

EXHIBIT A
LEGAL DESCRIPTIONS

Legal Description for 1124 South 56th Street

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

SITUATE on the Southwest side of 56th Street at the distance of 49 feet Southeastward from the Southeast side of Elliott Street in the 51st Ward of the City of Philadelphia.

CONTAINING in front or breadth on the said 56th Street 16 feet and extending of that width in length or depth Southwestward between parallel lines at right angles to said 56th Street 78 feet 6 inches to the middle of a certain 3 feet wide alley which runs parallel with said 56th Street and extends from said Elliott Street to Broomall Street.

TOGETHER with the free and common use, right, liberty and privilege of the above mentioned alley as and for a passageway and watercourse at all times hereafter, forever, in common with the owners, tenants and occupiers of the other lots of ground bounding thereon and entitled to the use thereof.

BEING No. 1124 South 56th Street.

MAP REGISTRY NO. 026S050118

OPA ACCOUNT NO. 513022800

BEING the same Premises which the Sheriff of the County of Philadelphia, by Deed Poll dated June 4, 2007 and recorded June 26, 2007 in the Philadelphia Department of Records as Document ID No. 51720206, granted and conveyed unto the City of Philadelphia.

Legal Description for 1129 South 53rd Street

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

SITUATE in the 51st Ward of the City of Philadelphia and described according to a plan and survey thereof made on the 30th day of June A.D. 1919 by G. L. Martin, Esq., Surveyor and Regulator of the 12th District, as follows:

BEGINNING at a point on the Northeasterly side of 53rd Street at the distance of 16 feet Northwestwardly from the Northwesterly side of Litchfield Street.

CONTAINING in front or breadth on the said 53rd Street 15 feet 4 inches and extending of that width in length or depth Northeastwardly 82 feet, including on the rear end thereof the soil of a 3 feet wide alley extending Northwestwardly from Litchfield Street to Beaumont Street.

TOGETHER with the free and common use, right, liberty and privilege of the above mentioned alley at all times hereafter, forever, in common with Frank H. Moss, his heirs and assigns, tenants and occupiers of the premises adjoining to the east.

BEING No. 1129 South 53rd Street.

MAP REGISTRY NO. 027S010289

OPA ACCOUNT NO. 511046000

UNDER AND SUBJECT to certain building restrictions of record.

BEING the same Premises which the Sheriff of the County of Philadelphia, by Deed Poll dated March 31, 2015 and recorded April 6, 2015 in the Philadelphia Department of Records as Document ID No. 52901054, granted and conveyed unto the City of Philadelphia.

Legal Description for 1247 South Peach Street

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

SITUATE on the Northeast side of Peach Street at the distance of 137 feet 6 inches Northwestward from the Northwest side of Springfield Avenue in the 51st Ward of the City of Philadelphia.

CONTAINING in front or breadth on the said Peach Street 15 feet and extending of that width in length or depth Northeastward between parallel lines at right angles with the said Peach Street 50 feet to a certain 3 feet wide alley which extends Northwestwardly from Springfield Avenue to Warrington Avenue.

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. 1247 South Peach Street.

MAP REGISTRY NO. 028S020111

OPA ACCOUNT NO. 511236600

BEING the same Premises which the Sheriff of the County of Philadelphia, by Deed Poll dated August 10, 2009 and recorded September 4, 2009 in the Philadelphia Department of Records as Document ID No. 52114726, granted and conveyed unto the City of Philadelphia.

Legal Description for 1261 South Saint Bernard Street

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

SITUATE on the Northeasterly side of Saint Bernard Street at the distance of 429 feet Southeastwardly from the Southeasterly side of Kingsessing Avenue, in the 27th (formerly part of the 51st) Ward of the City of Philadelphia.

CONTAINING in front or breadth on the said Saint Bernard Street 14 feet 2 inches and extending of that width in length or depth Northeastwardly between parallel lines at right angles to said Saint Bernard Street 50 feet 9 inches to a certain 3 feet wide alley which extends Southeastwardly into Greenway Avenue and communicates Northwestwardly with a certain 4 feet wide alley leading Southwestwardly into said Saint Bernard Street.

TOGETHER with the free and common use, right, liberty and privilege of the aforesaid alleys as and for passageways and watercourses at all times hereafter, forever.

BEING No. 1261 South Saint Bernard Street.

MAP REGISTRY NO. 027S190187

OPA ACCOUNT NO. 273072110

BEING the same Premises (Condemnation Parcel No. 18) which vested in the Redevelopment Authority of the City of Philadelphia, now known as the Philadelphia Redevelopment Authority, by Declaration of Taking dated April 9, 2003 and filed April 14, 2003 in the Court of Common Pleas of Philadelphia County as of April Term 2003, No. 1046, a Notice of said taking having been recorded April 14, 2003 in the Philadelphia Department of Records as Document ID No. 50649103.

Legal Description for 2012 South Salford Street

ALL THAT CERTAIN lot or piece of ground with the buildings and improvements thereon erected, situate in the 40th Ward of the City of Philadelphia and described as follows:

BEGINNING at a point on the Southwesterly side of Salford Street (40 feet wide) at the distance of 91 feet Southeastward from the Southeasterly side of Kingsessing Avenue (80 feet wide);

CONTAINING in front or breadth along the Southwesterly side of the said Salford Street 15 feet and extending of that width in length or depth Southwestwardly between parallel lines at right angles to the said Salford Street 85 feet to the Northeasterly side of a certain 4 feet wide alley extending Southeastwardly to a point and Northwestwardly into the said Kingsessing Avenue.

