

EXHIBIT A - LEGAL DESCRIPTION

BEGINNING FOR THE SAME at the end of the second or south 59 degrees 31 minutes 580.03 foot line of that tract of land which by deed dated February 26, 1969 and recorded among the Land Records of Baltimore County in Liber O.T.G. No. 4971 folio 38 etc. was conveyed by Leroy Handwerger, Attorney, under Power of Attorney from Sarah D. Fradkin dated December 16, 1968 to Susan J. Fradkin and Linda L. Fradkin said point being the southeasternmost corner of Plat No. 3 Beverly Hills as filed among the Land Records of Baltimore County in Plat Book G.L.B. No. 18 folio 119, thence leaving said second line and running with and binding on a part of the third or north 63 degrees 13 minutes east 640 foot line of said deed and on the northernmost side of a 16 foot alley as shown on the Plat of Section 3 Gray Manor Homes, Inc. as filed among the Land Records of Baltimore County in Plat Book G.L.B. No. 18 folio 108 as now surveyed north 55 degrees 44 minutes 45 seconds east 323.59 feet to the southernmost side of a proposed 60 feet wide utility easements for Bread and Cheese Creek, thence leaving said alley and said third line and binding on the southernmost side of said easement the three following courses and distances westerly by a line curving to the south with a radius of 565.90 feet for a distance of 102.82 feet (the chord of said arc being north 68 degrees 11 minutes 57 seconds west 102.67 feet) westerly by a line curving to the south with a radius of 1080.43 feet for a distance of 234.74 feet (the chord of said arc being north 79 degrees 37 minutes 43.5 seconds west 234.25 feet) and north 85 degrees 51 minutes 15 seconds west 20.42 feet to intersect said second line of said deed and to the easternmost side of a 20 foot alley as shown on said Plat No. 3 of Beverly Hills, thence running with and binding on a part of said second line and on the easternmost side of said 20 foot alley south 16 degrees 35 minutes 50 seconds east 275.40 feet to the place of beginning. Containing 1.0668 acres of land more or less.

SUBJECT, however, to an existing 10 foot easement for sanitary sewer as shown on Baltimore County Bureau of Land Acquisition Drawing R.W. 44-005.

058105 MAY 25
State of Maryland and Instrument Intake Sheet
Baltimore City, County: BALTIMORE

Information provided is for the use of the Clerk's Office, State Department of Assessments and Taxation, and County Finance Office only.

(Type or Print in Black Ink Only—All Copies Must Be Legible)

TRF FD SURVEY \$ 5.00
RECORDING FEE 25.00
RECORDATION 1 335.00
TR TAX STATE 335.00
TOTAL 675.00
RPT BMS Acct # 2511
SH EN Blk # 226
May 02, 1997 08:24 PM

1 Type(s) of Instruments / Deed Mortgage Other Other
2 Conveyance Type Check Box Improved Sale X Unimproved Sale Multiple Accounts Not an Arms-Arms-Length [1] Arms-Length [2] Arms-Length [3] Length Sale [9]
3 Tax Exemptions (if Applicable) Recordation State Transfer County Transfer

4 Consideration and Tax Calculations
Purchase Price/Consideration \$ 67,000.00
Any New Mortgage \$
Balance of Existing Mortgage \$
Other: \$
Other: \$
Full Cash Value \$

Finance Office Use Only
Transfer and Recordation Tax Consideration
Transfer Tax Consideration \$ 67,000
X (1.5) % = \$ 1,005
Less Exemption Amount - \$
Total Transfer Tax = \$ 1,005
Recordation Tax Consideration \$
X () per \$500 = \$
TOTAL DUE \$

5 Fees
Amount of Fees Doc. 1 Doc. 2
Recording Charge \$ 20.00 \$
Surcharge \$ 5.00 \$
State Recordation Tax \$ 335.00 \$
State Transfer Tax \$ 335.00 \$
County Transfer Tax \$ 1005.00 \$
Other \$ \$
Other \$ \$

