

# EXHIBIT "A"

**JAMES ALEC GELIN**

**221, 223, AND 227 FIRST AVENUE, AVONDALE ESTATES, GA 30002**

## **FIRST AVENUE RIGHT-OF-WAY ABANDONMENT**

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN THE LAND LOT 9 OF THE 18<sup>TH</sup> DISTRICT, DEKALB COUNTY, GEORGIA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE POINT ON THE EASTERN RIGHT OF WAY OF FIRST AVENUE WHERE THE SOUTHERN RIGHT OF WAY OF ROCKBRIDGE ROAD INTERSECTS WITH SAID EASTERN RIGHT OF WAY OF FIRST AVENUE,

THENCE SOUTH 02 DEGREES 15 MINUTES 57 SECONDS WEST ALONG SAID EASTERN RIGHT OF WAY OF FIRST AVENUE, 33.97 FEET TO THE POINT OF BEGINNING,

THENCE CONTINUE SOUTH 02 DEGREES 15 MINUTES 57 SECONDS WEST A DISTANCE OF 132.26 FEET TO A ½"RBF,

THENCE SOUTH 03 DEGREES 12 MINUTES 56 SECONDS WEST A DISTANCE OF 45.21 FEET TO A ½"RBF,

THENCE SOUTH 02 DEGREES 46 MINUTES 21 SECONDS WEST A DISTANCE OF 57.76 FEET TO A ½"RBF,

THENCE NORTH 87 DEGREES 25 MINUTES 21 SECONDS WEST A DISTANCE OF 27.28 FEET TO A POINT ON THE EASTERN RIGHT OF WAY OF FIRST AVE,

THENCE RUN NORTH ALONG EASTERN RIGHT OF WAY OF FIRST AVE NORTH 02 DEGREES 28 MINUTES 17 SECONDS EAST A DISTANCE OF 58.50 FEET TO A POINT,

THENCE RUN NORTH ALONG SAID RIGHT OF WAY NORTH 05 DEGREES 34 MINUTES 30 SECONDS EAST A DISTANCE OF 45.33 FEET TO A POINT,

THENCE RUN NORTH ALONG SAID RIGHT OF WAY NORTH 09 DEGREES 42 MINUTES 32 SECONDS EAST A DISTANCE OF 54.02 FEET TO A POINT,

THENCE RUN NORTH ALONG SAID RIGHT OF WAY NORTH 15 DEGREES 47 MINUTES 46 SECONDS EAST A DISTANCE OF 79.98 FEET TO THE POINT OF BEGINNING.

SAID PARCEL OF LAND CONTAINS 4730.34 SF = 0.109 AC