

LEGAL DESCRIPTION FOR B-1 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 0.95 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, which is the Point of Beginning:

- √ Thence N34°37'53"E 287.18' to a point,
- √ Thence S27°42'14"E 191.70' to a point,
- √ Thence S34°30'18"W 198.06' to a point,
- √ Thence N55°24'20"W 170.22' to a point, which is the Point of Beginning.

