

EXHIBIT "A"
Legal Description
255 Equipment Court, Lawrenceville, Georgia 30046
Gwinnett County Tax Parcel ID#: R7012 116

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 12 OF THE 7TH DISTRICT OF GWINNETT COUNTY, GEORGIA, BEING LOT 5, BLOCK A CONTAINING 6.4949 ACRES, STEPHENS 316 PARK, UNIT ONE, AS PER PLAT RECORDED IN PLAT BOOK 99, PAGE 116, GWINNETT COUNTY RECORDS, WHICH PLAT IS INCORPORATED HEREIN BY REFERENCE.

LESS AND EXCEPT THAT CERTAIN PROPERTY CONVEYED BY RIGHT OF WAY DEED TO DEPARTMENT OF TRANSPORTATION AT DEED BOOK 50390, PAGE 558, GWINNETT COUNTY RECORDS.

Less & Except:

RIGHT OF WAY

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 12 OF THE 7TH DISTRICT OF GWINNETT COUNTY, GEORGIA, BEING SHOWN DESCRIBED WITHIN ON THE ATTACHED PLATS MARKED EXHIBIT "B" AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT 60.00 FEET RIGHT OF AND OPPOSITE STATION 1605+34.76 ON THE CONSTRUCTION CENTERLINE OF US AUTO SALES BLVD RAMP ON GEORGIA HIGHWAY P.I. NO. 0013893; RUNNING THENCE N 68°3.5'45.7" E A DISTANCE OF 125.58 FEET TO A POINT 41.85 FEET RIGHT OF AND OPPOSITE STATION 1606+59.03 ON SAID CONSTRUCTION CENTERLINE LAID OUT FOR US AUTO SALES BLVD RAMP; THENCE NORTHEASTERLY 178.53 FEET ALONG THE ARC OF A CURVE (SAID CURVE HAVING A RADIUS OF 1205.00 FEET AND A CHORD DISTANCE OF 178.36 FEET ON A BEARING OF N 72°50'25.2" E) TO THE POINT 29.21 FEET RIGHT OF AND OPPOSITE STATION 1608+36.94 ON SAID CONSTRUCTION CENTERLINE LAID OUT FOR US AUTO SALES BLVD RAMP; THENCE N 77°05'04.7" E A DISTANCE OF 188.54 FEET TO A POINT 29.81 FEET RIGHT OF AND OPPOSITE STATION 1610+25.49 ON SAID CONSTRUCTION CENTERLINE LAID OUT FOR US AUTO SALES BLVD RAMP; THENCE S 16°22'00.0" E A DISTANCE OF 30.24 FEET TO A POINT 60.00 FEET RIGHT OF AND OPPOSITE STATION 1610+27.21 ON SAID CONSTRUCTION CENTERLINE LAID OUT FOR US AUTO SALES BLVD RAMP; THENCE S 76°54'14.2" W A DISTANCE OF 492.45 FEET BACK TO THE POINT OF BEGINNING. SAID TRACT CONTAINING 0.267 ACRES MORE OR LESS.

LIMITED ACCESS

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 12 OF THE 7TH DISTRICT OF GWINNETT COUNTY, GEORGIA, BEING SHOWN DESCRIBED WITHIN ON THE ATTACHED PLATS MARKED EXHIBIT "B" AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FOR THE SAME CONSIDERATION GRANTOR HEREBY CONVEYS AND RELINQUISHES TO THE DEPARTMENT OF TRANSPORTATION ALL RIGHTS OF ACCESS BETWEEN THE LIMITED ACCESS HIGHWAY AND APPROACHES THERETO ON THE ABOVE NUMBERED HIGHWAY PROJECT AND GRANTOR'S REMAINING REAL PROPERTY FROM WHICH SAID RIGHT OF WAY IS TAKEN EXCEPT AT SUCH POINTS AS DESIGNATED AND SHOWN ON THE ATTACHED PLAT PREPARED BY THE DEPARTMENT OF TRANSPORTATION DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT 60.00 FEET RIGHT OF AND OPPOSITE STATION 1605+34.76 ON THE CONSTRUCTION CENTERLINE OF US AUTO SALES BLVD RAMP ON GEORGIA HIGHWAY P.I. NO. 0013893; RUNNING THENCE N 76°54'14.2" E A DISTANCE OF 492.45 FEET TO A POINT 60.00 FEET RIGHT OF AND OPPOSITE STATION 1610+27.21 ON SAID CONSTRUCTION CENTERLINE LAID OUT FOR US AUTO SALES BLVD RAMP. BEING 492.45 LINEAR FEET, MORE OR LESS.