

EXHIBIT "A"

Property Legal Description

All that certain lot, tract or parcel of land situate, lying and being in the City of Pooler, 8th G.M. District, Chatham County, Georgia, containing 4.92 acres, more or less, and being known and designated as "LOT A", according to that certain map or plat of survey entitled "Major Subdivision, a Portion of a 151.78 Acre Portion of Symon's First and Second Additions, 8th G.M. District, Pooler, Georgia", prepared for Satilla Capital Partners, LLC by Robert K. Morgan, III, G.R.L.S. No. 3087, dated March 7, 2018, and recorded in Plat Book 51, Page 730, in the Office of the Clerk of the Superior Court of Chatham County, Georgia, which recorded map or plat is incorporated herein by specific reference thereto and made a part of this description. Said property being more commonly known under the present numbering system as 0 Benton Drive, Pooler, Georgia 31322; and having a Chatham County Tax P.I.N. of 5-0017-01-038.

This being a portion of the property conveyed from Rebecca C. Benton and Pooler Property, LLC to SGLRP, LLC by that certain Limited Warranty Deed dated September 28, 2017, and recorded in Deed Book 1185, Page 552, in the Office of the Clerk of the Superior Court of Chatham County, Georgia.

Together with Easement rights as set forth in that certain Benton Boulevard Access Easement Agreement between Green Valley Acquisition, LLC and Rebecca Cone Benton, recorded January 14, 2014, in Deed Book 393-V, Page 486, in the aforesaid Clerk's Office records.

Also together with Easement rights as set forth in that certain Temporary Easement Agreement for Access and Utilities by and between SGLRP, LLC and SanRajSons, LLC, recorded in Deed Book 2944, Page 4-12, in the aforesaid Clerk's Office records.

Subject, however, to all valid zoning ordinances, restrictions, covenants, easements, rights-of-way, and all matters of record or evidenced by use.

