

The property is located in the County of Prince George's, State of Maryland and is described as follows:

**PARCEL I:**

BEING part of Lots 29 and 30 in Square B, Wine and Johnson's 2nd Addition to Hyattsville, as per plat recorded in Plat Book A at Plat 20-A among the Land Records of Prince George's County, Maryland; and being more particularly described as follows:

BEGINNING for the same at a cross cut in concrete in an existing Westerly Right of Way Line of Baltimore Avenue (U.S. Route # 1) at the end of the 3rd line of the 3,321 square foot parcel conveyed by Theodore D. Machen to Joseph Matthew Bryan by Deed dated August 30, 1976, and recorded in Liber 4665 at folio 240, thence running with said Westerly Right of Way Line (1) South 08 degrees 34 minutes 00 seconds West 12.21 feet to a cross cut in concrete at an angle point, thence continuing with said existing right of way line (2) South 33 degrees 36 minutes 30 seconds West 28.65 feet to a nail found at the end of the 5th line of the entire 3,321 square foot parcel conveyed in Liber 4665 at folio 240, thence leaving Baltimore Avenue and running with the Centerline of an existing 12 foot Party Wall (3) North 83 degrees 44 minutes 48 seconds West 38.22 feet to the intersection of said Centerline with the Centerline of a second 12 foot Party Wall, said point being also the end of the 6th line of the entire 3,321 square foot parcel, thence running across the 3,321 square foot parcel conveyed in Liber 4665 at folio 240 the following three courses and distances: (4) North 06 degrees 15 minutes 12 seconds East 19.89 feet to the centerline of an existing 12 foot Party Wall, thence running with the Centerline of said last mentioned 12 foot Party Wall (5) North 84 degrees 20 minutes 40 seconds West 14.10 feet to a point, thence running (6) North 06 degrees 06 minutes 37 seconds East 17.21 feet to a point in the 3rd line of the entire 3,321 square foot parcel, distant 10.92 feet from the beginning of said 3rd line thence running with part of the 3rd line of the 3,321 square foot parcel conveyed in Liber 4665 at folio 240 and running in part with the Centerline of an existing 12 foot Party Wall and the extension of said centerline in an Easterly direction (7) South 84 degrees 20 minutes 40 seconds East 66.12 to the beginning of the land now conveyed.

Containing 2,002 square feet of land more or less comprised of a 1,342 square foot part of Lot 29 and a 660 square foot part of Lot 30.

Being in the 16th Election District of Prince George's County, Maryland

BEING the same land conveyed by Deed recorded in Liber 18106 at folio 104

Tax ID #16-1797299 - Address: 5100 Baltimore Avenue, Hyattsville, MD 20781

**PARCEL II:**

BEING part of Lot 29 in Block B, "Wines and Johnson's 2nd Addition to Hyattsville", as per plat thereof recorded in Plat Book A at plat 20A, containing 874.0 square feet and being more fully described as follows:

PART of Lot 29 in Block "B" in a subdivision known as "Johnson's and Wine's Second Addition to Hyattsville", as shown on plat recorded in Liber JWB 2, Folio 618 and now copied and re-recorded in Plat Book A, Folio 204, one of the Land Records of Prince George's County, Maryland, described as follows:

BEGINNING for the parcel of land hereby described at the Southeast corner of Lot 29 in Block lettered "B" in said subdivision, and running with Johnson Avenue, North 84 degrees 59 minutes West 50 feet to a hole drilled in the sidewalk, then North 08 degrees 00 minutes East 22.8 feet, then South 84 degrees 59 minutes East 50 feet to the West line of Maryland Avenue, then South 08 degrees 00 minutes West 22.8 feet to the beginning, containing 1140 square feet, according to a survey and plat thereof made by Edward L. Latimer, October 26, 1922, which plat is annexed to the Deed for record as a part thereof;

SAVING AND EXCEPTING therefrom, however, that part thereof conveyed by August E. Burgess and wife, to the State of Maryland by Deed dated May 13, 1931, recorded December 7, 1931, among the Land Records of said County, described as follows:

THAT Lot in the Town of Hyattsville, described as follows:

