

EXHIBIT "A" TO  
MORTGAGE AND SECURITY AGREEMENT  
DATED NOVEMBER 14, 1983 BY  
PARK CENTRAL COMPANY, AS MORTGAGOR,  
TO BALCOR PENSION INVESTORS III, AS MORTGAGEE

LEGAL DESCRIPTION

point; thence S 77-44-35 W 82.69 feet to a point; thence in an westerly direction with the arc of a circular curve to the right having a radius of 110.50 feet, an arc distance of 45.32 feet (chord bearing and distance S 89-24-35 W 45 feet) to a point; thence N 78-45-25 W 163.63 feet to a point; thence in a southwesterly direction with the arc of a circular curve to the left having a radius of 119.50 feet, an arc distance of 82.64 feet (chord bearing and distance S 81-25-51 W 80.01 feet) to a point; thence S 61-37-06 W 172.62 feet to a point in a common boundary line with the first above-described tract of land; thence with a common boundary line of the first above-described tract of land seven courses and distances as follows: (1) S 28-22-54 E 41.50 feet to a point; (2) N 61-37-06 E 195 feet to a point; (3) S 86-15-25 E 28 feet to a point; (4) S 78-45-25 E 200 feet to a point; (5) N 77-44-35 E 105 feet to a point; (6) S 75-45-25 E 130 feet to a point; and (7) S 18-45-11 E 53.65 feet to a point in the westerly margin of the right-of-way of North Pleasantburg Drive; thence with the westerly margin of the right-of-way of North Pleasantburg Drive two courses and distances as follows: (1) N 15-14-35 E 90 feet to a point; and (2) N 13-21-19 E 45 feet to the point of place of BEGINNING, as shown on Sheet 3 of 3 of the Survey entitled, "Survey for Park Central" prepared by Enwright Surveying, Inc., dated 5/12/83 and last revised 9/12/83.

; and the retained non-exclusive right in Mortgagor, its successors and assigns to dedicate to an appropriate governmental body the roadway constructed on the above-described Easement Tract and to upgrade that roadway as necessary for dedication.

In the event that fee simple ownership of the first above described tract of land and the Mortgagor's Retained Land is separated and the roadway on the Easement Tract is used by owners of all or part of the Mortgagor's Retained Land, it is understood that such right of use shall be contingent upon payment by said Mortgagor or its successors or assigns in title to all or part of the Mortgagor's Retained Land of fifty percent (50%) of the costs of repairing, maintaining and replacing the roadway on the Easement Tract.

This being the same property conveyed to the Mortgagor's by deed of Lowndes Hill Realty Co., a Corp. on December 22, 1983 in Deed Book 1159 at page 758.