

Exhibit A

Legal Description

Deed Book 60102 Pg 408
CATHELENE ROBINSON
Clerk of Superior Court
Fulton County, Georgia

All that tract or parcel of land lying and being in Land Lot 44, 14th District, Fulton County, Georgia, being Lot 4, Block 14, L.P. Grant Property, as per plat recorded in Plat Book 211, Page 69, Fulton County, Georgia Records, which plat is incorporated herein by reference and made thereto; and being more particularly described as follows: Beginning at an open top pipe on the Western right of way of Park Avenue (70' R/W) 100.2 feet Southerly from the intersection formed by the Western right of way of Park Avenue and the Southern right of way of Glenwood Avenue (FKA Glenwood Drive); running thence along the Western right of way of Park Avenue South 01 degree 00 minutes 00 seconds West 45.01 feet to an open to pipe; running thence North 89 degrees 00 minutes 00 seconds West 200.00 feet to an iron pin set on the Eastern side of a 10' alley (not open); running thence along the Eastern side of said alley North 01 degree 00 minutes 00 seconds East 45.01 feet to and iron pin set on the Southern side of a 10' alley (not open); running thence along said alley South 89 degrees 00 minutes 00 seconds East 200.00 feet to an open top pipe on the Western right of way of Park Avenue and the point of beginning; all according to plat of survey prepared by Survey Systems & Assoc., Inc., dated July 5, 2006; being known as 441 Park Avenue, according to the present system of numbering in the City of Atlanta, Fulton County, Georgia. This conveyance is subject to: (1) Zoning; (2) General utility, sewer and drainage easements of record as of the binding agreement date and upon which the improvements do not encroach; (3) Covenants, restrictions and easements of records; and (4) All facts and conditions which would be revealed by an accurate survey and inspection of the property.

Being improved property more commonly known as 441 Park Avenue SE, Atlanta, GA 30312; and being the same property conveyed via deed recorded in Deed Book 58457 Page 293 Fulton County Records,

Tax ID: 14-0044-0006-077-1

07/15/20
11:43 PM EDT
dotloop verified

07/16/20
9:42 AM EDT
dotloop verified