

D27412615 GUARANTY TRUST COMPANY  
GROVE STREET, PHILADELPHIA  
600 N. EASTON RD., SUITE F-1  
WILLOW GROVE, PA 19150  
this 12<sup>TH</sup> day of SEPT. 2000.

# This Indenture Made

Between

The Preservation Alliance for Greater Philadelphia  
a PA Non-profit Corporation

(hereinafter called the Grantor ),

Universal Community Homes, a PA Not for Profit Corporation

(hereinafter called the Grantee ).

## Witnesseth

That the said Grantor for and in consideration of the sum of  
TWO HUNDRED FIFTY THOUSAND DOLLARS (\$250,000.00)  
lawful money of the United States of America, unto it well and truly paid by the said Grantee , at or  
before the sealing and delivery hereof, the receipt whereof is hereby acknowledged, has granted, bargained and  
sold, released and confirmed, and by these presents does grant, bargain and sell, release and confirm  
unto the said Grantee , its successors and assigns,

EXHIBIT "A"



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EXHIBIT "A"

PREMISES "A"

BLOCK LOT

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

SITUATE on the South side of South Street at the distance of 193 feet 1-1/2 inches more or less Eastward from the East side of 16th Street in the 30th Ward of the City of Philadelphia.

CONTAINING in front or breadth on the said South Street 15 feet 1-29/40 inches and extending in length or depth Southward of that width at right angles with said South Street 120 feet to the North side of Kater Street.

BOUNDED Northward by said South Street, Eastward partly by other ground now or late of James C. Williams on ground rent and partly by other ground now or late of William S. Richards, Southward by the said Kater Street and Westward by other ground now or late of the said James C. Williams.

TOGETHER with the free and common use, right, liberty and privilege of a 02 feet 06 inches wide alley, the Easternmost line of said alley being at the distance of 186 feet 09 inches Westward from the West side of 15th Street running Northward from the said Kater Street to the depth of 50 feet and including 01 foot 03 inches of the adjoining ground to the Eastward of said William S. Richards' land, and in common with the owners and occupiers of adjoining ground, with the privilege of building over the Westernmost moiety of the said alley, leaving 08 feet headway in the clear.

AND TOGETHER with the free and common use, right, liberty and privilege of a certain other alley 03 feet 09 inches wide, laid out and extending East and West at the distance of 36 feet 03 inches Northward from the North side of Kater Street across said lot of ground and communicating with the first above mentioned alley having been laid out and opened by James C. Williams for the joint and common use of the owners, tenants and occupiers of this and the lot adjoining on the West as and for a passageway and watercourse at all times hereafter, forever.

SUBJECT, however, to the proportionate part of the expense of keeping said alley in good order, condition and repair.

BEING Known As 1522 South Street.

PREMISES "B"

BLOCK 5 S 5 LOTS 262, 224, 311

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



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SITUATE on the South side of South Street at the distance of 98 feet Eastward from the East side of 16th Street in the 30th Ward of the City of Philadelphia.

CONTAINING in front or breadth on the said South Street 95 feet 1-3/4 inches and extending of that width in length or depth Southward between parallel lines at right angles to the said South Street 120 feet to the North side of Kater Street.

BEING Known As 1524-34 South Street.

PREMISES "C"

BLOCK 5 S 5 LOT 320

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

SITUATE on the South side of South Street at the distance of 82 feet Eastward from the East side of 16th Street in the 30th Ward of the City of Philadelphia.

CONTAINING in front or breadth on the said South Street 16 feet and extending of that width in length or depth Southward 68 feet 06 inches to an alley 02 feet 06 inches wide, which extends Eastward and communicates with a certain other alley 03 feet wide, which extends Southward into Kater 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.

SUBJECT, however, to the proportionate part of the expense of keeping said alleys in good order, condition and repair.

BEING Known As 1536 South Street.

PREMISES "D"

BLOCK 5 S 5 LOT 324

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

SITUATE on the Northerly side of Kater Street at the distance of 80 feet 00 inches Eastwardly from the Easterly side of 16th Street in the 30th Ward of the City of Philadelphia.

