

## Automotive Building

FOR SALE OR LEASE

4652 Jonesboro Road  
Forest Park, GA 30297

### PREPARED BY:

**Coldwell Banker Commercial**  
Metro Brokers

Butch Springer, CCIM  
678-320-4800  
Butchspr@gmail.com

## EXECUTIVE SUMMARY

---

### The Property

4652 Jonesboro Road  
Forest Park, GA 30297

## PROPERTY SPECIFICATIONS

---

<b>Property Type:</b>	Commercial Building
<b>Building:</b>	3,660 s.f.
<b>Land:</b>	0.259 Acres
<b>Tax ID:</b>	13048D A017
<b>2019 Taxes:</b>	\$2,533.21
<b>Zoning:</b>	General Business

## PRICE

---

<b>Sale Price:</b>	\$275,000
<b>Price per s.f.:</b>	\$75.14

## LEASE INFORMATION

---

<b>Lease Type:</b>	Modified Gross
<b>Lease Rate:</b>	\$2,500 / mo.



## Property Description

---

**This 3,660+/- s.f. commercial building in Forest Park is located on Jonesboro Road between I-75 Exit 233 and I-285 Exit 55 in an ideal location. Formerly used as a driveline service shop this building is well suited for a wide variety of uses. Features large shop area with room for a vehicle lift, Sales Counter, two offices, two restrooms and a waiting area. This property is located in an established high traffic corridor just moments from the Fort Gillem redevelopment, Clayton State University, State and National Archives and a plethora of residences and businesses.**

## Location Highlights

---

- Easy Access to I-75 and I-285
- High Exposure Location
- Approximately 11 Miles to Downtown Atlanta
- Close Proximity to Many Other Area Businesses

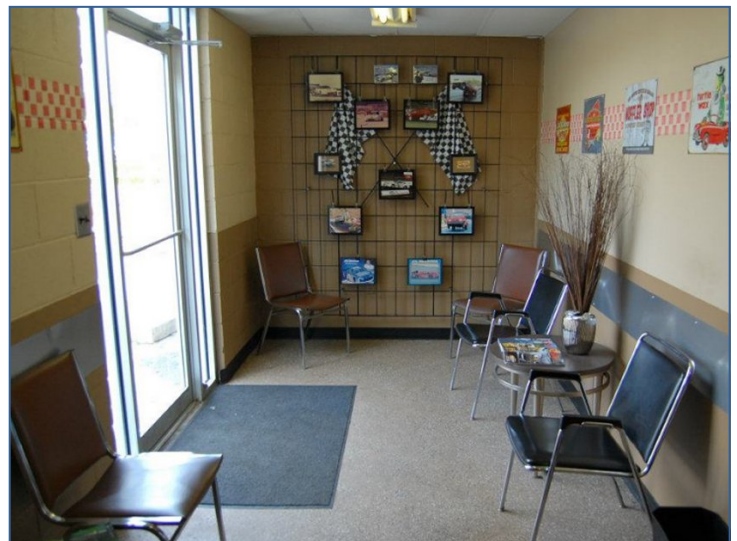


AERIAL



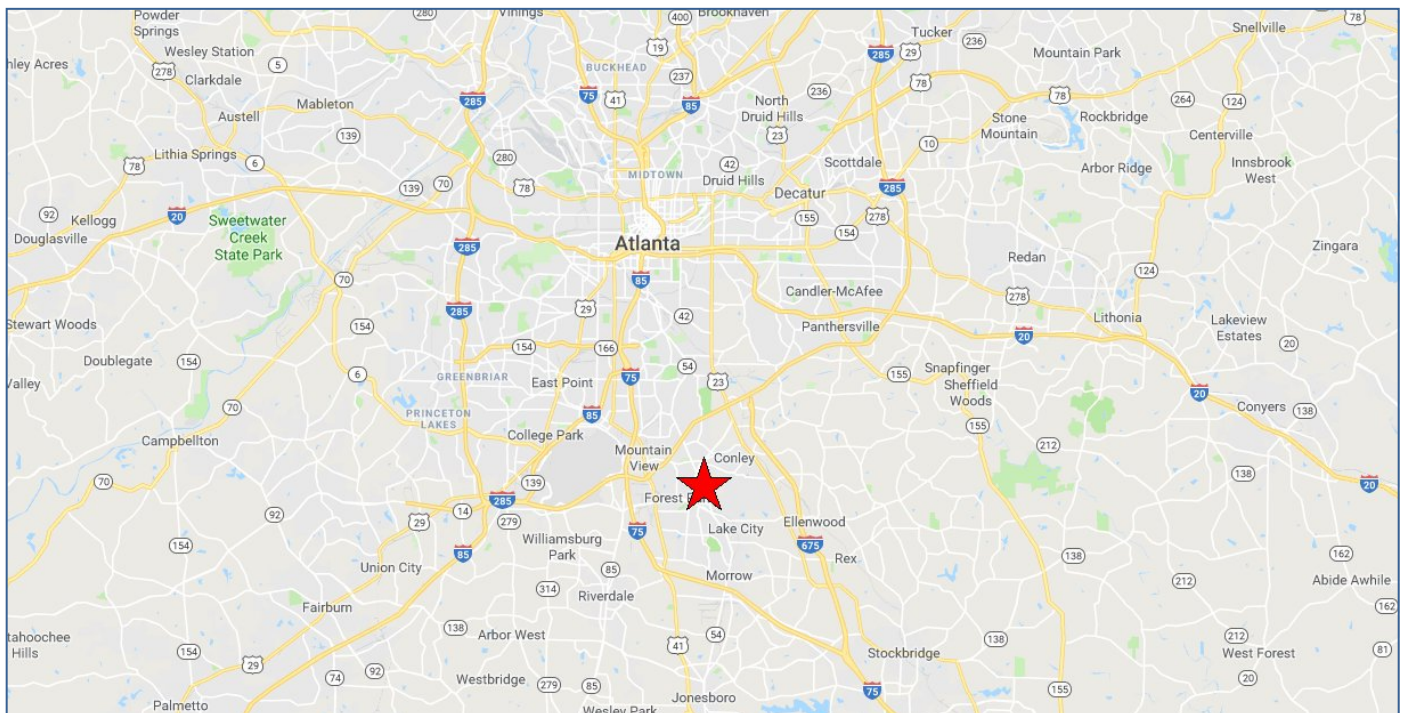
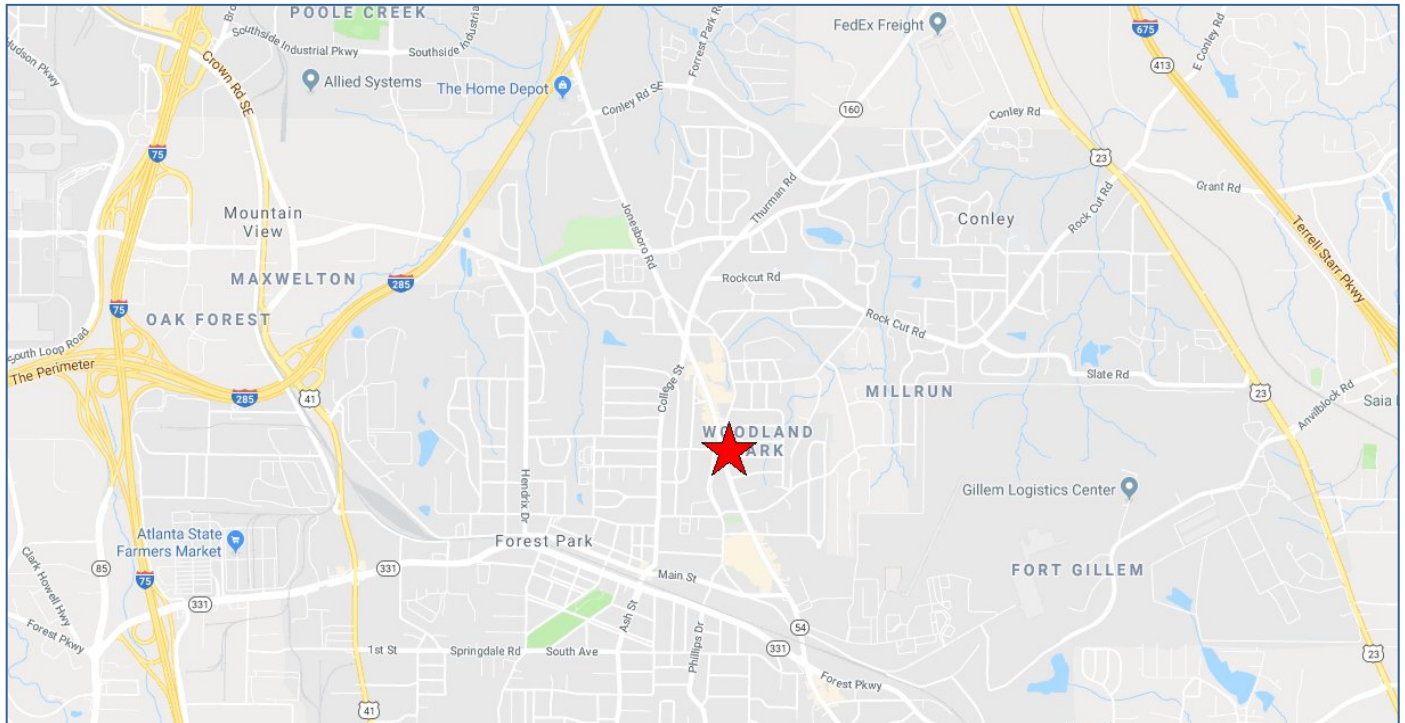


