

Exhibit A
Legal Description

All that certain tract or parcel of land and premises, hereinafter particularly described, situate, lying and being in the Town of Montclair in the County of Essex and State of New Jersey bounded and described as follows to wit.

Beginning at the corner formed by the intersection of the southeasterly line of Seymour Street with the southwesterly line of Bloomfield Avenue; running thence southwesterly along the said southeasterly line of Seymour Street, south fifty-one (51) degrees, fifty-four (54) minutes west, one hundred fifty (150) feet; thence still along the said southeasterly line of Seymour Street and curving to the left on the arc of a circle having a radius of two hundred forty and $\frac{35}{100}$ (240.35) feet, then (10) feet to a point; thence southeasterly and parallel with Bloomfield Avenue south thirty-eight (38) six (6) minutes east, one hundred seventy-four and $\frac{80}{100}$ (174.80) feet to a point; thence parallel with Seymour Street and at right angles to Bloomfield Avenue north fifty-one (51) degrees fifty-four (54) minutes east, one hundred sixty (160) feet to a point in the southwesterly line of Bloomfield Avenue, and thence northwesterly along the southwesterly side of Bloomfield Avenue north thirty-eight (38) degrees six (6) minutes west, one hundred seventy-five feet to the said southeast corner of Seymour Street and Bloomfield Avenue and the point or place of Beginning.