

EXHIBIT "A"

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March 3, 1993

ASSOCIATES

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Description of

Lands to be Conveyed to Trafalgar House Property, Inc.
 "SNOWDEN POND AT MONTEPELIER"
 Laurel Election District No. 10
 Prince George's County, Maryland

All that piece, parcel or tract of land situate, lying and being in Laurel Election District No. 10, Prince George's County, Maryland being: parts of the lands described in conveyances to 197 INVESTMENT PARTNERSHIP by deed dated December 31, 1970 and recorded among the Land Records of Prince George's County, Maryland in Liber 3908 at Folio 836 (Conveyance 1) and by deed dated July 29, 1971 and recorded among said Land Records in Liber 3975 at Folio 830 (Conveyance 2); and all of the lands described in conveyances to 197 INVESTMENT PARTNERSHIP by deed dated January 28, 1972 and recorded among the aforesaid Land Records in Liber 4057 at Folio 527 (Conveyance 3), by deed dated February 5, 1987 and recorded among the aforementioned Land Records in Liber 6607 at Folio 959 (Conveyance 4), by deed dated February 5, 1987 and recorded among the Land Records in Liber 6623 at Folio 020 (Conveyance 5) and by deed dated August 31, 1987 and recorded among the Land Records in Liber 6799 at Folio 001 (Conveyance 6), said piece or parcel of land being more particularly described as follows in the datum of the Washington Suburban Sanitary Commission as now surveyed

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Beginning for the same at a 36-inch White Oak Tree, found at the end of the 22nd line of said Conveyance 1, said tree also being at the end of the second line of a conveyance to Dennis Rodner Baldwin and Theresa S. Baldwin, his wife, by deed 1955 and recorded among the Land Records on July 12, 1955 in Liber 1878 at Folio 176 and thence running with the 23rd line of the aforesaid Conveyance 1, with the third line of said conveyance to Dennis R. Baldwin, et ux, over the first line of said Conveyance 4, and over the fifth line of Conveyance 6,

1. North 04°52'18" West, 1023.49 feet to a point at the end of the second line of said conveyance 3; thence running reversely with said second line, over the first line of the aforesaid Conveyance 6, over the first line of said Conveyance 5 and with the fourth line of the aforesaid conveyance to Dennis R. Baldwin, et ux
2. North 37°13'02" East, 608.31 feet to a point at the end of the third line of a conveyance to William Munce Wootten and Shoplie Gertrude Wootten, his wife, by deed dated August, 1951 and recorded among the Land Records in Liber 1405 at Folio 351; thence running with part of the first line of the aforementioned Conveyance 3 and reversely with said third line

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3. South 52°34'36" East, 130.14 feet to an iron pipe found at the end of the fourth line of said Conveyance 2, also being at the end of the second line of said conveyance to William M. Wootten et ux; thence running with part of the fifth line of the aforesaid Conveyance 2 and reversely with part of the said second line
4. North 33°30'18" East, 274.58 feet to a point on the southwesterly right-of-way line of LAUREL-BOWIE ROAD, MD ROUTE NO. 197, (120-foot right-of-way) as shown on a Plat of Subdivision entitled "PARCEL 'A', PARKWAY MEDICAL CENTER" recorded among the Land Records in Plat Book WWW78 as Plat No. 93; thence running in, through, over and across the aforementioned Conveyance 2, with part of said southwesterly right-of-way line, with the line of truncation and with part of the westerly right-of-way line of Medical Center Drive (80-foot right-of-way) as shown on said Plat of Subdivision (to be renamed to Snowden Pond Road) the following three courses and distances
5. South 43°43'18" East, 103.08 feet to a point; thence
6. South 05°06'26" East, 30.86 feet to a point; thence
7. South 33°27'07" West, 235.90 feet to a point on the aforesaid first line of Conveyance 3; thence running reversely with part of the aforementioned first line and with the 26th line of the aforementioned Conveyance 1

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8. South 52°34'36" East, 1052.90 feet to an iron pipe found at the end of the fourth line of Parcel I of a conveyance to Habib Khoury by deed dated March 21, 1985 and recorded among the Land Records in Liber 6087 at Folio 399: thence running with the first through fifth lines of Conveyance 1, the following five courses and distances and running reversely with said fourth line and the third line of said conveyance to Habib Khoury, the following two courses and distances

9. South 07°11'54" West, 400.23 feet to an iron pipe found; thence

10. South 21°11'55" West, 73.86 feet to an iron pipe found at the end of the third line of a conveyance to Habib Khoury by deed dated March 21, 1985 and recorded among the Land Records in Liber 6087 at Folio 399; thence running reversely with said third line and reversely with the second and first lines of said conveyance to Habib Khoury, the following three courses and distances

11. South 13°37'22" West, 263.55 feet to an iron pipe found; thence

12. South 23°23'54" West, 296.59 feet to an iron pipe found; thence

13. South 33°27'55" West, 659.21 feet to a one-foot square stone found at the end of said fifth line; thence running with part of the sixth line of Conveyance 1

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14. North 79°37'21" West, 317.15 feet to a point; thence running in, through, over and across Conveyance 1 so as to include a portion thereof, the following eight courses and distances
15. North 45°20'19" West, 122.73 feet to a point; thence
16. North 42°37'08" West, 109.11 feet to a point; thence
17. North 34°32'35" West, 189.85 feet to a point; thence
18. North 23°10'00" West, 94.22 feet to a point; thence
19. North 12°46'54" West, 93.95 feet to a point; thence
20. North 00°49'09" West, 105.60 feet to a point; thence
21. North 09°10'13" West, 60.00 feet to a point; thence
22. North 20°51'19" West, 115.83 feet to the place of beginning, containing a computed area of 2,219,603 square feet or 50.9551 acres of land.

SUBJECT TO all easements and/or rights-of-way of record.