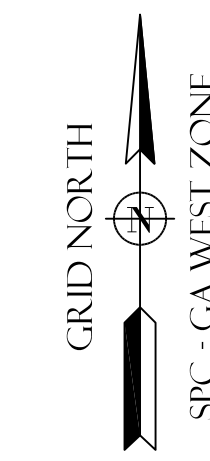
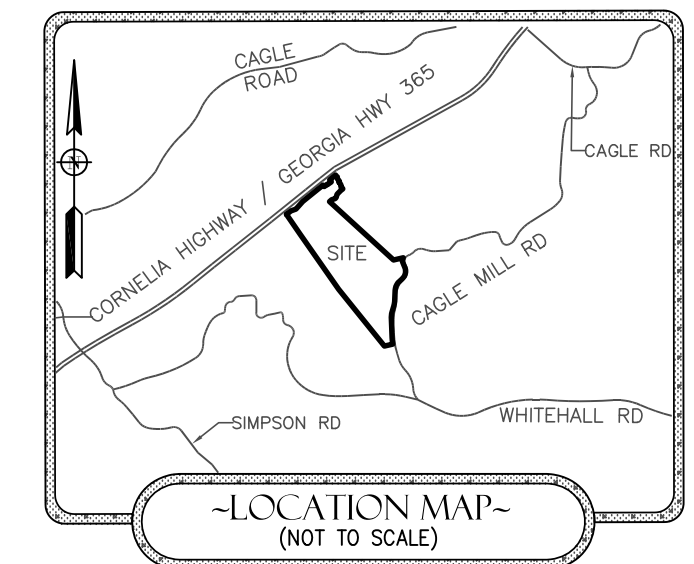


# ALTANSPS SURVEY FOR: CHICAGO TITLE INSURANCE COMPANY & ACM VENTURES, LLC

PREPARED BY  
**DES DAVIS**  
ENGINEERING & SURVEYING  
133 PROMINENCE COURT  
SUITE 210  
DAWSONVILLE, GA 30534  
PHONE: (706) 265-1234  
DAVISENGINEERS.COM



THIS BLOCK RESERVED FOR THE CLERK OF THE SUPERIOR COURT

**-LEGEND-**

○	CALCULATED POSITION	RB	REBAR
●	IRON PIN FOUND/SET	SR	SOLID ROAD
■	WONMEN	OC	OUTLET CONTROL
□	CEMENTLINE	CP	CONCRETE PLASTIC
○	CRIMPED TOP PIPE	PI	PIPE
○	LEAD BOOK	GI	GRAVITE INLET
N/F	NOW OR FORMERLY	DI	DROP INLET
OP	OPEN TOP PIPE	SM	SANITARY MANHOLE (SEWER)
FB	FLAT BOOK	○	MANHOLE (SEWER)
PG	PAGE	X	LIGHTPOLE
P/L	PROPERTY LINE	○	CLEANOUT
○	TELEPHONE FED. (TP)	(ALL IPS ARE 1/2" RB "CAPPED" UNLESS OTHERWISE LABELED)	
○	FIRE HYDRANT (FH)		
○	WATER METER (WM)	---	ADJONER
○	POWER BOX (PB)	---	LAND LOT LINE (L.L.L.)
○	WATER VALVE (WV)	---	RIGHT OF WAY (R/W)
○	POWER POLE (PP)	---	FENCE
○		---	OVERHEAD POWER

**-ZONING INFORMATION-**

COUNTY: HALL  
ZONE: AR-III & AR-IV  
SETBACK REQUIREMENTS:  
FRONT: 40'  
REAR: 25'  
SIDE: 15'

**-ALTA NOTES-**

NO CEMETERIES WERE OBSERVED ON SITE AT TIME OF SURVEY.  
ACTIVE EARTHWORK WAS OBSERVED ON SITE AT TIME OF SURVEY.  
NO STATE WATERS OR WETLANDS WERE OBSERVED ON SITE AT TIME OF SURVEY.  
SITE ADDRESS: 8324 MAIN STREET

