Bk 00220 Pg 0145

EXHIBIT A

All that tract or parcel of land, with improvements thereon, lying and being in the Goose Pond District, 238th G.M. District, Oglethorpe County, Georgia, containing **99.782 acres**, more or less, being comprised of two (2) tracts: **Tract 1-A** (containing 83.306 acres) and **Tract 2** (containing 16.476 acres), and being more particularly described in a plat of survey prepared by Aaron P. Blomberg, RLS, dated September 18, 2020, recorded in Plat Book 2020, at Page 98, Oglethorpe County, Georgia records, said plat and the recording there being expressly by reference incorporated herein and made a part of this description.

Said property being bounded now or formerly by metes and bounds as follows: Tract 1-A (containing 83.306 acres) as shown in the attached "Exhibit B," and Tract #2 (containing 16.476 acres), as shown in the attached "Exhibit C," both Exhibits are incorporated herein and made a part of this description.

Both of the above described tracts are a portion of the same property described in a Deed from the Estate of Minnie Viola Eades to M.M. Eades, dated August 7, 1951, recorded in Deed Book 3-O, at Page 330, Oglethorpe County, Georgia records. Further deed reference is made to Deed Book 20B at Page 151; Deed Book 16-D, at Pages 188, 190; Deed Book 15-X at Pages 33, 35, and 558, all of Oglethorpe County, Georgia records.

Appurtenant to and benefitting Tract 1-B and burdening the above described tract and conveyed subject to and herewith is a fifty (50') foot wide perpetual, non-exclusive road easement for purposes of access, ingress and egress, leading to the adjacent Tract 1-B, and across Tract 1-A as shown on said referenced plat, for the purpose of providing access to County Road No. 197.

The above property is improved quarry property designated and known as Rocky Drive, according to the present system of located and designating property in Carlton, Oglethorpe County, Georgia. Further, said property is a portion of the property being currently designated as Tax Map and Parcel Number 161-005, Oglethorpe County, Georgia records.

The above-described property is conveyed subject to that certain Conservation Easement recorded in Deed Book 143, Page 258-299, Oglethorpe County, Georgia records.

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