

## EXHIBIT A

ALL THAT CERTAIN lot or piece of ground with improvements thereon erected, situate in the 47th. Ward of the City of Philadelphia, Commonwealth of Pennsylvania described according to a certain Property Consolidation & Subdivision Plan prepared by Eustace Engineering, Willow Grove, Pennsylvania dated April 10, 2013, numbered D22170304 as follows to wit;

BEGINNING at the point of intersection of the Westerly side of 21st Street (50 feet wide) with the Northerly side of Nicholas Street (40 feet wide);

Thence, extending along said Northerly side of Nicholas Street, North 78 degrees 39 minutes 00 seconds West the distance of 75.312 feet to a point being the Southeasterly corner of Proposed Lot-1,

Thence, extending North 11 degrees 21 minutes 00 seconds East along the aforesaid Easterly side of Proposed Lot-1 the distance of 140.00 feet to a point on the Southerly side of Cecil B. Moore Avenue (60 feet wide),

Thence, extending South 78 degrees 39 minutes 00 seconds East along the aforesaid Southerly side of Cecil B. Moore Avenue the distance of 75.312 feet to a point of intersection with the aforementioned Westerly side of 21st Street,

Thence, extending South 11 degrees 21 minutes 00 seconds West along the aforesaid Westerly side of 21st Street the distance of 140.00 feet to the first mentioned point and place of BEGINNING.

Being proposed Lot-2  
Containing: 10,544 SF. or 0.2421 Acres in area

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