

All that tract or parcel of land lying and being located in Land Lot 351 of the 5th District (Booths GMD 1663), Walton County, Georgia containing Tract 1 (17.2 +/- acres) and Tract 2 (6.2 +/- acres), for a total of 23.4 +/- acres according to a Boundary Survey for True Vine Engineering, Inc., Regency Land Corporation, Bank of North Georgia, and Chicago Title Insurance Company, prepared by Alcovy Surveying Company, Inc., by Ronald Calvin Smith (Georgia Registered Land Surveyor No. 2921) dated September 3, 2004, as revised November 30, 2004 and being more particularly described according to said survey as follows.

**BEGINNING** at a point marked by a one half inch crimp top pipe found located on the northeasterly right of way line of June Ivey Road (80' R/W), said point being located 602.53 feet along said right of way line in a northwesterly direction from its intersection with the northwesterly right of way line of Ivey Brook Drive (60' R/W), run thence along the northeasterly right of way line of June Ivey Road North 50 degrees 33 minutes 33 seconds West a distance of 337.51 feet to a point marked by a one half inch open top pipe; leaving the aforesaid right of way line, run thence North 36 degrees 45 minutes 19 seconds East a distance of 530.47 feet to a point marked by a one half inch open top pipe; run thence North 82 degrees 42 minutes 47 seconds East a distance of 179.63 feet to a point (Point "A") located on the centerline of a creek, run thence along the aforesaid centerline in a northeasterly direction 513.00 +/- feet to a point (Point "B"), the centerline of the creek is the property Line and the centerline of the creek is traversed by a traverse line with the following courses and distances:

North 79 degrees 07 minutes 14 seconds East a distance of 119.22 feet to a point;  
North 55 degrees 21 minutes 57 seconds East a distance of 179.80 feet to a point;  
North 17 degrees 42 minutes 54 seconds East a distance of 235.24 feet to point B;  
leaving the aforesaid centerline, run thence North 29 degrees 13 minutes 34 seconds West a distance of 20.00 feet to a point; run thence North 45 degrees 34 minutes 07 seconds East a distance of 460.35 feet to a point; run thence South 49

degrees 09 minutes 48 seconds East a distance of 98.12 feet to a point; run thence North 46 degrees 33 minutes 12 seconds East a distance of 122.60 feet to a point; run thence South 43 degrees 06 minutes 13 seconds East a distance of 30.00 feet to a point; run thence North 46 degrees 33 minutes 39 seconds East a distance of 136.00 feet to a point marked by a one half inch open top pipe found; run thence South 43 degrees 27 minutes 10 seconds East a distance of 1269.03 feet to a point; run thence South 46 degrees 33 minutes 39 seconds West a distance of 164.14 feet to a point marked by a 30 inch poplar with hack marks; run thence North 43 degrees 32 minutes 10 seconds West a distance of 1269.03 feet to a point marked by a one half inch open top pipe found; run thence South 46 degrees 33 minutes 12 seconds West a distance of 592.83 feet to a point marked by a one half inch open top pipe at rock; run thence South 29 degrees 10 minutes 35 seconds East a distance of 818.34 feet to a point marked by a rock found; run thence South 63 degrees 34 minutes 34 seconds West a distance of 486.86 feet to a point marked by a spring found; run thence South 71 degrees 52 minutes 09 seconds West a distance of 325.10 feet to a point marked by a three inch flat iron; run thence North 48 degrees 06 minutes 17 seconds West a distance of 267.20 feet to a point marked by an angle iron; run thence South 49 degrees 08 minutes 41 seconds West a distance of 102.04 feet to a point marked by a one half inch crimp top pipe located on the northeasterly right of way line of June Ivey Road, said point being the point of BEGINNING.