

## **EXHIBIT 'A'**

**All that tract or parcel of land lying and being in Land Lot 100, 103 & 104, 10<sup>th</sup> District, Hall Co GA and being shown and delineated as TRACT 4 AND 5 on plat of survey prepared for The Revive Land Group by Jonathan Howard, Ga. Reg. Surveyor dated January 22, 2022 and updated May 17, 2022, recorded in the Clerk's Office of the Superior Court of Hall Co GA in Plat Book 882 Page 190-193. Said plat and the record thereof are herein incorporated for a full and complete legal description. Containing 14.287 acres according to said survey.**

**Also conveyed and subject to Reciprocal Easements, Restrictive Covenants and Construction Obligations filed for record February 5, 2008 and recorded in Deed Book 6263, Page 410, Hall Co GA Deed Records, and Reciprocal Easement and Operating Agreement filed for record August 15, 2022, recorded in Deed Book 9181 Page 516, Hall Co GA Deed Records.**



**EXHIBIT 'B'**  
**PERMITTED EXCEPTIONS**

1. Drainage and other Rights as conveyed in that certain Right of Way Deed from Claude Hulsey to State Highway Board of Georgia, recorded June 4, 1940, in Deed Book 84, Page 30, Hall County, Georgia records.
2. Drainage and other Rights as conveyed in that certain Right of Way Deed from W.A. Roper to State Highway Department of Georgia, dated December 3, 1947, recorded January 28, 1948 in Deed Book 114, Page 185, aforesaid records.
3. Drainage and other Rights as conveyed in that certain Right of Way Deed from W.G. Carder to State Highway Department of Georgia, dated May 23, 1950, filed for record April 3, 1953, and recorded in Deed Book 139, Page 179, aforesaid records. (All of LL 100)
4. Drainage and other Rights as conveyed in that certain Right of Way Deed from Wilburn Carder to State Highway Department of Georgia, dated May 23, 1950, filed for record April 3, 1953, and recorded in Deed Book 139, Page 180, aforesaid records.
5. Drainage and other Rights as conveyed in that certain Right of Way Deed from William Carder to State Highway Department of Georgia, dated May 30, 1950, filed for record April 3, 1953, and recorded in Deed Book 139, Page 181, aforesaid records.
6. Drainage and other Rights as conveyed in that certain Right of Way Deed from W.A. Roper to State Highway Department of Georgia, dated May 23, 1950, filed for record April 3, 1950, and recorded in Deed Book 139, Page 215, aforesaid records.
7. Drainage and other Rights as conveyed in that certain Right of Way Deed from Art Sund to State Highway Department of Georgia, dated May 23, 1950, filed for record April 3, 1953, and recorded in Deed Book 139, Page 220, aforesaid records, as approximately shown on the Survey.
8. Drainage and other Rights conveyed in that Right of Way Deed from Grady C. Fraser to Department of Transportation and their successors, dated January 12, 1978, filed for record May 26, 1978, and recorded in Deed Book 659, Page 512, aforesaid records, as approximately shown on the Survey .
9. Easement from Grady Frasier to Georgia Power Company, its successors and assigns, dated October 18, 1978, filed for record October 20, 1978, and recorded in Deed Book 673, Page 65, aforesaid records.



NOTE: Per containment letter from Georgia Power Company dated November 15, 2021, Georgia Power Company claims no further interest in the easement except the right to operate, maintain, rebuild and renew its existing facilities, under all terms and conditions of its easement, within its presently maintained right-of-way.

10. Right of Way Easement from Art Sund to Jackson Electric membership Company, dated June 18, 1984, filed for record July 5, 1984, and recorded in Deed Book 845, Page 125, aforesaid records.

NOTE: Per containment letter from Jackson Electric Membership Corporation, dated November 23, 2021, Jackson Electric Membership Corporation claims no further interest in the easement except the right to operate, maintain, rebuild, and renew existing facilities under the terms and conditions of said easement.

