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EXHIBIT 'A'

BEGINNING FOR THE SAME at a pipe now set on the second or South 82 degrees 41 minutes 58 seconds West 271.80 foot line of that parcel of land conveyed by Martha F. Symington to James G. Stratakis, et al, by Deed recorded among the Land Records of Baltimore County, Maryland in Liber E.H.K., Jr. No. 6162, folio 715, said point being distant 72.24 feet from the beginning of said second line, running thence for new lines of division the five following courses viz:

- (1) South 1 degree 26 minutes 23 seconds East 791.61 feet to a pipe set on the south side of the existing driveway there situated, thence
- (2) North 85 degrees 09 minutes 42 seconds West, for part of the distance binding on or near the south side of said driveway, in all 221.97 feet to a pipe set
- (3) North 62 degrees 52 minutes 14 seconds West, for part of the distance binding on or near the south side of said driveway, in all 238.19 feet to a pipe set,
- (4) North 13 degrees 30 minutes 00 seconds West 231.17 feet to a pipe set and
- (5) North 7 degrees 49 minutes 48 seconds West 336.26 feet to a pipe set on the fourth line of the herein above mentioned conveyance, thence binding reversely on part of said fourth line
- (6) North 4 degrees 50 minutes 38 seconds East 103.92 feet to a marble monument found, running thence binding reversely on all of the third line of said conveyance
- (7) South 85 degrees 44 minutes 39 seconds East 307.17 feet to a marble monument found, thence binding reversely on part of the herein above mentioned second line of said conveyance,
- (8) North 82 degrees 41 minutes 58 seconds East 199.56 feet to the place of beginning.

Containing 8.089 acres of land, more or less.

Said property having a street address of 1300 West Seminary Avenue.

SUBJECT TO rights of ingress and egress and maintenance obligations per Deed dated April 15, 1980 and recorded May 8, 1980 in Liber 6163 at folio 017 between James G. Stratakis, Georgia Stratakis and Gus J. Stratakis and William W. O'Rourke and Francis V. O'Rourke, his wife.