

EXHIBIT "A"

File No.: W-09897-23-AW

All that tract or parcel of land lying and being in Land Lot 225, 17th District, City of Atlanta, Fulton County, Georgia, being Unit/Lot 101, Building 17, of Park Vue subdivision, Phase 5, as depicted on final asbuilt survey dated 9/27/2023, by Keystone Land Surveying, Inc., Patrick F. Carey, GRLS Number 3077, and being more particularly described as follows:

COMMENCING at the intersection of the northerly right-of-way of Johnson Road (80' R/W) and the easterly right-of-way of Habershal Drive; thence easterly following the northerly right-of-way of said Johnson Road a distance of 1,324.98 feet to a 1/2-inch rebar marked POB, as shown on plat for Park Vue recorded at Plat Book 456, Pages 27-31, Fulton County, Georgia records, and as indicated on the aforementioned survey; thence North 19 degrees 47 minutes 41 seconds East a distance of 608.55 feet to a point at a southwesterly corner of subject Unit/Lot 101, as shown on the aforementioned survey, said point being the TRUE POINT OF BEGINNING;

From said TRUE POINT OF BEGINNING as thus established, thence North 38 degrees 42 minutes 54 seconds West a distance of 44.10 feet to a corner; thence North 51 degrees 17 minutes 06 seconds East a distance of 20.10 feet to a corner; thence South 38 degrees 42 minutes 54 seconds East a distance of 53.10 feet to a corner; thence South 51 degrees 17 minutes 06 seconds West a distance of 12.10 feet to a corner; thence North 38 degrees 42 minutes 54 seconds West a distance of 9.00 feet to a corner; and thence South 51 degrees 17 minutes 06 seconds West a distance of 8.00 feet to a corner at the said southwesterly corner of subject Unit/Lot 101, as shown on the aforementioned survey, said point being the TRUE POINT OF BEGINNING.

Being property known as 1506 Pinedale Crest NW, according to the present system of numbering in the City of Atlanta, Fulton County, Georgia.