

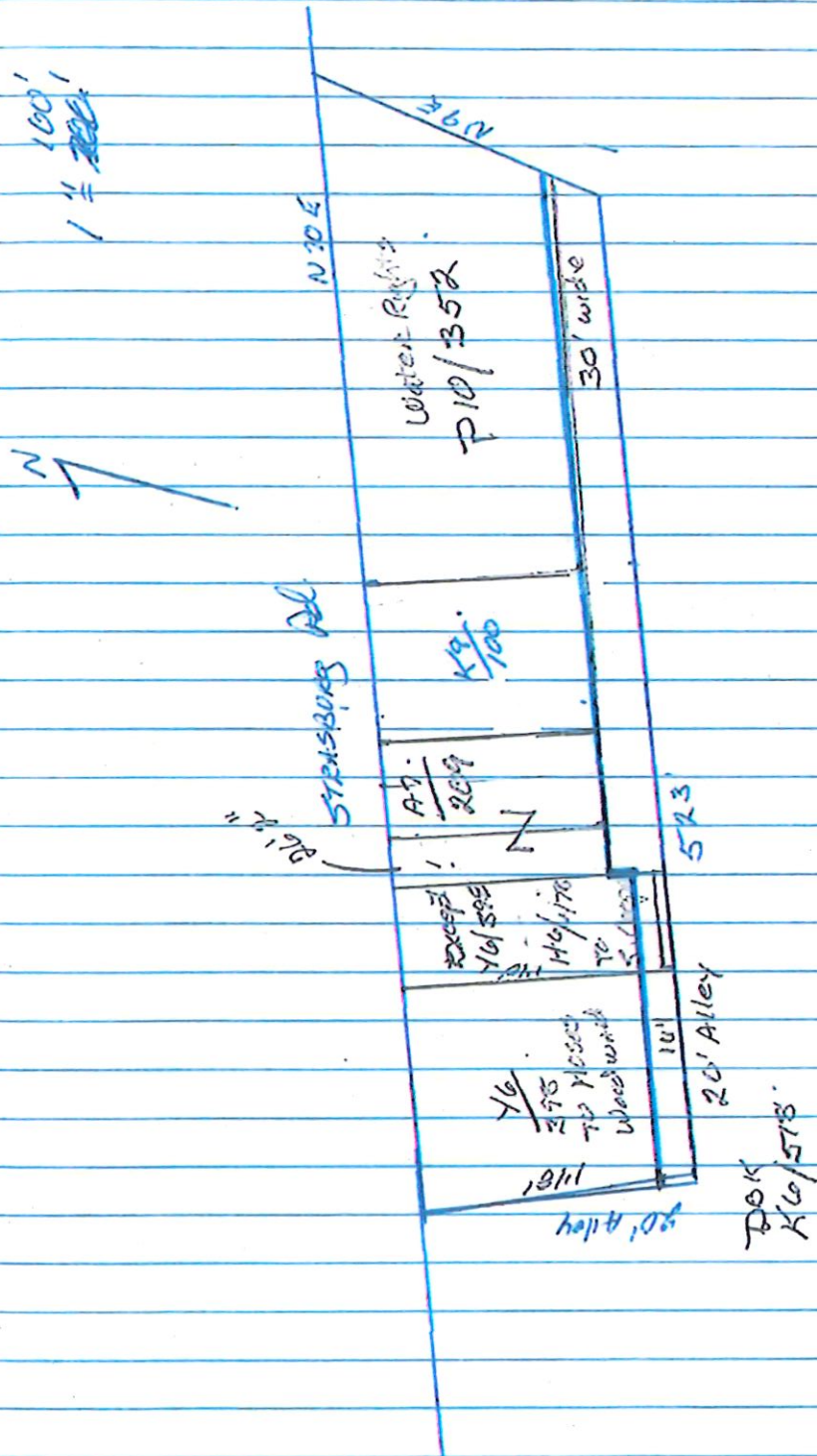

$$100' = 100'$$


EXHIBIT A – LEGAL DESCRIPTION OF TAX PARCEL/UPI # 49-1-12

ALL THAT CERTAIN lot or piece of ground, Situate in the Township of Newlin, County of Chester, State of Pennsylvania, bounded and described according to a Final Subdivision Plan for Isaiah T. Jordan et ux, made by George E. Regester, Jr. and Sons, Inc, dated 5/5/1982 and last revised 4/17/1986 and recorded in Chester County as Plan No. 6656, as follows, to wit:

BEGINNING at a point in the title line of the bed of T-373 known as Laurel Road, a corner of the lands of Thomas Cummins as shown on said Plan; thence from said beginning point through the title line of the bed of Laurel Road North 53 degrees 45 minutes 53 seconds West 335 feet to a point a corner of the lands of Baldwin D. Haines; thence along the lands of Haines North 28 degrees 43 minutes 0 seconds West 163.80 feet to a point on the South side of a 20 foot unopened alley; thence along same North 70 degrees 45 minutes 0 seconds East 184.62 feet to a point a corner of Parcel B; thence along Parcel B the three following courses and distances (1) South 19 degrees 15 minutes East 27.73 feet (2) North 70 degrees 45 minutes East 44 feet (3) North 19 degrees 15 minutes West 27.73 feet to a point on aforesaid alley; thence along same North 70 degrees 45 minutes 0 seconds 203.67 feet to a point a corner of the lands of Thomas Cummins; thence along same the two following courses and distances: (1) South 9 degrees 40 minutes 22 seconds West 376.07 feet; (2) South 29 degrees 39 minutes 48 seconds West 165 feet to the first mentioned point and place of beginning.

BEING Parcels A-1, A-2 and A-3 on said Plan.

MOC-2265

June 29, 2022

INFORMATION CERTIFICATE
RECORD OWNER LIEN CERTIFICATE
MANITO ABSTRACT COMPANY, INC.
100 WEST MARKET STREET
WEST CHESTER, PA. 19382
Phone: (610) 436-4767 Fax: (610) 436-6427

Based upon the examination of evidence in the appropriate public records, Company certifies that the premises endorsed hereon are subject to the liens, encumbrances and exceptions to the title hereinafter set forth. This Certificate does not constitute title insurance; liability hereunder is assumed by Company solely in its capacity as an abstractor for its negligence, mistakes or omissions in a sum not exceeding Two Thousand Five Hundred Dollars unless otherwise endorsed hereon.

SUBJECT PREMISES: Mortonville Alley, Newlin Township, Chester County

ALL THAT CERTAIN twenty and thirty feet wide alley situate in the Village of Mortonville, Township of Newlin, County of Chester, Pennsylvania.

A twenty feet wide alley running North and South from Strasburg Road for approximately One Hundred Fifty feet.

A twenty and thirty feet wide alley running East and West from the North/South alley approximately Five Hundred Twenty-Five feet.

Fee Title to the Western half of the North/South alley is vested in the name of Richard A. Rasmussen, Jr. by virtue of a deed from Baldwin M. Haines, Jr. and Barbara Hardy Haines, his wife dated August 19, 1986 and recorded August 22, 1986 as Chester County Record Book 414 page 408.

Fee Title to the remaining portion of both the North/South alley and the East/West alley is vested in the name of Joshua A. Peirce by virtue of a deed from Crosby P. Morton and Sarah C., his wife dated March 31, 1858 and recorded April 3, 1858 as Chester County Deed Book H-6 page 359.

Joshua A. Peirce conveyed the following pieces of ground that bounds the alley:

Deed Book H-6 page 478, dated April 9, 1850, granted unto Samuel A. Cooper. Together With water rights.

Deed Book K-6 page 518, dated April 1, 1859, granted unto Norris Pyle. Together With water rights and alley rights

Deed Book Y-6 page 398, dated December 24, 1864, to Moses Woodward. Together With water rights and alley rights

ATTACHED TO AND FORMING A PART OF
RECORD OWNER AND LIEN CERTIFICATE #MOC-2265

Deed Book A-7 page 209, dated March 20, 1865, to Hugh E. Steel. Together With water rights and alley rights

Deed Book K-9 page 108, dated June 1, 1861, to Thomas T. Strode. Together With water rights

Deed Book P-10 page 352, dated March 31, 1890, to Charles Dale. Together With water rights.

NOTE: The status of validity of title to the subject premises may be affected by matters disclosed by survey, rights of parties in possession and other items not found of record and not certified hereon. Therefore, the applicant is cautioned against using this Certificate as a basis for consummating a real estate transaction, until this Certificate is converted into a Title Report, Binder or Commitment at which time additional exceptions and settlement requirements will be added.

Issued by:
MANITO ABSTRACT COMPANY, INC.

By:


Authorized Signatory