

Exhibit "A"

All that tract or parcel of land lying and being in the Glade District, 1680th G.M.D., Hall County, Georgia, as shown on a plat of survey for Roy W. Sweat, dated August 26, 2021, prepared by Davis Engineering and Surveying, which plat is incorporated herein by reference as part of this description, and being more particularly described as follows:

COMMENCING at a point at the center line intersection of Cornelia Highway (A.K.A – Georgia Highway 365 with a variable right-of-way) & Whitehall Road;
THENCE, N56°11'39"E a distance of 5169.73' to a 1/2" rebar found at the southeasterly right-of-way of Cornelia Highway; said 1/2" rebar found being the POINT OF BEGINNING;
THENCE, along the southeasterly right-of-way of Cornelia Highway, N51°12'43"E a distance of 114.40' to a point;
THENCE, continuing along the southeasterly right-of-way of Cornelia Highway, N70°01'31"E a distance of 105.64' to a point;
THENCE, continuing along the southeasterly right-of-way of Cornelia Highway, N41°22'31"E a distance of 201.81' to a point;
THENCE, continuing along the southeasterly right-of-way of Cornelia Highway, N51°17'49"E a distance of 520.40' to a point;
THENCE, leaving the southeasterly right-of-way of Cornelia Highway, S37°11'56"E a distance of 35.17' to a point;
THENCE, N53°11'56"E a distance of 73.74' to a point;
THENCE, S37°07'39"E a distance of 9.89' to a point;
THENCE, N53°11'56"E a distance of 94.51' to a point;
THENCE, N36°48'04"W a distance of 50.66' to a point at the southeasterly right-of-way of Cornelia Highway;
THENCE, along the southeasterly right-of-way of Cornelia Highway, with a curve to the left, having an arc length of 150.51' and a radius of 1357894.46', with a chord bearing of N51°17'21"E and a chord length of 150.51' to a point at the centerline of a stream;
THENCE, leaving the southeasterly right-of-way of Cornelia Highway and along the centerline of the stream, the following courses and distances: S38°50'03"E a distance of 31.52' to a point; S54°21'59"E a distance of 20.77' to a point; S03°11'08"W a distance of 36.93' to a point; S43°00'29"E a distance of 12.62' to a point; S41°46'52"E a distance of 41.52' to a point; S12°11'07"W a distance of 29.69' to a point; S62°59'59"E a distance of 24.36' to a point; S14°56'48"E a distance of 16.99' to a point; S30°19'03"E a distance of 34.13' to a point; S09°56'03"W a distance of 13.24' to a point; S11°18'23"E a distance of 38.83' to a point;
S68°19'26"E a distance of 25.08' to a point; S21°38'47"E a distance of 19.26' to a point; S57°49'27"W a distance of 11.76' to a point; S50°31'32"W a distance of 38.63' to a point; S46°31'17"W a distance of 37.15' to a point; S44°47'21"W a distance of 40.08' to a point; S39°03'52"W a distance of 28.80' to a point; S17°33'11"W a distance of 44.56' to a point; S23°04'47"W a distance of 14.42' to a point; S32°49'06"W a distance of 31.63' to a point; S72°28'48"W a distance of 60.48' to a point; S79°34'58"W a distance of 11.47' to a point;