PHOTOS





MAPS

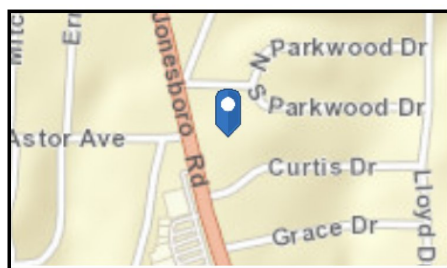
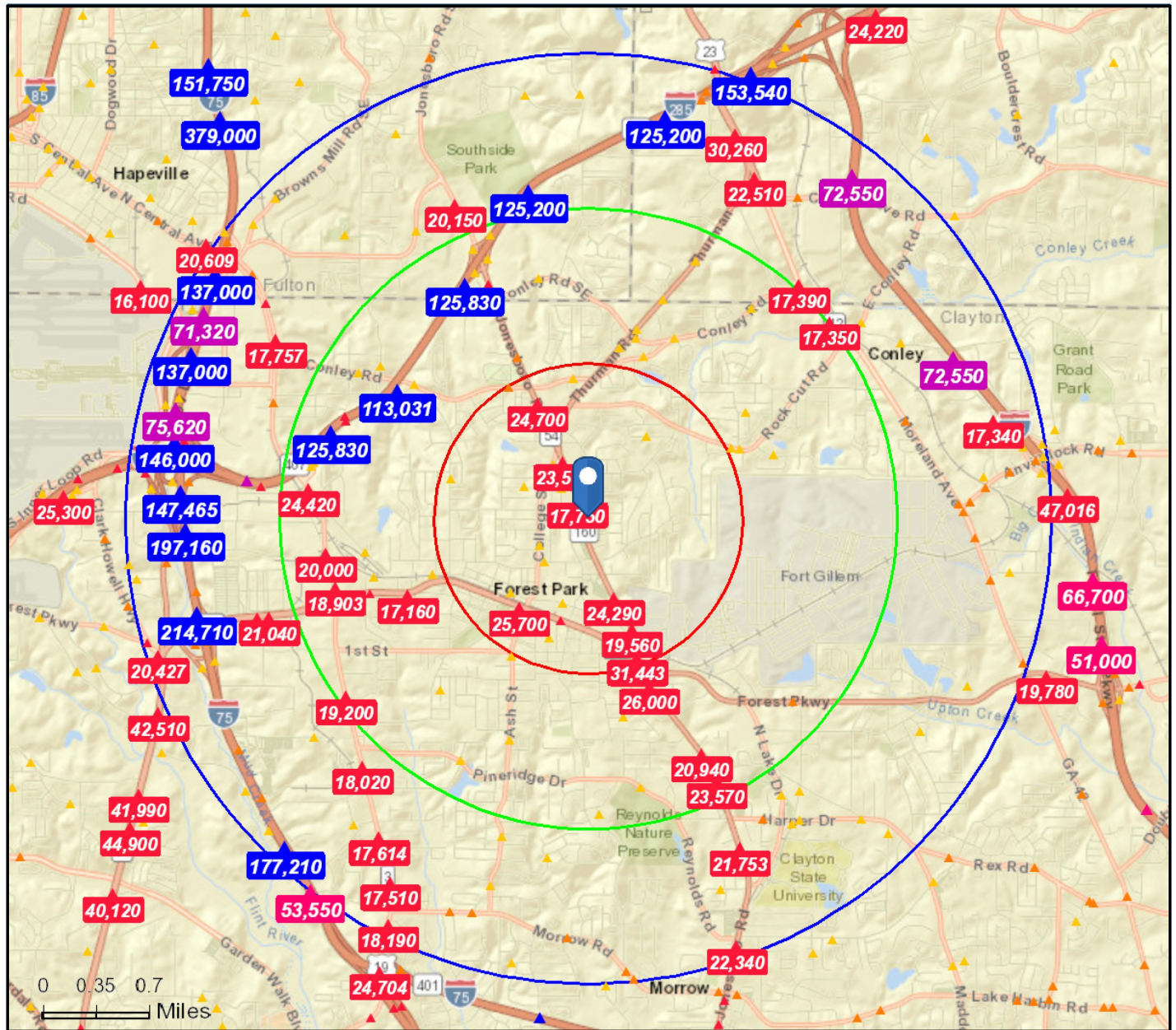




