## SWEENEY GERARD H

Form 4

November 25, 2008

<b>FORM</b>	4				ND EXCHANGE (		OMB AI	PPROVAL	
_	OMB Number:	3235-0287							
Check this if no longe	r			~~~			Expires:	January 31,	
if no longer subject to Section 16. Form 4 or Form 5 obligations may continue. See Instruction 1(b).  STATEMENT OF CHANGES IN BENEFICIAL OWNERSHIP OF SECURITIES  SECURITIES  Estimated average burden hours per response  Filed pursuant to Section 16(a) of the Securities Exchange Act of 1934,  Section 17(a) of the Public Utility Holding Company Act of 1935 or Section 30(h) of the Investment Company Act of 1940									
(Print or Type Re	esponses)								
1. Name and Ad SWEENEY (	g Person *	Symbol		Ficker or Trading	5. Relationship of Reporting Person(s) to Issuer  (Check all applicable)				
(Last) 555 EAST L. AVENUE, S	ANCASTER	(Middle)	3. Date of I (Month/Da 11/24/20)	y/Year)	nsaction	_X_ Director _X_ Officer (give below)		Owner er (specify	
RADNOR, P	(Street) A 19087		4. If Amend Filed(Month	Ť.	e Original	6. Individual or Joi Applicable Line) _X_ Form filed by O Form filed by M Person	ne Reporting Pe	erson	
(City)	(State)	(Zip)	Table	I - Non-De	rivative Securities Acq	uired, Disposed of,	or Beneficial	ly Owned	
1.Title of Security (Instr. 3)	2. Transaction D (Month/Day/Ye:	ar) Execut	eemed ion Date, if n/Day/Year)	3. Transaction Code (Instr. 8)	4. Securities Acquired on(A) or Disposed of (D (Instr. 3, 4 and 5)		6. Ownership Form: Direct (D) or Indirect (I)	7. Nature of Indirect Beneficial Ownership (Instr. 4)	

		(Month/Day/Year)	Code V	Amount	(A) or (D)	Price	Following Reported Transaction(s) (Instr. 3 and 4)	or Indirect (I) (Instr. 4)	(Instr. 4)
Common Shares of Beneficial Interest	11/24/2008	11/24/2008	P	400	A	\$ 4.41	517,998	D	
Common Shares of Beneficial Interest	11/24/2008	11/24/2008	P	400	A	\$ 4.46	518,398	D	
Common Shares of Beneficial	11/24/2008	11/24/2008	P	100	A	\$ 4.49	518,498	D	

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Interest								
Common Shares of Beneficial Interest	11/24/2008	11/24/2008	P	500	A	\$ 4.5	518,998	D
Common Shares of Beneficial Interest	11/24/2008	11/24/2008	P	300	A	\$ 4.51	519,298	D
Common Shares of Beneficial Interest	11/24/2008	11/24/2008	P	200	A	\$ 4.52	519,498	D
Common Shares of Beneficial Interest	11/24/2008	11/24/2008	P	200	A	\$ 4.5593	519,698	D
Common Shares of Beneficial Interest	11/24/2008	11/24/2008	P	600	A	\$ 4.56	520,298	D
Common Shares of Beneficial Interest	11/24/2008	11/24/2008	P	500	A	\$ 4.58	520,798	D
Common Shares of Beneficial Interest	11/24/2008	11/24/2008	P	1,200	A	\$ 4.59	521,998	D
Common Shares of Beneficial Interest	11/24/2008	11/24/2008	P	1,000	A	\$ 4.6	522,998	D
Common Shares of Beneficial Interest	11/24/2008	11/24/2008	P	500	A	\$ 4.61	523,498	D
Common Shares of Beneficial Interest	11/24/2008	11/24/2008	P	1,100	A	\$ 4.62	524,598	D
Common Shares of Beneficial Interest	11/24/2008	11/24/2008	P	900	A	\$ 4.63	525,498	D

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Common Shares of Beneficial Interest	11/24/2008	11/24/2008	P		1,900	A	\$ 4.64	527,398	D	
Common Shares of Beneficial Interest	11/24/2008	11/24/2008	P		3,300	A	\$ 4.65	530,698	D	
Common Shares of Beneficial Interest	11/24/2008	11/24/2008	P		1,200	A	\$ 4.66	531,898	D	
Common Shares of Beneficial Interest	11/24/2008	11/24/2008	P		1,100	A	\$ 4.67	532,998	D	
Common Shares of Beneficial Interest	11/24/2008	11/24/2008	P		300	A	\$ 4.68	533,298	D	
Common Shares of Beneficial Interest (1)	11/24/2008(1)	11/24/2008(1)	P	V	0 (1)	A	\$ 0 (1)	190,759 (1)	I (1)	Family Limited Partnership
Series D Cumulative Redeemable Preferred Shares (2)	11/24/2008(2)	11/24/2008(2)	P	V	0 (2)	A	\$ 0 (2)	1,500 (2)	D	

Reminder: Report on a separate line for each class of securities beneficially owned directly or indirectly.

Persons who respond to the collection of information contained in this form are not required to respond unless the form displays a currently valid OMB control number.

SEC 1474 (9-02)

 $\label{thm:convergence} \begin{tabular}{ll} Table II - Derivative Securities Acquired, Disposed of, or Beneficially Owned \\ (e.g., puts, calls, warrants, options, convertible securities) \end{tabular}$ 

1. Title of	2.	3. Transaction Date	3A. Deemed	4.	5.	6. Date Exercisable and	7. Title and	8. Price of	9. Nu
Derivative	Conversion	(Month/Day/Year)	Execution Date, if	Transaction	orNumber	Expiration Date	Amount of	Derivative	Deriv
Security	or Exercise		any	Code	of	(Month/Day/Year)	Underlying	Security	Secui
(Instr. 3)	Price of		(Month/Day/Year)	(Instr. 8)	Derivativ	e	Securities	(Instr. 5)	Bene
	Derivative				Securities	S	(Instr. 3 and 4)		Own
	Security				Acquired				Follo
					(A) or				Repo
					Disposed				Trans
					of (D)				(Instr
					(Instr. 3,				

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4, and 5)

							Amount
				Data	Ermination		or
				Date	Expiration	Title	Number
				Exercisable	Date		of
Code	V	(A)	(D)				Shares

# **Reporting Owners**

Reporting Owner Name / Address	Relationships							
. 0	Director	10% Owner	Officer	Other				
SWEENEY GERARD H								
555 EAST LANCASTER AVENUE	X		President					
SUITE 100	Λ		and CEO					
RADNOR, PA 19087								

# **Signatures**

Brad A. Molotsky, as Attorney in Fact for Gerard H.

Sweeney

\*\*Signature of Reporting Person

Date

## **Explanation of Responses:**

- \* If the form is filed by more than one reporting person, see Instruction 4(b)(v).
- \*\* Intentional misstatements or omissions of facts constitute Federal Criminal Violations. See 18 U.S.C. 1001 and 15 U.S.C. 78ff(a).
- (1) There was no indirect transaction on the above date. The indirect ownership is being disclosed for informational purposes only.
- (2) No transaction on the above date. Direct ownership is being disclosed for informational purposes only.

Note: File three copies of this Form, one of which must be manually signed. If space is insufficient, *see* Instruction 6 for procedure. Potential persons who are to respond to the collection of information contained in this form are not required to respond unless the form displays a currently valid OMB number.

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