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EXHIBIT A

ALL THAT PARCEL OF LAND IN THE CITY OF PHILADELPHIA, PHILADELPHIA COUNTY, COMMONWEALTH OF PENNSYLVANIA, AS MORE FULLY DESCRIBED IN DEED DOC # 5027, PAGE 5070, BEING KNOWN AND DESIGNATED AS LOT 91 N 18, BLOCK 24, SECTION 21ST WARD, FURTHER DESCRIBED AS ALL THAT CERTAIN LOT OR PIECE OF GROUND WITH THE MESSUAGE OR TENEMENT THEREON ERECTED, DESCRIBED ACCORDING TO A SURVEY AND PLAN THEREOF MADE BY JOHN H. LOVERING, ESQUIRE, LATE SURVEYOR AND REGULATOR OF THE EIGHT SURVEY DISTRICT OF PHILADELPHIA; SITUATE ON THE NORTHEASTERLY SIDE OF APPLE STREET AT THE DISTANCE OF SIXTY FEET AND ONE-HALF OF AN INCH SOUTHWESTWARDLY FROM THE SOUTHEASTERLY SIDE OF PENSDALE STREET IN THE TWENTY-FIRST WARD OF THE CITY OF PHILADELPHIA AFORESAID, CONTAINING IN FRONT OR BREADTH ON THE SAID NORTHEASTERLY SIDE OF APPLE STREET FORTY FEET, EIGHT AND ONE-HALF INCHES AND EXTENDING IN LENGTH OR DEPTH NORTHEASTWARDLY BETWEEN PARALLEL LINES AT RIGHT ANGLES WITH THE SAID APPLE STREET SEVENTY-THREE FEET ELEVEN AND THREE-FOURTHS INCHES TO A CERTAIN FOUR FEET, SIX INCHES WIDE ALLEY EXTENDING INTO SAID PENSDALE STREET. BEING KNOWN AS NO. 4167 APPLE STREET.

DEED FROM ANN E. KUHNEN-PRESS F/N/A AND ANN E. KUHNEN AS SET FORTH IN DEED DOC # 5027, PAGE 5070 DATED 06/13/2001 AND RECORDED 06/18/2001, PHILADELPHIA COUNTY RECORDS, COMMONWEALTH OF PENNSYLVANIA.