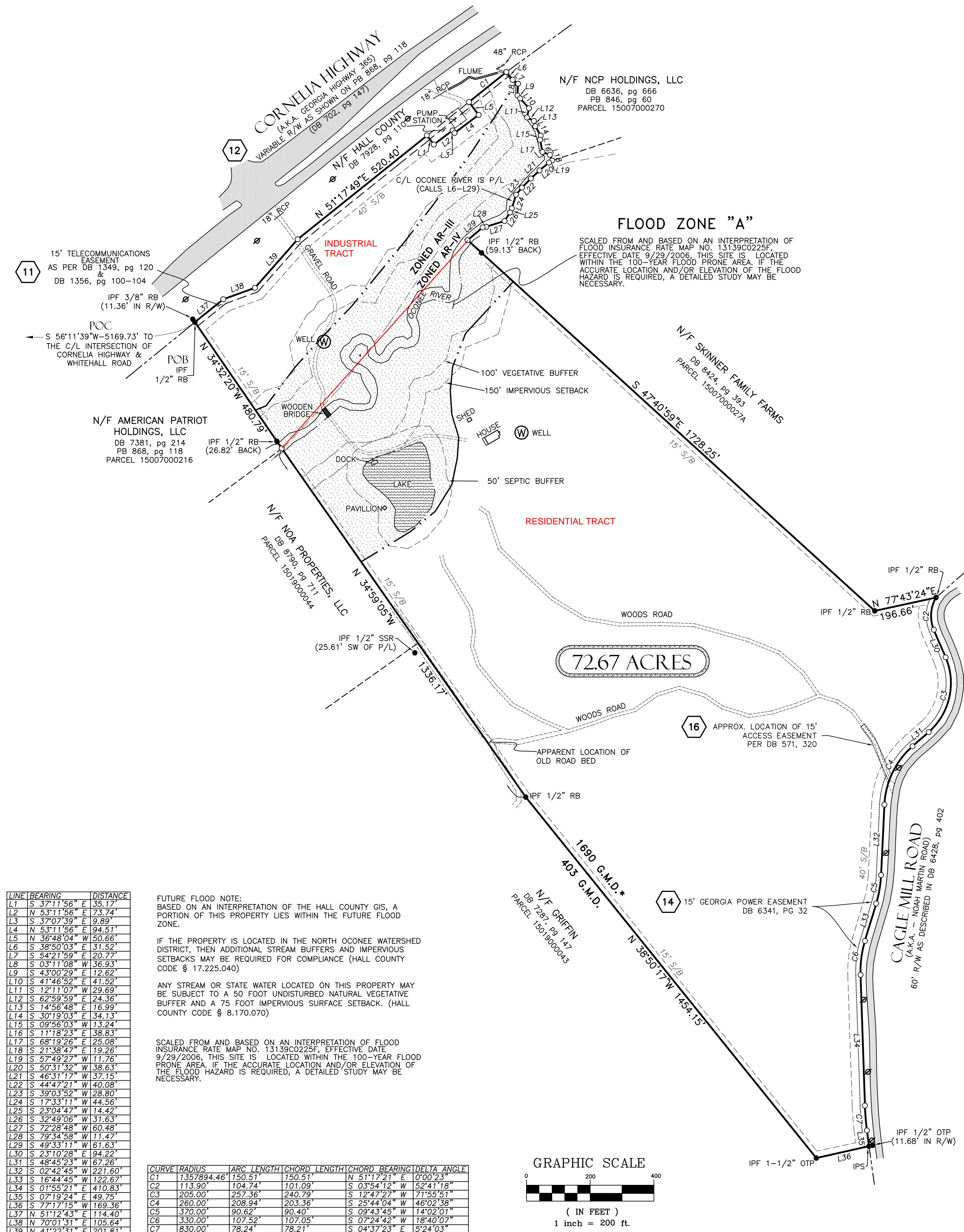
PER MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS (EFFECTIVE 2/23/2021) 6.B.VI: BOUNDARY DEFINED BY WATER BOUNDARY IS SUBJECT TO CHANGE DUE TO NATURAL CAUSES AND MAY OR MAY NOT REPRESENT THE ACTUAL LOCATION OF THE LIMIT OF TITLE.  
PROPERTY HAS DIRECT ROAD ACCESS TO CAGLE MILL ROAD, AND CORNELIA HIGHWAY, HOWEVER ADDITIONAL PERMITTING MAY BE REQUIRED TO ALTER OR ADD ACCESS POINTS.

