

**Exhibit "A"**  
**Legal Description**

**TRACT ONE:**

All that tract or parcel of land lying and being in GMD 403, Hall County, Georgia, and being more particularly described as follows:

TO FIND THE TRUE POINT OF BEGINNING, commence at the intersection of the northwestern right-of-way of State Route 365 (R/W varies) and the eastern right-of-way of White Sulphur Road (80-foot R/W); thence along the northwestern right-of-way of said State Route 365, 711.74 feet along an arc of a curve to the left having a radius of 5554.61 feet and chord bearing and distance of North 54 degrees 33 minutes 38 seconds East 711.26 feet to a point, being the TRUE POINT OF BEGINNING; thence leaving said right-of-way and into the property now or formerly of Grey Hill, LLC North 28 degrees 25 minutes 02 seconds West a distance of 407.11 feet to a point on the southern right-of-way of Gateway Centre Parkway (R/W varies); thence along said right-of-way North 71 degrees 57 minutes 57 seconds East a distance of 55.92 feet to an iron pin found (1/2-inch rebar with a yellow plastic cap stamped "Rochester LSF000484"); thence leaving said right-of-way and along the property now or formerly of Reynolds-Hemmer Properties, L.P. South 28 degrees 25 minutes 02 seconds East a distance of 386.36 feet to an iron pin found (1/2-inch rebar with a yellow plastic cap stamped "Rochester LSF000484") on the northwestern right-of-way of said State Route 365; thence along said right-of-way 56.03 feet along an arc of a curve to the right having a radius of 5554.61 feet and a chord bearing and distance of South 50 degrees 36 minutes 03 seconds West 56.03 feet to the TRUE POINT OF BEGINNING.

Said tract contains 0.501 acres or 21,823 square feet and is a portion of Tract 2 shown on that plat of survey for Grey Hill, LLC and Reynolds-Hemmer Properties, L.P., dated June 6, 2019, last revised September 6, 2019, prepared by Richard E. Millard, Georgia Registered Surveyor, Rochester & Associates, Inc., which plat is recorded in Plat Book \_\_\_\_\_, page \_\_\_\_\_ of the Hall County, Georgia Plat Records.

**TRACT TWO:**

All that tract or parcel of land lying and being in GMD 403 of Hall County, Georgia, being designated as Tract 3, containing 1.553 acres, on a plat of survey for Grey Hill, LLC and Reynolds-Hemmer Properties, L.P., dated June 6, 2019, last revised September 6, 2019, prepared by Richard E. Millard, Georgia Registered Surveyor, Rochester & Associates, Inc., which plat is recorded in Plat Book \_\_\_\_\_, page \_\_\_\_\_ of the Hall County, Georgia Plat Records, and being more particularly described according to said plat as follows:

TO FIND THE TRUE POINT OF BEGINNING, commence at a mitre at the intersection of the southeastern right-of-way of White Sulphur Road (80-foot right-of-way) and the northwestern right-of-way of State Route 365 (right-of-way varies); thence along the right-of-way of said State Route 365 a distance of 377.52 feet along the arc of a curve to the left having a radius of 5554.61 feet and a chord bearing and distance of North 56 degrees 17 minutes 03 seconds East 377.45 feet to an iron pin found; thence continuing along said right-of-way a distance of 390.25 feet along the arc of a curve to the left having a radius of 5554.61 feet and a chord bearing and distance of North 52 degrees 19 minutes 28 seconds East 390.17 feet to an iron pin set, which is the TRUE POINT OF BEGINNING; thence from said TRUE POINT OF BEGINNING North 28 degrees 25 minutes 02 seconds West 386.36 feet to an

iron pin set located on the southerly right-of-way of Gateway Centre Parkway; thence along said right-of-way North 71 degrees 57 minutes 56 seconds East 179.79 feet to a point; thence leaving said right-of-way and running South 02 degrees 19 minutes 39 seconds East 31.84 feet to an iron pin found; thence South 42 degrees 06 minutes 56 seconds East 282.52 feet to an iron pin found located on the northwestern right-of-way of State Route 365; thence along said right-of-way a distance of 235.33 feet along the arc of a curve to the right having a radius of 5554.61 feet and a chord bearing and distance of South 49 degrees 05 minutes 53 seconds West 235.31 feet to an iron pin set, being the TRUE POINT OF BEGINNING.

TOGETHER WITH a non-exclusive, perpetual easement for ingress and egress between the above described properties and Gateway Centre Parkway fifty (50) feet in width, being 25 feet on each side of the centerline of said easement, which centerline is described as follows:

TO FIND THE TRUE POINT OF BEGINNING, commence at a mitre at the intersection of the southeastern right-of-way of White Sulphur Road (80-foot right-of-way) and the southern right-of-way of Gateway Centre Parkway (right-of-way varies); thence along the right-of-way of said Gateway Centre Parkway a distance of 40.70 feet along the arc of a curve to the right having a radius of 305.00 feet and a chord bearing and distance of North 54 degrees 44 minutes 57 seconds East 40.67 feet to a point; thence continuing along said right-of-way North 50 degrees 55 minutes 35 seconds East 149.42 feet to a point; thence continuing along said right-of-way a distance of 147.89 feet along the arc of a curve to the right having a radius of 670.00 feet and a chord bearing and distance of North 57 degrees 14 minutes 59 seconds East 147.59 feet to a point on the centerline of said easement, being the TRUE POINT OF BEGINNING; thence from said TRUE POINT OF BEGINNING running South 46 degrees 50 minutes 10 seconds East 78.53 feet to a point; thence South 49 degrees 31 minutes 15 seconds East 61.43 feet to an iron pin found.

Grantor hereby reserves a non-exclusive perpetual 20-foot wide drainage easement for the construction, installation, maintenance, repair and replacement of a storm drainage line running from Tract 1 shown on Exhibit "B" attached hereto across Tracts 2 and 3 as shown on said Exhibit "B" to the retention pond on property of Hall County, Georgia located to the East of and adjacent to Tract 3.