

Exhibit "A"

LYING AND BEING in the town of Dallas, Dallas Township, Gaston County, North Carolina, being all of Lots 3,4,5, and 6 of the Robinson Yarn Mill Property as shown on a map thereof recorded in Map Book 5 at Page 36 in the Gaston County Public Registry and being more particularly described as follows:

BEGINNING at a found iron pin in the northerly margin of the 60 foot wide right of way of E. Trade Street (NC Rt #275) and in the southeasterly corner of that certain property of Richard Y. Ju and Barbara M. Ju pursuant to a Deed recorded in Book 2690 at Page 272 in the Gaston County Public Registry, said iron pin further being in southwesterly corner of that certain property of Samuel E. Richardson and Deborah J. Richardson pursuant to a Deed recorded in Book 2793 at Page 148 in said Registry, and further being located S. 86-51-49 E. 79.51 feet from an iron pin found in the southwesterly corner of said Ju property (now or formerly); thence from said beginning point leaving the northerly right of way margin of E. Trade Street, and with the easterly boundary of said Ju property (now of formerly) and the westerly boundary of said Richardson property (now of formerly) N. 02-54-09 E. 211.02 feet to a found iron pin in the northeasterly corner of said Ju property and in the southeasterly corner of that certain property of William Roy Weathers pursuant to a Deed recorded in Bok 2282 at Page 402 in said Registry; thence continuing with the westerly boundary of said Richardson property and the easterly boundary of said Weathers property (now or formerly) N. 02-54-09 E. 19.02 feet to a found iron pin; thence continuing with the westerly boundary of said Richardson property and the easterly boundary of said Weathers property N. 03-23-38 E. 56.92 feet to a found iron pin in the northeasterly corner of said Richardson property, in the easterly boundary of said Weathers property and in the southwesterly corner of that certain property of Gail Trantham Hensley pursuant to a Deed recorded in Book 2726 at Page 393 in said Registry; thence with the southerly boundary of said Hensley property (now or formerly) and the northerly boundary of said Richardson property S. 71-01-38 E. 82.47 feet to a found iron pin in the northeasterly corner of said Richardson property and in the northwesterly corner of that certain property of Richard A. Lay and Donna B. Lay pursuant to a Deed recorded in Bok 2780 at Page 877 in said Registry; thence with the southerly boundary of said Hensley property and the northerly boundary of said Lay property (now or formerly) S. 69-43-19 E. 232.53 feet to a point within the right of way of Davis Street (passing a found iron pin at 217.54 feet), said point further being in the northeasterly corner of said Lay property; thence with the easterly boundary of said Lay property and the easterly boundary of that certain property of Charles Jackson Farris and Betty Sue Farris pursuant to a Deed recorded in Book 2029 at Page 413 in said Registry and within the right of way of Davis Street, S. 24-18-07 W. 210.09 feet to a point in the southeasterly corner of said Farris property and on the northerly right of way margin of East Trade Street within the right of way margin of Davis Street where said street merges into Stanley Road (NC Rt. #275); thence with the northerly right of way margin of E. Trade Street and the southerly boundary of said Farris property (now or formerly) and the southerly boundary of the above referenced property of Samuel E. Richardson and Deborah J. Richardson N. 86-51-40 W. 225.00 feet to a found iron pin, the BEGINNING POINT, said property containing 1.5046 acres, more or less, and being more particularly shown on that certain Boundary and Topographic Survey of Lots 3,4,5 and 6 of the Robinson Yarn Mill Subdivision prepared for Pace Commercial, LLC by Andrew G. Zoutwelle, and dated March 5, 1999, reference to which survey is hereby made for a more particular description.