 15, 2003 with latest revision dated November 20, 2007:

LEGAL DESCRIPTION NORTHSIDE HOSPITAL TRACT

ALL THAT TRACT OR PARCEL OF LAND LYING IN OR BEING IN LAND LOT 16 OF THE 17TH DISTRICT, UNINCORPORATED FULTON COUNTY, GEORGIA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

TO FIND THE POINT OF BEGINNING, COMMENCE AT THE INTERSECTION OF THE NORTHWESTERLY RIGHT-OF-WAY OF JOHNSON FERRY ROAD (VARIABLE RIGHT-OF-WAY WIDTH AT THIS POINT) WITH THE EASTERLY RIGHT-OF-WAY OF GEORGIA HIGHWAY 400 (FORMERLY KNOWN AS NORTH FULTON EXPRESSWAY) (VARIABLE RIGHT-OF-WAY WIDTH);

THENCE DEPART SAID EASTERLY RIGHT-OF-WAY OF GEORGIA HIGHWAY 400 AND PROCEED ALONG SAID NORTHWESTERLY RIGHT-OF-WAY OF JOHNSON FERRY ROAD, NORTH 66 DEGREES 28 MINUTES 48 SECONDS EAST FOR A DISTANCE OF 69.56 FEET TO A POINT;

THENCE CONTINUE ALONG THE NORTHWESTERLY AND NORTHERLY RIGHT-OF-WAY OF JOHNSON FERRY ROAD ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 635.62 FEET AND AN ARC LENGTH OF 180.20 FEET, BEING SUBTENDED BY A CHORD OF NORTH 74 DEGREES 36 MINUTES 01 SECOND EAST FOR A DISTANCE OF 179.60 FEET TO A POINT;

THENCE CONTINUE ALONG SAID NORTHERLY RIGHT-OF-WAY OF JOHNSON FERRY ROAD, NORTH 82 DEGREES 35 MINUTES 25 SECONDS EAST FOR A DISTANCE OF 269.98 FEET TO A POINT, AT WHICH POINT THE AFORESAID VARIABLE RIGHT-OF-WAY WIDTH MEETS WITH A RIGHT-OF-WAY WIDTH OF 100 FEET, SAID POINT BEING THE POINT OF BEGINNING;

THE POINT OF BEGINNING THUS ESTABLISHED, THENCE DEPART SAID NORTHERLY RIGHT-OF-WAY OF JOHNSON FERRY ROAD AND PROCEED ALONG THE APPROXIMATE CENTERLINE OF HOLLIS COBB CIRCLE (A PRIVATE ROAD) NORTH 00 DEGREES 41 MINUTES 04 SECONDS EAST FOR A DISTANCE OF 66.02 FEET TO A POINT;

THENCE CONTINUE ALONG SAID APPROXIMATE CENTERLINE OF HOLLIS COBB CIRCLE ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 296.51 FEET AND AN ARC LENGTH OF 201.84 FEET, BEING SUBTENDED BY A CHORD OF NORTH 18 DEGREES 48 MINUTES 53 SECONDS WEST FOR A DISTANCE OF 197.97 FEET TO A POINT;

THENCE CONTINUE ALONG SAID APPROXIMATE CENTERLINE OF HOLLIS COBB CIRCLE, NORTH 38 DEGREES 19 MINUTES 04 SECONDS WEST FOR A DISTANCE OF 85.28 FEET TO A POINT;

THENCE CONTINUE ALONG SAID APPROXIMATE CENTERLINE OF HOLLIS COBB CIRCLE, ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 302.75 FEET AND AN ARC LENGTH OF 651.87 FEET, BEING SUBTENDED BY A CHORD OF NORTH 23 DEGREES 22 MINUTES 17 SECONDS EAST FOR A DISTANCE OF 533.04 FEET TO A POINT;

