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EXHIBIT "A"

TRACT ONE:

All that tract of parcel of land lying and being in the City of Lula, Hall County, Georgia, consisting of .277 acres and being more particularly described according to a survey by Roy A. Terrell, registered Surveyor, dated October 26, 1994, recorded on Slide 391, page 1A, Hall County, Georgia, Plat Records. Reference to said plat and the record thereof is hereby made for a more complete description of said property.

This is the same property described in Deed Book 136, page 400, Hall County, Georgia Deed Records and this is also the same property described in Deed Book 2282, page 125, Hall County, Georgia Deed Records.

TRACT TWO:

All that tract and parcel of land lying and being in Hall County, Georgia, and being more particularly described as follows:

That tract or parcel of land bounded on the south side by the Southern Railroad right-of-way, a distance of 303.43 feet, by the land of Alvin Hicks on the Northwest side, a distance of 191.05 feet, and bounded on the Northeast side by the land of Alvin Hicks, said parcel of land also being described as Parcel No. 33 in a D.O.T. right-of-way map, Project F-013-1(29), Hall County, Sheet No. 18, dated 9-30-77, the same property being located in G.M.D. 1690, L.D. #9. (Said tract contains ½ acre-Southern Railroad Bridge to Cagle Road down Railroad back to Bridge.)

This is the same property described in Deed Book 1116, page 134, Hall County, Georgia Deed Records.

TRACT THREE:

All that tract or parcel of land lying and being in Land Lot 84 of the 9th District and in the 1690th GMD of Hall County, Georgia, containing .2536 acres, being the .2536 acre parcel shown on a plat prepared for James C. and Genie F. Monaghan by James Robert Cheatham, registered surveyor, dated November 26, 1993, and revised April 21, 1994, recorded on Slide 345, page 46-A, Hall County, Georgia Plat Records. There are two (2) .2536 acre parcels shown on said plat, and this deed conveys the triangular parcel owned by Grantors with a northern line along Cagle Road of 69.39 feet and 160.68 feet; a southern line of 234.65 feet; and an eastern line of 98.63 feet. Reference to said plat and the record thereof is hereby made for a more complete description of said property.

This is the same property described in Deed Book 2218, page 198, Hall County, Georgia Deed Records.

TRACT FOUR:

All that tract or parcel of land, lying and being in the Lula Militia District of Hall County, Georgia, containing 4.8 acres of land, more or less, and more particularly described as follows:

Beginning at an iron pin on the Old Gainesville-Lula Highway at the old right of way of the Southern Railway Company, and running thence in a Northeasterly direction two hundred feet (200), more or less, to a rock corner at the property line of Mose Gordon; thence, South along the line of Mose Gordon to an iron pin at the new right-of-way of the Southern Railway Company; thence, in a Westerly direction to an iron pin on the Old Gainesville-Lula Highway; thence, North along the Old Gainesville-Lula Highway to the beginning iron pin.

The property described herein is the property described in a Deed from L.C. Abernathy to Mr. and Mrs. C. Henry Hohn, dated August 22, 1961, and recorded in Deed Book 237, pages 549-550 of the Hall County, Georgia Deed Records and also is the same property described in a Quit-

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claim Deed from Mr. J. C. Pridham to Alvin P. Hicks and Joan W. Hicks, dated August 20, 1988, and recorded in Deed Book 1256, pages 154-155 of the Hall County, Georgia Deed Records.

TRACT FIVE:

All that tract or parcel of land lying and being in Land Lots 81 and 84 of the 9th District, Hall County, Georgia, consisting of 13.63 acres and being all of Tract One and being more particularly described according to a survey by Henry Grady Jarrard, registered surveyor, dated March 30, 1995, as follows:

BEGINNING at an iron pin located at the intersection of the southwest side of the right-of-way of State Route 52 and the northwestern boundary line of Land Lot 84 in the said 9th District; thence along the right-of-way of the said State Route 52 the following courses and distances: south 40 degrees 08 minutes 19 seconds east 5.52 feet; north 59 degrees 52 minutes 13 seconds east 13.97 feet; south 41 degrees 40 minutes 24 seconds east 32.21 feet; south 55 degrees 42 minutes 34 seconds east 103.08 feet and a chord bearing and distance of south 05 degrees 41 minutes 50 seconds east 290.70 feet to an iron pin; thence leaving said right-of-way and running south 62 degrees 51 minutes 48 seconds west 1500.33 feet to an iron pin; thence south 21 degrees 01 minutes 30 seconds west 37.39 feet to the centerline of a branch; thence along the centerline of said branch the following courses and distances: north 43 degrees 53 minutes 25 seconds west 86.40 feet; north 27 degrees 10 minutes 14 seconds west 133.37 feet; north 44 degrees 20 minutes 06 seconds west 50.16 feet; south 69 degrees 10 minutes 08 seconds west 56.98 feet; north 31 degrees 19 minutes 14 seconds west 46.52 feet; north 71 degrees 19 minutes 57 seconds west 49.65 feet and north 53 degrees 18 minutes 21 seconds west 50.02 feet; thence leaving the centerline of said branch and running north 61 degrees 38 minutes 26 seconds east 1529.09 feet to an iron pin located on the southwest side of the right-of-way of State Route 52 at the point of beginning.

This is part of the same property described as Tract One in Deed Book 2275, page 157, Hall County, Georgia Deed Records.

TRACT SIX:

All that tract or parcel of land lying and being in the 9th District Hall County, Georgia, consisting of 96.68 acres and being land lots 84, 85, 90, and 91 as shown on a plat prepared for Alvin P. Hicks and Joan W. Hicks by Jimmy D. Bullock, GRLS, and dated April 23, 2004 recorded on Plat Slide 841, page 86 of the Hall County, Georgia Plat Records. Reference to said plat is hereby made for a more complete description of said property.

LESS AND EXCEPT all that tract or parcel of land lying and being in Land Lot 91 of the 9th District, Hall County, Georgia, consisting of 2.69 acres and being more particularly described according to a survey by Jimmy D. Bullock, registered surveyor, dated April 23, 2004, as follows:

BEGINNING at a point located on the northwest side of the right-of-way of Cagle Road, said point lying north 36 degrees 10 minutes 54 seconds east 521.81 feet from the intersection of the right-of-way of Cagle Road and the northern right-of-way of the Norfolk-Southern Railroad; thence leaving the right-of-way of the said Cagle Road and running north 17 degrees 00 minutes 00 seconds west 450 feet to a point; thence north 58 degrees 14 minutes 11 seconds east 225.75 feet to a point; thence south 32 degrees 30 minutes 00 seconds east 400.00 feet to a point located on the northwest side of the right-of-way of Cagle Road; thence along said right-of-way the following courses and distances: south 52 degrees 30 minutes 13 seconds west 49.46 feet; south 54 degrees 04 minutes 15 seconds west 49.77 feet; south 55 degrees 22 minutes 07 seconds west 49.41 feet; south 55 degrees 49 minutes 10 seconds west 50.45 feet; south 52 degrees 23 minutes 13 seconds west 37.36 feet; south 49 degrees 43 minutes 02 seconds west 33.62 feet; south 48 degrees 42 minutes 24 seconds west 35.55 feet and south 48 degrees 11 minutes 48 seconds west 42.13 feet to a point located on the northwest side of the right-of-way of Cagle Road at the point of beginning.

DESCRIPTION OF

Tract 1

All that tract or parcel of land lying and being in Land Lots 84, 85, 90, 91 and 93 of the 9th District, Hall County, Georgia and being more particularly described as follows:

Beginning at a right of way monument found at the intersection of the northeastern right of way line of Cagle Road (right of way width varies) and the southeastern right of way line of Georgia State Route 365 (right of way width varies), also known as Cornelia Highway; thence proceeding along said right of way line of Georgia State Route 365 the following courses and distances: North 38 degrees 21 minutes 05 seconds East a distance of 191.05 feet to a 1/2 inch rebar set, North 38 degrees 21 minutes 05 seconds East a distance of 109.28 feet to a right of way monument found, along a curve to the right with a radius of 3644.73 feet and an arc length of 431.29 feet (said curve having a chord bearing of North 41 degrees 44 minutes 29 seconds East and a chord distance of 431.04 feet) to a right of way monument found, North 60 degrees 36 minutes 39 seconds East a distance of 98.32 feet to a 1/2 inch rebar set, North 47 degrees 31 minutes 15 seconds East a distance of 112.35 feet to a right of way monument found, North 41 degrees 31 minutes 39 seconds East a distance of 174.32 feet to a right of way monument found, North 52 degrees 50 minutes 30 seconds East a distance of 217.55 feet to a right of way monument found, North 54 degrees 33 minutes 07 seconds East a distance of 1175.72 feet to a 1/2 inch rebar set, North 55 degrees 58 minutes 03 seconds East a distance of 1012.04 feet to a 1/2 inch rebar set on the land lot line common to Land Lots 85 and 90; thence continuing along said right of way line of Georgia State Route 365 and land lot line South 30 degrees 06 minutes 00 seconds East a distance of 66.84 feet to a 1 inch open top pipe found at the land lot corner common to Land Lots 84, 85, 90 and 91; thence continuing along said right of way line of Georgia State Route 365 North 22 degrees 04 minutes 56 seconds East a distance of 124.58 feet to a right of way monument found; thence leaving said right of way line of Georgia State Route 365 and proceeding South 10 degrees 26 minutes 46 seconds East a distance of 292.44 feet to a rock found on the land lot line common to Land Lots 84 and 91; thence leaving said land lot line and proceeding South 57 degrees 23 minutes 55 seconds East a distance of 365.31 feet to a 1 inch open top pipe found; thence South 57 degrees 34 minutes 05 seconds East a distance of 877.85 feet to a 1-1/2 inch rod found on the northwestern right of way line of Cagle Road (50 foot right of way width at this point), also known as Old Gainesville-Lula Road; thence proceeding along said right of way line of Cagle Road the following courses and distances: along a curve to the right with a radius of 468.05 feet and an arc length of 206.76 feet (said curve having a chord bearing of South 63 degrees 18 minutes 33 seconds West and a chord distance of 205.08 feet) to a 1/2 inch rebar set, South 75 degrees 57 minutes 52 seconds West a distance of 156.36 feet to a 1/2 inch rebar set, along a curve to the left with a radius of 573.48 feet and an arc length of 126.25 feet (said curve having a chord bearing of South 69 degrees 39 minutes 28 seconds West and a chord distance of 125.99 feet) to a 1/2 inch rebar set, South 63 degrees 21 minutes 04 seconds West a distance of 72.82 feet to a 1/2 inch rebar set, along a curve to the left with a radius of 692.27 feet and an arc length of 187.55 feet (said curve having a chord bearing of South 55 degrees 35 minutes 23 seconds West and a chord distance of 186.98 feet) to a 1/2 inch rebar set, along a curve to the right with a radius of 1927.26 feet and an arc length of 221.45 feet (said curve having a chord bearing of South 52 degrees 42 minutes 03 seconds West and a chord distance of 221.33 feet) to a 1/2 inch rebar set, along a curve to the left with a radius of 809.38 feet and an arc length of 127.40 feet (said curve having a chord bearing of South 54

