



EXHIBIT A

METES AND BOUNDS DESCRIPTION

BEING PART OF THE LANDS ACQUIRED BY CARMAX AUTO SUPERSTORES, INC. FROM SEARS, ROEBUCK AND CO. ON JUNE 5, 2013 AND RECORDED IN LIBER 47051 AT FOLIO 97, BEING LOTS 1 AND 2 AS SHOWN ON A PLAT ENTITLED "PLAT 1, CARMAX, LOTS 1 AND 2" AND RECORDED AS PLAT 24895, ALL AMONG THE LAND RECORDS OF MONTGOMERY COUNTY, MARYLAND AND BEING MORE PARTICULARLY DESCRIBED IN MARYLAND STATE PLANE 83/91 DATUM:

BEGINNING AT A REBAR FOUND MARKING THE SOUTHEAST CORNER OF LOT 2, CARMAX (PLAT 24895) AND BEING IN THE DIVISION LINE BETWEEN THE LANDS OF NORTHEAST MARYLAND WASTE DISPOSAL AUTHORITY (LIBER 11192 FOLIO 356) ON THE EAST AND LANDS OF CARMAX AUTO SUPERSTORES, INC. (LIBER 47051 FOLIO 97) ON THE WEST, WITH THE DIVISION LINE BETWEEN SAID LANDS OF CARMAX AUTO SUPERSTORES, INC. ON THE NORTH AND NORTHEAST MARYLAND WASTE DISPOSAL AUTHORITY (LIBER 11009 FOLIO 629) ON THE SOUTH, THENCE WITH SAID DIVISION LINE AND THE DIVISION LINE BETWEEN MONTGOMERY COUNTY ON THE SOUTH AND THE CITY OF GAITHERSBURG ON THE NORTH, THE FOLLOWING TWO (2) COURSES AND DISTANCES;

1. SOUTH 36° 03' 27" W, 600.00 FEET TO A REBAR WITH CAP FOUND, THENCE;
2. CONTINUING, SOUTH 53° 56' 33" EAST, 20.00 FEET TO A REBAR WITH CAP FOUND MARKING THE INTERSECTION OF SAID DIVISION LINE WITH THE DIVISION LINE BETWEEN THE LANDS OF MONTGOMERY COUNTY, MARYLAND (LIBER 5369 FOLIO 441) ON THE SOUTH AND SAID LANDS OF CARMAX AUTO SUPERSTORES, INC. ON THE NORTH, THENCE WITH SAID DIVISION LINE AND THE DIVISION LINE BETWEEN THE CITY OF GAITHERSBURG ON THE NORTH AND MONTGOMERY COUNTY ON THE SOUTH THE FOLLOWING TWO (2) COURSES AND DISTANCES;
3. SOUTH 36° 03' 27" WEST, 310.00 FEET TO A REBAR WITH CAP FOUND, THENCE;
4. CONTINUING, NORTH 53° 56' 33" WEST, 649.96 TO THE INTERSECTION OF SAID DIVISION LINE WITH THE SOUTHERLY RIGHT-OF-WAY LIMITS OF SHADY GROVE ROAD (VARIABLE WIDTH RIGHT-OF-WAY), THENCE WITH SAID SOUTHERLY LIMITS;
5. NORTH 35° 48' 45" EAST, 910.01 FEET TO THE INTERSECTION OF SAID SOUTHERLY LIMITS WITH THE DIVISION LINE BETWEEN THE SAID LANDS OF CARMAX AUTO SUPERSTORES, INC. ON THE WEST AND LANDS OF THE U.S. POSTAL SERVICE (LIBER 5943 FOLIO 65) ON THE EAST, THENCE WITH SAID DIVISION LINE AND THE SAID DIVISION LINE BETWEEN CARMAX AUTO SUPERSTORES, INC. ON THE WEST, AND NORTHEAST MARYLAND WASTE DISPOSAL AUTHORITY ON THE EAST, AND THE SAID DIVISION LINE BETWEEN THE CITY OF GAITHERSBURG ON THE WEST AND MONTGOMERY COUNTY ON THE EAST;

