

EXHIBIT "A"
LEGAL DESCRIPTION FOR CITY PROPERTY

All that tract or parcel of land lying and being in Land Lot 447, of the 17th District, 2nd Section, Cobb County, Georgia and being a 90 foot wide parcel of land now or formerly owned by Smyrna Downtown Area Development Corporation and more particularly described as follows:

COMMENCING at a concrete monument found at the common corner of Land Lots 447, 448, 489 and 490;

THENCE, Northerly and along the apparent Eastern line of Land Lot 447 on a bearing of North 01 degrees 24 minutes 01 seconds East, for a distance of 239.76 feet to a #4 rebar set at a point bordered on the East by a parcel now or formerly owned by Halpern Enterprises Inc. and being the newly created Northeastern corner of property now or formerly owned by Smyrna Downtown Area Development Corporation and being the POINT OF BEGINNING.

THENCE, Westerly and leaving the apparent Eastern line of Land Lot 447 on a bearing of North 88 degrees 40 minutes 40 seconds West, for a distance of 1352.33 feet to a #4 rebar set on the Eastern (apparent 70' right-of-way) of Ward Street and being on the apparent Western line of Land Lot 447;

THENCE, Northerly and along the apparent Western line of Land Lot 447 and along the Eastern right-of-way of Ward Street on the bearing of North 01 degrees 17 minutes 54 seconds East, for a distance of 90.00 feet to a #4 rebar found at the former Northwestern property corner of Smyrna Downtown Area Development Corporation;

THENCE, Easterly a bearing of South 88 degrees 40 minutes 40 seconds East, for a distance of 1352.49 feet to a #4 rebar found on the apparent Eastern line of Land Lot 447 now or formerly bordered on the North by Fifeco Capital I LLC., and Halpern Enterprises Inc. and being the former Northeastern corner of Smyrna Downtown Area Development Corporation;

THENCE, Southerly along the apparent Eastern line of Land Lot 447 on a bearing of South 01 degrees 24 minutes 01 seconds West, for a distance of 90.00 feet along the Western boundary of property now or formerly owned by Halpern Enterprises Inc. to the POINT OF BEGINNING.

This described tract of land containing 2.794+/- acres more or less.

EXHIBIT "B"
LEGAL DESCRIPTION FOR SCHOOL SITE

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 447 OF THE 17TH DISTRICT, 2ND SECTION OF COBB COUNTY, GEORGIA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT CONCRETE MONUMENT MARKING THE SOUTHEASTERN CORNER OF LAND LOT 447;

THENCE, ALONG THE SOUTHERLY LINE OF SAID LAND LOT, NORTH 88 DEGREES 42 MINUTES 56 SECONDS WEST, A DISTANCE OF 1351.89 FEET TO A 1/2" REBAR;

THENCE, ALONG THE EASTERLY RIGHT OF WAY OF WARD STREET, A SEVENTY FOOT RIGHT OF WAY, NORTH 01 DEGREES 14 MINUTES 19 SECONDS EAST, A DISTANCE OF 217.45 FEET TO A POINT;

THENCE, NORTH 01 DEGREES 22 MINUTES 37 SECONDS EAST A DISTANCE OF 22.46 FEET TO A 1/2" REBAR;

THENCE, LEAVING SAID RIGHT-OF-WAY, SOUTH 88 DEGREES 41 MINUTES 57 SECONDS EAST, A DISTANCE OF 1352.42 FEET TO A 1/2" REBAR;

THENCE, SOUTH 01 DEGREES 22 MINUTES 37 SECONDS WEST, A DISTANCE OF 239.53 FEET TO THE POINT OF BEGINNING.

TOGETHER WITH AND SUBJECT TO COVENANTS, EASEMENTS AND RESTRICTIONS OF RECORD, SAID PROPERTY CONTAINS 7.44 ACRES.