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CERTIFIED PROPERTY IDENTIFICATION NUMBERS	
21-06-0015-013 -	MIDDLESEX TP
CCGIS REGISTRY 07/15/2025 BY DC	

Prepared By:
Saxton & Stump LLC
4250 Crums Mill Road, Suite 201
Harrisburg, PA 17112

Chicago Title Insurance Company
603 Stanwix Street, 19th Floor, Pgh PA 15222
File PIT240206

Tax Map No.: 21-06-0015-013

256 Country Club Road, Carlisle, PA 17015
Middlesex Township, Cumberland County

SPECIAL WARRANTY DEED

THIS DEED, made this 8th day of July, 2025, to be effective for all purposes as of July 9, 2025.

BETWEEN **CLUB ROAD PROPERTIES, L.P.**, a Pennsylvania limited partnership,

Grantor,

AND **CARLISLE DEVELOPMENT PARTNERS LLC**, a Delaware limited liability company,

Grantee.

WITNESSETH:

In consideration of the sum of FOURTEEN MILLION AND NO/100 DOLLARS (\$14,000,000.00), in hand paid, the receipt whereof is hereby acknowledged, the said Grantor does hereby grant and convey:

ALL THAT CERTAIN tract of land situate in Middlesex Township, Cumberland County, Pennsylvania, bounded and described as follows:

BEGINNING at a point on the Conodoguinet Creek; thence by land now or formerly of William Zeigler, South 40° 30' West, 18.1 perches to a white oak; thence by the same South 27° West, 243.4 perches to a stone, corner of land now or formerly of John Miller; thence by the same South 51° 15' East, 95.9 perches to a black oak; thence by the same South 54° 45' East, 68.5 perches to land formerly of Philip Zeigler's Heirs North 14° 30' East, 231.5 perches to a locust stump; thence by the same South 55° 30' East, 18 perches to a post; thence by the same, North 15° 30' East, 25 perches to a point on the Conodoguinet Creek; thence up stream by the said Creek, the following courses and distances, North 50° West, 13 perches; North 47° West, 18 perches; North 54° West, 12 perches; North 46° 45' West 23 perches, North 35° 45' West, 19 perches; North 42° 45' West, 28 perches; North 37° 30' West, 14.8 perches to the place of BEGINNING.

EXCEPTING THEREOUT AND THEREFROM the following conveyances:

Deed from Samuel J. Witmer and Rhoda H. Witmer, husband and wife, to Alvin E. Eby and Nancy J. Eby, husband and wife, dated May 23, 1950 and recorded April 11, 1953 in Deed Book F, Volume 15, page 573.

Deed from Samuel J. Witmer and Rhoda H. Witmer, husband and wife, to Robert J. Leiby and Florence I. Leiby, husband and wife, dated November 22, 1955 and recorded November 22, 1955 in Deed Book V, Volume 16, page 370.

Deed from Samuel J. Witmer and Rhoda H. Witmer, husband and wife, to Robert J. Leiby and Florence I. Leiby, husband and wife, dated November 22, 1955 and recorded November 22, 1955 in Deed Book V, Volume 16, page 373.

Deed from Samuel J. Witmer and Rhoda H. Witmer, husband and wife, to William B. Rutter and Clarissa L. Rutter, husband and wife, dated October 31, 1955 and recorded March 9, 1956 in Deed Book A, Volume 17, page 128.

Deed from Samuel J. Witmer and Rhoda H. Witmer, husband and wife, to Alvin E. Eby and Nancy J. Eby, husband and wife, dated October 31, 1955 and recorded June 1, 1957 in Deed Book V, Volume 17, page 372.

Deed from Samuel J. Witmer and Rhoda H. Witmer, husband and wife, to Robert S. Stansfield and Darlene J. Stansfield, husband and wife, dated April 1, 1957 and recorded July 26, 1957 in Deed Book Y, Volume 17, page 277.

Deed from Samuel J. Witmer and Rhoda H. Witmer, husband and wife, to Forrest Brenneman and Helen Brenneman, husband and wife, dated April 11, 1960 and recorded June 1, 1960 in Deed Book V, Volume 19, page 550.

BEING the same premises that Abram Witmer, David J. Witmer, Nancy J. Eby and Clarissa L. Rutter, Co-Executors of the Last Will and Testament of Rhoda H. Witmer and Abram Witmer and Denis J. Witmer, as devisees under Item 3 of the Last Will and Testament of Rhoda H. Witmer, deceased, by deed dated October 11, 1999 and recorded October 13, 1999 in the Recorder of Deeds in and for Cumberland County, Pennsylvania in Deed Book 209, Page 797, granted and conveyed unto Club Road Properties, L.P., a Pennsylvania limited partnership, Grantor herein.

