

# EXHIBIT A

All that certain tract or parcel of land situated, lying and being in the 12<sup>th</sup> Land District, Hall County, Georgia, and being part of Land Lot No. 7, described as follows:

Beginning at H.P. Hawkins line in center of road leading from the Gainesville- Dahlonega Road to Bethel Church about ¼ mile North of Quillians and running thence in a Northwesterly direction along the center of said road to line of Lot No. 4 of the Eugene Thomas Subdivision; thence North along line of Lot No. 4 of said Subdivision 1761 feet to line of Joe Clark Estate; thence East along line of Joe Clark Estate 517 feet; thence N. 75 E. 440 feet to Little River; thence in a Northeasterly direction down said River to corner with Joe Haynes and Joe Clark Estate on original line; thence South along original line 2879 feet to the beginning corner.

Containing within said boundaries, 115.7 acres, more or less.

The plat of the lands of Eugene Thomas is recorded in the Clerk's Office of Hall Superior Court in Plat Book 9, Page 62, and the property herein conveyed is Lot No. 5 as shown on said plat, and is fully described by metes and bounds on said plat.

## Less and Except:

### Tract 1:

All that tract or parcel of land together with all improvements thereon, lying and being in Land Lot 7 of the 12<sup>th</sup> Land District of Hall County, Georgia and being described as 30.097 acres according to a plat entitled Plat for Roy Truelove, prepared by Owen Patton, registered surveyor, dated December 19, 1978; this plat is recorded at Plat Book 74, Page 26 and is incorporated by reference.

This is a portion of the property conveyed by Eugene Thomas to Roy Truelove by Warranty Deed dated February 3, 1950 and recorded at Deed Book 124, Page 176.

### Tract 2:

All that tract or parcel of land lying and being in Land Lot 7, 12<sup>th</sup> Land District, Hall County, Georgia, and being more particularly described as 2.87 acres as shown on a plat prepared by Owen Patton, Registered Land Surveyor, dated November 21, 1989, and recorded in Plat Book 140, Page 45, of the Hall County Plat Records, to which reference is made for a more complete and accurate description.

The Grantor herein reserves the right to use an asphalt driveway shown on said plat for purposes of ingress and egress to property adjoining the property herein conveyed.

### Tract 3:

All that tract or parcel of land lying and being in Land Lot 7, 12<sup>th</sup> District, GMD 434, Hall County, Georgia, being more particularly described as follows:

Commence at the Land Lot Corner common to Land Lots 7, 8, 17 and 18, then go in a Southerly direction 375.27 feet along the Land Lot Line common to Land Lots 7 and 18 to a point, which point is the POINT OF BEGINNING; thence South 01°07'08" East 938.88 feet along the Land Lot Line common Land Lots 7 and 18 to a point, marked with an iron pin found and a 26 inch Maple tree; thence South 70°47'25" West 102.66 feet along the boundary line common to the property of Roy Truelove and the property of James D. Simmons and Joyce T. Simmons to a point; thence North 00°12'35" West 827.55 feet to a point; thence North 74°13'18" West 64.57 feet to a point; thence North 15°46'42" East 25.00 feet to a point; thence South 74°13'18" East 64.57 feet to a point; thence North 31°45'58" East 142.16 feet to the POINT OF BEGINNING; said tract or parcel comprising 1.88 acres of land according to a plat of survey entitled "Clermont-Murrayville 115 KV Transmission Line/ Parcel No. 21- Easement Area Plat", dated November 15, 1989, which was prepared by Roland McCann, Georgia Registered Land Surveyor No. 1752, a copy of said plat being affixed to and by this reference made a part of these pleadings.

### Tract 4:

All that tract or parcel of land lying and being in Land Lot 7 of the 12<sup>th</sup> Land District of Hall County, Georgia and

being Tract 2 shown on a Plat of Survey dated September 15, 2004 and last revised February 23, 2005 and prepared for Robert Robison by Farley-Collins-Whidden Assoc., Georgia Registered Land Surveyors, which plat is incorporated herein by reference thereto for a more complete and accurate description of said property. Being more particularly described according to said plat:

To find the TRUE POINT OF BEGINNING commence at the intersection of Land Lot 7, Land Lot 6, Land Lot 18 and Land Lot 19 of the 12<sup>th</sup> District thence, North along the land lot line a distance of 244.1 feet to a one-half inch pipe found on the northerly right-of-way of Bethel Road (60 foot right-of-way); thence along the right-of-way of Bethel Road the following calls and distances: North 84 degrees, 17 minutes 49 seconds West 491.99 feet; thence a curve to the right with a radius of 576.39 feet, an arc length of 341.39 feet, which arc is subtended by a chord bearing North 67 degrees, 19 minutes, 44 seconds West 336.42 feet; North 50 degrees 21, minutes 34 seconds West 254.03 feet; a curve to the left with a radius of 5418.23 feet, an arc length 490.84 feet which arc is subtended by a chord bearing North 52 degrees, 57 minutes 21 seconds West 490.68 feet; curve to the left with a radius of 2060.49 feet, an arc length of 291.23 feet which arc is subtended by a chord bearing North 59 degrees, 35 minutes 51 seconds West 290.99 feet; North 63 degrees, 38 minutes 45 seconds West 341.97 feet; a curve to the right with a radius of 2640.23 feet an arc length of 443.35 feet which arc is subtended by a chord bearing North 58 degrees, 50 minutes 7 seconds West 442.83 feet; North 5401.28 West 75.87 feet to the TRUE POINT OF BEGINNING; thence continuing along the northerly right-of-way of Bethel Road North 54 degrees, 1 minute 28 seconds West 65.87 feet; thence a curve to the left with a radius of 842.80 feet an arc length of 89.60 feet, which arc is subtended by a chord bearing North 57 degrees, 4 minutes 11 seconds West 89.56 feet to a one-half inch open top pin found; thence leaving the right-of-way North 00 degrees, 40 minutes 33 seconds East 829.96 feet; thence North 75 degrees, 40 minutes 15 seconds East 169.37 feet; thence South 50 degrees, 54 minutes 04 seconds East 142.99 feet to half inch iron pin set; thence South 40 degrees, 32 minutes 13 seconds East 278.89 feet to a half inch iron pin set; thence South 26 degrees, 56 minutes 27 seconds West 203.41 feet to a one-half inch iron pin set; thence South 27 degrees, 17 minutes 44 seconds West 535.33 feet to the TRUE POINT OF BEGINNING.

Less and except all that tract or parcel of land lying and being in Land Lot 7 of the 12 Land District of Hall County, Georgia and being more particularly described as 2.87 acres as shown on a plat of prepared by Owen Patton Registered Land Surveyor, dated November 21, 1989 and recorded in Plat Book 140, page 45 of the Hall County Plat Records, to which reference is made for a more complete and accurate description of the property said 2.87 acres having been previously conveyed to the Grantee hereunder.

#### **Tract 5:**

All that tract or parcel of land lying and being in Land Lot 7 of the 12<sup>th</sup> District of Hall County, Georgia and being 11.744 acres and shown as Tract 3 on a Plat of Survey dated September 15, 2004 and last revised February 23, 2005 and prepared for Robert Robison by Farley-Collins-Whidden Assoc., Georgia Registered Land Surveyors, which plat is incorporated herein by reference and hereby made a part hereof for a more complete and accurate description of the property. Being described according to said plat as follows:

To find the TRUE POINT OF BEGINNING commence at the intersection of Land Lot 7, Land Lot 6, Land Lot 18 and Land Lot 19 of the 12<sup>th</sup> District thence, North along the land lot line a distance of 244.1 feet to a one-half inch pipe found on the northerly right-of-way of Bethel Road (60 foot right-of-way); thence along the right-of-way of Bethel Road the following calls and distances: North 84 degrees, 17 minutes 49 seconds West 491.99 feet; thence a curve to the right with a radius of 576.39 feet, an arc length of 341.39 feet, which arc is subtended by a chord bearing North 67 degrees, 19 minutes, 44 seconds West 336.42 feet; North 50 degrees 21 minutes 34 seconds West 254.03 feet; a curve to the left with a radius of 5418.23 feet, an arc length 490.84 feet which arc is subtended by a chord bearing North 52 degrees, 57 minutes 21 seconds West 490.64 feet; curve to the left with a radius of 2060.49 feet, an arc length of 291.23 feet which arc is subtended by a chord bearing North 59 degrees, 35 minutes 51 seconds West 290.99 feet; North 63 degrees, 38 minutes 45 seconds West 341.97 feet; a curve to the right with a radius of 2640.23 feet an arc length of 443.35 feet which arc is subtended by a chord bearing North 58 degrees, 50 minutes 7 seconds West 442.83 feet; North 54 degrees, 1 minute 28 seconds West 141.74 feet; a curve to the left with a radius of 842.80 feet an arc length of 89.67 feet which arc is subtended by a chord bearing North 57 degrees, 4 minutes 11 seconds 89.56 feet to a one-half inch open top pin found; thence leaving the right-of-way of Bethel Road North 00 degrees, 40 minutes 33 seconds East 1214.34 feet; thence North 00 degrees, 35 minutes 15 seconds East 546.87 feet to a one-half