THENCE DEPART SAID APPROXIMATE CENTERLINE OF HOLLIS COBB CIRCLE, NORTH 04 DEGREES 56 MINUTES 34 SECONDS WEST FOR A DISTANCE OF 233.20 FEET TO A POINT ON THE NORTH LINE OF LAND LOT 16 OF AFORESAID 17TH DISTRICT, BEING THE SOUTH LINE OF LAND LOT 17;

THENCE PROCEED ALONG SAID LAND LOT LINE SOUTH 89 DEGREES 36 MINUTES 14 SECONDS EAST FOR A DISTANCE OF 463.07 FEET TO A 5/8-INCH REINFORCING BAR AT THE SOUTHWESTERLY RIGHT-OF-WAY OF PEACHTREE-DUNWOODY ROAD (VARIABLE RIGHT-OF-WAY WIDTH AT THIS POINT);

THENCE DEPART SAID LAND LOT LINE AND PROCEED ALONG SAID SOUTHWESTERLY RIGHT-OF-WAY OF PEACHTREE-DUNWOODY ROAD ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 670.00 FEET

AND AN ARC LENGTH OF 221.21 FEET, BEING SUBTENDED BY A CHORD OF SOUTH 23 DEGREES 24 MINUTES 16 SECONDS EAST FOR A DISTANCE OF 220.21 FEET TO A POINT;

THENCE CONTINUE ALONG SAID SOUTHWESTERLY RIGHT-OF-WAY OF PEACHTREE- DUNWOODY ROAD, SOUTH 31 DEGREES 29 MINUTES 18 SECONDS EAST FOR A DISTANCE OF 208.48 FEET TO A POINT;

THENCE CONTINUE ALONG SAID SOUTHWESTERLY RIGHT-OF-WAY OF PEACHTREE- DUNWOODY ROAD ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 686.98 FEET AND AN ARC LENGTH OF 157.29 FEET, BEING SUBTENDED BY A CHORD OF SOUTH 26 DEGREES 18 MINUTES 14 SECONDS EAST FOR A DISTANCE OF 156.94 FEET TO A POINT;

THENCE CONTINUE ALONG SAID SOUTHWESTERLY RIGHT-OF-WAY OF PEACHTREE- DUNWOODY ROAD, SOUTH 19 DEGREES 44 MINUTES 41 SECONDS EAST FOR A DISTANCE OF 257.14 FEET TO A POINT;

THENCE PROCEED ALONG THE SOUTHWESTERLY, WESTERLY AND NORTHWESTERLY RIGHT-OF-WAY OF SAID PEACHTREE-DUNWOODY ROAD ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 430.77 FEET AND AN ARC LENGTH OF 376.11 FEET, BEING SUBTENDED BY A CHORD OF SOUTH 16 DEGREES 01 MINUTE 20 SECONDS WEST FOR A DISTANCE OF 364.28 FEET TO A POINT;

THENCE PROCEED ALONG SAID NORTHWESTERLY RIGHT-OF-WAY OF PEACHTREE- DUNWOODY ROAD, SOUTH 41 DEGREES 02 MINUTES 00 SECONDS WEST FOR A DISTANCE OF 188.63 FEET TO A POINT AT THE INTERSECTION WITH THE NORTHEASTERLY RIGHT-OF-WAY OF AFORESAID JOHNSON FERRY ROAD (100-FOOT RIGHT-OF-WAY WIDTH);

THENCE CONTINUE ALONG SAID NORTHEASTERLY RIGHT-OF-WAY OF JOHNSON FERRY ROAD, NORTH 52 DEGREES 52 MINUTES 44 SECONDS WEST FOR A DISTANCE OF 240.71 FEET TO A POINT;

THENCE PROCEED ALONG THE NORTHEASTERLY AND NORTHERLY RIGHT-OF-WAY OF SAID JOHNSON FERRY ROAD ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 393.31 FEET AND AN ARC LENGTH OF 269.71 FEET, BEING SUBTENDED BY A CHORD OF NORTH 72 DEGREES 31 MINUTES 27 SECONDS WEST FOR A DISTANCE OF 264.46 FEET TO A POINT;

THENCE CONTINUE ALONG SAID NORTHERLY RIGHT-OF-WAY OF JOHNSON FERRY ROAD, SOUTH 87 DEGREES 49 MINUTES 50 SECONDS WEST FOR A DISTANCE OF 222.86 FEET TO THE POINT OF BEGINNING.

