



Legal Description of Real Estate

ALL THAT TRACT OR PARCEL OF LAND lying and being in Land Lot 438 of the 16th District 2nd Section of Cobb County, Georgia and being more particularly described as follows;

COMMENCING at the intersection of the northerly right-of-way of Big Shanty Road (an 80' right-of-way at that point) and the easterly line of Land Lot 438; Run thence along the northerly right-of-way of Big Shanty Road (80' R/W) South 89°21'39" West a distance of 228.85 feet to a Point; Thence continuing along said right-of-way South 89°44'50" West a distance of 251.16 feet to an iron pin placed at the TRUE POINT OF BEGINNING. From the TRUE POINT OF BEGINNING; Thence continuing along said right-of-way of Big Shanty Road South 89°44'50" West a distance of 163.94 feet to a point on said right-of-way of Big Shanty Road; Thence continuing along said right-of-way of Big Shanty Road along a curve to the right, (said curve having a radius of 3039.23 feet, a chord bearing of North 89°19'48" West, and a chord length of 97.89 feet) a distance of 97.89 feet to a point on said right-of-way of Big Shanty Road; Thence continuing along said right-of-way of Big Shanty Road North 88°24'25" West a distance of 13.19 feet to an iron pin placed on said right-of-way of Big Shanty Road; Thence leaving said right-of-way, Run then North 00°34'21" West a distance of 810.38 feet to an iron pin placed on the southerly right-of-way of Chastain Meadows Court (60' R/W); Thence along said right-of-way of Chastain Meadows Court North 89°17'08" East a distance of 196.64 feet to a point on said right-of-way of Chastain Meadows Court; Thence continuing along said right-of-way of Chastain Meadows Court along a curve to the left, (said curve having a radius of 70.00 feet, a chord bearing of South 64°35'41" East, and a chord length of 87.16 feet) a distance of 94.08 feet to an iron pin found on said right-of-way of Chastain Meadows Court; Thence leaving said right-of-way, Run thence South 00°34'21" East a distance of 776.22 feet to an iron pin placed at the TRUE POINT OF BEGINNING.

Said parcel of land contains 5.079 acres more or less as shown on a plat of survey for Taylor & Mathis Inc., dated September 20, 2004, bearing the seal of Kenneth L. Nutt, Georgia Registered Land Surveyor Number 2104.

Legal Description of Premises

ALL THAT TRACT or parcel of land lying and being in Land Lot 438 of the 16th District, 2nd Section of Cobb County, Georgia, and being identified and designated as the Convertible Space on Condominium Plat for The Commercial Condos at Chastain Meadows, recorded in Plat Book 18, Page 13, Clerk's Office, Cobb County Superior Court, and depicted as the Convertible Space on the Plans for The Commercial Condos at Chastain Meadows, recorded in Condominium Plans File 112, Page 145, Clerk's Office, Cobb County Superior Court, as amended, which Condominium Plat and Condominium Plans are incorporated herein for a more particular description of the property herein described; LESS AND EXCEPT that portion of such Convertible Space located between Units 3 and 4 as depicted on said Condominium Plat.

Together with such Unit's appurtenant percentage of undivided interest in the common elements of The Commercial Condos at Chastain Meadows, as provided by that certain Declaration for The Commercial Condos at Chastain Meadows, a Condominium, declared by Chastain Meadows IV, LLC, dated January 11, 2006, filed January 12, 2006, recorded in Deed Book 14276, Page 4085 of the Cobb County, Georgia records, as amended. The foregoing Declaration, plat, plans, and allied instruments and amendments related thereto are incorporated herein by reference as a part of the description of the property described hereby.