







Together with,

All that tract or parcel of land lying and being in Land Lot 194 of the 7th District, Gwinnett County, Georgia, and being a portion of Lot 6, Block A, Unit Four, Shawnee Ridge subdivision, and being more particularly described as follows:

BEGINNING at an iron pin located at the northeasterly intersection of the right-of-way of Satellite Boulevard (said road having a 100 foot right-of-way) and Martins Farm Road (said road having an 80 foot right-of-way); thence running north 61 degrees 33 minutes 24 seconds west for a distance of 29.01 feet to an iron pin located on the northeasterly right-of-way of Martins Farm Road; thence running north 17 degrees 58 minutes 12 seconds west along the northeasterly right-of-way of Martins Farm Road for a distance of 240.10 feet to an iron pin and corner; thence running north 72 degrees 43 minutes 56 seconds east a distance of 275.00 feet to an iron pin; thence running south 84 degrees 21 minutes 48 seconds east a distance of 347.00 feet to an iron pin and corner; thence running south 05 degrees 52 minutes 10 seconds west a distance of 280.00 feet to an iron pin located on the northerly right-of-way of Satellite Boulevard; thence running north 82 degrees 38 minutes 51 seconds west along the northerly right-of-way of Satellite Boulevard for a distance of 99.51 feet to a point; thence running along the northerly right-of-way of Satellite Boulevard along a curve to the left having a radius of 1004.93 feet and an arc link of 384.10 feet, being subtended by a cord of south 86 degrees 24 minutes 09 seconds west for a distance of 381.77 feet to the POINT OF BEGINNING; said property contains 3.5660 acres and is shown on that certain plat of survey prepared by Daniel F. Conroy and Associates, P.C. dated February 4, 1994, for State Farm Claim Service Center.

Together with,

All that tract or parcel of land lying and being in Land Lot 194 of the 7th Land District of Gwinnett County, Georgia and being more particularly described as follows:

TO FIND THE TRUE POINT OF BEGINNING, commence at the intersection of the southeast right-of-way line of Satellite Boulevard (100 foot right-of-way) with the southwest right-of-way line of Lawrenceville-Suwanee Road if said right-of-way lines were extended to form a point instead of an angle; run thence along said right-of-way line of Satellite Boulevard in a westerly direction 265 feet more or less to a 1/2 inch rebar found and the TRUE POINT OF BEGINNING; FROM THE TRUE POINT OF BEGINNING AS THUS ESTABLISHED, leave said right-of-way line and run South 07°21'11" West 328.92 feet to a 1/2 inch rebar found; thence South 59°06'07" West 70.04 feet to an iron pin set; thence North 07°21'11" East 372.28 feet to an iron pin set on the southeast right-of-way line of Satellite Boulevard; thence along said right-of-way line South 82°38'51" East 55 feet to the 1/2 inch rebar found at the TRUE POINT OF BEGINNING.

Said tract containing 0.443 acres as shown on that certain survey dated September 11, 1996 prepared by Precision Planning, Inc. and bearing the seal and certification of Randall W. Dixon, Georgia Registered Land Surveyor #1678.

Together with,

All that tract or parcel of land lying and being in Land Lots 169 and 194 of the 7th Land District of Gwinnett County, Georgia containing 1.496 acres (being part of Lot 2, Block "B" of Unit Four of Shawnee Ridge Subdivision) and being more particularly described according to a survey for SunTrust Bank, Atlanta, W. Alexis Moscoso and Constance T. Moscoso dated April 4, 1996 prepared by Patrick & Associates, Inc., certified by Louis D. Patrick, G.R.L.S. # 1757, and being more particularly described according to said survey as follows:

BEGINNING at a point on the westerly right of way line of Lawrenceville-Suwanee Road (right of way varies) marked by a right of way monument at the southeasternmost point of the mitre formed by the intersection of the westerly right of way line of Lawrenceville-Suwanee Road (right of way varies) and the southerly right of way line of Satellite Boulevard (120-foot right of way) and run thence along the aforesaid right of way line of Lawrenceville-Suwanee Road South 04 degrees 04 minutes 06 seconds East a distance of 182.81 feet to a point marked by an iron pin found; leaving said right of way line, run thence North 34 degrees 08 minutes 07 seconds West a distance of 39.35 feet to a point marked by an iron pin found; run thence North 69 degrees 21 minutes 47 seconds West a distance of 54.30 feet to a point marked by an iron pin found on the Land Lot line common to Land Lots 169 and 194; run thence along said Land Lot line South 59 degrees 06 minutes 13 seconds West a distance of 290.42 feet to a point marked by an iron pin found; leaving said Land Lot line, run thence North 07 degrees 21 minutes 15 seconds East a distance of 328.92 feet to a point marked by an iron pin found on the southerly right of way line of Satellite Boulevard; run thence along said right of way line South 82 degrees 38 minutes 45 seconds East a distance of 42.00 feet to a point; continuing thence along said right of way line and following the curvature thereof an arc distance of 182.92 feet to a point marked by an iron pin found at the northwesternmost point of the mitre formed by the intersection of the westerly right of way line of Lawrenceville-Suwanee Road (right of way varies) and the southerly right of way line of Satellite Boulevard (120-foot right of way), said arc having a radius of 776.12 feet and being subtended by a chord bearing and distance of South 89 degrees 23 minutes 50 seconds East 182.50 feet; run thence along said mitre South 47 degrees 36 minutes 33 seconds East a distance of 58.07 feet to a point marked by a right of way monument, which point marks THE TRUE PLACE OR POINT OF BEGINNING.

