

**Exhibit A**  
**METES & BOUNDS DESCRIPTION**  
**4724 Burlington Mills Road**

THE LAND REFERRED TO HEREIN IS SITUATED IN THE COUNTY OF WAKE, STATE OF NORTH CAROLINA, AND IS DESCRIBED AS FOLLOWS:

BEGINNING AT A FOUND IRON PIPE, SAID PIPE BEING A COMMON CORNER TO THE CITY OF RALEIGH AND GRAND PARK PROPERTIES, LLC, AND HAVING NC STATE GRID COORDINATES N=787,610.29' AND E=2,154,875.83', THENCE, RUNNING WITH THE LINE OF THE CITY OF RALEIGH AND CONTINUING WITH THE LINE OF BRIAND, S 87°51'59" W 397.34 FEET TO AN IRON PIPE FOUND, SAID IRON PIPE BEING THE SOUTHEASTERN CORNER OF THE WAKE COUNTY BOARD OF EDUCATION, THENCE, DEPARTING THE LINE OF BRIAND AND RUNNING WITH THE LINE OF WAKE COUNTY BOARD OF EDUCATION THE FOLLOWING COURSES AND DISTANCES;

N 02°08'01" W 851.84 FEET TO A FOUND IRON PIPE,  
N 89°46'21" W 75.00 FEET TO AN IRON ROD SET,

N 00°13'39" E 364.40 FEET TO AN IRON ROD SET ALONG THE SOUTHERN RIGHT OF WAY LINE OF BURLINGTON MILLS ROAD, STATE ROUTE 2051, 60' WIDTH, SAID POINT ALSO BEING THE NORTHEASTERN CORNER OF WAKE COUNTY BOARD OF EDUCATION AS DEPICTED ON "MINOR SUBDIVISION PLAT, PROPERTY OF FANNIE M. WATKINS HEIRS" RECORDED IN BOOK OF MAPS 2008, PAGE 1281, WAKE COUNTY REGISTRY, THENCE, RUNNING N 00°13'39" E 45.60 FEET TO A POINT, S 89°46'21" E 67.43 FEET TO A POINT, AND S 00°13'39" W 32.85 FEET TO A POINT IN THE CENTERLINE OF BURLINGTON MILLS ROAD, THENCE, RUNNING WITH THE CENTERLINE OF BURLINGTON MILLS ROAD THE FOLLOWING COURSES AND DISTANCES;

S 68°49'21" E 40.81 FEET TO A POINT,  
S 63°24'00" E 51.01 FEET TO A POINT,  
S 59°32'33" E 22.97 FEET TO A POINT,  
S 56°31'34" E 28.67 FEET TO A POINT,  
S 52°54'49" E 40.87 FEET TO A POINT,  
S 49°36'04" E 52.78 FEET TO A POINT,  
S 46°44'28" E 101.32 FEET TO A POINT,  
S 45°32'24" E 174.34 FEET TO A POINT,

S 45°30'40" E 21.67 FEET TO A POINT, THENCE, DEPARTING THE CENTERLINE OF BURLINGTON MILLS ROAD AND RUNNING S 01°11'11" E 42.87 FEET TO A FOUND IRON PIPE, SAID IRON PIPE BEING ALONG THE SOUTHERN RIGHT OF WAY LINE OF BURLINGTON MILLS ROAD, THENCE, DEPARTING THE SOUTHERN RIGHT OF WAY LINE OF BURLINGTON MILLS ROAD AND RUNNING S 01°11'11" E 240.20 FEET TO AN IRON PIPE FOUND, SAID IRON PIPE BEING THE NORTHWESTERN CORNER OF WALLBROOK LANDCO LLC, THENCE, RUNNING WITH THE LINE OF WALLBROOK LANDCO LLC, AND CONTINUING WITH THE LINE OF AFOREMENTIONED GRAND PARK PROPERTIES LLC, S 01°26'42" E 600.20 FEET TO THE POINT OF BEGINNING, AND CONTAINING 465,050 SQUARE FEET OR 10.6761 ACRES OF LAND MORE OR LESS.