

EXHIBIT "A"

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 174 OF THE 5
TH LAND DISTRICT, CITY OF LAWRENCEVILLE, GWINNETT COUNTY, GEORGIA AND
BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT A POINT ON THE NORTHERLY RIGHT-OF-WAY LINE OF PAPER MILL
ROAD (R/W VARIES) AND BEING THE SOUTHWEST CORNER OF A PARCEL OF LAND
AS SHOWN ON A PLAT OF SURVEY FOR HUTCHCRAFT ENTERPRISES, WILLIAM A.
HUTCHCRAFT, PREPARED BY HANNON, MEEKS & BAGWELL, SURVEYORS &
ENGINEERS, INC. DATED SEPTEMBER 4, 1985, RECORDED IN PLAT BOOK 35, PAGE
222B, GWINNETT COUNTY RECORDS; THENCE RUNNING N83°11'29"W ALONG SAID
NORTHERLY RIGHT-OF-WAY LINE FOR A DISTANCE OF 116.03 FEET TO A POINT;
THENCE RUNNING N07°42'45"E ALONG SAID NORTHERLY RIGHT-OF-WAY LINE FOR A
DISTANCE OF 9.32 FEET TO A POINT; THENCE RUNNING N82°27'20"W ALONG SAID
NORTHERLY RIGHT-OF-WAY LINE FOR A DISTANCE OF 299.01 FEET TO A FOUND
RIGHT-OF-WAY MONUMENT; THENCE RUNNING N41°08'35"E FOR A DISTANCE OF
148.14 FEET TO A FOUND ½" REBAR WITH CAP (CONROY); THENCE RUNNING N42
43'58"E FOR A DISTANCE OF 74.24 FEET TO A FOUND 1/2" REBAR WITH CAP
(CONROY); THENCE RUNNING N44°17'47"E FOR A DISTANCE OF 129.66 FEET TO A
FOUND SPIKE AND THE POINT OF BEGINNING; THENCE RUNNING N46°26'43"W FOR A
DISTANCE OF 174.50 FEET TO A FOUND 1" IRON PIPE AND THE SOUTHEASTERLY
RIGHT-OF-WAY LINE OF EAST CROGAN STREET; THENCE WITH A CURVE TURNING
TO THE LEFT ALONG SAID SOUTHEASTERLY RIGHT-OF-WAY LINE OF EAST CROGAN
STREET, WITH AN ARC LENGTH OF 44.40', HAVING A RADIUS OF 990.02', WITH A
CHORD BEARING OF N47°44'20"E, AND A CHORD LENGTH OF 44.40' TO A FOUND
RIGHT-OF-WAY MONUMENT; THENCE RUNNING S42°23'11"E ALONG SAID
SOUTHEASTERLY RIGHT-OF-WAY LINE OF EAST CROGAN STREET FOR A DISTANCE
OF 4.16 FEET TO A FOUND RIGHT-OF-WAY MONUMENT; THENCE RUNNING N43
34'46"E ALONG SAID SOUTHEASTERLY RIGHT-OF-WAY LINE OF EAST CROGAN
STREET FOR A DISTANCE OF 12.75 FEET TO A FOUND RIGHT-OF-WAY MONUMENT;
THENCE WITH A CURVE TURNING TO THE LEFT ALONG SAID SOUTHEASTERLY
RIGHT-OF-WAY LINE OF EAST CROGAN STREET, WITH AN ARC LENGTH OF 174.05',
HAVING A RADIUS OF 1044.42", WITH A CHORD BEARING OF N41°57'37"E, AND A
CHORD LENGTH OF 173.84 TO A RIGHT-OF-WAY MONUMENT, THENCE RUNNING
N51°23'19"W ALONG SAID SOUTHEASTERLY RIGHT-OF-WAY LINE OF EAST CROGAN
STREET FOR A DISTANCE OF 4.02 FEET TO A RIGHT-OF-WAY MONUMENT; THENCE
WITH A CURVE TURNING TO THE LEFT ALONG SAID SOUTHEASTERLY RIGHT-OF-
WAY LINE OF EAST CROGAN STREET WITH AN ARC LENGTH OF 52.52", HAVING A
RADIUS OF 1040.00', WITH A CHORD BEARING OF N35°50'43"E, AND A CHORD LENGTH
OF 52.51' TO A RIGHT-OF-WAY MONUMENT; THENCE RUNNING S48°37'35"E FOR A
DISTANCE OF 209.00 FEET TO A POINT; THENCE RUNNING S48°38'50"W FOR A
DISTANCE OF 291.31 FEET TO THE POINT OF BEGINNING.

SAID TRACT OR PARCEL OF LAND CONTAINING 1.203 ACRES (52,442 SQUARE FEET)
MORE OR LESS.

Tax ID#: R5174-021

Subject to any Easements or Restrictions of Record