

LEGAL DESCRIPTION FOR OIP PORTION

MAGNOLIA VALLEY PROPERTIES, LLC

465 Huntington Road, Ste 140
Athens, GA 30606-1857

All those certain tracts or parcels of land, together with all improvements thereon, situate, containing 4.05 acres, more or less, lying and being in GMD 221, Oconee County, Georgia, located on the north side of Mars Hill Road, being more particularly described as follows:

Commence at a Mag. Nail set at centerline of Mars Hill Road and Woodland Road thence S62°47'18"E 461.94' to a point, thence N34°37'53"E 287.18', which is the Point of Beginning:

Thence N55°25'53"W 279.42' to a point,

Thence N34°33'47"E 223.25' to a point,

Thence S55°24'04"E 669.62' to a point,

Thence S34°35'36"W 312.03' to a point,

Thence N55°26'40"W 220.36' to a point,

Thence N27°42'14"W 191.70' to a point, which is the Point of Beginning.