**-AS-SURVEYED-  
LEGAL DESCRIPTION**

All that tract or parcel of land lying and being in the Lula\* District, 1690th G.M.D., Hall County, Georgia 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°2'43"E a distance of 114.40' to a point; THENCE, continuing along the southeasterly right-of-way of Cornelia Highway, N70°11'31"E a distance of 105.64' to a point at the centerline of a stream;  
THENCE, continuing along the 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, N63°15'6"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 150.51' 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; S22°39'59"E a distance of 24.36' to a point; S14°50'48"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; 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; S7°22'48"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, S47°40'59"E a distance of 1728.25' to a 1/2" rebar found;  
THENCE, N77°43'24"E a distance of 196.66' to a 1/2" rebar found at the westerly right-of-way of Cagle Mill Road (60' right-of-way);  
THENCE, along the westerly right-of-way of Cagle Mill Road, with a curve to the left, having an arc length of 104.74' and a radius of 113.90', with a chord bearing of S03°54'12"W and a chord length of 101.09' to a point;  
THENCE, continuing along the westerly right-of-way of Cagle Mill Road, S23°10'28"E a distance of 94.22' to a point;  
THENCE, continuing along the westerly right-of-way of Cagle Mill Road, with a curve to the right, having an arc length of 257.36' and a radius of 205.00', with a chord bearing of S12°47'27"W and a chord length of 240.79' to a point;  
THENCE, continuing along the westerly right-of-way of Cagle Mill Road, S48°45'23"W a distance of 67.26' to a point;  
THENCE, continuing along the westerly right-of-way of Cagle Mill Road, with a curve to the left, having an arc length of 208.94' and a radius of 260.00', with a chord bearing of S25°44'04"W and a chord length of 203.36' to a point;  
THENCE, continuing along the westerly right-of-way of Cagle Mill Road, S02°42'45"W a distance of 221.90' to a point;  
THENCE, continuing along the westerly right-of-way of Cagle Mill Road, with a curve to the right, having an arc length of 90.62' and a radius of 370.00', with a chord bearing of S09°43'45"W and a chord length of 90.40' to a point;  
THENCE, continuing along the westerly right-of-way of Cagle Mill Road, S16°44'45"W a distance of 122.67' to a point;  
THENCE, continuing along the westerly right-of-way of Cagle Mill Road, with a curve to the left, having an arc length of 107.52' and a radius of 330.00', with a chord bearing of S07°24'42"W and a chord length of 107.05' to a point;  
THENCE, continuing along the westerly right-of-way of Cagle Mill Road, S01°55'21"E a distance of 410.83' to a point;  
THENCE, continuing along the westerly right-of-way of Cagle Mill Road, with a curve to the left, having an arc length of 78.24' and a radius of 830.00', with a chord bearing of S04°37'23"E and a chord length of 78.21' to a point;  
THENCE, continuing along the westerly right-of-way of Cagle Mill Road, S07°19'24"E a distance of 49.75' to a 1/2" rebar set;  
THENCE, leaving the westerly right-of-way of Cagle Mill Road, S77°17'15"W a distance of 169.36' to a 1/2" rebar set;  
THENCE, N38°50'17"W a distance of 1454.15' to a 1/2" rebar found;  
THENCE, N34°59'05"W a distance of 1336.17' to a point;  
THENCE, N34°52'07"W a distance of 480.79' to a 1/2" rebar found; said 1/2" rebar found and being the POINT OF BEGINNING.

Said property containing 72.67 acres.



**-SURVEY NOTES-**

FIELD MEASUREMENTS WERE TAKEN WITH A TRIMBLE S6 ROBOTIC INSTRUMENT.  
FIELD DATA FOUND TO HAVE A CLOSURE PRECISION OF 1 FOOT IN 15,310 FEET, AND AN ANGULAR ERROR OF 6 SECOND PER ANGLE.  
FIELD DATA ADJUSTED USING THE LEAST SQUARES METHOD.  
THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND FOUND TO HAVE A PRECISION OF 1 FOOT IN 554,049 FEET.  
THIS PLAT DOES NOT CONSTITUTE AND SHALL NOT BE CONSTRUED AS A TITLE SEARCH OR REPORT, AND THIS MAY BE SUBJECT TO ANY EASEMENTS, RIGHT OF WAY OR RESTRICTIONS ONE MAY FIND.  
THIS PLAT WAS PREPARED FOR THE EXCLUSIVE USE OF THE PERSON, PERSONS OR ENTITY NAMED ON THIS PLAT.  
THIS DOES NOT EXTEND TO ANY UNNAMED THIRD PARTY WITHOUT AN EXPRESSED RESTATEMENT BY THE SURVEYOR.  
TYPE OF SURVEY: ALTA/NSPS  
SOURCE OF TITLE DESCRIPTION FOR PROPERTY SHOWN HEREON:  
PROPERTY OWNERS AS OF SURVEY DATE: CBD INVESTMENTS, LLC  
PARCEL NUMBER: 15007 000254  
SITE ADDRESS: 4745 CAGLE MILL ROAD LULA, GEORGIA

