

EXHIBIT A

LEGAL DESCRIPTION

PARCEL IV:

All that certain piece, parcel or tract of land, together with all improvements thereon and appurtenances thereunto pertaining, located on the southeastern line of Hull Street, between East 4th Street and East 5th Street, and according to a plat made by Chas. H. Fleet & Assocs., dated April 22, 1964, entitled "Plat of Property Situated on the Eastern Line of Hull Street and between Fourth and Fifth Street, Richmond, VA" is more particularly described by metes and bounds as follows:

BEGINNING at the point where the southeastern line of Hull Street intersects the northeastern line of East 5th Street, which point is marked by a stone; thence running along the southeastern line of Hull Street North 51 degrees 26' 51" East 263.93 feet, more or less, to the stone which marks the intersection of the southeastern line of Hull Street and the southwestern line of East 4th Street, thence running along the southwestern line of East 4th Street South 38 degrees 32' 09" East 211.90 feet to the point where the northwestern line of the property owned by Virginia Folding Box Co., Inc., intersects the southwestern line of East 4th Street, which point is marked by a rod; thence leaving East 4th Street and running along the northwestern line of Virginia Folding Box Co., Inc. property the following courses and distances: South 51 degrees 27' 20" West 115.01 feet to a rod North 38 degrees 32' 09" West 38.90 feet to a rod; and South 51 degrees 24' 51" West 149.0 feet to a rod on the northeastern line of East 5th Street; thence running along the northeastern line of East 5th Street North 38 degrees 32' 09" West 173.07 feet to the point of beginning.

PARCEL V

All that certain lot or parcel of land together with the dwelling thereon designated as No. 19 East Fourth Street, lying and being in the City of Richmond, (formerly Manchester), State of Virginia, as more fully described on "Plat of Property Situated on the Western Line of 4th Street and North of Decatur Street," made by Chas. H. Fleet and Associates, Civil Engineers and Surveyors, dated July 16, 1956 and further bounded and described as follows:

COMMENCING at a point distant 107 feet from the intersection of the western line of Fourth Street with the northern line of Decatur Street, thence running and fronting on said western line of Fourth Street 26 feet 6 inches towards Hull Street and running back at right angles and between parallel lines 112.67 feet to an alley.

PARCEL VI

All that certain lot, piece or parcel of land with all improvements thereon, lying and being in the City of Richmond, Virginia, known as No. 21 East Fourth Street, as more fully described on "Plat of Property Situated on the Western Line of 4th Street and North of Decatur Street," made by Chas. H. Fleet and Associates, Civil Engineers and Surveyors, dated July 16, 1956, and further bounded and described as follows:

COMMENCING at a point distant 83-1/2 feet from the intersection of the north line of Decatur Street with the west line of Fourth Street; thence running and fronting 23-1/2 feet on said West line of Fourth Street toward Hull Street, and running back between parallel lines at right angles to Fourth Street, 131.75.

PARCEL VII

All that certain lot, piece or parcel of land, with all improvements thereon, lying and being in the City of Richmond, Virginia, on the southwestern line of Fourth Street, known and designated as No. 23 East Fourth Street, as more fully described on "Plat of Property Situated on the Western Line of 4th Street and North of Decatur Street," made by Chas. H. Fleet and Associates, Civil Engineers and Surveyors, dated July 16, 1956, and further bounded and described as follows:

COMMENCING at a point on the southwestern line of Fourth Street, distant Sixty (60) feet from the northwestern line of Decatur Street; thence running along the said southwestern line of Fourth Street, Twenty-three and one-half (23-1/2) feet, toward Hull Street, thence running back from the front, between parallel lines, at right angles to said Fourth Street, One Hundred and Thirty-one and seventy-five one-hundredths (131.75) feet to the property adjoining in the rear.

PARCEL VIII

All that certain lot, piece or parcel of land with the improvements thereon known as No. 25 East Fourth Street, lying and being in the City of Richmond, Virginia, and more particularly described as follows:

COMMENCING at a point on the west side of Fourth Street 30 feet north of the north line of Decatur Street; thence running northwardly along and fronting on the said west line of Fourth Street 30 feet; thence running back between parallel lines (said lines being parallel to the north line of Decatur Street) 131.75.

PARCEL IX

All that certain lot, piece or parcel of land with the improvements thereon known as No. 27 East Fourth Street, lying and being in the City of Richmond, Virginia, and more particularly described as follows:

FRONTING 30 feet on the west line of Fourth Street and running back between the north line of Decatur Street and line parallel therewith 131.75.

Being a part of the same real estate conveyed to Plant Zero Management, LLC, a Virginia limited liability company by deed of contribution from 300 Block, LLC, a Virginia limited liability company, dated December 1, 2003, recorded December 30, 2003, in the Clerk's Office, Circuit Court, City of Richmond, Virginia as Instrument No. 030049694.