

Prepared by and return to:

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Parcel Number: 13-1-01630-00 and 13-1-01640-00

QUIT-CLAIM DEED

File # 130232PH1

THIS INDENTURE made the 7 day of November, 2013 and made effective the 15 day of November, 2013,

BETWEEN COMCAST OF PHILADELPHIA, LLC, a Delaware limited liability company (hereinafter called the "Grantor") **ALLEGHENY WEST FOUNDATION**, a Pennsylvania non-profit corporation (hereinafter called the "Grantee").

WITNESSETH, That the Grantor, for and in consideration of the sum of One Dollar (\$1.00) lawful money of the United States of America, to it well and truly paid by the Grantee, at or before the sealing and delivery hereof, the receipt whereof is hereby acknowledged, has remised, released and quitclaimed, and by these presents does remise, release and quitclaim unto the said Grantee, its successors and assigns, those certain pieces of ground more particularly described on Exhibit "A" attached hereto and made a part hereof.

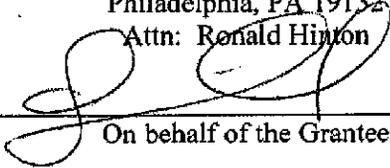
TOGETHER with all and singular the buildings and improvements, ways, streets, alleys, driveways, waters, water-courses, rights, liberties, privileges, hereditaments and appurtenances, whatsoever unto the hereby granted premises belonging, or in any wise appertaining, and the reversions and remainders,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

THIS INDENTURE IS NOT INTENDED TO CONVEY ANY WARRANTIES, EITHER EXPRESS OR IMPLIED.

TO HAVE AND TO HOLD all and singular the above mentioned and described premises, together with the appurtenances, unto the said Grantee, its successors and assigns forever.

The address of the above named Grantee is:

The Allegheny West Foundation
2330 W. Allegheny Avenue
Philadelphia, PA 19132
Attn: Ronald Hinton



On behalf of the Grantee

EXHIBIT A

Legal Description

Premises A

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

SITUATE on the North side of Venango Street at the distance of 300 feet Westward from the West side of 22nd Street in the 13th Ward of the City of Philadelphia.

CONTAINING in front or breadth on the said Venango Street 25 feet and extending of that width in length or depth Northward between parallel lines at right angles to the said Venango Street 225 feet to Pacific Street. Bounded Northward by the said Pacific Street Eastward by ground now or late of Samuel K. Reger, Southward by said Venango Street and Westward by ground now or late of William M. Crippen.

BEING known as 2225 West Venango Street.

Premises B

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

SITUATE on the North side of Venango Street at the distance of 325 feet Westward from the West side of 22nd Street in the 13th Ward of the City of Philadelphia.

CONTAINING in front or breadth on the said Venango Street 25 feet and extending of that width in length or depth Northward between parallel lines at right angles to the said Venango Street 225 feet

BEING known as 2227 West Venango Street.

Being, as to Premises A and B, the same premises which Gary Boyle by Deed dated ___/___/1999 and recorded 2/11/2000 in Philadelphia County as Document No. 50034647 conveyed unto Wade Communications Partnership, a PA General Partnership, in fee.

Being, as to Premises A, the same premises which Wade Communications Partnership, a Pennsylvania general partnership by Deed dated 7/20/2006, with an effective date of 12/29/2005 and recorded 8/23/2006 in Philadelphia County as Document No. 51514509 conveyed unto Time Warner Cable Inc., a Delaware corporation, in fee. (\$10.00 Consideration)

Being, as to Premises A, the same premises which Time Warner Cable Inc., a Delaware corporation by Deed dated 7/16/2006, with an effective date of 6/15/2006 and recorded 8/23/2006 in Philadelphia County as Document No. 51514510 conveyed unto Time Warner NY Cable LLC, a Delaware limited liability company, in fee. (\$10.00 Consideration)

Being, as to Premises A, the same premises which Time Warner NY Cable LLC, a Delaware limited liability company by Deed dated 7/16/2006, with an effective date of 7/31/2006 and recorded 8/23/2006 in Philadelphia County as Document No. 51514511 conveyed unto Cable Holdco Exchange VI LLC, a Delaware limited liability company, in fee. (\$10.00 Consideration)

Being, as to Premises B, the same premises which Wade Communications Partnership, a Pennsylvania general partnership by Deed dated 7/20/2006, with an effective date of 12/29/2005 and recorded 8/23/2006 in Philadelphia County as Document No. 51514512 conveyed unto Time Warner Cable Inc., a Delaware corporation, in fee. (\$10.00 Consideration)

Being, as to Premises B, the same premises which Time Warner Cable Inc., a Delaware corporation by Deed dated 7/16/2006, with an effective date of 6/15/2006 and recorded 8/23/2006 in Philadelphia County as Document No. 51514513 conveyed unto Time Warner NY Cable LLC, a Delaware limited liability company, in fee. (\$10.00 Consideration)

Being, as to Premises B, the same premises which Time Warner NY Cable LLC, a Delaware limited liability company by Deed dated 7/16/2006, with an effective date of 7/31/2006 and recorded 8/23/2006 in Philadelphia County as Document No. 51514514 conveyed unto Cable Holdco Exchange VI LLC, a Delaware limited liability company, in fee. (\$10.00 Consideration)