**-TITLE EXCEPTIONS-**  
AS PER ISSUING OFFICE NO. 66584

SURVEY MATTERS PERTAINING TO CHICAGO TITLE INSURANCE COMPANY COMMITMENT FOR THE ISSUING OFFICE NUMBER: 66584.  
COMMITMENT DATE: APRIL 25, 2022

All matters as shown on plat of survey for Roy Sweet dated November 5, 1973, last revised November 15, 1985, recorded in Plat Book 108, Page 78, Hall County, Georgia Records. (AFFECTS- AS SHOWN)

Judgment in favor of Southern Bell Telephone and Telegraph Company dated June 7, 1989, recorded in Deed Book 1356, Pages 100-104, Hall County, Georgia Deed Records. (AFFECTS- AS SHOWN)

Right of Way Deed to Department of Transportation dated March 2, 1979, recorded in Deed Book 702, Page 147, Hall County, Georgia Deed Records. (AFFECTS- AS SHOWN)

Rights of upper and lower riparian owners in and to the waters of creeks crossing or adjoining the property, and the natural flow thereof, free from diminution or pollution.

Easement to Georgia Power Company dated February 26, 2008, recorded in Deed Book 6341, Pages 32-35, Hall County, Georgia Deed Records. (AFFECTS- AS SHOWN)

Right of Way Deed to Hall County dated September 3, 1999, recorded in Deed Book 3556, Page 317, Hall County, Georgia Deed Records. (DOES NOT AFFECT)

Subject to Easement described in Indenture from Georgia Kraft Company to Arthur F. Rees, IV dated April 1, 1975, recorded in Deed Book 571, Pages 319-320, Hall County Georgia Deed Records. (AFFECTS- AS SHOWN)

Affidavit of Possession executed by Robert L. Campbell, as Manager of Inland-Rome, Inc., and recorded in Deed Book 1414, Pages 133-138, Hall County, Georgia Deed Records. (NOT A SURVEY MATTER)

Certificate of Merger from Rome Kraft Company to Georgia Kraft Company, dated December 6, 1973, recorded in Deed Book 548, Page 432, Hall County, Georgia Deed Records. (NOT A SURVEY MATTER)

All matters shown on plat of survey for Roy W. Sweet dated August 26, 2021, as prepared by Davis Engineering & Surveying, Plat reveals the following:  
A) A portion of the property is located within the 100-year flood zone area;  
B) A portion of the property is located within a 25' state waters buffer;  
C) A portion of the property is located within a 50' vegetative buffer;  
D) A portion of the property is located with a 75' impervious setback  
E) Setbacks  
F) The Oconee River forms the northeast property line  
G) 15' telecommunication easement running across northwest portion of subject property.  
(AFFECTS-AS SHOWN)

\*DEEDS AND PLATS RECOVERED DURING THE COURSE OF THIS SURVEY DESCRIBE THE SUBJECT PROPERTY TO LIE WITHIN MULTIPLE GEORGIA MILITIA DISTRICTS. LISTED BELOW ARE DOCUMENTS FOUND AND THE CORRESPONDING G.M.D. THE PROPERTY IS CITED TO LIE WITHIN. THIS LIST SHOULD NOT BE CONSIDERED CONCLUSIVE, NOR DOES IT CONSTITUTE A TITLE SEARCH:

DB 3714, PGS 73-75 ~ GLADE DISTRICT, G.M.D. 403  
DB 3714, PGS 70-72 ~ GLADE DISTRICT, G.M.D. 403  
DB 3723, PGS 82-84 ~ GLADE DISTRICT, G.M.D. 403  
DB 6428, PGS 399-403 ~ LULA DISTRICT, G.M.D. 1690  
DB 702, PG 147 LULA DISTRICT, G.M.D. 1690  
PB 57, PG 54 ~ GLADE DISTRICT, G.M.D. 403  
PB 108, PG 78 ~ G.M. 1680  
PB 872, PG 237 ~ LULA DISTRICT G.M.D. 1690

G.D.O.T. RIGHT-OF-WAY PLANS FOR PROJECT F-013-(129) AND SUPPLEMENTAL RIGHT-OF-WAY DEEDS SHOW THE PROPERTY TO LIE WITHIN G.M.D. 1690. ADDITIONALLY, U.S. CENSUS DATA FOR HALL COUNTY FROM 1940 MAKES REFERENCE ONLY TO A DISTRICT 1690, LULA, AND DISTRICT 403, GLADE, WHEREAS THERE IS NO MENTION OF A 1680 DISTRICT.