TOGETHER with all and singular, the tenements, hereditaments and appurtenances to the same belonging or in anywise appertaining, and the reversion and reversions, remainder and remainders, rents, issues, and profits thereof; and also all the estate, right, title, interest, property, claim and demand whatsoever both in law and equity of the said Grantor of, in, to or out of the said premises, and every part and parcel thereof.

FURTHER TOGETHER WITH Grantor's right, title and interest, if any, in and to (a) any and all oil, gas and all minerals in and under and that may be produced from the said premises including, but not limited to, all shale, shale gas and natural gas, oil and other hydrocarbons and non-hydrocarbons in, associated with, emitting from or produced/originating within any formations, and their liquid or gaseous constituents, whether hydrocarbon or non-hydrocarbon; and all coal seam gas, coalbed methane gas, coalbed gas, methane gas and gob gas and (b) any and all water rights in and to said premises, including, without limitation, any and all associated water

rights lying on, under, or appurtenant to said premises plus any and all rights to groundwater, wells, and aquifers underlying the same.

TO HAVE AND TO HOLD the said lot or piece of ground described hereditaments and premises hereby granted or mentioned and intended so to be, with the appurtenances, unto the said Grantee, its successors, trustees, beneficiaries and assigns, to and for the only proper use and behoof of the said Grantee, its successors, trustees, beneficiaries and assigns forever.

AND the said GRANTOR, for itself and its respective successors and assigns, does covenant, promise and agree, to and with the Grantee, its respective successors and assigns, by these presents, that it, the Grantor, and its respective successors and assigns, will SPECIALLY warrant and forever defend the property hereby conveyed.

GRANTOR FURTHER HEREBY BARGAINS, SELLS, TRANSFERS AND CONVEYS UNTO THE GRANTEE, WITHOUT ANY WARRANTY OF TITLE WHATSOEVER, THE FOLLOWING:

The property described in accordance with that certain ALTA/NSPS Land Title Survey made by Livic Civil, LLC, dated July 3, 2025, last revised July 3, 2025, Job No. 1258-01, as follows:

BEGINNING at a No. 5 iron pin with a cap on the southern low water mark of the Conodoguinet Creek, thence along said low water mark the following distances and courses, thence on a line bearing South 37° 52' 36" East, a distance of 244.43 feet to a point; thence on a line bearing South 43° 10' 52" East, a distance of 462.00 feet to a point; thence on a line bearing South 36° 10' 52" East, a distance of 313.50 feet to a point; thence on a line bearing South 47° 10' 52" East, a distance of 379.50 feet to a point; thence on a line bearing South 54° 25' 52" East, a distance of 198.00 feet to a point; thence on a line bearing South 47° 25' 52" East, a distance of 297.00 feet to a point; thence on a line bearing South 50° 11' 30" East, a distance of 223.73 feet to a point on the southern low water mark of Conodoguinet Creek at a witnessed fallen tree; thence along lands now or formerly of Lester S. Miller Jr, on a line bearing South 17° 36' 19" West, a distance of 344.49 feet to a stone monument; thence along the same on a line bearing North 72° 59' 15" West, a distance of 277.94 feet to a No. 4 iron pin; thence along the lands now or formerly of said Miller and along lands now or formerly of Kenneth L. Potteiger on a line bearing South 13° 56' 15" West, a distance of 2790.86 feet to a point in the center line of Country Club Road T585; thence following the center line of said road the following courses and distances, on a curve to the right having an arc length of 76.27 feet, a radius of 879.76 feet, a chord bearing of North 86° 00' 20" West and a chord length of 76.25 feet to a point; thence on a line bearing North 83° 31' 19" West, a distance of 1797.61 feet to a point; thence on a curve to the left having an arc length of 41.54 feet, a radius of 260.00 feet, a chord bearing of North 88° 41' 46" West and a chord length of 41.48 feet to a point; thence leaving the centerline of Country Club Rd and along lands now or formerly of KMWW on a line bearing North 51° 31' 50" West, a distance of 42.07 feet to a No. 5 iron pin; thence along lands now or formerly of KMWW on a line bearing North 51° 31' 06" West, a distance of 629.56 feet to a No. 5 iron pin; thence along other lands now or formerly of KMWW on a line bearing North 26° 32' 38" East, a distance of 2935.34 feet to a No. 5 iron pin; thence along other lands now or formerly of KMWW on a line bearing North 26° 42' 26" East, a distance of 1088.64 feet to a No. 6 iron pin;

thence along the same on a line bearing North 39° 24' 01" East, a distance of 298.20 feet to the point of beginning.

