

EXHIBIT A

L E G A L D E S C R I P T I O N

All that tract or parcel of land lying and being in land lot 145 of the 5th District, Gwinnett County, Georgia, in the City of Lawrenceville and more particularly described as follows;

Beginning at an iron pin on the northerly right of way of Maltbie Industrial Drive (60' R\W) a distance of 446.16' westerly of the southwesterly right of way of Maltbie Street (60' R/W);

THENCE South 88 degrees 18 minutes 29 seconds West for a distance of 20.00' feet along the northerly right of way of Maltbie Industrial Drive to an iron pin;

THENCE North 01 degrees 51 minutes 00 seconds West for a distance of 174.57' feet to an iron pin on the southerly right of way of Seaboard Systems Railroad (100' R\W);

THENCE North 88 degrees 17 minutes 06 seconds East for a distance of 20.00' feet along said right of way to an iron pin;

THENCE South 01 degrees 51 minutes 00 seconds East for a distance of 174.58' feet to an iron pin on the northerly right of way of Maltbie Industrial Drive and the Point Of Beginning.

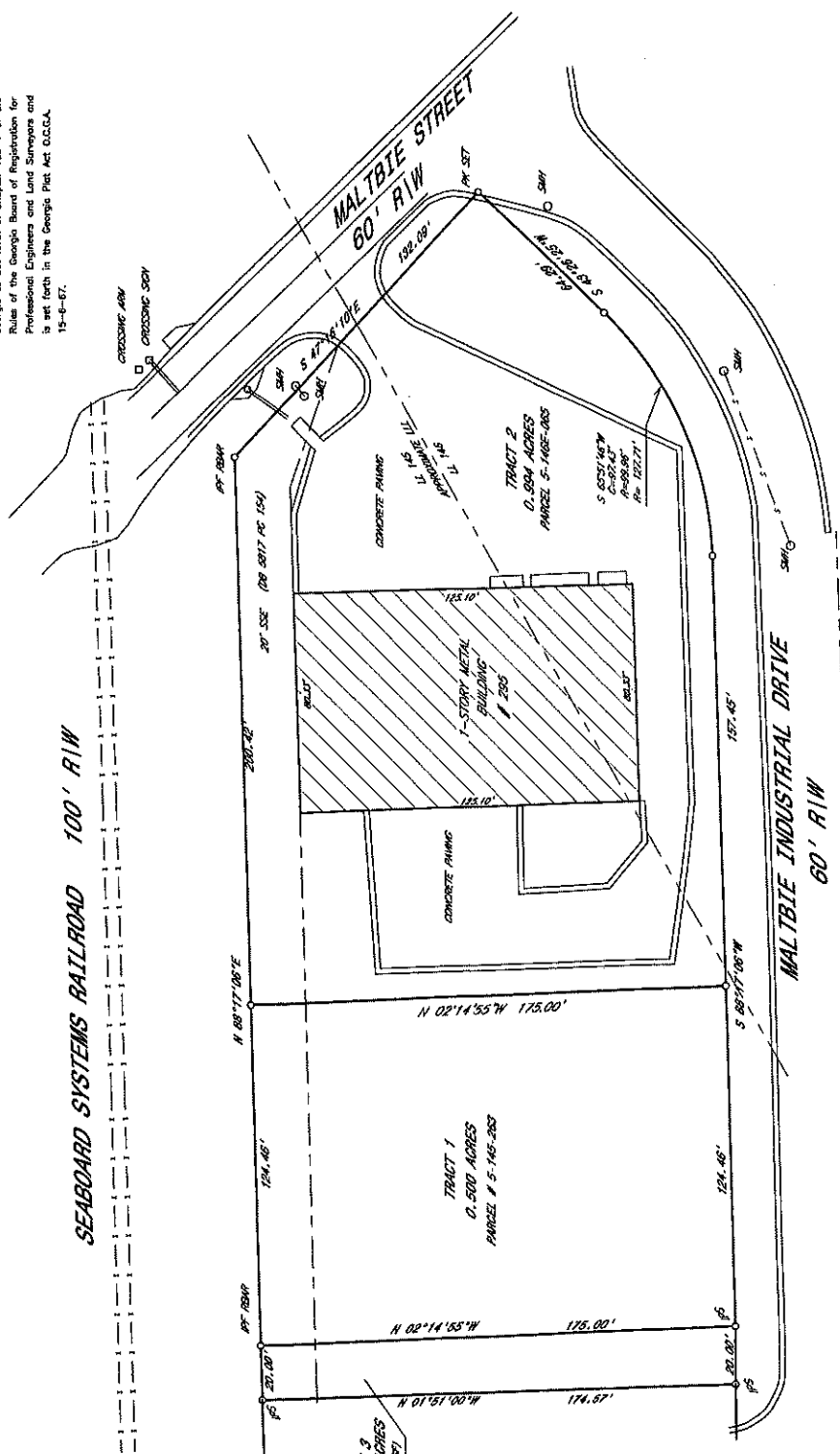
Said property contains 0.080 acres (3491.43 SF) more or less.

