

EXHIBIT A

INDENTURE

JAN 20 1985
OFFICE OF ATTORNEY GENERAL
CONTRACTS #

THIS INDENTURE, made this 2nd day of April,
A.D., 1985, between the COMMONWEALTH OF PENNSYLVANIA, acting by and through
Walter Baran, Secretary of the Department of General Services, an administrative
department of the Commonwealth of Pennsylvania with the approval of
the Secretary of Health, and the Governor of the Commonwealth of Pennsylvania,
herein referred to as GRANTOR,

10130009

RECORDED
IN
OFFICE OF
DEPT. OF
GENERAL
SERVICES
APR 22 1985

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GAUDENZIA, INC., (a Pennsylvania non-profit corporation) herein referred
to as GRANTEE,

WHEREAS, under the authority of Act 233 of the General Assembly
of the Commonwealth of Pennsylvania, approved December 21, 1984, the
Department of General Services, with the approval of the Secretary of the
Department of Health and the Governor of the Commonwealth of Pennsylvania,
was authorized to grant and convey the tract of land described herein,

WITNESSETH, that the said GRANTOR, for and in consideration of
the demonstration by Grantee of five or more years of service and program
to addicted persons, the fair return of which is hereby acknowledged, has
granted and convey and by these presents does grant and convey unto the
said GRANTEE, its successors and assigns, a tract of land situate in
Westtown Township, Chester County, bounded and described as follows:

BEGINNING at a point in the title line in the bed of Concord
Road, which point is a corner in the property line of J. C. Smith Memorial
Home; thence along the south property line of said memorial home, crossing
a monument at the edge of Concord Road, south 66 degrees 42 minutes west
1080.47 feet to a railroad spike; thence along same north 22 degrees 29
minutes 20 seconds west 60.00 feet to another railroad spike; thence along
tract about to be conveyed to Westtown Township, the following 8 courses
and distances:

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(1) South 57 degrees 48 minutes 02 seconds west 446.28 feet to an iron pin.

(2) South 08 degrees 03 minutes 20 seconds east 135.26 feet to an iron pin.

(3) North 86 degrees 03 minutes 50 seconds east 396.35 feet to an iron pin.

(4) South 71 degrees 18 minutes 23 seconds east 110.42 feet to a railroad spike.

(5) South 23 degrees 18 minutes east 105.00 feet to an iron pin.

(6) North 66 degrees 42 minutes east 425.00 feet to an iron pin.

(7) North 04 degrees 49 minutes 14 seconds west 216.15 feet to an iron pin.

(8) North 66 degrees 42 minutes east (crossing an iron pin at the edge of Concord Road) 605.11 feet to a point in the title line in the bed of Concord Road; thence in and along said road north 27 degrees 44 minutes west 245.74 feet to the point and place of beginning.

CONTAINING 10.83 acres more or less.

TOGETHER with the right, liberty and privilege of ingress, egress and regress as and for a roadway 25 feet wide over an existing road to and from East Pleasant Grove Road, the westerly line of which is described from the iron pin at the end of the 5th and beginning of the 6th course and distance above defined as following: south 21 degrees 50 minutes 05 seconds east 239.80 feet to a bend in the road; thence south 40 degrees 33 minutes 07 seconds east 256.50 feet to the north right-of-way line of East Pleasant Grove Road; subject to the obligation of maintenance and repair. Said right, liberty and privilege shall exist only until such time as public sewage services are available to service the above property to be conveyed to Gaudenzia, Inc.

Also together with such easements for and access rights to all existing water, sewer and drainage pipes servicing, as well as for and to any replacement pipes necessary to serve, including installation and

connection thereof to public lines, the above property and facilities about to be conveyed to Gaudenzia, Inc. Upon conveyance to Gaudenzia, Inc., the owner of the remaining 38.26 acres will permit Gaudenzia, Inc., to continue using the existing water tower for a maximum of six months after the date of conveyance to Gaudenzia, Inc.

Also together with an easement and access right to and from the existing sewage treatment plant located south of the above described tract and west of the 25 foot roadway, subject to the obligation of maintenance and repair, said easement and access rights to exist only until such time as a public sewage services are available to service the above property to be conveyed to Gaudenzia, Inc.

BEING part of the premises which the General State Authority, by deed dated January 13, 1984 and intended to be recorded, granted and conveyed to the Commonwealth of Pennsylvania in fee, for the use of the Department of Health.

UNDER AND SUBJECT to all easements, servitudes and rights of others, including, but not confined to, streets, roadways and rights of any telephone, water, electric, gas or pipeline companies, as well as under and subject, nevertheless, to any interest, estate or tenancies vested in third persons, whether or not appearing of record, for any portion of the said land or improvements erected thereon,

UNDER AND SUBJECT, to the condition that Gaudenzia, Inc., and its successors in title shall not use the described property for any other purpose except for public health and social services rendered to the Commonwealth and to its citizens, and shall not transfer or convey the above property for any other purpose; in the event Gaudenzia, Inc., or a successor in title uses the premises for any other purpose than for public health and social services, or shall transfer or convey the premises for any other

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purpose, the above property shall immediately revert to the Commonwealth.

TO HAVE AND TO HOLD the said lot or piece of ground hereby granted, with the buildings and improvements thereon, unto the said GRANTEE, its successors and assigns, to and for the only proper use and behoof of the said GRANTEE, its successors and assigns forever,

IN WITNESS WHEREOF, the GRANTOR, Commonwealth of Pennsylvania, by Walter Baran, Secretary of the Department of General Services, has caused this instrument to be signed the day and year first above written.

ATTEST:

Walter Baran
Secretary

COMMONWEALTH OF PENNSYLVANIA
Department of General Services
Walter Baran
Secretary

APPROVED AS TO LEGALITY & MANNER OF EXECUTION:
Anthony P. ...
Chief Counsel

...
Asst. Counsel

January 23, 1965
Date

APPROVED:
COMMONWEALTH OF PENNSYLVANIA
Department of Health
...
Secretary

APPROVED:
...
Governor

APPROVED AS TO FORM & LEGALITY:
By David T. ...
Deputy Attorney General
Date

COMMONWEALTH OF PENNSYLVANIA:

VS

COUNTY OF DAUPHIN:

On this, the *26th* day of *March*, 1985, before me the subscribed a Notary Public in and for said County and Commonwealth, personally appeared Walter Baran, Secretary of the Department of General Services of the Commonwealth of Pennsylvania, personally known to me, and who in due form of law acknowledged the above indenture to be his act and deed as Secretary of the Department of General Services, and the act and deed of his constituent, the Commonwealth of Pennsylvania, and desired that the same might be recorded as such.

WITNESS, my hand and official seal the day and year first above written.

Cynthia T. Lentz
Notary Public
CYNTHIA T. LENTZ, NOTARY PUBLIC
My Commission Expires August 8, 1987
Harrisburg, PA Dauphin County

COMMONWEALTH OF PENNSYLVANIA
DEPARTMENT OF REVENUE
REALTY TRANSFER TAX
AM 1781
240.17
PL 11131

MUNICIPAL TRANSFER TAX
PAID IN AMOUNT OF \$ *340.17*
ELAINE S. WEIL
COLL.