

AGENT: CAMPBELL & BRANNON, L. L. C.
ONE BUCKHEAD PLAZA
3060 PEACHTREE STREET, STE. 1735
ATLANTA, GEORGIA 30305
FILE NO: B171609

FIRST AMERICAN TITLE INSURANCE COMPANY

SCHEDULE A

SEARCH DATE: MAY 11, 2017
EFFECTIVE DATE: APRIL 18, 2017

1. POLICY OR POLICIES TO BE ISSUED: AMOUNT

A) ALTA OWNERS POLICY \$ TBD

PROPOSED INSURED:

B) ALTA LOAN POLICY 1ST MORTGAGE \$ N/A / TBD

PROPOSED INSURED: TBD

2. TITLE TO THE FEE SIMPLE INTEREST IN THE LAND DESCRIBED HEREIN
AT THE EFFECTIVE DATE IS VESTED IN:


I. Eric Prockow, as Trustee of the Prockow Revocable Trust, dated April 23, 2007

Chain of Title: Quitclaim Deed from I. Eric Prockow to I. Eric Prockow, as Trustee of the Prockow Revocable Trust, dated April 23, 2007 recorded in Deed Book 44876, Page 370, Fulton County, Georgia Records.

3. THE LAND REFERRED TO IN THIS COMMITMENT IS DESCRIBED AS
FOLLOWS:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF.

This commitment is invalid unless the cover containing the insuring provisions
and Schedule A, BI & BII are attached.



Gregory P. Reichart

ALTA 8.1 AND 9 TO BE ISSUED WITH FINAL TITLE POLICY.

AGENT: CAMPBELL & BRANNON, L. L. C.

SCHEDULE BI

THE FOLLOWING ARE REQUIREMENTS THAT MUST BE MET BEFORE A POLICY IS ISSUED:

1. Execution of a Limited Warranty Deed from I. Eric Prockow, as Trustee of the Prockow Revocable Trust, dated April 23, 2007 to TBD conveying subject property.
2. No security deeds found of record.

This commitment is invalid unless the cover containing the insuring provisions and Schedules A, BI & BII are attached.

AGENT: CAMPBELL & BRANNON, L. L. C.

SCHEDULE BII

EXCEPTIONS

1. Defects, liens, encumbrances, adverse claims or other matters, if any, first appearing in the public records or attaching subsequent to the effective date hereof but prior to the date the Proposed Insured acquires for value of record the estate or interest or mortgage there on covered by this commitment.
2. Rights or claims of parties in possession of the land not shown by the public record.
3. Easements, or claims of easements, not shown by the public record.
4. Any lien, or right to a lien, for services, labor, or material heretofore or hereafter furnished, imposed by law and not shown by the public record.

SEE EXHIBIT "B" ATTACHED HERETO AND MADE A PART HEREOF.

This commitment is invalid unless the cover containing the insuring provisions and Schedules A, BI & BII are attached.

EXHIBIT "A"

(Legal Description)

All that tract or parcel of land lying and being in Land Lots 179 and 180, 17th District, Fulton County, Georgia, being 9.34 acres, more or less, as per survey prepared by Eston Pendley & Assoc., Inc., dated October 3, 1995, and being more particularly described as follows:

BEGINNING at an iron pin on the northwesterly right-of-way of Buckingham Circle 974.0 feet northeasterly, as measured along the northwesterly right-of-way of Buckingham Circle, following the curvature thereof, from the corner formed by the intersection of the northwesterly right-of-way of Buckingham Circle with the northeasterly right-of-way of Randall Mill Road; run thence northeasterly, easterly and southeasterly along the northwesterly, northerly and northeasterly right-of-way of Buckingham Circle, following the curvature thereof, a distance of 157.4 feet to an iron pin; run thence North 29E02'30" East a distance of 117.9 feet to an iron pin; run thence North 14E40' East a distance of 129.9 feet to an iron pin; run thence North 09E18'30" East a distance of 115.5 feet to an iron pin; run thence North 56E36'30" East a distance of 88.4 feet to an iron pin; run thence North 60E20'30" East a distance of 118.3 feet to an iron pin; run thence North 72E49'30" East a distance of 119.8 feet to an iron pin; run thence North 00E00' West a distance of 388.3 feet to an iron pin (hereinafter referred to as Point A"); continue thence North 00E00' West a distance of 24.7 feet, more or less, to the centerline of Nancy Creek; run thence southwesterly along the centerline of Nancy Creek, following the meanderings thereof, a distance of 950.0 feet, more or less, to a point; run thence South 26E23' East a distance of 20.6 feet, more or less, to an iron pin (hereinafter referred to as "Point B") (Point A and Point B are connected by a tie line beginning at Point A and terminating at Point B, having the following courses and distances: South 69E37' West a distance of 112.91 feet; South 78E25' West a distance of 165.0 feet; South 76E47' West a distance of 110.51 feet; South 65E33'30" West a distance of 228.16 feet; South 55E12'30" West a distance of 105.30 feet; South 39E51'30" West a distance of 156.25 feet; South 45E52' West a distance of 71.93 feet); run thence South 26E23' East a distance of 417.4 feet to an iron pin; run thence South 44E33'30" East a distance of 120.0 feet to an iron pin on the northwesterly right-of-way of Buckingham Circle and the POINT OF BEGINNING; being improved property containing 9.34 acres, more or less, and having a house located thereon known as 979 Buckingham Circle according to the present system of numbering houses in the City of Atlanta, Fulton County, Georgia, and being depicted on that certain boundary survey dated November 13, 2002, prepared for Green Farms Investments, LLC by Carter Land Surveyors and Planners and James H. Carter, RLS No. 1999.

EXHIBIT "B"

1. Taxes for **2017** and subsequent years, which are liens, not yet due and payable, and any additional taxes, interest and/or penalties which may be assessed for prior tax years by virtue of adjustment, re-appraisal, re-assessment, appeal or other amendment to the tax records of the city or county in which the subject property is located.
2. All matters disclosed on a current and accurate survey of the subject property.

GAP LANGUAGE:

THIS POLICY WILL INSURE DEFECTS, LIENS, ENCUMBRANCES, ADVERSE CLAIMS OR OTHER MATTERS, IF ANY, CREATED FIRST APPEARING IN THE PUBLIC RECORDS OR ATTACHING SUBSEQUENT TO THE EFFECTIVE DATE HEREOF BUT PRIOR TO THE DATE OF THE PROPOSED INSURED ACQUIRES FOR VALUE OF RECORD THE ESTATE OR INTEREST OR MORTGAGE THEREON COVERED BY THIS POLICY.

TAX PARCEL ID #17-0180-0001-58-3

2016 CITY OF ATLANTA TAXES: \$39,120.00 *PAID

2016 FULTON COUNTY TAXES: \$12,840.00 *PAID

2016 ATLANTA SANITATION TAXES: \$551.85 *PAID