

After recording return to:
McGee & Oxford
Attn: James B. Crew, Jr., Esquire
105 North Main Street Suite 3
Jasper, GA 30143

DOCH 002313
FILED IN OFFICE #2 FINAL
5/8/2018 2:55:00 PM
BK:1147 PG:764-775
JENNIFER E. JORDAN
CLERK OF SUPERIOR
PICKENS COUNTY

Jordan
PT 61 2018-837
REAL ESTATE TRANSFER TAX
PAID: \$8460.00

STATE OF GEORGIA)
)
COUNTY OF PICKENS)

WARRANTY DEED

THIS INDENTURE, made this 30TH day of APRIL, 2018, between BIG CANOE UTILITIES COMPANY, INC., a Georgia corporation ("Grantor") and UTILITIES, INC. OF GEORGIA, a Georgia corporation ("Grantee"), whose address is 2335 Sanders Road, Northbrook, Illinois 60062.

WITNESSETH

That Grantor, for and in consideration of the sum of Ten and No/100 (\$10.00) Dollars in hand paid, at and before the sealing and delivery of these presents, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, has granted, bargained, sold and conveyed, and by these presents does hereby grant, bargain, sell and convey unto Grantee, its successors and assigns, its interest in the following described property, to-wit:

All those certain tracts or parcels of land lying and being in Pickens County, Georgia, and being more particularly described on Exhibit A attached hereto and incorporated herein by reference.

TO HAVE AND TO HOLD said tracts or parcels of land, with all and singular the rights, members and appurtenances thereof, to the same being, belonging, or in anywise appertaining, to the only proper use, benefit and behoof of Grantee, its successors and assigns, forever, in FEE SIMPLE.

AND Grantor, for its successors and assigns, will warrant and forever defend the right and title to the above described property, unto Grantee, its successors and assigns, against the claims of all persons claiming by, through, or under Grantor, but not otherwise, subject only to those Permitted Title Exceptions listed on Exhibit B attached hereto and made a part hereof.

IN WITNESS WHEREOF, Grantor has hereunto has caused its representative to set her hand and seal, the day and year above written.

SIGNED, SEALED AND DELIVERED
IN THE PRESENCE OF:

SELLER:

BIG CANOE UTILITIES COMPANY, INC.
a Georgia corporation

Winston Spencer
Unofficial Witness
Print Witness Name: Winston Spencer

By: Tara O'Neill Byrne
Name: Tara O'Neill Byrne
Title: Executive Vice President

Sheryl Kelley
Notary Public
My Commission Expires: 2-13-21
[NOTARIAL SEAL]

[Signature page of Warranty Deed]
[Exhibits follow - reminder of page intentionally left blank]



EXHIBIT A
LEGAL DESCRIPTIONS

TRACT III - WATER PLANT SITE

ALL THAT TRACT or parcel of land lying and being in Land Lots 15, 16, 23 and 24 of the 4th District, 2nd Section, Pickens County, Georgia, as shown on a Compiled Plat prepared by Cranston, Robertson & Whitehurst, P.C. dated October 18, 1993, and being more particularly described as follows:

TO FIND THE POINT OF BEGINNING commence at the intersection of Land Lots 15, 16, 23 and 24 of the 4th District, 2nd Section, Pickens County, Georgia; thence North 56°17'31" West 360.77' to a point located on the North right-of-way line of Wolfscratch Drive (a 60' right-at-way) which point is the POINT OF BEGINNING; thence leaving said right-of-way line of Wolfscratch Drive and running North 69°00'43" East 144.35' to a point which is the Southwest corner of lands now or formerly of Standard Telephone Company; thence along the South line of the lands of Standard Telephone Company South 65°21'04" East 204.46' to a point located on the North right-of-way line of Wolfscratch Drive (a 60 foot right-of-way); thence continuing along said right-of-way line of Wolfscratch Drive which forms the arc of a curve to the left (which arc has a radius of 230.81' and is subtended by a chord bearing South 06°14'04" West for a distance of 71.71') 72.00' to a point of compound curvature; thence along said right-of-way line which forms the arc of a curve to the left (Which arc has a radius of 271.17') 137.37' to a point of tangency; thence along said right-of-way line South 31°43'35" East 129.00' to a point of curvature; thence along said right-of-way line which forms the arc of a curve to the right (which arc has a radius of 6.13') 13.77' to a point of tangency; thence along said right-of-way line North 83°00'25" West 173.00' to a point of curvature; thence along said right-of-way line which forms the arc of a curve to the right (which arc has a radius of 203.31') 220.07' to a point of tangency; thence along said right-of-way line North 20°59'15" West 218.13' to a point which is the POINT OF BEGINNING.

