ZONING BOARD OF APPEALS APPLICATION FOR PUBLIC HEARING
(VARIANCES, SPECIAL EXCEPTIONS, APPEALS OF ADMINISTRATIVE DECISIONS)

BOA No. 21713

Applicant and/or Authorized Representative: CHRIS 180, Inc. c/o Kasey Sturm

Mailing Address: Weissman, PC, One Alliance Center, 4th Floor, 3500 Lenox Road

City/State/Zip Code: Atlanta, GA 30326

Email: Kaseys@weissman.law

Telephone Home: Business: 404-926-4630 Fax No.: 404-926-4830

OWNER OF RECORD OF SUBJECT PROPERTY

Owner: CHRIS Homes Properties, LLC & CHRIS Properties, LLC, both wholly-owned subsidiaries of CHRIS 180, Inc.

Address (Mailing): 1017 Fayetteville Rd., Ste. B, Atlanta, GA 30316

City/State/Zip Code: Atlanta, GA 30316

Email: Clare.allah@chris180.org

Telephone Home: 404-668-7752 Business: 404-564-3408 Fax No.: 404-486-9053

ADDRESS/LOCATION OF SUBJECT PROPERTY

Address: 1030 Fayetteville Rd. SE City: Atlanta State: GA Zip: 30316

District(s): 15 Land Lot(s): 148 Block: 05 Parcel: 013

District(s): Land Lot(s): Block: Parcel:

District(s): Land Lot(s): Block: Parcel:

Zoning Classification: O-I Commission District & Super District: Comm District 3; Super District 6

CIRCLE TYPE OF HEARING REQUESTED

• VARIANCE (From Development Standards causing undue hardship upon owners of property.)

• SPECIAL EXCEPTIONS (To reduce or waive off-street parking or loading space requirements.)

• OFFICIALS APPEALS OF ADMINISTRATIVE DECISIONS.

TO BE COMPLETED BY PLANNING AND SUSTAINABILITY DEPARTMENT

Date Received: Fee Paid: __________
ZONING BOARD OF APPEALS APPLICATION

AUTHORIZATION OF THE PROPERTY OWNER

I hereby authorize the staff and members of the Zoning Board of Appeals
To inspect the premises of the Subject Property

I hereby certify that the information provided in the application is true and correct.

I hereby certify that I am the owner of the property subject to the application.

DATE: May 8, 2017

Applicant: ____________________________
Signature: ____________________________

DATE: ____________________________

Applicant: ____________________________
Signature: ____________________________
ZONING BOARD OF APPEALS APPLICATION

AUTHORIZATION TO REPRESENT THE PROPERTY OWNER

I hereby authorize the staff and members of the Zoning Board of Appeals
to inspect the premises of the Subject Property

I hereby certify that the information provided in the application is true and correct.

I hereby certify that I am the owner of the property and that I authorize the applicant/agent to apply for a hearing to the Zoning
Board of Appeals for the requests as shown in this application

DATE: May 8, 2017

Applicant/Agent: ____________________________
Signature: ____________________________

TO WHOM IT MAY CONCERN:

(I)/ (WE) Kathy Colbenson, President & CEO, CHRIS Properties LLC & CHRIS Homes Properties LLC, wholly-owned
subsidaries of CHRIS 180, Inc. (Name of Owners)

being (owner/owners) of the property described below or attached hereby delegate authority to:

Kasey Sturm on behalf of Weissman

(Name of Applicant or Representative)

To file an application on (my) / (our) behalf

Notary Public: ____________________________
Owner: ____________________________

Notary Public: ____________________________
Owner: ____________________________

Notary Public: ____________________________
Owner: ____________________________

CLARE ALLAH
Notary Public - State of Georgia
Fulton County
My Commission Expires Aug 31, 2020
July 6, 2017

Via Hand Delivery and Email

Andrew A. Baker, Director
Betsy Stark, Senior Planner
DeKalb County Planning & Sustainability Department
Clark Harrison Building
330 West Ponce de Leon Avenue – 5th Floor
Decatur, Georgia 30030
bstark@dekalbcountyga.gov

