



EXHIBIT "A" TO COMMERCIAL PURCHASE AND SALE AGREEMENT



Legal Description [Insert legal description]

2023 Printing

2367, 2371, and 0 Monroe Drive Gainesville GA 30507

1. All that tract or parcel of land described in Deed Book 8079, Page 237, Hall County, Georgia records, transferred from Carolyn Marie Stokes n/k/a Carolyn Long to Waste Land, LLC, on or about April 30, 2018, that references the tract being one and the same parcel as described in a deed from E.S. Vaughan to Mary and Claude Knapp dated August 1, 1972 and recorded in Deed Book 487, Page 84 of the Hall County, Georgia Deed Records. Also to be conveyed is the non exclusive perpetual easement for ingress and egress along the existing gravel drive twenty (20) feet in width to provide access from the subject property to Monroe Drive, the location of said easement being more particularly shown on the plat referenced in said deed, which is recorded as Exhibit "B" in the Administrator's Deed recorded in Deed Book 5951, Pages 270-272, Hall County, Georgia deed records.

2. All that tract or parcel of land described in Deed Book 8115, Pages 275-276, Hall County, Georgia records, transferred from Judy Knapp to Waste Land, LLC, and Sabco Sales, LLC, on or about July 6, 2018, that references the tract being one and the same parcel as described in a deed from Ida Vaughn to Richard Knapp and Judy Knapp recorded in Deed Book 1092, Page 63, Hall County, Georgia records.

AND

3. All that tract or parcel of land described in Deed Book 8079, Page 215, Hall County, Georgia records, transferred from Carolyn Marie Stokes n/k/a Carolyn Long to Sabco Sales, LLC, on or about April 30, 2018, that references that certain plat of survey entitled "Property of Mrs. LP Owen" prepared by Farley-Collins Associates, Georgia Registered Land Surveyors, dated March 29, 1978, revised April 3, 1978, and recorded in Plat Book 69, Page 303 of the Hall County, Georgia Plat Records, which is incorporated herein by reference.

Properties shall be subject to conveyance of or no longer needing due to one owner for all tracts any and all easements of ingress, egress and utilities referenced in above referenced deeds of record above.

Contract shall be contingent upon the conveyance of all three properties at the same time to buyer comprising of a combined .98 acres, more or less.

Buyer's Initials: BRW

Seller's Initials: GRP WCA