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Georgia, Cherokee County  
Filed in office this 5 day of Dec 1996  
at 1:00 P.M. Recorded in Book 2516 Page 166  
this 10 day of Dec 1996  
Ann M. Ripstein

16.00  
9/17  
**JAMES R. GEE**  
Attorney at Law  
102 SPRINGFIELD CENTER DRIVE  
SUITE 107 • BOX C  
WOODSTOCK, GEORGIA 30188

**RECIPROCAL EASEMENT AGREEMENT FOR INGRESS - EGRESS**  
Clerk Superior Court

This Agreement is made and entered into this \_\_\_ day of November, 1996, by and among BLUE RIBBON BUILDERS, INC., a Georgia Corporation, (hereinafter referred to as "BRB, INC."), BOB ROGERS HOME BUILDER, INC., a Georgia Corporation, (hereinafter referred to as ("BRHB, INC."), DONNIE E. PERRY, (hereinafter referred to as "PERRY"), and JOSEPH L. WILLIS and KEVIN T. SPILLANE, (hereinafter referred to as ("WILLIS and SPILLANE").

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**WITNESSETH:**

WHEREAS, BRB, INC., BRHB, INC., PERRY and WILLIS and SPILLANE are the individual owners of separate tracts of real property, lying and being in Land Lots 1162 and 1163, of the 15th District, 2nd Section, Cherokee County, Georgia, being more particularly described on that certain plat of survey for GRW Partnership, dated July 7, 1989, last revised June 25, 1996, prepared by Charles C. Franklin, Georgia RLS, a copy of said plat being labelled Exhibit "A", attached hereto and incorporated herein by reference; the parties being the owners of the following respective tracts as shown on said plat;

- (A) Blue Ribbon Builders, Inc. as to the tract labelled 0.60 acres; (the Westernmost tract);
- (b) Donnie E. Perry as to the Western half (0.50 acres) of the tract labelled 1.00 (central tract);
- (c) Bob Rogers Home Builder, Inc. as to the Eastern half (0.50 acres) of the tract labelled 1.00 acre (central tract);
- (c) Joseph L. Willis and Kevin T. Spillane as to the tract labelled 1.10 acres (the Easternmost tract), and

WHEREAS, BLUE RIBBON BUILDERS, INC. and BOB ROGERS HOME BUILDER, INC. are the holders of a perpetual non-exclusive easement which runs from the Westerly right of way of the sixty (60) foot wide service road known as Parkway 575, in a Westerly and Northerly direction across that portion of the tract presently owned by John R. Turner, labelled as "existing parking and drive", by virtue of that certain easement for Ingress and Egress from Orlando Wilson & Associates, L.P. to Blue Ribbon Builders, Inc. and Bob Rogers Home Builder, Inc., dated August 1, 1996, recorded in Deed Book 2464, Page 250, Cherokee County, Deed Records, which easement provides that said Blue Ribbon Builders, Inc. and Bob Rogers Home Builder, Inc. may convey similar easements to other parties; and

WHEREAS, BRB, INC., BRHB, INC., PERRY and WILLIS and SPILLANE (each individually sometimes called "Owner" and collectively "Owners") desire to create and establish certain easements, rights, privileges and obligations affecting those properties owned by the parties and particularly those areas labelled "Existing Parking and Drive" on the above referenced Exhibit "A", (parties hereby agree that the parking and drive areas are in fact presently in place and

have been in use for several years), as more particularly hereinafter set forth;

NOW, THEREFORE, for and in consideration of TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable consideration, the receipt, adequacy and sufficiency of which are hereby acknowledged by the parties hereto, said parties agree as follows:

(1) BRB, INC., BRHB, INC., PERRY and WILLIS and SPILLANE do hereby grant, bargain, sell and convey each unto the other a perpetual, non-exclusive easement for the purpose of vehicular and pedestrian ingress and egress (the "Access Easement")<sup>AND PARKING</sup> and for the location of utilities on, over, through, upon and across that portion of each respective party's property upon which is presently located the paved "Existing Parking and Driveway" which is more particularly described as follows:

All that tract or parcel of land lying and being in Land Lots 1162 and 1163 of the 15th District, 2nd Section, Cherokee County, Georgia, being more particularly described as that certain area identified as a Driveway and Parking Area as shown on plat of survey for GRW Partnership, dated July 7, 1989, last revised June 25, 1996, prepared by Charles C. Franklin, Georgia R.L.S. No. 2143, a copy of which is attached hereto, labelled Exhibit "A", and incorporated herein by reference thereto, the easement area being cross hatched in Red on said plat.

(2) BRB, INC. and BRHB, INC. grant, bargain, sell and convey to PERRY and WILLIS and SPILLANE an undivided, perpetual, non-exclusive interest in that certain easement as was acquired by BRB, INC. and BRHB, INC. by Easement from Orlando Wilson and Associates, L.P., dated August 1, 1996, recorded in Deed Book 2464, Page 250, Cherokee County Deed Records, and incorporated herein by reference thereto.

