

**EXHIBIT "A"****File No.: W-C-23750-22-PC**

All that tract or parcel of land lying and being in Land Lot 66 of the 6th District, Clayton County, Georgia, being Tract 'C', containing 13.116 acres, more or less, as more fully shown on Boundary/As-Built Survey for Snatchmasters Holdings, LLC, dated 12/14/2022, prepared by Scanlon Engineering Services, Inc., certified by Mark A. Buckner, Georgia Registered Land Surveyor No. 2422, said survey being attached hereto as Exhibit "A-1" and being more particularly described as follows:

TO FIND THE TRUE POINT OF BEGINNING, BEGIN at a point at the intersection of the southwesterly right-of-way of Tara Boulevard/US Hwy 19-14/GA Hwy 3 (190-foot right-of-way) and the northwesterly right-of-way of Iron Gate Boulevard (100-foot right-of-way), if said street lines were extended to form an angle; run thence North 13 degrees 10 minutes 56 seconds West 48.22 feet to a ½-inch rebar set on the southwesterly right-of-way of Tara Boulevard/US Hwy 19-14/GA Hwy 3, said point being the TRUE POINT OF BEGINNING; running thence South 77 degrees 11 minutes 57 seconds West 42.24 feet to a ½-inch rebar set; thence South 13 degrees 25 minutes 30 seconds East 48.00 feet to a ½-inch rebar set on the northwesterly right-of-way of Iron Gate Boulevard; thence South 77 degrees 11 minutes 57 seconds West along the northwesterly right-of-way of Iron Gate Boulevard 94.21 feet to a ½-inch rebar set; thence continuing along the northwesterly right-of-way of Iron Gate Boulevard, along the arc of a curve to the left, having a radius of 1122.21 feet, being subtended by a chord bearing South 65 degrees 39 minutes 36 seconds West 351.24 feet, an arc distance of 352.69 feet to a ½-inch rebar found; thence North 89 degrees 03 minutes 20 seconds West 551.78 feet to a ½-inch rebar found; thence North 01 degree 30 minutes 03 seconds West 731.72 feet to ½-inch rebar set; thence South 89 degrees 22 minutes 24 seconds East 476.06 feet to a point; thence South 00 degrees 27 minutes 38 seconds East 100.44 feet to a ½-inch rebar found; thence South 02 degrees 07 minutes 59 seconds East 96.65 feet to a ½-inch rebar found; thence South 89 degrees 50 minutes 30 seconds East 458.50 feet to a 1/2-inch rebar set on the southwesterly right-of-way of Tara Boulevard/US Hwy 19-14/GA Hwy 3; thence South 13 degrees 10 minutes 56 seconds East along the southwesterly right-of-way of Tara Boulevard/US Hwy 19-14/GA Hwy 3, 323.91 feet to a ½-inch rebar set on the southwesterly right-of-way of Tara Boulevard/US Hwy 19-14/GA Hwy 3 and the TRUE POINT OF BEGINNING; less and except any portion of the above described property which lies with the right-of-way of any public roads.

FOR INFORMATIONAL PURPOSES ONLY: Said property is known by address as 10012 Tara Boulevard, according to the present system of numbering property in Clayton County, Georgia.