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BURDETT REALTY COMPANY

175 Peachtree Street N. E.
Atlanta, Georgia 30303
Area Code 404 - 521-1011

BROOKWOOD HILLS COMMUNITY CLUB

Atlanta, Georgia

Dear Friends:

At the request of Mr. Pat Kichline, I am reviewing for your records a complete resume pertaining to the ownership and development of the two units of Brookwood Hills Subdivision, together with park and recreational facilities.

Beginning in the early 1800's extensive land in this area was owned by three Collier families, who acquired about 400 acres each. The G. W. Collier Estate owned what is now the Ansley Park area; the A. J. Collier Estate owned the Brookwood area; and the Wesley Collier Estate owned the Peachtree Heights area, north of Peachtree Creek.

In 1912, B. F. Burdett and E. F. Chambless purchased from the A. J. Collier Estate approximately 50 acres located in Land Lot 110, on the eastern side of Peachtree, having a frontage of 1085 feet on Peachtree Road extending from a point slightly north of the present Brighton Road to a point slightly south of the present Huntington Road. This partnership later subdivided and sold the Peachtree lots, having a depth of 400 feet. A lot with a frontage of 80 feet was reserved and dedicated as an entrance to the remaining 40 acres which is now Palisades Road. Mr. Burdett purchased one of the Peachtree lots and later built his residence there at 1871 Peachtree Road. Some years thereafter A. C. (Arthur) Burdett purchased the interest owned by Mr. Chambless in the remaining 40 acres and the 80 foot street entrance, thereby forming the partnership of B. F. and A. C. Burdett.

The G. W. Collier Estate owned approximately 25 acres located immediately south of, and adjoining this property. Burdett and Collier entered into an agreement to jointly develop the two parcels of approximately 65 acres constituting the original Brookwood Hills. This included all of Palisades Road, Northwood Avenue, Woodcrest Avenue, and all of Huntington from Peachtree Road to the junction of Palisades. Each owner financed the development of its property. Collier's concurrently dedicated a 50-foot entrance to Peachtree now known as Huntington Road.

The two tracts were developed, beginning in 1922, to a degree substantially



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equivalent to the present status. The supervision of the development, including extensive landscaping, was largely under the direction of B. F. Burdett, pursuant to plans of O. F. Kaufmann, Engineer. The sales of the lots, including Collier's portion, were negotiated through Burdett Realty Company agents, under the supervision of A. C. Burdett. The entire area was substantially developed and sold by the end of 1924.

The first residence in the subdivision was built and occupied by A. C. Burdett. It was located at #10 Palisades Road at the northwest corner of Montclair. Burdett subsequently sold this house and built - and continues to this date - to occupy the present residence at #70 Palisades Road. The #10 Palisades has recently been converted into a town-house complex.

Shortly after completing the development and sale of the original Brookwood Hills unit as aforesaid, the partnership of B. F. and A. C. Burdett, which owned the real estate agency, formed a corporation under the same name. This corporation then took title from the partnership to approximately 10 acres located north of the Palisades Road lots. It concurrently purchased from the Du Bose Estate approximately 12 acres located immediately north of and adjoining this tract. It likewise purchased from the G. W. Collier Estate 28 acres located immediately north of and adjoining the Du Bose tract.

This tract had a frontage of 372 feet on Peachtree Road. The corporation then reserved and dedicated for the benefit of this unit, known as Brookwood Hills Extension, a third entrance with 80 feet of frontage on Peachtree, which is now identified as Brighton Road. This consolidated unit was shortly thereafter extensively developed and landscaped by the corporation under supervision of Mr. B. F. Burdett. This included Brighton Road, Montclair Drive, Camden Road, Wakefield Drive, Parkdale Way and Huntington Road from Palisades to Wakefield.

As a part thereof and largely to the credit of Mr. B. F. Burdett, the corporation dedicated and developed the park and swimming pool at a cost of more than \$50,000, in addition to the land value.