CONTAINING in front or breadth on the said Kater Street 15 feet 00 inches and extending of that width in length or depth Northwardly between lines parallel with the said 16th Street 49 feet 00 inches to the Southerly side of a 02 feet 06 inches wide alley connecting at its Westerly end with another 03 feet wide alley leading Northwardly from Kater Street, the Easterly line thereof being along the Westerly line of the first mentioned 03 feet wide alley, being the distance more or less.



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TOGETHER with the free and common use, right, liberty and privilege of the said 02 feet 06 inches wide alley and the said 03 feet wide alley in common with the owners, tenants and occupiers of the other lots of ground bounding thereon as and for passageways and watercourses at all times hereafter, forever.

SUBJECT, however, to the proportionate part of the expense of keeping said alleys in good order, condition and repair.

BEING Known As 1537 Kater Street.

PREMISES "E"

BLOCK 5 S 5 LOT 323

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

SITUATE on the Northerly side of Kater Street at the distance of 65 feet 00 inches Eastwardly from the Easterly side of 16th Stereet in the 30th Ward of the City of Philadelphia.

CONTAINING in front or breadth on the said Kater Street 15 feet 00 inches and extending of that width in length or depth Northwardly between lines parallel with the said 16th Street 49 feet 00 inches to the Southerly side of a 02 feet 06 inches wide alley which leads Eastwardly and Westwardly and connects at its Eastwardly and Westerly end with a 03 feet 00 inches wide alley leading Northwardly from said Kater Street, being the distances more or less.

TOGETHER with the free and common use, right, liberty and privilege of the said 02 feet 06 inches wide alley and the said 03 feet wide alley in common with the owners, tenants and occupiers of the other lots of ground bounding thereon as and for passageways and watercourses at all times hereafter, forever.

SUBJECT, however, to the proportionate part of the expense of keeping said alleys in good order, condition and repair.

BEING NO. 1539 Kater Street.

BEING, AS TO PREMISES "A", the same premises which Southwest Philadelphia Corporation by Deed dated 3/4/1998 and recorded 3/18/1998 in Philadelphia County, in Deed Book JTD 619 page 182 conveyed unto The Preservation Alliance For Greater Philadelphia, a Pa. Non-Profit Corporation, in fee, their heirs and assigns.



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BEING, AS TO PREMISES "B", the same premises which Godfrey Corp., a Pennsylvania Corporation by Deed dated 3/4/1998 and recorded 3/18/1998 in Philadelphia County, in Deed Book JTD 619 page 177 conveyed unto The Preservation Alliance For Greater Philadelphia, a Pennsylvania Non-Profit Corporation, in fee, their successors and assigns..

BEING the same premises which Henry F. Blakeslee by Deed dated 3/4/1998 and recorded 3/18/1998 in Philadelphia County, in Deed Book JTD 619 page 187 conveyed unto The Preservation Alliance For Greater Philadelphia, a Pennsylvania Non-Profit Corporation, in fee.

BEING, AS TO PREMISES "D", the same premises which Ruth Hennessey by Deed dated 3/4/1998 and recorded 3/18/1998 in Philadelphia County, in Deed Book JTD 619 page 192 conveyed unto The Preservation Alliance For Greater Philadelphia, a Pennsylvania Non-Profit Corporation, in fee.

BEING, AS TO PREMISES "E", the same premises which Ruth Hennessey by Deed dated 3/4/1998 and recorded 3/18/1998 in Philadelphia County, in Deed Book JTD 619 page 197 conveyed unto The Preservation Alliance For Greater Philadelphia, a Pennsylvania Non-Profit Corporation, in fee..

