

Exhibit A

**ENGINEERING-SURVEYING
LAND PLANNING**
14101 SULLYFIELD CIRCLE, SUITE 320
CHANTILLY, VIRGINIA 22021
703-378-0500

DESCRIPTION
ON THE
LEROSE INVESTMENT CORPORATION PROPERTY
STAFFORD COUNTY, VIRGINIA
ASSESSMENT MAP NUMBER 36, PARCEL 22

BEGINNING AT A POINT, SAID POINT BEING THE CENTER LINE OF INTERSECTION OF ROUTE 616, 30 FOOT PERSCRIPTIVE RIGHT-OF-WAY AND ROUTE 652, 30 FOOT PERSCRIPTIVE RIGHT-OF-WAY; THENCE, DEPARTING CENTERLINE OF INTERSECTION AND RUNNING WITH THE CENTERLINE OF ROUTE 652, THE FOLLOWING COURSES AND DISTANCES; ALONG THE ARC OF A CURVE TO THE RIGHT, 1,394.41 FEET IN RADIUS, AN ARC DISTANCE OF 297.90 FEET, THE CHORD OF SAID ARC RUNNING
S $67^{\circ}34'18''$ E, 297.33 FEET TO A POINT;
ALONG THE ARC OF A CURVE TO THE RIGHT, 9,798.78 FEET IN RADIUS, AN ARC DISTANCE OF 593.96 FEET, THE CHORD OF SAID ARC RUNNING
S $59^{\circ}42'54''$ E, 593.87 FEET TO A POINT;
ALONG THE ARC OF A CURVE TO THE RIGHT, 838.90 FEET IN RADIUS, AN ARC DISTANCE OF 316.31 FEET, THE CHORD OF SAID ARC RUNNING
S $47^{\circ}10'36''$ E 314.44 FEET TO A FOUND P. K. NAIL; ALONG THE ARC OF A CURVE TO THE LEFT, 952.99 FEET IN RADIUS, AN ARC DISTANCE OF 180.59 FEET, THE CHORD OF SAID ARC RUNNING
S $41^{\circ}48'13''$ E, 180.32 FEET TO A POINT;
ALONG THE ARC OF A CURVE TO THE LEFT, 305.46 FEET IN RADIUS, AN ARC DISTANCE OF 182.93 FEET, THE CHORD OF SAID ARC RUNNING
S $64^{\circ}23'22''$ E, 180.21 FEET TO A FOUND P. K. NAIL;
ALONG THE ARC OF A CURVE TO THE RIGHT, 140.77 FEET IN RADIUS, AN ARC DISTANCE OF 35.38 FEET, THE CHORD OF SAID ARC RUNNING
S $74^{\circ}20'40''$ E, 35.29 FEET TO A POINT;
S $67^{\circ}08'35''$ E, 284.63 FEET TO A POINT, SAID POINT BEING THE SOUTHWESTERLY PROPERTY CORNER OF THE NOW OR FORMERLY CLARK PROPERTY, THENCE, DEPARTING THE CENTER LINE OF ROUTE 652 AND RUNNING WITH A WIRE FENCE, ALONG THE WESTERLY PROPERTY LINE OF THE NOW OR FORMERLY ABERNATHY PROPERTY, S $37^{\circ}24'41''$ W, 382.85 FEET TO IRON PIPE FOUND AT THE SOUTHWESTERLY PROPERTY CORNER OF THE NOW OR FORMERLY ABERNATHY PROPERTY, SAID POINT BEING THE NORTHWESTERLY PROPERTY CORNER OF THE NOW OR FORMERLY NEWBROUGH PROPERTY; THENCE, DEPARTING THE SOUTHWESTERLY PROPERTY CORNER OF THE NOW OR FORMERLY ABERNATHY PROPERTY AND RUNNING WITH A WIRE FENCE, ALONG THE WESTERLY PROPERTY LINE OF THE NOW OR FORMERLY NEWBROUGH PROPERTY S $37^{\circ}43'23''$ W, 1,019.95 FEET TO A CORNER FENCE POST ON THE WESTERLY PROPERTY LINE OF THE NOW OR FORMERLY NEWBROUGH PROPERTY, SAID POINT BEING THE NORTHEASTERLY PROPERTY CORNER OF THE NOW OR FORMERLY GORDON PROPERTY, THENCE, DEPARTING THE WESTERLY PROPERTY LINE OF THE NOW OR FORMERLY NEWBROUGH PROPERTY AND RUNNING WITH A WIRE FENCE, ALONG WITH THE NORTHERLY PROPERTY LINE OF THE NOW OR FORMERLY GORDON PROPERTY, N $55^{\circ}48'14''$ W, 420.31 FEET TO A FOUND "T" BAR AT THE NORTHEASTERLY PROPERTY CORNER OF THE NOW OR FORMERLY SULLIVAN PROPERTY; SAID POINT BEING THE NORTHWESTERLY PROPERTY CORNER OF THE NOW OR FORMERLY GORDON PROPERTY;