SAID PROPERTY CONTAINS 20.6977 ACRES OR 901,591 SQUARE FEET.

The following legal description has been copied from plans prepared by Long Engineering for Northside Hospital dated May 15, 2003 with latest revision dated November 20, 2007:

LEGAL DESCRIPTION TOWER PARKING DECK TRACT

ALL THAT TRACT OR PARCEL OF LAND LYING IN OR BEING IN LAND LOT 16 OF THE 17TH DISTRICT, UNINCORPORATED FULTON COUNTY, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

TO FIND THE POINT OF BEGINNING, COMMENCE AT A POINT ON THE WESTERLY SIDE OF PEACHTREE-DUNWOODY ROAD, WEST OF AND ACROSS THE ROAD FROM THE MEDICAL CENTER METROPOLITAN ATLANTA RAPID TRANSIT AUTHORITY (MARTA) STATION, SAID POINT DEFINED BY A MARTA BRASS DISK NAMED "417-R" SET IN CONCRETE SIDEWALK ON SAID WEST SIDE OF PEACHTREE-DUNWOODY ROAD, HAVING GEORGIA STATE PLANE GRID COORDINATES PUBLISHED AS NORTH 1,423,302.775 AND EAST 2,240,115.787, SAID POINT BEING THE POINT OF COMMENCEMENT;
THENCE PROCEED ON A GRID BEARING OF SOUTH 05 DEGREES 04 MINUTES 41 SECONDS WEST FOR A GRID DISTANCE OF 768.70', AND WHOSE GROUND DISTANCE IS 768.81 FEET, TO A MARTA BRASS DISK NAMED "MED-3R" SET IN CONCRETE SIDEWALK ON AFORESAID WEST SIDE OF PEACHTREE-DUNWOODY ROAD, HAVING GEORGIA STATE PLANE GRID COORDINATES PUBLISHED AS NORTH 1,422,537.095 AND EAST 2,240,047.749, SAID POINT FROM WHICH ALL SUBSEQUENT BEARINGS HEREIN ARE STATED AS GRID BEARINGS BUT WHOSE DISTANCES ARE GROUND DISTANCES;
THENCE PROCEED SOUTH 24 DEGREES 22 MINUTES 04 SECONDS EAST FOR A DISTANCE OF 140.03 FEET TO THE POINT OF BEGINNING.

THE POINT OF BEGINNING THUS DESCRIBED THENCE PROCEED SOUTH 27 DEGREES 28 MINUTES 36 SECONDS EAST FOR A DISTANCE OF 334.94 FEET TO A POINT;
THENCE SOUTH 17 DEGREES 35 MINUTES 34 SECONDS WEST FOR A DISTANCE OF 31.25 FEET TO A POINT;
THENCE SOUTH 62 DEGREES 30 MINUTES 37 SECONDS WEST FOR A DISTANCE OF 148.43 FEET TO A POINT;
THENCE NORTH 72 DEGREES 27 MINUTES 38 SECONDS WEST FOR A DISTANCE OF 31.22 FEET TO A POINT;
THENCE NORTH 27 DEGREES 28 MINUTES 12 SECONDS WEST FOR A DISTANCE OF 128.18 FEET TO A POINT;
THENCE SOUTH 62 DEGREES 31 MINUTES 24 SECONDS WEST FOR A DISTANCE OF 4.17 FEET TO A POINT;
THENCE NORTH 27 DEGREES 28 MINUTES 36 SECONDS WEST FOR A DISTANCE OF 35.00 FEET TO A POINT;
THENCE NORTH 62 DEGREES 31 MINUTES 24 SECONDS EAST FOR A DISTANCE OF 4.18 FEET TO A POINT;
THENCE NORTH 27 DEGREES 28 MINUTES 12 SECONDS WEST FOR A DISTANCE OF 171.91 FEET TO A POINT;
THENCE NORTH 17 DEGREES 37 MINUTES 01 SECOND EAST FOR A DISTANCE OF 31.19 FEET TO A POINT;
THENCE NORTH 62 DEGREES 33 MINUTES 57 SECONDS EAST FOR A DISTANCE OF 148.38 FEET TO A POINT;
THENCE SOUTH 72 DEGREES 33 MINUTES 47 SECONDS EAST FOR A DISTANCE OF 31.22 FEET TO THE POINT OF BEGINNING.