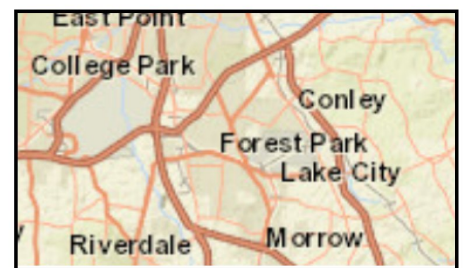
Traffic counts

4652 Jonesboro Rd, Forest Park, Georgia, 30297  
Rings: 1, 2, 3 mile radii


Latitude: 33.62766  
Longitude: -84.35490



- Average Daily Traffic Volume**
- ▲ Up to 6,000 vehicles per day
  - ▲ 6,001 - 15,000
  - ▲ 15,001 - 30,000
  - ▲ 30,001 - 50,000
  - ▲ 50,001 - 100,000
  - ▲ More than 100,000 per day

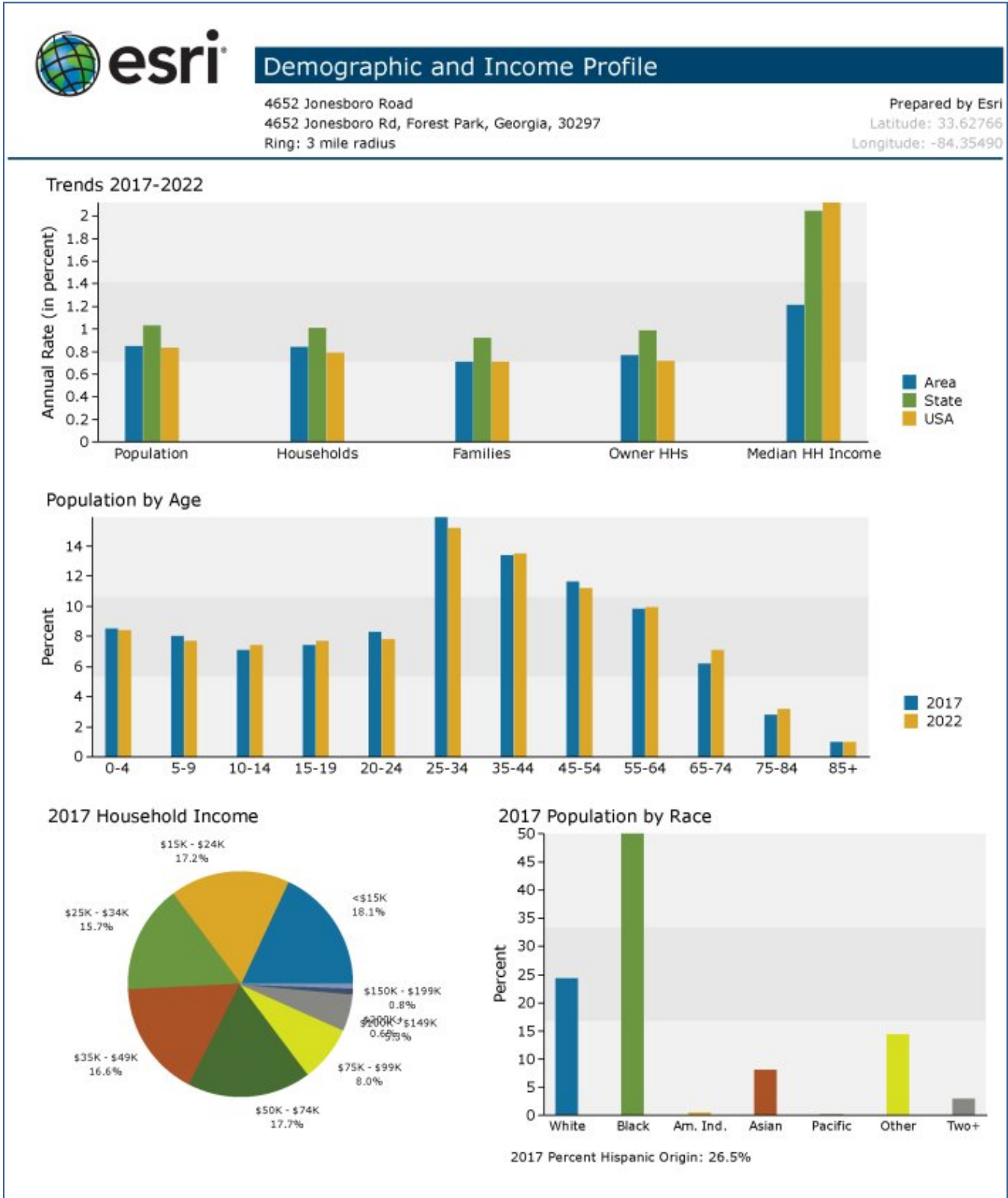


DEMOGRAPHICS - 3 Miles

		Demographic and Income Profile					
4652 Jonesboro Road		4652 Jonesboro Rd, Forest Park, Georgia, 30297		Prepared by Esri			
Ring: 3 mile radius				Latitude: 33.62766			
				Longitude: -84.35490			
Summary		Census 2010		2017		2022	
Population		40,986		43,503		45,392	
Households		13,385		14,114		14,720	
Families		9,005		9,367		9,704	
Average Household Size		2.98		3.00		3.00	
Owner Occupied Housing Units		6,453		6,159		6,399	
Renter Occupied Housing Units		6,932		7,955		8,321	
Median Age		30.5		31.6		32.2	
Trends: 2017 - 2022 Annual Rate		Area		State		National	
Population		0.85%		1.03%		0.83%	
Households		0.84%		1.01%		0.79%	
Families		0.71%		0.92%		0.71%	
Owner HHs		0.77%		0.99%		0.72%	
Median Household Income		1.21%		2.05%		2.12%	
Households by Income		2017		2022			
		Number		Percent		Number	
						Percent	
<\$15,000		2,556		18.1%		2,639	
\$15,000 - \$24,999		2,425		17.2%		2,391	
\$25,000 - \$34,999		2,211		15.7%		2,070	
\$35,000 - \$49,999		2,337		16.6%		2,180	
\$50,000 - \$74,999		2,491		17.6%		2,583	
\$75,000 - \$99,999		1,133		8.0%		1,521	
\$100,000 - \$149,999		755		5.3%		1,048	
\$150,000 - \$199,999		115		0.8%		157	
\$200,000+		90		0.6%		131	
Median Household Income		\$34,186				\$36,310	
Average Household Income		\$44,570				\$50,688	
Per Capita Income		\$15,211				\$17,164	
Population by Age		Census 2010		2017		2022	
		Number		Percent		Number	
						Percent	
0 - 4		3,834		9.4%		3,796	
5 - 9		3,263		8.0%		3,499	
10 - 14		2,831		6.9%		3,373	
15 - 19		3,283		8.0%		3,490	
20 - 24		3,503		8.5%		3,523	
25 - 34		6,640		16.2%		6,905	
35 - 44		5,729		14.0%		6,124	
45 - 54		5,104		12.5%		5,070	
55 - 64		3,468		8.5%		4,498	
65 - 74		1,912		4.7%		3,202	
75 - 84		1,059		2.6%		1,466	
85+		360		0.9%		447	
Race and Ethnicity		Census 2010		2017		2022	
		Number		Percent		Number	
						Percent	
White Alone		10,970		26.8%		10,270	
Black Alone		19,549		47.7%		23,122	
American Indian Alone		187		0.5%		178	
Asian Alone		2,984		7.3%		3,759	
Pacific Islander Alone		21		0.1%		22	
Some Other Race Alone		6,136		15.0%		6,602	
Two or More Races		1,139		2.8%		1,439	
Hispanic Origin (Any Race)		11,472		28.0%		11,527	
						26.7%	