Re: DeKalb County Zoning Board of Appeals Application for Variance, Letter of Intent and Impact Analysis in Support of Application for Variance

APPLICANT: CHRIS 180, Inc. c/o Kasey Sturm, Weissman PC

SUBJECT PROPERTY: +/- 2.79 Acres 1030 Fayetteville Road Atlanta, Georgia 30316 (as consolidated with 1735 Pine Trial SE and rezoned O-I)
Tax Parcels 15 147 05 013 and 15 148 02 032

AUTHORIZED REPRESENTATIVE:
Submitted for Applicant by Kasey Sturm, Weissman PC, One Alliance Center, 4th Floor
3500 Lenox Road, Atlanta, Georgia 30326 - 404.926.4630 - kaseys@weissman.law

Dear Director Baker and Ms. Stark:

On behalf of CHRIS Home Properties, LLC & CHRIS Properties, LLC, both wholly owned subsidiaries of CHRIS 180, Inc. (CHRIS 180), please accept the enclosed Variance Application pertaining to property located at 1030 Fayetteville Road, Atlanta, Georgia 30316 (as consolidated with the adjoining property at 1735 Pine Trial SE and rezoned O-I) (Subject Property). CHRIS 180 is seeking relief from the strict conditions of the DeKalb Code to redevelop the Subject Property with a two-story, 20,000 square foot administrative office building, which would be called the CHRIS 180 Center for Excellence for Training, Education & Connections.

By way of background, CHRIS 180 is a 501(c)(3) non-profit organization whose mission is to heal children, strengthen families and build community through mental health counseling, training, providing
safe housing, and real-world skill building. CHRIS 180 saves, serves, and protects children, young adults, and families who have experienced trauma to help them change the direction of their lives. CHRIS 180 has a proven reputation and track record of helping children, adults and families who have experienced trauma change the direction of their lives to become more productive, self-sufficient members of the community. It operates group homes, a counseling center, the CHRIS 180 Trauma-Informed Foster Care Adoption Home, a “no-eject” youth summer camp for severely emotionally disturbed children, the CHRIS 180 training program for service providers, and other similar programs.

CHRIS 180 currently owns several other properties in the vicinity of the Subject Property and is slated to own several more. To the north, across Pine Trail SE, and to the east, directly adjacent to the Subject Property, CHRIS 180 owns or will own by the end of July 2017, several residential homes, which will serve as group, gateway and family preservation homes. Across the street from the Subject Property, at 1017 Fayetteville Road, is the current site of the CHRIS 180 Main Office, Counseling Center and Education Building.

CHRIS 180 plans to expand its existing Counseling Center and program services to encompass the entirety of its current building at 1017 Fayetteville Road. With the expansion, CHRIS 180 intends to move administration, executive offices, foster care and adoption program offices, the CHRIS 180 Training Institute and meeting facilities across the street to a new facility to be developed on the Subject Property, to be known as the CHRIS 180 Center of Excellence for Training, Education & Connections. The long-range plan proposes that all properties on Pine Trail, including the three properties on the north side of Pine Trail and an adjacent property on Pine Trail, will be used by CHRIS 180 for two foster homes and a personal care home.

VARIANCE REQUEST

The DeKalb County Zoning Ordinance authorizes the Zoning Board of Appeals to hear and decide applications for variances where the strict application of any regulation would result in exceptional and undue hardship upon the owner of such property. The Subject Property is comprised of land currently located at 1030 Fayetteville Road Atlanta, Georgia 30316 (2.07 acres) and 1735 Pine Trail SE, Atlanta, Georgia 30316 (0.72 acres). The variances sought by CHRIS 180 are based on the current proposed site plan for development of the future consolidated and rezoned lots, a 2.79 acre parcel located at the southeast corner of Fayetteville Road and Pine Trail Road.

