



Peggy Vargo
Ponce Properties
LLC

LEGAL DESCRIPTION EXHIBIT EXHIBIT " _____ "



2017 Printing

This Exhibit is part of the Agreement with an Offer Date of _____ for the purchase and sale of that certain Property known as: 15 Lullwater Place, Atlanta, Georgia 30307.

Legal Description. The full legal description of the Property is described below:

Land Lot(s) 242 of the 15 District, _____ Section/ GMD,
Lot _____, Block 63, Unit 11, Phase/Section 1
of Lions Gate Subdivision/Development,
DeKalb County, Georgia according to the plat recorded in
Plat Book 1, Page 72, et. seq., DeKalb County, Georgia records.

All that tract or parcel of land lying and being in Land Lot 242 of the 15th District of DeKalb County, Georgia, and being residence number 63 in Building No. 11 of Lions Gate as shown on plat (supplemental plat) dated May 22, 1972, made by H.E. Harper, Registered Land Surveyors, as the property of Ponce De Leon Condominium, a Limited Partnership, which plat is recorded in Condominiums Plat Book 1, Page 72, DeKalb County Records, which residence is part of that property shown on plat (Master Plot Plan), dated July 8, 1971, made by Thompson, Hancock & Associates, Inc., Registered Architects, as the property of Ponce De Leon Condominium, a Limited Partnership, which plat is recorded in Condominium Plat Book 1, Page 34, DeKalb County Records, together with all of the right, title and interest of Ponce De Leon Condominium, a Limited Partnership, in said residence and the appurtenances thereto under the Declaration of Covenants, Conditions and restrictions for Lions Gate dated August 6, 1971, recorded in Deed Book 2682, Page 342, DeKalb County Records, as amended by amendments thereto filed of record in the office of the Clerk of the Superior Court of DeKalb County, Georgia, which plats, Declarations and all recorded amendments thereto, are by reference are incorporated herein and made a part hereof. The interest herein conveyed, includes, without limiting the generality of the foregoing an undivided 1.190% interest in The Common Area of Lions Gate as the same is defined in said Declaration.

Buyer's Initials: _____

Seller's Initials: ad

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F147, Legal Description Exhibit, 01/01/17