Said plat encompasses 2.20 acres and was filed for record October 26, 1993, and recorded October 26, 1993, in Plat Book V, Page 211, Pickens County, Georgia Records.

SECONDARY SEWAGE TREATMENT PLANT SITE

ALL THAT TRACT or parcel of land lying and being in Land Lots 15 and 24 of the 4th District, 2nd Section, Pickens County, Georgia as shown on a compiled map prepared by Cranston, Robertson and Whitehurst, P.C. dated July 10, 1995 and being more particularly described as follows:

TO FIND THE POINT OF BEGINNING commence at the common corner of Land Lots 15, 16, 23 and 24 of the 4th District, 2nd Section, Pickens County, Georgia; thence North 85°23'26" West 447.61' to a point which is the POINT OF BEGINNING; thence North -3°22'38" East 15.00' to a point; thence North 03°27'24" West 19.56' to a point; thence North 42°31'32" East 35.72' to a point; thence South 46°36'44" East 88.23' to a point; thence South 35°45'38" West 30.17' to a point; thence South 43°36'43" East 92.02' to a point; thence South 46°04'57" West 56.48' to a point thence North 51°17'36" West 161.93' to a point; thence North 43°22'38" East 52.56' to a point; which is the POINT OF BEGINNING.

Said plat encompasses 13,632 square feet and was filed for record July 21, 1995 in Plat Book Y, Page 80, Pickens County, Georgia Records.

Exhibit A-1

1745395v2 105901-00018

TERTIARY SEWER PLANT SITE

ALL THAT TRACT or parcel of land lying and being in Land Lots 91 and 92 of the 4th District, 2nd Section, Pickens County, Georgia as shown on a compiled map prepared by Cranston, Robertson and Whitehurst, P.C. dated July 13, 1995 and being more particularly described as follows:

TO FIND THE POINT OF BEGINNING commence at the common corner of Land Lots 61, 62, 91 and 92 of the 4th District, 2nd Section, Pickens County, Georgia; thence South 03°27'34" East 1,180.59' to a point located on the East right-of-way line of Trotters Lane (a 50 foot right-of-way) which is the POINT OF BEGINNING; thence leaving said right-of-way line of Trotters Lane running South 39°59'59" East 335.78' to a point; thence South 56°42'53" West 212.26' to a point; thence South 71°15'41" West 298.77' to a point; thence South 84°45'05" West 108.97' to a point; thence South 76°08'58" West 02.99' to a point; thence North 22°47'06" West 186.23' to a point; thence North 01°37'02" West 66.24' to a point located on the East right-of-way line of Trotters Lane (a 50 foot right-of-way); thence continuing along said right-of-way line of Trotters Lane North 55°05'30" East 17.71' to a point of curvature; thence along said right-of-way line which forms the arc of a curve to the right (which arc has a radius of 102.18') 46.85' to a point of tangency; thence along said right-of-way line North 81°21'20" East 110.00' to a point of curvature; thence along said right-of-way line which forms the arc of a curve to the right (which arc has a radius of 278.91') 65.52' to a point of tangency; thence along said right-of-way line South 85°11'06" East 63.76' to a point of curvature; thence along said right-of-way line which forms the arc of a curve to the right (which arc has a radius of 21.69') 37.22' to a point of tangency; thence along said right-of-way line South 76°51'46" East 50.00' to a point of curvature; thence along said right-of-way line which forms the arc of a curve to the right (which arc has a radius of 22.66') 13.06' to a point of tangency; thence along said right-of-way line North 46°10'08" East 61.00' to a point of curvature; thence along said right-of-way line which forms the arc of a curve to the left (which arc has a radius of 558.63') 68.41' to a point of tangency; thence along said right-of-way line North 39°08'31" East 66.00' to a point of curvature; thence along said right-of-way line which forms the arc of a curve to the right (which arc has a radius of 1,105.94') 93.62' to a point of tangency; thence along said right-of-way line North 43°59'31" East 87.00' to a point which is the POINT OF BEGINNING.

