

000240

EXHIBIT "A"
LEGAL DESCRIPTION

All that tract or parcel of land lying in or being in Land Lot 329, 7th Land District, Hall County, Georgia, being more particularly described as follows:

Beginning at a nail at the centerline intersections of Holiday Road and Beards Road, THENCE South 29 degrees 16 minutes 49 seconds West for a distance of 65.76 feet to a 3/4" C.T.F. (Crimped Top pin Found) being located at the Southeasterly R/W (Right-Of-Way) intersection of Holiday Road and Beards Road, said point being the TRUE POINT OF BEGINNING.

THENCE along a curve to the left: having a radius of 2998.25 feet and an arc length of 81.99 feet, being subtended by a chord of South 48 degrees 13 minutes 46 seconds East for a distance of 81.99 feet to a point;

THENCE South 49 degrees 00 minutes 51 seconds East for a distance of 622.31 feet to a 3/4" C.T.F. located on the Southwesterly R/W of Holiday Road; ;

THENCE South 41 degrees 05 minutes 39 seconds West for a distance of 317.69 feet to a 1/2" R.B.F. (Rebar Pin Found);

THENCE North 39 degrees 17 minutes 04 seconds West for a distance of 453.89 feet to a 3/4" C.T.F. being located on the Easterly R/W of Beards Road, said R/W being 60 feet;

THENCE North 36 degrees 37 minutes 04 seconds East, a distance of 11.02 feet along the Easterly R/W of Beards Road to a point;

THENCE North 20 degrees 18 minutes 26 seconds East for a distance of 35.99 feet continuing along said R/W to a point;

THENCE North 01 degrees 02 minutes 42 seconds East for a distance of 34.60 feet continuing along said R/W to a point;

THENCE North 11 degrees 33 minutes 44 seconds West for a distance of 31.10 feet continuing along said R/W to a point;

THENCE North 16 degrees 57 minutes 49 seconds West for a distance of 28.60 feet continuing along said R/W to a point;

THENCE North 18 degrees 19 minutes 04 seconds West for a distance of 48.04 feet continuing along said R/W to a point;

THENCE North 24 degrees 17 minutes 21 seconds West for a distance of 114.94 feet continuing along said R/W to a point;

THENCE North 38 degrees 10 minutes 58 seconds West for; a distance of 45.58 feet continuing along said R/W to a 3/4" C.T.F.

THENCE North 59 degrees 45 minutes 39 seconds East for a distance of 58.75 feet continuing along said R/W to a 3/4" C.T.F., being the TRUE POINT OF BEGINNING:

Together with and subject to covenants, easements, and restrictions of record. Said property contains 3.58 acres more or less and being more fully Shown on a survey for Marinemax of Georgia, Inc., by Patton-Boyer, Inc., (Ga. Registered Land Surveyors and Engineers), dated 11-10-1995, last revised 11-19-2003. See Exhibit "B" for copy of the revised survey, attached hereto and made a part hereof.