

## EXHIBIT A

### LEGAL DESCRIPTION

All that tract or parcel of land lying and being in the Clinchem Georgia Militia District # 392, Hall County, Georgia and being more particularly described as follows:

To find the True Point of Beginning, beginning at a Point formed by the intersection of the Easterly Right-of-way of Youngblood Road and the Northerly Right-of-Way of Georgia State Route #53; THENCE from said Point South 17 degrees 54 minutes 19 seconds East for a distance of 286.43 feet to a ½" Rebar Found along the Southerly Right-of-Way of Georgia State Route #53, said Point being The True Point of Beginning.

THENCE from said Point as thus established and continuing along said Right-of-way for the next Fourteen (14) calls and distances, South 51 degrees 31 minutes 41 seconds East for a distance of 119.60 feet to a Concrete Monument Found; THENCE South 52 degrees 02 minutes 20 seconds East for a distance of 247.52 feet to a Concrete Monument Found; THENCE South 07 degrees 20 minutes 29 seconds West for a distance of 56.58 feet to a Concrete Monument Found; THENCE South 47 degrees 10 minutes 12 seconds East for a distance of 77.60 feet to a Concrete Monument Found; THENCE North 67 degrees 42 minutes 11 seconds East for a distance of 43.00 feet to a ½" Rebar Found; THENCE South 43 degrees 36 minutes 16 seconds East for a distance of 353.63 feet to a Concrete Monument Found; THENCE South 19 degrees 01 minutes 14 seconds West for a distance of 31.65 feet to a Concrete Monument Found; THENCE South 40 degrees 29 minutes 36 seconds East for a distance of 64.17 feet to a Concrete Monument Found; THENCE North 49 degrees 45 minutes 41 seconds East for a distance of 22.79 feet to a ½" Rebar Found; THENCE South 29 degrees 30 minutes 42 seconds East for a distance of 146.02 feet to a ½" Rebar Found; THENCE South 30 degrees 31 minutes 49 seconds East for a distance of 128.13 feet to a Concrete Monument Found; THENCE South 53 degrees 28 minutes 44 seconds West for a distance of 19.97 feet to a Concrete Monument Found; THENCE South 35 degrees 33 minutes 39 seconds East for a distance of 94.72 feet to a Concrete Monument Found; THENCE South 32 degrees 31 minutes 00 seconds East for a distance of 28.78 feet to a Concrete Monument Found; THENCE leaving said Right-of-Way, South 41 degrees 58 minutes 27 seconds West for a distance of 278.96 feet to a Concrete Monument Found; THENCE South 89 degrees 23 minutes 46 seconds West for a distance of 118.15 feet to a ½" Rebar Found with a Floyd Cap #2087/2801; THENCE North 59 degrees 41 minutes 21 seconds West for a distance of 677.61 feet to a Concrete Monument Found; THENCE South 81 degrees 58 minutes 00 seconds West for a distance of 599.04 feet to a Concrete Monument Found; THENCE South 81 degrees 50 minutes 18 seconds West for a distance of 642.58 feet to a Concrete Monument Found; THENCE North 80 degrees 17 minutes 12 seconds West for a distance of 583.81 feet to a Concrete Monument Found; THENCE North 30 degrees 36 minutes 47 seconds East for a distance of 51.89 feet to a Concrete Monument Found; THENCE North 66 degrees 54 minutes 48 seconds East for a distance of 1180.02 feet to a Concrete Monument Found; THENCE North 45 degrees 23 minutes 54 seconds East for a distance of 265.21 feet to a ½" Rebar Found; THENCE South 51 degrees 41 minutes 49 seconds East for a distance of 286.12 feet to a ½" Rebar Found; THENCE North 36 degrees 20 minutes 39 seconds East for a distance of 517.43 feet to a point, said Point being The True Point of Beginning.

Said property contains 31.592 acres, more or less, according to that certain Retracement Survey for Atlas Land Development, Inc., Georgia South Development, LLC and Chicago Title Insurance company dated January 22, 2024, and prepared by Land Development Surveyors, Inc., Lee Jay Johnson, GRLS no. 2846.