[Signature Page Follows]

IN WITNESS WHEREOF, the said Grantor has hereunto set their hand and seal the day and year first above written.

SIGNED, SEALED and DELIVERED in the presence of:

CLUB ROAD PROPERTIES, L.P., a Pennsylvania
limited partnership

By: MIDPENN PROPERTIES, INC., a Pennsylvania
corporation, its general partner

By: *Francis J. McNaughton* (SEAL)
Francis J. McNaughton, President

COMMONWEALTH OF PENNSYLVANIA

)

(

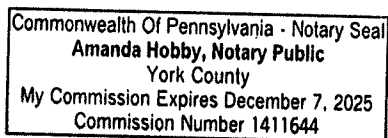
ss:

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COUNTY OF DAUPHIN

On this, the 8th day of July, 2025, before me, a notary public, the undersigned officer, in and for the Commonwealth of Pennsylvania, personally appeared Francis J. McNaughton, President of Midpenn Properties, Inc., a Pennsylvania corporation, general partner of Club Road Properties, L.P., a Pennsylvania limited partnership, and that as such President, being authorized to do so, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by himself as President.

IN WITNESS WHEREOF, I hereunto set my hand and official seal.



Amanda Hobby
Notary Public
My Commission Expires: 12/7/2025

CERTIFICATE OF RESIDENCE

The undersigned hereby certifies as follows:

1. The address for the Grantee for the purpose of mailing real estate tax statements is 1660 International Drive, Suite 500, McLean, Virginia 22102.
2. The address of Grantee for the purpose of mailing notices of assessment changes is 1660 International Drive, Suite 500, McLean, Virginia 22102.

