

**Legal description for Memorial, 1<sup>st</sup> Ave, 2<sup>nd</sup> Ave, Cottage Grove**

All that tract or parcel of land lying and being in Land Lot 204 & 205 of the 15th District, DeKalb County, Georgia, and being more particular described as follows:

Beginning at a point where Northerly right of way of Memorial Drive intersects with Easterly right of way of 1ST Avenue,

Thence running northerly along Eastern right of way of 1ST Avenue North 00 degrees 35 minutes 00 Seconds West a distance of 192.48 feet to a point located on the south side of 10 feet alley,

Thence continue northerly along Eastern right of way of 1ST Avenue North 00 degrees 35 minutes 00 Seconds West a distance of 10.00 feet to a point located on the north side of 10 feet alley,

Thence continue northerly along Eastern right of way of 1ST Avenue North 00 degrees 35 minutes 00 Seconds West a distance of 279.20 feet to a point 0.5" rbf located at the intersection of Easterly right of way of 1ST Avenue and southerly right of way of Cottage Grove Avenue,

Thence run easterly along southern right of way of Cottage Grove Avenue South 67 degrees 34 minutes 03 Seconds East a distance of 108.45 feet to a point,

Thence continue easterly along southern right of way of Cottage Grove Avenue South 72 degrees 09 minutes 07 Seconds East a distance of 101.10 feet to a point located on the west side of 10 feet alley,

Thence continue easterly along southern right of way of Cottage Grove Avenue South 72 degrees 09 minutes 07 Seconds East a distance of 10.57 feet to a point pk nail found located on the east side of 10 feet alley,

Thence continue easterly along southern right of way of Cottage Grove Avenue South 72 degrees 35 minutes 47 Seconds East a distance of 86.84 feet to a 1.0" otp,

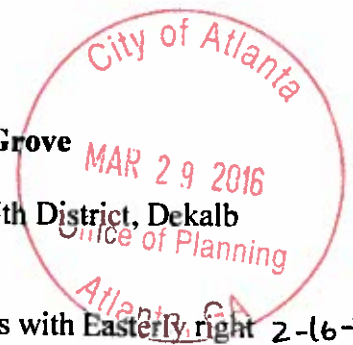
Thence continue easterly along southern right of way of Cottage Grove Avenue South 72 degrees 40 minutes 04 Seconds East a distance of 109.90 feet to a point located at the intersection of southerly right of way of Cottage Grove Avenue and westerly right of way of 2ND Avenue,

Thence run southerly along western right of way of 2ND Avenue South 00 degrees 02 minutes 49 Seconds West a distance of 112.27 feet to a point,

Thence leaving said western right of way of 2ND Avenue run westerly North 89 degrees 16 minutes 50 Seconds West a distance of 184.59 feet to a point located on east side of 10 feet alley,

Thence run southerly along east side of 10 feet alley South 01 degrees 03 minutes 24 Seconds East a distance of 45.53 feet to a point located on where east side of 10 feet alley intersects with south side of 10 feet alley,

Thence run westerly along south side of 10 feet alley North 89 degrees 49 minutes 47 Seconds West a distance of 1.82 feet to a point,



Thence run southerly South 00 degrees 10 minutes 38 Seconds West a distance of 102.89 feet to a point,

Thence run easterly South 88 degrees 13 minutes 50 Seconds East a distance of 186.00 feet to a point located on the western right of way of 2ND Avenue,

Thence run southerly along western right of way of 2ND Avenue South 00 degrees 10 minutes 48 Seconds West a distance of 92.50 feet to a point located at the intersection of westerly right of way 2ND Avenue and northerly right of way of Memorial Drive,

Thence run southwesterly along northern right of way of Memorial Drive South 53 degrees 02 minutes 09 Seconds West a distance of 2.39 feet to a point,

Thence continue westerly along northern right of way of Memorial Drive North 88 degrees 13 minutes 50 Seconds West a distance of 23.42 feet to a point,

Thence continue northerly along northern right of way of Memorial Drive North 01 degrees 46 minutes 10 Seconds East a distance of 0.50 feet to a point,

Thence continue westerly along northern right of way of Memorial Drive North 88 degrees 13 minutes 50 Seconds West a distance of 74.35 feet to a point,

Thence continue westerly along northern right of way of Memorial Drive North 65 degrees 07 minutes 51 Seconds West a distance of 6.47 feet to a point,

Thence continue westerly along northern right of way of Memorial Drive North 88 degrees 19 minutes 46 Seconds West a distance of 17.82 feet to a point,

Thence continue westerly along northern right of way of Memorial Drive South 68 degrees 28 minutes 19 Seconds West a distance of 7.61 feet to a point,

Thence continue westerly along northern right of way of Memorial Drive North 88 degrees 13 minutes 50 Seconds West a distance of 55.56 feet to a point,

Thence continue westerly along northern right of way of Memorial Drive North 88 degrees 34 minutes 54 Seconds West a distance of 203.22 feet to a point, said point being the Point of Beginning.

Lot contains 134756.92 SF = 3.09 AC

The end