(3) The reciprocal access easements herein granted are for the use and benefit of each of the parties hereto, and their respective tenants, employees, licensees, customers and invites. The easements are granted as appurtenances to the respective properties of each of the parties hereto for the purpose of providing each of the parties hereto with ingress and egress from their respective properties, and for the location of utilities within said easement area.

(4) The easements herein granted shall bind the heirs and assigns of each of the parties and shall inure to the benefit of the successors in title of each of the parties hereto.

(5) This easement agreement is not exclusive to any of the parties hereto but is in common each with the other and each party hereto may convey a similar easement to other parties.

SIGNATURES ON THE FOLLOWING PAGE

BK PG

2566 068

Signed, sealed and delivered in the presence of:

Mary Tipton  
Witness

James R. Gee  
Notary Public

Notary Public, Cherokee County, Georgia  
My Commission Expires June 24, 1978



BLUE RIBBON HOME BUILDERS, INC.

Arthur Guilfoyle  
ARTHUR GUILFOYLE, President



Signed, sealed and delivered in the presence of:

Mary Tipton  
Witness

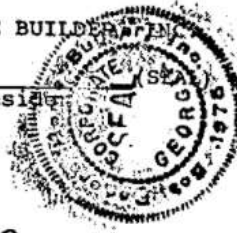
James R. Gee  
Notary Public

Notary Public, Cherokee County, Georgia  
My Commission Expires June 24, 1978



BOB ROGERS HOME BUILDERS, INC.

Bob Rogers  
BOB ROGERS, President



Signed, sealed and delivered in the presence of:

Mary Tipton  
Witness

James R. Gee  
Notary Public

Notary Public, Cherokee County, Georgia  
My Commission Expires June 24, 1978



Donnie E. Perry (SEAL)  
DONNIE E. PERRY

Signed, sealed and delivered in the presence of:

Ann B. Chastain  
Witness

Bonnie  
Notary Public



Joseph L. Willis (SEAL)  
JOSEPH L. WILLIS

Signed, sealed and delivered in the presence of:

Ann B. Chastain  
Witness

Bonnie  
Notary Public



Kevin T. Spillane (SEAL)  
KEVIN T. SPILLANE

Exhibit "A"

SURVEY FOR

### G.R.W. PARTNERSHIP

PROPERTY IS LOCATED IN LAND LOTS 1162 & 1163  
IN THE 15TH DISTRICT, 2ND SECTION  
IN THE CITY OF WOODSTOCK  
CHEROKEE COUNTY, GEORGIA  
SCALE: 1"=100'

DATE: JULY 7, 1993  
REVISED SEPT. 24, 1993  
REVISED JUNE 25, 1996



TOTAL ACCEAGE  
**4.95 ACRES**

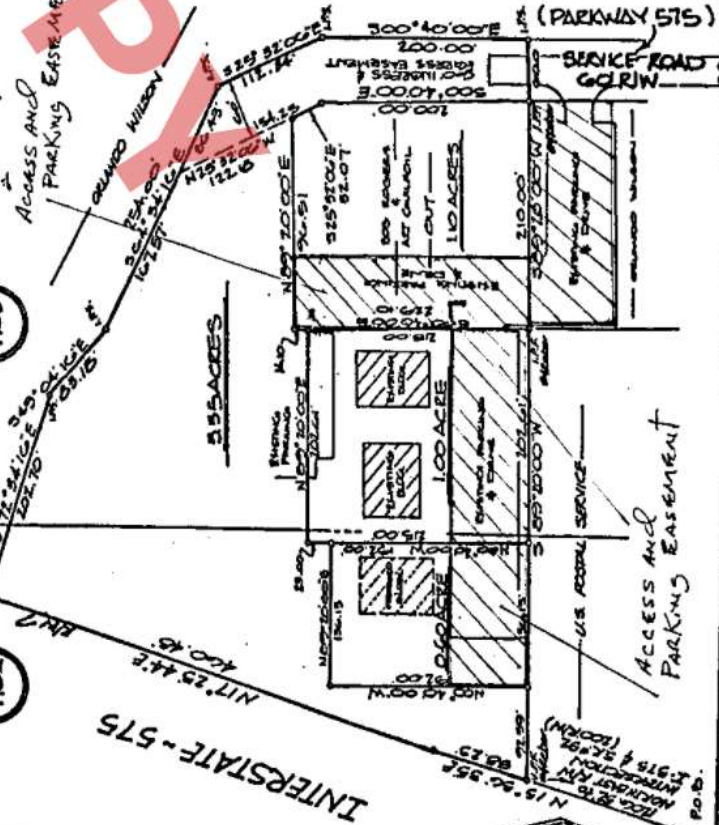
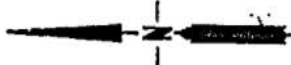


REFERENCE PLAT - PLAT FOR J. J. HANCOCK  
FOR LAND WITHIN SAID  
SITING NOV. 19, 1905

Prepared By:

**RMA**  
**Rindl-McDuff Associates, Inc.**  
304 Cherokee Street • Marietta, GA 30060 • 404/427-8123  
Telex No. 154184 HQ ATL

71024



INTERSTATE - 575

See 12-6-96

THE OWNERS