

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°00'53" West a distance of 175.37 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 5°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°33' East a distance of 443.5 feet to an iron pin old; thence run along the western line of property belonging to Verdae Properties, South 25°08' East a distance of 45.2 feet to a point; thence run along the southern line of property belonging to Verdae Properties, North 64°52' East a distance of 130.0 feet to a point; thence run North 75°48' East a distance of 424.6 feet to a point; thence run South 64°08' East a distance of 205.0 feet to a point; thence run South 17°08' East a distance of 201.7 feet to a point; thence continue South 51°12' East a distance of 212.4 feet to a point; thence run South 17°08' 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 80 feet at this point; run thence along said right-of-way line South 78°47' West a distance of 130.6 feet to an iron pin old; thence run South 78°33' West a distance of 25.3 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°36' West a distance of 101.2 feet to an iron pin old; thence run South 73°46' West a distance of 101.2 feet to an iron pin old; thence run South 71°57' West a distance of 101.2 feet to an iron pin old; thence continue South 70°08' West a distance of 101.2 feet to an iron pin old; thence run South 68°18' West a distance of 101.3 feet to an iron pin old; thence run South 66°29' West a distance of 101.2 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 68°46' West a distance of 230.9 feet to an iron pin old (said right-of-way having a width of 110 feet at this point); thence run North 70°00' 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 24.34 acres and is shown as and described according to that certain Survey prepared for Verdae MarketFair Associates, L.P., by Freeland & Associates (James Ralph Freeland, South Carolina Registered Land Surveyor No. 4781), dated May 5, 1988 and last revised June 9, 1988, which certain Survey is incorporated herein by this reference and made a part of this description.