SAID PARCEL CONTAINS 1.6573 ACRES OR 72,191 SQUARE FEET.

LEGAL DESCRIPTION INTERCHANGE TRACT

ALL THAT TRACT OR PARCEL OF LAND LYING IN OR BEING IN LAND LOT 17 OF THE 17TH DISTRICT, CITY OF SANDY SPRINGS, FULTON COUNTY, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

TO FIND THE POINT OF BEGINNING, COMMENCE AT A POINT MARKED BY A 5/8-INCH REINFORCING BAR AT THE INTERSECTION OF THE EASTERLY OR SOUTHEASTERLY MARGIN OF THE RIGHT-OF-WAY OF GEORGIA HIGHWAY 400 (FORMERLY KNOWN AS NORTH FULTON EXPRESSWAY) (VARIABLE RIGHT-OF-WAY WIDTH) WITH THE SOUTHERN LINE OF LAND LOT 17 OF AFORESAID DISTRICT, BEING THE NORTHERN LINE OF LAND LOT 16;

THENCE DEPART SAID SOUTHERN LINE OF LAND LOT 17 AND PROCEED ALONG SAID SOUTHEASTERLY RIGHT-OF-WAY OF GEORGIA HIGHWAY 400 NORTH 24 DEGREES 37 MINUTES 20 SECONDS EAST FOR A DISTANCE OF 155.45 FEET TO A POINT MARKED BY CONCRETE RIGHT-OF-WAY MONUMENT;
THENCE CONTINUE ALONG SAID SOUTHEASTERLY RIGHT-OF-WAY OF GEORGIA HIGHWAY 400, NORTH 49 DEGREES 17 MINUTES 14 SECONDS EAST FOR A DISTANCE OF 60.25 FEET TO THE POINT OF BEGINNING;

THE POINT OF BEGINNING THUS ESTABLISHED, THENCE CONTINUE ALONG SAID SOUTHEASTERLY RIGHT-OF-WAY OF GEORGIA HIGHWAY 400 THE FOLLOWING THREE COURSES AND DISTANCES:

NORTH 49 DEGREES 17 MINUTES 14 SECONDS EAST FOR A DISTANCE OF 357.90 FEET TO A CONCRETE RIGHT-OF-WAY MONUMENT;

THENCE NORTH 68 DEGREES 42 MINUTES 12 SECONDS EAST FOR A DISTANCE OF 369.06 FEET TO A CONCRETE RIGHT-OF-WAY MONUMENT;

THENCE NORTH 60 DEGREES 25 MINUTES 12 SECONDS EAST FOR A DISTANCE OF 245.89 FEET TO A CONCRETE RIGHT-OF-WAY MONUMENT AT THE NORTHWESTERLY RIGHT-OF-WAY OF PEACHTREE DUNWOODY ROAD (VARIABLE RIGHT-OF-WAY WIDTH AT THIS POINT);

THENCE DEPART SAID SOUTHEASTERLY RIGHT-OF-WAY OF GEORGIA HIGHWAY 400 AND PROCEED ALONG THE NORTHWESTERLY AND WESTERLY RIGHT-OF-WAY OF PEACHTREE DUNWOODY ROAD THE FOLLOWING ELEVEN COURSES AND DISTANCES: SOUTH 03 DEGREES 06 MINUTES 10 SECONDS EAST FOR A DISTANCE OF 54.89 FEET TO A POINT;

