

EXHIBIT "A"

All that lot, tract, or parcel of land lying and being in the City of Kingsland, 1606th G. M. District, Camden County, Georgia, more particularly described as follows:

TO ARRIVE AT A POINT OF BEGINNING, from an iron pin at the southwesterly corner of Lot 11 of Sheffield West - Phase II Subdivision, as more fully and accurately shown and described on that certain plat of survey by Ernest R. Bennett, Jr., Georgia Registered Land Surveyor No. 2893, dated February 17, 2006, recorded in Plat Drawer 20, Map No. 25, Camden County, Georgia, records, extend in a northeasterly direction along the city limit line of the City of Kingsland a chord distance of 962.73 feet to an iron pin which is the point of beginning (the bearing of the aforesaid chord being North 36° 09' 40" East); AND FROM SAID POINT OF BEGINNING, running in a northeasterly direction along the city limit line of the City of Kingsland and along the southerly line of Sheffield West - Phase I and Sheffield West - Phase II Subdivisions, along the arc or a curve concave to the south, a chord distance of 949.95 feet to an iron pipe (the bearing of the aforesaid chord being North 46° 33' 03" East), thence, running South 29° 04' 07" East 45.93 feet to an iron pipe; thence, running North 62° 27' 36" East 703.86 feet to an iron pipe; thence, running South 72° 09' 05" East 258.61 feet to an iron pipe; thence, running North 80° 29' 25" East 300 feet to an iron pipe; thence, running North 41° 13' 50" East 78.77 feet to a point in the southerly line of a cul-de-sac at the west end of Cody Street; thence, running in an easterly direction along said southerly line a chord distance of 82.28 feet to an iron pipe (the bearing of the aforesaid chord being North 75° 51' 38" East); thence, running North 80° 22' 55" East along the southerly right-of-way line of Cody Street 12.26 feet to a concrete monument; thence, running South 29° 28' 00" West 120.13 feet to a concrete monument; thence, running South 40° 33' 08" East 631.16 feet to a point; thence, running North 80° 12' 32" East 7.77 feet to a point; thence, running South 30° 11' 35" East 692.44 feet to an iron pipe; thence, running South 79° 43' 41" West 56.45 feet to an iron pin; thence, running South 09° 33' 16" East 124.32 feet to an iron pin; thence, running South 80° 21' 23" West along the northerly right-of-way line of Mason Street 60 feet to an iron pipe; thence, running South 09° 38' 37" East along the westerly right-of-way line of North Lemon Street 374.54 feet to an iron pipe; thence, running South 79° 41' 23" West along the northerly line of lands now or formerly of Ernest Dawson, as described in Deed Book TT,

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page 302, aforesaid records, 253.79 feet to an iron pin; thence, running South 09° 23' 06" East 255 feet to a point; thence, running North 79° 41' 23" East along the southerly line of lands now or formerly of Florie Reed, as described in Deed Book 217, page 286, aforesaid records, 244.41 feet to a point; thence, running in a southerly direction along the westerly right-of-way line of North Lemon Street a chord distance of 69.89 feet to an iron pipe (the bearing of the aforesaid chord being South 01° 55' 23" West); thence, running in a southerly direction along said westerly right-of-way line 159.28 feet to an iron pin (the bearing of the aforesaid chord being South 00° 41' 18" E); thence, running South 79° 45' 07" West along the northerly line of Lot 18 of Underwood Plantation Subdivision Phase I, as shown in Plat Drawer 8, Map No. 163, aforesaid records, 163.34 feet to an iron pin; thence, running North 78° 44' 56" West along the northerly line of said subdivision 76.97 feet to an iron pin; thence, running South 62° 30' 53" West along the northerly line of Lot 19 of said subdivision 99.02 feet to an iron pipe; thence, running South 29° 22' 55" East along the westerly line of said Lot 19 60.27 feet to an iron pipe; thence, running South 02° 44' 12" East along the westerly line of Lot 20 of said subdivision 80 feet to an iron pipe; thence, running North 87° 15' 48" East along the southerly line of said Lot 20 79.32 feet to an iron pin in the northerly right-of-way line of Edwards Drive; thence, running South 36° 48' 42" West along said northerly right-of-way line 104.75 feet to an iron pin; thence, running in a westerly direction along said northerly right-of-way line a chord distance of 75.79 feet to an iron pin (the bearing of the aforesaid chord being South 55° 18' 33" West); thence, running South 73° 48' 24" West along said northerly right-of-way line 27.81 feet to an iron pin; thence, running North 56° 18' 02" West along the northeasterly line of Underwood Plantation Subdivision 154.79 feet to a point; thence, running North 59° 17' 29" West along the northerly line of said subdivision 81.01 feet to a point; thence, running North 72° 30' 21" West along the northerly line of said subdivision 80 feet to a point; thence, running North 68° 37' 56" West along the northerly line of said subdivision 105.45 feet to a point; thence, running North 66° 24' 13" West along the northerly line of said subdivision 85 feet to a point; thence, running South 56° 24' 39" West along the northerly line of said subdivision 140.46 feet to a point; thence, running South 34° 06' 15" East along the westerly line of Lot 26 of said subdivision 148.90 feet to a point; thence, running in a westerly direction along the northerly right-of-way line of Edwards Drive a chord distance of 28.1 feet to a point (the bearing of the aforesaid chord being South 60° 38' 28"

