

METES & BOUNDS DESCRIPTION

EXHIBIT 'A'
Wellness Center
Allegheny County Regional Park
Boyce Park – Plum Borough, Pa.

All that certain parcels of land situate in the Borough of Plum, County of Allegheny and Commonwealth of Pennsylvania being more particularly bound and described as follows:

Commencing at a point in State Route 0400, known as Bonetto Memorial Highway, also being U.S. Route 380, formerly known as Saltsburg Road, at the intersection of State Route 2075, known as New Texas Road; thence along the centerline of said New Texas Road in a southeasterly direction, 1,363 feet more or less to the point of beginning of this description; thence continuing along the said New Texas Road by a curve to the left having a radius of 438.00 feet the arc distance of 150.75 feet with the central angle of 19° 43' 12", having the chord bearing of South 03° 32' 06" East, the chord distance of 150.01 feet to a point; thence through the land of now or formerly the County of Allegheny, being the land which this is a part, the following twelve courses and distances:

- 1.) South 76° 35' 40" West, 30.00 feet,
- 2.) South 04° 18' 40" East, 148.60 feet,
- 3.) South 55° 54' 34" West, 220.00 feet,
- 4.) South 22° 56' 14" West, 85.00 feet,
- 5.) South 48° 27' 57" West, 230.00 feet,
- 6.) North 71° 28' 33" West, 310.00 feet,
- 7.) North 44° 44' 32" West, 275.00 feet,
- 8.) North 02° 22' 24" West, 285.00 feet,
- 9.) North 50° 21' 29" East, 245.00 feet,
- 10.) South 89° 11' 31" East, 220.00 feet,
- 11.) North 87° 46' 34" East, 275.00 feet and
- 12.) South 68° 30' 58" East, 227.98 feet to the point of beginning.

Containing 11.4977 Acres

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Wellness Center – Plum Boro.
County of Allegheny - Boyce Park
Job No. 4353
February 01, 2007 – V.L.R.