

EXHIBIT "A"

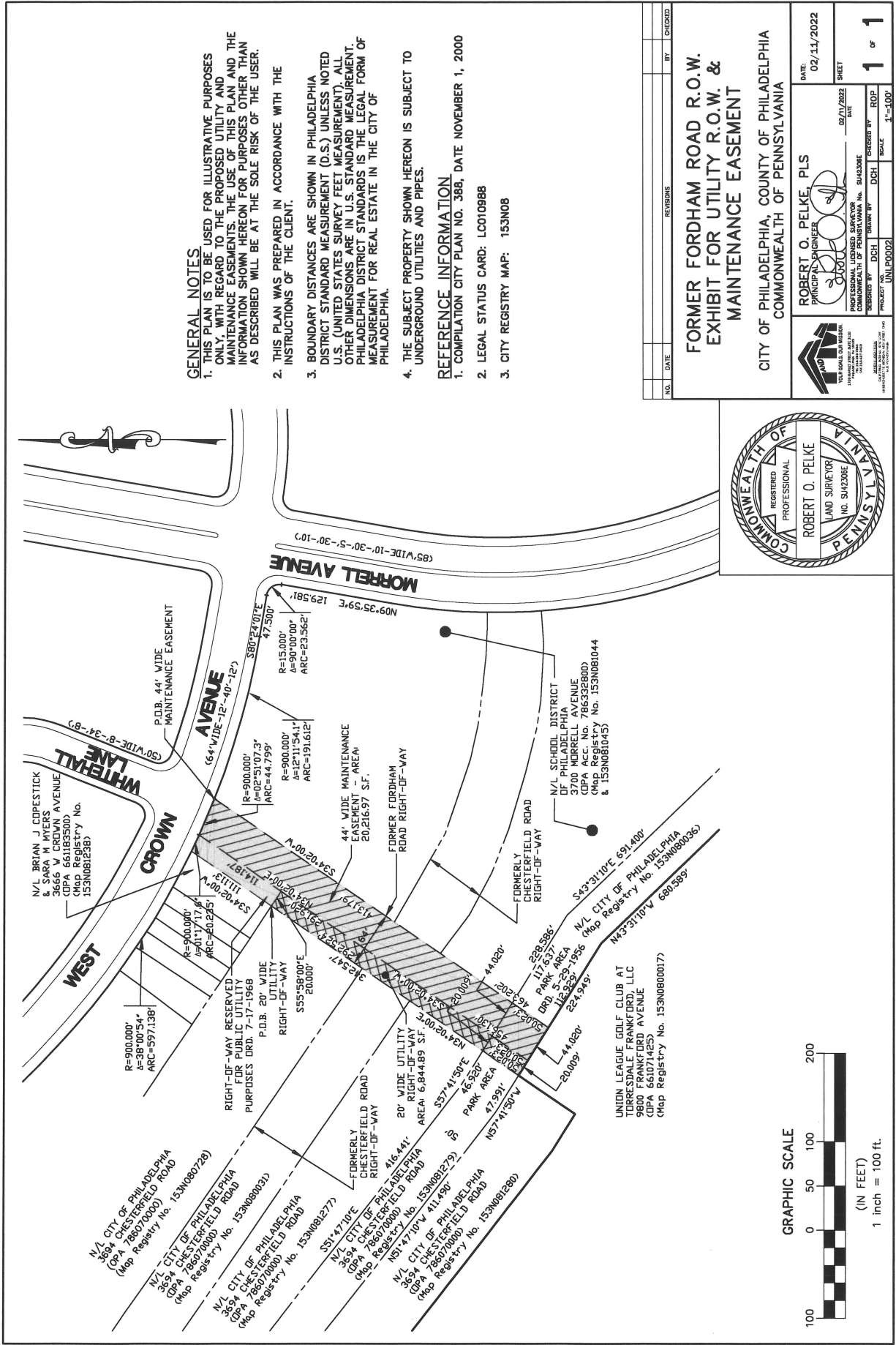
LEGAL DESCRIPTION UNION LEAGUE OF PHILADELPHIA PORTION OF FORMER FORDHAM ROAD RIGHT-OF-WAY 20' WIDE UTILITY RIGHT-OF-WAY

