

PROPERTY DESCRIPTION

TRACT 1 "LAKE AVONDALE PARK"

Being all that tract or parcel of land lying in the City of Avondale Estates and being within Land Lot 232, 15th District, DeKalb County, Georgia and being more particularly described as follows:

Beginning at the point of intersection of the Southwesterly Right of Way Line of Lakeshore Drive, (having an apparent 50 feet wide right of way), and the Northwesterly Right of Way Line of Wiltshire Drive (having an apparent 50 feet wide right of way) as shown on a Subdivision Plat, entitled "Units One and Two of Avondale Estates – A G.F. Willis Development", as recorded among the Land Records of DeKalb County, Georgia in Plat Book 7, Page 78; thence, leaving said Point of Beginning and running with the said line of Wiltshire Drive,

1. South 59° 16' 58" West, 346.82 feet to a point of intersection with the Northeasterly Right of Way Line of Berkeley Road (having an apparent variable width right of way); thence, running with the said line of Berkeley Road,
2. North 17° 55' 51" West, 336.71 feet; thence,
3. 264.54 feet along the arc of a curve deflecting to the left, having a radius of 1,171.40 feet and a chord bearing and distance of North 24° 24' 01" West, 263.98 feet; thence,
4. North 30° 52' 12" West, 163.29 feet; thence,
5. 301.77 feet along the arc of a curve deflecting to the right, having a radius of 1,163.00 feet and a chord bearing and distance of North 23° 26' 11" West, 300.93 feet; thence,
6. North 16° 00' 11" West, 452.77 feet; thence,
7. 198.09 feet along the arc of a curve deflecting to the right, having a radius of 695.27 feet and a chord bearing and distance of North 07° 50' 27" West, 197.42 feet; thence, leaving the aforesaid line of Berkeley Road and running adjacent to the rear lots of "Block 15" of the aforesaid subdivision,
8. South 88° 34' 10" East, 443.70 feet; thence,
9. South 01° 04' 05" West, 310.00 feet; thence,
10. South 89° 36' 36" East, 194.00 feet to a ¾ inch open top pipe found on the aforesaid right of way of Lakeshore Drive; thence, running with the said line of Lakeshore Drive,
11. 92.05 feet along the arc of a curve deflecting to the left, having a radius of 546.22 feet and a chord bearing and distance of South 14° 53' 53" East, 91.95 feet; thence,
12. South 19° 43' 33" East, 45.85 feet; thence,
13. 206.76 feet along the arc of a curve deflecting to the right, having a radius of 379.46 feet and a chord bearing and distance of South 04° 06' 58" East, 204.21 feet; thence,
14. South 11° 29' 36" West, 83.82 feet; thence,
15. 232.39 feet along the arc of a curve deflecting to the left, having a radius of 497.26 feet and a chord bearing and distance of South 01° 53' 41" East, 230.28 feet; thence,
16. 175.39 feet along the arc of a curve deflecting to the left, having a radius of 1718.64 feet and a chord bearing and distance of South 18° 12' 23" East, 175.32 feet; thence,
17. South 21° 07' 48" East, 15.25 feet; thence,
18. 308.26 feet along the arc of a curve deflecting to the left, having a radius of 2,386.42 feet and a chord bearing and distance of South 24° 49' 50" East, 308.04 feet to the point of beginning, containing 645,173 square feet or 14.8111 acres of land, more or less.

Property is subject to all easements and rights of way recorded and unrecorded.