

EXHIBIT A

LEGAL DESCRIPTION

All that tract or parcel of land lying and being in the Gainesville District, G.M.D. 411, of Hall County, Georgia, containing 1.155 acres, and being known as Lots 45, 46, 47, 48 and 62 as shown on a plat by S.C. Moon, dated September 1945 entitled "Lands of M. Griffin" recorded in Plat Book 6, Pages 26-27 of the Hall County, Georgia Plat Records, and being more particularly described on a plat of survey prepared by Williams-Youngman & Associates for Wayne Chapman, dated August 9, 1993, and recorded in Plat Slide 264, Page 239B of the Hall County, Georgia Plat Records. Said plats and the record thereof are incorporated herein by reference thereto; said property being more fully described according to said Williams-Youngman plat as follows:

Beginning at the intersection of the Southerly right of way of Griffin Circle (having a 30 foot right of way) and the Westerly right of way of Hancock Avenue Extension (right of way being from ditch to ditch); running thence along and with the Westerly right of way of Hancock Avenue Extension in a Southerly direction South 08 degrees 05 minutes 01 seconds East 199.96 feet to an open top pin found; thence leaving said right of way of Hancock Avenue Extension and running South 80 degrees 26 minutes 45 seconds West 201.18 feet to an iron pin found; running thence North 07 degrees 43 minutes 20 seconds West 201.73 feet to the Southerly right of way of Griffin Circle; running thence along and with the Southerly right of way of Griffin Circle in an Easterly direction North 80 degrees 55 minutes 06 seconds East 249.77 feet to an iron pin set, being the point of beginning. Said property is currently designated as 1780 Hancock Avenue Extension according to the present system of numbering properties by the Hall County Tax Assessor's office.

Said property is conveyed together with the subject to all easements, covenants and restrictions of record, if any.

EXHIBIT B

PERMITTED EXCEPTIONS

1. Taxes and assessments for the year 2024 and subsequent years, not due and payable.
2. All matters shown on plat recorded in Plat Book 6, Pages 26-27 and Plat Slide 264, Page 239B, Hall County, Georgia records.