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Together with,

All that tract or parcel of land lying and being in Land Lot(s) 194 of the 7th Land District, Gwinnett County, Georgia and being more particularly described as follows:

To find the Point of Beginning, commence at a concrete monument located on the southeastern end of the mitered corner of the southwest right-of-way line of Lawrenceville-Suwanee Road and the southeast right-of-way line of Satellite Boulevard; thence run in a northwesterly direction along said mitered corner N47°36'39"W for a distance of 58.07 feet to a point located on the northwestern end of said mitered corner; thence run along the southeast right-of-way line of Satellite Boulevard and along the arc of a curve to the right (said curve having a radius of 776.20 feet and being subtended by a chord bearing N89°23'56"W and having a chord distance of 182.50 feet) an arc distance of 182.92 feet to a point; thence continue running along said southeast right-of-way line N82°38'51"W for a distance of 97.00 feet to an iron pin, said point being the TRUE POINT OF BEGINNING;

THENCE from said point as thus established, S07°21'11"W for a distance of 372.28 feet to a point, said point marked by an ½ inch rebar pin set; THENCE S59°06'07"W for a distance of 278.61 feet to a point, said point marked by an ½ inch rebar pin found; THENCE S58°59'23"W for a distance of 36.64 feet to a point, said point marked by an ½ inch rebar pin set; THENCE N16°01'49"W for a distance of 215.37 feet to a point, said point marked by an ½ inch rebar pin set; THENCE N07°21'11"E for a distance of 379.82 feet to a point located on the southeast right-of-way of Satellite Boulevard (right-of-way varies), said point marked by an ½ inch rebar pin set; THENCE along said right-of-way S82°38'51"E for a distance of 186.08 feet to a point; THENCE S07°21'09"W for a distance of 10.00 feet to a point; THENCE S82°38' 51"E for a distance of 146.92 feet to a point, said point marked by an ½ inch rebar pin set, said point also being the TRUE POINT OF BEGINNING.

Said property contains 3.632 acres more or less as shown on Land Title Survey for Impell/BSW Corporate Center, L.P., Shawnee Ridge Joint Venture, and Chicago Title Insurance Company by Precision Planning, Inc., dated 11/19/96, last revised 02/12/97.

Together with,

ALL THAT TRACT AND PARCEL OF LAND lying and being in Land Lot 194 of the 7th Land District, Gwinnett County, Georgia, and being more particularly described as follows:

To find the point of beginning, commence at the intersection of the northwest right-of-way of Satellite Boulevard (100' right-of-way at this point) and the southwest right-of-way of Annandale Lane (60' right-of-way) if extended, thence from said point, South 51 degrees 40 minutes 0 seconds West for a distance of 20.01 feet to a point, said point marked by a half-inch rebar set. Said point also being the TRUE POINT OF BEGINNING. Then from said point as thus established, continuing along the northwest right-of-way of Satellite Boulevard, South 51 degrees 40 minutes 0 seconds West for a distance of 264.42 feet to a point, thence continuing along said right-of-way, along a curve to the right having a radius of 1382.40 feet and an arc length of 153.39 feet being subtended by a chord bearing of South 54 degrees 50 minutes 44 seconds West a chord distance of 153.31 feet to a point, said point being a half-inch rebar set, thence continuing along said extended right-of-way North 31 degrees 14 minutes 55 seconds West for a distance of 30.18 feet to a point, said point marked a half-inch rebar set, thence leaving said right-of-way North 31 degrees 14 minutes 55 seconds West for a distance of 476.35 feet to a point, said point marked by a half-inch rebar set, thence North 02 degrees 49 minutes 11 seconds East for a distance of 50.02 feet to a point, said point lying on the Southwest right-of-way of Annandale Lane (60' right-of-way), said point also marked by a half-inch rebar set, thence along said right-of-way, along a curve to the left having a radius of 1022.63 feet and an arc length 430.58 feet being subtended by a chord bearing of South 78 degrees 39 minutes 52 seconds East for a chord distance of 427.41 feet to a point, thence continuing along said right-of-way along a curve to the right having a radius of 162.10 feet and an arc length of 151.12 feet, being subtended by a chord bearing of South 65 degrees 02 minutes 30 seconds East for a chord distance of 145.71 feet to a point; thence continuing along said right-of-way South 38 degrees 20 minutes 00 seconds East a distance of 72.83 feet to a point, said point marked by a half-inch rebar set, thence continuing along said right-of-way South 06 degrees 40 minutes 00 seconds West for a distance of 28.29 feet to a point on the Northwest right-of-way of Satellite Boulevard, said point marked by a half-inch rebar set, said point also being the TRUE POINT OF BEGINNING.

Together with and subject to covenants, easements and restrictions of record. Said property contains 3.338 acres more or less as shown on Boundary Survey for Thomas R. Wojtczak and Chicago Title Insurance Company, bearing the stamp of Randall W. Dixon, G.R.L.S. No. 1678 and prepared by Precision Planning, Inc. dated 7/18/97, last revised 8/20/97.