



EXHIBIT A

LEGAL DESCRIPTION OF 7903-7909 RIVER ROAD, NORTH BERGEN

BLOCK 437, LOTS 2.01 AND 2.02

For informational purposes: the property was formerly referred to as Block 437A, Lots 2A and 2B, currently referred to as Block 437, Lots 2.01 and 2.02 on the official tax map of the Township of North Bergen

AS TO LOT 2.01:

Beginning at the intersection formed by the northwesterly sideline of River Road with division line between lot 2A and lot 2B in Block 437A as shown on the municipal tax map of the Township of North Bergen, Hudson County and running; thence,

1. Along said division line North 58 degrees 37 minutes 03 seconds West 40.03 feet; thence,
2. Along the division line between plot 1 and lot 2A in Block 437A North 26 degrees 24 minutes 33 seconds East 666.28 feet to the northeasterly line of plot 1 and lot 2A in Block 437A; thence
3. Along the same South 59 degrees 08 minutes 07 seconds East 40.00 feet to said northwesterly sideline of River Road; thence,
4. Along the same South 26 degrees 24 minutes 33 seconds West 666.64 feet to the Point or Place of Beginning.

Containing 26,578 square feet (0.610 acres)

AS TO LOT 2.02:

Beginning at a point in the northwesterly sideline of River Road, said point being in the northeasterly line of lands now or formerly of Hudson County Parks, said point also being in the dividing line between Tax Lot 1 and Tax Lot 2B, Block 437A as show on a municipal tax map of the Township of North Bergen, Hudson County and running; then

1. Along said dividing line, North 58 degrees 23 minutes 22 seconds West, 39.82 feet to a point in the southeasterly line of lands now or formerly of Hudson County Parks; thence
2. Along said line, North 26 degrees 38 minutes 14 seconds East, 80.00 feet to a point in the dividing line between Tax Lots 2A and 2B as shown in the municipal tax map of the Township of North Bergen; thence
3. Along said dividing line, South 58 degrees 23 minutes 22 seconds East, 39.82 feet to a point in the above mentioned northwesterly sideline of River Road; thence
4. Along said sideline, South 26 degrees 38 minutes 14 seconds West, 80.00 feet to the above mentioned northeasterly line of lands now or formerly of Hudson County Park and the point and place of the BEGINNING.

The above mentioned description was drawn in accordance with a survey made by Hallard and Associates dated March 12, 1998.

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