

EXHIBIT "A"

LEGAL DESCRIPTION

ALL THAT TRACT OR PARCEL OF LAND lying and being in Land Lot 87 of the 9TH District and 3rd Section of Murray County, City of Eton, Georgia, being Tract 1 containing 0.667 acres according to that certain Final Plat for Eton Properties, LLC, GPI – Eton, LLC, KeyWorth Bank and Chicago Title Insurance Company dated August 18, 2011, revised August 23, 2011, and prepared by RKS Green Consulting Group, Joel E. McWhorter, GRLS No. 3065, said plat being recorded in Plat Book 44, Page 172, Murray County, Georgia records, reference to said plat recording is hereby made for a more complete description hereof.

TOGETHER WITH all easements, rights and obligations contained in that certain Joint Parking Easement Agreement by and between Eton Properties, LLC and Candies Creek Properties dated June 23, 2009 and recorded in Deed Book 701, Page 284, Murray County, Georgia records.

TOGETHER WITH all easements, rights and obligations contained in that certain Easement Agreement with Covenants and Restrictions from Eton Properties, LLC to GPI-Eton, LLC, dated September 7, 2011, filed for record September 9, 2011 at Deed Book 746, Page 443, Murray County, Georgia Records.

EXHIBIT "B"

PERMITTED EXCEPTIONS

1. Taxes for the year 2013 and subsequent years not yet due and payable.
2. Right of Way Deed to State Highway Department of Georgia from K. R. Peden recorded on September 22, 1958 in Deed Book 34, Page 323, Murray County, Georgia records.
3. Easement to Georgia Power Company from Kenneth R. Peden filed for record on August 3, 1962 and recorded in Deed Book 41, Page 72, aforesaid records.
4. Ingress/Egress Easement conveyed in that certain Warranty Deed from Eton Properties, LLC to Benny Tankersley and Heath Jones d/b/a Tankersley Properties dated November 1, 2004 and recorded in Deed Book 535, Page 628, aforesaid records.
5. Water and Sewer Easement to City of Chatsworth from Eton Properties, LLC dated November 19, 2004 and recorded in Deed Book 538, Page 749, aforesaid records.
6. Easement to Georgia Power Company from Eton Properties, LLC dated September 24, 2004 and recorded in Deed Book 555, Page 487, aforesaid records.
7. Memorandum of Lease made by and between Subway Real Estate Corp., (tenant) and Eton Properties, LLC (landlord), dated March 21, 2007, filed for record March 29, 2007, recorded in Deed Book 634, Page 267, aforesaid records.
8. Joint Parking Easement Agreement by and between Eton Properties, LLC and Candies Creek Properties dated June 23, 2009 and recorded in Deed Book 701, Page 284, aforesaid records.
9. All matters as shown on that certain Final Plat for Eton Properties, LLC, GPI – Eton, LLC, KeyWorth Bank and Chicago Title Insurance Company dated August 18, 2011, revised August 23, 2011, and prepared by RKS Green Consulting Group, Joel E. McWhorter, GRLS No. 3065, said plat being recorded in Plat Book 44, Page 172, aforesaid records.
10. Construction and Utilities Easement Agreement by and between Candies Creek Properties and GPI – Eton, LLC dated as of September 7, 2011 and recorded in Deed Book 746, Page 429, aforesaid records.
11. Easement Agreement by and between Eton Properties, LLC and GPI – Eton, LLC dated as of September 2, 2011, and recorded in Deed Book 746, Page 443, aforesaid records.