

34522 482  
Exhibit A

BEGINNING FOR THE SAME at a point in the Southeasterly right of way line of Simpson Lane leading from MD Rte. 5 to Ballard Drive, said point of beginning being the Intersection of the aforementioned southeasterly right of way line (Simpson Lane) and the second (2<sup>nd</sup>) or S 74 degrees 52' 00" W 172.41 foot line of a deed from J and A Investments, Inc., a Maryland Corporation, and Southern Maryland Oil Company, Inc. to the State of Maryland to the use of the State Highway Administration of the Department of Transportation, recorded August 10, 1987 among the Land Records of Prince George's County in Liber NLP no 6735 at folio 180.

SAID POINT OF BEGINNING being situate 25.00 feet Measured radially to the right of station 38+ 15.85 of the Base line of right of way (Simpson Lane), as said base line of Right of way is delineated on the State Highway Administration-State Roads Commission of Maryland's plat numbered 53911, Recorded or intended to be recorded among the Land Records of Prince George's County; running thence and binding along the Aforementioned southeasterly right of way line (Simpson Lane) The following courses and distances, viz.: by a curve to the Right having a radius of 154.05 feet for an arc length of 113.69 feet, said curve being subtended by a chord bearing N 33 degrees 03' 49" E for a chord distance of 111.13 feet, thence N 54 degrees 12' 31" E 40.25 feet, thence N 24 degrees 04' 13" W 2.04 feet, Thence N 54 degrees 12 feet 31" E 100.06 feet, thence S 22 degrees 32' 16" E 2.05 Feet, thence leaving said southeasterly right of way line (Simpson Lane) and running and binding along the common Division line between lots numbered sixty-five (65) and sixty-six (66) as shown and laid out on a plat of subdivision entitled "James G. Ballard's Subdivision, a corrected plat of Lot 41 to 113", which plat of said subdivision is duly recorded Among the Land Records of Prince George's County in Plat Book BB No 9 as Plat 28, as now surveyed, S 22 degrees 32' 16" E 118.78 Feet to intersect the common division line between lots numbered sixty-five (65) and sixty-seven (67) of the aforementioned subdivision, running thence and binding on said common division line, as now surveyed S 65 degrees 29' 32" W 94.74 feet to intersect the common division line between lots numbered sixty-four (64) and sixty-five (65) of the aforementioned subdivision, running thence and binding on said common division line, as now surveyed, N 24 degrees 04' 13" W 31.00 feet to intersect the beginning of the aforesaid second (2<sup>nd</sup>) or S 74 degrees 52' 00" W 172.41 foot line of the aforementioned deed. Running thence and binding on said second (2<sup>nd</sup>) line, as now surveyed, S 65 degrees 45' 48" W 132.95 feet to the place of beginning.

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**Exhibit A**

*(continued)*

Containing: 16,792 square feet or 0.386 of an acre plus or minus shown shaded thus: on the State Highway Administration-State Roads Commission of Maryland's plat Numbered 53911, recorded or intended to be recorded among the Land Records of Prince George's County.

THE ABOVE DESCRIBED PARCEL OF LAND being part of lots Numbered Sixty-Three (63), Sixty-Four (64) and Sixty-Five (65) Of the subdivision entitled "James C. Ballard's Subdivision, a corrected plat of Lot 41 to 113" which plat of said subdivision is duly recorded among the Land Records of Prince George's County in Plat Book BB No 9 as Plat 28.

BEING PART OF THE LAND which by deed recorded August 10, 1987 among the Land Records of Prince George's County in Liber NLP No 6735 folio 180 was conveyed by J and A Investments, inc., a Maryland Corporation, and Southern Maryland Oil Company, Inc. to the State of Maryland to the use Of the State Highway Administration of the Department of Transportation.

BEING PART OF THE LAND which by deed recorded January 4, 1989 among the Land Records of prince George's County in Liber no 7187 folio 677 was conveyed by Robert P. Kling and Rose Marie Kling, his wife, to the State of Maryland to the use Of the State Highway Administration of the Department of Transportation.

SUBJECT TO AND TOGETHER with a Right of Way for Ingress and Egress for use in common with others as described In a deed from J and A Investments, Inc., a Maryland Corporation, and Southern Maryland Oil Company, Inc. recorded August 10, 1987 among rthe Land Reocrds of Prince George's County in liber NLP no 6735 folio 180; the limits thereof As shown on the State Highway Administration-State Roads Commission of marylan's plat numbered 53911, recorded or Intended to be recorded among the Land reocrds of Prince George's County.

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