THENCE SOUTH 23 DEGREES 29 MINUTES 14 SECONDS WEST FOR A DISTANCE OF 111.33 FEET TO A POINT;

THENCE ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 1,308.10 FEET AND AN ARC LENGTH OF 175.75 FEET, BEING SUBTENDED BY A CHORD OF SOUTH 19 DEGREES 28 MINUTES 13 SECONDS WEST FOR A DISTANCE OF 175.62 FEET TO A POINT;

THENCE ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 502.86 FEET AND AN ARC LENGTH OF 75.66 FEET, BEING SUBTENDED BY A CHORD OF SOUTH 11 DEGREES 18 MINUTES 38 SECONDS WEST FOR A DISTANCE OF 75.59 FEET TO A POINT;

THENCE SOUTH 05 DEGREES 40 MINUTES 26 SECONDS WEST FOR A DISTANCE OF 31.44 FEET TO A POINT;

THENCE ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 732.42 FEET AND AN ARC LENGTH OF 57.18 FEET, BEING SUBTENDED BY A CHORD OF SOUTH 03 DEGREES 54 MINUTES 10 SECONDS WEST FOR A DISTANCE OF 57.16 FEET TO A ONE-HALF INCH REINFORCING BAR;

THENCE ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 731.23 FEET AND AN ARC LENGTH OF 13.05 FEET, BEING SUBTENDED BY A CHORD OF SOUTH 01 DEGREES 08 MINUTES 59 SECONDS WEST FOR A DISTANCE OF 13.05 FEET TO A POINT;

THENCE ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 64.50 FEET AND AN ARC LENGTH OF 12.25 FEET, BEING SUBTENDED BY A CHORD OF SOUTH 06 DEGREES 51 MINUTES 35 SECONDS WEST FOR A DISTANCE OF 12.23 FEET TO A POINT;

The following legal description has been copied from plans prepared by Long Engineering for Northside Hospital dated May 15, 2003 with latest revision dated November 20, 2007:

LEGAL DESCRIPTION MEDICAL OFFICE BUILDINGS TRACT

ALL THAT TRACT OR PARCEL OF LAND LYING IN OR BEING IN LAND LOT 16 AND 17 OF THE 17TH DISTRICT, CITY OF SANDY SPRINGS, GEORGIA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE INTERSECTION OF THE NORTHWESTERLY RIGHT-OF-WAY OF JOHNSON FERRY ROAD (VARIABLE RIGHT-OF-WAY WIDTH AT THIS POINT) WITH THE EASTERLY RIGHT-OF-WAY OF GEORGIA HIGHWAY 400 (FORMERLY KNOWN AS NORTH FULTON EXPRESSWAY) (VARIABLE RIGHT-OF-WAY WIDTH);

THENCE DEPART SAID NORTHERLY RIGHT-OF-WAY OF JOHNSON FERRY ROAD AND PROCEED ALONG SAID EASTERLY RIGHT-OF-WAY OF GEORGIA HIGHWAY 400, NORTH 13 DEGREES 58 MINUTES 50 SECONDS EAST FOR A DISTANCE OF 423.78 FEET TO A 5/8-INCH REINFORCING BAR FOUND;

THENCE CONTINUE ALONG SAID EASTERLY RIGHT-OF-WAY OF GEORGIA HIGHWAY 400, NORTH 04 DEGREES 52 MINUTES 41 SECONDS EAST FOR A DISTANCE OF 230.58 FEET TO A 5/8-INCH REINFORCING BAR FOUND;

THENCE CONTINUE ALONG SAID EASTERLY RIGHT-OF-WAY OF GEORGIA HIGHWAY 400, NORTH 04 DEGREES 46 MINUTES 31 SECONDS EAST FOR A DISTANCE OF 154.32 FEET TO A POINT;

