

COMPOSITE LEGAL DESCRIPTION FOR ATLANTA SPEECH SCHOOL PROPERTY

All that tract or parcel of land lying and being in Land Lot 182 of the 17th Land District, City of Atlanta, Fulton County, Georgia, said tract or parcel of land being more particularly described, with bearings relative to Grid North, Georgia West Zone, as follows:

TO FIND THE POINT OF BEGINNING, COMMENCE at a computed point located at the intersection of the northeasterly right-of-way line of Howell Mill Road (40' public r/w) and the easterly right-of-way line of Roberta Drive (50' public r/w).

THENCE proceeding along said northeasterly right-of-way line of Howell Mill Road along a curve to the right having a radius of 4150.17 feet for an arc distance of 145.00 feet (said arc being subtended by a chord of South 62 degrees 34 minutes 03 seconds East for a distance of 144.99 feet) to a computed point, said computed point being the POINT OF BEGINNING.

THENCE departing said northeasterly right-of-way line of Howell Mill Road North 00 degrees 11 minutes 09 seconds East for a distance of 192.21 feet to a 1/2" rebar found;

THENCE North 00 degrees 13 minutes 13 seconds East for a distance of 155.99 feet to a 7/8" open-top pipe found;

THENCE North 00 degrees 11 minutes 03 seconds East for a distance of 149.87 feet to a 1" open-top pipe found;

THENCE North 00 degrees 11 minutes 03 seconds East for a distance of 14.80 feet to a 1/2" iron pin set;

THENCE North 01 degree 43 minutes 28 seconds East a distance of 100.22 feet to a 1" rebar found;

THENCE North 00 degrees 57 minutes 39 seconds East a distance of 214.04 feet to a 2" iron bar found;

THENCE North 85 degrees 12 minutes 29 seconds West a distance of 352.77 feet to a point;

THENCE North 04 degrees 51 minutes 00 seconds West a distance of 348.97 feet to a point;

THENCE South 81 degrees 50 minutes 44 seconds West a distance of 80.37 feet to a point;

THENCE North 12 degrees 55 minutes 15 seconds East a distance of 162.21 feet to a manhole lid;

THENCE North 35 degrees 16 minutes 21 seconds East a distance of 193.55 feet to a point on the southeasterly right-of-way line of Northside Parkway (U.S. Highway 41; variable width public r/w);

THENCE proceeding along said southeasterly right-of-way line of Northside Parkway the following courses and distances, South 50 degrees 40 minutes 02 seconds East a distance of 398.10 feet to a point;

THENCE North 29 degrees 05 minutes 42 seconds East a distance of 10.00 feet to a point;

THENCE South 50 degrees 29 minutes 55 seconds East a distance of 333.27 feet to a point;

THENCE departing said southeasterly right-of-way line of Northside Parkway, South 40 degrees 39 minutes 38 seconds West a distance of 83.00 feet to a point;

THENCE South 05 degrees 46 minutes 04 seconds East a distance of 277.00 feet to a point;

THENCE North 89 degrees 44 minutes 42 seconds East a distance of 399.97 feet to a point;

THENCE North 33 degrees 48 minutes 37 seconds East a distance of 27.18 feet to a point on said southeasterly right-of-way line of Northside Parkway;

THENCE proceeding along said southeasterly right-of-way line of Northside Parkway, along a curve to the left having a radius of 1506.43 feet for an arc length of 67.78 feet, being subtended by a chord of South 56 degrees 29 minutes 24 seconds East for a distance of 67.78 feet to a point;

THENCE departing said southeasterly right-of-way line of Northside Parkway, South 33 degrees 41 minutes 37 seconds West a distance of 98.74 feet to a point;

THENCE South 89 degrees 18 minutes 08 seconds West a distance of 338.60 feet to a point;

THENCE South 06 degrees 21 minutes 39 seconds West a distance of 100.40 feet to a 1/2" rebar found;

THENCE South 89 degrees 04 minutes 24 seconds West a distance of 1.53 feet to a point;

THENCE South 06 degrees 01 minutes 37 seconds West a distance of 401.00 feet to a 1/4" rebar found;

THENCE South 05 degrees 51 minutes 39 seconds West a distance of 90.23 feet to a 1/2" rebar;

THENCE South 06 degrees 19 minutes 44 seconds West a distance of 69.97 feet to a 1/2" rebar;

THENCE South 06 degrees 11 minutes 09 seconds West a distance of 110.35 feet to a point on said northeasterly right-of-way line of Howell Mill Road (passing over a 1/2" rebar found at a distance of 5.68 feet from the end thereof);

THENCE proceeding along said northeasterly right-of-way line of Howell Mill Road the following courses and distances, North 50 degrees 59 minutes 38 seconds West a distance of 27.85 feet to a point;

THENCE along a curve to the left having a radius of 958.25 feet for an arc length of 95.54 feet, being subtended by a chord of North 53 degrees 51 minutes 00 seconds West for a distance of 95.50 feet to a 1/2" iron pin set;

THENCE along a curve to the left having a radius of 958.25 feet for an arc length of 58.72 feet, being subtended by a chord of North 58 degrees 27 minutes 42 seconds West for a distance of 58.71 feet to a point;

THENCE along a curve to the left having a radius of 4150.17 feet for an arc length of 97.72 feet, being subtended by a chord of North 60 degrees 53 minutes 31 seconds West for a distance of 97.72 feet to a point, said computed point being the POINT OF BEGINNING.

Together with and subject to covenants, easements, and restrictions of record.

Said tract or parcel of land contains 13.24 acres.