

EXHIBIT A

A parcel of land located in Greenville County, Greenville, South Carolina described as follows:

BEGINNING at an iron at the northeast intersection of Tower Drive and S.C. Highway No. 291; running thence with the eastern right-of-way line of S.C. Highway No. 291 North 22° 08' East 204.5 feet to an iron at the southwest corner of property of Paul Whitcomb, Jr.; thence with Whitcomb's south line and falling in with the south line of Van Lott, Inc., North 85° 29' East 212.06 feet to an iron at the northwest corner of the J. P. Stevens property; thence with Stevens' west line South 02° 55' East 46.2 feet to an iron; thence South 87° 05' West 81.9 feet to an iron; thence South 02° 50' East 67 feet to an old "X" in wall; thence South 12° 57' West 81.1 feet to an old "X" in wall, the northern right-of-way line of Tower Drive; thence with the northern right-of-way line of Tower Drive South 87° 05' West 195.0 feet to the point and place of BEGINNING, containing 35,283 square feet, more or less as shown on map entitled survey for Krispy Kreme Doughnut Company dated January 22, 1982, by Carolina Surveying Company.

This being the same property conveyed to Rudolph Investment Corporation by deed of Greenville Airport Commission dated December 1, 1972 and recorded in the R.M.C. Office for Greenville County, South Carolina in Deed Book 962 at Page 203 on December 5, 1972.

Rudolph Investment Corporation, a North Carolina Corporation filed a Certificate of completed liquidation in the Office of the Department of the Secretary of State for the State of North Carolina on May 10, 1978 and the property was transferred to the sole shareholder of Rudolph Investment Corporation, Beatrice Foods Co., said property being further conveyed to Beatrice Foods Co. by quit-claim deed of Rudolph Investment Corporation dated February 12, 1982 and recorded in the R.M.C. Office for Greenville County, South Carolina on February 19, 1982 in Deed Book 1162 at Page 678.

RECORDED FEB 19 1982 at 10:11 A.M.

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