

EXHIBIT "A"

Being a portion of land described in a Deed dated December 14, 1989 by and between Ernest N. Cory, Jr., personal representative of the Estate of Grace Lee Proctor and Leo G. Capps and Sharon J. Capps and recorded in Liber 5006 at Folio 207; also being a portion of Lot 4-A as shown on the plat entitled "Proctor's Holding of Clary's Hope" and recorded in Liber 797 at Folio 508; all among the Land Records of Anne Arundel County, Maryland.

BEGINNING at a point located South 87 degrees 17' 19" West 150.00 feet from an iron pipe found binding on the Easterly right-of-way line for Cedar Lane (30 feet wide) and the Northerly side of a 20 feet wide right-of-way line from Cedar Lane to the Chesapeake Bay, said point also being shown on a plat entitled "Part of Lot 4, Proctors Holdings" and recorded among the Land Records of Anne Arundel County, Maryland in Liber 1367 at Folio 471 ; thence departing said iron pipe and binding reversely on the South 14 degrees 38' 40" West 265.47 feet line as shown on the last referenced plat as now surveyed.

- 1) North 20 degrees 12' 41" East 265.48 feet to a point intersecting the line common to Lots 3- B and 4-A as shown on the aforesaid plat of "Proctor's Holdings of Clary's Hope", thence binding on the line common to Lots 3-B, 2-B and a portion of Lot 1-A.
- 2) South 79 degrees 47' 21" East 53/85 feet to a point; thence
- 3) South 87 degrees 17' 19" East 125.48 feet to a point: thence departing said common line and binding on a line near, on or about the shoreline of the Chesapeake Bay the following five (5) courses.
- 4) South 10 degrees 49' 19" East 109.51 feet to a point, thence
- 5) South 65 degrees 29' 52" East 46.69 feet to a point; thence
- 6) South 86 degrees 24' 08" East 33.79 feet to a point; thence
- 7) South 41 degrees 54' 55" East 28.00 feet to a point; thence
- 8) South 02 degrees 42' 41" West 105.86 feet to a point located on the northerly line of the aforesaid 20 feet wide right-of-way; thence binding on said right-of-way line
- 9) North 87 degrees 17' 19" West 381.22 feet to the point and place of beginning.

Containing 71,437 square feet or 1.6400 acres of land more or less.