Said plat encompasses 4.59 acres and was filed for record July 21, 1995 in Plat Book Y, Page 82, Pickens County, Georgia Records.

WATER TANK SITE 2000-A

ALL THAT TRACT or parcel of land lying and being in Land Lots 14 and 15 of the 4th District, 2nd Section, Pickens County, Georgia as shown on a compiled map prepared by Cranston, Robertson and Whitehurst, P.C. dated June 30, 1995 and being more particularly described as follows:

TO FIND THE POINT OF BEGINNING commence at the Northwest corner of Land Lot 15 of the 4th District, 2nd Section, Pickens County, Georgia; thence South 07°36'36" West 500.31' to a point located on the South right-of-way line of Petit Ridge Drive (a 50 foot right-of-way) which is the POINT OF BEGINNING; thence continuing along said right-of-way line of Petit Ridge Drive which forms the arc of a curve to the left (which arc has a radius of 410.62' and is subtended by a chord bearing South 41°42'45" East for a distance of 115.42') 115.60' to a point; thence South 18°19'59" West 63.99' to a point; thence North 71°40'00" West 100.00' to a point; thence North 18°20'00" East 121.62' to a point which is the POINT OF BEGINNING.

Said plat encompasses 8,967 square feet and was filed record July 21,1995 in Plat Book Y, Page 81, Pickens County, Georgia Records.

Exhibit A-2

1745395v2 105901-00018

WATER TANK SITE 2000-B

ALL THAT TRACT or parcel of land lying and being in Land Lot 25 of the 4th District, 2nd Section, Pickens County, Georgia as shown on a compiled map prepared by Cranston, Robertson and Whitehurst, P.C. dated July 5, 1995 and being more particularly described as follows:

TO FIND THE POINT OF BEGINNING commence at the common corner of Land Lots 25, 26, 51 and 52 of the 4th District, 2nd Section, Pickens County, Georgia; thence North 32°54'56" East 1,131.16' to a point located on the North right-of-way line of Disharoon Drive (a 50 foot right-of-way) which is the POINT OF BEGINNING; thence leaving said right-of-way line of Disharoon Drive and running North 35°43'04" West 299.87' to a point; thence South 66°20'51" East 284.72' to a point; thence South 08°05'43" East to a point located on the North right-of-way line of Disharoon Drive (a 50 foot right-of-way); thence continuing along said right-of-way line of Disharoon Drive which forms the arc of a curve to the left (which arc has a radius of 57.64' and is subtended by a chord bearing South 89°45'54" West for a distance of 62.45') 66.00' to a point of tangency; thence along said right-of-way line South 56°57'45" West 20.00' to a point curvature; thence along said right-of-way line which forms the arc of a curve to the right (which arc has a radius of 296.1.3') 25.00' to a point which is the POINT OF BEGINNING.

Said plat encompasses 26,126 square feet and was filed for record July 21, 1995 in Plat Book Y, Page 79, Pickens County, Georgia Record.

WATER TANK SITE 2000-C

ALL THAT TRACT or parcel of land lying and being in Land Lot 23 of the 4th District, 2nd Section, Pickens County, Georgia as shown on a compiled map prepared by Cranston, Robertson and Whitehurst, P.C. dated July 8, 1995 and being more particularly described as follows:

TO FIND THE POINT OF BEGINNING commence at the common corner of Land Lots 16, 17, 22 and 23 of the 4th District, 2nd Section, Pickens County, Georgia; thence South 50°05'34" West 913.40' to a point located on the West right-of-way line of Summit Drive East (a 50 foot right-of-way) which is the POINT OF BEGINNING; thence continuing along said West right-of-way line of Summit Drive East South 33°44'45" East 37.16' to a point; thence leaving said right-of-way line and running South 61°32'07" West 33.42' to a point; thence North 28°27'53" West 13.50' to a point; thence South 61°32'07" West 63.29' to a point; thence South 28°27'53" East 8.50' to a point; thence South 61°32'07" West 90.00' to a point; thence North 28°27'53" West 27.00' to a point; thence North 61°32'07" East 90.00' to a point; thence South 28°27'53" East 8.50' to a point; thence North 61°32'07" East 63.29' to a point; thence North 28°27'53" West 13.50' to a point; thence North 61°32'07" East 30.00' to a point located on the Nest right-of-way line of Summit Drive East (a 50 foot right-a-way) which is the POINT OF BEGINNING.