THENCE CONTINUE ALONG SAID EASTERLY RIGHT-OF-WAY OF GEORGIA HIGHWAY 400, NORTH 04 DEGREES 24 MINUTES 03 SECONDS EAST FOR A DISTANCE OF 99.93 FEET TO A 5/8-INCH REINFORCING BAR FOUND;

THENCE CONTINUE ALONG SAID EASTERLY RIGHT-OF-WAY OF GEORGIA HIGHWAY 400, NORTH 16 DEGREES 06 MINUTES 20 SECONDS EAST FOR A DISTANCE OF 270.96 FEET TO A 5/8-INCH REINFORCING BAR FOUND AT THE NORTH LINE OF LAND LOT 16 OF AFORESAID 17TH DISTRICT, BEING THE SOUTH LINE OF LAND LOT 17;

THENCE CONTINUE ALONG SAID EASTERLY RIGHT-OF-WAY OF GEORGIA HIGHWAY 400, NORTH 24 DEGREES 37 MINUTES 20 SECONDS EAST FOR A DISTANCE OF 155.45 FEET TO A CONCRETE RIGHT OF WAY MONUMENT;

THENCE CONTINUE ALONG SAID EASTERLY RIGHT-OF-WAY OF GEORGIA HIGHWAY 400, NORTH 49 DEGREES 17 MINUTES 14 SECONDS EAST FOR A DISTANCE OF 60.25 FEET TO A POINT;

THENCE CONTINUE SOUTH 40 DEGREES 44 MINUTES 17 SECONDS EAST FOR A DISTANCE OF 33.37 FEET TO A POINT;

THENCE CONTINUE SOUTH 42 DEGREES 57 MINUTES 50 SECONDS EAST FOR A DISTANCE OF 38.41 FEET TO A POINT;

THENCE CONTINUE ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 4.30 FEET AND AN ARC LENGTH OF 7.38 FEET, BEING SUBTENDED BY A CHORD OF SOUTH 36 DEGREES 23 MINUTES 00 SECONDS EAST FOR A DISTANCE OF 6.51 FEET TO A POINT;

THENCE CONTINUE SOUTH 12 DEGREES 47 MINUTES 36 SECONDS WEST FOR A DISTANCE OF 14.34 FEET TO A POINT;

THENCE CONTINUE SOUTH 75 DEGREES 31 MINUTES 26 SECONDS EAST FOR A DISTANCE OF 101.83 FEET TO A POINT;

THENCE CONTINUE SOUTH 77 DEGREES 18 MINUTES 38 SECONDS EAST FOR A DISTANCE OF 24.32 FEET TO A POINT;

THENCE CONTINUE ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 26.60 FEET AND AN ARC LENGTH OF 7.62 FEET, BEING SUBTENDED BY A CHORD OF SOUTH 19 DEGREES 33 MINUTES 46 SECONDS EAST FOR A DISTANCE OF 7.59 FEET TO A POINT;

THENCE CONTINUE NORTH 76 DEGREES 18 MINUTES 20 SECONDS WEST FOR A DISTANCE OF 15.70 FEET TO A POINT;

THENCE CONTINUE SOUTH 14 DEGREES 37 MINUTES 34 SECONDS WEST FOR A DISTANCE OF 47.50 FEET TO A POINT;

THENCE CONTINUE NORTH 75 DEGREES 19 MINUTES 19 SECONDS WEST FOR A DISTANCE OF 9.37 FEET TO A POINT;

THENCE CONTINUE SOUTH 14 DEGREES 15 MINUTES 16 SECONDS WEST FOR A DISTANCE OF 4.31 FEET TO A POINT;

THENCE CONTINUE NORTH 73 DEGREES 48 MINUTES 19 SECONDS WEST FOR A DISTANCE OF 28.82 FEET TO A POINT;

THENCE CONTINUE SOUTH 14 DEGREES 27 MINUTES 00 SECONDS WEST FOR A DISTANCE OF 36.66 FEET TO A POINT;

