

Exhibit A

PROPERTY DESCRIPTION

GBP STRATEGIC REALTY PARTNERS, LLC

MAP 78 PARCEL 10.09

DEED BOOK 2241, PAGE 2346

REGISTERS OFFICE FOR WILSON COUNTY, TENNESSEE

BEING A CERTAIN TRACT OF LAND LYNG IN THE TWENTY-FOURTH CIVIL DISTRICT OF MT. JULIET, WILSON COUNTY, TENNESSEE. SAID PROPERTY IS SHOWN AS PARCEL 10.09 ON WILSON COUNTY PROPERTY MAP 78. BEING THE SAME PROPERTY AS CONVEYED TO GBP STRATEGIC REALTY PARTNERS, LLC, OF RECORD IN DEED BOOK 2241, PAGE 2346, R.O.W.C.T (REGISTERS OFFICE FOR WILSON COUNTY, TENNESSEE). SAID PROPERTY IS BOUND ON THE NORTH BY GOLDEN BEAR GATEWAY, ON THE EAST BY LP LAND HOLDINGS, LLC, OF RECORD IN DEED BOOK 2029, PAGE 1384, R.O.W.C.T., WHICH IS SHOWN AS LOT 1 ON THE PLAT ENTITLED, LOWERY SUBDIVISION, OF RECORD IN PLAT BOOK P30, PAGE 275, R.O.W.C.T., ON THE SOUTH BY RUTLAND DRIVE AND ON THE WEST BY VOLUNTEER BOULEVARD, AND BEING MORE PARTICULARLY DESCRIBED, BY METES AND BOUNDS, AS FOLLOWS;

BEGINNING AT A P.K. NAIL (OLD), IN THE SOUTHERLY RIGHT-OF-WAY LINE OF GOLDEN BEAR GATEWAY, AT THE NORTHWESTERLY CORNER OF SAID LOT 1 AND BEING THE NORTHEASTERLY CORNER OF THE HEREIN DESCRIBED PROPERTY;

THENCE, LEAVING SAID RIGHT-OF-WAY LINE WITH SAID LOT 1, SOUTH 32 DEGREES 04 MINUTES 41 SECONDS WEST, 303.95 FEET TO A P.K. NAIL (OLD), IN THE NORTHERLY RIGHT-OF-WAY LINE OF RUTLAND ROAD;

THENCE, LEAVING SAID LOT 1 WITH SAID RIGHT-OF-WAY LINE, NORTH 57 DEGREES 44 MINUTES 54 SECONDS WEST, 1197.31 FEET TO AN IRON ROD (OLD), WITH A CAP STAMPED RLS2351, AT THE SOUTHEASTERLY RADIUS RETURN OF VOLUNTEER BOULEVARD;

THENCE, WITH SAID RETURN, WITH A CURVE TO THE RIGHT HAVING A RADIUS OF 50.00 FEET, AN ARC LENGTH OF 74.76 FEET, A DELTA ANGLE OF 85 DEGREES 40 MINUTES 23 SECONDS, AND A CHORD BEARING AND DISTANCE OF NORTH 14 DEGREES 59 MINUTES 27 SECONDS WEST, 67.99 FEET TO AN IRON ROD (OLD), WITH A CAP STAMPED RLS2351, IN THE EASTERLY RIGHT-OF-WAY LINE OF VOLUNTEER BOULEVARD;

THENCE, WITH SAID RIGHT-OF-WAY LINE, NORTH 27 DEGREES 51 MINUTES 47 SECONDS EAST, 203.37 FEET TO AN IRON ROD (OLD), WITH A CAP STAMPED RLS2351, AT THE EASTERLY RADIUS RETURN OF VOLUNTEER BOULEVARD;

THENCE, WITH SAID RETURN, WITH A CURVE TO THE RIGHT, HAVING A RADIUS OF 50.00 FEET, AN ARC LENGTH OF 82.30 FEET, A DELTA ANGLE OF 94 DEGREES 18 MINUTES 21 SECONDS, A TANGENT OF 53.91, AND A CHORD BEARING AND DISTANCE OF NORTH 74 DEGREES 58 MINUTES 48 SECONDS EAST, 73.32 FEET TO AN IRON ROD (OLD), WITH A CAP STAMPED RLS2351, IN THE SOUTHERLY RIGHT-OF-WAY LINE OF GOLDEN BEAR GATEWAY;

THENCE, WITH SAID RIGHT-OF-WAY LINE, SOUTH 57 DEGREES 48 MINUTES 12 SECONDS EAST, 1212.13 FEET TO THE **POINT OF BEGINNING** AND CONTAINING 379,573 SQUARE FEET OR 8.71 ACRES, MORE OR LESS.