Said plat encompasses 4,236 square feet and was filed for record July 21, 1995 in Plat Book Y, Page 83, Pickens County, Georgia Records.

The land herein described is within a 37.00 foot wide nonexclusive ingress, egress and utility easement that runs between Summit Drive East and Summit Drive West all as shown on the referenced plat.

Exhibit A-3

1745395v2 105901-00018

WATER TANK SITE 2430

ALL THAT TRACT or parcel of land lying and being in Land Lots 12 and 13 of the 4th District, 2nd Section, Pickens County, Georgia as shown on a compiled map prepared by Cranston, Robertson and Whitehurst, P.C. dated July 6, 1995 and being more particularly described as follows:

TO FIND THE POINT OF BEGINNING commence at the common corner of Land Lots 12, 13, 26 and 27 of the 4th District, 2nd Section, Pickens County, Georgia; thence North 33°24'33" West 241.08' to a point located on the Northeast right-of-way line of Ridgeview Drive (a 50 foot right-of-way) which is the POINT OF BEGINNING; thence continuing along said Northeast right-of-way line of Ridgeview Drive which forms the arc of a curve to the right (which arc has a radius of 70.12' and is subtended by a chord bearing North 70°03'30" West for a distance of 59.19') 61.11' to a point of tangency; thence along said right-of-way line North 45°05'29" West 64.00' to a point; thence leaving said right-of-way line and running North 37°31'36" East 330.85' to a point; thence South 66°03'28" East 70.00' to a point; thence South 28°47'43" West 341.59' to a point located on the Northeast right-of-way line of Ridgeview Drive (a 50 foot right-of way) which is the POINT OF BEGINNING.

Said plat encompasses 32,808 square feet and was filed for record July 21, 1995 in Plat Book Y, Page 77, Pickens County, Georgia Records.

WATER TANK SITE 3150

ALL THAT TRACT or parcel of land lying and being in Land Lot 278 of the 5th District, 2nd Section, Pickens County, Georgia as shown on a compiled map prepared by Cranston, Robertson and Whitehurst, P.C. dated July 5, 1995 and being more particularly described as follows:

TO FIND THE POINT OF BEGINNING commence at the Northwest corner of Land Lot 278 of the 5th District, 2nd Section, Pickens County, Georgia; thence South 86°38'06" East 445.51' to a point; which is the POINT OF BEGINNING; thence South 55°37'08" East 111.48' to a point; thence South 20°17'17" West 84.02' to a point located on the North line of an access road to the water tank; thence continuing along the said North line of an access road North 55°45'03" West 115.55' to a point; thence leaving the North line of an access road and running North 23°02'56" East 83.38' to a point which is the POINT OF BEGINNING.

Said plat encompasses 9,268 square feet and was filed record July 21, 1995 in Plat Book Y, Page 79, Pickens County, Georgia Records.

BLACKWELL CREEK PUMP STATION TRACT

ALL that tract or parcel of land lying and being situate in Land Lot 91, 4th District, 2nd Section of Pickens County, Georgia, and being more particularly described as follows:

Commencing at the common corner of Land Lots 91, 92, 99 and 100, said point having Georgia State Plane coordinates (West Zone, NAD 1927) of Northing = 1,611,858.15 and Easting = 463,173.82; Thence North 51°55'07" West for a distance of 802.85' to a point; said point being the POINT OF BEGINNING;

Thence North 51°35'54" West for a distance of 45.00' to a point; Thence North 38°24'06" East for a distance of 41.00' to a point; Thence South 51°35'54" East for a distance of 45.00' to a point; Thence South 38°24'06" West for a distance of 41.00' to a point, being the POINT OF BEGINNING;

Containing 0.04 acre, more or less, together with and subject to covenants, easements, and restrictions of record; and being more particularly delineated and described on a certain plat prepared for Big Canoe Utilities Company by Cranston, Robertson & Whitehurst, P. C. dated August 17, 2004, said plat recorded on September 27, 2004 in Plat Book QQ at Page 9, Pickens

Exhibit A-4

1745395v2 105901-00018

County, Georgia records, to which reference is made for a more complete description of the property, its exact location, metes and bounds.