THENCE CONTINUE ALONG SAID NORTH LINE OF LAND LINE 16, SOUTH 89 DEGREES 36 MINUTES 14 SECONDS EAST FOR A DISTANCE OF 152.69 FEET TO A POINT;

THENCE DEPART SAID LAND LOT LINE SOUTH 04 DEGREES 56 MINUTES 34 SECONDS EAST FOR A DISTANCE OF 233.20 FEET TO A POINT ON THE APPROXIMATE CENTERLINE OF HOLLIS COBB CIRCLE (A PRIVATE ROAD);

THENCE CONTINUE ALONG THE APPROXIMATE CENTERLINE OF HOLLIS COBB CIRCLE ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 302.75 FEET AND AN ARC LENGTH OF 651.86 FEET, BEING SUBTENDED BY A CHORD OF SOUTH 23 DEGREES 22 MINUTES 15 SECONDS WEST FOR A DISTANCE OF 533.03 FEET TO A POINT;

THENCE CONTINUE ALONG THE APPROXIMATE CENTERLINE OF HOLLIS COBB CIRCLE SOUTH 38 DEGREES 18 MINUTES 45 SECONDS EAST FOR A DISTANCE OF 85.28 FEET TO A POINT;

THENCE CONTINUE ALONG THE APPROXIMATE CENTERLINE OF HOLLIS COBB CIRCLE ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 296.51 FEET AND AN ARC LENGTH OF 201.84 FEET, BEING SUBTENDED BY A CHORD OF SOUTH 18 DEGREES 48 MINUTES 46 SECONDS EAST FOR A DISTANCE OF 197.96 FEET TO A POINT;

THENCE CONTINUE ALONG THE APPROXIMATE CENTERLINE OF HOLLIS COBB CIRCLE SOUTH 00 DEGREES 40 MINUTES 39 SECONDS WEST FOR A DISTANCE OF 61.31 FEET TO A POINT ON THE NORTHERLY RIGHT-OF-WAY OF AFORESAID JOHNSON FERRY ROAD, AT WHICH POINT THE AFORESAID VARIABLE RIGHT-OF-WAY WIDTH MEETS WITH A 100-FOOT RIGHT-OF-WAY WIDTH;

THENCE PROCEED ALONG SAID NORTHERLY VARIABLE RIGHT-OF-WAY OF JOHNSON FERRY ROAD, SOUTH 82 DEGREES 51 MINUTES 40 SECONDS WEST FOR A DISTANCE OF 202.93 FEET TO A POINT;

THENCE CONTINUE ALONG SAID NORTHERLY AND NORTHWESTERLY RIGHT-OF-WAY OF JOHNSON FERRY ROAD SOUTH 07 DEGREES 24 MINUTES 35 SECONDS EAST FOR A DISTANCE OF 5.62 FEET TO A POINT;

THENCE CONTINUE ALONG SAID NORTHERLY AND NORTHWESTERLY RIGHT-OF-WAY OF JOHNSON FERRY ROAD SOUTH 82 DEGREES 35 MINUTES 25 SECONDS WEST FOR A DISTANCE OF 67.72 FEET TO A POINT;

THENCE CONTINUE ALONG SAID NORTHERLY AND NORTHWESTERLY RIGHT-OF-WAY OF JOHNSON FERRY ROAD ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 635.61 FEET AND AN ARC LENGTH OF 180.20 FEET, BEING SUBTENDED BY A CHORD OF SOUTH 74 DEGREES 35 MINUTES 58 SECONDS WEST FOR A DISTANCE OF 179.60 FEET TO A POINT;

THENCE CONTINUE ALONG SAID NORTHWESTERLY RIGHT-OF-WAY OF JOHNSON FERRY ROAD, SOUTH 66 DEGREES 28 MINUTES 48 SECONDS WEST FOR A DISTANCE OF 69.56 FEET TO THE POINT OF BEGINNING;

SAID PROPERTY CONTAINS 8.9928 ACRES OR 391,727 SQUARE FEET.