DATED: July 9, 2025

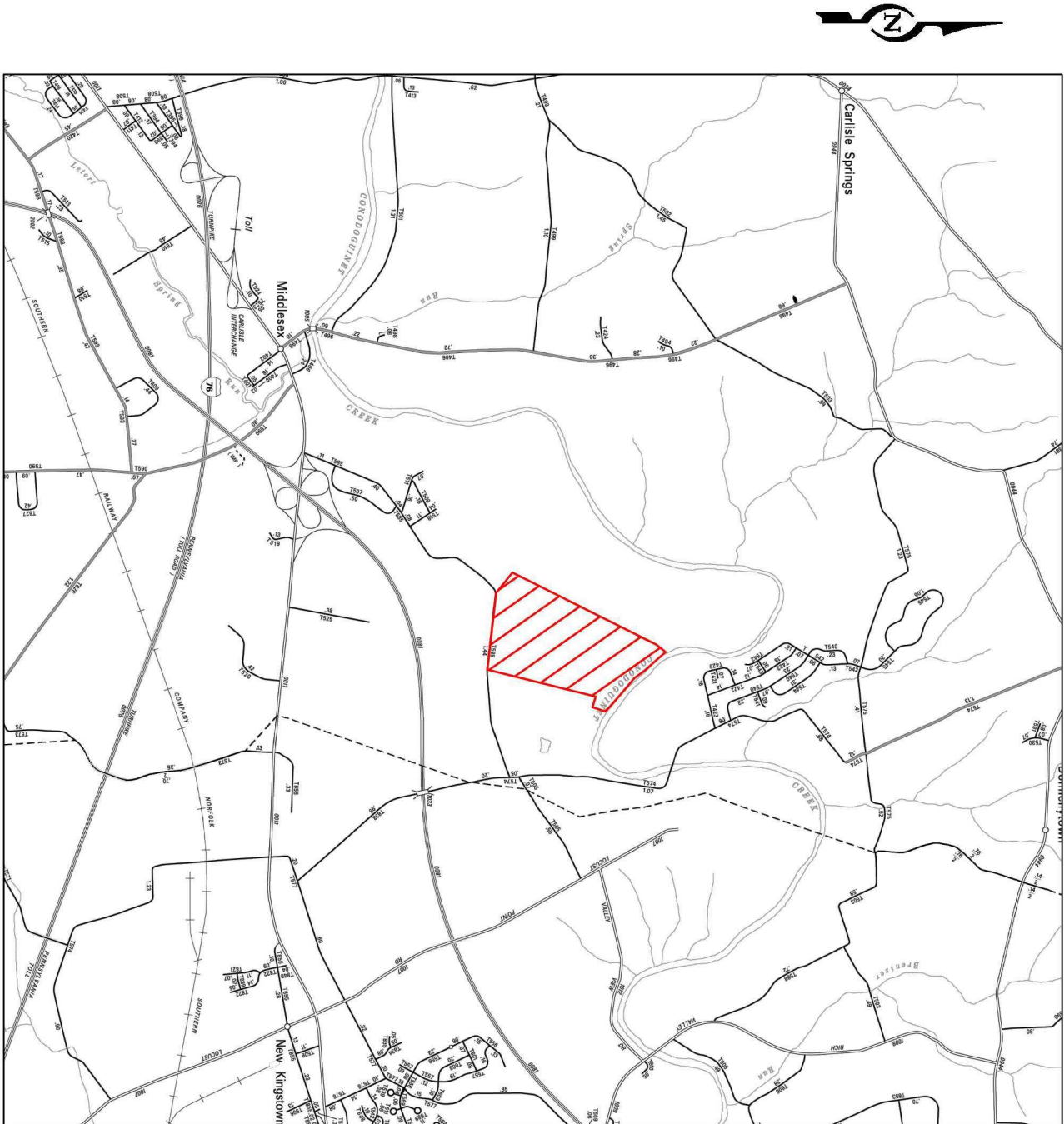


For Grantee
DOUGLAS FOELT

EXHIBIT A

Survey – For purposes of confirming additional legal description only

[attached]



ALTA/ NSPS LAND TITLE SURVEY COMMITMENT NO. PIT 241823 11TH REVISED MIDDLESEX TOWNSHIP, CUMBERLAND COUNTY, PENNSYLVANIA

LEGAL DESCRIPTION

ALL THAT CERTAIN TRACT OF LAND SITUATE IN THE TOWNSHIP OF MIDDLESEX, COUNTY OF CUMBERLAND AND COMMONWEALTH OF PENNSYLVANIA, BOUNDED AND DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE CONODOGUINET CREEK, THENCE BY A LINE NOW OR FORMERLY OF WILLIAM ZEIGLER, SOUTH 40° 30' WEST, 18.1 PERCHES TO A WHITE OAK, THENCE BY THE SAME SOUTH 27° WEST, 24.3 PERCHES TO A STONE, CORNER OF LANDS NOW OR FORMERLY OF JOHN MILLER, THENCE BY THE SAME SOUTH 51° 15' EAST, 95.9 PERCHES TO A BLACK OAK, THENCE BY THE SAME SOUTH 54° 45' EAST, 66.5 PERCHES TO LAND FORMERLY OF PHILIP ZEIGLER & HEIRS NORTH 14° 30' EAST, 23.1 PERCHES TO A LOCUST STUMP, THENCE BY THE SAME SOUTH 55° 30' EAST, 18 PERCHES TO A POST, THENCE BY THE SAME, NORTH 15° 30' EAST, 25 PERCHES TO A POINT ON THE CONODOGUINET CREEK, THENCE UP STREAM BY SAID CREEK, THE FOLLOWING COURSES AND DISTANCES, NORTH 50° WEST, 13 PERCHES, NORTH 47° WEST, 10 PERCHES, NORTH 37° WEST, 19 PERCHES, NORTH 42° 45' WEST, 28 PERCHES, NORTH 35° 45' WEST, 14.8 PERCHES TO THE PLACE OF BEGINNING, CONTAINING 212 ACRES AND 5 PERCHES.

CONTAINING 212 ACRES AND 5 PERCHES

EXCEPTING THEREOUT AND THEREFROM THE FOLLOWING CONVEYANCES:

DEED FROM SAMUEL J. WITMER AND RHODA H. WITMER, HUSBAND AND WIFE, TO ALVIN E. BEY AND NANCY J. BEY, HUSBAND AND WIFE, DATED MAY 23, 1950 AND RECORDED APRIL 11, 1950 IN DEED BOOK F, VOLUME 15, PAGE 573.

DEED FROM SAMUEL J. WITMER AND RHODA H. WITMER, HUSBAND AND WIFE, TO ROBERT J. LEBRY AND FLORENCE I. LEBRY, HUSBAND AND WIFE, DATED NOVEMBER 22, 1955 AND RECORDED NOVEMBER 22, 1955 IN DEED BOOK V, VOLUME 16, PAGE 370.

DEED FROM SAMUEL J. WITMER AND RHODA H. WITMER, HUSBAND AND WIFE, TO WILLIAM B. RUTTER AND CLARRISA L. RUTTER, HUSBAND AND WIFE, DATED OCTOBER 31, 1955 AND RECORDED MARCH 9, 1956 IN DEED BOOK A, VOLUME 17, PAGE 128.

DEED FROM SAMUEL J. WITMER AND RHODA H. WITMER, HUSBAND AND WIFE, TO ALVIN E. BEY AND NANCY J. BEY, HUSBAND AND WIFE, DATED OCTOBER 31, 1955 AND RECORDED JUNE 1, 1957 IN DEED BOOK V, VOLUME 17, PAGE 372.