Subject tract is bounded (now or formerly) on the south, west, north and east by lands of Big Canoe Company, LLC.

BLACKWELL CREEK WATER TREATMENT PLANT SITE

ALL that tract or parcel of land lying and being situate in Land Lot 98, 4th District, 2nd Section of Pickens County, Georgia, and being more particularly described as follows:

Commencing at the common corner of Land Lots 92, 93, 98 and 99, said point having Georgia State Plane coordinates (West Zone, NAD 1927) of Northing = 1,611,867.50 and Easting = 465,994.42; Thence South 00°18'19" East for a distance of 1103.51' to a point on the eastern right of way (r/w) of Whitley Road, said point being the POINT OF BEGINNING; Thence along Whitley Road r/w the following courses: along a curve to the right having a radius of 555.57' and an arc length of 76.63', being subtended by a chord of North 27°10'54" East for a distance of 76.57' to a point; Thence North 31°07'59" East for a distance of 15.60' to a point; Thence along a curve to the right having a radius of 179.78' and an arc length of 10.07', being subtended by a chord of North 32°44'17" East for a distance of 10.07' to a point; Thence South 60°58'42" East for a distance of 16.08' to a point; Thence North 29°01'18" East for a distance of 30.00' to a point to a point on the southern r/w of Cove Road; Thence along the r/w of Cove Road: South 61°08'54" East for a distance of 238.84' to a point;

Thence leaving r/w of Cove Road the following courses: South 20°18'33" West for a distance of 120.37' to a point; Thence South 16°23'33" East for a distance of 156.74' to a point; Thence South 25°16'05" West for a distance of 147.43' to a point; Thence South 77°34'36" West for a distance of 244.59' to a point; Thence North 00°55'00" East for a distance of 208.97' to a point; Thence North 02°55'09" East for a distance of 191.83' to a point; Thence North 00°04'21" West for a distance of 55.56' to a point on the eastern r/w of Whitley Road, said point being the POINT OF BEGINNING;

Containing 3.00 acres, more or less, together with and subject to covenants, easements, and restrictions of record; and being more particularly delineated and described on a certain plat prepared for Big Canoe Utilities Company by Cranston, Robertson & Whitehurst, PC dated August 25, 2004, and recorded in Plat Book QQ at Page 8, Pickens County, Georgia records on September 27, 2004, to which reference is made for a more complete description of the property, its exact location, metes and bounds.

Subject tract is bounded (now or formerly) on the north by Cove Road, on the east and south by lands of Potts Mountain Investors, LLC, on the west by Whitley Road and various private lot owners.

Exhibit A-5

1745395v2 105901-00018

1690 TANK TRACT

ALL that tract or parcel of land lying and being situate in Land Lot 54, 4th District, 2nd Section of Pickens County, Georgia, and being more particularly described as follows:

Commencing at the common corner of Land Lots 22, 23, 54 and 55, said point having Georgia State Plane coordinates (West Zone, NAD 1927) of Northing = 1,619,772.81 and Easting = 466,050.48, Thence South 00°53'27" West for a distance of 80.00' to a point, said point being the POINT OF BEGINNING; Thence South 00°53'27" West for a distance of 251.66' to a point on the eastern right of way (r/w) of Kilmartin Point; Thence along said r/w the following courses: along a curve to the left having a radius of 160.06' and an arc length of 71.03', being subtended by a chord of North 11°49'39" West for a distance of 70.45' to a point; Thence North 24°32'28" West for a distance of 96.53' to a point; Thence along a curve to the right having a radius of 76.81' and an arc length of 55.05', being subtended by a chord of North 04°00'38" West for a distance of 53.88' to a point; Thence North 16°31'11" East for a distance of 57.11' to a point; Thence leaving said r/w: South 73°28'49" East for a distance of 47.96' to a point, said point being the POINT OF BEGINNING;

Containing 0.22 acre, more or less, together with and subject to covenants, easements, and restrictions of record; and being more particularly delineated and described on a certain plat prepared for Big Canoe Utilities Company by Cranston, Robertson & Whitehurst, P. C. dated August 20, 2004, and recorded on September 27, 2004, in Plat Book QQ at Page 7, Pickens County, Georgia records, to which reference is made for a more complete description of the property, its exact location, metes and bounds.