degrees 23 minutes 24 seconds West and a chord distance of 127.27 feet) to a 1/2 inch rebar set, along a curve to the left with a radius of 3698.84 feet and an arc length of 259.39 feet (said curve having a chord bearing of South 48 degrees 31 minutes 03 seconds West and a chord distance of 259.33 feet) to a 1/2 inch rebar set, along a curve to the left with a radius of 576.95 feet and an arc length of 146.17 feet (said curve having a chord bearing of South 37 degrees 31 minutes 49 seconds West and a chord distance of 145.78 feet) to a nail set, along a curve to the left with a radius of 784.73 feet and an arc length of 208.12 feet (said curve having a chord bearing of South 21 degrees 57 minutes 24 seconds West and a chord distance of 207.51 feet) to a 1/2 inch rebar set on the northwestern right of way line of Southern Railroad (300 feet right of way width at this point); thence proceeding along said right of way line of Southern Railroad the following courses and distances: South 69 degrees 59 minutes 09 seconds West a distance of 636.70 feet to a 1/2 inch rebar set, along a curve to the right with a radius of 5718.41 feet and an arc length of 931.80 feet (said curve having a chord bearing of South 74 degrees 39 minutes 13 seconds West and a chord distance of 930.77 feet) to a 1/2 inch rebar set, along a curve to the right with a radius of 6301.80 feet and an arc length of 610.68 feet (said curve having a chord bearing of South 82 degrees 27 minutes 21 seconds West and a chord distance of 610.44 feet) to a 1/2 inch rebar set, South 85 degrees 13 minutes 55 seconds West a distance of 273.40 feet to a 1/2 inch rebar found on the northeastern right of way line of Cagle Road (right of way width varies); thence proceeding along said right of way line of Cagle Road the following courses and distances: North 19 degrees 55 minutes 40 seconds East a distance of 167.61 feet to a 1/2 inch rebar set and North 67 degrees 32 minutes 39 seconds West a distance of 303.43 feet to a right of way monument found, said point being the Point of Beginning.

Said tract contains 4,221,046 square feet or 96.902 acres.

The above described property is shown on a Boundary Survey for Cagle Road Properties, prepared by Travis Pruitt & Associates, Inc., dated September 24, 2024. (FN: 214-VR-0070)

**DESCRIPTION OF
Tract 2**

All that tract or parcel of land lying and being in Land Lot 91 of the 7th District, Hall County, Georgia and being more particularly described as follows:

Beginning at a 1/2 inch rebar set at the intersection of the northwestern right of way line of Southern Railroad (300 feet right of way width at this point) and the southeastern right of way line of Cagle Road (50 feet right of way width at this point), also known as Old Gainesville-Lula Road; thence proceeding along said right of way line of Cagle Road the following courses and distances: along a curve to the right with a radius of 734.73 feet and an arc length of 159.77 feet (said curve having a chord bearing of North 23 degrees 18 minutes 02 seconds East and a chord distance of 159.45 feet) to a 1/2 inch rebar set, along a curve to the right with a radius of 526.95 feet and an arc length of 132.45 feet (said curve having a chord bearing of North 37 degrees 30 minutes 26 seconds East and a chord distance of 132.10 feet) to a 1/2 inch rebar set, along a curve to the right with a radius of 3648.84 feet and an arc length of 255.40 feet (said curve having a chord bearing of North 48 degrees 31 minutes 33 seconds East and a chord distance of 255.35 feet) to a 1/2 inch rebar set, along a curve to the right with a radius of 759.38 feet and an arc length of 121.05 feet (said curve having a chord bearing of North 54 degrees 25 minutes 34 seconds East and a chord distance of 120.92 feet) to a 1/2 inch rebar set, along a curve to the left with a radius of 1977.26 feet and an arc length of 16.34 feet (said curve having a chord bearing of North 55 degrees 47 minutes 36 seconds East and a chord distance of 16.34 feet) to a 1/2 inch rebar set, North 55 degrees 18 minutes 34 seconds East a distance of 69.39 feet to a 1/2 inch rebar set, North 50 degrees 56 minutes 02 seconds East a distance of 160.68 feet to a 1/2 inch rebar set and along a curve to the right with a radius of 1507.50 feet and an arc length of 10.51 feet (said curve having a chord bearing of North 53 degrees 50 minutes 37 seconds East and a chord distance of 10.51 feet) to a 1/2 inch rebar found; thence leaving said right of way line of Cagle Road and proceeding South 22 degrees 20 minutes 45 seconds East a distance of 390.09 feet to a 1/2 inch rebar found on the northwestern right of way line of Southern Railroad (300 feet right of way width at this point); thence proceeding along said right of way line of Southern Railroad South 69 degrees 59 minutes 09 seconds West a distance of 835.77 feet to the Point of Beginning.

Said tract contains 203,334 square feet or 4.668 acres.

The above described property is shown on a Boundary Survey for Cagle Road Properties, prepared by Travis Pruitt & Associates, Inc., dated September 24, 2024. (FN: 214-VR-0070)