

EXHIBIT "A"

All that tract or parcel of land, situate, lying and being in New Market District, Frederick County, Maryland, and more particularly described as follows:

BEGINNING at an iron pipe set by a fence post on the North  $6\frac{1}{4}^{\circ}$  East forty five perch line of the original tract and running with the South side of the Baltimore and Ohio Railroad Right of Way as described in a Deed from Thomas C. Shipley found in Liber JS 37 at folio 103 and as now surveyed three (3) courses and distances, (1) South  $85^{\circ} 10' 42''$  West 108.50 feet thence (2) South  $84^{\circ} 07' 00''$  West 99.00 feet thence (3) South  $83^{\circ} 09' 30''$  West 92.51 feet to an iron pipe, thence (4) South  $06^{\circ} 58' 26''$  West 145.00 feet to an iron pipe, thence (5) North  $84^{\circ} 12' 18''$  East 300.00 feet to an iron pipe, thence (6) North  $06^{\circ} 58' 26''$  East 145.00 feet to the point of beginning, containing 0.98 acres of land, more or less, and as shown on the attached Plat prepared by Rothenhoefer Engineers, being Drawing No. 740-105 dated January 8, 1974.

Being the same tract or parcel of land conveyed by James Hickman Ganley in a Deed to Joseph H. Ganley and Paul B. Ganley, as tenants in common, dated January 31, 1946 and recorded in Liber 452, folio 201; the one-half (1/2) interest of Joseph H. Ganley was conveyed to Theodore Ward and Rita K. Ward, his wife by Deed dated March 22, 1965 and recorded in Liber 720, folio 309, one of the Land Records of Frederick County.

TOGETHER with all the rights, ways, privileges and appurtenances thereunto belonging or in anywise appertaining.

AND

All the following described parcels of real estate, to wit:

PARCEL 1: All that real estate, piece, or parcel of land situate, lying and being <sup>in</sup> the Town of Monrovia in Frederick County, Maryland, and more particularly described as follows:  
 BEGINNING at an iron pin located S  $28^{\circ}$  W 152.5 feet from a point in the center line between the tracks in the Baltimore and Ohio Railroad, said point being 298 feet measured along said center line eastwardly from the center of bridge carrying said tracks over the County road; thence, continuing S  $28^{\circ}$  W 40 feet; thence S  $62^{\circ}$  E 30 feet; thence N  $28^{\circ}$  E 40 feet; thence, North  $62^{\circ}$  W 30 feet to the point of beginning, containing 1200 sq. feet.