Currently pending before DeKalb County is an application by CHRIS 180 for consolidation of the two lots into one lot to be known as 1030 Fayetteville Road, Atlanta, Georgia 30316. Also pending is an application (Z-17-21555) to rezone the properties: 1735 Pine Trail from R-75 to O-I and 1030 Fayetteville Road from O-I Conditional to O-I. The purpose and goal of the lot consolidation and rezoning is to have one consolidated lot under the O-I zoning classification for the development of the new facility. The consolidated and rezoned property – the Subject Property – will carry the physical address: 1030 Fayetteville Road Atlanta, Georgia 30316. A concurrent application, Z-17-21589, also requests that the next adjoining property to the east – 1743 Pine Trail – be rezoned from R-75 to O-I for use as accessory housing.
With regard to the Subject Property, CHRI 180 respectfully requests the following variances with this application:

(1) **Parking Variance within Pine Trail Front Yard Setback:** A variance to allow certain parking to be located in the front yard along Pine Trail Road (See Sec. 27-6.1.3.b.5);
(2) **Side / Corner Yard Setback Variance:** A variance to reduce the side corner yard setback along Fayetteville Road from 50 feet to 30 feet (See Sec. 27-2.29.3; See Sec. 27-2.24, Table 2.24);
(3) **Rear / Transitional Buffer Variance:** A variance to allow grading and certain parking within the transitional buffer along the southern property line (See Sec. 27-5.4.5).
(4) **Parking Variance to Accommodate 15 Additional Parking Spaces:** A variance to allow additional parking (See Sec. 6.1.4, Table 6.2)
(5) **Parking Landscape Variance:** A variance from the parking area landscaping requirements (See Sec. 5.4.4(D)).

The Subject Property is a corner lot with road frontage along Fayetteville Road, opposing CHRI 180’s current facilities, and Pine Trail. The Subject Property – corner lot – has significant grade changes across the site necessitating the variance requests herein. In order to alleviate some of the impact from the harsh topographic conditions, CHRI 180 incorporated the property at 1735 Pine Trail into this proposed development. Despite the incorporation of the property at 1735 Pine Trail, the Subject Property still suffers from major challenges based on its layout and topography. The proposed variances are the minimum necessary to afford relief and are not contrary to the public interest. Whereas, the literal enforcement of the Zoning Ordinance would result in unnecessary hardship. Further the proposed variances are in keeping with the spirit of the Zoning Ordinance and the provisions of the Comprehensive Plan, do not risk public safety or welfare, and accomplish substantial justice. Accordingly, CHRI 180 respectfully requests approval of the variance requests.

CHRI 180 has a positive influence and presence in the community already with its facilities across Fayetteville Road. The proposed development by CHRI 180 seeks to add to its existing services and facilities in a manner that will further enhance the surrounding community. CHRI 180 has the support of the community and its neighbors. See Letters of Support attached hereto.

The variance application as submitted is complete in all respects and satisfies the variance criteria as illustrated below. As such, CHRI 180 respectfully requests that the Zoning Board of Appeals (ZBA) approve the application as submitted.

**DOCUMENTED UNDUE HARDSHIP AND VARIANCE IMPACT ANALYSIS**

**Summary Chart of Variance Requests**

<table>
<thead>
<tr>
<th>STANDARDS</th>
<th>REQUIRED/ALLOWED</th>
<th>PROVIDED/PROPOSED</th>
<th>VARIANCE REQUEST</th>
</tr>
</thead>
<tbody>
<tr>
<td>FRONT</td>
<td>Min. -20 ft.; Max. 60 ft.</td>
<td>50 ft.</td>
<td>A variance to allow some parking in the front yard and a limited portion within the front yard setback. Sec. 27-6.1.3.b.5</td>
</tr>
</tbody>
</table>
This Application meets the criteria for variances set forth in the County Zoning Code, Sec. 27-7.5 et seq.:

1. By reason of exceptional narrowness, shallowness, or shape of a specific lot, or by reason of exceptional topographic conditions, which were not created by the owner or applicant, the strict application of the requirements of this chapter would deprive the property owner of rights and privileges enjoyed by other property owners in the same zoning district.