S49°33'11"W a distance of 61.63' to a point;
THENCE, leaving the centerline of stream, S47°40'59"E a distance of 1728.25' to a 1/2" rebar found;
THENCE, N77°43'24"E a distance of 196.66' to a 1/2" rebar found at the westerly right-of-way of Cagle Mill Road (60' right-of-way);
THENCE, along the westerly right-of-way of Cagle Mill Road, with a curve to the left, having an arc length of 104.74' and a radius of 113.90', with a chord bearing of S03°54'12"W and a chord length of 101.09' to a point;
THENCE, continuing along the westerly right-of-way of Cagle Mill Road, S23°10'28"E a distance of 94.22' to a point;
THENCE, continuing along the westerly right-of-way of Cagle Mill Road, with a curve to the right, having an arc length of 257.36' and a radius of 205.00', with a chord bearing of S12°47'27"W and a chord length of 240.79' to a point;
THENCE, continuing along the westerly right-of-way of Cagle Mill Road, S48°45'23"W a distance of 67.26' to a point;
THENCE, continuing along the westerly right-of-way of Cagle Mill Road, with a curve to the left, having an arc length of 208.94' and a radius of 260.00', with a chord bearing of S25°44'04"W and a chord length of 203.36' to a point;
THENCE, continuing along the westerly right-of-way of Cagle Mill Road, S02°42'45"W a distance of 221.60' to a point;
THENCE, continuing along the westerly right-of-way of Cagle Mill Road, with a curve to the right, having an arc length of 90.62' and a radius of 370.00', with a chord bearing of S09°43'45"W and a chord length of 90.40' to a point;
THENCE, continuing along the westerly right-of-way of Cagle Mill Road, S16°44'45"W a distance of 122.67' to a point;
THENCE, continuing along the westerly right-of-way of Cagle Mill Road, with a curve to the left, having an arc length of 107.52' and a radius of 330.00', with a chord bearing of S07°24'42"W and a chord length of 107.05' to a point;
THENCE, continuing along the westerly right-of-way of Cagle Mill Road, S01°55'21"E a distance of 410.83' to a point;
THENCE, continuing along the westerly right-of-way of Cagle Mill Road, with a curve to the left, having an arc length of 78.24' and a radius of 830.00', with a chord bearing of S04°37'23"E and a chord length of 78.21' to a point;
THENCE, continuing along the westerly right-of-way of Cagle Mill Road, S07°19'24"E a distance of 49.75' to a 1/2" rebar set;
THENCE, leaving the westerly right-of-way of Cagle Mill Road, S77°17'15"W a distance of 169.36' to a 1-1/2" open top pipe found;
THENCE, N38°50'17"W a distance of 1454.15' to a 1/2" rebar found;
THENCE, N34°59'05"W a distance of 1336.17' to a point;
THENCE, N34°32'20"W a distance of 480.79' to a 1/2" rebar found; said 1/2" rebar found being the POINT OF BEGINNING.
Said property containing 72.67 acres.

Exhibit "B"
Permitted Exceptions

- (a) All matters as shown on plat of survey for Roy Sweat dated November 5, 1973, last revised November 15, 1985, recorded in Plat Book 108, Page 78, Hall County, Georgia Records;
- (b) Judgment in favor of Southern Bell Telephone and Telegraph Company dated June 7, 1989, recorded in Deed Book 1356, Pages 100-104, Hall County, Georgia Deed Records;
- (c) Easement Agreement by and between Dr. Roy W. Sweat and Hall County, Georgia, dated September 12, 2000, recorded in Deed Book 3750, Pages 134-136, Hall County, Georgia Deed Records;
- (d) Right of Way Deed to Department of Transportation dated March 2, 1979, recorded in Deed Book 702, Pages 147-148, Hall County, Georgia Deed Records;
- (e) Rights of upper and lower riparian owners in and to the waters of creeks crossing or adjoining the property, and the natural flow thereof, free from diminution or pollution;
- (f) Easement to Georgia Power Company dated February 26, 2008, recorded in Deed Book 6341, Pages 32-35, Hall County, Georgia Deed Records;
- (g) Right of Way Deed to Hall County dated September 3, 1999, recorded in Deed Book 3556, Page 317, Hall County, Georgia Deed Records.
- (h) Right of Way and Easement Agreement to Southern Bell Telephone and Telegraph Company dated May 2, 1989, recorded in Deed Book 1349, Pages 120-141, Hall County, Georgia Deed Records;
- (i) Subject to Easement described in Indenture from Georgia Kraft Company to Arthur F. Rees, IV, dated April 1, 1975, recorded in Deed Book 57, Pages 319-320, Hall County, Georgia Deed Records;
- (j) Easement to Atlanta Gas Light Company dated December 18, 1968, recorded in Deed Book 389, Pages 250-253, Hall County, Georgia Deed Records;
- (k) Affidavit of Possession executed by Robert L. Campbell, as Manager of Inland-Rome, Inc., and recorded in Deed Book 1414, Pages 133-138, Hall County, Georgia Deed Records;
- (l) Certificate of Merger from Rome Kraft Company to Georgia Kraft Company dated December 6, 1973, recorded in Deed Book 548, Page 432, Hall County, Georgia Deed Records;

- (m) All matters as shown on plat of survey for Roy W. Sweat dated August 26, 2021, as prepared by Davis Engineering & Surveying. Plat reveals the following:
 - (i) A portion of the property is located within the 100-year flood zone area;
 - (ii) A portion of the property is located within a 25' state waters buffer;
 - (iii) A portion of the property is located within a 50' vegetative buffer;
 - (iv) A portion of the property is located with a 75' impervious setback
 - (v) Setbacks
 - (vi) The Oconee River forms the northeast property line
 - (vii) 15' telecommunications easement running across northwest portion of subject property.
- (n) Subject to 2021 Hall County taxes, and subsequent years not yet due and payable.