Subject tract is bounded (now or formerly) on the south and west by Kilmartin Point, on the north by lands of Big Canoe Company, LLC, and on the east by Samples.

CHOCTAW PLANT TRACT

ALL that tract or parcel of land lying and being situate in Land Lot 61, 4th District, 2nd Section of Pickens County, Georgia, and being more particularly described as follows:

Commencing at the common corner of Land Lots 60, 61, 92 and 93, and having Georgia State Plane coordinates (West Zone, NAD 1927) of Northing = 1,614,491.55 and Easting = 465,999.97; Thence North 27°02'44" West for a distance of 1643.88' to a point, said point being the POINT OF BEGINNING,

Thence South 32°10'27" West for a distance of 151.38' to a point; Thence South 44°55'58" West for a distance of 146.54' to a point; Thence North 53°11'53" West for a distance of 149.63' to a point; Thence North 46°02'22" East for a distance of 204.39' to a point; Thence North 55°57'13" East for a distance of 104.15' to a point; Thence South 50°34'23" East for a distance of 91.26' to a point, said point being the POINT OF BEGINNING;

Containing 0.92 acre, more or less, together with and subject to covenants, easements, and restrictions of record; and being more particularly delineated and described on a certain plat prepared for Big Canoe Utilities Company by Cranston, Robertson & Whitehurst, P. C. dated August 31, 2004, and recorded on October 28, 2004 in Plat Book QQ at Page 52 Pickens County Georgia records, to which reference is made for a more complete description of the property, its exact location, metes and bounds.

Subject tract is bounded (now or formerly) on the south, west, north and east by lands of N/F Mountain Resort Investors. LLC.

Exhibit A-6

1745395v2 105901-00018

RESERVOIR TRACT

ALL THAT TRACT or parcel of land lying and being situate in Land Lots 93 and 98, 4th District, 2nd Section of Pickens County, Georgia, and being more particularly described as follows:

Commencing at the common corner of Land Lots 92, 93, 98 and 99, said point being the POINT OF BEGINNING, and having Georgia State Plane coordinates (West Zone, NAD 1927) of Northern 1,611,855.59 and Eastern 465,989.35; Thence North 00°13'51" East for a distance of 50.16' to a point;

Thence North 88°10'54" East for a distance of 199.15' to a point; Thence North 14°15'40" East for a distance of 191.62' to a point on the southern r/w of Sycamore Trail (60' r/w);

Thence along the southern r/w of Sycamore Trail the following courses: along a curve to the left having a radius of 1142.00' and an arc length of 209.94', being subtended by a chord of North 84°36'23" East for a distance of 209.65' to a point; Thence North 79°20'23" East for a distance of 89.87' to a point; Thence along a curve to the right having a radius of 570.00' and an arc length of 80.16', being subtended by a chord of North 83°22'07" East for a distance of 80.09' to a point;

Thence leaving the r/w of Sycamore Trail the following courses: South 01°28'37" East for a distance of 303.68' to a point; Thence South 05°02'52" East for a distance of 49.61' to a point; Thence South 05°55'00" West for a distance of 522.19' to a point; Thence South 31°42'26" West for a distance of 429.44' to a point on the northern r/w of Cove Road (140' r/w);

Thence along the northern r/w of Cove Road North 62°01'39" West for a distance of 308.79' to a point on the eastern r/w of Whitley Road (80' r/w);

Thence along on the r/w of Whitley Road the following courses: North 02°20'52" West for a distance of 148.71' to a point; Thence North 05°46'43" East for a distance of 96.27' to a point; Thence North 84°13'17" West for a distance of 76.73' to a point;

Thence leaving the r/w of Whitley Road North 01°03'46" West for a distance of 553.13' to a point, said point being the POINT OF BEGINNING.

