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EXHIBIT A

All that piece, parcel or tract of land located in Research Triangle Park, Triangle Township, Durham County, North Carolina, and more particularly described as follows:

BEGINNING at an existing concrete monument located in the northwesternmost right-of-way line of the western lane of Interstate Highway 40, said monument having North Carolina Grid Coordinates N784,317.87 E2,037,767.07; running thence North 42° 20' 20" West 1,259.65 feet to an existing concrete monument; running thence North 01° 28' 43" East 649.97 feet to a new concrete monument located in the southernmost right-of-way line of an access road as shown on a plat to which reference is hereinafter made; running thence along and with the southernmost right-of-way line of said access road South 79° 06' 00" East 280.00 feet to a new concrete monument; thence North 85° 54' 00" East 413.15 feet, to an existing concrete monument; thence South 42° 20' 20" East 1,174.46 feet to an existing concrete monument located in the northwesternmost right-of-way line of the western lane of Interstate Highway 40; thence along and with the northwesternmost right-of-way line of the western lane of Interstate 40 South 43° 09' 40" West 945.00 feet to the point and place of beginning and containing 31.11 acres more or less according to a survey entitled "Property of Research Triangle Foundation of N. C. for J. E. Sirrine Company, Durham County, North Carolina", by Boney & Associates, Inc., Engineering and Surveying, Raleigh, North Carolina, dated April 17, 1978 and revised May 4, 1978 and June 16, 1978 and recorded in Plat Book 94, Page 10, Durham County Registry.

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