DEMOGRAPHICS - 3 Miles





Agent profile



## Butch Springer, CCIM

Associate Broker  
Coldwell Banker Commercial Metro Brokers  
1401 Highway 20 W McDonough, GA 30253

Mobile: 770-527-1818  
Fax: 678-610-6170  
Email: [Butchspr@gmail.com](mailto:Butchspr@gmail.com)  
Web: [www.butchspringer.com](http://www.butchspringer.com)

Since entering the real estate industry in 1998, Butch has distinguished himself as a top producing agent/broker in his market area. Butch began his real estate career by selling single-family residential and horse farms, that eventually led to representing land sellers and becoming proficient in the land development sector of real estate. Since that time, Butch has represented clients, both in the sale and acquisition of tracts, for development uses ranging from single-family residential, PUD and commercial developments.

Since 1998, Butch has personally sold over 1,500+ acres of land, with total dollar sales volume of all properties sold in excess of \$100 million.

**1998 – 2005 Coldwell Banker Bullard Realty. Sales Associate.** 2001 – 2004 earned President Elite (Top 4% of all Coldwell Banker Associates Worldwide). Various months was recognized as Agent of Month.

**2005 – 2008: Metro Brokers GMAC Real Estate. As** Associate Broker, received Top Sales Associate for McDonough Office from 2005 – 2007, also Commercial Agent of the Month at various times (Top 1% of all GMAC Associates Worldwide).

**2008 – 2014: Springer and Associates Real Estate** was formed and focused largely on lender-owned as well as investment based properties.

**2015 – present:** Affiliated with **Coldwell Banker Commercial Metro Brokers** a subsidiary of Realogy, a leading worldwide provider of real estate services.

Confidentiality Statement

---

**For more information, please contact:**

**Butch Springer, CCIM**  
**COLDWELL BANKER COMMERCIAL**  
**Metro Brokers**  
1401 Highway 20W  
McDonough, GA 30253

Phone: (678) 320-4800  
Fax: (678) 610-6170  
Mobile: (770) 527-1818  
butchspr@gmail.com  
Georgia Brokerage License: 183192

This offering has been prepared solely for informational purposes. It is designed to assist a potential investor in determining whether it wishes to proceed with an in-depth investigation of the subject property. While the information contained herein is from sources deemed reliable, it has not been independently verified by the Coldwell Banker Commercial affiliate or by the Seller.

This document is provided subject to errors, omissions and changes in the information and is subject to modification or withdrawal. The contents herein are confidential and are not to be reproduced without the express written consent.

Interested buyers should be aware that the Seller is selling the Property "AS IS" CONDITION WITH ALL FAULTS, WITHOUT REPRESENTATIONS OR WARRANTIES OF ANY KIND OR NATURE. Prior to and/or after contracting to purchase, as appropriate, buyer will be given a reasonable opportunity to inspect and investigate the Property and all improvements thereon, either independently or through agents of the buyer's choosing.

The Seller reserves the right to withdraw the Property being marketed at any time without notice, to reject all offers, and to accept any offer without regard to the relative price and terms of any other offer. Any offer to buy must be: (i) presented in the form of a non-binding letter of intent; (ii) incorporated in a formal written contract of purchase and sale to be prepared by the Seller and executed by both parties; and (iii) approved by Seller and such other parties who may have an interest in the Property. Neither the prospective buyer nor Seller shall be bound until execution of the contract of purchase and sale, which contract shall supersede prior discussions and writings and shall constitute the sole agreement of the parties.

Prospective buyers shall be responsible for their costs and expenses of investigating the Property and all other expenses, professional or otherwise, incurred by them.





2512  
Lawyers Title Insurance Corporation

ATLANTA BRANCH OFFICE

Book # 65.00  
Date 8-17-83

FILED IN OFFICE  
CLERK SUPERIOR COURT  
CLAYTON COUNTY GA  
AUG 17 12 12 PM '83

JOE B. MURPHY CLERK

WARRANTY DEED

STATE OF GEORGIA COUNTY OF DEKALB

THIS INDENTURE, Made the 16 day of August, in the year one thousand nine hundred eighty-three, between

JELCO, INC.

of the County of \_\_\_\_\_ and State of Georgia, as party or parties of the first part, hereinafter called Grantor, and JAMES ROBERT STRATTA

as party or parties of the second part, hereinafter called Grantee (the words "Grantor" and "Grantee" to include their respective heirs, successors and assigns where the context requires or permits).

WITNESSETH that: Grantor, for and in consideration of the sum of Ten Dollars and other good and valuable consideration (\$10.00) DOLLARS in hand paid at and before the sealing and delivery of these presents, the receipt whereof is hereby acknowledged, has granted, bargained, sold, aliened, conveyed and confirmed, and by these presents does grant, bargain, sell, alien, convey and confirm unto the said Grantee,

All that tract and parcel of land lying and being in Land Lot 48 of the Thirteenth District of Clayton County, Georgia, being more particularly described as follows:

