

ALL THAT CERTAIN tract of land, SITUATE in the 20<sup>th</sup> Ward of the City of Philadelphia, and Commonwealth of Penna., being Parcel #10, as laid out on a Plan No. 10-L-3164, made by William S. Erwin, Registered Professional Engineer, Fairless Hills, Penna., on the 22nd day of December 1966, bounded and described as follows, to wit:

BEGINNING at a corner on the Easterly side of 10<sup>th</sup> Street (50 feet wide) and the Northerly side of Turner Street (56 feet wide);

THENCE along the Easterly side of 10<sup>th</sup> Street North 11 degrees 21 minutes East 158.0 feet to a corner on the Southerly side of Cecil B. Moore (formerly Columbia) Avenue (56 feet wide);

THENCE along the Southerly side of Cecil B. Moore (formerly Columbia) Avenue South 78 degrees 39 minutes East 144.0 feet to a corner;

THENCE South 11 degrees 21 minutes West (erroneously cited in prior deeds as East) 68.0 feet to a corner;

THENCE South 78 degrees 39 minutes East 40.0 feet to a corner;

THENCE South 11 degrees 21 minutes West (erroneously cited in prior deeds as East) 90.0 feet to a corner;

THENCE extending North 78 degrees 39 minutes West 10.0 feet to a point where the Southeasterly side of Turner Street joins with the Northeasterly side of Turner Street (56 feet wide);

THENCE along the Northeasterly side of Turner Street North 78 degrees 39 minutes West crossing the head of 30 feet wide right of way for drainage, water main and public utility purposes 174.0 feet to a corner on the Easterly side of 10<sup>th</sup> Street and place of BEGINNING.

CONTAINING 0.6050 acres of land.

SUBJECT to a right of way for drainage, water mains and public utility purpose, said right of way beginning at a point South 78 degrees 39 minutes East 144.0 feet along the Northerly side of Turner Street from the Easterly side of 10<sup>th</sup> Street and extending 30.0 feet in an Easterly direction and extending 90.0 feet in a Northerly direction from the Northerly side of Turner Street.