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West); thence, running South 55° 54' 11" West along said northerly right-of-way line and westerly prolongation thereof 282 feet to a point; thence, running South 34° 05' 49" East along the westerly right-of-way line of Mason's Court (also known as Henrietta Drive a 60-foot right-of-way) 290 feet to a concrete monument; thence, running in a southerly direction along said westerly right-of-way line, along the arc of a curve concave to the west and having a radius of 546.77 feet, a chord distance of 60.05 feet to a point (the bearing of the aforesaid chord being South 30° 56' 56" East); thence, running North 81° 19' 09" West 655.77 feet to an iron pipe; thence running North 81° 35' 29" West 1023.51 feet to an iron pipe; thence, running North 39° 33' 08" West along the northeasterly line of The Meadows Phase III Section "A" Subdivision, as shown in Plat Drawer 11, Map No. 28, aforesaid records, 274.64 feet to an iron pin; thence, running North 37° 53' 14" West along the northeasterly line of said subdivision 846.95 feet to an iron pipe; thence, running North 58° 37' 07" East 416.44 feet to an iron pipe; thence, running North 27° 47' 15" East along 350.97 feet to an iron pipe; thence, running North 03° 41' 18" East 288.29 feet to an iron pipe which is the point of beginning. Being all of Parcel "A" more fully and accurately shown and described on that certain plat of survey by Ben Brandon, Jr., Georgia Registered Land Surveyor No. 2053, dated May 18, 2006.

**EXHIBIT "B"****PERMITTED TITLE EXCEPTIONS**

1. All general and special taxes and assessments for the year 2018 and subsequent years, liens not yet due and payable and any additional taxes, interest and/or penalties which may be assessed for prior tax years by virtue of adjustment, re-appraisal, re-assessment, appeal or other amendment to the tax records of the city or county in which the subject property is located.
2. Easement from Joseph T. Stover, III, Rebecca Harris Higbee and Bettina Bobchak to the City of Kingsland, Georgia, dated May 25, 2006, and recorded in Deed Book 1255, Page 415, Camden County, Georgia Deed Records.
3. Plat of survey by Ben Brandon, Jr., Georgia Registered Land Surveyor No. 2053, dated May 18, 2006, shows portions of the property are wetlands.
4. Plat of survey by Ben Brandon, Jr., Georgia Registered Land Surveyor No. 2053, dated May 18, 2006, shows a proposed 60-foot right-of-way through the property, known as Mason's Court.
5. Plat of survey by Ben Brandon, Jr., Georgia Registered Land Surveyor No. 2053, dated May 18, 2006, shows a proposed 20-foot buffer in the northerly portion of the property.
6. Right of others, if any, to that portion of the property within the boundaries of the Old Kingsland-Folkston Highway.
7. Conservation Use Assessment recorded June 25, 2010, at Deed Book 1528, Page 477, Camden County, Georgia Deed Records.
8. Conservation Use Assessment recorded June 25, 2010, at Deed Book 1528, Page 476, Camden County, Georgia Deed Records.