

Exhibit A
[Legal Description of "Donation Parcel"]

ALL THAT CERTAIN lot or piece of ground, SITUATE in the 9th Ward, City of Philadelphia, Commonwealth of Pennsylvania in accordance with a Plan entitled Plan of Property prepared for NOMAR Corporation, dated December 6, 2006.

Said parcel being more fully described as follows:

BEGINNING AT A POINT, the intersection of the Southeasterly side of Woodbrook Lane (60 feet wide) (on city plan, not legally open) and the Southwesterly side of Anderson Street (50 feet wide); thence, along said Anderson Street the following three (3) courses and distances:

1. South 52 degrees 43 minutes 11 seconds East, 112.766 feet to a point;
2. along a tangent curve to the right with a radius of 262.938 feet for a distance of 160.052 feet to a point;
3. along a reverse curve to the left with a radius of 312.938 feet for a distance of 63.469 feet to a point;

Thence, North 84 degrees 52 minutes 24 seconds West, 174.385 feet to a point; thence, South 44 degrees 07 minutes 36 seconds West, 679.365 feet to a point; thence, North 08 degrees 02 minutes 59 seconds West, 111.208 feet to a point; thence, North 33 degrees 12 minutes 44 seconds West, 43.208 feet to a point on said Southeasterly side of Woodbrook Lane; thence, crossing same, North 28 degrees 01 minute 11 seconds West, 63.036 feet to a point on the Northwesterly side of same; thence, North 47 degrees 52 minutes 51 seconds West, 62.282 feet to a point in line of the former Fort Washington Branch Philadelphia and Chestnut Hill Railway; thence, along same, North 37 degrees 03 minutes 37 seconds East, 746.136 feet to a point on the centerline of a 50 feet wide drainage right-of-way; thence, along same, South 52 degrees 43 minutes 11 seconds East, 155.139 feet to a point on said Northwesterly side of Woodbrook Lane; thence, along same, South 44 degrees 07 minutes 36 seconds West, 25.180 feet to the point of beginning.

BEING No. 7530 Anderson Street a/k/a 315 Woodbrook Lane.

BEING, in part, the same premises which Earl L. Cahan and Marie L. Cahan, husband and wife by Deed dated 6/20/1966 and recorded 7/14/1966 in Philadelphia County in Deed Book CAD 763 Page 443 conveyed unto NOMAR Corporation (a Pennsylvania corporation), in fee.

BEING, in part, the same premises which Maxwell Berman and Leah Berman, husband and wife, acting herein by her attorney-in-fact, Maxwell Berman by Deed dated 6/20/1966 and recorded 7/14/1966 in Philadelphia County in Deed Book CAD 763 Page 447 conveyed unto NOMAR Corporation, a Pennsylvania corporation, in fee.