inch open top pin found; thence South 89 degrees, 32 minutes 39 seconds East 520.61 feet to a hole in rock found; thence North 77 degrees, 49 minutes 25 seconds East 460.05 feet more or less to centerline of the West fork of the Little River; thence along the centerline of the West fork of the Little River South 28 degrees, 27 minutes 25 seconds East 115.77 feet; thence South 44 degrees, 2 minutes 47 seconds East 28.66 feet to the TRUE POINT OF BEGINNING; thence continuing along the centerline of the West fork of the Little River the following course in distances South 44 degrees, 2 minutes 47 seconds East 64.83 feet; South 17 degrees, 2 minutes 46 seconds East 116.41 feet; South 59 degrees, 39 minutes 13 seconds East 167.97 feet; North 88 degrees, 31 minutes 44 seconds East 106.49 feet; North 28 degrees, 2 minutes 22 seconds East 32.63 feet; thence leaving the centerline of the Little River South 61 degrees, 57 minutes 38 seconds East 27.51 feet to a nail set; thence South 9 degrees, 4 minutes 52 seconds West 183.87 feet to a nail set; thence South 9 degrees, 34 minutes 44 seconds East 260.36 feet to a nail set; thence South 31 degrees, 17 minutes 26 seconds West 363.88 feet to a nail set; thence South 11 degrees, 46 minutes 52 seconds West 156.44 feet; thence a curve to the right with a radius of 300 feet, an arc length 89.22 feet, which arc is subtended by a chord bearing North 83 degrees, 57 minutes 15 seconds West 88.89 feet; thence North 75 degrees, 26 minutes 05 seconds West 111.13 feet; thence a curve to the right with a radius of 300 feet, an arc length of 284.40 feet, which arc is subtended by a chord bearing North 48 degrees, 16 minutes 34 seconds West 273.87 feet; thence North 21 degrees, 7 minutes 4 seconds West 89.04 feet; North 2 degrees, 46 minutes 28 seconds East 527.37 feet to a nail set thence North 39 degrees, 18 minutes 40 seconds East 384.06 feet, more or less to the centerline of the Little River and the TRUE POINT OF BEGINNING.

Together with an Easement for ingress and egress granted to Grantor under that Easement, Restrictive Covenant and Option to Repurchase of even date herewith over 87.695 acres shown as Tract 4 on the above referenced plat.

#### **Tract 6:**

All that tract or parcel of land, together with improvements thereon situate, lying and being in Land Lot 7 of the 12<sup>th</sup> Land District, Hall County, Georgia, containing 87.695 acres, and shown as Tract 4 on a survey for Robert Robison prepared by Farley-Collins-Whidden Associates, Registered Surveyors, dated September 15, 2004, last revised February 23, 2005 and being more particularly described according to said Farley-Collins-Whidden Associates survey as follows:

TO ARRIVE AT THE TRUE POINT OF BEGINNING COMMENCE at a point where the east land lot line of Land Lot 7 of the aforesaid District intersects the northerly right of way of Bethel Road (60-foot right of way); thence along the northerly right of way of Bethel Road the following courses and distances, to-wit: North 84 degrees 17 minutes 49 seconds West 491.99 feet to a point; thence North 67 degrees 19 minutes 44 seconds West 336.42 feet to a point; thence North 50 degrees 21 minutes 34 seconds West 254.03 feet to a point; thence North 52 degrees 57 minutes 21 seconds West 490.68 feet to a point; thence North 56 degrees 00 minutes 44 seconds West 33.36 feet to a point which is the TRUE POINT OF BEGINNING; thence from said true point of beginning and continuing along the northerly right of way of Bethel Road North 58 degrees 7 minutes 56 seconds West 119.10 feet to a point; thence leaving the northerly right of way of Bethel Road and continuing North 4 degrees 9 minutes 15 seconds West 208.93 feet to a point; thence North 34 degrees 35 minutes 10 seconds West 650.43 feet to an iron pin corner; thence North 46 degrees 58 minutes 30 seconds West 327.03 feet to a point; thence North 26 degrees 56 minutes 27 seconds East 203.41 feet to a point; thence North 40 degrees 32 minutes 13 seconds West 278.89 feet to an iron pin corner; thence North 50 degrees 54 minutes 4 seconds West 142.99 feet to a point; thence South 75 degrees 40 minutes 15 seconds West 169.37 feet to a point; thence North 00 degrees 35 minutes 15 seconds East 546.87 feet to a half-inch OTF; thence South 89 degrees 32 minutes 39 seconds East 520.61 feet to a rock; thence North 77 degrees 49 minutes 25 seconds East 460.05 feet to a point located along the centerline of the west fork of Little River; thence along the centerline of the west fork of Little River the following courses and distances, to-wit: South 28 degrees 27 minutes 25 seconds East 115.77 feet to a point; South 44 degrees 02 minutes 47 seconds East 28.66 feet to a point; thence South 39 degrees 18 minutes 40 seconds West 384.06 feet to a point; thence South 2 degrees 46 minutes 28 seconds West 527.37 feet to a point; thence South 21 degrees 7 minutes 4 seconds East 89.04 feet to a point; thence South 48 degrees 16 minutes 34 seconds East 273.87 feet to a point; thence South 75 degrees 26 minutes 5 seconds East 111.13 feet to a point; thence South 83 degrees 57 minutes 15 seconds East 88.89 feet to a point; thence North 11 degrees 46 minutes 52 seconds East 156.44 feet to a point; thence North 31 degrees 17 minutes 26 seconds East 363.88 feet to a point; thence North 9 degrees 34 minutes 44 seconds West 260.36 feet to a point; thence North 9 degrees 4 minutes 52 seconds East 183.87 feet to a point; thence North 61 degrees 57 minutes 38 seconds West 27.51 feet to the centerline of the river; thence

continuing along the centerline of the west fork of the Little River, North 28 degrees 02 minutes 22 seconds East 87.38 feet to a point; North 05 degrees 37 minutes 04 seconds West 44.00 feet to a point; North 15 degrees 24 minutes 32 seconds West 51.19 feet to a point; North 62 degrees 39 minutes 58 seconds East 140.79 feet to a point; North 30 degrees 10 minutes 37 seconds East 46.41 feet to a point; North 18 degrees 28 minutes 06 seconds East 73.61 feet to a point; North 10 degrees 27 minutes 06 seconds East 47.44 feet to a point; North 05 degrees 17 minutes 01 seconds West 52.63 feet to a point; North 33 degrees 11 minutes 19 seconds East 28.14 feet to a point; North 63 degrees 09 minutes 04 seconds East 100.36 feet to a point; South 66 degrees 19 minutes 47 seconds East 38.95 feet to a point; South 45 degrees 29 minutes 51 seconds East 140.42 feet to a point; South 59 degrees 39 minutes 57 seconds East 81.51 feet to a point; South 70 degrees 42 minutes 49 seconds East 51.76 feet to a point; South 74 degrees 57 minutes 13 seconds East 46.31 feet to a point; North 74 degrees 04 minutes 56 seconds East 35.78 feet to a point; South 71 degrees 30 minutes 49 seconds East 79.49 feet to a point; South 68 degrees 22 minutes 47 seconds East 99.30 feet to a point; South 57 degrees 16 minutes 04 seconds East 66.91 feet to a point; South 81 degrees 31 minutes 04 seconds East 49.23 feet to a point; South 35 degrees 55 minutes 25 seconds East 182.48 feet to a point; South 75 degrees 56 minutes 37 seconds East 66.04 feet to a point on the east land lot line of Land Lot 7; thence South 00 degrees 24 minutes 34 seconds East 1,156.75 feet to a point; thence South 50 degrees 22 minutes 26 seconds West 1,403.86 feet to a point; thence South 64 degrees 45 minutes 26 seconds West 187.43 feet to a point; thence South 84 degrees 8 minutes 26 seconds West 106.98 feet to a point; thence South 33 degrees 41 minutes 26 seconds West 81.95 feet to the true point of beginning.