

8365 Enterprise Avenue

Exhibit "A"

**RECORD DESCRIPTION**

ALL THAT CERTAIN tract or parcel of ground.

SITUATE in the 40th Ward of the City of Philadelphia, bounded and described in accordance with a plan made by Albright and Friel Inc., Consulting Engineers of Philadelphia, Pennsylvania, dated May 1, 1962 as follows:

BEGINNING at a point on the Northwesterly side of Enterprise Avenue (70 feet wide) said point being located as measured along said Northwesterly side of Enterprise Avenue from the point of intersection of the prolongation of side Northwesterly side of Enterprise Avenue with the prolongation of the Northeasterly side of Island Avenue (108 feet wide) as follows; thence extending North 45 degrees, 2 minutes, 3 seconds East a distance of two hundred forty six and two hundred ten one thousandths feet to a point of curve; thence extending along a curve to the right, having a radius of 600 feet subtending a central angle of 15 degrees, 44 minutes, 23 seconds an arc distance of one hundred sixty four and eight hundred twenty six one thousandths feet to a point of tangency; thence extending North 60 degrees, 46 minutes, 26 seconds East a distance of one hundred nine and one hundred eleven one thousandths feet to a point (the aforesaid beginning point of this described tract); thence extending North 36 degrees, 39 minutes, 57 seconds West a distance of two hundred fifty five and six hundred thirteen one thousandths feet to a point; thence extending North 53 degrees, 20 minutes, 3 seconds East a distance of three hundred thirty five and eight hundred seventy nine one thousandths feet to a point on the Southwesterly side of proposed Executive Avenue (60 feet wide); thence extending along the said Southwesterly side of proposed Executive Avenue, South 29 degrees, 13 minutes, 34 seconds East a distance of two hundred fifty six and nine hundred fifty two one thousandths feet to a point of curve; thence extending along a curve to the right, having a radius of 40 feet, subtending a central angle of 90 degrees, an arc distance of sixty two and eight hundred thirty two one thousandths feet to a point of tangency on the aforesaid Northwesterly side of Enterprise Avenue; thence extending alongside Northwesterly side of Enterprise Avenue, South 60 degrees, 46 minutes, 26 seconds West a distance of two hundred fifty nine and nine hundred fifty four one thousandths feet to a point, the first mentioned point and place of beginning.

BEING the same premises which Russell S. Koetz, by Deed dated 08/30/2006 and recorded 09/22/2006 in Philadelphia County at Document No. 51535920, granted and conveyed unto Wood-Smith Holdings, LLC, a Pennsylvania limited liability company, in fee.

BEING known as 8365 Enterprise Avenue, Philadelphia, Pennsylvania

**SURVEY DESCRIPTION**

ALL THAT CERTAIN parcel or tract of land situate in the 40th Ward of the City of Philadelphia, Commonwealth of Pennsylvania as shown on an ALTA/ACSM Land Title Survey prepared by Hunt Engineering Company, Project No. 2124036.15 dated 06/04/2015 being more particularly described as follows to wit:

Beginning at a point in the Northwesterly right-of-way of Enterprise Avenue (70' wide) said point being measured from the prolongation of Enterprise Avenue with the Northeasterly side of Island Avenue (108' feet wide); thence along Enterprise Avenue North 45°02'03" East, a distance of 246.210 feet to a point of curve; thence extending

along same, along a curve to the right, having a radius of 600.000 feet, subtending a central angle of  $15^{\circ}44'23''$  an arc distance of 164.826 feet to a point of tangency; thence along same, North  $60^{\circ}46'26''$  East, a distance of 109.111 feet to the aforesaid point of BEGINNING; thence

1. North  $36^{\circ}39'57''$  West, a distance of 255.613 feet to a point; thence

2. North  $53^{\circ}20'03''$  East, a distance of 335.879 feet to a point in the westerly right-of-way of Executive Avenue (60' wide); thence

3. along same, South  $29^{\circ}13'34''$  East, a distance of 256.952 feet to a point of curve; thence

4. Extending along a curve to the right, having a radius of 40.000 feet, subtending a central angle of  $90^{\circ}00'00''$  an arc distance of 62.832 feet to a point in the aforementioned Northwesterly right-of-way of Enterprise Avenue; thence

5. Extending along same. South  $60^{\circ}46'26''$  West, a distance of 259.954 feet to the point and place of BEGINNING.

Containing 2.000 acres or 87,120 square feet, more or less.

BEING known as 8365 Enterprise Avenue, Philadelphia, Pennsylvania