

Exhibit "A"

All that tract or parcel of land lying and being in Land Lots 143 and 144 of the 1st District, Coweta County, Georgia and being more particularly described as follows

BEGINNING at 1/2-inch rebar found along the western right-of-way of Elders Mill Road (having an 80-foot right-of-way) along the line common to Land Lots 143 and 144, and the southern line of a 60-foot ingress-egress & utility easement as depicted in Plat Book 49 Page 191 and Plat Book 59 Page 97; Thence leaving said western right-of-way and running along said common Land Lot line and said southern line of said 60-foot ingress-egress & utility easement, North 89°27'38" West, 1608.25 feet to a 1/2-inch rebar found; Thence leaving said ingress-egress easement and said Land Lot line and running, South 01°23'37" West, 466.20 feet to a point; Thence, North 89°27'37" West, 230.53 feet to a point; Thence, North 01°23'37" East, 526.20 feet to a point along the northern line of said 60-foot ingress-egress & utility easement; Thence running along said northern line of said easement, South 89°27'37" East, 230.53 feet to a 1/2-inch rebar found; Thence, South 89°27'37" East, 1608.66 feet to a 1/2-inch rebar found along said western right-of-way of Elders Mill Road; Thence running along said western right-of-way, South 01°46'54" West, 60.00 feet to a 1/2-inch rebar found and the true POINT OF BEGINNING.

Said tract containing 5.000 acres as shown on a survey for Elders Mill Enterprises, LLC by S.A. Gaskins & Associates, LLC dated March 21, 2024 and recorded in Plat Book 101 Page 1078, Coweta County, Georgia records.

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOTS 143 & 144 OF THE 1ST LAND DISTRICT OF COWETA COUNTY, GEORGIA AND CONTAINING 69.086 ACRES MORE OR LESS ACCORDING TO PLAT OF SURVEY PREPARED FOR DONALD RAY BRANDENBURG, BY S.A. GASKINS & ASSOCIATES, LLC, SWANSON A. GASKINS, SR., RLS #1620, DATED 2/7/2022 AND FILED ON 2/24/2022 IN PLAT BOOK 100, PAGE 315, COWETA COUNTY, GEORGIA RECORDS. REFERENCE TO SAID PLAT IS HEREBY MADE FOR A MORE COMPLETE AND ACCURATE DESCRIPTION OF THE PROPERTY CONVEYED HEREIN.

The above referenced property includes a 60 foot strip identified as an easement which abuts Elder Mill Road as depicted on the referenced plat. This conveyance is subject to the easement rights for ingress and egress over and across said 60 foot strip for the owners and successors in title of the 25.656 acre parcel adjacent to the northeasterly line of the property conveyed hereby.

Subject to all easements and restrictions of record.