BEGINNING for the same at a point where the line dividing the properties of August Burgess and wife, and William P. Magruder in Hyattsville is intersected by the Westernmost side of the present Baltimore-Washington Boulevard, sometimes called Maryland Avenue; thence and binding on the Western-most side of the Baltimore-Washington Boulevard as shown on the plat approved by E. D. Williar, Jr., Chief Engineer, January 10, 1931, South 08 degrees West 22.81 feet to the Northernmost side of Johnson Avenue; thence and binding thereon, North 85 degrees 06 minutes West 22.73 feet to the Westernmost limit of the proposed improvement to the Baltimore-Washington Boulevard; thence and binding thereon North 32 degrees 56 minutes East 25.81 feet to the hereinbefore mentioned line dividing the properties of Burgess and Magruder; thence and binding on said property line; South 85 degrees 06 minutes East 11.83 feet to the beginning, containing 393 square feet more or less as shown on the plat attached to Deed and made a part thereof together with all right, title, and interest to said Grantors therein in and to the partition wall between the store of said Burgess and the store located on the Magruder property; and also any right, title and interest, if any, which the Grantors therein have in the bed of the present Baltimore-Washington Boulevard or in the bed of Johnson Avenue.

SUBJECT to all easements, covenants and restrictions of record.

Being in the 16th Election District of Prince George's county, Maryland

BEING the same land conveyed by Deed recorded in Liber 18106 at folio 104

Tax ID #16-1794171 - Address: 5100 Baltimore Avenue, Hyattsville, MD 20781

PARCEL III:

4344 and 4346 Farragut Street, Hyattsville, Prince George's County, Maryland 20871 and being the same real property conveyed and more fully described in a Deed recorded among the Land Records of Prince George's County, Maryland in Liber 4665 at Folio 240 and described as follows:

Being part of Lots 29 and 30 in Square B, Wine & Johnson's 2nd Addition to Hyattsville, as per plat re-recorded in plat Book A at plat 20-A among the Land Records of Prince George's County, Maryland, and being more particularly described as follows:

BEGINNING for the same at a cross cut in concrete on the northerly side of 40 foot wide Farragut Street (Formerly known as Johnson Avenue) distant South 84 25'30" East 60.52 feet from the southwest corner of Lot 29 Square B, thence leaving Farragut Street and running in part with the east face of a wall of the existing building known as premises No. 4342 Farragut Street (1) North 08 01'23" East 57.83 feet to the northeast corner of said building, thence running (2) North 10 33'12" East 2.51 feet to a nail set in macadam, thence running in part with the centerline of an existing 12" party wall and the extension of said centerline in an east and west direction (3) South 84 20'40" East 77.04 feet to a cross cut in concrete in the existing westerly right of way line of Baltimore Avenue (U.S. Route No. 1), thence running with said westerly right of way line (4) South 08 34'00" West 12.21 feet to a cross cut in concrete at an angle point, thence continuing with said existing westerly right of way line (5) South 33 36'30" West 28.65 feet to a nail set at a point where said right of way is intersected by the centerline of an existing 12" Party wall (6) North 83 44'43" West 38.32 feet to the intersection of said centerline with the centerline of a second 12" party wall, thence running with the centerline of said second 12" party wall and the extension of said centerline in a southerly direction (7) South 08 33'30" West 23.17 feet to a cross cut in concrete on the northerly side of Farragut Street (40' wide), thence running with said side of Farragut Street (8) North 84 25'30" West 26.10 feet to the beginning, containing 3,321 square feet of land, more or less. NOTE: Part of the land in the above description is also contained in Parcels I and II above. The net additional area conveyed is part of Lot 30 equal to 187 Square Feet and also part of lot 29 equal to 1132 square feet.

Being the same real property that is located on Farragut Street, first floor, being an office and waiting room, and side bathroom; and being the same real property as a set of steps leading from Farragut Street to a second floor landing and being the same real property lying to the left of the second floor landing as the second floor landing is approached from the steps from Farragut Street; and being the same real property on the second floor as an office overlooking Farragut Street, with adjoining secretarial office, storage room and waiting room; and being the hallway on the second floor, all lying to the left of the right stairway wall proceeding from Farragut Street to the second floor; and being the two bathrooms on the second floor; and being the office overlooking the roof over 5104 or 5106 Baltimore Boulevard or other adjoining building.

Being part of Lot 30 equal to 187 Square Feet and also part of lot 29 equal to 1132 square feet.

