

EXHIBIT "A"

All that tract or parcel of land lying and being in Land Lot 153 and 154, 16th District, DeKalb County, Georgia, and being more particularly described as follows:

Commencing at the intersection of the Northwest right-of-way corner of Max Cleland Boulevard and the south right-of-way of Avy Street (a/k/a Avery Street) thence, South 48 degrees 07 minutes 13 seconds West for a distance of 234.64 feet to a ½" rebar being THE TRUE POINT OF BEGINNING being a ½" rebar; running thence along the northwest right-of-way line of Max Cleland Boulevard a distance of 254.59 feet along the arc of a curve to the left having a radius of 854.41 feet and being subtended by a chord with a bearing and distance of South 37 degrees 28 minutes 54 seconds West 253.65 feet; running thence leaving said right-of-way along the northern property line of Michael and Debra Roberts (Deed Book 13126, Page 378) North 81 degrees 24 minutes 00 seconds West a distance of 435.61 feet to a point on the eastern property line of J. G. Crow (Deed Book 5239, Page 2) at the centerline of an unnamed creek; running thence along the centerline of said creek and the aforesaid property line of J. G. Crow North 23 degrees 21 minutes 54 seconds West a distance of 17.17 feet; running thence North 08 degrees 40 minutes 01 seconds West a distance of 55.36 feet to a point on the eastern property line of the Housing Authority of the City of Lithonia (Deed Book 5126, Page 617); running thence North 20 degrees 24 minutes 17 seconds West a distance of 46.05 feet; running thence North 28 degrees 45 minutes 44 seconds East a distance of 27.46 feet; running thence North 29 degrees 18 minutes 17 seconds West a distance of 46.05 feet; running thence North 45 degrees 32 minutes 28 seconds West a distance of 32.95 feet; running thence North 19 degrees 55 minutes 51 seconds West a distance of 71.97 feet; running thence North 21 degrees 51 minutes 02 seconds West a distance of 62.41 feet; running thence North 20 degrees 41 minutes 03 seconds West a distance of 61.91 feet; running thence along the eastern property line of Martha and Benjamin Johnson (Deed Book 5398, Page 312) North 17 degrees 27 minutes 42 seconds West a distance of 54.27 feet; running thence North 18 degrees 42 minutes 31 seconds West a distance of 80.97 feet; running thence North 19 degrees 48 minutes 59 seconds West a distance of 44.05 feet; running thence North 18 degrees 45 minutes 34 seconds West a distance of 53.07 feet; running thence North 19 degrees 05 minutes 56 seconds West a distance of 68.48 feet; running thence North 18 degrees 02 minutes 51 seconds West a distance of 76.70 feet; running thence North 19 degrees 01 minutes 18 seconds West a distance of 82.07 feet; running thence North 16 degrees 36 minutes 37 seconds West a distance of 31.15 feet; running thence North 08 degrees 56 minutes 44 seconds West a distance of 62.59 feet; running thence North 05 degrees 20 minutes 21 seconds East a distance of 59.39 feet; running thence North 03 degrees 39 minutes 26 seconds East a distance of 70.81 feet; running thence North 13 degrees 57 minutes 38 seconds East a distance of 91.42 feet to a point on the southern right-of-way of Old Venable Railroad (apparent 20 foot right-of-way) running thence leaving said creek along the right-of-way North 51 degrees 12 minutes 31 seconds East a distance of 235.65 feet; running thence North 50 degrees 56 minutes 11 seconds East a distance of 176.85 feet; running thence North 51 degrees 55 minutes 22 seconds East a distance of 119.98 feet; running thence North 52 degrees 56 minutes 29 seconds East a distance of 206.28 feet; running thence South 49 degrees 44 minutes 07 seconds East a distance of 25.01 feet to a point on the western right-of-way line of Rock Street (Apparent 30 foot right-of-way); running thence along said right-of-way a distance of 66.35 feet along the

arc of a curve to the left having a radius of 186.28 and being subtended by a chord with a bearing and distance of South 01 degrees 27 minutes 20 seconds East 66.01 feet; running thence South 09 degrees 49 minutes 14 seconds East a distance of 169.86 feet; running thence South 07 degrees 35 minutes 44 seconds East a distance of 153.55 feet; running thence South 12 degrees 15 minutes 46 seconds East a distance of 52.29 feet; running thence a distance of 193.15 feet along the arc of a curve to the right having a radius of 2040.25 and being subtended by a chord with a bearing and distance of South 10 degrees 38 minutes 19 seconds East 193.07 feet; running thence a distance of 86.74 feet along the arc of a curve to the right having a radius of 1636.10 and being subtended by a chord with a bearing and distance of South 09 degrees 08 minutes 44 seconds East 86.73 feet; running thence South 07 degrees 05 minutes 31 seconds East a distance of 136.04 feet; running thence South 08 degrees 17 minutes 51 seconds East a distance of 148.86 feet; running thence South 10 degrees 43 minutes 43 seconds East a distance of 49.68 feet; running thence a distance of 35.46 feet along the arc of a curve to the left having a radius of 158.87 and being subtended by a chord with a bearing and distance of South 16 degrees 30 minutes 21 seconds East 35.39 feet; running thence leaving said right-of-way along the western property line of Robbie Dennis (Deed Book 10579, Page 544) South 08 degrees 43 minutes 52 seconds East a distance of 363.13 feet to a ½" rebar; running thence along the southern property line of Robbie Dennis South 79 degrees 48 minutes 40 seconds East a distance of 31.84 feet to a ½" rebar on the northwestern right-of-way line of Max Cleland Boulevard and the TRUE POINT OF BEGINNING.

Said tract or parcel of land contains 922,066 square feet or 21.1677 acres as shown on a Boundary Survey for Max Cleland Boulevard for Windgate, Inc., prepared by Travis Pruitt and Associates, Inc., dated September 29, 2003.

Being the same property as follows:

All those tracts or parcels of land lying and being in Land Lots 153 and 154 of the 16th District of DeKalb County, Georgia, being Lots 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100, 101, 102, 103, 104, 105, 106, and 107 of Oakleaf at Stonecrest, as shown on plat of survey recorded in Plat Book 157, Pages 71-74, in the office of the Clerk of Superior Court of DeKalb County, Georgia, which plat is incorporated herein by reference for a more particular description.