

Exhibit A
Legal Descriptions

PARCEL NO. 10

2609-07 Sears Street (including 1308-1314 South 26th Street)

BEGINNING at the intersection of the Northerly side of Sears Street (30 feet wide) and the westerly side of Twenty-sixth Street (50 feet wide); thence extending in a westerly direction along the northerly side of Sears Street, 196 feet 0 inches, more or less to a point;

THENCE extending in a northerly direction along a line of the property now or late of Leonard Giordano, et ux, 50 feet 0 inches, more or less to a point on the east side of a 3 foot wide alley;

THENCE extending in an easterly direction along the south side of a said 3 foot wide alley; 143 feet 0 inches, more or less, to a point on the east side of a 3 foot wide alley;

THENCE extending in a northerly direction along the east side of said 3 foot wide alley; 6 foot 0 inches, more or less to a point on the south side of a 3 foot wide alley;

THENCE extending in a easterly direction along the southerly side of said 3 foot wide alley and along line of property, now or late of Elizabeth M. Duffy, 53 feet 0 inches, more or less, to a point on the westerly side of Twenty-sixth Street,

THENCE extending in a southerly 56 feet 0 inches, more or less, to the place of beginning, containing 0.2323 acres, more or less.

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

SITUATE on the South side of Sears Street at the distance of 322 feet Westward from the West side of 26th Street in the 36th Ward of the City of Philadelphia.

CONTAINING in front or breadth on the said Sears Street 14 feet and extending of that width in length or depth Southward between parallel lines at right angles with the said Sears Street 50 feet 6 inches to a certain alley.

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

BEING No. 2648 Sears Street.

ALL THAT CERTAIN lot or piece of ground with the messuage or tenement thereon erected.

SITUATE on the South side of Sears Street at the distance of 280 feet Westward from the West side of 26th Street in the 36th Ward of the City of Philadelphia.

CONTAINING in front or breadth on the said Sears Street 14 feet and extending of that width in length or depth Southward between parallel lines at right angles to said Sears Street 50 feet 6 inches to a certain 3 feet wide alley leading Eastward and Westward and communicating with two other 3 feet wide alleys running from Earp Street to the said Sears Street.

BEING NO. 2642 Sears Street.

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

SITUATE on the South side of Sears Street at the distance of 196 feet Westward from the West side of 26th Street in the 36th Ward of the City of Philadelphia.

CONTAINING in front or breadth on the said Sears Street 14 feet and extending of that width in length or depth Southward between parallel lines at right angles to said Sears Street 50 feet 6 inches to a certain 3 feet wide alley leading Eastward and Westward and communicating with two other 3 feet wide alleys running from Earp Street to the said Sears Street.

TOGETHER with the free and common use, right, liberty and privilege of the above-mentioned alleys at all times hereafter forever.

BEING NO. 2630 Sears Street

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

SITUATE on the South side of Sears Street at the distance of 168 feet Westward from the West side of 26th Street in the 36th Ward of the City of Philadelphia.

CONTAINING in front or breadth on the said Sears Street 14 feet and extending of the width in length or depth Southward between parallel lines at right angles to the said Sears Street 50 feet 6 inches to a certain 3 feet wide alley leading Eastward and Westward and communicating with two other alleys 3 feet wide running from Earp Street to the said Sears Street.

TOGETHER with the free and common use, right, liberty and privilege of the said alleys as and for passageways and watercourses always hereafter, forever.

BEING No.2626 Sears Street

ALL THAT CERTAIN lot or piece of ground with the messuage or tenement thereon erected.

SITUATE on the South side of Sears Street at the distance of 84 feet Westward from the West side of 26th Street, in the 36th Ward of the City of Philadelphia

CONTAINING in front or breadth on the said Sears Street 14 feet and extending to the said Sears Street 50 feet 6 inches to a 3 feet wide alley, leading Eastward and Westward and communicating with two other 3 feet wide alleys, running from Earp Street to the said Sears Street.

BEING No. 2614 Sears Street