Title Certificate

This title report is for general information only. Reader should rely solely on his/her own research or that of a legal representative of his/her choice as to any matters related to the validity of the title or any other concerns that may arise in this regard. Contents may include property survey, recent tax bill, copies of deeds, and/or other documentation.
ATTORNEY’S TITLE CERTIFICATE AND OPINION ON THE PROPERTY OF

FULTON COUNTY

<table>
<thead>
<tr>
<th>CLIENT:</th>
<th>Fulton County</th>
<th>TAX PARCEL:</th>
<th>14-0103-LL-031-3</th>
</tr>
</thead>
<tbody>
<tr>
<td>PROJECT:</td>
<td>Fulton County Surplus Property</td>
<td>OUR FILE:</td>
<td>11-20014</td>
</tr>
<tr>
<td>DISTRICT:</td>
<td>14</td>
<td>LAND LOT(S):</td>
<td>103</td>
</tr>
<tr>
<td>PARCEL:</td>
<td>5</td>
<td>EFFECTIVE DATE:</td>
<td>June 6, 2011</td>
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This is to certify that in consideration of a fee to be paid to the undersigned attorneys, the undersigned does hereby certify that a careful examination has been made of the public records of Fulton County, Georgia affecting title to property described in Caption insofar as is correctly shown by indexes to said records from which indexes this certificate is furnished; and we hereby certify that record fee simple title to said property is now vested in FULTON COUNTY by virtue of that certain Warranty Deed dated February 15, 1949 and recorded in Deed Book 2432, Page 177, Fulton County, Georgia records, as described therein; subject, however, to the below referenced objections. This title certificate and opinion is prepared solely for the use of the client and project listed herein for the property interests described by the above referenced parcel designation and may not be relied upon by any third party or for any other purpose.

STANDARD EXCEPTIONS

(a) The exact location of boundary lines, unrecorded easements, possible encroachments and other facts or conditions which would be disclosed by an accurate survey and inspection of the property.

(b) Any matters not shown by the public records or which are improperly indexed of record.

(c) Any documents, instruments, or encumbrances filed under names other than those appearing in the chain of title.

(d) Title to that portion of the property included within the bounds of roads, highways, easements and rights of way, particularly roads and easements which are created by adverse or prescriptive usage.

(e) Rights of upper and lower riparian owners to the streams, creeks and branches crossing, abutting, or located on the property, free from diminution or pollution thereof.

(f) Rights, if any, of tenants or other persons who may be in possession under claims not appearing of record.

(g) Possible liens of architects, laborers and materialmen for improvement of the property, not filed for record as of the effective date of this Certificate of Title.

(h) All municipal or county zoning laws, ordinances and regulations, and all governmental regulations of the use and occupancy of the property.

(i) Any matters relating to the presence or absence of any hazardous materials or waste on or within the property, and any violations with regard to hazardous materials or waste under any and all Federal and State environmental protection laws, rules or regulations.

(j) Pay-as-you-enter water or sewer lines, which, while not technically liens, will be payable upon connection with such lines.

(k) The location of any portion of the property within the limits of any “wet lands,” and any laws, rules and regulations affecting wet land areas.

(l) Any matters relating to past due utility bills, including but not limited to gas, water, electricity, telephone, sewer, and sanitary services.

(m) Liens for taxes not yet due and payable.
SPECIAL EXCEPTIONS

SECURITY DEEDS

1. None found open of record. Please inquire.

PROTECTIVE COVENANTS AND SURVEY AND PLAT RESTRICTIONS

1. State Restriction of Sale of Property dated August 9, 1949, filed August 15, 1949 and recorded in Deed Book 2450, Page 506, Fulton County, Georgia records, although such restriction were to cease twenty years after the “completion of the construction of the Auxil[i]ary Health Center – No. Ga-34 - Perkerson.”

EASEMENTS, RIGHT-OF-WAY DEEDS AND AGREEMENTS

1. Right of Way Deed and associated easement from Fulton County to the State Highway Department of Georgia, dated April 11, 1962, filed May 8, 1962 and recorded in Deed Book 3879, Page 390, aforesaid records.

LIENS AND JUDGMENTS

1. Numerous filings involving Fulton County.

TAXES

1. The subject property is currently listed as exempt from real property ad valorem taxation according to the Fulton County Tax Commissioner’s records. All matters related to taxation of the subject property are hereby excepted.

OTHER EXCEPTIONS

1. None.

This the 26th day of July, 2011.

JOHN W. BELL, P.C.

By: [Signature]
John W. Bell, Examining Attorney
STATE OF GEORGIA, Fulton County

THIS INDENTURE, made this 15th day of February in the Year of Our Lord One Thousand Nine Hundred and Forty Nine between

FULTON COUNTY BOARD OF EDUCATION

of the State of GEORGIA and County of FULTON of the first part, and

FULTON COUNTY, A POLITICAL SUBDIVISION OF GEORGIA

of the State of GEORGIA and County of FULTON of the second part,

WITNESSETH: That the said party, of the first part, for and in consideration of the sum of

THE AND CO/100 DOLLARS AND OTHER CONSIDERATIONS

Dollars, in hand paid at and before the sealing and delivery of these presents, the receipt whereof is hereby acknowledged, ha... granted, bargained, sold and conveyed, and by these presents do... a... grant, bargain, sell and convey unto the said party, of the second part, the here... and assigns, all that tract or parcel of land, lying and being in...

Land Lot 103 of the 14th District of Fulton County, Georgia and more particularly described as follows:

BEGINNING at the northeast corner of Brewer Boulevard and Lakewood Avenue and continuing along the east side of Brewer Boulevard in a northerly direction one hundred seventy-five (175) feet; thence east one hundred (100) feet; thence south one hundred seventy-five (175) feet to Lakewood Avenue; thence west along the north side of Lakewood Avenue one hundred (100) feet to the point of beginning.

