

EXHIBIT "A"**VETERANS PLAZA
NJM LLC**

All that parcel of land situated in Anne Arundel County, State of Maryland, described as follows, that is to say.

Beginning at a point on the Western most Right-of-Way line of Veterans Highway as shown on Maryland State Highway Administration Plat No. 49067. The Point of Beginning also being 101.30 feet left or west of station 135+19.80 on the Baseline of Right-of-Way and Baseline of Construction Station for the East Frontage Road of Plat 49067.

1. Thence S 88°11'38" E a distance of 44.52 feet
2. Thence S 88°12'46" E a distance of 21.58 feet
3. Thence running along the Westerly Right-of-Way line of Veterans Highway by an arc 357.87 feet to the right, having a radius of 5689.58 feet, the chord of which is S 22°08'50" E for a distance of 357.82 feet,
4. Thence S 66°16'15" W a distance of 176.06 feet
5. Thence S 16°46'43" E a distance of 17.63 feet
6. Thence S 66°16'31" W a distance of 172.84 feet to the Eastern most Right-of-Way line of Interstate 97.
7. Thence binding on the eastern most Right-of-Way of Interstate 97 the next four courses and distances: N 13°58'17" W a distance of 44.28 feet
8. Thence N 21°02'38" W a distance of 159.91 feet
9. Thence N 21°02'32" W a distance of 195.34 feet
10. Thence N 22°20'51" W a distance of 7.05 feet
11. Thence leaving the Eastern most Right-of-Way line of Interstate 97 N 66°39'50" E a distance of 276.95 feet to the Point of Beginning

The above described parcel contains 3.10 acres (134824.18 sq. ft.)

SUBJECT to the following easements and agreements recorded at Liber J.H.H. 390, folio 283; Liber J.H.H. 447, folio 577 and Liber G.T.C. 1267, folio 583.