Subject tract is bounded (now or formerly) on the north by Blackwell Creek Section III and Sycamore Trail, on the east by Blackwell Creek Section III, Blackwell Investors III, LLC and Ellerbe, on the south by the r/w of Cove Road and Whitley Road and on the west by Hendrix, et al., containing 13.56 acres, more or less, together with and subject to covenants, easements, and restrictions of record; and being more particularly delineated and described on a certain plat prepared for Blackwell Investors III, LLC by Cranston, Robertson & Whitehurst, P. C. dated December 18, 2003, last revised September 15, 2006, to which reference is made for a more complete description of the property, its exact location, metes and bounds, said plat having been recorded as a part of Exhibit A to the deed dated December 22, 2016 and recorded on December 27, 2016 in Book 1103 Pages 500-502 Pickens County, Georgia records.

Exhibit A-7

1745395v2 105901-00018

TRACT L

ALL THAT TRACT or parcel of land lying and being In Land Lots 61, 91 and 92 of the 4th District, 2nd Section, Pickens County, Georgia, according to the plat prepared by Cranston Engineering Group, P.C. for Big Canoe Company, LLC, dated March 11, 2014, last revised June 12, 2014, more particularly described as follows:

TO FIND THE POINT OF BEGINNING commence at the common corner of Land Lots 91, 92, 99 and 100 of the 4th District, 2nd Section, Pickens County, Georgia; thence North 63° 49' 48" West 907.20' to a point on the northerly right-of-way of Cove Road (R/W varies) the POINT OF BEGINNING;

thence South 72° 30' 08" West 16.76' to a point; thence North 16° 21' 22" East 203.16' to a point of curvature; thence along a curve with an arc to the right (which arc has a radius of 220.77' and is subtended by a chord with a bearing of North 21° 29' 07" East 39.55') 39.60' to a point of tangency; thence North 26° 37' 59" East 410.00' to a point of curvature; thence along a curve with an arc to the left (which arc has a radius of 264.28' and is subtended by a chord with a bearing of North 17° 34' 36" East 83.20') 83.55' to a point of tangency; thence North 08° 31' 11" East 88.00' to a point of curvature; thence along a curve with an arc to the right (which arc has a radius of 22.74' and is subtended by a chord with a bearing North 31° 48' 13" East 17.98') 18.48' to a point of tangency; thence North 55° 05' 30" East 28.28' to a point; thence South 01° 37' 02" East 66.23' to a point; thence South 22° 47' 06" East 186.23' to a point; thence North 76° 08' 58" East 202.99' to a point; thence North 84° 45' 05" East 108.97' to a point; thence North 71° 15' 41" East 298.77' to a point; thence North 56° 41' 32" East 212.24' to a point; thence North 43° 44' 06" East 342.13' to a point;

thence North 37° 11' 26" East 81.09' to a point; thence North 05° 50' 36" East 164.96' to a point; thence North 28° 37' 54" East 182.95' to a point; thence North 14° 15' 40" West 160.40' to a point; thence North 09° 11' 39" East 98.05' to a point; thence North 50° 45' 01" East 110.50' to a point; thence North 54° 03' 56" East 27.63' to a point of curvature; ! thence along a curve with an arc to the right (which arc has a radius of 108.71' and is subtended by a chord with a bearing of South 61° 47' 38" East 27.27') 27.34' to a point of curvature; thence along a curve with an arc to the left (which arc has a radius of 97.59' and is subtended by a chord with a bearing of North 83° 09' 44" East 91.15') 94.83' to a point of tangency; thence North 55° 19' 24" East 400.00' to a point of curvature; thence along a curve with an arc to the left (which arc has a radius of 105.65' and is subtended by a chord with a bearing of North 17° 25' 39" East 129.79') 139.75' to a point of tangency;

thence North 20° 28' 05" West 26.00' to a point of curvature; thence along a curve with an arc to the right (which arc has a radius of 294.09' and is subtended by a chord with a bearing of North 14° 07' 20" West 65.01') 65.14' to a point of tangency; thence North 07° 46' 35" West 66.00' to a point of curvature; thence along a curve with an arc to the right (which arc has a radius of 97.10' and is subtended by a chord with a bearing of North 06° 41' 16" East 48.51') 49.03' to a point of curvature; thence along a curve with an arc to the right (which arc has a radius of 43.23' and is subtended by a chord with a bearing of North 40° 27' 42" East 28.59') 29.14' to a point of tangency; thence North 59° 46' 17" East 14.00' to a point of curvature; thence along a curve with an arc to the right (which arc has a radius of 130.28' and is subtended by a chord with a bearing of North 81° 46' 17" East 97.61') 100.05' to a point of tangency; thence South 76° 13' 43" East 33.00' to a point of curvature; thence along a curve with an arc to the right (which arc has a radius of 87.51' and is subtended by a chord with a bearing of South 47° 57' 48" East 82.88') 86.34' to a point of tangency;

thence South 19° 41' 53" East 130.00' to a point of curvature; thence along a curve with an arc to the left (which arc has a radius of 111.59' and is subtended by a chord with a bearing of South

