

**EXHIBIT A
DESCRIPTION OF THE PROPERTY OF
ZACHARY PARZOW
LIBER 15204 FOLIO 13
LIBER 16300 FOLIO 287
AND BEING
LOTS 1, 2, AND 3
PRICE'S SUBDIVISION, NORTH OF COLESVILLE
PLAT NO. 1767
AND THE PROPERTY OF
BERNARD B. KAPLAN
LIBER 4309 FOLIO 588
AND BEING
LOTS 4 AND 5
PRICE'S SUBDIVISION, NORTH OF COLESVILLE
PLAT NO. 1767
AND THE PROPERTY OF
NOTLEY ASSEMBLAGE LLC
BOOK 68666 PAGE 273
5TH ELECTION DISTRICT
MONTGOMERY COUNTY, MARYLAND**

Being part of the property acquired by Zachary Parzow in the following two (2) conveyances; 1) from James R. Lowery and Constance M. Lowey by deed dated September 26, 1997 and recorded in Liber 15204 at Folio 13 and being Lots 1 and 3, Price's Subdivision, North of Colesville, recorded as Plat No. 1767; 2) from James R. Lowery and Constance M. Lowey by deed dated September 11, 1998 and recorded in Liber 16300 at Folio 287 and being Lot 2, Price's Subdivision, North of Colesville, recorded as Plat No. 1767 and the property acquired by Bernard B. Kaplan from Harriet N. Riedesel by deed dated November 22, 1972 and recorded in Liber 4309 at Folio 588 and being Lots 4 and 5, Price's Subdivision, North of Colesville, recorded as Plat No. 1767 and being the property acquired by Notley Assemblage LLC, a Delaware limited liability company, from Jacqueline G. Castro, Personal Representative of the estate of John J. Gude, Jr., by deed dated November 25, 2024 and recorded in Book 68666 at Page 273 all among the Land Records of Montgomery County, Maryland and being more particularly described in the datum of Maryland State Grid North (NAD83/2011) as follows:

Beginning for the same at a concrete monument with a cross cut found (held) marking the westerly end of the first (1) or North 68° 00' West, 183.52 foot line Parcel 1 of said Book 68666 at Page 273, said point also marking the common southwesterly corner of Lot 5, Block G, Colesville Manor, recorded as Plat No. 13111 among the aforesaid Land Records; thence leaving said westerly end of the first (1) or North 68° 00' West, 183.52 foot line Parcel 1 of said Book 68666 at Page 273 and the common southwesterly corner of Lot 5, Block G, Colesville Manor and running reversely with said Lot 5 and with Lots 6, 7 and a portion of Lot 8, Block G

1. South 73° 38' 24" East, 367.04 feet to a point marking the common northerly corner of Lot 15, Block G, Colesville Manor, recorded as Plat No. 25250 among the aforesaid Land Records; thence leaving the common line of said Lot 8, Block G and running with the common line of said Lot 15, Block G, Colesville Manor, the following two (2) courses and distances
2. South 16° 21' 36" West, 296.72 feet to an iron pipe found (held); thence

3. South 73° 41' 24" East, 668.57 feet to a point on the westerly line of New Hampshire Avenue, Maryland 650, width varies, as shown on said Plat No. 1767 and State Road Commission Plats 52913 and 52914; thence leaving said common line of Lot 15, Block G, Colesville Manor and running with the westerly line of New Hampshire Avenue, Maryland 650, the following three (3) courses and distances
4. 128.55 feet along the arc of a non-tangent curve to the left, having a radius of 5,786.58 and a chord bearing and distance of South 13° 06' 14" West, 128.55 feet to a point on the common line of Lots 1 and 2, Price's Subdivision, North of Colesville, recorded as said Plat No. 1767; thence
5. 88.27 feet along the arc of a tangent curve to the left, having a radius of 5,786.58 and a chord bearing and distance of South 12° 01' 36" West, 88.27 feet to a point: thence
6. South 49° 55' 01" West, 48.42 feet to a point on the northerly line of Notley Road, width varies, as recorded in Plat No. 1767, Plat No. 1990, Plat No. 17947, Plat No. 22941 and Plat No. 23280 all among the aforesaid Land Records; thence leaving said westerly line of New Hampshire Avenue, Maryland 650, and running with said northerly line of Notley Road, the following two (2) courses and distances
7. North 73° 41' 24" West, 655.78 feet; thence
8. South 16° 21' 36" West, 39.98 feet to an iron pipe with cap found (held) at a point being southerly of the pavement of Notley Road; thence running with said line being southerly of the pavement of Notley Road
9. North 73° 38' 24" West, 367.04 feet to a mag nail found in the bituminous drive (held), passing over an iron pipe found on line (held) at 183.52 feet; thence leaving said line being southerly of the pavement of Notley Road and running with the common line of the property of Washington Suburban Sanitary Commission property recorded in Liber 5303 at Folio 245 and also with the common line of Parcel A, and Lots 11 and 4, Block G, of said Colesville Manor
10. North 16° 21' 36" East, 593.40 feet to the point of beginning, containing 390,812 square feet or 8.97181 acres of land.

The undersigned hereby states that the metes and bounds description hereon was prepared by myself or under my direct supervision and that it complies with the Minimum Standards of Practice for Metes and Bounds Descriptions as established in Title 9, Subtitle 13, Chapter 6, Section .08 and .12 of the Code of Maryland Regulations (COMAR) as enacted and amended.

Date

Harry L. Jenkins
Property Line Surveyor
Maryland No. 606
License Expires: April 21, 2027

