

EXHIBIT "A"
LEGAL DESCRIPTION

TRACT I: (TAX MAP J13J, PARCEL 157) ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN THE CITY OF ROME, FLOYD COUNTY, GEORGIA, AND BEING ALL OF LOTS 37, 36 AND PART OF LOT 35 OF THE PRINTUP CITY ADDITION TO THE CITY OF ROME AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT AN IRON PIN LOCATED AT THE NORTH MOST INTERSECTION OF NORTH BROAD STREET AND CAMP STREET, SAID INTERSECTION BEING FORMED BY THE WEST RIGHT OF WAY LINE OF NORTH BROAD STREET AND THE NORTH RIGHT OF WAY LINE OF CAMP STREET; GOING THENCE FROM SAID POINT OF BEGINNING NORTH 67 DEGREES 36 MINUTES WEST, 102.87 FEET TO AN IRON PIN LOCATED AT THE INTERSECTION OF THE SOUTHEAST RIGHT OF WAY LINE OF A 12 FOOT ALLEY AND THE NORTH RIGHT OF WAY LINE OF CAMP STREET; GOING THENCE NORTH 33 DEGREES 30 MINUTES EAST ALONG THE SOUTHEAST RIGHT OF WAY LINE OF SAID 12 FOOT ALLEY 96.15 FEET TO AN IRON PIN; GOING THENCE SOUTH 56 DEGREES 28 MINUTES EAST 101 FEET TO A POINT LOCATED ON THE WEST RIGHT OF WAY LINE OF NORTH BROAD STREET; GOING THENCE SOUTH 33 DEGREES 30 MINUTES WEST 76.37 FEET ALONG THE RIGHT OF WAY LINE OF NORTH BROAD STREET TO THE POINT OF BEGINNING.

TRACT II: (TAX MAP J13J, PARCEL 158) ALL THAT TRACT OR PARCEL OF LAND SITUATED, LYING AND BEING IN FLOYD COUNTY, GEORGIA AND BEING LOTS 33, 34 AND A PORTION OF LOT 35 OF THE PRINTUP CITY ADDITION TO THE CITY OF ROME, SAID PROPERTY BEING MORE PARTICULARLY DESCRIBED AS BEGINNING AT AN IRON PIN LOCATED AT THE WEST MOST INTERSECTION OF WRIGHT STREET AND NORTH BROAD STREET, SAID INTERSECTION BEING FORMED BY THE WEST RIGHT OF WAY LINE OF NORTH BROAD STREET AND THE SOUTH RIGHT OF WAY LINE OF WRIGHT STREET; GOING THENCE FROM SAID POINT OF BEGINNING SOUTH 33 DEGREES 30 MINUTES WEST ALONG THE WESTERLY RIGHT OF WAY LINE OF BROAD STREET 83.63 FEET TO A POINT; GOING THENCE NORTH 56 DEGREES 28 MINUTES WEST 101 FEET TO AN IRON PIN LOCATED ON THE SOUTHEAST RIGHT OF WAY LINE OF A 12 FOOT ALLEY; GOING THENCE NORTH 33 DEGREES 30 MINUTES EAST 84.08 FEET TO AN IRON PIN LOCATED ON THE SOUTH RIGHT OF WAY LINE OF WRIGHT STREET; GOING THENCE SOUTH 56 DEGREES 16 MINUTES EAST ALONG THE SOUTH RIGHT OF WAY LINE OF WRIGHT STREET, 101 FEET TO THE POINT OF BEGINNING.

ALSO CONVEYED HEREBY IS THAT PORTION OF THE 12-FOOT ALLEY WHICH ADJOINS THE ABOVE-DESCRIBED PROPERTY, SAID ALLEY BEING REFERRED TO IN A DEED FROM P. O. MCBRAYER, ET AL. TO JOE DIPRIMA DATED AUGUST 10, 1946 AND RECORDED IN DEED BOOK 205, PAGE 477 OF THE FLOYD COUNTY DEED RECORDS.

TRACT III: (TAX MAP J13J, PARCEL 162) ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 235 OF THE 23RD DISTRICT AND 3RD SECTION OF FLOYD COUNTY, GEORGIA AND BEING IN THE FIRST WARD OF THE CITY OF ROME, GEORGIA AND BEING LOT 38 AND PART OF LOT 39, PRINTUP CITY AS PER DEED BOOK MMM, PAGE 149 IN THE OFFICE OF THE CLERK OF THE SUPERIOR COURT OF FLOYD COUNTY, GEORGIA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE POINT OF INTERSECTION OF THE NORTHEASTERLY RIGHT OF WAY OF CAMP STREET (50 FOOT RIGHT OF WAY, F/K/A HIDEELL STREET) AND THE SOUTHEASTERLY RIGHT OF WAY OF FORSYTH STREET (50 FOOT RIGHT OF WAY); RUNNING THENCE NORTH 35 DEGREES 13 MINUTES 26 SECONDS EAST ALONG SAID SOUTHEASTERLY RIGHT OF WAY OF FORSYTH STREET 55.0 FEET TO A POINT; THENCE LEAVING SAID SOUTHERLY RIGHT OF WAY OF FORSYTH STREET AND RUNNING SOUTH 58 DEGREES 11 MINUTES 23 SECONDS EAST 96.54 FEET TO A POINT; THENCE SOUTH 28 DEGREES 3 MINUTE 39 SECONDS WEST A DISTANCE OF 40.92 FEET TO A POINT, SAID POINT BEING LOCATED ON SAID NORTHEASTERLY RIGHT OF WAY OF CAMP STREET; THENCE NORTH 66 DEGREES 00 MINUTES 30 SECONDS WEST ALONG SAID NORTHEASTERLY RIGHT OF WAY OF CAMP STREET 103.45 FEET TO SAID POINT OF BEGINNING. SAID TRACT CONTAINING 0.11 ACRES AND SUCH DESCRIPTION BEING IN ACCORDANCE WITH SURVEY PREPARED BY GROVER HIGGINS ASSOCIATES DATED AUGUST 4, 1994.

SAID PROPERTY IS CONVEYED SUBJECT TO ALL EXISTING EASEMENTS, RESTRICTIONS, COVENANTS, AGREEMENTS, PERMITS, RIGHTS OF WAYS, GOVERNMENT REGULATIONS, ZONING ORDINANCES AND ALL MATTERS OF RECORD AFFECTING SUBJECT PROPERTY AS APPEARING OF RECORD.

Parcel ID # J13J157, J13J158, J13J162