

EXHIBIT A

Description of Property

Ware Tract #1725

All that certain tract or parcel of land lying and being in Bowling Green Magisterial District, Caroline County, Virginia, containing 138.37 acres according to a plat of survey prepared by R. H. Highland, dated February 4, 1968, recorded in the Clerk's Office of the Circuit Court of Caroline County, Virginia, in Deed Book 163, Page 433, to which reference is hereby made for a more accurate description of the subject property.

Together with an easement of right of way for ingress and egress to and from the property as established by instrument recorded in Deed Book 253, Page 614.

Being a part of the same real estate conveyed to Forestree GM LLC, a Delaware limited liability company, by Special Warranty Deed from John Hancock Life Insurance Company, formerly known as John Hancock Mutual Life Insurance Company, a Massachusetts corporation, dated November 16, 2004 and recorded November 23, 2004 in the Clerk's Office of the Circuit Court of Caroline County, Virginia in Deed Book 716, page 324.

Sutton, Causey, Palmer & Hudson
West Point, Va,
4-22-80

BOOK 253 PAGE 614

THIS DEED, made this 25th day of March, 1980, between ANN J. JOHNSON and LESTER M. JOHNSON, her husband, hereinafter called Grantors, and THE CHESAPEAKE CORPORATION OF VIRGINIA, a Virginia corporation, West Point, Virginia 23181, hereinafter called Grantee;

WITNESSETH that for and in consideration of the sum of Five Dollars and other valuable considerations to them in hand paid by the Grantee at and before the sealing and delivery of this deed, the receipt whereof is hereby acknowledged, the said Grantors do grant and convey with general warranty of title unto the Grantee the following described property, to-wit:

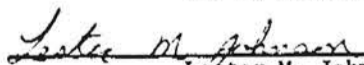
All that certain tract or parcel of land lying and being in Bowling Green Magisterial District, Caroline County, Virginia, consisting of 84.24 acres and shown as Parcel 2 on a certain plat thereof prepared by R. B. Cartwright, C.L.S., dated March 18, 1980, attached hereto and made a part of this Deed to be recorded herewith, to which plat reference is here made for a more detailed description of the property herein conveyed; together with a right of way 50 feet in width extending from State Route 636 in an southerly direction along the eastern boundary of the other lands of the Grantors to the property herein conveyed, all as shown on said plat; said right of way shall provide access to the property herein conveyed and, in addition, to other lands of the Grantee herein which adjoin the property herein conveyed; it being a portion of the property conveyed unto Ann J. Johnson by Deed dated January 8, 1979, recorded in the Clerk's Office of the Circuit Court of Caroline County, Virginia, in Deed Book 246, Page 711 from Laura Ware Jeter and others, and by Deed from Louether Trickett and others, dated October 8, 1979, recorded in Deed Book 251, Page 30.

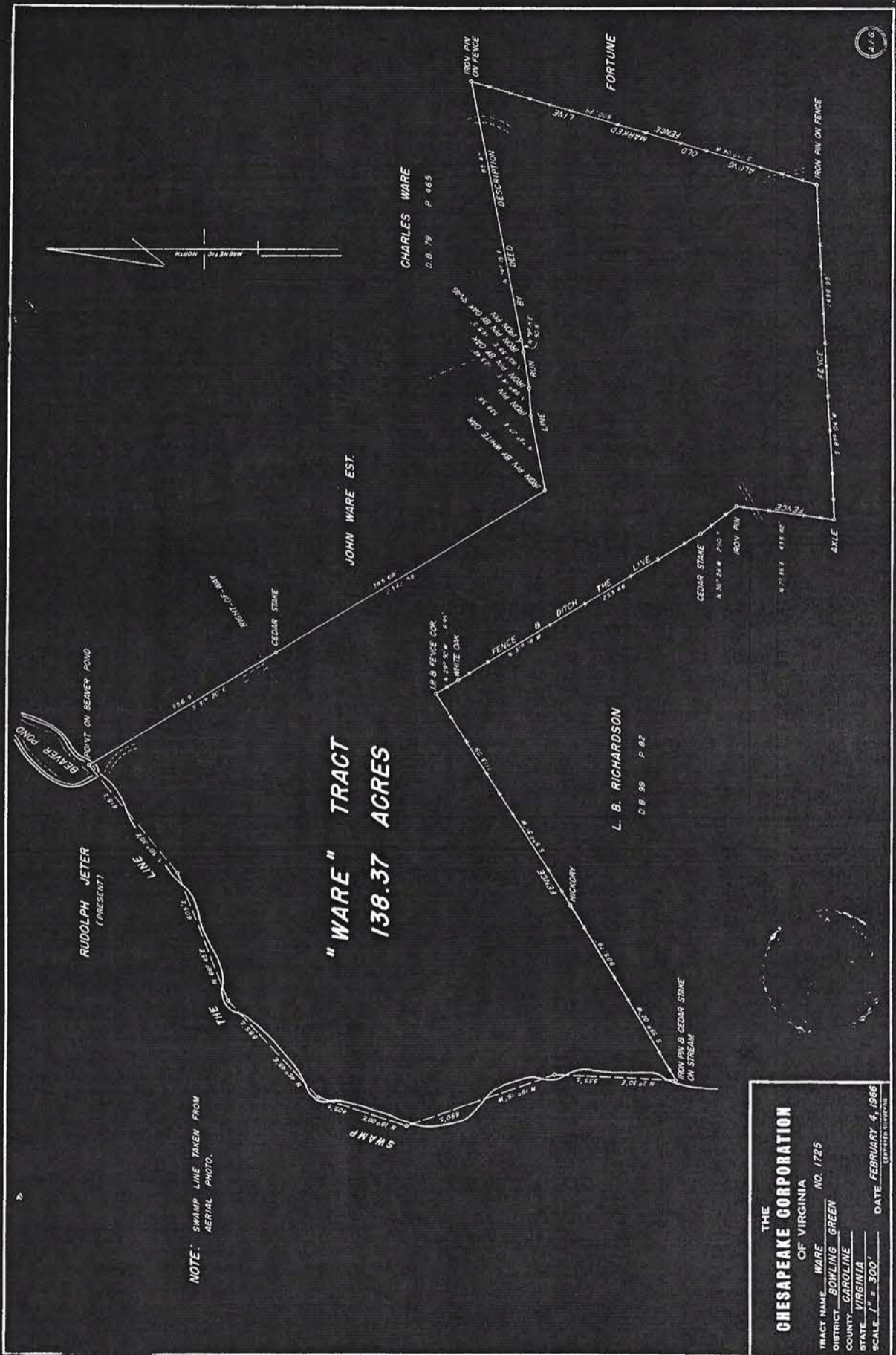
THIS CONVEYANCE is made expressly subject to the conditions, restrictions, and easements of record affecting said property.

THE GRANTORS covenant that they have the right to convey the said property to the Grantees; that the Grantee shall have quiet possession of the same free from all claims; that they have done no act to encumber the same and that they will execute such further assurances of title as may be requisite and necessary.

WITNESS the following signatures and seals:


Ann J. Johnson (SEAL)


Lester M. Johnson (SEAL)



NOTE: SWAMP LINE TAKEN FROM AERIAL PHOTO.

**"WARE" TRACT
138.37 ACRES**

THE CHESAPEAKE CORPORATION OF VIRGINIA
 TRACT NAME WARE NO. 1725
 DISTRICT BOWLING GREEN
 COUNTY CAROLINE
 STATE VIRGINIA
 SCALE 1" = 300' DATE FEBRUARY 4, 1966
CERTIFIED SURVEYOR

U. S. GEOLOGICAL SURVEY