To ~~the~~ ~~beginning~~ ~~of~~ ~~the~~ ~~tract~~ ~~described~~ ~~herein~~, ~~start~~ ~~at~~ ~~a~~ ~~point~~ ~~on~~ ~~the~~ ~~northeast~~ ~~margin~~ ~~of~~ ~~the~~ ~~right-of-way~~ ~~of~~ ~~Jonesboro~~ ~~Road~~ ~~(Jonesboro~~ ~~Road~~ ~~also~~ ~~being~~ ~~known~~ ~~as~~ ~~Georgia~~ ~~Highway~~ ~~54)~~ ~~which~~ ~~point~~ ~~is~~ ~~241.08~~ ~~feet~~ ~~northwesterly~~, ~~as~~ ~~measured~~ ~~along~~ ~~the~~ ~~northeastern~~ ~~margin~~ ~~of~~ ~~the~~ ~~right-of-way~~ ~~of~~ ~~Jonesboro~~ ~~Road~~ ~~(said~~ ~~Highway~~ ~~54)~~ ~~and~~ ~~following~~ ~~the~~ ~~offsets~~ ~~therein~~ ~~from~~ ~~the~~ ~~point~~ ~~formed~~ ~~by~~ ~~the~~ ~~intersection~~ ~~of~~ ~~the~~ ~~northeastern~~ ~~margin~~ ~~of~~ ~~the~~ ~~right-of-way~~ ~~of~~ ~~Jonesboro~~ ~~Road~~ ~~and~~ ~~the~~ ~~north~~ ~~margin~~ ~~of~~ ~~the~~ ~~right-of-way~~ ~~of~~ ~~Curtis~~ ~~Drive~~; ~~and~~ ~~from~~ ~~such~~ ~~point~~, ~~run~~ ~~thence~~ ~~in~~ ~~a~~ ~~northwesterly~~ ~~direction~~ ~~and~~ ~~along~~ ~~the~~ ~~margin~~ ~~of~~ ~~the~~ ~~right-of-way~~ ~~of~~ ~~Jonesboro~~ ~~Road~~ ~~(Highway~~ ~~54)~~, ~~a~~ ~~distance~~ ~~of~~ ~~92.51~~ ~~feet~~ ~~to~~ ~~a~~ ~~point~~ ~~marked~~ ~~by~~ ~~an~~ ~~iron~~ ~~pin~~ ~~found~~; ~~run~~ ~~thence~~ ~~in~~ ~~an~~ ~~easterly~~ ~~direction~~ ~~and~~ ~~along~~ ~~a~~ ~~line~~ ~~forming~~ ~~an~~ ~~interior~~ ~~angle~~ ~~of~~ ~~77°49'~~ ~~with~~ ~~the~~ ~~line~~ ~~last~~ ~~run~~, ~~a~~ ~~distance~~ ~~of~~ ~~136.9~~ ~~feet~~ ~~to~~ ~~a~~ ~~point~~ ~~marked~~ ~~by~~ ~~an~~ ~~iron~~ ~~pin~~ ~~placed~~ ~~which~~ ~~is~~ ~~the~~ ~~TRUE~~ ~~POINT~~ ~~OF~~ ~~BEGINNING~~ ~~of~~ ~~the~~ ~~tract~~ ~~conveyed~~ ~~hereby~~; ~~from~~ ~~such~~ ~~TRUE~~ ~~POINT~~ ~~OF~~ ~~BEGINNING~~ ~~continue~~ ~~in~~ ~~an~~ ~~easterly~~ ~~direction~~ ~~and~~ ~~along~~ ~~a~~ ~~line~~ ~~forming~~ ~~an~~ ~~interior~~ ~~angle~~ ~~of~~ ~~77°49'~~ ~~with~~ ~~the~~ ~~northeastern~~ ~~margin~~ ~~of~~ ~~the~~ ~~right-of-way~~ ~~of~~ ~~Jonesboro~~ ~~Road~~, ~~a~~ ~~distance~~ ~~of~~ ~~96.7~~ ~~feet~~ ~~to~~ ~~a~~ ~~point~~ ~~marked~~ ~~by~~ ~~an~~ ~~iron~~ ~~pin~~ ~~found~~; ~~thence~~ ~~running~~ ~~in~~ ~~an~~ ~~easterly~~ ~~direction~~ ~~and~~ ~~along~~ ~~a~~ ~~line~~ ~~forming~~ ~~an~~ ~~interior~~ ~~angle~~ ~~of~~ ~~180°18'~~ ~~with~~ ~~the~~ ~~line~~ ~~last~~ ~~run~~, ~~a~~ ~~distance~~ ~~of~~ ~~65.91~~ ~~feet~~ ~~to~~ ~~a~~ ~~point~~ ~~marked~~ ~~by~~ ~~an~~ ~~iron~~ ~~pin~~ ~~found~~; ~~thence~~ ~~running~~ ~~in~~ ~~a~~ ~~southwesterly~~ ~~direction~~ ~~and~~ ~~along~~ ~~a~~ ~~line~~ ~~forming~~ ~~an~~ ~~interior~~ ~~angle~~ ~~of~~ ~~73°32'~~ ~~with~~ ~~the~~ ~~line~~ ~~last~~ ~~run~~, ~~a~~ ~~distance~~ ~~of~~ ~~110.0~~ ~~feet~~ ~~to~~ ~~a~~ ~~point~~ ~~marked~~ ~~by~~ ~~an~~ ~~iron~~ ~~pin~~ ~~found~~; ~~thence~~ ~~running~~ ~~in~~ ~~a~~ ~~southwesterly~~ ~~direction~~ ~~and~~ ~~along~~ ~~a~~ ~~line~~ ~~forming~~ ~~an~~ ~~interior~~ ~~angle~~ ~~of~~ ~~120°42'~~ ~~with~~ ~~the~~ ~~line~~ ~~last~~ ~~run~~, ~~a~~ ~~distance~~ ~~of~~ ~~38.7~~ ~~feet~~ ~~to~~ ~~a~~ ~~point~~ ~~marked~~ ~~by~~ ~~an~~ ~~iron~~ ~~pin~~ ~~found~~; ~~thence~~ ~~running~~ ~~in~~ ~~a~~ ~~northwesterly~~ ~~direction~~ ~~and~~ ~~along~~ ~~a~~ ~~line~~ ~~forming~~ ~~an~~ ~~interior~~ ~~angle~~ ~~of~~ ~~88°51'~~ ~~with~~ ~~the~~ ~~line~~ ~~last~~ ~~run~~, ~~a~~ ~~distance~~ ~~of~~ ~~70.0~~ ~~feet~~ ~~to~~ ~~a~~ ~~point~~ ~~marked~~ ~~by~~ ~~an~~ ~~iron~~ ~~pin~~ ~~found~~; ~~thence~~ ~~running~~ ~~in~~ ~~a~~ ~~southwesterly~~ ~~direction~~ ~~and~~ ~~along~~ ~~a~~ ~~line~~ ~~forming~~ ~~an~~ ~~interior~~ ~~angle~~ ~~of~~ ~~270°37'~~ ~~with~~ ~~the~~ ~~line~~ ~~last~~ ~~run~~, ~~a~~ ~~distance~~ ~~of~~ ~~74.9~~ ~~feet~~ ~~to~~ ~~a~~ ~~point~~ ~~marked~~ ~~by~~ ~~an~~ ~~iron~~ ~~pin~~ ~~placed~~; ~~thence~~ ~~running~~ ~~in~~ ~~a~~ ~~northwesterly~~ ~~direction~~ ~~and~~ ~~along~~ ~~a~~ ~~line~~ ~~forming~~ ~~an~~ ~~interior~~ ~~angle~~ ~~of~~ ~~81°21'~~ ~~with~~ ~~the~~ ~~line~~ ~~last~~ ~~run~~, ~~a~~ ~~distance~~ ~~of~~ ~~62.4~~ ~~feet~~ ~~to~~ ~~the~~ ~~iron~~ ~~pin~~ ~~placed~~ ~~at~~ ~~the~~ ~~TRUE~~ ~~POINT~~ ~~OF~~ ~~BEGINNING~~;

(Legal description continued on reverse)

BOOK 1118 PAGE 747

the aforesaid property is known as 4652-B Jonesboro Road, in accordance with the present system of numbering in use in Forest Park, Georgia and is the property shown and delineated on plat of survey for Joseph Alfone and Emily Alfone of property "off Jonesboro Road" dated 2/2/83 prepared by Eston Pendley & Assoc., Inc., a copy of which is attached hereto and incorporated herein by reference.