Agent: [Signature]
Tax Bill: [Signature]
C.B. Credit:
Ag. Tax/Other:

6 Description of Property SDAT requires submission of all applicable information. A maximum of 40 characters will be indexed in accordance with the priority cited in Real Property Article Section 3-104(g)(3)(i).
District 12 Property Tax ID No. (1) 16-00-004095 Grantor Liber/Folio 7901/732 Map Parcel No. Var. LOG (5)
Subdivision Name Lot (3a) Block (3b) Sect/AR(3c) Plat Ref. SqFt/Acreage (4) 1.0668
Location/Address of Property Being Conveyed (2) [Signature]
Other Property Identifiers (if applicable) Water Meter Account No. 30
Residential or Non-Residential X Fee Simple X or Ground Rent Amount:
Partial Conveyance? Yes X No Description/Amt. of SqFt/Acreage Transferred:
If Partial Conveyance, List Improvements Conveyed:
Doc. 1 - Grantor(s) Name(s) Doc. 2 - Grantor(s) Name(s)
STEPHEN P BROWN
IRENE BROWN
Doc. 1 - Owner(s) of Record, if Different from Grantor(s) Doc. 2 - Owner(s) of Record, if Different from Grantor(s)
Doc. 1 - Grantee(s) Name(s) Doc. 2 - Grantee(s) Name(s)
PSJS L.L.C.
New Owner's (Grantee) Mailing Address
1920 WALNUT AVENUE, BALTO MD 21222
Doc. 1 - Additional Names to be Indexed (Optional) Doc. 2 - Additional Names to be Indexed (Optional)

7 Transferred From
Doc. 1 - Grantor(s) Name(s) Doc. 2 - Grantor(s) Name(s)
STEPHEN P BROWN
IRENE BROWN
Doc. 1 - Owner(s) of Record, if Different from Grantor(s) Doc. 2 - Owner(s) of Record, if Different from Grantor(s)

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Doc. 1 - Grantee(s) Name(s) Doc. 2 - Grantee(s) Name(s)
PSJS L.L.C.
New Owner's (Grantee) Mailing Address
1920 WALNUT AVENUE, BALTO MD 21222
Doc. 1 - Additional Names to be Indexed (Optional) Doc. 2 - Additional Names to be Indexed (Optional)

9 Other Names to Be Indexed
Doc. 1 - Additional Names to be Indexed (Optional) Doc. 2 - Additional Names to be Indexed (Optional)

10 Contact/Mail Information
Instrument Submitted By or Contact Person
Name: SUE REBSTOCK
Firm: FIDELITY TITLE COMPANY
Address: 8094 E ERWIN RAYOR BLVD PASADENA MD 21222 Phone: (410) 437-2300
Return to Contact Person
Hold for Pickup
Return Address Provided

11 IMPORTANT: BOTH THE ORIGINAL DEED AND A PHOTOCOPY MUST ACCOMPANY EACH TRANSFER
Assessment Information
Yes X No Will the property being conveyed be the grantee's principal residence?
Yes X No Does transfer include personal property? If yes, identify:
Yes X No Was property surveyed? If yes, attach copy of survey (if recorded, no copy required).

Assessment Use Only - Do Not Write Below This Line
Terminal Verification Agricultural Verification Whole Part Tran. Process Verification
Transfer Number: 19 Date Received: 19 Geo. Map Sub Block
Land Zoning Plat Lot
Buildings Use Parcel Section Occ. Cd.
Town Cd. Ex. St. Ex. Cd.

BALTIMORE COUNTY CIRCUIT COURT (Land Records) SM 12157, P. 0528, MSA_CE62_12012. Date available 03/04/2005. Printed 02/13/2020

Office of Finance
Baltimore City
P-4-I-D
ACCOUNT NO. 1600004095
DEPT 7100 TITLE TRANSFER TAX
05/02/97
Clerk's Office
County - SDAT
Office of Finance
Goldenrod - Preparer
AOC-CC-300 (6/95)