DEED FROM SAMUEL J. WITMER AND RHODA H. WITMER, HUSBAND AND WIFE, TO ROBERT S. STANSFELD AND DARLENE J. STANSFELD, HUSBAND AND WIFE, DATED APRIL 1, 1957 AND RECORDED JULY 26, 1957 IN DEED BOOK V, VOLUME 17, PAGE 277.

DEED FROM SAMUEL J. WITMER AND RHODA H. WITMER, HUSBAND AND WIFE, TO FORREST BRENNEMAN AND HELEN BRENNEMAN, HUSBAND AND WIFE, DATED APRIL 11, 1960 AND RECORDED JUNE 1, 1960 IN DEED BOOK V, VOLUME 19, PAGE 550.

BEING THE SAME PROPERTY CONVEYED TO CLUB ROAD PROPERTIES, L.P., A PENNSYLVANIA LIMITED PARTNERSHIP, BY DEED FROM ABRAM WITMER, DANIEL J. WITMER, NANCY J. BEY AND CLARRISA L. RUTTER, CO-EXECUTORS OF THE LAST WILL AND TESTAMENT OF RHODA H. WITMER, AND ABRAM WITMER AND DENIS J. WITMER, AS DEVISEES UNDER ITEM 3 OF THE LAST WILL AND TESTAMENT OF RHODA H. WITMER, DECEASED, SAID DEED BEING DATED OCTOBER 11, 1999 AND RECORDED OCTOBER 13, 1999 IN RECORD BOOK 209, PAGE 797.

SURVEY NOTES

- BOUNDARY, CONTOURS, AND EXISTING FEATURES SHOWN HEREIN WERE ESTABLISHED FROM AN AERIAL PHOTOGRAPH OF LIDAR, A UAV FLIGHT AND A FIELD SURVEY, PERFORMED BY LINC CIVIL, BETWEEN DECEMBER 2023, APRIL 2024 AND JULY 2025.
- THIS PLAN WAS PREPARED WITH THE BENEFIT OF A TITLE REPORT PROVIDED BY CHICAGO TITLE INSURANCE COMPANY WITH A COMMITMENT NUMBER PIT241823 11TH REVISED AND COMMITMENT DATE, JUNE 12, 2025.
- THE ADJOINING PROPERTY LINES SHOWN ARE APPROXIMATE AND BASED UPON THE CUMBERLAND COUNTY COUNTY GIS TAX MAP INFORMATION AND DEED PLOTS. THESE BOUNDARIES HAVE NOT BEEN FORMERLY SURVEYED.
- ALL BEARING AND DISTANCES CONTAINED HEREIN ARE GRID, BASED ON THE PENNSYLVANIA NORTH DATUM, 1882, SOUTH ZONE, U.S. FEET (NAD 83), AS DERIVED FROM A GPS SURVEY PERFORMED BY LINC CIVIL.
- VERTICAL INFORMATION SHOWN HEREIN IS REFERENCED TO THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88), AS DERIVED FROM A GROUND SURVEY AND AERIAL MAPPING.
- BEARINGS AND DISTANCES THAT DON'T MATCH DEED ARE ESTABLISHED BASED ON FOUND MONUMENTATION DURING A FIELD SURVEY BY LINC CIVIL AND RECORD DESCRIPTIONS.
- ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY'S FLOOD INSURANCE RATES MAPS, 4204100088F AND 4204100251F, A PORTION OF THE PROJECT SITE IS LOCATED WITHIN THE 100-YR FLOODPLAIN.
- LOCATION OF ALL UNDERGROUND UTILITIES ARE APPROXIMATE. LOCATIONS AND SIZES ARE BASED ON UTILITIES MARKINGS THAT WERE VISIBLE IN FIELD AT TIME OF SURVEY.
- NO CEMETERIES OR BURIAL GROUNDS WERE OBSERVED ON THE PROPERTY AT TIME OF SURVEY.
- NO ACTIVE DRILLING OR EARTH MOVING WORK WAS OBSERVED ON THE PROPERTY AT DEVELOPMENT HAS RECENTLY CEASED.
- NO ENCROACHMENTS WERE OBSERVED ON THE PROPERTY AT TIME OF SURVEY.
- THE PROPERTY SHOWN ON THIS PLAN IS THE SAME PROPERTY DESCRIBED IN DEED BOOK 209, PAGE 797 AND HAS THE SAME DESCRIPTION AS THE DEED DESCRIPTION SHOWN HEREIN. THE PROPERTY IS BOUNDED BY THE CONODOGUINET CREEK (NAVICABLE) TO THE SOUTH, THE TOWNSHIP OF MIDDLESEX TO THE WEST, THE TOWNSHIP OF MIDDLESEX TO THE NORTH, AND THE TOWNSHIP OF MIDDLESEX TO THE EAST. THE FOUND MONUMENTS AND OCCUPATIONAL EVIDENCE AS DERIVED FROM AN ACTUAL FIELD SURVEY.
- THE SURVEY DESCRIPTION DESCRIBES THE SAME PREMISES AS THAT DESCRIBED IN SCHEDULE A, CHICAGO TITLE INSURANCE COMPANY COMMITMENT NUMBER PIT241823 11TH REVISED BEARING A COMMITMENT DATE OF JUNE 12, 2025.
- ACCESS TO PROPERTY SHOWN HEREIN IS DIRECT FROM COUNTRY CLUB RD (T-585) OVER A GRAVEL DRIVEWAY.
- CURRENT EXISTING FEATURES ARE COMPLIANT WITH ALL BUILDING SETBACKS, LOT REQUIREMENTS AND BUILDING HEIGHT REQUIREMENTS SET FORTH IN THE MIDDLESEX TOWNSHIP ZONING ORDINANCE.
- THE PREMISES DESCRIBED ON THIS PLAN IS CONTIGUOUS, WITHOUT GAPS, STRIPS OR GORES WITH THE PREMISES THAT IS DESCRIBED IN THE CHICAGO TITLE INSURANCE COMPANY COMMITMENT NUMBER PIT240206, 11TH REVISED BEARING A COMMITMENT DATE OF JUNE 12TH 2023, ALSO KNOWN AS THE MAIN PARCELS.

