

EXHIBIT A

METES AND BOUNDS DESCRIPTION OF THE PROPERTY

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***Description of
27 - 33 Westfield Avenue
26 - 30 Washington Street
Lots 8.01, 10.01, & 36 Block 91 on Tax Maps of
Township of Clark, Union County, New Jersey***

BEGINNING at a point on the westerly sideline of Westfield Avenue (AKA Westfield Street), said point being distant 300.03 feet northerly from the corner formed by the intersection of the said sideline of Westfield Avenue and the northerly sideline of Madison Hill Road (A.K.A. Madison Hill Avenue); thence running

- 1) Westerly at right angles to Washington Street and parallel with Madison Hill Road, South 45 degrees 11 minutes 00 seconds West, 103.77 feet to a point; thence
- 2) Northerly and parallel with Washington Street, North 44 degrees 49 minutes 00 seconds West, 50.00 feet to a point; thence
- 3) Westerly at right angles to Washington Street and parallel with Madison Hill Road, South 45 degrees 11 minutes 00 seconds West, 100.00 feet to a point on the easterly sideline of Washington Street; thence
- 4) Northerly along said sideline, North 44 degrees 49 minutes 00 seconds West, 100.00 feet to a point; thence
- 5) Easterly at right angles to Washington Street and parallel with Madison Hill Road, North 45 degrees 11 minutes 00 seconds East, 205.91 feet to a point on the aforesaid westerly sideline of Westfield Avenue; thence

- 6) Southerly along said sideline, South 44 degrees 00 minutes 00 seconds East, 150.02 feet to the **POINT AND PLACE OF BEGINNING.**

The above-described parcel contains 25,726 square feet or 0.591 acres of land.

Premises also known as Lots 11, 12, 13, 14, 15, 16, 28, 29, 30, and 31 in Block A on a map entitled, "Map of Rahway Gardens, Section 5," filed in the Union County Register/Clerk's Office on December 29, 1914 as Map No. 182-B.

The above description is written in accordance with a survey prepared by Braginsky Surveying, LLC, dated February 15, 2022, last revised May 20, 2022.

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