

DEED

**HOUSING PARTNER COMMUNITY DEVELOPMENT
CORPORATION OF NORTH PHILADELPHI**

to

1400 DAUPHIN ASSOCIATES, LLC

Premises:

**1414 Dauphin Street
Philadelphia, Pennsylvania 19132
Registry Parcel No 29N22-4444 (Covers lots 103,
403, 404, 409, 417, 418. 438 and 440)
BRT No. 884370175**

PLEASE RECORD AND RETURN TO:

**MaryEllen A. Daley, Paralegal
Jacoby Donner, P.C.
Suite 3100
1700 Market Street
Philadelphia, PA 19103
(216) 563-2400**

**The address of the above-named Grantee
is: 1414-26 West Dauphin Street
Philadelphia, PA 19132-4520**

On behalf of Grantee

This Indenture made this 6 day of October in the year of our Lord two thousand nine (2009).

Between

HOUSING PARTNER COMMUNITY DEVELOPMENT CORPORATION
OF NORTH PHILADELPHIA,

(hereinafter called the Grantor), of the one part, and

1400 DAUPHIN ASSOCIATES, LLC

(hereinafter called the Grantee), of the other part,

CORRECTION DEED

Witnesseth That the said Grantor for and in consideration of the sum of Ninety Seven Thousand Five Hundred Thirty Three Dollars 32/100 (\$97,533.32) lawful money of the United States of America, unto him 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,

Street Address: 1414 West Dauphin Street, Philadelphia, Pennsylvania 19132

All that Certain lot or piece of ground with the buildings and improvements thereon erected situate in the 16th Ward of the City of Philadelphia and described according to a plan of property made by James E. Shomper, Surveyor and Regulator of the Sixth District, dated July 27, 1988 (AA-56), as follow:.

Beginning at a point on the southerly side of Dauphin Street (50 feet wide) at the distance of 13 feet 0 inches westwardly from the westerly side of Carlisle Street (40 feet wide); thence extending southwardly on a line at right angels to the said Dauphin Street the distance of 57 feet 8 inches to a point; thence extending eastwardly on a line parallel with the said Dauphin Street, the distance of 18 feet 0 inches to a point on the westerly side of Carlisle Street; thence extending southwardly along the westerly side of the said Carlisle Street the distance of 28 feet 5-7/8 inches to a point; thence extending westwardly on a line parallel with the said Dauphin Street, the distance of 88 feet 11 inches to a point on the easterly side of a certain 3 feet 0 inches wide alley which communicates with a certain other 2 feet 2-1/2 inch wide alley which said other alley the distance 17 feet 1-7/8 inches to a point on the north side of the said 2 feet 2-1/2 inch wide alley; thence extending westwardly along the northerly side of the 2 feet 2-1/2 inch wide alley and parallel with the said Dauphin Street, the distance of 47 feet 11 inches to a distance of 79 feet 0 inches to a point on the southerly side of the said Dauphin Street; thence extending eastwardly

along the southerly side of the said Dauphin Street, the distance of 118 feet 10 inches to the first mentioned point and lace of beginning.

Containing in area 9929.0 square feet or .2279385 acres, more or less.

Being Numbers 1414, 1416, 1418-1420, 1424, 1426 West Dauphin Street and 2258-2260 North Carlisle Street, Philadelphia, Pennsylvania.

Together with the free and common use, right, liberty and privilege of the 2 fee 2-1/2 inches wide alley extending westward unto 15th Street as and for a passageway and watercourse at all times hereafter, forever.

Being the same premises which Housing Partners Community Development Corporation North Philadelphia, by Deed, dated November 12, 2007 and recorded November 21, 2007 in the County of Philadelphia at Document No. 51812559 conveyed unto 1400 Dauphin Street, LLC, in fee

Registry Parcel No 29N22-4444 (Covers lots 103, 403, 404, 409, 417, 418, 438 and 440).

Street Code: 27520-01414 (Premiscs 1414 W. Dauphin Street)
27520-01416 (Premises 1416 W. Dauphin Street)
27520-01418 (Premises 1418-20 W. Dauphin Street)
27520-01420
27520-01424 (Prcmises 1424 W. Dauphin Street)
27520-01426 (Premises 1426 W. Dauphin Street)
27520-02258 (Premises 2258-60 N. Carlisle Street)
27520-02260

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

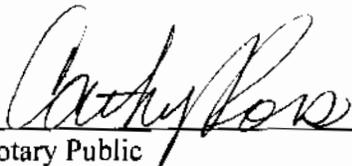
To have and to hold the said lot or piece of ground described above, with the buildings and improvements thereon erected, hereditaments and premises hereby granted, or mentioned and intended so to be, with the appurtenances, unto the said Grantee, its successors and assigns, to and for the only proper use and behoof to the said Grantee, its successors and assigns, forever.

UNDER AND SUBJECT TO RESTRICTIONS AS OF RECORD.

And the said Grantor, for itself, its successors and assigns, does, by these presents, covenant, grant and agree to and with the said Grantee, and its successors and assigns, that it, the said Grantor, and its successors and assigns, all and singular the hereditaments and premises herein

STATE OF Pennsylvania :
 :
COUNTY OF Philadelphia : ss.

On this the 6 day of October, 2009, before me personally appeared Thaddeus Wales, known to me (or satisfactorily proven) to be the person whose name is subscribed to the within instrument, and acknowledged that he executed the same for the purposes therein contained.



Notary Public

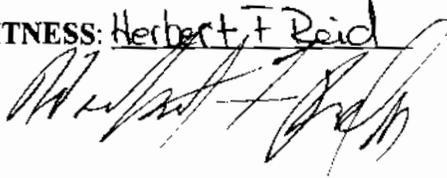
COMMONWEALTH OF PENNSYLVANIA
Notarial Seal
Cathy Ross, Notary Public
City Of Philadelphia, Philadelphia County
My Commission Expires April 26, 2011
Member, Pennsylvania Association of Notaries

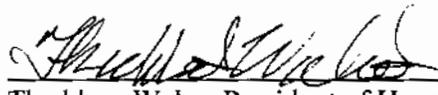
above described and granted, or mentioned and intended so to be, with the appurtenances, unto the said Grantee, its successors and assigns, against it, the said Grantor, and its successors or assigns, will warrant and defend against the lawful claims of all persons claiming by, through or under the said Grantor but not otherwise.

WARRANT AND FOREVER DEFEND.

In Witness Whereof, the Grantor has executed this Indenture on the day and year first above written.

**Sealed and Delivered
In the presence of us:**

WITNESS: Herbert F. Reid


 (SEAL)
Thaddeus Wales, President of Housing Partners
Community Development Corporation of
North Philadelphia