

## EXHIBIT A

### PROPERTY DESCRIPTION / LAND ASSIGNMENT

#### **A.1 Premises**

The Premises and any Land Assignment identified in Section 2.1 of this Lease is described and depicted as follows:

The 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 protects the view shed of Mount Vernon, VA.

The following is a list of assets with associated NPS asset numbers: 247333 Marina/Restaurant Building (6,827 square feet); 247337 picnic pavilion (377 square feet); 247228 boat shop (5,233 square feet); 247334 diesel fuel system (10,000 gallons); 24735 gas fuel system (10,000 gallons), 247336 Marina Parking (180,589 square feet), 247339 Marina and Boat Launch (66168 square feet), 248982 Maintained Landscape (8.31 acres), 248983 Waste Water System (1000 GPD), 114177 King Charles Terrace Access Road (.48) miles.

The Premises may include utilities and other assets not specified above. The Lessee is responsible for all structures, assets, utilities, landscape, and other features of the Premises.

#### **A.2 Land and Property Description**

1.) The land and property assignment (or Premises) includes the marina, buildings, parking lot, fuel system, public boat launch, and maintained landscape as shown in Figure 2: Land Assigned to Lessee and as described in this Exhibit. The Premises is 8.31 acres +/-m containing approximately 4.6 acres by deeds, 3.25 acres filled lands and .46 acres submerged land.

2.) The assigned area includes the Premises and the following adjacent NPS-managed road corridor:

The access road to Fort Washington Marina which provides access for NPS visitor facilities and the neighborhood pool facilities; The Lessee and its customers will have ingress and egress to Premises and provide unfettered ingress and egress to the public and National Park Service for properties adjacent to the premises; Lessee will be responsible for plowing said access road to maintain public access during/after snow events.

#### **A.3 Map and Land Assignment**

1) Google Map of Premises (link provided):

<https://www.google.com/maps/place/Fort+Washington+Marina/@38.702931,-77.0267586,17z/data=!3m1!4b1!4m5!3m4!1s0x0:0x3ad2de05e25e6eea!8m2!3d38.702931!4d-77>



thence North 20°01' 00 East 145.7 feet;  
thence North 70°00' East 34.4 feet;  
thence North 40°00' 00" East 34.4 feet;  
thence East 359.33 feet;  
thence South 18°57' 46" west 8.67 feet;  
thence south 76° 28' 12" East 37.26 feet;  
thence North 08° 05' 50" East 17.09 feet; thence East 54.85 feet;  
thence South 80° 20' 10" East 368.95 feet to the point of beginning.