

EXHIBIT "A"Legal Description

All that tract or parcel of land lying and being in Land Lot 32, 8th Land District, Hall County, Georgia, consisting of 10.73 acres, more or less, as more particularly shown on that Survey for Saddle Creek Development, LLC, dated January 9, 2004, prepared by Chris M. Patton, RLS No. 2647, and being more particularly described according to said survey as follows:

To find the true point of beginning, locate the intersection of the centerline of Pleasant Hill Road (40 foot right of way) and Oakland Lane, thence proceed North 89 degrees 25 minutes 19 seconds West 20.01 feet to a $\frac{1}{2}$ inch rebar set in on the Westerly right of way of Pleasant Hill Road, the same being the true point of beginning.

From the TRUE POINT OF BEGINNING proceed in a Southerly direction along the Westerly right of way of Pleasant Hill Road the following courses and distances: South 01 degrees 12 minutes 51 seconds West 80.40 feet to a point; South 02 degrees 52 minutes 07 seconds West 79.37 feet to a point; South 03 degrees 27 minutes 12 seconds West 42.59 feet to a point; South 05 degrees 44 minutes 57 seconds West 58.65 feet to a point; South 06 degrees 43 minutes 03 seconds West 183.17 to a point; South 07 degrees 15 minutes 14 seconds West 53.54 feet to a point; South 08 degrees 15 minutes 52 seconds West 51.87 feet to a point; South 11 degrees 00 minutes 25 seconds West 65.70 feet to a point; South 22 degrees 25 minutes 01 seconds West 55.14 feet to $\frac{1}{2}$ inch solid iron pin found on the Westerly right of way of Pleasant Hill Road; thence leaving said right of way and proceeding North 22 degrees 23 minutes 45 seconds West 73.67 feet to a $\frac{1}{2}$ inch crimp top found; thence proceeding North 25 degrees 17 minutes 32 seconds West 496.34 feet to a $\frac{1}{2}$ inch crimp top found; thence proceeding North 57 degrees 23 minutes 50 seconds West 170.82 feet to a $\frac{1}{2}$ inch crimp top found; thence proceeding North 57 degrees 14 minutes 14 seconds West 393.88 feet to a $\frac{5}{8}$ inch rebar found; thence proceeding North 62 degrees 21 minutes 51 seconds West 222.60 feet to a $\frac{1}{2}$ inch rebar set along the Easterly right of way of State Rt. No. 53 (a/k/a McEver Road) (right of way varies); thence along said right of way North 26 degrees 11 minutes 01 seconds East 5.84 feet to a concrete monument found; thence proceeding South 65 degrees 07 minutes 44 seconds East 4.05 feet to a concrete monument found; thence proceeding along the Easterly right of way of said State Rt. No. 53 North 26 degrees 10 minutes 41 seconds East 531.52 feet to a concrete monument found along said right of way; thence leaving said right of way and proceeding South 63 degrees 43 minutes 49 seconds East 80.44 feet to a concrete monument found; thence proceeding North 26 degrees 00 minutes 00 seconds East 6.02 feet to a point in the centerline of a branch; thence continuing along the centerline of said branch the following courses and distances: South 32 degrees 08 minutes 39 seconds East 12.44 feet to a point; South 45 degrees 41 minutes 47 seconds East 10.67 feet to a point; South 29 degrees 21 minutes 54 seconds East 15.90 feet to a point; South 18 degrees 18 minutes 32 seconds East 18.44 feet to a point; South 18 degrees 57 minutes 27 seconds East 8.26 feet to a point; South 36 degrees 01 minutes 26 seconds East 16.05 feet to a point; South 06 degrees 23 minutes 24 seconds West 16.03 feet to a point; South 41 degrees 55 minutes 45 seconds East 7.62 feet to a point; South 43 degrees 05 minutes 20 seconds East 13.01 feet to a point; South 55 degrees 30 minutes 56 seconds East 26.05 feet to a point; South 78 degrees 37 minutes 00 seconds East 17.55 feet to a point; South 47 degrees 58 minutes 37 seconds East 21.16 feet to a point; South 33 degrees 30 minutes 45 seconds East 22.50 feet to a