All that certain piece, parcel, or tract of land situate in the City of Philadelphia, County of Philadelphia, and Commonwealth of Pennsylvania being shown as a 20' wide Utility Easement on a plan titled Union League of Philadelphia – Former Fordham Road ROW- Exhibit for Utility & Maintenance Easements prepared by T&M Associates, Philadelphia, PA, dated 02/09/2022, attached, and being more particularly described as follows:

BEGINNING at a point at the intersection of the former westerly right of way line of Fordham Road (64' wide) and the southwesterly corner of a 20 feet wide Right of Way Reserved for Public Utility Purposes (ord. 7-17-1968), said point being further described as being South 34 degrees 02 minutes 00 seconds West, 111.113 feet from a point at the intersection of the former westerly right of way line of Fordham Road and the southerly right of way line of West Crown Avenue (64' wide) and running, thence;

1. Along said Right of Way Reserved for Public Utility Purposes and through the former Fordham Road right of way, South 55 degrees 58 minutes 00 seconds East, 20.000 feet to a point, thence;
2. Continuing through the former Fordham Road right of way, South 34 degrees 02 minutes 00 seconds West, 341.943 feet to a point on the easterly line of lands N/F Union League Golf Club at Torresdale Frankford, LLC, thence;
3. Along said lands of N/F Union League Golf Club at Torresdale Frankford, LLC, North 57 degrees 41 minutes 50 seconds West, 20.009 feet to a point former westerly right of way line of Fordham Road thence;
4. Along the former westerly right of way line of Fordham Road, North 34 degrees 02 minutes 00 seconds East, 342.547 feet to the first mentioned point and place of **BEGINNING**.

Containing 6,844.89 square feet of land more or less.



GENERAL NOTES

- THIS PLAN IS TO BE USED FOR ILLUSTRATIVE PURPOSES ONLY, WITH REGARD TO THE PROPOSED UTILITY AND MAINTENANCE EASEMENTS. THE USE OF THIS PLAN AND THE INFORMATION SHOWN HEREON FOR PURPOSES OTHER THAN AS DESCRIBED WILL BE AT THE SOLE RISK OF THE USER.
 - THIS PLAN WAS PREPARED IN ACCORDANCE WITH THE INSTRUCTIONS OF THE CLIENT.
 - BOUNDARY DISTANCES ARE SHOWN IN PHILADELPHIA DISTRICT STANDARD MEASUREMENT (D.S.) UNLESS NOTED U.S. (UNITED STATES SURVEY FEET MEASUREMENT). ALL OTHER DIMENSIONS ARE IN U.S. STANDARD MEASUREMENT. PHILADELPHIA DISTRICT STANDARDS IS THE LEGAL FORM OF MEASUREMENT FOR REAL ESTATE IN THE CITY OF PHILADELPHIA.
 - THE SUBJECT PROPERTY SHOWN HEREON IS SUBJECT TO UNDERGROUND UTILITIES AND PIPES.
- REFERENCE INFORMATION**
- COMPILATION CITY PLAN NO. 388, DATE NOVEMBER 1, 2000
 - LEGAL STATUS CARD: LC010988
 - CITY REGISTRY MAP: 153N08

FORMER FORDHAM ROAD R.O.W. EXHIBIT FOR UTILITY R.O.W. & MAINTENANCE EASEMENT

CITY OF PHILADELPHIA, COUNTY OF PHILADELPHIA COMMONWEALTH OF PENNSYLVANIA

NO.	DATE	REVISIONS	BY	CHECKED

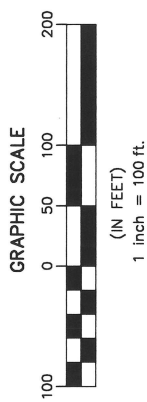
DATE: 02/11/2022
SHEET: 1 of 1

PROJECT: UN/PL00002

SCALE: 1"=100'

ROBERT O. PELKE, PLS
PRINCIPAL ENGINEER
PROFESSIONAL LICENSED SURVEYOR
COMMONWEALTH OF PENNSYLVANIA No. S142086
DATE: 02/11/2022

ROBERT O. PELKE
REGISTERED PROFESSIONAL LAND SURVEYOR
NO. S142086



THE DRAWING OR REFERENCE TO THIS DOCUMENT OR PORTIONS THEREOF, FOR OTHER THAN THE ORIGINAL PROJECT OR PURPOSE ORIGINALLY INTENDED, WITHOUT THE WRITTEN PERMISSION OF TEAM ASSOCIATES, IS PROHIBITED.