TO: CHICAGO TITLE INSURANCE COMPANY AND ACM VENTURES, LLC:  
THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 4, 8, & 13 OF TABLE A THEREOF.  
FIELD WORK WAS COMPLETED ON 8/27/2021. DATE OF PLAT OR MAP: 16TH DAY OF MAY, 2022

DUSTY L. LOWMAN PLS# 3216

ALTA/NSPS-  
SURVEYORS CERTIFICATE

AS REQUIRED BY SUBSECTION (d) OF O.C.G.A. SECTION 15-6-67, THIS PLAT HAS BEEN PREPARED BY A LAND SURVEYOR AND APPROVED BY ALL APPLICABLE LOCAL JURISDICTIONS AS EVIDENCED BY APPROVED CERTIFICATES, SIGNATURES, STAMPS, OR STATEMENTS HEREON. SUCH APPROVALS OR AFFIRMATIONS SHOULD BE CONFIRMED WITH THE APPROPRIATE GOVERNMENTAL BODIES BY ANY PURCHASER OR USER OF THIS PLAT AS TO INTENDED USE OF ANY PARCEL. FURTHERMORE, THE UNDERSIGNED LAND SURVEYOR CERTIFIES THAT THIS PLAT COMPLIES WITH THE MINIMUM TECHNICAL STANDARDS FOR PROPERTY SURVEYS IN GEORGIA AS SET FORTH IN THE RULES AND REGULATIONS OF THE GEORGIA BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND AS SET FORTH IN O.C.G.A. SECTION 15-6-67.

DUSTY L. LOWMAN PLS# 3216

SURVEYOR CERTIFICATION

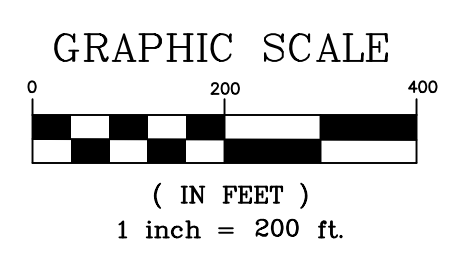
NO. 3216

**LINE BEARING DISTANCE**

L1	S 37°11'56" E	35.17'
L2	N 53°11'56" E	94.51'
L3	S 37°07'39" E	9.89'
L4	N 53°11'56" E	94.51'
L5	N 36°48'04" W	50.66'
L6	S 38°50'03" E	31.52'
L7	S 54°21'59" E	20.77'
L8	S 03°11'08" W	36.93'
L9	N 43°00'29" E	12.62'
L10	S 41°46'52" E	41.52'
L11	S 12°11'07" W	29.69'
L12	S 22°39'59" E	24.36'
L13	S 30°19'03" E	34.13'
L14	S 09°56'03" W	13.24'
L15	S 11°18'23" E	38.83'
L16	S 68°19'26" E	25.08'
L17	S 21°38'47" E	19.26'
L18	S 57°49'27" W	11.76'
L19	S 50°31'32" W	38.63'
L20	S 44°47'21" W	40.08'
L21	S 17°33'11" W	44.56'
L22	S 32°49'06" W	31.63'
L23	S 7°22'48" W	60.48'
L24	S 79°34'58" W	11.47'
L25	S 23°04'47" W	14.42'
L26	S 49°33'11" W	61.63'
L27	S 47°40'59" E	1728.25'
L28	N 77°43'24" E	196.66'
L29	S 23°10'28" E	94.22'
L30	S 12°47'27" W	240.79'
L31	S 48°45'23" W	67.26'
L32	S 02°42'45" W	221.90'
L33	S 01°55'21" E	410.83'
L34	S 07°19'24" E	49.75'
L35	S 77°17'15" W	169.36'
L36	S 34°59'05" W	1336.17'
L37	S 34°52'07" W	480.79'
L38	N 70°11'31" E	105.64'
L39	N 41°22'31" E	201.81'

**FUTURE FLOOD NOTE:**  
BASED ON AN INTERPRETATION OF THE HALL COUNTY GIS, A PORTION OF THIS PROPERTY LIES WITHIN THE FUTURE FLOOD ZONE.  
IF THE PROPERTY IS LOCATED IN THE NORTH OCONEE WATERSHED DISTRICT, THEN ADDITIONAL STREAM BUFFERS AND IMPERVIOUS SETBACKS MAY BE REQUIRED FOR COMPLIANCE (HALL COUNTY CODE § 17.225.040)  
ANY STREAM OR STATE WATER LOCATED ON THIS PROPERTY MAY BE SUBJECT TO A 50 FOOT UNDISTURBED NATURAL VEGETATIVE BUFFER AND A 75 FOOT IMPERVIOUS SURFACE SETBACK. (HALL COUNTY CODE § 8.170.070)