The strict application of the County Zoning Code would deprive the Applicant and owner of rights and privileges enjoyed by other properties. The Subject Property is unique in that it is a corner lot with significant topographic challenges, which along with the building requirements constrain the buildable area of this site. It should also be noted that the Subject Property and proposed development are part and parcel of a larger community development by the CHRIS 180t, which once completed will create a cohesive community with interconnectivity to the existing CHRIS 180 facilities across Fayetteville Road. The proposed design seeks to improve upon vehicular access in this area as well.

a. Parking Variance Within Pine Trail Road Front Yard Setback

CHRIS 180 is seeking a variance from Sec. 27-6.1.3.B.5 to allow limited parking in the front yard, including approximately 8½ parking spots to lie within a small section of the front yard setback along Pine Trail Road. The orientation of the lot and the steep grades across the lot limit the buildable area, making parking and traffic flow challenging. In order to accommodate the necessary parking and to ensure safe and efficient access as well as flow
to/from and through the property, a small amount of parking is needed within the front yard, including a limited number of spaces within the front yard setback. Because of the lot conditions, it is not possible to provide all of the required parking within the rear of the property.

b. Side/Corner Yard Setback Variance

The strict application of a 50-foot side-corner lot setback would impose an undue hardship on the Applicant and owner. CHRIS 180 seeks a reduction in the 50-foot side-corner lot setback to 30-feet to accommodate a small portion of the building, specifically, the front corner of the building. The unique nature of the lot (corner lot) and topography of the lot (steep grades across the lot) create a number of challenges, which along with building requirements, impose significant limitations on the buildable area. In an effort to meet all building requirements while also ensuring safe and efficient access to the property, the proposed building has been oriented such that a variance is need to accommodate the front corner of the building.

c. Rear / Transitional Buffer Variance

In order to provide the required access and parking stalls for the proposed use, including adequate circulation, the proposed development requires extensive grading and paving within the rear setback due to steep elevation grade change in the area and across the site that is approximately 43’ of fall from the high side to the low side. In addition, grading is needed in the rear transitional buffer in order to accommodate safe and efficient access to the site. In order to accommodate the required number of parking spots for the proposed use, approximately 25 parking spots are proposed within the rear transitional buffer. The proposed plan contemplates significant re-vegetation of the rear transitional buffer area. Evergreen understory and overstory trees are contemplated and likely to be required as a condition of rezoning along the south property line.

d. Parking Variance to Allow for 15 Additional Parking Spots

In order to support the services and trainings offered by CHRIS 180, it seeks 15 additional parking spots. The additional parking is needed to ensure sufficient parking when the building is at capacity, particularly during CHRIS 180 trainings and in support of its community services.

e. Parking Landscape Variance

CHRIS 180 seeks a variance from the parking landscape requirements set forth in Sec. 5.4.4(D) requiring tree and island quantity and specifications for landscape islands. Due to the configuration of the site and topographical challenges, it would be impossible to provide the minimum required parking spots along with the minimum required landscape islands. CHRIS 180 proposes substantial tree planting along the periphery of the parking areas and along the rear transitional buffer that will compensate for this request while providing substantially the same or similar benefits.
2. The requested variance does not go beyond the minimum necessary to afford relief, and does not constitute a grant of special privilege inconsistent with the limitations upon other properties in the zoning district in which the subject property is located.

The requested variances do not go beyond the minimum necessary to afford relief to the Applicant, and do not constitute a special privilege that is inconsistent with the limitations upon other properties in the zoning district. The unique nature of lot along with its steep terrain necessitate the requested variance conditions. Allowing a portion of the parking to be located within the front yard of the site, including a limited number of spaces within the front yard setback will allow the Applicant to provide safe and efficient access to and through the site. In order to work with the natural site conditions, including the steep terrain, the proposed building has been oriented on the site in the best way possible to accommodate building requirements and to promote safe and efficient access to and through the site. The variance for grading and limited parking in the rear transitional buffer is due to the steep terrain in this area. CHRIS 180 intends to revegetate the area with trees and greenery. The requested variances for parking spaces and parking landscape are needed to support the mission and services provided by CHRIS 180. CHRIS 180 is seeking the minimum deviations necessary to afford relief.

