

All that or parcel at land lying and being in Land Lot 229 of the 14<sup>th</sup> Land District, City of Atlanta, Fulton County, Georgia, said tract or parcel of land being more particularly described as follows.

To find the Point of Beginning commence at a point at the intersection of the southerly right-of-way line at Greenbriar Parkway (65 ft r/w, per Plat Book 90 Page 86) (FKA Mt. Gilead Rd.) and the northwesterly right-of-way line at Continental Colony Parkway (80 ft r/w, per Plat Book 90 Page 86), if said right-of-way lines were extended to form intersection instead of a miter.

THENCE South 89 degrees 02 minutes 08 seconds West for a distance of 66.20 feet along the right-of-way line extension of Greenbriar Parkway to a point on the right-of-way line of Greenbriar Parkway.

THENCE the following courses and distances along the southerly right-of-way line at Greenbriar Parkway.

South 89 degrees 02 minutes 08 seconds West for a distance of 207.90 feet to a ¼" iron pin found (bent).

THENCE South 89 degrees 01 minutes 57 seconds West for a distance of 507.56 feet to a ½" iron pin set, said ½" iron pin set being the POINT OF BEGINNING.

THENCE South 00 degrees 29 minutes 38 seconds West for a distance of 237.24 feet leaving said southerly right-of-way line to a ½" iron pin set.

THENCE South 88 degrees 39 minutes 59 seconds East for a distance of 212.55 feet to a point in the approximate centerline of a creek.

THENCE South 79 degrees 14 minutes 22 seconds East for a distance of 345.84 feet to a ¼" iron pin found (bent) on the northwesterly right-of-way line of Continental Colony Parkway (80 ft r/w).

THENCE along a curve to the left having a radius of 2346.34 feet and an arc length of 165.80 feet, being subtended by a chord of South 28 degrees 56 minutes 20 seconds West for a distance of 165.77 feet along the said northwesterly right-of-way line to a ½" iron pin found and cap.

THENCE North 79 degrees 32 minutes 05 seconds West for a distance of 280.40 feet leaving and northwesterly right-of-way line of Continental Colony Parkway to a ½" iron pin found.

THENCE North 88 degrees 48 minutes 09 seconds West for a distance of 1066.40 feet to a ¼" iron pin found on the westerly line of Land Lot 229.

THENCE North 00 degrees 46 minutes 45 seconds East for a distance of 159.00 feet along said Land Lot Line to a ½" iron pin set.

THENCE North 00 degrees 46 minutes 47 seconds East for a distance of 106.24 feet continuing along said Land Lot Line to a 1/2" iron pin set on the southerly right-of-way line at Greenbriar Parkway (65 ft r/w at this point).

THENCE the following courses and distances along the southerly right-of-way line at Greenbriar Parkway.

Along a curve to the right having a radius at 540.46 feet and an arc length of 331.39 feet, being subtended by a chord of North 71 degrees 24 minutes 50 seconds East for a distance of 326.22 feet to a ½" iron pin set.

THENCE North 89 degrees 02 minutes 08 seconds East for a distance of 559.17 feet to a ½" iron pin set, said ½" iron pin being the POINT OF BEGINNING.

Said tract or parcel of land contains 9.23 acres or 402,416 sq. ft.

LESS AND EXCEPT from the above described tract of land the tract of land conveyed by Warranty Deed from Demerick Strickland to Bob Agbogu, dated December 22, 2005, filed for record January 10, 2006 at 10:45 a.m., recorded in Deed Book 41738, Page 675, Records of Fulton County, Georgia, and being more particularly described as follows:

ALL THAT TRACT OR PARCEL OF LAND lying and being in Land Lot 229 of the 14<sup>th</sup> District, City of Atlanta, Fulton County, Georgia, being more particularly described as follows:

TO FIND THE TRUE POINT OF BEGINNING, begin at an iron pin located on the south right-of-way line of Greenbriar Parkway (a 60-foot right-of-way) at the intersection of said right-

of-way line with the line common to Land Lots 252 and 229 of said District; thence northeasterly along the curvature of the right-of-way line of Greenbriar Parkway an arc distance of 170.43 feet, being subtended by a chord bearing a direction of North  $62^{\circ} 52' 55''$  East and having a chord distance of 169.72 feet to an iron pin; thence South  $00^{\circ} 46' 45''$  West a distance of 345.75 feet to an iron pin; thence North  $88^{\circ} 48' 09''$  West a distance of 150.00 feet to an iron pin located on a line common to Land Lots 229 and 252 of said District; thence North  $00^{\circ} 46' 45''$  East along said Land Lot line a distance of 159.00 feet to an iron pin; thence North  $00^{\circ} 46' 47''$  East a distance of 106.24 feet to an iron pin and the Point of Beginning. Said property being more particularly described on a survey prepared for Bob Agbogu by Exclusive Land Surveying, Anthony E. Jacobs, Registered Land Surveyor No. 2987, dated December 15, 2005.