This survey was prepared in conformity with the Technical Standards for Property Surveys in Georgia as set forth in Chapter 186-7 of the Rules of the Georgia Board of Registration for Professional Engineers and Land Surveyors and is set forth in the Georgia Plat Act O.C.G.A. 15-6-67.

SEABOARD SYSTEMS RAILROAD 100' R.I.W.



- *** EXHIBIT ***
- BP = IRON PIN FOUND
 - CAF = CONCRETE FOUNDATION FOUND
 - CR = RIGHT OF WAY
 - BL = BUILDING LINE
 - LL = LAND LOT
 - N/P = NOW OR FORMERLY
 - NTS = NOT TO SCALE
 - BL = BOUNDARY LINE
 - TBM = TEMPORARY BENCH MARK
 - PC = POINT OF CURVATURE
 - PI = POINT OF INTERSECTION
 - R = RADIUS
 - CH = CHORD
 - E = INVERT ELEVATION
 - W = WATER MAIN LINE
 - C = GAS LINE
 - S = SEWER LINE
 - M = MAN HOLE
 - SSZ = SANITARY SEWER EXHIBENT
 - DE = DRAINAGE EXHIBENT
 - CE = CONSTRUCTION EXHIBENT
 - UB = UTILITY BOX
 - DI = DROP INLET
 - HW = HEAD WALL
 - PI = FIRE HYDRANT
 - PP = FENCED PERMANENT PROPERTY



MIF CITY OF LAWRENCEVILLE
 OR 12883, PC 188

- GENERAL NOTES
- 1) The field data upon which this plat is based show a discrepancy of one foot in 40,000 feet and an irregular error of approximately one inch per mile and no adjustment was made.
 - 2) This plat has been calculated for closure and has an accuracy of one foot in 100,000 feet.
 - 3) Field equipment used for this survey was a Topcon GTS-2002.
 - 4) All measurements, particularly of distances, are shown as horizontal measurements, unless otherwise indicated. All measurements are shown as true measurements, unless otherwise indicated.
 - 5) Underground utilities shown on this plat were taken from the records and files of the City of Lawrenceville, Georgia, and are shown as approximate locations. The accuracy of these measurements is not guaranteed by the City of Lawrenceville, Georgia.
 - 6) This survey is a correct representation of the land shown and has been prepared in conformity with the Georgia Surveying Act of 1967, as amended, and the Georgia Board of Registration for Professional Engineers and Land Surveyors, and is subject to the jurisdiction of the Georgia Board of Registration for Professional Engineers and Land Surveyors.
 - 7) Said described property is located within an area known as the "Seaboard Systems Railroad 100' Right of Way" and is shown as such on the Georgia Surveying Act of 1967, as amended, and the Georgia Board of Registration for Professional Engineers and Land Surveyors, and is subject to the jurisdiction of the Georgia Board of Registration for Professional Engineers and Land Surveyors.
 - 8) This property may be subject to easements, rights of way, encroachments, or restrictions, which are not indicated on this plat, and the surveyor is not responsible for the same.
 - 9) Survey references: 1) Survey for C. Andrew Davis, dated 12-15-08, PG 47, 48, 50.

BOUNDARY SURVEY FOR:
693H20, LLC
 LL 145 & 146 5TH DISTRICT
 GWINNETT COUNTY GEORGIA
 CITY OF LAWRENCEVILLE
 1" = 30' JN2789-16 1-11-16
 FIELD SURVEY 1-8-16
 REVISED 5-18-21 (ADD TRACT 3)
 1.574 ACRES TOTAL

M. V. INGRAM ENTERPRISES, INC.
 LAND SURVEYING AND PLANNING
 125 GENERALS PLACE
 CANTON, GEORGIA 30114
 (770) 885-6807