SCALED FROM AND BASED ON AN INTERPRETATION OF FLOOD INSURANCE RATE MAP NO. 13139C0225F, EFFECTIVE DATE 9/29/2006, THIS SITE IS LOCATED WITHIN THE 100-YEAR FLOOD PRONE AREA. IF THE ACCURATE LOCATION AND/OR ELEVATION OF THE FLOOD HAZARD IS REQUIRED, A DETAILED STUDY MAY BE NECESSARY.



ALTA/NSPS LAND TITLE SURVEY FOR  
CHICAGO TITLE INSURANCE COMPANY AND ACM VENTURES, LLC  
LULA DISTRICT\*  
1690th G.M.D.  
HALL COUNTY, GEORGIA

REVISIONS BY: FA  
REVISION DATE: 05/16/22  
REVISIONS BY: DS/MS  
REVISION DATE: 1/18/2022

DRAWN BY: DS  
FIELD CREW: AM  
PLAT DATE: 8/26/2021  
FIELD DATE: 7/30/2021

SHEET NO.  
1 OF 1  
PROJECT NO.  
21-239

eFiled and eRecorded  
DATE: 09/02/2021  
TIME: 4:12 PM  
DEED BOOK: 8919  
PAGE: 632 - 640  
FILING FEES: \$25.00  
TRANSFER TAX: \$995.00  
PARTICIPANT ID: 6515028652  
PT61: 069-2021-008810  
RECORDED BY: CH  
CLERK: Charles Baker, C.S.C  
Hall County, GA

After recording return to:  
T. Wesley Robinson  
Hulsey, Oliver & Mahar, LLP  
P.O. Box 1457  
Gainesville, GA 30503

### LIMITED WARRANTY DEED

STATE OF GEORGIA  
COUNTY OF HALL.

**THIS INDENTURE** is made as of August 31, 2021, between Matthew H. Sweat, Tecla B. Sweat, Dr. Roy W. Sweat, Whitney Sweat Colvert, James David Colvert, Warren R. Sweat, and Carol G. Sweat (hereinafter referred to as "Grantor") and CBD Investments, LLC, (hereinafter referred to as "Grantee") ("Grantor" and "Grantee" to include their respective successors, legal representatives and assigns where the context requires or permits).

### WITNESSETH

**GRANTOR**, in consideration of the sum of Ten and No/100 Dollars (\$10.00) and other valuable consideration, the receipt and sufficiency whereof are hereby acknowledged, has granted, bargained, sold, aliened, conveyed and confirmed, and does hereby grant, bargain, sell, alien, convey and confirm unto Grantee all that tract or parcel of land lying and being in Hall County, Georgia (hereinafter referred to as the "Land") as more particularly described in the attached Exhibit "A", which Exhibit is incorporated herein.

**TO HAVE AND TO HOLD** the Land, together with all and singular the rights, members and appurtenances thereof, to the same being, belonging, or in anywise appertaining, to the only proper use, benefit and behoof of Grantee forever in **FEE SIMPLE**; subject only to the matters (hereinafter referred to as "Permitted Exceptions") set out in the attached Exhibit "B", which Exhibit is incorporated herein.

**AND GRANTOR WILL WARRANT** and forever defend the right and title to the Land unto Grantee against the claims of any persons owning, holding or claiming by, through or under Grantor, except for claims arising under or by virtue of the Permitted Exceptions.

EXECUTED under seal as of the date above.


SELLER:

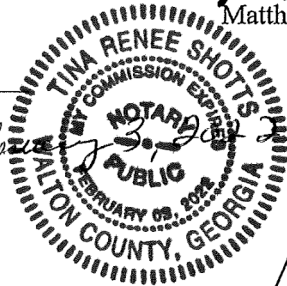
Signed, sealed and delivered  
in the presence of:

Unofficial Witness

Notary Public

My Commission Expires:

