

EXHIBIT "A"

All of Lots No. 1 and 3 and a Part of Lots No. 5 and 7 and Hamilton Oaks Subdivision, Garland County, Arkansas, more particularly described as follows: Begin at the East Corner of said Lot No. 1 and the West Right-of-Way of Highway No. 7; thence South 84 degrees 43 minutes 21 seconds West a distance of 155.80 feet; thence South 80 degrees 09 minutes 52 seconds West a distance of 113.30 feet; thence South 55 degrees 32 minutes 17 seconds West a distance of 46.93 feet; thence South 34 degrees 10 minutes 01 seconds East a distance of 30 feet; thence South 55 degrees 15 minutes 59 seconds West a distance of 33.73 feet; thence South 35 degrees 53 minutes 52 seconds East a distance of 87.94 feet; thence North 56 degrees 27 minutes 38 seconds a distance of 317.67 feet to the Point of Beginning.

LESS AND EXCEPT THAT PORTION OF SUBJECT PROPERTY SOLD TO to Arkansas State Highway Commission by Warranty Deed executed by Hot Springs Property Management, LLC filed September 14, 2016 in Book 3779 at Page 92 of the Deed and Mortgage Records of Garland County, Arkansas, more particularly described as follows: Part of Lot 1, Hamilton Oaks Subdivision being a part of the Northeast Quarter of the Southeast Quarter of Section 36, Township 3 South, Range 20 West, Garland County, Arkansas, more particularly described as follows: Commencing at a 2 inch iron pipe being used as the Northwest corner of Lot 2; thence South 20°04'47" East along the West line of Lot 2 a distance of 313.47 feet to a point on the Northerly right of way line of Hamilton Oaks Drive as established by the Plat of Hamilton Oaks, being a subdivision of Block A of Point Lookout Subdivision recorded in Book 349, Page 30; thence South 70°42'46" East along said right of way line a distance of 19.88 feet to a point on the Northwesterly right of way line of Arkansas State Highway 7 (Central Avenue) as established by AHTD Job 626; thence South 56°56'07" West along said right of way line a distance of 51.00 feet to a point to the Point of Beginning; thence South 46°56'07" West along said right of way line a distance of 44.34 feet to a point on the Northwesterly right of way line of Arkansas State Highway 7 (Central Avenue) as established by AHTD Job 060432; thence North 34°45'19" West along said right of way line a distance of 20.97 feet to a point; thence South 73°53'25" West along said right of way line a distance of 20.77 feet to a point; thence North 00°41'21" East along said right of way line a distance of 14.28 feet to a point on the Northerly right of way line of Hamilton Oaks Drive Road as established by the Plat of Hamilton Oaks, being a Subdivision of Block A of Point Lookout Subdivision recorded in Book 349, Page 30; thence South 89°24'29" East along said right of way line a distance of 56.53 feet to a point; thence South 85°32'16" East along said right of way line a distance of 12.41 feet to the Point of Beginning.