

EXHIBIT A LEGAL DESCRIPTION  
POHICK FARM-SEMPLÉ FAMILY

All of those certain parcels of real property situate, lying an being in Fauquier County, Virginia, more particularly described as follows:

PARCEL ONE

That portion of a certain tract or parcel of land containing 503 acres, more or less, known as "Pohick Farm" located near Marshall, Marshall District, Fauquier County, Virginia, and being the same property conveyed to N. Frank Neer and Roberts C. Neer by R. A. McIntyre, Special Commissioner by deed dated the 26th day of August, 1938, and recorded the 27th day of August, 1938, in Deed Book 146, page 227 of the Fauquier County Clerk's Office described as follows:

A parcel beginning at a point on the westerly right-of-way line of Route 729 a distance 510 feet south from the southwesterly corner of the intersection of said Route 729 and Route 724; thence from said point of beginning a distance of 1320 feet in a northwesterly direction along the fence line which intersects said Route 729 at the point of beginning; thence at a 90° angle in a southwesterly direction a distance 1320 feet; thence at a 90° angle in a southeasterly direction approximately 1320 feet to the westerly right-of-way line of Route 729; thence in a northeasterly direction a distance of approximately 1320 feet along said westerly right-of-way line of Route 729 to the point of beginning containing 40 acres more or less; such parcel of land being the same property conveyed to Isabelle A. Semple a/k/a Isabelle N. Semple and Robert E. Semple by Isabelle A. Semple by deed dated December 31, 1970, and recorded in Deed Book 253, page 488 of the Fauquier County Clerk's Office.

The said Roberts C. Neer died intestate several years ago leaving as her surviving heirs her husband, N. Frank Neer, her son, N. Frank Neer, Jr., and her daughter, Isabelle N. Semple. The said N. Frank Neer by his will dated August 31, 1954, and probated August 17, 1955, in Will Book 80, Page 53 of the aforesaid Clerk's Office, devised his interest in

the above property to his son and daughter, N. Frank Neer, Jr., and Isabelle N. Semple; and the said N. Frank Neer, Jr. having conveyed his interest to said Isabelle N. Semple by deed dated the 10th day of June, 1967, and recorded in Deed Book 241 at page 68 in the Fauquier County Clerk's Office, and the said Isabelle N. Semple having conveyed her interest except for the interest conveyed hereby to Robert B. Semple, Jr., Lloyd A. Semple, Elizabeth S. Knight (a/k/a Elizabeth S. Hart), William T. Semple and Nathaniel M. Semple by deed dated the 30th day of December, 1974 and recorded in Deed Book 312 at Page 763 of the Fauquier County Clerk's Office and by deed dated the 9th day of June, 1975 and recorded in Deed Book 316 at Page 554 of the Fauquier County Clerk's Office and by deed dated the 19th day of January, 1976 and recorded in Deed Book 324 at Page 671 of the Fauquier County Clerk's Office and by deed dated the 15th day of December, 1983 and recorded in Deed Book 459 at Page 615 of the Fauquier County Clerk's Office and by deed dated the 23rd day of May, 1984 and recorded in Deed Book 468 at Page 211 of the Fauquier County Clerk's Office.

## PARCEL TWO

STREMA, 200918

All that certain tract or parcel of land containing 509 acres, more or less, known as "Polick Farm", located near Marshall, Marshall District, Fauquier County, Virginia, and being the same property conveyed to N. Frank Neer and Roberta C. Neer by R. A. McIntyre, Special Commissioner by deed dated the 26th day of August, 1938, and recorded the 27th day of August, 1938, in Deed Book 146, page 327 of the Fauquier County Clerk's Office.

THE: MICHELORE 49238

The said Roberta C. Neer died intestate several years ago leaving as her surviving heirs her husband, N. Frank Neer, her son, N. Frank Neer, Jr., and her daughter, Isabelle N. Semple. The said N. Frank Neer by his will dated August 31, 1964, and probated August 17, 1965, in Will Book 86, Page 53 of the aforesaid Clerk's Office, devised his interest in the above property to his son and daughter, N. Frank Neer, Jr., and Isabelle N. Semple; and the said N. Frank Neer, Jr. having conveyed his interest to said Isabelle N. Semple by deed dated the 10th day of June, 1967, and recorded in Deed Book 241 at page 68 in the Fauquier County Clerk's Office, and the said Isabelle N. Semple having conveyed one-third of her interest to Robert B. Semple, Jr., Lloyd A. Semple, Elizabeth S. Knight, William T. Semple and Nathaniel M. Semple by deed dated the 30th day of December, 1974 and recorded in Deed Book 312 at Page 763 of the Fauquier County Clerk's Office and the said Isabelle N. Semple having conveyed an additional one-third to the same persons by deed dated the 9th day of June, 1975 and recorded in Deed Book 316 at Page 554 of the Fauquier County Clerk's Office.

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\* EXCEPTING THEREFROM, that parcel beginning at a point on the westerly right-of-way line of Route 729 a distance 510 feet south from the southwesterly corner of the intersection of said Route 729 and Route 714; thence from said point of beginning a distance of 1320 feet in a northwesterly direction along the fence line which intersects said Route 729 at the point of beginning; thence at a 90° angle in a southwesterly direction a distance 1320 feet; thence at a 90° angle in a southeasterly direction approximately 1320 feet to the westerly right-of-way line of Route 729; thence in a northeasterly direction a distance of approximately 1320 feet along said westerly right-of-way line of Route 729 to the point of beginning containing 40 acres more or less; such parcel of land being the same property conveyed to Isabelle A. Semple a/k/a Isabelle N. Semple and Robert B. Semple by Isabelle A. Semple by Deed dated December 31, 1970, and recorded in Deed Book 265, page 488 of the Pasquier County Clerk's Office.

AND BEING the same property acquired by Robert B. Semple Jr., Lloyd A. Semple, Elizabeth S. Hart, William T. Semple and Nathaniel M. Semple by the following Deeds: As to Parcel One, by Deed of Gift dated December 15, 1983, recorded in Deed Book 459, at Page 615; by Deed of Gift dated May 23, 1984, recorded in Deed Book 468 at Page 214; by Deed of Gift dated December 15, 1985 recorded in Deed Book 557, at Page 888, and by Deed of Gift dated January 25, 1986, recorded in Deed Book 557, at Page 892; and by Quitclaim Deed dated October 21, 1988, recorded in Deed Book 610 at Page 279; and As to Parcel Two by Deed of Gift dated December 30, 1974, recorded in Deed Book 312, at Page 763; by Deed of Gift dated June 9, 1979, recorded in Deed Book 316 at Page 554; by Deed of Gift dated January 19, 1976, recorded in Deed Book 324, at Page 671; and by Quitclaim Deed dated October 21, 1988, recorded in Deed Book 610 at Page 279.

For Information:

PIN: Parcel One: 6030-64-8252-000 3746 Carrington Road (41.17 acres)  
Parcel Two: 6030-54-0039-000 3822 Carrington Road (421.21 acres)

Said two (2) tracts are further described on that plat of survey by James H. Harris & Associates, Inc., dated March 29, 1990, and recorded as an attachment to that certificate dated June 3, 1993, and recorded in Deed Book 700, at Page 118 among said land records.