The tract described hereinabove is conveyed TOGETHER WITH a perpetual easement for ingress, egress and parking over, through and upon that portion of the adjacent property of Seller which is presently used as a driveway or parking area, said easement to be for vehicular and pedestrian traffic and for access to and from Jonesboro Road (Highway 54) and the property known as 4652-B Jonesboro Road. The easement referred to hereinabove is granted over, through and upon a strip twenty (20') feet wide running east from Jonesboro Road and along the southern line of Grantor's property and extending from Jonesboro Road to the westernmost boundary line of the property conveyed to Grantee herein.

TO HAVE AND TO HOLD the said tract or parcel of land, with all and singular the rights, members and appurtenances thereof, to the same being, belonging, or in anywise appertaining, to the only proper use, benefit and behoof of the said Grantee forever in FEE SIMPLE.

AND THE SAID Grantor will warrant and forever defend the right and title to the above described property unto the said Grantee against the claims of all persons whomsoever.

IN WITNESS WHEREOF, the Grantor has signed and sealed this deed, the day and year above written.

Signed, sealed and delivered in presence of:

*[Handwritten Signature]*  
*[Handwritten Signature]*  
 Notary Public  
 Notary Public, Georgia, State at Large  
 My Commission Expires Dec. 28, 1988

JELCO, INC (Seal)  
 BY: *[Handwritten Signature]* (Seal)  
 ATTEST: *[Handwritten Signature]* (Seal)

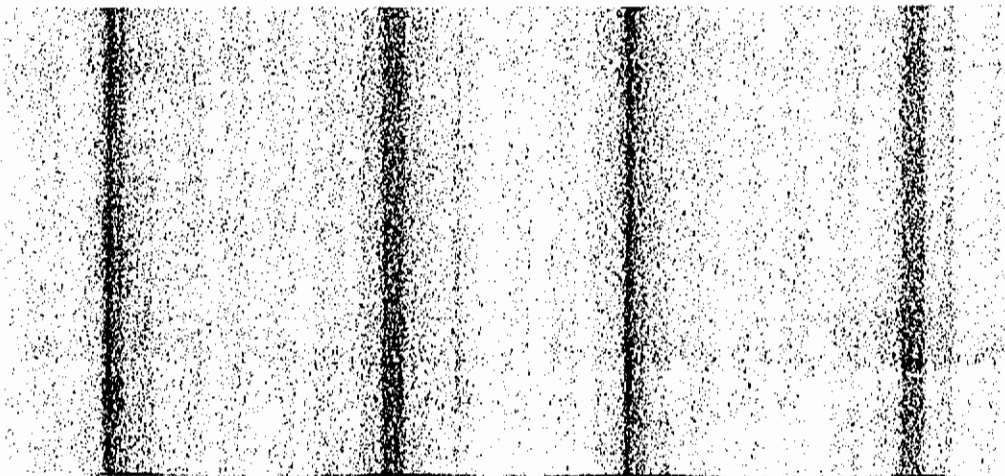
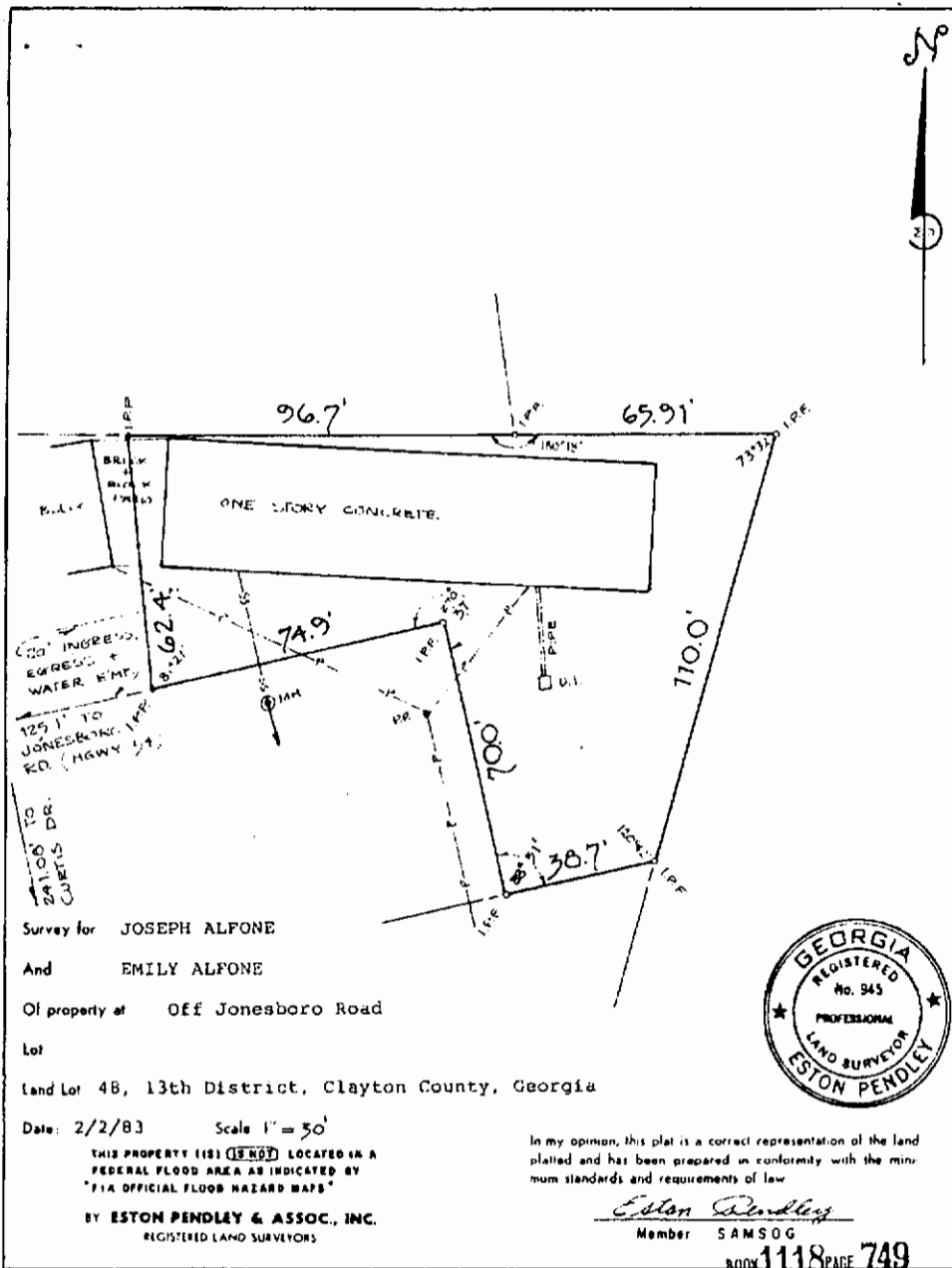