To Have and to Hold the said bargained premises together, with all and singular the rights, members and appurtenances thereof to the same being, belonging, and in anywise appertaining, to the only proper use, benefit and behalf of the said party, of the second part, of the said party, the said party, for its heirs and assigns forever, in Fee Simple.

And the said party, of the first part, for its heirs, executors and administrators, will warrant and forever defend the right and title to the above-described property, unto the said party, of the second part, its heirs and assigns, against the lawful claims of all persons whosoever.

In Witness Whereof, The said party, of the first part, ha... hereto set its hand and affixed its seal this day and year above written.

SIGNED, SEALED AND DELIVERED IN PRESENCE OF

Elizabeth H. Smoak

Notary Public, Georgia, State at Large

By Commission Expires March 2, 1949

[Seal]

DATED: April 1, 1949

Filed: Recorded: April 13, 1949

C. S. C.
STATE RESTRICTION OF SALE OF PROPERTY

Commissioner of Roads & Revenues, Fulton County, agrees that if the (Title of Project Sponsor) event the contract now pending for a State grant-in-aid is approved, and State funds are received to assist in the construction of Auxiliary Health Center - No. 01-34

PARKERSON, at Atlanta, Georgia, the following statement will be recorded with the deed to the property on which the facility is constructed as an encumbrance on the transfer or sale of the premises, and that a Statement by the Clerk of the Circuit Court certifying that this has been done will be promptly furnished to the Georgia Department of Public Health.

In conformity with Section 7 (d) of Act 62, Georgia Laws 1949, if at any time within twenty years after the completion of the construction of the Auxiliary Health Center - No. 01-34 - PARKERSON

at Atlanta, Georgia, said facility (A) is sold or transferred to any person, agency, or organization which (1) is not qualified to file an application under the provisions of the above Act or (2) is not approved as a transferee by the State Agency or its successor, or (B) has ceased to be a publicly-owned facility, the State of Georgia shall be entitled to recover from either the transferee or the transferee a per centum of the then value of such facility equal to the same percentage as the State grant was to the total cost of the construction of the facility. This amount to be determined by agreement of the parties or by action brought in court in due process of law.

Aug. 9, 1949

[Signature]

[Title of Authority or Representative]

[Signature]

[Title of Authority or Representative]
1775312 STATE HIGHWAY DEPARTMENT OF GEORGIA
RIGHT OF WAY DEED

1. GEORGIA, Fulton County Project No. U 120-1 (1)
2. THIS CONVEYANCE made and executed the 11th day of April, 1962
3. WITNESSETH that
4. the undersigned, is the owner of a tract of land in said county through which a state aid road, known as project
5. No. U 120-1 (1) State Highway 120
6. has been laid out by the State Highway Department of Georgia as a part of the State Aid Road System of Georgia, as provided in Acts of the General Assembly of Georgia of 1919 and 1921, and
7. the right of way for said road being more particularly described in a map and drawing of said road in office of the State Highway Depart-
8. ment of Georgia, Atlanta, Ga., to which reference is hereby made.
9. Now, therefore, in consideration of the benefit to my property by the construction or maintenance of said road, and
10. in consideration of ONE DOLLAR ($1.00) in hand the receipt whereof is hereby acknowledged, I do hereby grant, bargain, sell and convey to said State Highway Department of Georgia, and their successors in office as much land in said County as to
11. make a right of way for said road as surveyed and measured from the center line of the highway location as follows:

BEGINNING on the north street line of Lakewood Avenue at a point which is one hundred
12. six (106) feet more or less, northeast of and opposite Station 246+60 on the construction
13. center line of Georgia Highway Project U 120-1 (1); running thence northeasterly along a
14. straight line to a point which is one hundred sixty (160) feet northeast of and opposite
15. said Station 246+60; thence southeasterly along a straight line forty (40) feet to a point which
16. is one hundred sixty (160) feet northeast of and opposite Station 247+00 on said
17. construction center line; thence southerly along a straight line to said north street line at a point which is one hundred seventeens (177) feet, more or less, northeast of and
18. opposite said Station 247+00; thence westerly along said north street line back to the
19. point of beginning.

20. Said right of way is more particularly described according to a plot of the right of way prepared by the State Highway Department of
21. Georgia, dated the 3rd day of November, 1961, and made a part of this description.
22. Said plot is hereto attached or on file in the office of the State Highway Department of Georgia, No. 2 Capitol Square,
23. Atlanta, Georgia.

24. CONDITIONS AND RESERVATIONS

25. The information filled in with ink in the above description was inserted before the execution by the Grantor.
26. AND for the same consideration, I do further grant the right to all necessary drainage in the construction and
27. maintenance of said road constructed over the said right of way and on my lands adjacent thereto, and also release
28. said County and State Highway Department from any claim of damage arising on account of construction of said roads
29. or fills and embankments, ditches or culverts or bridges, or account of back water, changing of courses of streams, or
30. in any other manner.

31. To have and to hold the said conveyed premises in fee simple.
32. I hereby warrant that I have the right to sell and convey said land and bind myself, my heirs, executors and admin-
33. istrators forever to defend by virtue of these premises.
34. In Testimony whereof, I have hereunto set my hand and seal the day above written.

35. Signed, sealed and delivered in the
36. presence of
37. 
38. Notary Public
R. L. LICK
Notary Public, Grady County, Ga.
My Commission Expires June 12, 1962

39. FILED
FULTON CO., GA.
RECEIVED

FULTON COUNTY
RECEIVED

MAY 8 3 30TH '62
MAY 11 '62

CLERK, SUPERIOR COURT
CLERK, SUPERIOR COURT

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