

Exhibit "A"
Legal Description

All that tract or parcel of land lying and being in Land Lots 7, 9, & 10 of the 6th District, Gwinnett County, Georgia and Land Lot 193 of the 16th District, Dekalb County, Georgia and being more particularly described as follows:

BEGINNING at a 1/2" rebar found at the Northeasterly miter of the intersection of the Northerly right of way line of Georgia Highway No. 124 (R/W varies) and the Westerly right of way line of South Rockbridge Road (80' R/W), THENCE proceeding along the Northerly right of way line of Georgia Highway No. 124 (R/W varies) the following courses and distances; South 56 degrees 16 minutes 13 seconds West a distance of 44.92 feet to a 1/2" rebar found; THENCE North 64 degrees 49 minutes 46 seconds West a distance of 49.22 feet to a 1/2" rebar found; THENCE North 00 degrees 02 minutes 29 seconds West a distance of 30.88 feet to a concrete right-of-way monument found; THENCE North 63 degrees 55 minutes 54 seconds West a distance of 20.06 feet to a concrete right-of-way monument found; THENCE South 40 degrees 48 minutes 46 seconds West a distance of 33.21 feet to a 1/2" rebar found; THENCE North 69 degrees 58 minutes 37 seconds West a distance of 56.02 feet to a 1/2" rebar found; THENCE along a curve to the left with a radius of 1873.80 feet and an arc length of 190.75 feet, said curve having a chord bearing of North 66 degrees 28 minutes 18 seconds West and a chord distance of 190.67 feet to a 1/2" rebar found; THENCE North 65 degrees 45 minutes 03 seconds West a distance of 139.01 feet to a 1/2" rebar found; THENCE North 75 degrees 18 minutes 47 seconds West a distance of 101.92 feet to a 1/2" rebar found; THENCE North 75 degrees 30 minutes 27 seconds West a distance of 83.59 feet to a concrete right-of-way monument; THENCE along a curve to the left with a radius of 1140.04 feet and an arc length of 205.19 feet, said curve having a chord bearing of North 89 degrees 45 minutes 53 seconds West and a chord distance of 204.91 feet to a 1/2" rebar found; THENCE departing the Northerly right of way line of Georgia Highway No. 124 (R/W varies) and proceeding North 13 degrees 47 minutes 13 seconds West a distance of 345.43 feet to a 1" rod found; THENCE North 53 degrees 20 minutes 14 seconds East a distance of 75.01 feet to a 1/2" rebar found; THENCE South 73 degrees 49 minutes 27 seconds East a distance of 399.62 feet to a 1/2" rebar found; THENCE North 53 degrees 25 minutes 45 seconds East a distance of 195.24 feet to a 1/2" rebar found on the Westerly right of way line of South Rockbridge Road (80' R/W); THENCE proceeding along the Westerly right of way line of South Rockbridge Road (80' R/W) the following courses and distances; South 36 degrees 31 minutes 00 seconds East a distance of 435.13 feet to a 1/2" rebar found; THENCE along a curve to the right with a radius of 586.76 feet and an arc length of 160.96 feet, said curve having a chord bearing of South 28 degrees 03 minutes 05 seconds East and a chord distance of 160.46 feet to a 1/2" rebar found; THENCE along a curve to the right with a radius of 189.17 feet and an arc length of 106.14 feet, said curve having a chord bearing of South 04 degrees 04 minutes 21 seconds East and a chord distance of 104.75 feet to a 1/2" rebar found, said point being the TRUE POINT OF BEGINNING.

Said tract contains 309,114 square feet or 7.096 acres.

The above property being further depicted as Tract 1 on that certain Minor Plat for 8070 and 8080 Rockbridge Road dated October 25, 2022 by Travis N. Pruitt, Jr. GRLS. 2809, Travis Pruitt & Associates, Inc.; Job No. 1-22-0270.600.