

EXHIBIT A: Legal Description of Easements

SOUTH ST CLAIR STREET PARCEL A

All that certain private right of way, being South St. Clair Street, variable width, situate in the 8th Ward, City of Pittsburgh, Allegheny County, Pennsylvania, more particularly bound and described as follows:

Beginning at a point at the intersection of the northwesterly right of way line of South St. Clair Street, variable width, and the southwesterly right of way line of Penn Avenue, 100.00 feet wide, said point being S 65° 07' 38.4" E a distance of 490.56 feet from the intersection of the southeasterly right of way line of South Negley Avenue, 80.00 feet wide, and the southwesterly right of way line of Penn Avenue; thence from said point of beginning by the southwesterly right of way line of Penn Avenue S 65° 07' 38.4" E a distance of 35.00 feet to a point on the southeasterly right of way line of South St. Clair Street; thence by the southeasterly right of way line of South St. Clair Street S 24° 52' 21.60" W a distance of 361.54 feet to a point of curvature; thence in a southeasterly direction by a curve bearing to the left having a radius of 15.00 feet through an arc distance of 23.56 feet to a point on the northeasterly right of way line of Eva Street, 32.00 feet wide, a private right of way; thence by the northeasterly right of way line of said Eva Street N 65° 07' 38.4" W a distance of 70.00 feet to a point on the northwesterly right of way line of South St. Clair Street; thence by the northwesterly right of way line of South St. Clair Street the following four (4) courses and distances:

in a northeasterly direction by a curve bearing to the left having a radius of 15.00 feet through an arc distance of 23.56 feet to a point of tangency;
N 24° 52' 21.60" E a distance of 272.59 feet;
N 34° 19' 55.2" E a distance of 30.42 feet;
N 24° 52' 21.60" E a distance of 58.94 feet to a point at the intersection of the northwesterly right of way line of South St. Clair Street and the southwesterly right of way line of said Penn Avenue, at the point of beginning.

Containing an area of 14,787 square feet or 0.340 acres.

**EVA STREET
PARCEL B**

All that private right of way, situate in the 8th Ward, City of Pittsburgh, Allegheny County, Pennsylvania, more particularly described as follows:

Beginning at a point on the easterly right of way line of South Negley Avenue, variable width, at a point S 24° 52' 21.6" W a distance of 8.04 feet from the intersection with the northerly right of way of existing Eva Street, 40 feet wide; thence along the easterly line of said South Negley Avenue N 24° 52' 21.6" E a distance of 8.04 feet to a point at the northwesterly intersection of said South Negley Avenue and said existing Eva Street; thence continuing by the right of way of said existing Eva Street S 65° 07' 38.4" E a distance of 20.00 feet to a point; thence continuing by the right of way of South Negley Avenue N 24° 52' 21.6" E a distance of 23.96 feet to a point; thence by a line through lands now or formerly of Pennley Park South, Inc. and lands now or formerly of the City of Pittsburgh S 65° 07' 38.4" E a distance of 783.81 feet to a point on the westerly right of way line of South Euclid Avenue, 70 feet wide; thence by the westerly right of way line of said South Euclid Avenue S 24° 52' 21.6" W a distance of 32.52 feet to a point, thence by a line through lands of said Pennley Park South, Inc. by a curve bearing to the left having a radius of 15.00 feet through an arc distance of 3.95 feet, also having a chord bearing of N 57° 34' 21" W and a chord distance of 3.94 feet to a point; thence by a line through said Pennley Park South, Inc. and lands now or formerly of the City of Pittsburgh, and the existing Eva Street right of way N 65° 07' 38.4" W a distance of 799.90 feet to a point on the easterly right of way line of said South Negley Avenue, said point being the point of beginning.

Containing an area of 25,245 square feet.