

Property Line Description Lot 1

All that tract or parcel of land lying and being in Land Lot 489 of the 17th District, 2nd Section, Cobb County, Georgia, being Lot 1 of the 242 Development, LLC Subdivision and being more particularly described as follows:

Commencing at a 5/8" rebar set at the point of intersection of the easterly right-of-way of Hughes Street (variable R/W) and the southerly right-of-way of Flemming Street (variable R/W), Thence along said southerly right-of-way of Flemming Street North 68 degrees 51 minutes 35 seconds East a distance of 144.40 feet to a 5/8 inch rebar set, said 5/8 inch rebar being the TRUE POINT OF BEGINNING.

Thence continuing with said southerly right-of-way North 68 degrees 51 minutes 35 seconds East, a distance of 55.10 feet to a 5/8 inch rebar set; Thence departing said right-of-way and continuing along the property now or formerly of Rebecca L. Newton (Deed Book 13026 / Page 465), Lot 5 of Mrs. Eunice Aleen Owens Subdivision (Plat Book 4 / Page 156) South 21 degrees 08 minutes 25 seconds East, a distance of 189.07 feet to a 5/8 inch rebar set; Thence along the property now or formerly of R.C. Ashcraft et al (no deed of record found), Lot 5 of W.G. Brown's Subdivision (Plat Book 3 / Page 187) and continuing with the property now or formerly of Alice Len Glover (Deed Book 3111, Page 281), Lot 4 of W.G. Brown's Subdivision, South 68 degrees 51 minutes 06 seconds West, a distance of 55.34 feet to a 5/8 inch rebar set; Thence along Lots 4 and 2 of the 242 Development, LLC Subdivision (Plat Book 262 / Page 11), North 21 degrees 04 minutes 00 seconds West, a distance of 189.07 feet to a 5/8 inch rebar set on the southerly right-of-way of Flemming Street; said 5/8 inch rebar being the TRUE POINT OF BEGINNING.

Said tract or parcel of land contains 0.240 acre (10,440 square feet) and is more accurately depicted on a subdivision plat for 242 Development, LLC prepared by GeoSurvey, Ltd., dated December 6, 2006, job number 20063057.