UNDER AND SUBJECT to certain restrictions as of record.

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. 2012 South Salford Street.

MAP REGISTRY NO. 028S220083

OPA ACCOUNT NO. 401081600

BEING the same premises (Condemnation Parcel No.7) which vested in the Redevelopment Authority of the City of Philadelphia, now known as the Philadelphia Redevelopment Authority, by Declaration of Taking dated April 24, 2007 and filed April 25, 2007 in the Court of Common Pleas of Philadelphia County as of April Term 2007, No. 3068, a Notice of said taking having been recorded April 25, 2007 in the Philadelphia Department of Records as Document ID No. 51679377.

Legal Description for 2034 South Cecil Street

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

SITUATE on the Southwest side of Cecil Street at the distance of 226 feet Northwestward from the Northwest side of Greenway Avenue in the 40th (formerly the 51st) Ward of the City of Philadelphia.

CONTAINING in front or breadth on the said Cecil Street 15 feet and extending of that width in length or depth Southwestward between parallel lines at right angles to the said Cecil Street 53 feet to a certain 2 feet 6 inches wide alley which extends Southeastward into the said Greenway Avenue and Northwestward into Kingsessing Avenue and connects with a certain other 3 feet wide alley which extends Northeastward into the said Cecil Street.

TOGETHER with the free and common use, right, liberty and privilege of the aforesaid alleys as and for passageways and watercourses at all times hereafter, forever.

BEING No. 2034 South Cecil Street.

MAP REGISTRY NO. 028S210028

OPA ACCOUNT NO. 40104240

BEING the same Premises which the Philadelphia Housing Development Corporation, by Deed dated December 9, 2015 and recorded December 9, 2015 in the Philadelphia Department of Records as Document ID No. 52997370, granted and conveyed unto the Philadelphia Land Bank.

Legal Description for 2131 South 57th Street

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

SITUATE on the Northeast side of 57th Street at the distance of 226 feet Southeastward from the Southeast side of Greenway Avenue in the 51st Ward of the City of Philadelphia.

CONTAINING in front or breadth on the said 57th Street 15 feet and of that width extending in length or depth Northeastward between parallel lines at right angles to the said 57th Street 76 feet to a certain 2 feet 6 inches wide alley leading Northwestward into Greenway Avenue.

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

BEING No. 2131 South 57th Street.

MAP REGISTRY NO. 029S030088

OPA ACCOUNT NO. 514245510

BEING the same Premises (Exhibit A-13) which vested in the Redevelopment Authority of the City of Philadelphia, now known as the Philadelphia Redevelopment Authority, by Declaration of Taking dated March 30, 1999 and filed March 31, 1999 in the Court of Common Pleas of Philadelphia County as of March Term 1999, No. 4261, a Notice of said taking having been recorded March 31, 1999 in the Philadelphia Department of Records in Deed Book J.T.D. 986 Page 354.

Legal Description for 5723 Kingsessing Avenue

ALL THAT CERTAIN lot or piece of ground with the buildings and improvements erected thereon, situate in the 40th Ward of the City of Philadelphia and described as follows:

BEGINNING at a point on the northwesterly side of Kingsessing Avenue (80 feet wide) at the distance of 46 feet 6 inches southwestwardly from the southwesterly side of Alden Street (40 feet wide).

CONTAINING in front or breadth along the northwesterly side of the said Kingsessing Avenue 15 feet 6 inches and extending of that width in length or depth northwestwardly between parallel lines at right angles to the said Kingsessing Avenue 80 feet to the southeasterly side of a certain 2 feet 6 inches wide alley which extends southwestwardly into Cecil Street (40 feet wide) and northeastwardly into said Alden Street and communicates with a certain other 2 feet 6 inches wide alley extending northwestwardly to a point.

TOGETHER with the free and common use, right, liberty and privilege of the aforesaid alleys as and for passageways and watercourses at all times hereafter, forever.

BEING No. 5723 Kingsessing Avenue.

MAP REGISTRY NO. 028S130252

OPA ACCOUNT NO. 401124100

BEING the same Premises which the Philadelphia Redevelopment Authority, by Deed dated May 10, 2017 and recorded May 12, 2017 in the Philadelphia Department of Records as Document ID No. 53211174, granted and conveyed unto the Philadelphia Land Bank.

Legal Description for 5738 Belmar Street

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

SITUATE in the 51st (formerly part of the 40th) Ward of the City of Philadelphia on the Southeast side of Belmar Street at the distance of 274 feet Southwestward from the Southwest side of 57th Street.

CONTAINING in front or breadth on the said Belmar Street 14 feet 4 inches and extending of that width in length or depth Southeastward between parallel lines at right angles to the said Belmar Street 60 feet to a certain 3 feet wide alley leading Northeastward into 57th Street and Southwestward into another 3 feet wide alley leading Northwestward into the said Belmar Street.

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

BEING No. 5738 Belmar Street (formerly also known as 5738 Belmar Terrace).

MAP REGISTRY NO. 028S050220

OPA ACCOUNT NO. 514109000

BEING the same Premises which the Sheriff of the County of Philadelphia, by Deed Poll dated March 31, 2015 and recorded April 8, 2015 in the Philadelphia Department of Records as Document ID No. 52901070, granted and conveyed unto the City of Philadelphia.