11. Terms and provisions of, and conveyance of access rights as contained in that certain Department of Transportation Construction and Maintenance Agreement by and between G. C. Fraser and the Department of Transportation dated May 20, 1991, filed for record May 28, 1991, and recorded in Deed Book 1605, Page 146, aforesaid records.
12. Rights of access as conveyed in that certain Right of Way Deed from Daryl E. Dunkel and Bradley Dunkel d/b/a Georgia Mountain Investments to the Department of Transportation, dated June 19, 1991, filed for record June 21, 1991, and recorded in Deed Book 1616, Page 93, aforesaid records.
13. Rights of access as conveyed in that certain Construction Easement from Grady C. Fraser to the Department of Transportation dated October 17, 1991, filed for record October 22, 1991, and recorded in Deed Book 1664, Page 272, aforesaid records.
14. Easement from Grady Fraser aka Gradey C. Frazier to the City of Gainesville, Georgia dated January 24, 1992, filed for record January 29, 1992, and recorded in Deed Book 1704, Page 338, aforesaid records.
15. Right of Way Easement from Darrell Dunkel to Jackson Electric Membership Corporation, dated July 8, 1992, filed for record July 27, 1992, and recorded in Deed Book 1798, Page 269, aforesaid records.

NOTE: Per containment letter from Jackson Electric Membership Corporation, dated November 23, 2021, Jackson Electric Membership Corporation claims no further interest in the easement except the right to operate, maintain, rebuild, and renew existing facilities under the terms and conditions of said easement.



16. Terms and provisions of that certain Agreement Regarding Reciprocal Easements, Restrictive Covenants and Construction Obligations, by and between Riverbrook Village Development Partners, LLC, a Georgia limited liability company and CVS 75433 GA, L.L.C., a Delaware limited liability company, dated February 1, 2008, filed for record February 5, 2008, and recorded in Deed Book 6263, Page 410, aforesaid records.
17. Terms and provisions of that certain An Agreement to Annex for Sewer Service, by and between Riverbrook Development Partners, LLC, Gainesville, Hall County, Georgia and City of Gainesville, Georgia, a municipal corporation organized and existing under the laws of the State of Georgia, dated January 7, 2008, filed for record March 18, 2008, and recorded in Deed Book 6295, Page 181, aforesaid records.
18. Access Rights as conveyed in that certain Right of Way Deed from Steve McKibbin to the Department of Transportation dated September 30, 2014, filed for record October 8, 2014, and recorded in Deed Book 7428, Page 204, aforesaid records, as approximately shown on the Survey.
19. Access Rights as conveyed in that certain Right of Way Deed from Steve McKibbin to the Department of Transportation dated September 30, 2014, filed for record October 8, 2014, and recorded in Deed Book 7428, Page 211, aforesaid records, as approximately shown on the Survey.
20. Easement from Riverbrook Village Development Partners, LLC to Bellsouth Telecommunications, LLC, dated February 23, 2016, filed for record October 13, 2017, and recorded in Deed Book 7982, Page 126, aforesaid records.
21. Easement to Jackson Electric Membership Corporation, filed for record April 8, 2021, and recorded in Deed Book 8787, Page 223, aforesaid records.

NOTE: Per containment letter from Jackson Electric Membership Corporation, dated November 23, 2021, Jackson Electric Membership Corporation claims no further interest in the easement except the right to operate, maintain, rebuild, and renew existing facilities under the terms and conditions of said easement.

22. Perpetual Easement/Facilities Dedication Water and Sanitary Sewer from Riverbrook Village Development Partners and McKibbin, Steve P to The City of Gainesville, Georgia, dated February 07, 2022, filed for record February 09, 2022, and recorded in Deed Book 9057, Page 25, aforesaid records.
23. Terms and provisions of that certain Reciprocal Easement and Operating Agreement, by and between Riverbrook Village



Development Partners, LLC, a Georgia limited liability company and  
FUQUA Acquisitions II, LLC, a Georgia limited liability company and  
The Revive Land Group, LLC, a Georgia limited liability company,  
dated August 12, 2022, filed for record August 15, 2022, and  
recorded in Deed Book 9181, Page 516, aforesaid records.

