

Exhibit A

Legal Description

ALL THE RIGHT, TITLE AND INTEREST OF JAN M. AVOLIA, OWNER(S) OR REPUTED OWNER(S) IN AND TO:

ALL THAT CERTAIN lot, piece or parcel of land situate in Amwell Township, Washington County, Commonwealth of Pennsylvania, and being Lot 2 in the Barbara E. Smith Plan of Subdivision as shown of record in the Recorder's Office of Washington County, Pennsylvania in Plan Book 22, Page 167, Washington County, Pennsylvania, records and being more particularly bounded and described as follows:

BEGINNING at a point in the centerline of U.S. Route 40, National Pike, said point marking the corner common to the lands now or formerly of Edward Britko and the lands of Barbara E. Smith, Grantor herein; thence South $64^{\circ} 54' 00''$ East 131.31 feet, in the centerline of U.S. Route 40, National Pike, to a point; thence South $27^{\circ} 32' 03''$ West 180.67 feet, through the lands of Barbara E. Smith, Grantor herein, passing through an iron pin at 30.03 feet, to an iron pin on the Northerly side of Township Road T-477; thence North $83^{\circ} 13' 30''$ West 130.00 feet, in and along said Township Road T-477 and in the line common to the lands now or formerly of Joseph Onopiuk and the lands of the herein described Lot 2, to a railroad spike; thence North $25^{\circ} 02'$

30" East 221.38 feet, in the line common to the lands now or formerly of aforementioned Edward Britko and the lands of the herein described Lot 2, passing through an iron pin at 191.38. CONTAINING 0.5858 acres, more or less, according to a survey dated June 2, 1990, by Robert L. Tootle, Registered Land Surveyor.

TOGETHER WITH an easement for ingress, egress and regress for pedestrian and vehicular traffic to and from the above-described Lot 2, across Lot 1 of the Barbara E. Smith Plan of Subdivision as shown on the said plan and more particularly bounded and described as follows:

BEGINNING at a point in the centerline of U.S. Route 40, National Pike, said point marking the corner common to said Lots 1 and 2, thence South $64^{\circ} 54' 00''$ East 50.05 feet, in the said centerline of U.S. Route 40, National Pike, to a point; thence South $27^{\circ} 32' 03''$ West 109.51 feet, through said Lot 1, to a point; thence South $73^{\circ} 32' 03''$ West 69.51 feet, by the same, to a point; thence North $27^{\circ} 32' 03''$ West 155.67 feet, in the line common to Lots 2 and 1, to the place of beginning.

Title to said premises is vested in Jan M. Avolia by deed from Robert J. Wehrle and Tammie E. Wehrle, Husband and Wife dated September 16, 2019 and recorded September 16, 2019 and recorded September 17, 2019 in Instrument Number 201921397.