WARD #: 30TH

ST. CODE/HOUSE NO.: 73440 01522

CITY REGISTRY: 5 S 5 - 272, (A)

WARD #: 30TH

ST. CODE/HOUSE NO.: 73440 01524-34

CITY REGISTRY: 5 S 5 - 361, (Covers 217,224, 262 & 311), (B)

WARD #: 30TH

ST. CODE/HOUSE NO.: 73440 - 01536

CITY REGISTRY: 5 S 5 - 320, (C)

WARD #: 30TH

ST. CODE/HOUSE NO.: 47080 - 01537

CITY REGISTRY: 5 S 5 - 324, (D)



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WARD #: 30TH

ST. CODE/HOUSE NO.: 47080 - .01539

CITY REGISTRY: 5 S 5 - 323, (E)

CITY OF PHILADELPHIA  
DEPARTMENT OF REVENUE  
10/15/00  
0013100  
999.99

CITY OF PHILADELPHIA  
DEPARTMENT OF REVENUE  
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DEPARTMENT OF REVENUE  
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0013100  
500.07

CITY OF PHILADELPHIA  
DEPARTMENT OF REVENUE  
10/15/00  
0013100  
999.99



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**Together** with all and singular the buildings improvements, ways, streets, alleys, driveways, passages, waters, water-courses, rights, liberties, privileges, hereditaments and appurtenances, whatsoever unto the hereby granted premises belonging, or in any wise appertaining, and the reversions and remainders, rents, issues, and profits thereof; and all the estate, right, title, interest, property, claim and demand whatsoever of the said Grantor, as well at law as in equity, of, in, and to the same.

**To have and to hold** the said lot or piece of ground above described with the message or tenement thereon erected hereditaments and premises hereby granted, or mentioned, and intended so to be, with the appurtenances, 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.



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(SPECIAL WARRANTY)

**And** the said Grantor, for itself, its successors and/or assigns does by these presents, covenant, grant and agree, to and with the said Grantee, its successors and Assigns, that it the said Grantor its successors all and singular the Hereditaments and premises herein above described and granted, or mentioned and intended so to be with the Appurtenances unto the said Grantee, its successors and Assigns, against it the said Grantor and against all and every Person or Persons whomsoever lawfully claiming or to claim the same or any part thereof, by from, or under it or any of them, shall and will  
WARRANT and forever DEFEND.

OR

the said

do covenant, promise and agree, to and with the said and assigns, by these presents, that the said

has/have not done, committed or knowingly or willingly suffered to be done or committed, any act, matter or thing whatsoever whereby the premises hereby granted, or any part thereof, is, are, shall or may be impeached, charged or incumbered, in title, charge, estate, or otherwise howsoever.

In Witness Whereof, the said Grantor has/have caused these presents to be duly executed dated the day and year first above written.

Sealed and Delivered  
IN THE PRESENCE OF US:

The Preservation Alliance for Greater Philadelphia, a PA Non-profit Corporation

By: Anthony P. Forte  
ANTHONY P. FORTE, CHAIRMAN  
Attest: Patricia Wilson  
Patricia Wilson, Assistant

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(TRUSTEES' WARRANTY)

**PHILADELPHIA REAL ESTATE  
TRANSFER TAX CERTIFICATION**

BOOK NO. \_\_\_\_\_ PAGE NO. \_\_\_\_\_

DATE RECORDED \_\_\_\_\_  
CITY TAX PAID \_\_\_\_\_

Complete each section and file in duplicate with Recorder of Deeds when (1) the full value/consideration is not set forth in the deed, (2) when the deed is without consideration, or by gift, or (3) a tax exemption is claimed. If more space is needed, attach additional sheet(s).

**A. CORRESPONDENT - All inquiries may be directed to the following person:**

NAME <b>Universal Community Homes, a PA not for profit Corp</b>	TELEPHONE NUMBER: _____
STREET ADDRESS <b>1522, 1524-34, 1536 South St., 1537 &amp; 1539 Kater St.</b>	CITY STATE ZIP CODE <b>Philadelphia PA</b>

**B. TRANSFER DATA**

GRANTOR(S)/LESSOR(S) <b>The Preservation Alliance for Greater Phila., A PA Non-prft. Corp</b>	DATE OF ACCEPTANCE OF DOCUMENT _____
STREET ADDRESS <b>1522, 1524-34, 1536 South St., 1537 &amp; 1539 Kater St.</b>	GRANTEE(S)/GRANTEE(S) <b>Universal Community Homes, a PA not for profit Corp</b>
CITY STATE ZIP CODE <b>Philadelphia PA</b>	CITY STATE ZIP CODE <b>Philadelphia PA</b>

