

Exhibit "A"

ALL THAT CERTAIN lot or piece of ground with the buildings and improvements thereon erected, Hereditaments and Appurtenances, SITUATE in Tinicum Township, County of Delaware and State of Pennsylvania, bounded and described according to a Preliminary/Final Land Development Plan made by Bohler Engineering, Inc., 1120 Welsh Road, Suite 200 North Wales PA, dated November 16, 2001, last revised April 1, 2002 and recorded in Plan Volume 23 page 47 as follows, to wit:

BEGINNING at a point on the Southerly side of Industrial Highway, (T.R. 291, L.R. 762, Variable widths), a corner of proposed Lot No. 2 on said plan; thence extending from said beginning point, along the Southerly side of Industrial Highway, aforesaid, South 83 degrees 19 minutes 13 seconds East 282.51 feet to a point, a corner of proposed Lot No. 4 on said plan; thence extending along same, the 2 following courses and distances, (1) South 06 degrees 38 minutes 14 seconds West, (crossing a proposed access easement and a 30 foot wide Philadelphia Electric Easement per Deed Book 2052 page 287), 868.12 feet to a point, and (2) South 00 degrees 02 minutes 08 seconds, (crossing the Northerly side of Tinicum Island Road) 122.90 feet to a point of curve on the title line in the bed of same, thence extending along same, on the arc of a circle curving to the right, having a radius of 758.78 feet, an arc distance of 129.49 feet to a point a corner of proposed Lot No. 2 on said plan, aforesaid; thence extending along same, the 4 following courses and distances, (1) North 09 degrees 44 minutes 33 seconds East, (recrossing the Northerly side of Tinicum Island Road), aforesaid 126.28 feet to a point, (2) North 06 degrees 40 minutes 47 seconds East 92 feet to a point, (3) North 83 degrees 19 minutes 13 seconds West 175 feet to a point, and (4) North 06 degrees 40 minutes 47 seconds East, (crossing along and through a proposed access easement) 776.20 feet to a point on the Southerly side of Industrial Highway, (T.R. 291, L.R. 762 Variable widths), aforesaid, the first above mentioned point and place of beginning.

BEING Proposed Lot No. 3 on said plan.

CONTAINING 244,424.70 Square feet, or 5.611 Acres, (more or less).