Being in the 16th Election District of Prince George's County, Maryland

BEING the same land conveyed by Deed recorded in Liber 18106 at folio 104

Tax ID #16-1793181 - Address: 5100 Baltimore Avenue, Hyattsville, MD 20781

**PARCEL IV:**

Being part of Lots 29 and 30, in Square "B" in the subdivision known as 'WINE AND JOHNSON'S 2ND ADDITION TO HYATTSVILLE', as per plat thereof re-recorded in Plat Book A at Plat 20-A, among the Land Records of Prince George's County, Maryland; being more particularly described as follows:

BEGINNING for the same at a cross cut in concrete on the Northerly side of 40 foot wide Farragut Street (formerly known as Johnson Avenue) distance South 84 degrees 25 minutes 30 seconds East 40.85 feet from the southwest corner of Lot 29, Block B, thence leaving Farragut Street and running across Lots 29 and 30, Square B (1) North 08 degrees 00 minutes 52 seconds East 60.36 feet to a nail in Macadam, thence continuing across Lot 30, Square B (2) South 84 degrees 20 minutes 40 seconds East 19.79 feet to a nail set in Macadam, thence continuing across Lot 30, Square B (3) South 10 degrees 33 minutes 12 seconds West 2.51 feet to the Northeast corner of an existing building known as premises No. 4342 Farragut Street, thence running with the east face in a southerly direction (4) South 08 degrees 01 minutes 23 seconds West 57.83 feet to a cross cut in concrete on the Northerly side of Farragut Street (40 feet wide) thence running with Farragut Street (5) North 84 degrees 25 minutes 30 seconds West 19.57 feet to the beginning, containing 1,1186 square feet of land more or less. Tax Account No. 16-30340-00-000. Assessed as Part of Lot 29 containing 966 square feet and Part of Lot 30 containing 220 square feet.

Being in the 16th Election District of Prince George's County Maryland

BEING the same land conveyed by Deed recorded in Liber 16549 at folio 686

Tax ID #16-1813286 - 4342 Farragut Street, Hyattsville, MD 20781

**PARCEL V:**

An undivided two-thirds interest in the (parking lot) property more particularly described as follows:

Being part of Lots 29 and 30, Square B, Wine & Johnson's 2nd Addition to Hyattsville as per plat re-recorded in Plat Book A at plat 20-A, among the Land Records of Prince George's County, Maryland, and being more particularly described as follows:

BEGINNING for the same at a nail set at the corner formed by the intersection of the Northerly side of 40 foot wide Farragut Street (formerly known as Johnson Avenue) with the Easterly side of Church Place, being also the southwest corner of Lot 29, Square B, thence running with the easterly side of 15 foot wide Church Place (1) North 08 degrees 19 minutes 13 seconds East 98.78 feet to a nail set at the common rear corner of Lots 30 and 31, Square B, as now surveyed, thence running with part of the Divisional line between Lots 30 and 31, Square B, (2) South 84 degrees 30 minutes 00 seconds east 60.31 feet to a point in the west face of the rear wall of an

existing building on Lot 31, Square B, thence running with part of the west face of the rear wall of the existing building on Lot 31 and Lot 30, Square B, (3) South 08 degrees 40 minutes 47 seconds West 1.96 feet to an angle point, thence continuing with the west face of the rear wall of the existing building on Lot 30, Square B (4) South 05 degrees 28 minutes 04 seconds West 16.30 feet to a corner of the existing building on Lot 30, Block B, thence running (5) South 10 degrees 33 minutes 12 seconds West 20.28 feet to a nail set in Macadam, thence running (6) South 84 degrees 20 minutes 40 seconds West 19.79 feet to a nail set in Macadam, thence running (7) South 08 degrees 00 minutes 52 seconds West 60.36 feet to a cross cut in concrete on the northerly side of said Farragut Street (40 feet wide), thence running with Farragut Street (8) North 84 degrees 25 minutes 30 seconds West 40.85 feet to the beginning, containing 4,785 square feet of land more or less. Old Tax Account No. 16-27757-00-005, being assessed as Part of Lot 29 containing 1,750 square feet and Part of Lot 30 containing 3,035 square feet.

Being in the 16th Election District of Prince George's County, Maryland

BEING the same land conveyed by Deed recorded in Liber 16549 at folio 686 (as to a one third interest) and in Liber 18106 at folio 104 (as to an additional one third interest)

Tax ID #16-1811066 - Address: 5108 Baltimore Avenue, Hyattsville, MD 20781