

EXHIBIT A – LEGAL DESCRIPTION – INDUSTRIAL TRACT

All that tract or parcel of land lying and being in the Glade District, 1680th G.M.D., Hall County, Georgia, as shown on a plat of survey for Roy W. Sweat, dated August 26, 2021, prepared by Davis Engineering and Surveying, which plat is incorporated herein by reference as part of this description, and being more particularly described as follows:

COMMENCING at a point at the center line intersection of Cornelia Highway (A.K.A - Georgia Highway 365 with a variable right-of-way) & Whitehall Road;

THENCE, N56°11'39"E a distance of 5169.73' to a 1/2" rebar found at the southeasterly right-of-way of Cornelia Highway; said 1/2" rebar found being the POINT OF BEGINNING;

THENCE, along the southeasterly right-of-way of Cornelia Highway, N51°12'43"E a distance of 114.40' to a point;

THENCE, continuing along the southeasterly right-of-way of Cornelia Highway, N70°01'31 "E a distance of 105.64' to a point;

THENCE, continuing along die southeasterly right-of-way of Cornelia Highway, N41 °22'31 "E a distance of 201.81' to a point;

THENCE, continuing along the southeasterly right-of-way of Cornelia Highway, N51°17'49"E a distance of 520.40' to a point;

THENCE, leaving the southeasterly right-of-way of Cornelia Highway, S37°11'56"E a distance of 35.17' to a point;

THENCE, N53°11'56"E a distance of 73.74' to a point;

THENCE, S37°07'39"E a distance of 9.89' to a point;

THENCE, N53°11'56"E a distance of 94.51' to a point;

THENCE, N36°48'04"W a distance of 50.66' to a point at the southeasterly right-of-way of Cornelia Highway;

THENCE, along the southeasterly right-of-way of Cornelia Highway, with a curve to the left, having an arc length of 150.5 T and a radius of 1357894.46', with a chord bearing of N51°17'21"E and a chord length of 150.51' to a point at the centerline of a stream;

THENCE, leaving the southeasterly right-of-way of Cornelia Highway and along the centerline of the stream, the following courses and distances: S38°50'03"E a distance of 31.52' to a point;

S54°21'59"E a distance of 20.77' to a point; S03°11'08"W a distance of 36.93' to a point;

S43°00'29"E a distance of 12.62' to a point; S41°46'52"E a distance of 41.52' to a point;

S12°11'07"W a distance of 29.69' to a point; S62°59'59"E a distance of 24.36' to a point;

S14°56'48"E a distance of 16.99' to a point; S30°19'03"E a distance of 34.13' to a point;

S09°56'03"W a distance of 13.24' to a point; S11°18'23"E a distance of 38.83' to a point;

S68°19'26"E a distance of 25.08' to a point; S21°38'47"E a distance of 19.26' to a point;

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S57°49'27"W a distance of 11.76' to a point; S50°31'32"W a distance of 38.63' to a point;

S46°31'17"W a distance of 37.15' to a point; S44°47'21"W a distance of 40.08' to a point;

S39°03'52"W a distance of 28.80' to a point; S17°33'11"W a distance of 44.56' to a point;

S23°04'47"W a distance of 14.42' to a point; S32°49'06"W a distance of 31.63' to a point;

S72°28'48"W a distance of 60.48' to a point; S79°34'58"W a distance of 11.47' to a point;

S49°33'11"W a distance of 61.63' to a point;

THENCE, leaving the centerline of stream, S41°46'25"W a distance of 876.07' to a point;

THENCE, N34°24'19"W a distance of 481.09' to a 1/2" rebar found; said 1/2" rebar found being the POINT OF BEGINNING.

Said property containing 10.57 acres.