

## EXHIBIT "A"

### Description Of Submitted Property

ALL THAT TRACT OR PARCEL OF LAND lying and being in Land Lot 49 of the 14<sup>th</sup> District of Fulton County, Georgia, and being more particularly described as follows:

TO FIND THE POINT OF BEGINNING, commence at the intersection of the northerly right-of-way line of Ponce de Leon Avenue and the westerly right-of-way line of Argonne Avenue (50 foot right-of-way); thence running in a generally northerly direction along the westerly right-of-way line of Argonne Avenue a distance of 165 feet to a one-half inch rebar found on the northerly side of a 15 foot alley and the POINT OF BEGINNING; thence running along the northerly side of said 15 foot alley North 88 degrees 41 minutes 30 Seconds West a distance of 173.9 feet to a one-half inch rebar found on the easterly side of another 15 foot alley; thence running North 03 degrees 57 minutes East a distance of 370.4 feet along the easterly side of said 15 foot alley to a one-half inch rebar found; thence running South 87 degrees 46 minutes East a distance of 145.2 feet to an iron pin placed on the westerly right-of-way line of Argonne Avenue; thence running in a generally southerly direction along the westerly right-of-way line of Argonne Avenue South 00 degrees 30 minutes East a distance of 367.9 feet to a one-half inch rebar found and the POINT OF BEGINNING; all according to a survey for Melrose Park, L.L.C., Regions Bank, and Lawyers Title Insurance Corporation dated February 10, 1999 and revised on March 16, 1999 as prepared by Eston Pendley & Assoc., Inc., and bearing the certification of Eston Pendley, RLS #945.

AND

ALL THAT TRACT OR PARCEL OF LAND lying and being in Land Lot 48 of the 14<sup>th</sup> District of Fulton County, Georgia, and being more particularly described as follows:

TO FIND THE POINT OF BEGINNING, commence at the intersection of the easterly right-of-way line of Argonne Avenue and the southerly right-of-way line of Third Street (40 foot right-of-way); thence running in a generally easterly direction along the arc of the southerly right-of-way line of Third Street a distance of 152.5 feet to a one-half inch rebar found and the POINT OF BEGINNING; thence running along the arc of the southerly right-of-way line of Third Street said arc being a curve to the right and being subtended by a chord bearing North 74 degrees 03 minutes 30 Seconds East a distance of 133.63 feet to a point; thence continuing along the arc of the southerly right-of-way line of Third Street, said arc being a curve to the right and being subtended by chord bearing North 84 degrees 10 minutes East a distance of 119.95 feet (the combined arc distances being 253.7 feet) to a point; thence running South 00 degrees 14 minutes West a distance of 144 feet to a one-half inch rebar found; thence running North 77 degrees 37 minutes West a distance of 203.2 feet to a nail found; thence running South 00 degrees 01 minute East a distance of 31 feet to a one-half inch rebar found; thence running South 89 degrees 17 minutes West a distance of 27.1 feet to a metal fence post; thence running North 14 degrees 33 minutes West a distance of 85.6 feet to a one-half inch rebar found on the southerly right-of-way line of Third Street and the POINT OF BEGINNING; as more particularly described on that certain survey for Melrose Park, L.L.C., Regions Bank, and Lawyers Title Insurance Corporation dated February 10, 1999 and revised on March 16, 1999 as prepared by Eston Pendley & Assoc., Inc., and bearing the certification of Eston Pendley, RLS #945.

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AND

ALL THAT TRACT OR PARCEL OF LAND lying and being in Land Lot 48 of the 14<sup>th</sup> District of Fulton County, Georgia, and being more particularly described as follows:

TO FIND THE POINT OF BEGINNING, commence at the intersection of the northerly right-of-way line of Third Street (40 foot right-of-way) and the easterly right-of-way line of Argonne Avenue (50 foot right-of-way); thence running in an easterly direction along the northerly right-of-way line of Third Street a distance of 101.3 feet to an iron pin found and the POINT OF BEGINNING; thence running North 00 degrees 28 minutes West a distance of 92 feet to a one-half inch rebar found; running thence North 89 degrees 59 minutes East a distance of 26.9 feet to a one-half inch rebar found; thence running North 01 degree 27 minutes West a distance of 41 feet to a one-half inch rebar found which said point is located on the southerly boundary of a 10 foot asphalt alley; running thence North 87 degrees 01 minute East along the Southerly line of said ten foot (10') alley a distance of 271.9 feet to an angle iron found; thence running South 00 degrees 20 minutes East a distance of 87.5 feet to a one-half inch rebar found on the northerly right-of-way line of Third Street; thence running along the arc of the northwesterly right-of-way line of Third Street said arc being a curve to the left and being subtended by a chord bearing South 82 degrees 46 minutes West a distance of 152.25 feet to a point; thence along the arc of the northwesterly right-of-way line of Third Street said arc being a curve to the right and being subtended by a chord bearing South 74 degrees 32 minutes West a distance of 151.66 feet (the combined arc distances being 304.08 feet) to an iron pin found and the POINT OF BEGINNING; all according to a plat of survey prepared for Melrose Park, L.L.C., Regions Bank, and Lawyers Title Insurance Corporation dated February 10, 1999 and revised on March 16, 1999 as prepared by Eston Pendley & Assoc., Inc., and bearing the certification of Eston Pendley, RLS #945.

