

PROPERTY DESCRIPTION

TRACT "1A" "Wellstar Paulding Hospital"

All that tract or parcel of land lying and being in Land Lot 299, 2nd District, 3rd Section, City of Dallas, Paulding County, Georgia and being more particularly described as follows:

BEGINNING at the intersection of the southerly right-of-way line of West Memorial Drive (having an apparent variable width right-of-way and the westerly right-of-way line of Justice Center Drive having a 50' right-of-way); thence, leaving the aforesaid POINT OF BEGINNING and the aforesaid right-of-way line of West Memorial Drive and running with the said right-of-way line of Justice Center Drive

1. South 22° 01' 52" East, 45.33 feet; thence, leaving the aforesaid right-of-way line of Justice Center Drive
2. South 05° 30' 42" East, 334.34 feet; thence,
3. South 86° 22' 25" West, 9.81 feet to a point in the centerline of an unnamed creek; thence, running with the centerline of aforesaid unnamed creek
4. South 04° 58' 41" East, 7.63 feet; thence,
5. South 00° 02' 09" East, 46.88 feet; thence,
6. South 22° 19' 32" East, 76.89 feet; thence,
7. South 25° 47' 23" East, 52.20 feet; thence,
8. South 01° 48' 32" West, 24.39 feet; thence, leaving the centerline of the aforesaid unnamed creek
9. North 86° 22' 25" East, 204.84 feet to a point on the Land Lot Line common to Land Lots 299 & 300, aforesaid District, aforesaid Section, Paulding County, Georgia; thence, running with the aforesaid Land Lot Line common to Land Lots 299 & 300
10. South 00° 00' 42" East, 166.69 feet; thence, leaving the aforesaid Land Lot Line common to Land Lots 299 & 300
11. South 89° 58' 32" West, 178.06 feet; thence,
12. North 00° 00' 11" West, 79.79 feet; thence,
13. 12.29 feet along the arc of a curve deflecting to the left, having a radius of 8.72 feet and a chord bearing and distance of North 40° 24' 29" West, 11.30 feet; thence,
14. North 88° 33' 10" West, 71.43 feet; thence,
15. 63.71 feet along the arc of a curve deflecting to the left, having a radius of 90.44 feet and a chord bearing and distance of North 07° 32' 11" West, 62.40 feet; thence,
16. North 30° 13' 14" West, 67.44 feet; thence,
17. 46.40 feet along the arc of a curve deflecting to the right, having a radius of 315.20 feet and a chord bearing and distance of North 41° 26' 07" West, 46.36 feet; thence,
18. North 34° 09' 21" East, 7.59 feet; thence,
19. 11.94 feet along the arc of a curve deflecting to the left, having a radius of 22.37 feet and a chord bearing and distance of North 22° 35' 55" East, 11.80 feet; thence,
20. North 37° 29' 18" West, 186.71 feet; thence,
21. North 52° 18' 05" East, 27.00 feet; thence,
22. North 37° 44' 27" West, 25.98 feet; thence,
23. South 52° 29' 12" West, 58.95 feet; thence,
24. North 37° 59' 48" West, 9.04 feet; thence,
25. South 53° 32' 44" West, 27.10 feet; thence,

26. South 39° 39' 33" East, 8.47 feet; thence,
27. South 51° 15' 01" West, 30.08 feet; thence,
28. South 52° 34' 16" West, 30.17 feet; thence,
29. South 39° 36' 30" East, 5.28 feet; thence,
30. South 52° 04' 27" West, 24.45 feet; thence,
31. North 37° 55' 33" West, 5.36 feet; thence,
32. South 52° 23' 45" West, 67.26 feet; thence,
33. North 37° 17' 46" West, 15.13 feet; thence,
34. South 53° 23' 08" West, 9.93 feet; thence,
35. North 40° 09' 30" West, 7.30 feet; thence,
36. North 43° 57' 20" West, 26.14 feet; thence,
37. North 37° 46' 01" West, 36.10 feet; thence,
38. 11.30 feet along the arc of a curve deflecting to the left, having a radius of 10.37 feet and a chord bearing and distance of North 82° 40' 19" West, 10.75 feet; thence,
39. South 43° 00' 44" West, 13.10 feet; thence,
40. South 54° 17' 50" West, 34.78 feet; thence,
41. South 31° 19' 38" West, 7.81 feet; thence,
42. South 01° 36' 33" East, 6.96 feet; thence,
43. South 02° 36' 33" West, 118.37 feet; thence,
44. South 00° 00' 00" West, 37.96 feet; thence,
45. North 86° 43' 05" West, 185.33 feet to a 1/2-inch rebar found on the easterly right-of-way line of Buchanan Street (having an apparent variable width right-of-way); thence, running with the aforesaid right-of-way line of Buchanan Street
46. North 25° 15' 48" East, 26.74 feet; thence, leaving the aforesaid right-of-way line of Buchanan Street
47. South 87° 00' 42" East, 158.01 feet to a 1/2-inch rebar found; thence,
48. North 02° 55' 25" East, 189.00 feet; thence,
49. North 85° 50' 09" West, 69.26 feet to a point on the aforesaid right-of-way line of Buchanan Street; thence, running with the said right-of-way line of Buchanan Street
50. North 27° 56' 34" East, 187.15 feet to a point on the aforesaid right-of-way line of West Memorial Drive; thence, leaving the aforesaid right-of-way line of Buchanan Street and running with the said right-of-way line of West Memorial Drive
51. 465.78 feet along the arc of a curve deflecting to the left, having a radius of 1,450.00 feet and a chord bearing and distance of North 67° 35' 01" East, 463.78 feet to the POINT OF BEGINNING, containing 190,645 square feet or 4.3766 acres of land, more or less.

Property is subject to all easements and rights of way recorded and unrecorded.