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Exhibit A

All that real property situate and lying in the City of Annapolis, Maryland and the Sixth Assessment District of Anne Arundel County, Maryland, and described as follows, to wit:

Original Association Property

BEGINNING FOR THE SAME AND BEING all of that real property described and conveyed by a deed from Charles F. Lee and Lottie E. Lee to Wardour Improvement Association, a body corporate of the State of Maryland dated July 17, 1936 and recorded among the Land Records of Anne Arundel County, Maryland at Liber FAM 153, folio 169;

B & A Railroad Right-of-Way

BEGINNING FOR THE SAME AND BEING all of that real property described and conveyed by a deed from The Baltimore and Annapolis Railroad Company to Wardour Improvement Association, Incorporated dated October 31, 1983 and recorded among the Land Records of Anne Arundel County, Maryland at Liber 3681, folio 725;

SAVING AND EXCEPTING THEREFROM, HOWEVER, all that real property and appurtenant rights described in the following deeds recorded among the Land Records of Anne Arundel County, Maryland:

1. Deed dated September 11, 1986 from Wardour Improvement Association, Incorporated to the State of Maryland for the use of the Department of Natural Resources, which said deed is recorded among the Land Records of Anne Arundel County, Maryland in Liber 4153, folio 366;
2. Deed dated April 2, 1987 from Wardour Improvement Association, Incorporated to Alan D. Wycherley and Cynthia A. Wycherley, which said deed is recorded among the Land Records of Anne Arundel County, Maryland in Liber 4318, folio 311;
3. Deed dated April 2, 1987 from Wardour Improvement Association, Incorporated to Peter Bryant Smith and Mary Talbott Smith, which said deed is recorded among the Land Records of Anne Arundel County, Maryland in Liber 4318, folio 316;

AND SUBJECT to any and all easements, agreements, or restrictions of record, including but not limited to the following items recorded among the Land Records of Anne Arundel County, Maryland:

1. Deed dated November 5, 1929 to the Consolidated Gas Electric Light and Power Company of Baltimore and recorded in Liber FSR 61, Folio 416;
2. Deed dated August 21, 1935 to The Consolidated Gas Electric Light and Power Company of Baltimore and recorded in Liber FAM 141, Folio 440;
3. Confirmatory deed dated March 20, 1936 to The Consolidated Gas Electric Light and Power Company of Baltimore and recorded in Liber FAM 150, Folio 61;
4. Deed dated August 21, 1954 to The Consolidated Gas Electric Light and Power Company of Baltimore and recorded in Liber FAM 141, Folio 445;
5. Deed dated August 4, 1985 to The Chesapeake and Potomac Telephone Company of Maryland and recorded in Liber 3930, Folio 623.

Appurtenant Property Rights

TOGETHER with the buildings and improvements thereupon and the rights, alleys, ways, waters, privileges, appurtenances and advantages thereto belonging or in anywise appertaining.

Mail to Wright, Wright &

Sussman