OWNER INFORMATION

PARCEL NO.	PARCEL ADDRESS	DEED BOOK - PAGE	DEEDED AREA
21-06-0015-013	256 COUNTRY CLUB RD CARLISLE, PA 17015	DB 209 PG 797	±212.03 ACRES

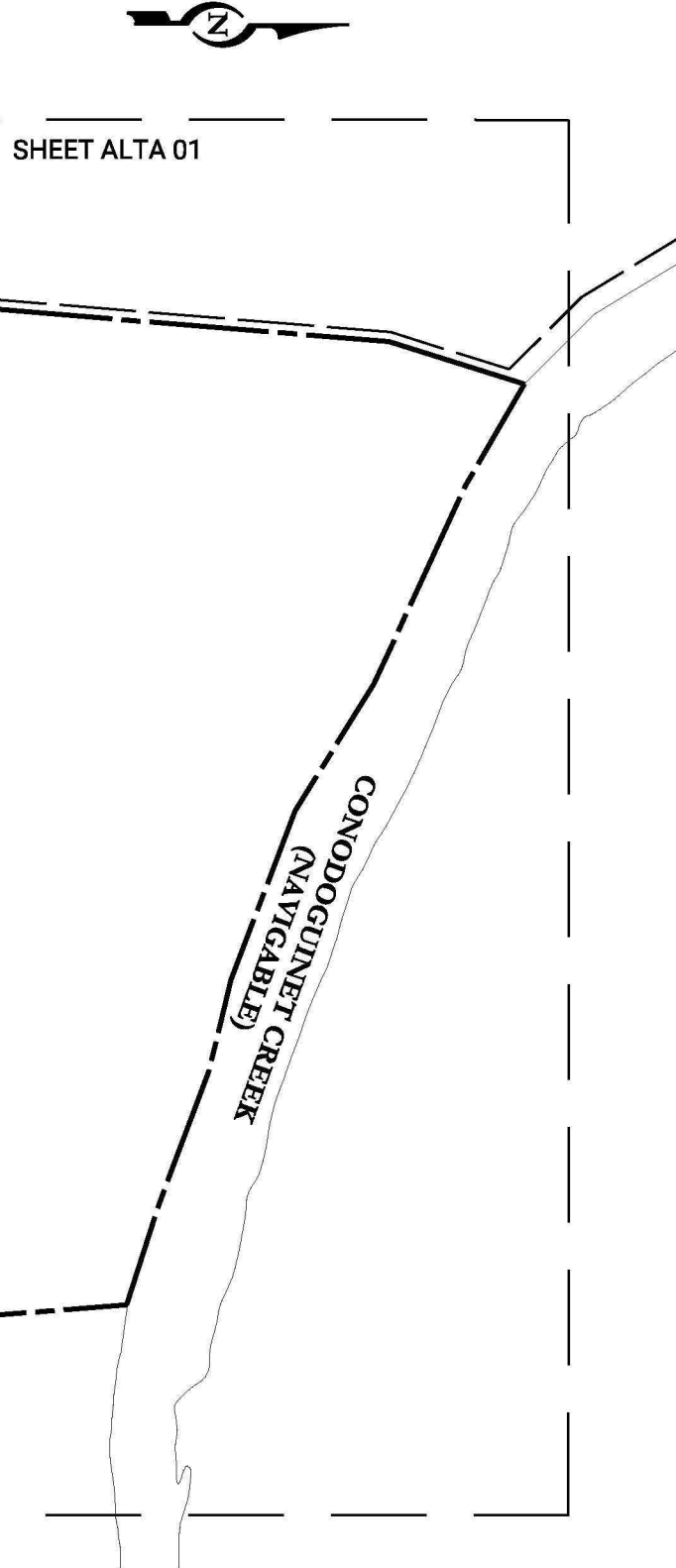
RECORD OWNER

CLUB ROAD PROPERTIES, L.P.