FILED IN OFFICE  
 CLERK SUPERIOR COURT  
 CLAYTON COUNTY GA.  
 AUG 17 12 12 PM '83  
 BX 1118 P 748  
 JOE B. WOOD, CLERK

BOOK 1118 PAGE 748

<b>WARRANTY DEED</b>	FROM	
	TO	
GEORGIA	County	
Clerk's Office, Superior Court		
Filed for Record	day	
of	19	
at	M., and Recorded in Deed	
Book	Folio	
	19	
	Clerk.	
<b>Lawyers Title Insurance Corporation</b>		
ATLANTA BRANCH OFFICE TITLE BUILDING ATLANTA, GEORGIA		





GEORGIA  
CLAYTON COUNTY

2512

FILED IN OFFICE  
CLERK SUPERIOR COURT  
CLAYTON COUNTY, GA  
AUG 17 12 12 PM '83

EASEMENT

JOE B. MURPHY, CLERK

For and in consideration of the sum of one dollar (\$1.00) in hand paid, and other good and valuable considerations, the undersigned hereby grants unto JAMES ROBERT STRATTA, hereinafter referred to as grantee, a perpetual easement for the purpose and uses hereinafter set forth, over, through, and across the following lands, to-wit:

A tract or parcel of land in Land Lot 48, 13th District, Clayton County, Georgia, being the area presently used as driveway and parking at premises known as 4652 Jonesboro Road, Forest Park, Clayton County, Georgia, the aforesaid area being shown and delineated as "Asphalt" on the plat dated 6/3/77 by Eston Pendley & Assoc., Inc., a copy of which plat is attached hereto and incorporated herein by reference.

Said property is adjacent to the west side of other property owned or being acquired by grantee, and this easement is granted as appurtenant thereto, for the following purposes and uses, to-wit:

- (a) For ingress to and egress from property of grantee known as 4652-B Jonesboro Road, Forest Park, Georgia for vehicular and pedestrian traffic and for parking purposes for grantee, his agents, tenants, employees, customers, guests and invitees; and
- (b) Grantor also grants to grantee a perpetual easement over Grantor's property described above for purpose of maintaining the existing sign for "Drive Line Service of Atlanta, Inc." and Grantor shall allow grantee to continue said sign and to repair, replace, maintain and up-grade said sign from time-to-time and shall allow free and unencumbered access to said sign for such purposes.

The easement herein granted shall bind the heirs and assigns of the undersigned party, and shall inure to the benefit of the successors in title of the grantee.

WITNESS, the hands and seals of the undersigned, this 16th day of August, 1983.

JELCO, INC.

By: [Signature] (pres.)

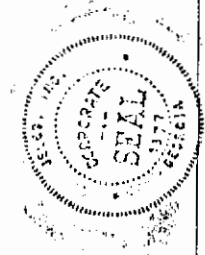
Attest: [Signature]

Signed, sealed and delivered in the presence of:

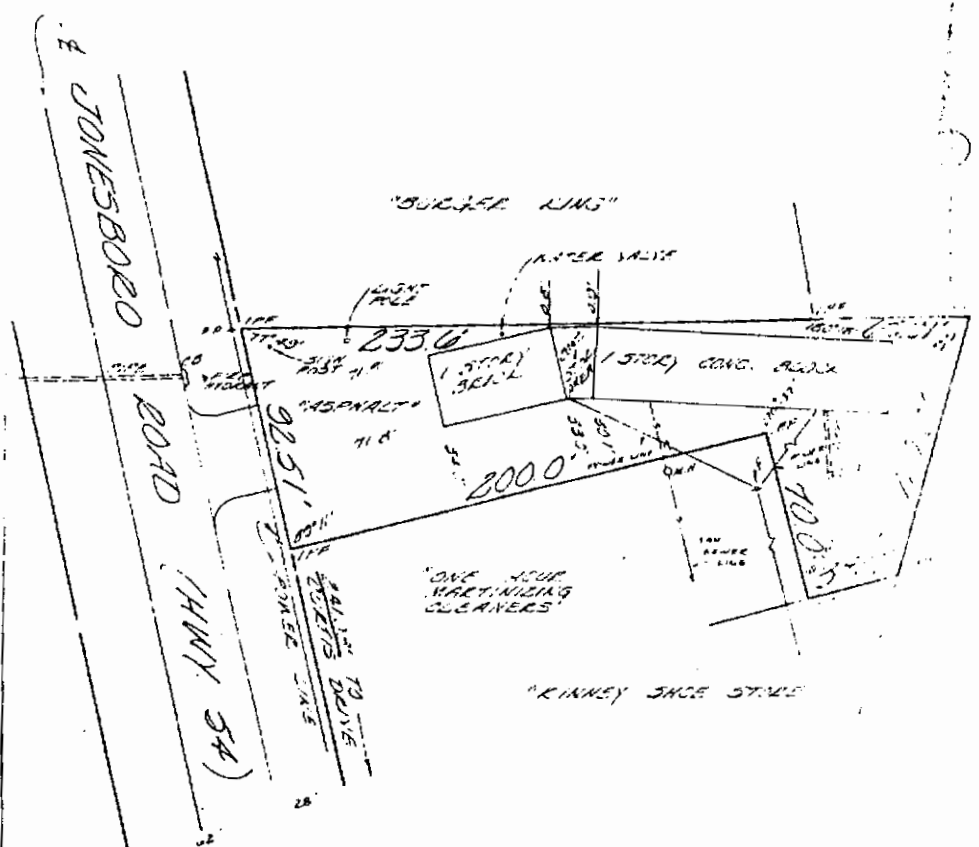
[Signature]  
Unofficial Witness

[Signature]  
Notary Public

Notary Public, Georgia, State at Large  
My Commission Expires Dec. 28, 1988







Survey for  
**JOSEPH ALFONE & EMILY ALFONE**  
 And

Of property at **4652 Jonesboro Road**

Lot

Land Lot **48, 13th District, Clayton County, Georgia**

Date: **6/3/77** Scale **1" = 50'**

**THIS PROPERTY (IS/IS NOT) LOCATED IN A  
 FEDERAL FLOOD AREA AS INDICATED BY  
 "FIA OFFICIAL FLOOD HAZARD MAPS"**

**BY ESTON PENDLEY & ASSOC., INC.**  
 REGISTERED LAND SURVEYORS

In my opinion, this plat is a correct representation of the land  
 platted and has been prepared in accordance with the minimum  
 standards and requirements of the

*Eston Pendley*  
 MEMBER GA ASSN REG LAND SURVEYORS



GEORGIA  
CLAYTON COUNTY

2512  
EASEMENT

For and in consideration of the sum of Ten Dollars (\$10.00) in hand paid, and other good and valuable considerations, the undersigned hereby grants unto JAMES ROBERT STRATTA, hereinafter referred to as grantee, a perpetual easement for the purpose and uses hereinafter set forth, over, through, and across the following lands, to-wit:

A tract or parcel of land in Land Lot 48, 13th District, Clayton County, Georgia described on Exhibit 1 attached.