EXHIBIT "B"

(12) (50) (38)

Undivided Percentage Interest In The Common Elements  
And Liabilities For Common Expenses

<u>Unit Number</u>	<u>Number of Bedrooms</u>	<u>Ownership Percentage</u>
314-1	1 Bedroom	.724 -
314-2	1 Bedroom	.724 -
314-3	1 Bedroom	.724 -
314-4	1 Bedroom	.724 -
314-5	1 Bedroom	.724 -
314-6	1 Bedroom	.724 -
317-1	1 Bedroom	.724 -
317-2	1 Bedroom	.724 -
317-3	1 Bedroom	.724 -
317-4	1 Bedroom	.724 -
317-5	1 Bedroom	.724 -
317-6	1 Bedroom	.724 -
320-1	1 Bedroom	.725 -
320-2	1 Bedroom	.725 -
320-3	1 Bedroom	.725 -
320-4	1 Bedroom	.725 -
320-5	1 Bedroom	.725 -
320-6	1 Bedroom	.725 -
323-1	1 Bedroom	.725 -
323-2	1 Bedroom	.725 -
323-3	1 Bedroom	.725 -
323-4	1 Bedroom	.725 -
323-5	1 Bedroom	.725 -
323-6	1 Bedroom	.725 -
324-1	1 Bedroom	.725 -
324-2	1 Bedroom	.725 -
324-3	1 Bedroom	.725 -
324-4	1 Bedroom	.725 -
324-5	1 Bedroom	.725 -
324-6	1 Bedroom	.725 -
327-1	1 Bedroom	.725 -
327-2	1 Bedroom	.725 -
327-3	1 Bedroom	.725 -
327-4	1 Bedroom	.725 -
327-A	1 Bedroom	.725 -
330-1	1 Bedroom	.725 -
330-2	1 Bedroom	.725 -
330-3	1 Bedroom	.725 -
330-4	1 Bedroom	.725 -
330-5	1 Bedroom	.725 -
330-6	1 Bedroom	.725 -
331-1	1 Bedroom	.725 -
331-2	1 Bedroom	.725 -

**Exhibit "B" (Continued)****Page 2**

<u>Unit Number</u>	<u>Number of Bedrooms</u>	<u>Ownership Percentage</u>
331-3	1 Bedroom	.725•
331-4	1 Bedroom	.725•
334-1	1 Bedroom	.725•
334-2	1 Bedroom	.725•
334-3	1 Bedroom	.725•
334-4	1 Bedroom	.725•
334-5	1 Bedroom	.725•
334-6	1 Bedroom	.725•
335-1	1 Bedroom	.725•
335-2	1 Bedroom	.725•
335-3	1 Bedroom	.725•
335-4	1 Bedroom	.725•
692-1	2 Bedrooms	1.449•
692-2	2 Bedrooms	1.449•
692-3	2 Bedrooms	1.449•
692-4	2 Bedrooms	1.449•
692-5	2 Bedrooms	1.449•
694-1	2 Bedrooms	1.449•
694-2	2 Bedrooms	1.449•
694-3	2 Bedrooms	1.449•
694-4	2 Bedrooms	1.449•
696-1	1 Bedroom	.725•
696-2	2 Bedrooms	1.449•
696-3	2 Bedrooms	1.449•
696-4	2 Bedrooms	1.449•
696-5	2 Bedrooms	1.449•
700-1	1 Bedroom	.725•
700-2	1 Bedroom	.725•
700-3	2 Bedrooms	1.449•
700-4	2 Bedrooms	1.449•
700-5	2 Bedrooms	1.449•
700-6	2 Bedrooms	1.449•
702-1	1 Bedroom	.725•
702-2	2 Bedrooms	1.449•
702-3	2 Bedrooms	1.449•
702-4	2 Bedrooms	1.449•
702-5	2 Bedrooms	1.449•
704-1	2 Bedrooms	1.449•
704-2	2 Bedrooms	1.449•
704-3	2 Bedrooms	1.449•
704-4	2 Bedrooms	1.449•
706-1	2 Bedrooms	1.449•
706-2	2 Bedrooms	1.449•
706-3	2 Bedrooms	1.449•
706-4	2 Bedrooms	1.449•
706-5	2 Bedrooms	1.449•

Exhibit "B" (Continued)

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<u>Unit Number</u>	<u>Number of Bedrooms</u>	<u>Ownership Percentage</u>
708-1	1 Bedroom	.725
708-2	1 Bedroom	.725
708-3	2 Bedrooms	1.449
708-4	2 Bedrooms	1.449
708-5	2 Bedrooms	1.449
708-6	2 Bedrooms	1.449
710-1	1 Bedroom	.725
710-2	2 Bedrooms	1.449
710-3	2 Bedrooms	1.449
710-4	2 Bedrooms	1.449
710-5	2 Bedrooms	1.449
TOTAL		100.00%