256 COUNTRY CLUB RD
CARLISLE, PA 17015

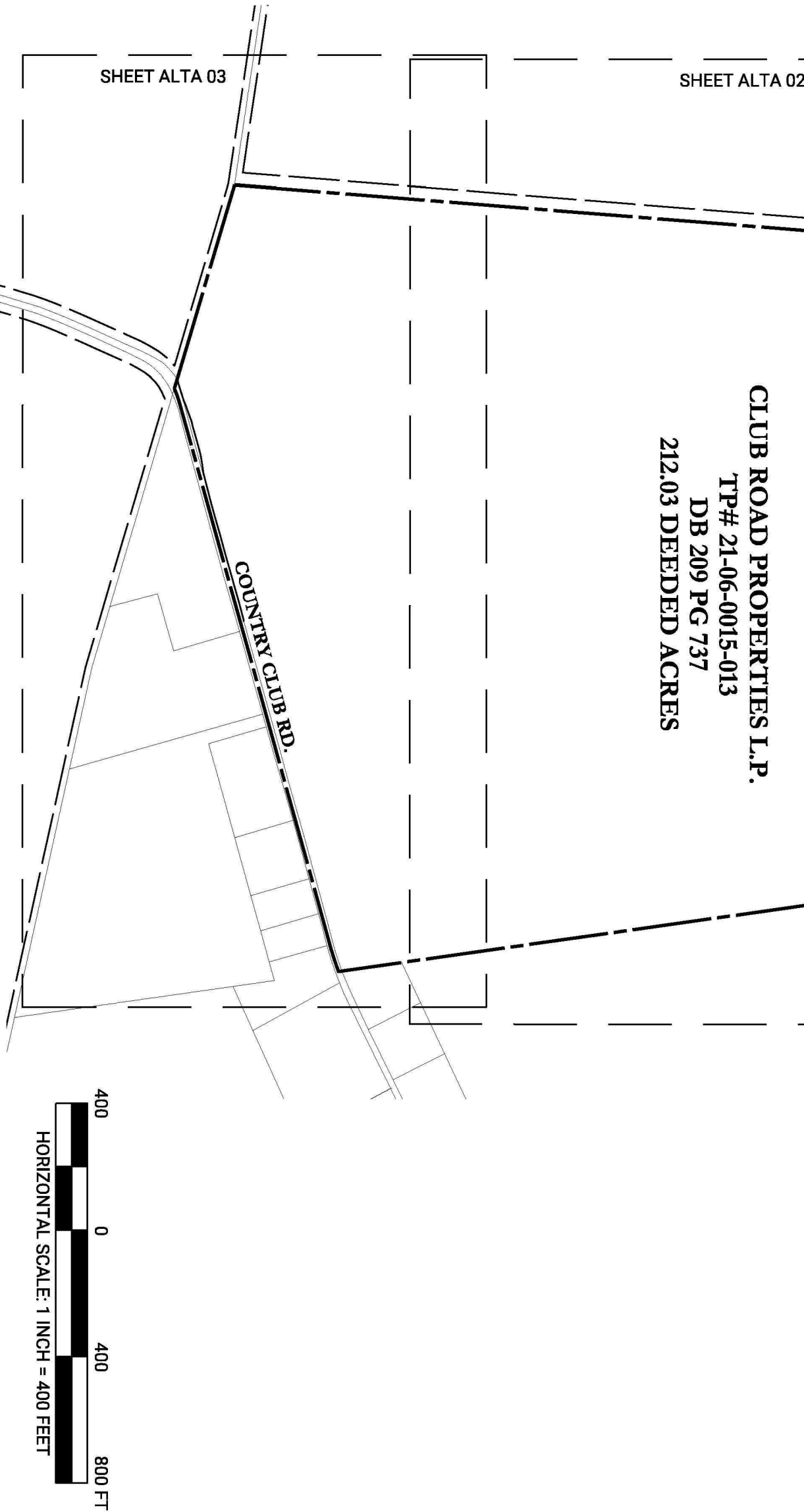
ZONING

THE FOLLOWING INFORMATION HAS BEEN OBTAINED FROM THE MIDDLESEX TOWNSHIP ZONING ORDINANCE, ORDINANCE NO. 3-89, ARTICLE VI, RF - RESIDENTIAL FARMS, SECTION 6.05.