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44° 06' 33" East 92.24') 95.09' to a point of tangency; thence South 68° 31' 13" East 70.22' to a point; thence South 81° 50' 59" West 199.33' to a point; thence South 10° 06' 01" West 117.51' to a point; thence South 89° 31' 05" West 103.77' to a point; thence along the run of Blackwell Creek South 57° 22' 43" West 256.35' to a point; thence South 37° 56' 50" West 361.86' to a point; thence South 39° 59' 11" West 280.91' to a point; thence South 07° 01' 15" West 204.62' to a point; thence South 06° 42' 14" East 29.49' to a point; thence South 37° 46' 31" West 147.96' to a point; thence South 47° 18' 47" West 56.19' to a point; thence South 38° 34' 36" West 154.07' to a point; thence South 65° 10' 40" West 50.97' to a point; thence South 62° 44' 34" West 290.65' to a point; thence South 73° 44' 34" West 752.26' to a point; thence South 41° 49' 30" West 263.72' to a point; South 09° 29' 56" West 240.01' to a point; thence South 72° 30' 08" West 44.16' to a point; thence South 17° 29' 54" East 10.00' to a point; the POINT OF BEGINNING.

Said tract contains 8.2± acres according to said plat prepared for Big Canoe Company, LLC by Cranston Engineering Group PC said plat dated March 11, 2014 and recorded as part of Exhibit A to the deed of Big Canoe Company, LLC dated December 22, 2016 recorded in Book 1103 at Pages 496-499 on December 27, 2016, Pickens County, Georgia records.

Note: For purposes of this Exhibit A, in the event of any discrepancy in the above referenced metes and bounds, courses and distances descriptions with the referenced plats thereof, said plats shall be controlling.

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Exhibit B

Permitted Title Exceptions

1. Taxes and assessments for the calendar year 2018 and subsequent years, not yet due and payable.
2. Encroachments, encumbrances, violations, variation, or adverse circumstances affected title that would be disclosed by an accurate and separate land survey and not shown by the public records.
3. Amended and Restated General Declaration of Covenants and Restrictions dated March 26, 1988, recorded July 7, 1988 in Deed Book 139, Pages 390-437, Pickens County Records and on July 13, 1988 in Deed Book 111, Pages 281-328, Dawson County Records.
4. Amendment to the Amended and Restated Declaration of Covenants and Restrictions of the Big Canoe Properties Owners' Association, Inc. and Big Canoe Company, LLC, dated January 7, 2005, recorded January 19, 2005, in Deed Book 628 at Pages 67 *et seq.*, Pickens County, Georgia Records and recorded January 19, 2005, in Deed Book 644, Pages 535-549, Dawson County, Georgia Records.
5. Trust Deed dated November 29, 1984, between Southeast Holdings Company, Ltd. and Big Canoe Properties Owners' Association, Inc., Trustee, recorded December 10, 1984, in Deed Book 103, Pages 210-219, Pickens County, Georgia Records, and recorded November 28, 1984, in Deed Book 77, Pages 437-446 Dawson County, Georgia Records; as amended by the First Amendment to Trust Deed dated September 1, 1995, recorded September 12, 1995, in Deed Book 241, Pages 480-484 Pickens County, Georgia Records and recorded September 1, 1995 in Deed Book 204, Pages 357-361 Dawson County, Georgia Records; and as amended by the Second Amendment to Trust Deed dated March 3, 2005, recorded March 24, 2005, in Deed Book 636, Pages 200-236 Pickens County, Georgia Records and recorded March 30, 2005, in Deed Book 657, Pages 309-345 Dawson County Georgia, Records.

Exhibit B

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