

EXHIBIT A

Metes and Bounds Description of Property

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ALL THAT CERTAIN lot or piece of ground with the buildings and improvements thereon erected, **SITUATE** in the City of Philadelphia, Commonwealth of Pennsylvania being shown on a plan entitled "Map of Relocation of Lot Lines and Site Plan" prepared by Langan Engineering and Environmental Services, Inc., dated 06-09-04 and last revised 12-13-04 and also shown on a survey entitled "ALTA/ACSM Land Title Survey" prepared by Langan Engineering and Environmental Services, Inc. dated March 28, 2005, being more particularly bounded and described as follows, to wit:

BEGINNING at the point in the easterly right-of-way line of 20th Street (50' wide), said point being located North 11°20'00" East, a distance of 72.00 feet from the intersection of said line of 20th Street and the northerly right-of-way line of Sansom Street (40' wide); thence,

1. Extending along the easterly side of 20th Street North 11°20'00" East, a distance of 25.00 feet to a point; thence,
2. Leaving said line of 20th Street and extending South 79°00'00" East, a distance of 85.00 feet to a point; thence,
3. North 11°20'00" East, a distance of 14.00 feet to a point; thence,
4. South 79°00'00" East, a distance of 47.00 feet to a point; thence,
5. North 11°20'00" East, a distance of 14.00 feet to a point; thence,
6. South 79°00'00" East, a distance of 132.00 feet to a point; thence,
7. North 11°20'00" East, a distance of 105.00 feet to a point in the southerly right-of-way line of Chestnut Street (60' wide); thence,
8. Extending along said southerly right-of-way line of Chestnut Street South 79°00'00" East, a distance of 44.00' feet to a point; thence,

9. Leaving said line of Chestnut Street and extending South $11^{\circ}20'00''$ West, a distance of 122.00 feet to a point; thence,
10. North $79^{\circ}00'00''$ West, a distance of 22.00 feet to a point; thence,
11. South $11^{\circ}20'00''$ West, a distance of 108.00 feet to a point in the northerly right-of-way line of Sansom Street; thence,
12. Extending along said northerly right-of-way line of Sansom Street North $79^{\circ}00'00''$ West, a distance of 198.00 feet to a point; thence
13. Leaving said line of Sansom Street and extending North $11^{\circ}20'00''$ East, a distance of 72.00 feet to a point; thence,
14. North $79^{\circ}00'00''$ West, a distance of 88.00 feet to the first mentioned point and place of **BEGINNING**.

CONTAINING 0.720 acres or 31,368 square feet of land more or less.

BEING known as 1910 Chestnut Street.

TOGETHER WITH the rights and benefits contained in that certain Easement and Restriction Agreement by and among Boyd Development, LP, Chestnut Theatre Associates, L.P., Cheswal, L.P. and 1920 Chestnut Street Condominium Association dated as of March 30, 2005 and recorded March 31, 2005 in the Philadelphia County Department of Records (the "Department of Records") as Document No. 51145423.

TOGETHER WITH the rights and benefits contained in that certain Easement and Release Agreement by and among Boyd Development, LP and Chestnut Theatre Associates, L.P., dated as of March 30, 2005 and recorded March 31, 2005 in the Department of Records as Document No. 51145422.

TOGETHER WITH the rights and benefits contained in that certain Development Covenants and Restriction Agreement by and among Boyd Development, LP and Chestnut Theatre Associates, L.P. dated as of March 30, 2005 and recorded March 31, 2005 in the Department of Records as Document No. 51145424.

TOGETHER WITH the rights of ingress and egress over the 3 foot wide alley more particularly described as follows:

BEGINNING at a point on the Northeasterly side of Sansom Street, said point being 85 feet more or less from the point of intersection with the Southeasterly side of 20th Street. Thence extending along the Northeasterly side of Sansom Street S $79^{\circ}00'00''$ E, 3.00 feet more or less to a point; thence extending N $11^{\circ}20'00''$ E 72.00 feet more or less to a point; thence extending N $79^{\circ}00'00''$ W 3.00 feet more or less to a point; thence extending S $11^{\circ}20'00''$ W, 72.00 feet more or less to the point of beginning.

BEING a consolidation of several lots or pieces of ground which were granted and conveyed to Boyd Development, LP, a Delaware limited partnership, by Deeds recorded in the Department of Records on March 31, 2005 as Instrument Nos. 51145414, 51145415, 51145416, 51145417 and 51145418.