

EXHIBIT "A"

LEGAL DESCRIPTION

All that lot, tract, or parcel of land, together with improvements thereon, lying and being in the Gainesville Militia District, GMD 411, of Hall County, Georgia and designated as Parcel B and Parcel C, as shown on a survey prepared by Morgan R. Mellette, Georgia Registered Land Surveyor, dated February 22, 1990, entitled "Survey for Polar Express, Inc. Profit Sharing Plan", and being more particularly described according to said survey as follows:

BEGINNING at an iron pin corner on the southerly right-of-way of U. S. Highway 129, said iron pin being located at a distance of 630.5 feet west of the intersection of the southerly right-of-way of U.S. Highway 129 and the centerline of Old U.S. Highway 129; thence South 02°34'40" East a distance of 241.98 feet to an iron pin set; thence South 89°30'23" West a distance of 110.06 feet to an iron pin set; thence North 02°34'40" West a distance of 244.29 feet to an iron pin set; thence along a curve to the right having a radius of 1,873.95 feet and an arc length of 110.19 feet; being subtended by a chord of South 89°17'50" East, a distance of 110.16 feet to the point of beginning.

The above-described property is expressly subject to a perpetual non-exclusive easement in favor of Interstate Transport, Inc., for the purpose of ingress and egress to adjacent properties owned by Interstate Transport, Inc., as appurtenant thereto, over and across a 30 foot strip of land located adjacent to the western border of the above-described tract on the eastern side, as more particularly described in the reservation of said easement as set forth in the Warranty Deed from Interstate Transport, Inc., to Polar Express, Inc., Profit Sharing Plan as recorded in Deed Book 1454, Pages 208-210 of the Hall County, Georgia, Deed Records, said description being specifically incorporated herein by reference.

EXHIBIT "B"

PERMITTED EXCEPTIONS

1. All taxes for the year 2021 and subsequent years, not yet due and payable.
2. Ingress and Egress Easement as shown in that certain Warranty Deed recorded in Deed Book 1454, Page 208, and re-recorded in Deed Book 1487, Page 245, Hall County, Georgia records.
3. Easement Agreement between Interstate Transport, Inc. and A.L. Welding Products, Inc filed May 6, 1980, in Deed Book 714, Page 532, aforesaid records.
4. Easement from Interstate Transport, Inc. to City of Gainesville for water meter device, filed January 31, 1978, in Deed Book 650, Page 380, aforesaid records.
5. Easement to Georgia Power Company recorded in Deed Book 1164, Page 318, aforesaid records.
6. Easement to Georgia Power Company recorded in Deed Book 256, Page 285, aforesaid records.
7. Easement to Georgia Power Company recorded in Deed Book 256, Page 286, aforesaid records.
8. All matters which affect subject property as shown on that certain survey for Lee Dodgen and LaDonna Dodgen prepared by James M. Paul (GRLS No. 3088), dated October 30, 2017.