

**EXHIBIT "A"**  
**(Legal Description)**

**6050 Spout Springs Road, Flowery Branch, Georgia 30542**

All that tract or parcel of land lying or being in General Militia District 1270, Hall County, Georgia, and being more particularly described as follows:

Commence from the point of intersection of the Northerly right-of-way line of Castlegate Drive and the Southwesterly right-of-way line of Spout Springs Road (having an apparent 80 foot wide right-of-way) and along the said Southwesterly right-of-way line of Spout Springs Road in a Northwesterly direction 738.79 feet to an iron pin set (1/2 inch rebar); said point being the **True Point of Beginning**; thence from the true point of beginning as thus established and departing the said Southwesterly right-of-way line of Spout Springs Road South 50 degrees 58 minutes 30 seconds West a distance of 247.23 feet to an iron pin set (1/2 inch rebar); thence South 42 degrees 24 minutes 26 seconds West a distance of 160.54 feet to an iron pin set (1/2 inch rebar); thence North 26 degrees 48 minutes 52 seconds West a distance of 167.30 feet to an iron pin found (3/4 inch crimp top pipe); thence North 43 degrees 42 minutes 55 seconds East a distance of 153.38 feet to an iron pin found (3/4 inch crimp top pipe); thence North 26 degrees 43 minutes 10 seconds West a distance of 144.00 feet to an iron pin found (1/2 inch open top pipe); thence North 49 degrees 33 minutes 48 seconds East a distance of 218.23 feet to an iron pin found (3/4 inch rebar) on the Southwesterly right-of-way line of Spout Springs Road (having an apparent 80 foot wide right-of-way); thence along the said Southwesterly right-of-way line of Spout Springs Road South 33 degrees 19 minutes 54 seconds East a distance of 306.55 feet to the **True Point of Beginning**.

Said tract or parcel of land contains 2.181 acres, as shown on a boundary survey for Springs Properties, LLC, as prepared by Georgia Premier Land Surveying, Inc., dated December 17, 2007, and being recorded in Plat Book 861, Page 122, Hall County, Records.

Tax Parcel ID: 15046 000149

**6040 Spout Springs Road, Flowery Branch, Georgia 30542**

All that tract or parcel of land, together with improvements thereon, situate, lying and being in GMD 1270, Hall County, Georgia, and comprising 1.62 acres, according to a plat prepared for Tracy Stevens by Owen Patton, Registered Land Surveyor, dated July 3, 1990, and recorded in Plat Book \_\_\_\_, Page \_\_\_\_ of the Hall County Records, which tract is more fully and completely described according to said Patton survey as follows:

In order to locate the True Point of Beginning, commence at the intersection of the southwesterly right of way

of Spout Springs Road with the centerline of way of Hog Mountain Road; thence in a Southeasterly direction along said southwesterly right of way of Spout Springs Road 0.33 mile to an iron pin set at the true point of beginning, from said true point of beginning, thence along said right of way of Spout Springs Road South 33 degrees 01 minutes 02 seconds East 50.39 feet to an iron pin set, thence departing from said right of way South 49 degrees 49 minutes 54 seconds West 218.33 feet to an iron pin set, thence South 26 degrees 31 minutes 25 seconds East 143.66 feet to an iron pin set; thence South 44 degrees 00 minutes 22 seconds West 153.36 feet to an iron pin set, thence South 26 degrees 31 minutes 25 seconds East 186.10 feet to an iron pin, thence South 63 degrees 28 minutes 35 seconds West 207.50 feet to an iron pin set, thence North 26 degrees 31 minutes 25 seconds West 219.75 feet to an iron pin set, thence North 72 degrees 13 minutes 09 seconds East 107.65 feet to an iron pin set, thence North 44 degrees 00 minutes 22 seconds East 207.36 feet to an iron pin found, thence North 26 degrees 31 minutes 25 seconds West 147.62 feet to an iron pin set, thence North 49 degrees 49 minutes 54 seconds East 263.92 feet to an iron pin set at the True Point of Beginning.

Tax Parcel ID: 15046 000114

**6070 Spout Springs Road, Flowery Branch, Georgia 30542**

All that tract or parcel of land lying in being in 1270 GMD, of Hall County, Georgia, being Tract II, containing 9.516 acres of Survey for Springs Properties, LLC, as per plat thereof recorded in Plat Book 861, Page 122, Hall County, Georgia Records, which plat is recorded herein and made a part hereof by reference for more detailed description.

Tax Parcel ID: 15046 000026

**LESS AND EXCEPT AND SUBJECT TO THE FOLLOWING:**

- (a) Right of Way Deed from Springs Properties, LLC to Georgia Department of Transportation in Deed Book 8171, Page 256, Hall County, Georgia Records.
- (b) Right of Way Deed from Springs Properties, LLC to Georgia Department of Transportation in Deed Book 8171, Page 267, Hall County, Georgia Records.
- (c) Right of Way Deed from Springs Properties, LLC to Georgia Department of Transportation in Deed Book 8171, Page 273, Hall County, Georgia Records.
- (d) Right of Way Easement from Springs Properties, LLC to Jackson Electric Membership Corporation in Deed Book 8609, Page 664, Hall County, Georgia Records.