6. SOUTH 53° 56' 33" EAST, 633.85 FEET TO THE POINT OF BEGINNING.  
CONTAINING 581, 234 SQUARE FEET OR 13.343 ACRES

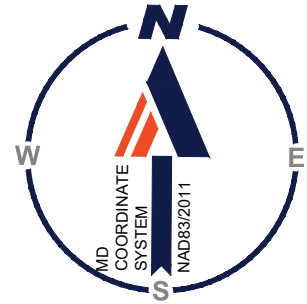
I HEREBY CERTIFY THAT THE METES AND BOUNDS DESCRIPTION HEREIN WAS PREPARED BY ME PERSONALLY OR UNDER MY DIRECTION AND THAT THIS DESCRIPTION AND ANY SURVEY WORK REFLECTED HEREIN WAS PREPARED IN COMPLIANCE WITH COMAR 09.13.06.12.



A handwritten signature in black ink, appearing to read "R. C. Harr, Jr.", written over a horizontal line.

ROBERT C. HARR, JR.  
STATE OF MARYLAND  
PROFESSIONAL LAND SURVEYOR NO. 21587  
EXPIRATION DATE JANUARY 16, 2027

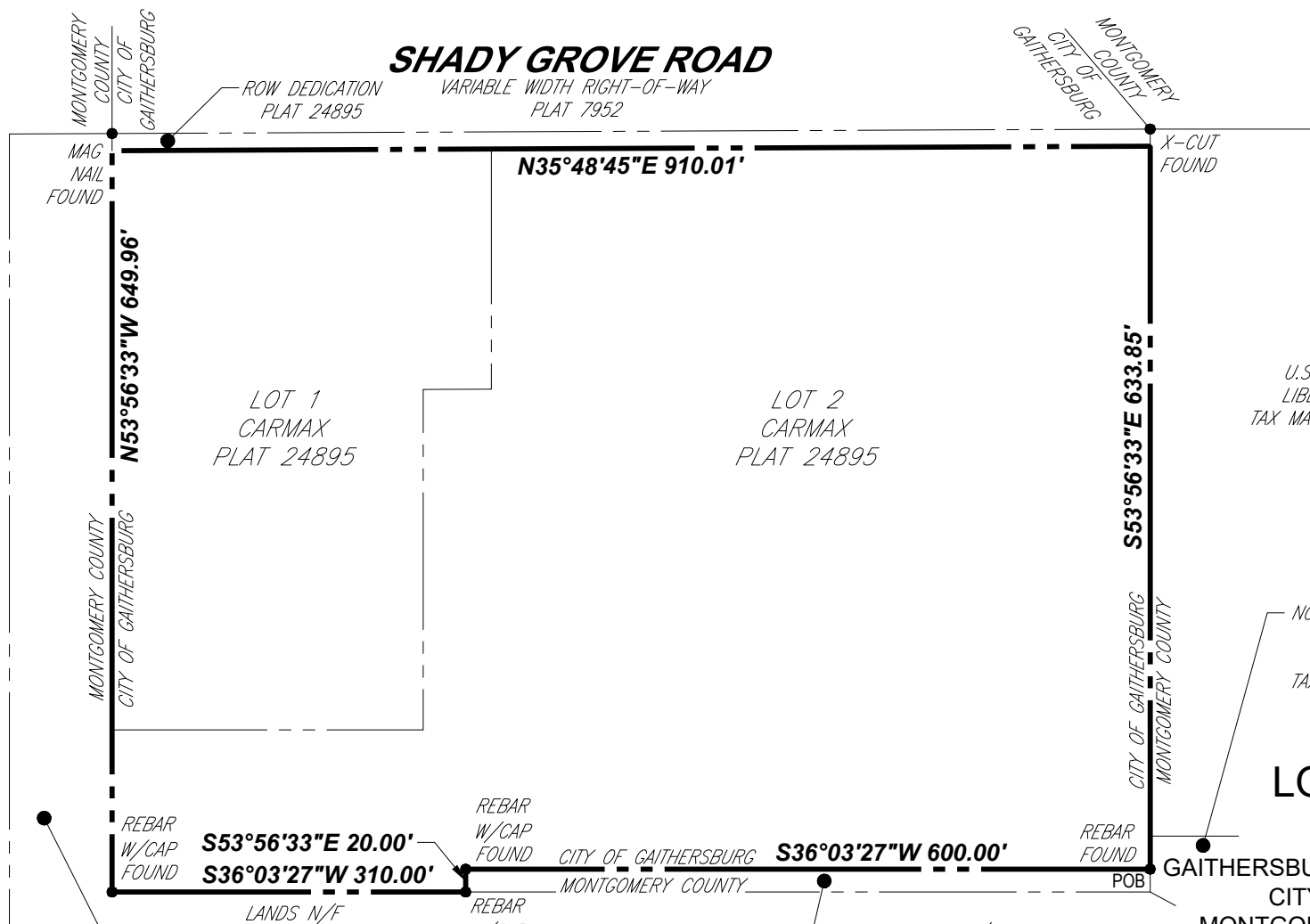
6-18-25  
DATE



# SHADY GROVE ROAD

VARIABLE WIDTH RIGHT-OF-WAY  
 PLAT 7952

ROW DEDICATION  
 PLAT 24895



**N35°48'45"E 910.01'**

**N53°56'33"W 649.96'**

LOT 1  
 CARMAX  
 PLAT 24895

LOT 2  
 CARMAX  
 PLAT 24895

**S53°56'33"E 633.85'**

**S53°56'33"E 20.00'**  
**S36°03'27"W 310.00'**

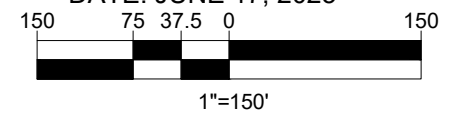
**S36°03'27"W 600.00'**

LANDS N/F  
