**EXHIBIT A**

**PREMISES DESCRIPTION AND DEPICTION**

The Premises are described and depicted as follows:

Fort Washington Marina, associated land (including submerged lands), and associated buildings located at 13600 King Charles Terrace, Fort Washington, Maryland 20744 off the Piscataway Creek.

The Premises includes (non-exclusively) the following Improvements: the restaurant/marina service building (NPS Asset No. 247333, 6,827 square feet); marina diesel fuel system (NPS Asset No. 247334, 10,000 gallons); marina gasoline fuel system (NPS Asset No. 24733, 10,000 gallons), marina parking (NPS Asset No. 247336, 180,589 square feet); picnic pavilion (NPS Asset No. 247337, 377 square feet); boat shop (NPS Asset No. 247338, 5,231 square feet); marina and boat launch (NPS Asset No. 247339, 66,168 square feet); maintained landscape (NPS Asset No. 248982, 6.71 acres); and waste water system (NPS Asset No. 248983, 1,000 gallons per day).

The Premises consists of +/- 8.31 acres, containing approximately 4.6 acres by deeds, 3.25 acres filled lands, and .46 acres submerged land.

The Premises do not include the access road to Fort Washington Marina (King Charles Terrace Access Road, NPS Asset No. 114177, 0.48 miles), which provides access to NPS-managed visitor facilities and neighborhood pool facilities adjacent to the Premises.



Fort Washington Marina Land Assignment Diagram