3. The grant of the variance will not be materially detrimental to the public welfare or injurious to the property or improvements in the zoning district in which the subject property is located.

The grant of the variances requested will not be materially detrimental to the public welfare or injurious to the property or improvement in the zoning district in which the subject property is located. In fact, the grant of the variances will be beneficial to the public welfare because it will allow for the development of the CHRIS 180 Center for Excellence for Training, Education & Connections and community buildings, which provide important services to segments of the population with special needs. The proposed development expands upon and integrates the existing CHRIS 180 property across Fayetteville Road. The proposed development is also part of an integrated plan, which includes other CHRIS 180 developments along Pine Trail Road to form a CHRIS 180 community. It is the intention of CHRIS 180 to visually enhance the proposed site by including aesthetically pleasing architectural elements in the building and featuring landscaping that promotes trees and greenery. The design of the proposed site will complement the surrounding areas and provide connectivity to other parcels, including much needed sidewalks, connecting with MARTA bus services as well.

4. The literal interpretation and strict application of the applicable provisions or requirements of this chapter would cause undue and unnecessary hardship.

The literal interpretation and strict application of the applicable provisions and/or requirements of the Zoning Code would cause undue and unnecessary hardship for the Applicant and owner without serving any corresponding benefit. The proposed development has been carefully designed to accommodate the existing site conditions. In addition, the
proposed development seeks to integrate the existing CHRI S 180 facilities along with the proposed CHRI S 180 facilities along Pine Trail. The design seeks to marry site conditions and building requirements with aesthetic considerations to create a truly community oriented development. CHRI S 180 is proposing a community resource and a community development that seeks to enhance and improve upon the area while providing important and critical services for segments of the population with special needs.

5. The requested variance would be consistent with the spirit and purpose of this chapter and the DeKalb County Comprehensive Plan text.

The requested variance is consistent with the spirit and purpose of the Zoning Code and the DeKalb County Comprehensive Plan. This chapter and the Comprehensive Plan provide for variances to accommodate the Applicant’s limited requests. The proposed variances will allow the Subject Property to be developed in accordance with the existing CHRI S 180 facilities across Fayetteville Road as well as the proposed CHRI S 180 developments along Pine Trail, creating a community environment. The proposed variances will allow the Subject Property to be developed in accordance with the principles set forth in the Comprehensive Plan, including those focused on interconnectivity between the properties, increased pedestrian/bike connections and good vehicular access and flow. In addition, the proposed development will enable CHRI S 180 to strengthen its programs, including programs that offer long- and short-term housing for children and youths with special needs, a policy supported by the 2035 Comprehensive Plan (specifically includes policies to provide supportive housing for segments of the population with special needs).

RESERVATION OF CONSTITUTIONAL AND OTHER LEGAL RIGHTS

While we fully expect the variance process to proceed without incident, we are required by Georgia law and the rules and procedures of DeKalb County to present constitutional objections. Accordingly this statement is intended to reserve all constitutional and statutory protections available to CHRI S 180. The Applicant has filed a timely application, has provided all required information and has submitted the appropriate application fee. The requested application meets all judicial and statutory requirements for approval.

The Applicant respectfully submits that the failure or refusal to grant the variances in question would be unlawful, arbitrary, capricious, irrational and a manifest abuse of discretion, all in violation of the Fifth Amendment and Fourteenth Amendment of the Constitution of the United States, and Article I, Section I, Paragraph I and Article I, Section III, Paragraph I of the Constitution of the State of Georgia. A failure or refusal to grant the requested variances would discriminate unfairly between this Applicant and others similarly situated, in violation of the Fifth Amendment and the Fourteenth Amendment of the Constitution of the United States, and Article I, Section I, Paragraph I and Article I, Section III, Paragraph I of the Constitution of the State of Georgia. A failure or refusal to grant the request variances would amount to a taking of property in violation of the Fifth Amendment and the Fourteenth Amendment of the Constitution of the United States, and Article I, Section I, Paragraph I and Article I,
Section III, Paragraph I of the Constitution of the State of Georgia. The Applicant further objects to any person whosoever might appeal this decision to the Superior Court of Georgia to the extent such person(s) do not have standing.