 (SEAL)  
Matthew H. Sweat

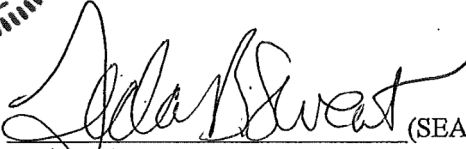


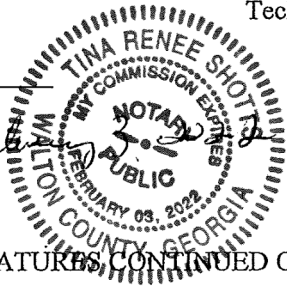
Signed, sealed and delivered  
in the presence of:

Unofficial Witness

Notary Public

My Commission Expires:

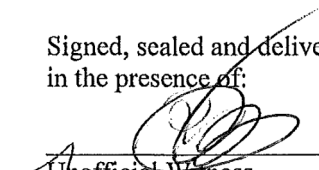
 (SEAL)  
Tecla B. Sweat



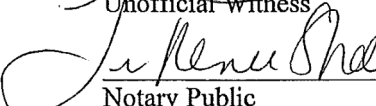
SIGNATURES CONTINUED ON NEXT PAGE


Signed, sealed and delivered  
in the presence of:

SELLER:

  
Unofficial Witness

  
Dr. Roy W. Sweat

  
Notary Public

My Commission Expires: 



SIGNATURE CONTINUED ON NEXT PAGE

Signed, sealed and delivered  
in the presence of:

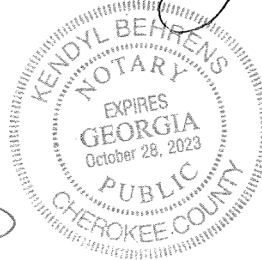
[Signature]  
Unofficial Witness

[Signature]  
Notary Public

My Commission Expires: 10/28/2023

SELLER:

Whitney Sweet Colvert (SEAL)  
Whitney Sweet Colvert



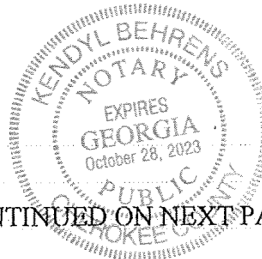
Signed, sealed and delivered  
in the presence of:

[Signature]  
Unofficial Witness

[Signature]  
Notary Public

My Commission Expires: 10/28/2023

James David Colvert (SEAL)  
James David Colvert



SIGNATURES CONTINUED ON NEXT PAGE

SELLER:

Signed, sealed and delivered  
in the presence of:

Ammy Ankle

Unofficial Witness

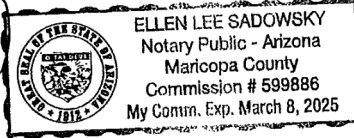
Warren R. Sweat (SEAL)

Warren R. Sweat

Ellen Lee Sadowsky

Notary Public

My Commission Expires:



Signed, sealed and delivered  
in the presence of:

Ammy Ankle

Unofficial Witness

Carol G. Sweat (SEAL)

Carol G. Sweat

Ellen Lee Sadowsky

Notary Public

My Commission Expires:

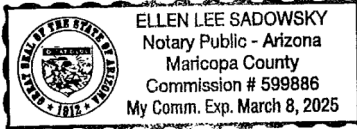


Exhibit "A"

