

EXHIBIT A
Legal Description

TRACT I (901 N Patterson Street)

All that tract or parcel of land, with all improvements located thereon, situate, lying and being in Land Lot 61, 11th Land District, Lowndes County, Georgia, and in the City of Valdosta, containing 0.474 acres and being more particularly described as follows:

To find the POINT OF BEGINNING, BEGIN at an iron pin located at the intersection of the North right-of-way line of East Gordon Street (70' r/w) and the East right-of-way line of North Patterson Street (70' r/w):

From said POINT OF BEGINNING run north 24 degrees 42 minutes 20 seconds west for a distance of 129.26 feet along the west right-of-way line of North Patterson Street to a point; thence north 64 degrees 55 minutes 22 seconds east for a distance of 61.24 feet to a point; thence north 25 degrees 03 minutes 24 seconds west for a distance of 7.49 feet to a point; thence north 64 degrees 24 minutes 22 seconds east for a distance of 41.97 feet to a point; thence south 25 degrees 04 minutes 26 seconds east for a distance of 68.20 feet to a point; thence north 65 degrees 00 minutes 42 seconds east for a distance of 7.74 feet to a point; thence north 24 degrees 59 minutes 18 seconds west for a distance of 8.50 feet to a point; thence north 65 degrees 00 minutes 42 seconds east for a distance of 20.89 feet to a point; thence south 24 degrees 59 minutes 18 seconds east for a distance of 8.50 feet to a point; thence north 65 degrees 00 minutes 42 seconds east for a distance of 9.45 feet to a point; thence south 25 degrees 08 minutes 05 seconds east for a distance of 35.84 feet to a point; thence north 65 degrees 21 minutes 44 seconds east for a distance of 12.84 feet to a point; thence north 24 degrees 59 minutes 39 seconds west for a distance of 8.71 feet to a point; thence north 65 degrees 21 minutes 16 seconds east for a distance of 68.10 feet to a point; thence north 24 degrees 25 minutes 08 seconds west for a distance of 7.97 feet to a point; thence north 64 degrees 56 minutes 08 seconds east for a distance of 16.89 feet to a point; thence south 24 degrees 58 minutes 18 seconds east for a distance of 49.66 feet to an iron pin; thence south 65 degrees 03 minutes 34 seconds west for a distance of 240.01 feet along the north right-of-way of East Gordon Street to the POINT OF BEGINNING; bounded on the east by Valdosta State University Foundation, Inc., and on the south by the north right-of-way of East Gordon Street, on the west by the east right-of-way line of North Patterson Street and on the north by Valdosta State University Foundation, Inc.

Tract I is designated as Tract "B" on that certain map or plat of survey for the Board of the University System of Georgia Valdosta State University dated December 17, 2008, which is recorded at Plat Cabinet B, Page 147, Lowndes County, Georgia real estate records, to which plat reference is hereby made in further aid of description.

Tract I is presently designated as parcels 118A 036 and 118A 036A by the Lowndes County Tax Assessor.