

Owner: Community Movement Builders, Inc.

Location Address - 1187 IRA ST SW, Atlanta GA 30310

Location Address - 0 Ira St SW, Atlanta GA 30310

Legal description:

All that tract or parcel of land, lying and being in Land Lot 87 of the 14<sup>th</sup> District, Fulton County, Georgia, being more particularly described as follows:

Beginning at a point at the intersection of the Westerly Right-of-Way Line of Ira St. (having an apparent 40-foot right-of-way,) and the Northerly Right-of-Way Line of University Avenue (having an apparent 50-foot Right-of-Way;) thence leaving said Point of Beginning and running with the said line of University Ave:

1. North 89 degrees 26 feet 23 inches, West 99.94 feet; thence leaving the aforesaid line of University Avenue and running:
2. North 00 degrees 33 feet 29 inches, East 150 feet; to a ½" rebar with cap found "GA RLS 2825" thence
3. South 89 degrees 26 feet 23 inches, East 100 feet; to the aforesaid line of Ira Street, thence, running with the said line of Ira Street
4. South 00 degrees 34 feet 58 inches, West 150 feet; to the point of beginning.

The above-described property contains 14,995 square feet, or 0.3442 acres of land, more or less, and is more particularly depicted on that certain ALTA/NSPS Land Title Survey for Community Movement Builders, Inc., and Stewart Title Guarantee Company prepared by TerraMark Professional Land Surveying, bearing the seal and certification of Paul B. Cannon, GRLS No. 2928, dated November 9, 2021, as designated as Project No. 2021-231.

Current owner vesting deed: DB 65111 PG: 478

Parcel Number - 14 008700092079 - 0.1148 acres.

Parcel Number - 14 008700091287 - 0.2296 acres

Owner: Auto Body Snatchers Collision & Repair, LLC

Location Address - 385 University Ave., SW, Atlanta GA 30310

Legal Description:

All that tract or parcel of land lying and being in the City of Atlanta in Land Lot 87 of the 14<sup>th</sup> District of Fulton County, Georgia, and being described in accordance with Survey for 385 University Avenue made by Alpha Land Services, bearing the seal of Gordon C. Story Jr., G.R.L.S. #2076, dated 9/24/2015, reference to which survey is hereby made for a more detailed description, and being more particularly described as follows:

Begging at a point located at the intersection of the Northwest corner of University Avenue and the Southeast corner of Smith Street;

Running thence North 89 degrees 57 minutes 52 seconds East a distance of 100.07 feet to a point;

thence North 00 degrees 21 minutes 44 seconds East a distance of 100.00 feet to a point;

thence South 89 degrees 57 minutes 52 seconds East a distance of 100.07 feet to a point;

thence North 89 degrees 57 minutes 51 seconds West a distance of 100.04 feet to a point;

thence South 00 degrees 237 minutes 01 seconds West a distance of 100.00 feet to a point;

Less and except all that tract of land as shown on that certain Warranty Deed, dated September 17, 2019, filed for record September 18, 2019 at 8:10 a.m., recorded in Deed Book 60541 Page 582, aforesaid Records.

Current owner vesting deed - DB 67751 PG 243

Parcel ID 14 008700091303 - 0.2296 acres

Current owner - Wasey Consulting Service, LLC

Location Address - 1180 Smith St., SW, Atlanta GA 30310

Legal description:

All that tract or parcel of land, lying and being in Land Lot 87 of the 14<sup>th</sup> District, Fulton County, Georgia, being # 1180, as depicted on the Retracement and Topographic Survey for CL Group, Inc. as per plat recorded in Plat Book 423 Page 133, Fulton County, Georgia records, which plat is incorporated herein by reference and made a part of this description. Said property being known as 1180 Smith St. SW according to the presence system of numbering in Fulton County.

Current owner vesting deed - DB 63500 PG 476

Tax I.D. No: 14 008700091345 - 0.1148 acres

Location Address - 1184 Smith St., SW, Atlanta GA 30310

Legal description:

All that tract or parcel of land, lying and being in Land Lot 87 of the 14<sup>th</sup> District, Fulton County, Georgia, being # 1184, as depicted on the Retracement and Topographic Survey for CL Group, Inc. as per plat recorded in Plat Book 423 Page 133, Fulton County, Georgia records, which plat is incorporated herein by reference and made a part of this description. Said property being known as 1184 Smith St. SW according to the presence system of numbering in Fulton County.

Current owner vesting deed - DB 63500 PG 476

Tax I.D. No: 14 008700091337 - 0.1148 acres