point; South 63 degrees 00 minutes 18 seconds East 12.25 feet to a point; South 50 degrees 33 minutes 29 seconds East 17.03 feet to a point; South 14 degrees 24 minutes 28 seconds West 12.14 feet to a point; South 41 degrees 49 minutes 27 seconds East 8.31 feet to a point; South 58 degrees 34 minutes 35 seconds East 12.99 feet to a point; South 63 degrees 00 minutes 03 seconds East 11.53 feet to a point; South 60 degrees 23 minutes 04 seconds East 5.59 feet to a point; South 42 degrees 47 minutes 01 seconds East 7.96 feet to a point; South 33 degrees 24 minutes 33 seconds East 13.02 feet to a point; South 52 degrees 19 minutes 34 seconds East 11.14 feet to a point; South 35 degrees 33 minutes 46 seconds East 10.46 feet to a point; South 24 degrees 22 minutes 30 seconds East 4.95 feet to a point; South 56 degrees 17 minutes 09 seconds East 27.77 feet to a point; South 01 degrees 52 minutes 15 seconds East 8.79 feet to a point; South 42 degrees 06 minutes 06 seconds East 16.52 feet to a point; South 09 degrees 49 minutes 36 seconds East 11.25 feet to a point; South 72 degrees 00 minutes 08 seconds East 16.87 feet to a point; South 60 degrees 35 minutes 59 seconds East 21.54 feet to a point; South 00 degrees 31 minutes 14 seconds East 21.87 feet to a point; South 28 degrees 30 minutes 51 seconds East 19.36 feet to a point; South 71 degrees 21 minutes 52 seconds East 15.16 feet to a point; South 81 degrees 36 minutes 42 seconds East 10.10 feet to a point; South 29 degrees 17 minutes 09 seconds East 11.16 feet to a point; South 06 degrees 14 minutes 45 seconds East 17.67 feet to a point; South 51 degrees 03 minutes 07 seconds East 14.62 feet to a point; thence leaving the centerline of said branch and proceeding South 18 degrees 00 minutes 59 seconds West 121.84 feet to a $\frac{1}{2}$ inch rebar set in the centerline of an old road; thence proceeding along the centerline of said old road the following courses and distances: South 73 degrees 23 minutes 13 seconds East 2.18 feet to a nail found; thence South 76 degrees 31 minutes 10 seconds East 35.04 feet to a point; South 74 degrees 10 minutes 18 seconds East 40.72 feet to a point; South 72 degrees 29 minutes 43 seconds East 40.46 feet to a point; South 69 degrees 22 minutes 50 seconds East 39.30 feet to a point; South 64 degrees 18 minutes 52 seconds East 29.07 feet to a point; South 54 degrees 56 minutes 51 seconds East 27.62 feet to a point; South 48 degrees 33 minutes 59 seconds East 40.41 feet to a point; South 46 degrees 05 minutes 10 seconds East 51.58 feet to a point; South 40 degrees 48 minutes 14 seconds East 40.75 feet to a point; South 46 degrees 42 minutes 41 seconds East 41.86 feet to a point; South 58 degrees 37 minutes 55 seconds East 22.63 feet to a point; South 83 degrees 37 minutes 04 seconds East 22.77 feet to a point; South 82 degrees 12 minutes 19 seconds East 27.14 feet to a $\frac{1}{2}$ inch rebar set on the Westerly right of way of Pleasant Hill Road, the same being the true point of beginning.

EXHIBIT "B"**Permitted Title Exceptions**

1. All general and special taxes and assessments for the year 2017 and subsequent years, liens not yet due and payable and any additional taxes, interest and/or penalties which may be assessed for prior tax years by virtue of adjustment, re-appraisal, re-assessment, appeal or other amendment to the tax records of the city or county in which the subject property is located.
2. Department of Transportation Easement date July 22, 1993, recorded in Deed Book 2000, Page 94, Hall County Records.
3. Easement from Mrs. Annie Whiting, et al. to Atlanta Gas Light Company, dated October 31, 1966 and recorded at Deed Book 339, Page 91, aforesaid records.
4. Easement to Hall County dated January 31, 1967, recorded in Deed Book 343, Page 134, aforesaid records.
5. Matters shown on that survey for Saddle Creek Development, LLC dated September 10, 2004 prepared by Chris M. Patton, RLS No. 2647, to include without limitation the following: (a) Chain link fence encroachments along southwestern boundary; (b) Rights of others in and to use of old road, centerline of which forms a portion of northern boundary of subject property; (c) Rights of others in and to free flow of waters in the branch forming portion of northern boundary of subject property, free from diminution and pollution; (d) 40 foot setback line from western boundary; (e) 25 foot undisturbed vegetated buffer measured from the top edge of the waters bank along said branch; (f) 15 foot setbacks along southwestern and southern boundaries; (g) 65 foot setback along eastern boundary measured from centerline of Pleasant Hill Road; (h) 24 inch reinforced concrete pipe intersecting northern boundary where centerline of old road forms boundary; (i) guypole; (j) power poles, fire hydrant, reinforced concrete pipe, and existing single wing catch basins.