

EXHIBIT A

Located in the City of Greenville, State of South Carolina, being more specifically described as follows:

TRACT I

BEGINNING at a point in the Westerly most right-of-way line of North Pleasantburg Drive (____ foot right-of-way), which point is located four (4) courses and distances as follows with the Westerly most right-of-way line of North Pleasantburg Drive from the intersection of the Southerly most right-of-way line of Interstate #385 and the Westerly most right-of-way line of North Pleasantburg Drive (State Route 291):

- (1) South 17°23'09" East 68.33 feet to an iron pin;
- (2) South 00°22'37" West 34.13 feet to a nail and cap;
- (3) South 13°21'19" West 99.89 feet to a nail and cap; and
- (4) South 15°14'35" West 90 feet to the POINT OF BEGINNING;

AND RUNNING THENCE with the Westerly most right-of-way line of North Pleasantburg Drive two (2) courses and distances as follows:

- (1) South 15°14'35" West 9.70 feet to an iron pin - bent; and
- (2) South 16°56'53" West 94.02 feet to iron pin - bent at a common corner with the property presently occupied by Smugglers Inn Restaurant (the "Smugglers Property");

THENCE with a common boundary line with the Smugglers Property three (3) courses and distances as follows:

- (1) North 71°33'02" West 235.14 feet to an iron pin;
- (2) South 20°05'23" West 200.11 feet to an iron pin - bent; and
- (3) South 5°02'24" West 99.76 feet to an iron pin in the Northerly most right-of-way line of Lowndes Hill Road;

THENCE with the Northerly most right-of-way line of Lowndes Hill Road five (5) courses and distances as follows:

- (1) South 5°02'24" West 5.0 feet to an iron pin - bent;
- (2) South 82°32'09" West 101.16 feet to an iron pin;
- (3) South 83°11'37" West 165.49 feet to an iron pin - bent;
- (4) South 77°13'40" West 147.55 feet to a nail and cap; and
- (5) South 78°13'37" West 68.73 feet to a nail and cap;

THENCE North 21°25'54" West 12.41 feet to a point in the Westerly most margin of the right-of-way of Ocala Drive;

THENCE North 21°25'54" West 267.29 feet to a point;

THENCE North 61°37'06" East 304.10 feet to a point in the Easterly most margin of the right-of-way of Ocala Drive, a corner of Phase I of the property of Park Central Company ("Phase I Property");

THENCE with a common boundary of the Phase I Property six (6) courses and distances as follows:

- (1) North 61°37'06" East 195 feet to a point;
- (2) South 86°15'25" East 28 feet to a point;
- (3) South 78°45'25" East 200 feet to a point;
- (4) North 77°44'35" East 105 feet to a point;

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