ADDITIONAL SUPPORTING DOCUMENTATION

In addition to this written justification, the Applicant includes as additional support the following:

1. Zoning Board of Appeals Application for Public Hearing (Variance)
2. Authorization of the Property Owner
3. Authorization to Represent the Property Owner
4. Limited Warranty Deed
5. Composite Legal Description for 1030 Fayetteville Road and 1735 Pine Trail
6. Survey
7. Site plan
8. Schematic Master Plan
9. CHRS 180 Community Map
10. Letter(s) of Support from the community (to be included via supplement to this application package)

Enclosed is also a check in the amount of Three Hundred and No/100 Dollars ($300.00) for the requisite application fee.

CONCLUSION

For the foregoing reasons, the Applicant respectfully requests that the DeKalb County Zoning Board of Appeals approve this variance application. If there are any questions about this variance application, please do not hesitate to contact the undersigned, Kasey Sturm at kaseys@weissman.law or via telephone at 404.926.4630.

Thank you.

Sincerely,

Kasey Sturm

Encl.

Cc: Clare Allah, CHRS 180
After Recording Return To:
PowerLink Settlement Services
345 Rousar Road, Building 5
Coraopolis PA 15108
866-412-3636

This instrument prepared by:
Jay A. Rosenberg, Esq., Rosenberg LPA, Attorneys At Law, 7367A E. Kemper Road, Cincinnati, Ohio 45249 (513) 247-9605 Fax: (866) 611-0170.

LIMITED WARRANTY DEED

Deutsche Bank National Trust Company, as Trustee for Argent Securities Inc., Asset-Backed Pass-Through Certificates, Series 2003-W7, whose mailing address is 1525 South Beltline Road, Coppell, Texas 75019, hereinafter grantor, for $18,500.00 (Eighteen Thousand Dollars and Five Hundred Dollars and no Cents) in consideration paid, grants, bargains, sells and conveys with covenants of limited warranty to K&JL INVESTMENTS LLC, hereinafter grantee, whose tax mailing address is 1735 PINE TRL SE, ATLANTA, GA the following real property:

SEE ATTACHED EXHIBIT A

Property Address is: 1735 PINE TRL SE, ATLANTA, GA
Seller makes no representations or warranties, of any kind or nature whatsoever, other than those set out above, whether expressed, implied, implied by law, or otherwise, concerning the condition of the title of the property prior to the date the seller acquired title.

The real property described above is conveyed subject to the following: All easements, covenants, conditions and restrictions of record; All legal highways; Zoning, building and other laws, ordinances and regulations; Real estate taxes and assessments not yet due and payable; Rights of tenants in possession.

TO HAVE AND TO HOLD the same together with all and singular the appurtenances thereunto belonging or in anywise appertaining, and all the estate, right, title interest, lien equity and claim whatsoever of the said grantor, either in law or equity, to the only proper use, benefit and behalf of the grantee forever.

Prior instrument reference: [Book 23087 Page 153]

The preparing attorney has not been asked to perform any title examination on the conveyed property and therefore makes no representations concerning the state of the title or the accuracy/sufficiency of the legal description.

Grantee or Grantees are advised that if he or she desires to file for a homestead exemption than he or she should immediately contact the tax assessor of the county named in the above legal description.
Signed, Sealed and Delivered on ______________, 2012:


By: __________________________
   Sandra Domino
   Assistant Secretary

Its: __________________________

By: __________________________
   E. Evelyn Brown
   Assistant Secretary

Its: __________________________

Signed in my presence:          Signed in my presence:

(Witness Signature)             (Witkss Signature)

Print Name: Jill Seel              Print Name: Jennifer Hahn
STATE OF Texas
COUNTY OF Dallas

The foregoing instrument was acknowledged before me on JUN 05 2012, 2012 by
Sandra Domino its Assistant Secretary and by
E. Evelyn Brown its Assistant Secretary on behalf of
Deutsche Bank National Trust Company, as Trustee for Argent Securities Inc., Asset-Backed
Pass-Through Certificates, Series 2003-W7, by Homeward Residential, Inc., for American
Home Mortgage Servicing Inc., as its Attorney in Fact, who is personally known to me or has
produced N/A as identification, and furthermore, the aforementioned person has
acknowledged that her/his signature was her/his free and voluntary act for the purposes set forth in
this instrument.

