

EXHIBIT "A"PARCEL I

All that certain piece, parcel or lot of land (together with all improvements thereon) situate, lying and being in White Horse Industrial Park, County of Greenville, State of South Carolina, and more particularly described as follows:

Beginning at a point on the southwest line of Commerce Road, said point being the northernmost corner of property formerly owned by Greenville Freezer Storage, Inc. (which property is now owned by Grantor herein and is being conveyed herein to PYA/Monarch, Inc. as indicated in PARCEL II below in this EXHIBIT "A"); thence South 51°-28' West, 250.0 feet to a point on the northeast right of way line now or formerly belonging to Seaboard Coast Line Railroad Company (formerly the right of way of Piedmont and Northern Railway Company); thence North 34°-32' West, along said right of way line, 265.0 feet; thence North 26°-23' West, along said right of way line 265.0 feet; thence North 65°-15' East, 250.0 feet to a point located on the southwest line of Commerce Road; thence South 26°-09' East, along the southwest line of Commerce Road, 235.0 feet; thence South 34°-28' East, along the southwest line of Commerce Road, 235.0 feet to the point of beginning; containing 124,738.426 square feet or 2.863 acres, more or less, and being shown on print of survey prepared by Piedmont Engineers - Architects-Planners, dated October 27, 1973, which print is recorded in the Office of the Register of Mesne Conveyance for Greenville County, South Carolina in Deed Book 1137 at Page 733; the foregoing being part of the same premises acquired by Seaboard Coast Line Railroad Company by virtue of the merger on July 1, 1969, of Piedmont and Northern Railway Company into Seaboard Coast Line Railroad Company pursuant to plan of merger dated October 19, 1967, which plan of merger was fully recorded in the office of the Secretary of State of South Carolina on the 1st day of July, 1969. Said property was subsequently conveyed by Seaboard Coast Line Railroad Company to Pearce-Young-Angel Company, a division of Consolidated Foods Corporation (Grantor herein) by Deed dated August 18, 1980, and recorded in the Office of the Register of Mesne Conveyance for Greenville County, South Carolina in Deed Book 1137 at Page 731.

Grantee, by acceptance of this Warranty Deed, hereby agrees to construct and maintain, in accordance with all applicable statutes, ordinances, building codes, subdivision covenants and restrictions, an adequate roof and surface drainage system from the land hereinabove conveyed to the nearest drainage or storm sewer system in order to prevent the discharging of roof, surface and other drainage waters upon the right of way or lands and other facilities or properties of Seaboard Coast Line Railroad Company. The covenant of Grantee to construct and maintain such a drainage system shall be construed as a perpetual covenant running with the land hereinabove conveyed, and shall be binding upon Grantee or anyone claiming title to or holding said property through Grantee.

PARCEL II

All that certain piece, parcel or lot of land (together with all improvements thereon) situate, lying and being in White Horse Industrial District in the County of Greenville, State of South Carolina, as shown on a survey by Clarkson Surveying, dated January 20, 1981, and entitled "Property of Greenville Freezer

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