

EXHIBIT A

ALL THAT TRACT OR PARCEL OF LAND lying and being in Greenville County, South Carolina, and being more particularly described as follows:

To find the True Point of Beginning, commence at the point of intersection of the centerline of Laurens Road, having a 120 foot right-of-way width, and the centerline of Verdae Boulevard, having a variable right-of-way width; run thence North 05°09'13" West a distance of 115.31 feet to an iron pin old on the eastern right-of-way line of Laurens Road, said iron pin old being the TRUE POINT OF BEGINNING. From the True Point of Beginning as thus established, run thence along said eastern right-of-way line North 25°04' West a distance of 801.8 feet to an iron pin old; thence leaving said right-of-way line, run along the southern line of property belonging to Big "O" Dodge, North 65°13' East a distance of 413.3 feet to an iron pin old; thence run along the western line of property belonging to Verdae Properties, South 25°04' East a distance of 45.2 feet to a point; thence run along the southern line of property belonging to Verdae Properties, North 64°11' West a distance of 190.0 feet to a point; thence run North 75°48' West a distance of 474.6 feet to a point; thence run South 64°08' East a distance of 205.0 feet to a point; thence run South 17°09' East a distance of 201.7 feet to a point; thence continue South 11°12' East a distance of 212.6 feet to a point; thence run South 17°04' East a distance of 375.3 feet to a point on the northern right-of-way line of Verdae Boulevard, said right-of-way having a width of 84 feet at this point; run thence along said right-of-way line South 75°47' West a distance of 136.6 feet to an iron pin old; thence run South 75°11' West a distance of 21.3 feet to an iron pin old; thence continue South 77°25' West a distance of 101.0 feet to an iron pin old; thence run South 75°34' West a distance of 101.2 feet to an iron pin old; thence run South 71°44' West a distance of 101.2 feet to an iron pin old; thence run South 71°37' West a distance of 151.2 feet to an iron pin old; thence continue South 70°04' West a distance of 101.2 feet to an iron pin old; thence run South 61°18' West a distance of 191.3 feet to an iron pin old; thence run South 64°29' West a distance of 121.2 feet to an iron pin old (said right-of-way of Verdae Boulevard having a width of 80 feet at this point); thence continue South 64°44' West a distance of 238.9 feet to an iron pin old (said right-of-way having a width of 110 feet at this point); thence run North 70°09' West a distance of 155.6 feet to an iron pin old on the eastern right-of-way line of Laurens Road, said iron pin old being the TRUE POINT OF BEGINNING.

The above-described property contains 24.24 acres and is shown as so described according to that certain Survey prepared for Verdae Investment Associates, L.P., by FreeLand & Associates (James Ralph FreeLand, South Carolina Registered Land Surveyor No. 6781), dated May 1, 1991 and last revised June 9, 1994, which certain Survey is incorporated herein by this reference and made a part of this description.