Notary Public
Kim Firman

KIM FURMAN
Notary Public State of Texas
My Commission Expires March 03, 2015
Exhibit "A"

Legal Description

The following described property, to-wit:

All that tract or parcel of land lying and being in land Lot 148 of the 15th district of DeKalb County, Georgia, being parts of Lots 34 and 35, Part of B.A. Hasty Subdivision, as per Plat recorded in Plat Book 20, Page 24, DeKalb County, Georgia Records, which Plat is incorporated herein and made a part hereof by reference, and being more particularly described as follows:

Beginning at the original northwest corner of Lot 34; running thence South 32 degrees 23 minutes 05 seconds West 256.72 feet to an iron pin; thence North 89 degrees 17 minutes 06 seconds West 149.00 feet to an iron pin; thence North 33 degrees 35 minutes 21 seconds East 301.75 feet to an iron pin located on the southwesterly right-of-way line of Pine Trail (being a 40 foot right-of-way); thence following said right-of-way South 72 degrees 52 minutes 36 seconds East 125.32 feet to an iron pin and the point of beginning.

Tax ID: 15-148-02-032
Composite Legal Description for 1030 Fayetteville Road and 1735 Pine Trail

All that tract or parcel of land lying and being in Land Lot 147 & 148 of the 15th District, Dekalb County, Georgia, and being more particular described as follows:

Beginning at a point where Southeasterly right of way of Fayetteville Road intersects Southerly right of way of Pine Trail, run thence easterly and southeasterly along southern right of way line of Pine Trail South 89 degrees 07 minutes 49 seconds East a distance of 29.58 feet to a right of way monument,

Thence continue southeasterly along said southern right of way line of Pine Trail South 47 degrees 11 minutes 04 Seconds East a distance of 119.61 feet to a 1.0”otp,

Thence continue southeasterly along said southern right of way line of Pine Trail run 125.67 feet along the arc to the left, having radius of 640.98 feet and being subtended by a chord bearing and distance South 61 degrees 48 minutes 21 seconds East a distance of 125.47 feet to a 1.0”ctp,

Thence continue southeasterly along said southern right of way line of Pine Trail run 49.31 feet along the arc to the left, having radius of 294.73 feet and being subtended by a chord bearing and distance South 71 degrees 44 minutes 43 seconds East a distance of 49.26 feet to a point,

Thence run South 76 degrees 32 minutes 25 Seconds East a distance of 76.59 feet to 0.5”rbf,

Thence leaving said right of way of Pine Trail run South 31 degrees 27 minutes 04 Seconds West a distance of 235.64 feet to a 0.5”rbf,

Thence run North 89 degrees 46 minutes 53 Seconds West a distance of 149.00 feet to a 0.5”rbf,

Thence run North 89 degrees 34 minutes 48 Seconds West a distance of 87.37 feet to a 1.0”ctp located on the western line of Land Lot 148,

Thence run North 87 degrees 30 minutes 27 Seconds West a distance of 85.31 feet to a point located on the Dekalb county line and City of Atlanta city limits line,

Thence run North 65 degrees 19 minutes 46 Seconds West a distance of 131.18 feet to a point located on the southeastern right of way of Fayetteville Road,

Thence run northeasterly along southeastern right of way of Fayetteville Road run 253.11 feet along the arc to the left, having radius of 1161.83 feet and being subtended by a chord bearing and distance North 36 degrees 18 minutes 01 seconds East a distance of 252.61 feet to a point where eastern line of Land Lot 147 intersects with southeastern right of way of Fayetteville road,