 U.S. POSTAL SERVICE  
 LIBER 5943 FOLIO 65  
 TAX MAP GS13 PARCEL P450

LANDS N/F  
 NORTHEAST MARYLAND WASTE  
 DISPOSAL AUTHORITY  
 LIBER 11192 FOLIO 356  
 TAX MAP GS13 PARCEL P466

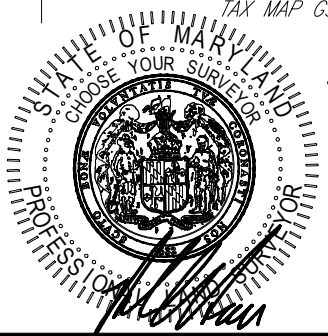
## LOT 1 & LOT 2 CARMAX

GAITHERSBURG (9TH) ELECTION DISTRICT  
 CITY OF GAITHERSBURG  
 MONTGOMERY COUNTY, MARYLAND  
 SCALE: 1" = 150' DRAWN: MC  
 DATE: JUNE 17, 2025



LANDS N/F  
 MONTGOMERY COUNTY, MARYLAND  
 LIBER 5369 FOLIO 441  
 TAX MAP GS13 PARCEL P848

LANDS N/F  
 NORTHEAST MARYLAND WASTE  
 DISPOSAL AUTHORITY  
 LIBER 11009 FOLIO 629  
 TAX MAP GS13 PARCEL N609



EXP 1-16-27

### LEGEND

POB POINT OF BEGINNING

6-18-25-EXHB-PLAT-MDB220087.00-0A



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■ UPSTATE NEW YORK ■ BOSTON, MA ■ NEW YORK METRO ■ WARREN, NJ ■ PHILADELPHIA/SOUTHERN NJ ■ LEHIGH VALLEY, PA ■ SOUTHEASTERN PA  
 ■ BALTIMORE, MD ■ SOUTHERN MARYLAND ■ NORTHERN VIRGINIA ■ WASHINGTON, DC ■ CENTRAL VIRGINIA ■ CHARLOTTE, NC ■ RALEIGH, NC