

PROPERTY DESCRIPTION

Surveyed Property Description Tract 1 & Tract 4A – (Title Tracts 1-3 & Tract 11)

Being all that tract or parcel of land lying in the City of Atlanta, within Land Lots 54 & 55, 17th District, Fulton County, Georgia and being more particularly described as follows:

Beginning for the same at the point of intersection of the Westerly Right-of-Way Line of abandoned Evelyn Street, (50 feet wide) as now owned by Halpern Enterprises, Inc., as described in deeds recorded among the Land Records of Fulton County, Georgia in Deed Book 29447, Pages 411-434, and the Northerly Right-of-Way Line of Amsterdam Avenue (a 50 feet wide right of way), said point also being at State Plane Coordinate (Georgia West Zone) of North: 1,378,084.600; East: 2,235,257.134; thence, leaving said Point of Beginning and running with the said line of Amsterdam Avenue

1. North 89° 54' 39" West, 224.10 feet to the terminus of Amsterdam Avenue; thence, running across said terminus,
2. South 06° 31' 21" West, 49.41 feet to the Southerly Line of aforesaid Amsterdam Avenue; thence, running,
3. South 89° 52' 04" East, 83.46 feet; thence,
4. North 89° 58' 56" East, 95.50 feet to a 1-inch crimped top pipe found; thence, leaving the aforesaid line of Amsterdam Avenue and running adjacent to the property now or formerly owned by Judith M. Stogner, as described in a deed recorded among the aforesaid Land Records in Deed Book 9447, Page 481,
5. South 00° 01' 55" East, 200.20 feet to a 2-inch square rod found on the common line between aforesaid Land Lots 54 & 55; thence, running with the said common line and adjacent to a subdivision entitled, "North Boulevard Park", as shown on a plat recorded among the aforesaid Land Records in Plat Book 8, Page 89 and Plat Book 8, Page 171,
6. North 89° 49' 07" West, 201.90 feet; thence,
7. North 89° 34' 41" West, 252.44 feet to a railroad iron found; thence, leaving the aforesaid common line of Land Lots 54 & 55 and continuing with the aforesaid subdivision
8. South 05° 15' 55" West, 198.27 feet to a railroad iron found; thence, leaving the aforesaid subdivision and running adjacent to the property now or formerly owned by Five Two Zero Park Drive, LLC, as described in a deed recorded among the aforesaid Land Records in Deed Book 49095, Page 579,
9. North 55° 58' 14" West, 58.75 feet to a railroad iron found; thence,
10. North 61° 20' 43" West, 92.85 feet to a point on the abandoned easterly right-of-way line of Southern Railroad, now or formerly owned by The Atlanta Development Authority, as described in a deed recorded among the aforesaid Land Records in Deed Book 47320, Page 573; thence, running with the aforesaid abandoned right-of-way line of Southern Railroad
11. North 01° 31' 15" East, 110.33 feet; thence,
12. North 06° 16' 25" East, 679.28 feet; thence, leaving the aforesaid abandoned easterly right-of-way line of Southern Railroad
13. 142.54 feet along the arc of a curve to the right, having a radius of 90.74 feet and

- being subtended by a chord of North 51° 16' 45" East, 128.33 feet; thence,
14. South 83° 42' 55" East, 474.76 feet to a 1/2-inch rebar found on the aforesaid West Line of Evelyn Street (abandoned); thence, running adjacent to the aforesaid Halpern Enterprises, Inc. property
 15. South 00° 03' 57" West, 211.87 feet; thence,
 16. South 00° 02' 39" East, 234.80 feet to the Point of Beginning, containing 441,353 square feet or 10.1321 acres of land, more or less.

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



amended