

EXHIBIT "A"
LEGAL DESCRIPTION

All that tract or parcel of land lying and being in the Georgia Militia District #1690 of Hall County, Georgia, being 6.557 acres more or less, and being more particularly described as follows:

To find the True Point of Beginning, commence at the intersection of the southerly right of way of Southern Railroad and the northwesterly right of way of Georgia Highway #365; running thence South 39 degrees 21 minutes 47 seconds West a distance of 352.45 feet to a ½ inch rebar found, said rebar being the True Point of Beginning; running thence along the arc of a curve an arc distance of 725.01 feet (said arc being subtended by a chord bearing South 49 degrees 59 minutes 46 seconds West) a chord distance of 722.80 feet and having a radius of 2680.26 feet to a right of way monument found; running thence along the arc of a curve an arc distance of 183.35 feet (said arc being subtended by a chord bearing South 59 degrees 42 minutes 19 seconds West) a chord distance of 183.32 feet and having a radius of 2680.26 feet to a point; running thence South 61 degrees 39 minutes 54 seconds West a distance of 69.11 feet to a point; running thence North 44 degrees, 18 minutes, 13 seconds West a distance of 533.02 feet to a Concrete Monument Found; running thence North 79 degrees, 40 minutes 55 seconds East a distance of 1163.89 feet to a ½ inch rebar found and the True Point of Beginning.

As more particularly described on a survey for Greg Simpson, prepared by Kyle Engineering & Land Surveying LLC and Calvin A. Kytte, Land Surveyor, Number 2244, dated December 12, 2023, said survey being attached as Exhibit "B" and being incorporated by reference.

Legal Description

All that tract or parcel of land lying and being in G.M.D. 1690, Hall County, Georgia and being more particularly described as follows:

Beginning at the intersection of the southerly Right-of-Way of Southern Railroad (R/W varies) and the Northwesterly Right-of-Way of Georgia Highway 365; thence along the Right-of-Way of said Georgia Highway 365 South 38°21'41" West, a distance of 169.58 feet to a point; thence 182.96 feet along an arc of a curve to the right having a radius of 2680.26 feet and a chord bearing and distance of South 40°17'29" West, 182.92 feet to a point; thence 725.01 feet along an arc of a curve to the right having a radius of 2680.26 feet and a chord bearing and distance of South 49°59'46" West, 722.80 feet to a point; thence South 75°00'31" West, a distance of 190.32 feet to a point; thence South 57°06'52" West, a distance of 79.94 feet to a point; thence leaving said Right-of-Way and along the property now or formerly of GA. Lula Cornelia Hwy, LLC North 44°18'12" West, a distance of 487.41 feet to a point; thence North 28°24'33" West, a distance of 139.50 feet to a point; thence North 26°38'38" West, a distance of 202.14 feet to a point; thence North 56°43'59" West, a distance of 28.47 feet to a point; thence North 04°56'37" West, a distance of 25.01 feet to a point on the southern Right-of-Way of said Southern Railroad; thence along the southern Right-of-Way of said Southern Railroad North 84°57'08" East, a distance of 21.37 feet to a point; thence North 84°57'08" East, a distance of 480.70 feet to a point; thence North 84°57'08" East, a distance of 1055.56 feet to the ***Point of Beginning***.

Said tract contains 15.841 Acres.