

EXHIBIT A

PARCEL 1

ALL that certain part or lot of land situate in North Union Township, Fayette County, Commonwealth of Pennsylvania, being part of Lot No. 11, in Section "A" of the Evans Manor Land Company's Plan of Lots, called "Evans Manor" according to a plot thereof, recorded September 4, 1923 in the Office of the Recorder of Deeds of Fayette County, Pennsylvania, in Plan Book Volume 4, page 186, which is more particularly bounded and described as follows:

Beginning at the southeasterly side of Gallatin Avenue, at the dividing line between Lot No. 12 in said Section "A" of said plan of lots and said Lot No. 11; thence along said dividing line South 49°30' East, distance 150 feet to an iron pin; thence through said Lot No. 11 in said section "A" and along lands now or formerly of Sam J. Settini and Louie Settini, South 44°27' West, for a distance of 125.30 feet to an iron pin on the dividing line between Lot No. 10 in said Section "A" and Lot No. 11 aforesaid; thence along said dividing line North 49°30' 00" West, a distance of 150 feet to an iron pin on the easterly side of said Gallatin Avenue; thence along the easterly side of said Gallatin Avenue North 44°27'00" East, a distance of 125.30 feet to an iron pin at the place of beginning, containing 0.4304 acres.

PARCEL II

ALL that certain piece or parcel of land situate in North Union Township, Fayette County, Commonwealth of Pennsylvania, being part of Lot No. 11 in Section "A" of the Evans Manor Land Company's Plan of Lots, call "Evans Manor" according to a plot thereof recorded in the Office of the Recorder of Deeds of said Fayette County in Plan Book Volume 4, page 186, which part of Lot No. 11 aforesaid, is more particularly described as follows:

BEGINNING at an iron pin at the intersection of the northwesterly line of Farm Avenue and the dividing line between Lot No. 10 and Lot No. 11 in said Section "A" of said Plan of Lot; thence along said dividing line, North 49°30' West, a distance of 816.35 feet to an iron pin on the dividing line between land hereby conveyed and land of John Carbonara, et ux.; thence along said dividing line, North 44°27' East, a distance of 125.30 feet to an iron pin on the dividing line between Lot No. 11 and Lot No. 12 in said Section "A" of said Plan of Lots; thence along said dividing line, South 49°30' East, a distance of 807.72 feet to an iron pin on the northwesterly line of said Farm Avenue, thence along the northwesterly line of said Farm Avenue, South 40°30' West, a distance of 125 feet to an iron pin at the place of beginning. Containing 2.0210 acres, as per survey of F.B. Gosnell, dated May 28, 1953.

Being the same property which Donald D. Anderson, unmarried, by his Deed recorded in the Recorder's Office of Fayette County, Pennsylvania on November 10, 1992 in Bk 11082 page 0041, granted and conveyed to Richard Weldon Morris and Patty Morris, husband and wife.