

First American Title Insurance Company

Commitment No. NCS-817296-PHIL

Exhibit "A"

ALL THAT CERTAIN lot or piece of ground with the buildings and improvements thereon erected, SITUATE in the Fortieth Ward of the City of Philadelphia, described according to a Survey and Plan thereof made for Powell Realty Company by Maurice H. Goldrich, Surveyor and Regulator of the Tenth District, dated December 9, 1964, as follows:

BEGINNING at a point of tangent on the Northeasterly side of Island Avenue, One Hundred Eight Feet Wide, measured Westward on the arc of a circle curving to the right, which connects the said Northeasterly side of Island Avenue and the Northwesterly side of Enterprise Avenue, Seventy feet wide; having a radius of Forty feet the arc distance of Sixty-two and eight hundred thirty two one thousandths feet from a point of curve on the said Northwesterly side of Enterprise Avenue; THENCE EXTENDING FROM POINT OF BEGINNING NORTH, Forty-four degrees, fifty-seven minutes, fifty seven seconds West, along the said Northeasterly side of Island Avenue, West, along the said Northeasterly side of Island Avenue, Thirty-nine and eight hundred forty-five one thousandths feet to a point of curve; THENCE extending Northwesterly along the said Northeasterly side of Island Avenue on the arc of a circle curving to the right having a radius of One Thousand One Hundred Ninety Two feet the arc distance of Four Hundred Forty-six and one hundred thirty seven one-thousandths feet to a point on the Southeasterly side of Clear Zone of Philadelphia International Airport Runway 4-22; Thence extending along the southeasterly side of Clear Zone of Philadelphia Runway 4-22, North, Thirty degrees, SIX minutes [erroneously sixty in Deed] Thirty-two seconds East, Twenty-seven and ninety seven one-thousandths feet to an angle point; THENCE extending still along the Southeasterly side of Clear Zone of Philadelphia International Airport Runway 4-22; crossing the bed of Sixtieth Street Branch of Philadelphia, Baltimore and Washington Railroad, North, Thirty-five degrees, forty-nine minutes, ten seconds East, Three Hundred Five and One hundred ninety-five one thousandths feet to a point; THENCE extending South, Thirty-six degrees, thirty-nine minutes, fifty seven [seconds] East, Three Hundred forty-six and four hundred twenty-two one thousandths feet to a point; THENCE extending South Fifty-three degrees, twenty-minutes, three seconds West partly re-crossing the bed of Sixtieth Street Branch of Philadelphia, Baltimore and Washington Railroad, One Hundred Fifty feet to a point in the bed of Sixtieth Street Branch of Philadelphia Baltimore and Washington Railroad; THENCE extending South, Thirty-six degrees, thirty-nine minutes, fifty-seven seconds East passing through the bed of Sixtieth Street Branch of Philadelphia, Baltimore and Washington Railroad, Two hundred Fifty-three feet to a point on the said Northwesterly side of Enterprise Avenue; THENCE extending South, Forty-five degrees, two minutes, three seconds West, along the said Northwesterly side of Enterprise Avenue, partly re-crossing the bed of Sixtieth Street Branch of Philadelphia, Baltimore and Washington Railroad, One Hundred Thirty-five feet to a point of curve; THENCE extending Westwardly on the arc of a circle curving to the right, which connects the said Northwesterly side of Enterprise Avenue and the said Northeasterly side of Island Avenue, having a radius of Forty feet, the arc distance of Sixty-two and eight hundred thirty-two one thousandths feet to a point of tangent on the said Northeasterly side of Island Avenue, being the first mentioned point and place of BEGINNING.

CONTAINING in area three and four thousand one hundred and twenty-six ten thousandths acres (3.4126).

[Comprising] Two and three thousand and twelve ten-thousandths (2.3012) acres (hereinafter referred to as "Parcel A") AND, one and one thousand one hundred and fourteen ten thousandths (1.1114) acres (hereinafter referred to as "Parcel B").

BEING 8412-26 Enterprise Avenue, a/k/a 4848 Island Avenue and, 8420-26R Enterprise Avenue, Philadelphia, Pennsylvania 19153

BEING OPA Nos. 884172950 (A) and 884173000 (B)

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BEING the same premises which The Harold H. Powell Trust U/I/T dated 12/04/1991, as amended 09/14/2001 by the successor trustees Merle A. Wolfson, Ernest A. Schilling, Sr. and Sturart T. Newman, by his agent Merle A. Wolfson, by Deed dated 01/10/2006 and recorded 03/04/2006 in Philadelphia County at Document No. 51391796, granted and conveyed unto PIDC Financing Corporation, in fee.