

## EXHIBIT A

ALL that certain piece or parcel of land sinuate in Rockland Township, Venango County, Pennsylvania, bounded and described as follows:

BEGINNING at a spike corner in center of a public road forming the northern boundary line of the tract to be conveyed, and known as T-355, said point being a northwest corner and common to land now or late of Marion J. Goetz and the herein-described tract; thence along center of said road North  $66^{\circ} 50'$  East for 99.64 feet to a spike corner; thence by same North  $66^{\circ} 10'$  East for 178.36 feet to a spike corner; thence leaving said public road and through land now or late of Timothy P. Srock, of which this is a part, South  $21^{\circ} 59'$  East a distance of 519.06 feet to an iron pin corner on line of land now or formerly of Marion J. Goetz and common to other land now or late of Timothy P. Srock and the herein-described tract; thence by land now or late of Marion J. Goetz South  $50^{\circ} 18'$  West a distance of 358.00 feet to an iron pin corner; thence by same North  $16^{\circ} 10'$  West a distance of 623.36 feet to a spike corner, the place of beginning.

CONTAINING an area of 4.00 acres, neat measure, as surveyed by E.J. Weibel, a registered surveyor.