**C. PROPERTY LOCATION**

STREET ADDRESS **1522, 1524-34, 1536 South St., 1537 & 1539 Kater St.** CITY, TOWNSHIP, BOROUGH **City of Philadelphia**

COUNTY <b>Philadelphia County</b>	SCHOOL DISTRICT <b>Philadelphia</b>	TAX PARCEL NUMBER <b>30-1-0029-00, 30-1-0030-00, 30-1-0031-00, 30-1-0183-00, 30-1-0184-00</b>
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**D. VALUATION DATA**

1. ACTUAL CASH CONSIDERATION <b>250,000</b>	2. OTHER CONSIDERATION <b>0</b>	3. TOTAL CONSIDERATION <b>= 250,000</b>
4. COUNTY ASSESSED VALUE <b>55360</b>	5. COMMON LEVEL RATIO FACTOR <b>x 3.43</b>	6. FAIR MARKET VALUE <b>= 189,884.80</b>

**E. EXEMPTION DATA**

1A. AMOUNT OF EXEMPTION <b>0</b>	1B. PERCENTAGE OF INTEREST CONVEYED <b>100%</b>
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**2. Check Appropriate Box Below for Exemption Claimed**



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- Will or Intestate succession \_\_\_\_\_ (NAME OF DECEDENT) (ESTATE FILE NUMBER)
- Transfer to Industrial Development Agency.
- Transfer to agent or straw party. (Attach copy of agency/straw party agreement).
- Transfer between principal and agent. (Attach copy of agency/straw trust agreement). Tax paid prior deed \$ \_\_\_\_\_.
- Transfers to the Commonwealth, the United States, and Instrumentalities by gift, dedication, condemnation or in lieu of condemnation. (Attach copy of resolution).
- Transfer from mortgagor to a holder of a mortgage in default. Mortgage Book Number \_\_\_\_\_ Page Number \_\_\_\_\_ Mortgagee (grantor) sold property to Mortgagor (grantee) (Attach copy of prior deed).
- Corrective deed (Attach copy of the prior deed).
- Other (Please explain exemption claimed, if other than listed above.) \_\_\_\_\_

*Under penalties of law or ordinance, I declare that I have examined this Statement, including accompanying information, and to the best of my knowledge and belief, it is true, correct and complete.*

SIGNATURE OF CORRESPONDENT OR RESPONSIBLE PARTY

*[Handwritten Signature]*

DATE  
**9/12/00**

**13**



COMMONWEALTH OF PENNSYLVANIA )  
COUNTY OF ) SS.

On this, the \_\_\_\_\_ day of \_\_\_\_\_, A.D. 19\_\_\_\_, before me,

the undersigned officer, personally appeared \_\_\_\_\_ known to me (or satisfactorily proven) to be the person whose name is (are) subscribed to the within instrument, and acknowledged that he executed the same for the purposes therein contained. In witness whereof, I hereunto set my hand and official seal.

Notary Public  
My Commission Expires:

COMMONWEALTH OF PENNSYLVANIA )  
COUNTY OF MONTGOMERY ) SS.

On this, the 12<sup>th</sup> day of SEPT, A.D. 2000, before me,

the undersigned officer, personally appeared ANTHONY P. POATE who acknowledged himself (herself) to be the CHAIRMAN of The Preservation Alliance a corporation and that he as such CHAIRMAN for Greater Philadelphia being authorized to do so, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by himself (herself) as

In witness whereof, I hereunto set my hand and official seal.

NOTARIAL SEAL  
JEFFREY A. RIMER, Notary Public  
Upper Moreland Twp., Montgomery Co.  
My Commission Expires Dec. 16, 2002



Notary Public  
My Commission Expires:

D274126MB



The Preservation Alliance for Greater Philadelphia, a PA Non-profit Corporation

TO

Universal Community Homes, a PA Not-for Profit Corporation  
PREMISES:  
1522 South St., 1524-  
34 South St., 1536  
South St., 1537 S.  
Kater St., 1539 Kater St., City of Philadelphia, County of Philadelphia PA

CLT-286



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The address of the above-named Grantee  
800 S. 15<sup>th</sup> ST.  
PHILA. PA. 19146  
On behalf of the Grantee