

EXHIBIT A

LEGAL DESCRIPTION

ALL THAT CERTAIN lot or piece of ground with the buildings and improvements erected thereon, if any.

SITUATE on the South side of Market Street at the distance of 81 feet Eastward from the East side of 54th Street in the 60th Ward of the City of Philadelphia.

CONTAINING in front or breadth on the said Market Street 16 feet and extending of that width in length or depth Southward between parallel lines at right angles to the said Market Street 68 feet to a certain 2 feet 6 inches wide alley extending Westward into 54th Street and Eastward into Ruby Street.

TOGETHER with the free and common use, right, liberty and privilege of the aforementioned alley, above described, as and for a passageway and watercourse at all times hereafter, forever.

BEING No. 5334 Market Street

MAP REGISTRY NO. 017S240241

OPA ACCOUNT NO. 885607940

BEING the same premises which the Sheriff of Philadelphia County, by Deed Poll dated March 13, 1989 and recorded March 30, 1989 in the Philadelphia Department of Records in Deed Book F.H.S. 1320 Page 254 (Document No. 44039356), granted and conveyed unto the City of Philadelphia.

ALL THAT CERTAIN lot or piece of ground with the buildings and improvements erected thereon, if any.

SITUATE on the South side of Market Street at the distance of 65 feet Eastward from the East side of 54th Street in the 60th Ward of the City of Philadelphia.

CONTAINING in front or breadth on the said Market Street 16 feet and extending of that width in length or depth Southward between parallel lines at right angles to the said Market Street 68 feet to a certain 2 feet 6 inches wide alley extending Westward into 54th Street and Eastward into Ruby Street.

TOGETHER with the free and common use, right, liberty and privilege of the aforesaid alley as and for a passageway and watercourse at all times hereafter, forever.

BEING No. 5336 Market Street

MAP REGISTRY NO. 017S240240

OPA ACCOUNT NO. 885608280

BEING the same premises which the Sheriff of Philadelphia County, by Deed Poll dated October 27, 2003 and recorded November 15, 2003 in the Philadelphia Department of Records as Document No. 50805227, granted and conveyed unto the City of Philadelphia.

ALL THAT CERTAIN lot or piece of ground with the buildings and improvements erected thereon, if any.

SITUATE on the South side of Market Street at the distance of 49 feet Eastward from the East side of 54th Street (erroneously cited as 44th Street in prior deed) in the 60th Ward (erroneously cited as 46th Ward in prior deed) of the City of Philadelphia.

CONTAINING in front or breadth on the said Market Street 16 feet and extending of that width in length or depth Southward between parallel lines at right angles to the said Market Street 68 feet to a certain 2 feet 6 inches wide alley extending Westward into 54th Street and Eastward into Ruby Street.

TOGETHER with the free and common use, right, liberty and privilege of the aforesaid alley as and for a passageway and watercourse at all times hereafter, forever.

BEING No. 5338 Market Street

MAP REGISTRY NO. 017S240210

OPA ACCOUNT NO. 885609060

BEING the same premises which the Sheriff of Philadelphia County, by Deed Poll dated October 28, 2002 and recorded December 4, 2002 in the Philadelphia Department of Records as Document No. 50571881, granted and conveyed unto the City of Philadelphia.

ALL THAT CERTAIN lot or piece of ground with the buildings and improvements erected thereon, if any.

SITUATE on the South side of Market Street at the distance of 33 feet Eastward from the East side of 54th Street in the 60th Ward of the City of Philadelphia.

CONTAINING in front or breadth on the said Market Street 16 feet and extending of that width in length or depth Southward between parallel lines at right angles to the said Market Street 68 feet to a certain 2 feet 6 inches wide alley extending Westward into the said 54th Street and Eastward into Ruby Street.

TOGETHER with the free and common use, right, liberty and privilege of the aforesaid alley as and for a passageway and watercourse at all times hereafter, forever.

BEING No. 5340 Market Street

MAP REGISTRY NO. 017S240209

OPA ACCOUNT NO. 885609340

BEING the same premises which the Sheriff of Philadelphia County, by Deed Poll dated October 27, 2003 and recorded November 14, 2003 in the Philadelphia Department of Records as Document No. 50804929, granted and conveyed unto the City of Philadelphia.

ALL THAT CERTAIN lot or piece of ground with the buildings and improvements erected thereon, if any.

SITUATE on the South side of Market Street at the distance of 17 feet Eastward from the East side of 54th Street in the 60th Ward of the City of Philadelphia.

CONTAINING in front or breadth on said Market Street 16 feet and extending of that width in length or depth Southward between parallel lines at right angles to the said Market Street 68 feet to a certain 2 feet 6 inches wide alley extending Westward into said 54th Street and Eastward into Ruby Street.

TOGETHER with the free and common use, right, liberty and privilege of the aforesaid alley as and for a passageway and watercourse at all times hereafter, forever.

BEING No. 5342 Market Street

MAP REGISTRY NO. 017S240208

OPA ACCOUNT NO. 885609420

BEING the same premises which the Sheriff of Philadelphia County, by Deed Poll dated October 28, 2002 and recorded December 4, 2002 in the Philadelphia Department of Records as Document No. 50571882, granted and conveyed unto the City of Philadelphia.

ALL THAT CERTAIN lot or piece of ground with the buildings and improvements erected thereon, if any.

SITUATE on the Southwest corner of 54th Street and Market Street in the 60th Ward of the City of Philadelphia.

CONTAINING in front or breadth on said Market Street 17 feet and extending of that width in length or depth Southward, the West line thereof along the East side of said 54th Street 68 feet to a certain 2 feet 6 inches wide alley leading Eastward and Westward from 54th Street to Ruby Street.

TOGETHER with the free and common use, right, liberty and privilege of the aforesaid alley as and for a passageway and watercourse at all times hereafter, forever.

BEING No. 5344 Market Street

MAP REGISTRY NO. 017S2402223

OPA ACCOUNT NO. 885609880

BEING the same premises which the Sheriff of Philadelphia County, by Deed Poll dated December 30, 2002 and recorded January 7, 2003 in the Philadelphia Department of Records as Document No. 50590685, granted and conveyed unto the City of Philadelphia.