

Schedule C
Description and Recital

PREMISES "A"

ALL THAT CERTAIN tract or piece of land, SITUATE in the 5th (formerly part of the 16th) Ward of the City of Philadelphia and described according to a Survey and Plan thereof made by William H. H. Ogden Jr., Surveyor and Regulator of the 3rd District, dated September 4, 1943 as follows, to wit:

BEGINNING at a point formed by the intersection of the Southwesterly side of Richmond Street with the Westerly side of Frankford Avenue; thence extending Southwardly along the said side of Frankford Avenue 214 feet, 1-1/2 inches to a point an angle in the same; thence extending, Southwardly still along the said side of Frankford Avenue, 106 feet 10-1/4 inches to another point an angle in the same; thence extending, Southwardly still along the said side of Frankford Avenue, 97 feet, 3-1/8 inches to a point of curve in the same; thence extending on the arc of a circle curving to the right having a radius of 26 feet, 2-1/4 inches the arc distance of 45 feet 9 inches to a point of tangent on the Northerly side of Laurel Street; thence extending Westwardly along the said side of Laurel Street, 63 feet 7-1/8 inches to a point on the Northeasterly side of Canal Street; thence extending Northwestwardly along the said side of Canal Street, 218 feet 11-3/4 inches to a point on the Northeasterly side of Allen Street; thence extending Northwestwardly along the said side of Allen Street, 156 feet 1-7/8 inches to a point; thence extending Northeastwardly on a line at right angles to Richmond Street through a wall 201 feet, 7/8 of an inch to a point on the Southwesterly side of Richmond Street, aforesaid; thence extending Southeastwardly along said side of Richmond Street 236 feet 8-3/8 inches to the first mentioned point and place of beginning.

BEING Nos. 1002 to 1052 Frankford Avenue

PREMISES "B"

ALL THAT CERTAIN lot or piece of ground, SITUATE in the 5th Ward of the City of Philadelphia and described according to a Plan of Property made for U.S. Realty by VPH Associates, Land Surveyors dated 11/6/1985 as follows, to wit:

BEGINNING at a point on the Southwesterly side of Richmond Street (50 feet wide), which point is measured North 74 degrees, 44 minutes 30 seconds West 236 feet 8-3/8 inches Northwestwardly from the Northwesterly side of Frankford Avenue (variable width) thence extending from said point of beginning South 15 degrees 15 minutes 30 seconds West 201 feet 0-7/8 inches to a point on the Northeasterly side of Allen Street (40 feet wide); thence extending along the Northeasterly side of Allen Street (40 feet wide), North 58 degrees 02 minutes 39 seconds West 139 feet 3-3/8 inches to a point of intersection of the said Northeasterly side of Allen Street and the Southeasterly right of way line of the Delaware Expressway (Legislative Route No. 1000, variable width); thence extending, Northeastwardly along the said Southeasterly side of Delaware Expressway having a radius of 1931 feet 7 3/8 inches the distance of 209 feet 0-1/4 inches to a point on the Southwesterly side of Richmond Street; thence extending, South 74 degrees, 44 minutes, 30 seconds East along the said Southwesterly side of Richmond Street 0 feet 4 inches to a point; thence the first mentioned point and place of beginning.

CONTAINING in area 13,834 square feet.

BEING No. 44 Richmond Street.

BEING as to Premises "A" and "B" the same premises which Royal Bank of Pennsylvania by Deed dated 5/16/1996 and recorded 9/13/1996 in Philadelphia County in Deed Book JTD 89 Page 472 conveyed unto Jatco, Inc., in fee.

AND BEING as to Premises "A" and "B" the same premises which Royal Bank America formerly known as Royal Bank of Pennsylvania, by Corrective Deed, dated 11/15/2005 and recorded ___/___/___ in Instrument No. _____, granted and conveyed unto Jatco Distributors, Inc., in fee.