

ALL THAT CERTAIN LOT OR PIECE OF GROUND SITUATE IN THE BOROUGH OF MONACA, BEAVER COUNTY, COMMONWEALTH OF PENNSYLVANIA, BEING LOT NO. 7 IN THE F. MELLON PLAN OF LOTS (UNRECORDED), BOUNDED AND DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE SOUTHWESTERLY SIDE OF VIRGINIA AVENUE, 50 FEET WIDE, WHICH POINT IS ON THE DIVIDING LINE BETWEEN LAND HEREIN DESCRIBED AND LAND NOW OR FORMERLY OF FRED JOHNSON; THENCE FROM A POINT ALONG SAID DIVIDING LINE SOUTH 34 DEGREES 54 MINUTES 20 SECONDS WEST A DISTANCE OF 100.00 FEET TO A POINT ON THE NORTHEASTERLY SIDE OF PINE STREET, 15 FEET WIDE; THENCE ALONG SAID SIDE OF PINE STREET, NORTH 55 DEGREES ZERO MINUTES WEST A DISTANCE OF 33.0 FEET TO A POINT ON THE DIVIDING LINE BETWEEN LAND HEREIN DESCRIBED AND LAND NOW OR FORMERLY OF LANE ESHENBAUGH; THENCE FROM A POINT ALONG SAID DIVIDING LINE NORTH 34 DEGREES 54 MINUTES 30 SECONDS EAST; A DISTANCE OF 100 FEET TO A POINT ON THE SOUTHWESTERLY SIDE OF VIRGINIA AVENUE, AFOREMENTIONED; THENCE ALONG SAID SIDE OF VIRGINIA AVENUE, SOUTH 55 DEGREES ZERO MINUTES EAST A DISTANCE OF 33.00 FEET TO A POINT AT THE PLACE OF BEGINNING.