All that tract or parcel of land lying and being in the Glade District, 1680<sup>th</sup> 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 the 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 150.51' 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; 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, S47°40'59"E a distance of 1728.25' to a 1/2" rebar found;  
THENCE, N77°43'24"E a distance of 196.66' to a 1/2" rebar found at the westerly right-of-way of Cagle Mill Road (60' right-of-way);  
THENCE, along the westerly right-of-way of Cagle Mill Road, with a curve to the left, having an arc length of 104.74' and a radius of 113.90', with a chord bearing of S03°54'12"W and a chord length of 101.09' to a point,  
THENCE, continuing along the westerly right-of-way of Cagle Mill Road, S23°10'28"E a distance of 94.22' to a point;  
THENCE, continuing along the westerly right-of-way of Cagle Mill Road, with a curve to the right, having an arc length of 257.36' and a radius of 205.00', with a chord bearing of S12°47'27"W and a chord length of 240.79' to a point;  
THENCE, continuing along the westerly right-of-way of Cagle Mill Road, S48°45'23"W a distance of 67.26' to a point;  
THENCE, continuing along the westerly right-of-way of Cagle Mill Road, with a curve to the left, having an arc length of 208.94' and a radius of 260.00', with a chord bearing of S25°44'04"W and a chord length of 203.36' to a point;  
THENCE, continuing along the westerly right-of-way of Cagle Mill Road, S02°42'45"W a distance of 221.60' to a point;  
THENCE, continuing along the westerly right-of-way of Cagle Mill Road, with a curve to the right, having an arc length of 90.62' and a radius of 370.00', with a chord bearing of S09°43'45"W and a chord length of 90.40' to a point;  
THENCE, continuing along the westerly right-of-way of Cagle Mill Road, S16°44'45"W a distance of 122.67' to a point;  
THENCE, continuing along the westerly right-of-way of Cagle Mill Road, with a curve to the left, having an arc length of 107.52' and a radius of 330.00', with a chord bearing of S07°24'42"W and a chord length of 107.05' to a point;  
THENCE, continuing along the westerly right-of-way of Cagle Mill Road, S01°55'21"E a distance of 410.83' to a point;  
THENCE, continuing along the westerly right-of-way of Cagle Mill Road, with a curve to the left, having an arc length of 78.24' and a radius of 830.00', with a chord bearing of S04°37'23"E and a chord length of 78.21' to a point;  
THENCE, continuing along the westerly right-of-way of Cagle Mill Road, S07°19'24"E a distance of 49.75' to a 1/2" rebar set;  
THENCE, leaving the westerly right-of-way of Cagle Mill Road, S77°17'15"W a distance of 169.36' to a 1-1/2" open top pipe found;  
THENCE, N38°50'17"W a distance of 1454.15' to a 1/2" rebar found;  
THENCE, N34°59'05"W a distance of 1336.17' to a point;  
THENCE, N34°32'20"W a distance of 480.79' to a 1/2" rebar found; said 1/2" rebar found being the POINT OF BEGINNING.  
Said property containing 72.67 acres.



Exhibit "B"  
Permitted Exceptions

- (a) All matters as shown on plat of survey for Roy Sweat dated November 5, 1973, last revised November 15, 1985, recorded in Plat Book 108, Page 78, Hall County, Georgia Records;
- (b) Judgment in favor of Southern Bell Telephone and Telegraph Company dated June 7, 1989, recorded in Deed Book 1356, Pages 100-104, Hall County, Georgia Deed Records;
- (c) Easement Agreement by and between Dr. Roy W. Sweat and Hall County, Georgia, dated September 12, 2000, recorded in Deed Book 3750, Pages 134-136, Hall County, Georgia Deed Records;
- (d) Right of Way Deed to Department of Transportation dated March 2, 1979, recorded in Deed Book 702, Pages 147-148, Hall County, Georgia Deed Records;
- (e) Rights of upper and lower riparian owners in and to the waters of creeks crossing or adjoining the property, and the natural flow thereof, free from diminution or pollution;
- (f) Easement to Georgia Power Company dated February 26, 2008, recorded in Deed Book 6341, Pages 32-35, Hall County, Georgia Deed Records;
- (g) Right of Way Deed to Hall County dated September 3, 1999, recorded in Deed Book 3556, Page 317, Hall County, Georgia Deed Records.
- (h) Right of Way and Easement Agreement to Southern Bell Telephone and Telegraph Company dated May 2, 1989, recorded in Deed Book 1349, Pages 120-141, Hall County, Georgia Deed Records;
- (i) Subject to Easement described in Indenture from Georgia Kraft Company to Arthur F. Rees, IV, dated April 1, 1975, recorded in Deed Book 57, Pages 319-320, Hall County, Georgia Deed Records;
- (j) Easement to Atlanta Gas Light Company dated December 18, 1968, recorded in Deed Book 389, Pages 250-253, Hall County, Georgia Deed Records;
- (k) Affidavit of Possession executed by Robert L. Campbell, as Manager of Inland-Rome, Inc., and recorded in Deed Book 1414, Pages 133-138, Hall County, Georgia Deed Records;
- (l) Certificate of Merger from Rome Kraft Company to Georgia Kraft Company dated December 6, 1973, recorded in Deed Book 548, Page 432, Hall County, Georgia Deed Records;

- (m) All matters as shown on plat of survey for Roy W. Sweat dated August 26, 2021, as prepared by Davis Engineering & Surveying. Plat reveals the following:
  - (i) A portion of the property is located within the 100-year flood zone area;
  - (ii) A portion of the property is located within a 25' state waters buffer;
  - (iii) A portion of the property is located within a 50' vegetative buffer;
  - (iv) A portion of the property is located with a 75' impervious setback
  - (v) Setbacks
  - (vi) The Oconee River forms the northeast property line
  - (vii) 15' telecommunications easement running across northwest portion of subject property.
  
- (n) Subject to 2021 Hall County taxes, and subsequent years not yet due and payable.