FORM 4

UNITED STATES SECURITIES AND EXCHANGE COMMISSION

Check this box 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

OMB APPROVAL OMB Number: Estimated average burden hours per response: 0.5

Filed pursuant to Section 16(a) of the Securities Exchange Act of 1934 or Section 30(h) of the Investment Company Act of 1940

(Last) (First) (Middle) 555 EAST LANCASTER AVENUE SUITE 100 4. If Amendment, Date of Original Filed (Month/Day/Year) (City) (State) (Zip) Table I - Non-Derivative Securities Acquired, Disposed of, or Beneficially Owned 1. Title of Security (Instr. 3) 2. Transaction Date (Month/Day/Year) (Month/Day/Year) (Month/Day/Year) (Month/Day/Year) (Month/Day/Year) (A Securities Acquired (A) or Disposed Of (D) (Instr. 3, 4 and 5) (D) or Insposed Of (D) (Instr. 3, 4 and 5) (Month/Day/Year) (Month/Day/	to Issuer % Owner
4. If Amendment, Date of Original Filed (Month/Day/Year) (Street) RADNOR PA 19087 (City) (State) (Zip) Table I - Non-Derivative Securities Acquired, Disposed of, or Beneficially Owned 1. Title of Security (Instr. 3) 2. Transaction Date (Month/Day/Year) 2. Transaction (Month/Day/Year) 2. Transaction Date (Month/Day/Year) 3. Transaction Code (Instr. 3) 4. Securities Acquired (A) or Disposed Of (D) (Instr. 3, 4 and 5) 5. Amount of Securities Form: Disposed Of (D) (Instr. 3, 4 and 5) 4. Securities Acquired (A) or Disposed Of (D) (Instr. 3, 4 and 5) 6. Individual or Joint/Group Filing (Cline) X Form filed by More than Code (Instr. 3) A Securities Acquired (A) or Disposed Of (D) (Instr. 3, 4 and 5)	her (specify low)
(City) (State) (Zip) Table I - Non-Derivative Securities Acquired, Disposed of, or Beneficially Owned 1. Title of Security (Instr. 3) 2. Transaction Date (Month/Day/Year) if any (Month/Day/Year) if any (Month/Day/Year) 5. Amount of Securities Acquired (A) or Disposed Of (D) (Instr. 3, 4 and Code (Instr. 3) 5. Deneficially (D) or Instr. 3 (D) or Disposed Of (D) (Instr. 3, 4 and Securities Beneficially (D) or Instr. 3 (D) or Disposed Of (D) (Instr. 3, 4 and Securities Beneficially (D) or Instr. 3 (D) or Disposed Of (D) (Instr. 3, 4 and Securities Beneficially (D) or Instr. 3 (D) or Disposed Of (D) (Instr. 3, 4 and Securities Beneficially (D) or Disposed Of (D) (Instr. 3, 4 and Securities Beneficially (D) or Disposed Of (D) (Instr. 3, 4 and Securities Beneficially (D) or Disposed Of (D) (Instr. 3, 4 and Securities Beneficially (D) or Disposed Of (D) (Instr. 3, 4 and Securities Beneficially (D) or Disposed Of (D) (Instr. 3, 4 and Securities Beneficially (D) or Disposed Of (D) (Instr. 3, 4 and Securities Beneficially (D) or Disposed Of (D) (Instr. 3, 4 and Securities Beneficially (D) or Disposed Of (D) (Instr. 3, 4 and Securities Beneficially (D) or Disposed Of (D) (Instr. 3, 4 and Securities Beneficially (D) or Disposed Of (D) (Instr. 3, 4 and Securities Beneficially (D) or Disposed Of (D) (Instr. 3, 4 and Securities Beneficially (D) or Disposed Of (D) (Instr. 3, 4 and Securities Beneficially (D) or Disposed Of (D) (Instr. 3, 4 and Securities Beneficially (D) or Disposed Of (D) (Instr. 3, 4 and Securities Beneficially (D) or Disposed Of (D) (Instr. 3, 4 and Securities Beneficially (D) or Disposed Of (D) (Instr. 3, 4 and Securities Beneficially (D) or Disposed Of (D)	
Table I - Non-Derivative Securities Acquired, Disposed of, or Beneficially Owned 1. Title of Security (Instr. 3) 2. Transaction Date Execution Date, (Month/Day/Year) if any 2. Transaction Date (Month/Day/Year) 2. Transaction Date (Month/Day/Year) 3. Transaction Disposed Of (D) (Instr. 3, 4 and Code (Instr. 5) 4. Securities Acquired (A) or Disposed Of (D) (Instr. 3, 4 and Code (Instr. 5) 5. Amount of Securities Acquired (D) or Instr. 5) 6. Owner (D) or Disposed Of (D) (Instr. 3, 4 and Code (Instr. 5))	Reporting
1. Title of Security (Instr. 3) 2. Transaction Date Execution Date, (Month/Day/Year) if any 2. Transaction Date, (Month/Day/Year) if any 2. Transaction Date, (Month/Day/Year) if any 3.	
Date Execution Date, Transaction Disposed Of (D) (Instr. 3, 4 and Securities Form: D Code (Instr. 5) Date (Month/Day/Year) if any Code (Instr. 5) Date (Month/Day/Year) Execution Date, if any Code (Instr. 5)	
(Month/Day/Year) 8) Owned Following (I) (Instr	t of Indirect
Code V Amount (A) or (D) Price Transaction(s) (Instr. 3 and 4)	(111501.4)
Common Shares of Beneficial Interest ⁽¹⁾ 05/31/2012 A 5,343 A \$0 28,201 D	
Table II - Derivative Securities Acquired, Disposed of, or Beneficially Owned (e.g., puts, calls, warrants, options, convertible securities)	
1. Title of Derivative Security (Instr. 3) Instruction Date (Instruction Date (Instr	Beneficial Ownership ect (Instr. 4)

Explanation of Responses:

1. These shares reflect the \$60,000 annual Trustee share award, with the number of shares awarded equal to \$60,000 divided by a closing price on 05/31/2012 of \$11.23. Shares vest ratably over three years: 1/3 on May 31, 2013; 1/3 on May 31, 2014 and 1/3 on May 31, 2015.

Remarks:

/s/ Brad A. Molotsky, as Attorney-in-Fact for Charles P. 06/01/2012 **Pizzi**

** Signature of Reporting Person Date

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

- * 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).

Note: File three copies of this Form, one of which must be manually signed. If space is insufficient, see Instruction 6 for procedure.

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 Number.