

02-32-CD  
DUBOIS AREA ECONOMIC DEVELOPMENT -vs- OVERDORF MECHANICALS, INC.  
CORPORATION

EXHIBIT "A"

ALL that certain piece, parcel or tract of land lying and being situate in the Township of Sandy, Clearfield County, Pennsylvania, bounded and described as follows, to wit:

BEGINNING at a one-inch iron pipe set by this survey, said iron pipe being on the Western right of way for Industrial Drive (50 foot R/W) and being on a curve to the left, and also being the Southeast corner of the herein described parcel; thence South  $84^{\circ} 33' 19''$  West through the lands now or formerly of Developac, Inc., (Deed Book 1687, page 109, dated May 23, 1995, and recorded July 6, 1995) a distance of 78.00 feet to a one-inch iron pipe set by this survey; thence North  $72^{\circ} 24' 49''$  West through the lands now or formerly of Developac, Inc., (Deed Book 1687, page 109, dated May 23, 1985, and recorded July 6, 1995) a distance of 587.82 feet to a one-inch iron pipe set by this survey, said iron pipe being the Southwest corner of the herein described parcel; thence North  $08^{\circ} 54' 43''$  East through the lands now or formerly of Developac, Inc. (Deed Book 1687, page 109, dated May 23, 1995, and recorded July 6, 1995) a distance of 137.14 feet to a one-inch iron pipe set by this survey, said iron pipe being on the City of DuBois and Sandy Township Line and also on the line of lands now or formerly Coke Hill Estates; thence North  $25^{\circ} 28' 13''$  East along the City of DuBois and Sandy Township Line and also along the lands now or formerly Coke Hill Estates a distance of 89.11 feet to an existing iron pin, said iron pin being on the City of DuBois and Sandy Township Line and also on the line of lands now or formerly Coke Hill Estates; thence North  $30^{\circ} 42' 39''$  East along the City of DuBois and Sandy Township Line and also along the lands now or formerly Coke Hill Estates a distance of 51.34 feet to an existing iron pipe set by a previous survey, said iron pipe being the Southwest corner of lands now or formerly Magnet Applications, Inc. (Deed Book 1957, page 63, dated July 21, 1998, Lot Number 3) and also being the Northwest corner of the herein described parcel; thence South  $72^{\circ} 24' 49''$  East along the lands now or formerly of Magnet Applications, Inc. (Deed Book 1957, page 63, dated July 21, 1998, Lot Number 3) a distance of 606.83 feet to an existing iron pipe set by a previous survey, said iron pipe being on the Western right of way for Industrial Drive (50 foot R/W) and also being on a curve to the left, said iron pipe also being the Southeast corner of said lands of Magnet Applications, Inc., and the Northeast corner of herein described parcel; thence along the Western right of way for Industrial Drive (50 foot R/W) by a curve to the left, said curve having a radius of 621.95 feet and an arc length of 250.00 feet, said arc having a chord bearing of South  $06^{\circ} 04' 15''$  West and a chord distance of 248.32 feet to a one-inch iron pipe set by this survey, said iron pipe being on a curve to the left and also being the Southeast corner of the herein described parcel, the place of beginning. Containing 174,240 square feet or 4.00 acres.

SUBJECT to any utility easements which may be of record.

SUBJECT to a ten foot Utility Easement containing an existing water line and an existing gas line along the Western right of way for Industrial Drive, 50 foot Right-of-Way.

BEING a portion of Parcel Number 108 of the Sandy Township Clearfield County Assessment Map Number 128-C3.

BEING the same premises which were conveyed to DuBois Area Economic Development Corporation by deed of Developac, Inc., dated October 19, 1999, recorded December 21, 2000, as Clearfield County Instrument No. 200018776.