Said property is adjacent to the south side of other property owned or being acquired by grantee, and this easement is granted as appurtenant thereto, for the following purposes and uses, to-wit:

For ingress to and egress from property of grantee known as 4652-B Jonesboro Road, Forest Park, Georgia for vehicular and pedestrian traffic and for parking purposes for grantee, his agents, tenants, employees, customers, guests and invitees.

The easement herein granted shall bind the heirs and assigns of the undersigned party, and shall inure to the benefit of the successors in title of the grantee.

WITNESS, the hands and seals of the undersigned, this 1st day of August, 1983.

Kenneth Ball (SEAL)

Signed, sealed and delivered in the presence of:

Charles J. Dube  
Unofficial Witness

Buddy King  
Notary Public, Georgia, State  
My Commission Expires Mar. 19, 1985

FILED IN OFFICE  
CLERK SUPERIOR COURT  
CLAYTON COUNTY GA  
AUG 17 12 13 PM '83  
JOE R. MENDOZA

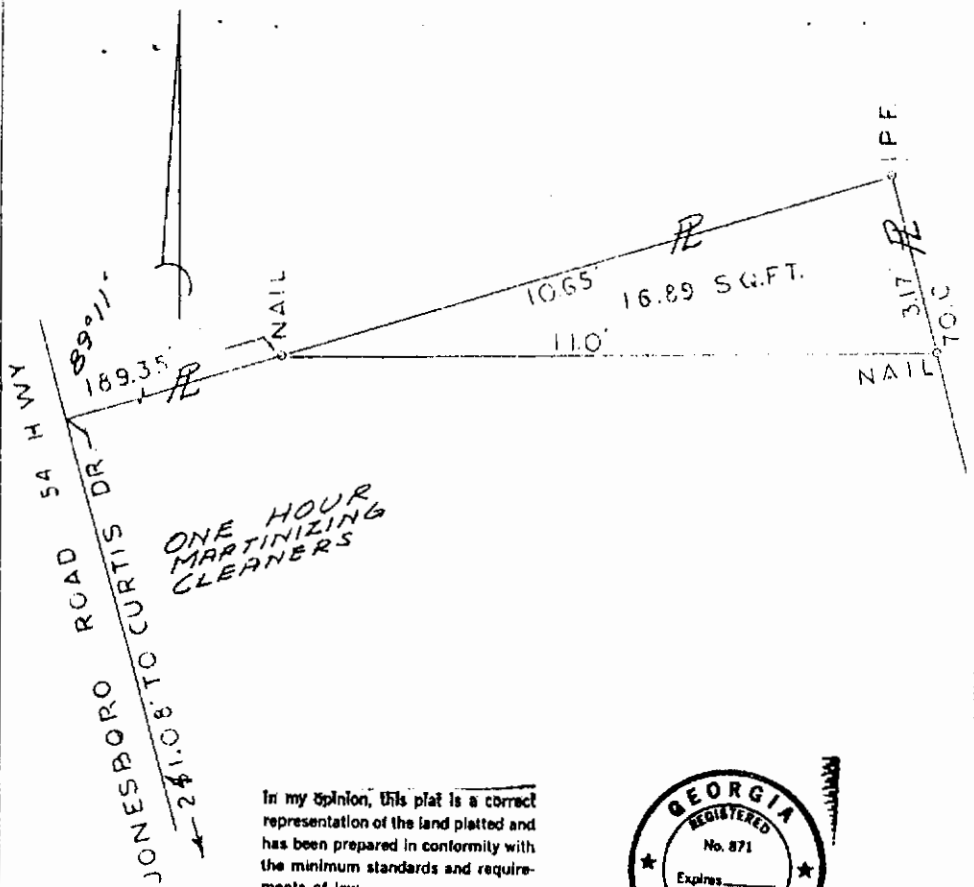
All that tract or parcel of land lying and being in Land Lot 48, 13th District, Clayton County, Georgia, and being more particularly described as follows:

To find the TRUE POINT OF BEGINNING of the tract described herein, start at a point on the northeast margin of the right-of-way of Jonesboro Road (Jonesboro Road also being known as Georgia Highway No. 54) which point is 241.08 feet northwesterly, as measured along the northeastern margin of the right-of-way of Jonesboro Road (said Highway No. 54) and following the offsets therein from the point formed by the intersection of the northeastern margin of the right-of-way of Jonesboro Road and the north margin of the right-of-way of Curtis Drive; and from such point, run thence northeasterly, along a line forming an angle of 89°11' with the aforesaid margin of the right-of-way of Jonesboro Road (Highway 54) (said line also being the property line dividing the property of One Hour Martinizing Cleaners to the south from the property of Joseph Alfone and Emily Alfone on the north [the said Alfone property being known as 4652 Jonesboro Road]), a distance of 189.35 feet to a point marked by a nail, said nail being at the TRUE POINT OF BEGINNING of the tract described herein; from said TRUE POINT OF BEGINNING, thence running in a northeasterly direction and continuing along the aforesaid property line dividing property of Alfone from property of "One Hour Martinizing Cleaners", a distance of 10.65 feet to a point marked by an iron pin found; thence running in a southeasterly direction and along the line dividing property of Alfone (to the east) from property of "One Hour Martinizing Cleaners" (to the west), a distance of 3.17 feet to a point marked by a nail set on the aforesaid property line; thence running in a westerly direction, a distance of 11.0 feet to the nail set at the TRUE POINT OF BEGINNING.

The property described above is the triangular tract of 16.89 square feet shown and delineated on plat of survey for Bob Stratta dated 3/8/83 prepared by W.R. Franks, Georgia Registered Land Surveyor No. 871. A copy of said plat of survey is attached hereto as Exhibit "A" and incorporated herein by reference.

EXHIBIT 1





ONE HOUR  
MARTINIZING  
CLEANERS

In my opinion, this plat is a correct representation of the land platted and has been prepared in conformity with the minimum standards and requirements of law.

*[Signature]*  
Reg. No. 871



EXHIBIT "A"  
Page 1 of 1 Pages

SURVEY FOR  
BOB STRATTA

LAND LOT 48 13TH DISTRICT  
DATE 3-8-53 SCALE 1" = 2' FT  
CLAYTON COUNTY GEORGIA  
BOOK 1118 PAGE 754