

CROSS REFERENCE TO Plat Book 13, Page 143, Deed Book 17626, page 718, Deed Book 13014, page 105, Deed Book 19600, page 284, Deed Book 11013, page 605, Deed Book 15289, page 304, Deed Book 18250, page 667, Deed Book 15289, page 304 and Deed Book 15963, page 279, Deed Book 12587, page 57, Dekalb County, Georgia Records

Prepared by and to be returned to:
Rosemarie McConnell, Esq.
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1349 West Peachtree Street, NW
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AFFIDAVIT WITH RESPECT TO TITLE

STATE OF GEORGIA

COUNTY OF FULTON

Personally appeared before me, the undersigned attesting officer, who, being duly sworn, deposes and says on oath as follows:

That Deponent is the president of The Waldorf School of Atlanta, Inc., a Georgia corporation ("Owner"), and as such, has personal knowledge of the facts sworn to in this Affidavit:

1. Owner owns the following described property:

All that tract or parcel of land lying and being in Land Lot 215 of the 15th District in the City of Decatur and Dekalb County, Georgia, and being more particularly described on Exhibit "A" attached hereto and incorporated herein by reference (the "Property").

2. The Property lies appurtenant to and immediately to the west of the properties (the "Lots") described in the following plat and deeds: Plat Book 13, Page 143 (the "Plat"), Deed Book 17626, page 718, Deed Book 13014, page 105, Deed Book 19600, page 284, Deed Book 11013, page 605, Deed Book 15289, page 304, Deed Book 18250, page 667, Deed Book 15289, page 304 and Deed Book 15963, page 279, as the same are all depicted on Exhibit "B" attached hereto and incorporated herein by reference.

3. The Plat erroneously locates the western side of Land Lot 216 (said Land Lot Line being the eastern side of Land Lot 215 and the eastern boundary line of the Property) as being located

398.27 feet from the point of intersection of southern right of way line of Kirk Road and the western right of way line of Columbia Drive, when such Land Lot line is actually 363.53 feet from the point of such intersection, a difference of 34.74 feet.

4. The Plat also depicts Willard Avenue as a 35 foot alley located appurtenant to and immediately west of the Lots, but there was never adequate land in Land Lot 216 to create a 35 foot wide alley as the Lots are mere inches from the western line of Land Lot 216 and the Property in Land Lot 215.

5. This Affidavit is given for the purpose of noting the incorrect location of the Land Lot line in multiple instruments recorded in Dekalb County, Georgia and to end the confusion about the location of the Land Lot and boundary line between the Owner and the owners of the Lots.

FURTHER AFFIANT SAITH NOT.

Sworn to and subscribed
before me this 1st day of July
2008

By: _____
Philip Verre, President, Board of Trustees,
The Waldorf School of Atlanta, Inc.

Unofficial Witness

(NOTARIAL SEAL)