The majority of the lots in this unit of the subdivision were sold by the Burdett Realty Agency under the supervision of A. C. Burdett. Other members of the Burdett family - including Mr. and Mrs. L. A. Burdett and Mr. and Mrs. L. A. McKinley - built and occupied homes in the two units of the subdivision.

Before the sales in Unit 2 were completed we were in the midst of the depression of 1929-1933. Emory University assisted us in financing this unit



our
58th
year of service



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of the development. In this connection we deeded to Emory ^{the remaining unsold lots on} the park property as security. We later repaid Emory substantially all of its loan and recovered all of the property except the park.

We then organized the Brookwood Hills Community Club with a capital stock of \$4,750, which was represented by 190 shares of stock at \$25 per share. This stock was purchased by homeowners of Brookwood Hills, including the writer. We then directed Emory to convey title of the park property to the Community Club for a consideration of \$3,000, being the balance of Emory's loan. This deed of conveyance by Emory University was dated July 31, 1939.

The park was not dedicated and developed until after the first unit of Brookwood Hills was completed. All deeds for lots in the second unit executed by the corporation subsequent to the beginning of the park development, contained a stipulation that no owner, through the purchase of a lot, acquired any interest in the park property. Nevertheless the corporation surrendered in favor of the community organization all title and interest it had in the park property. This placed full ownership and control of the park in the Community Club.

At that time the Club was loosely organized. However, we insisted that it be legally incorporated, and organized from a managerial standpoint, before releasing full interest to the Club. When this reorganization was completed, A. C. Burdett conveyed to the Club an area, being 62 by 533 feet fronting Parkdale Way, which was in his name and which now is enclosed by the fence as part of the park property. This conveyance is recorded in Deed Book 3145, page 609, of Fulton County records.

Some time later - to head off a proposed industrial development - the writer acquired from the Collier Estate, at a cost of \$1,000, approximately 3-1/2 acres fronting 615 feet on the northern side of the Southern Railway, between the rear of Huntington Road lots and Peachtree Creek, adjacent to the industrial development. This heavily-wooded area constitutes a buffer screen, protecting the homes in Brookwood Hills from exposure to this industrial area. I concurrently conveyed the tract as a gift to Brookwood Hills Community Club, who now own same as recorded in Book 3145, page 611, in Fulton County records.

At the time of the total release of the park area to the Community Club, the only reservation made by the corporation was that all homeowners in Brookwood Hills Units 1 and 2 should have equal park privileges. With our



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consent heirs of the Collier Estate later extended Brighton Road and Camden Road to connect, in a horseshoe shape, through other property located eastwardly and adjoining Brookwood Hills, Extension #2. These same owners subsequently permitted the development of another area eastwardly from the Camden Road extension.

The two units developed by the Collier heirs were not a part of the Brookwood Hills development, but obviously the Community Club has extended to the homeowners in these units the park privileges in the same manner and to the same extent enjoyed by the homeowners in the Brookwood Hills Subdivision.

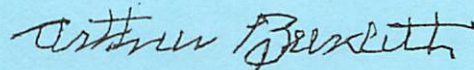
Due to illness I was unable to attend the official meeting which authorized the charter amendment, changing the legal status of the original stock, and basing ownership of the property entirely on Club membership, constituting a legal status comparable to the Capital City and other clubs.

The writer has had numerous inquiries about the status of the original stock, mostly from homeowners who have moved away from Brookwood Hills. Therefore, in order that I may be in position to answer intelligently subsequent inquiries, if any, in connection with this original stock, I would appreciate a copy of the resolution authorizing the charter amendment.

We, as developers, wish to congratulate the directors and officers upon the efficient manner in which the Community Club has continued to improve, operate, and manage the park.

This fulfills the dreams and desires of Mr. B. F. Burdett and Arthur C. Burdett to make these facilities available to the homeowners of Brookwood Hills, most of whom were their personal friends.

Sincerely,



Arthur Burdett

AB:vg

2/16/70