Thence run northeasterly along southeastern right of way of Fayetteville Road North 29 degrees 36 minutes 23 Seconds East a distance of 57.22 feet to the True Point of Beginning

Land area = 2.823 AC

The end
Legal Description for 1030 Fayetteville Road

All that tract or parcel of land lying and being in Land Lot 147 & 148 of the 15th District, Dekalb County, Georgia, and being more particular described as follows:

Beginning at a point where Southeasterly right of way of Fayetteville Road intersects Southerly right of way of Pine Trail, run thence easterly and southeasterly along southern right of way line of Pine Trail South 89 degrees 07 minutes 49 seconds East a distance of 29.58 feet to a right of way monument,

Thence continue southeasterly along said southern right of way line of Pine Trail South 47 degrees 11 minutes 04 Seconds East a distance of 119.61 feet to a 1.0”otp,

Thence continue southeasterly along said southern right of way line of Pine Trail run 125.67 feet along the arc to the left, having radius of 640.98 feet and being subtended by a chord bearing and distance South 61 degrees 48 minutes 21 seconds East a distance of 125.47 feet to a 1.0”ctp,

Thence leaving said right of way of Pine Trail run South 32 degrees 41 minutes 10 Seconds West a distance of 279.04 feet to a 0.5”rbf,

Thence run North 89 degrees 34 minutes 48 Seconds West a distance of 87.37 feet to a 1.0”ctp located on the western line of Land Lot 148,

Thence run North 87 degrees 30 minutes 27 Seconds West a distance of 85.31 feet to a point located on the Dekalb county line and City of Atlanta city limits line,

Thence run North 65 degrees 19 minutes 46 Seconds West a distance of 131.18 feet to a point located on the southeastern right of way of Fayetteville Road,

Thence run northeasterly along southeastern right of way of Fayetteville Road run 253.11 feet along the arc to the left, having radius of 1161.83 feet and being subtended by a chord bearing and distance North 36 degrees 18 minutes 01 seconds East a distance of 252.61 feet to a point where eastern line of Land Lot 147 intersects with southeastern right of way of Fayetteville road,

Thence run northeasterly along southeastern right of way of Fayetteville Road North 29 degrees 36 minutes 23 Seconds East a distance of 57.22 feet to the True Point of Beginning

Land area = 2.100 AC

The end
Legal Description for 1735 Pine Trail

All that tract or parcel of land lying and being in Land Lot 148 of the 15th District, Dekalb County, Georgia, and being more particular described as follows:

Commencing at a point where Southeasterly right of way of Fayetteville Road intersects Southerly right of way of Pine Trail, run thence easterly and southeasterly along southern right of way line of Pine Trail South 89 degrees 07 minutes 49 seconds East a distance of 29.58 feet to a right of way monument,

Thence continue southeasterly along said southern right of way line of Pine Trail South 47 degrees 11 minutes 04 Seconds East a distance of 119.61 feet to a 1.0"otp,

Thence continue southeasterly along said southern right of way line of Pine Trail run 125.67 feet along the arc to the left, having radius of 640.98 feet and being subtended by a chord bearing and distance South 61 degrees 48 minutes 21 seconds East a distance of 125.47 feet to a 1.0"ctp and the True Point of Beginning,

From the True Point of Beginning, thence continue southeasterly along said southern right of way line of Pine Trail run 49.31 feet along the arc to the left, having radius of 294.73 feet and being subtended by a chord bearing and distance South 71 degrees 44 minutes 43 seconds East a distance of 49.26 feet to a point,

Thence run South 76 degrees 32 minutes 25 Seconds East a distance of 76.59 feet to 0.5"rbf,

Thence leaving said right of way of Pine Trail run South 31 degrees 27 minutes 04 Seconds West a distance of 235.64 feet to a 0.5"rbf,

Thence run North 89 degrees 46 minutes 53 Seconds West a distance of 149.00 feet to a 0.5"rbf,

Thence run North 32 degrees 41 minutes 10 Seconds East a distance of 279.04 feet to a 1.0"ctp located on the southeastern right of way of Pine Trail and the True Point of Beginning.

Land area = 0.723 AC

The end