SETBACKS	REQUIRED
FRONT	40 FT
SIDE (EACH)	20 FT
REAR	45 FT
LOT	
MINIMUM WIDTH	400 FT
MINIMUM AREA	5 ACRES
BUILDING HEIGHT	35 FEET
MAXIMUM	



CLUB ROAD PROPERTIES L.P.
TTP# 21-06-0015-013
DB 209 PG 797
212.03 DEEDED ACRES



SURVEY CERTIFICATION

TO BE INSURED TO KMWV LAND LLC AND KMWV PARTNERSHIP, CHICAGO TITLE INSURANCE COMPANY, AER SOF IV HARRISBURG, LLC, A DELAWARE LIMITED LIABILITY COMPANY, ITS SUCCESSORS AND ASSIGNS, PARTNERS JV LLC, ITS SUCCESSORS AND/OR ASSIGNS AND/OR ASSIGNS.

THIS IS TO CERTIFY THAT THIS MAP OR PLAN AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 2, 3, 4, 5, 6 (A)(B), 8, 11 (A)(B), 13, 15, 16, 17 AND 18 OF TABLE A THEREOF. THE FIELDWORK WAS COMPLETED ON JULY 2025.

DATE OF PLAN OR MAP: 07/08/2025

TIMOTHY K. MULLHOLLIN

SCHEDULE B PART II

9. THE FOLLOWING RIGHTS OF WAY:

- RIGHT OF WAY FROM SAMUEL J. WITMER AND RODA H. WITMER, HUSBAND AND WIFE, TO PENNSYLVANIA POWER & LIGHT COMPANY, BY INSTRUMENT DATED NOVEMBER 2, 1963 AND RECORDED IN MISCELLANEOUS BOOK 168, PAGE 201.
- RIGHT OF WAY FROM SAMUEL J. WITMER AND RODA H. WITMER, HUSBAND AND WIFE, TO PENNSYLVANIA POWER & LIGHT COMPANY, BY INSTRUMENT DATED NOVEMBER 2, 1963 AND RECORDED IN MISCELLANEOUS BOOK 168, PAGE 201.
- RIGHT OF WAY FROM SAMUEL J. WITMER AND RODA H. WITMER, HUSBAND AND WIFE, TO THE UNITED TELEPHONE COMPANY OF PENNSYLVANIA, BY INSTRUMENT DATED SEPTEMBER 5, 1974 AND RECORDED IN MISCELLANEOUS BOOK 211, PAGE 293.
- RIGHT OF WAY FROM SAMUEL J. WITMER AND RODA H. WITMER, HUSBAND AND WIFE, TO THE UNITED TELEPHONE COMPANY OF PENNSYLVANIA, BY INSTRUMENT DATED SEPTEMBER 5, 1974 AND RECORDED IN MISCELLANEOUS BOOK 211, PAGE 293.

LINE, NO ABOVE GROUND EVIDENCE WAS OBSERVED AT THE TIME OF THE FIELD SURVEY.)

10. TAXES, INCLUDING INTEREST, WHICH MAY BE ASSESSED RETROACTIVELY FOR A PERIOD OF SEVEN YEARS IN THE EVENT THAT THE EXISTING PRETENTENTIAL ASSESSMENT ACT OF 1974 IS REMOVED.

SEE CLEAN AND GREEN APPLICATION BY CLUB ROAD PROPERTIES LIMITED PARTNERSHIP, DATED MAY 27, 2021 AND RECORDED AT INSTRUMENT NO. 202125387. (APPLICATION IS VALID BUT DOES NOT PERTAIN TO SURVEY.)

11. THE FOLLOWING MATTERS SHOWN ON SURVEY:

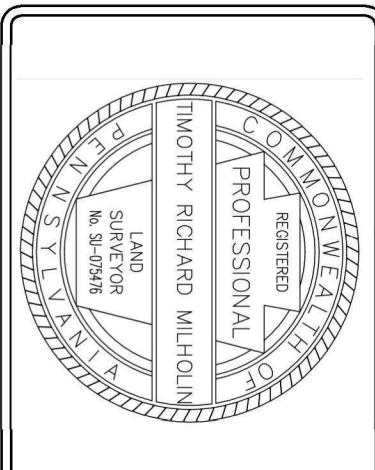
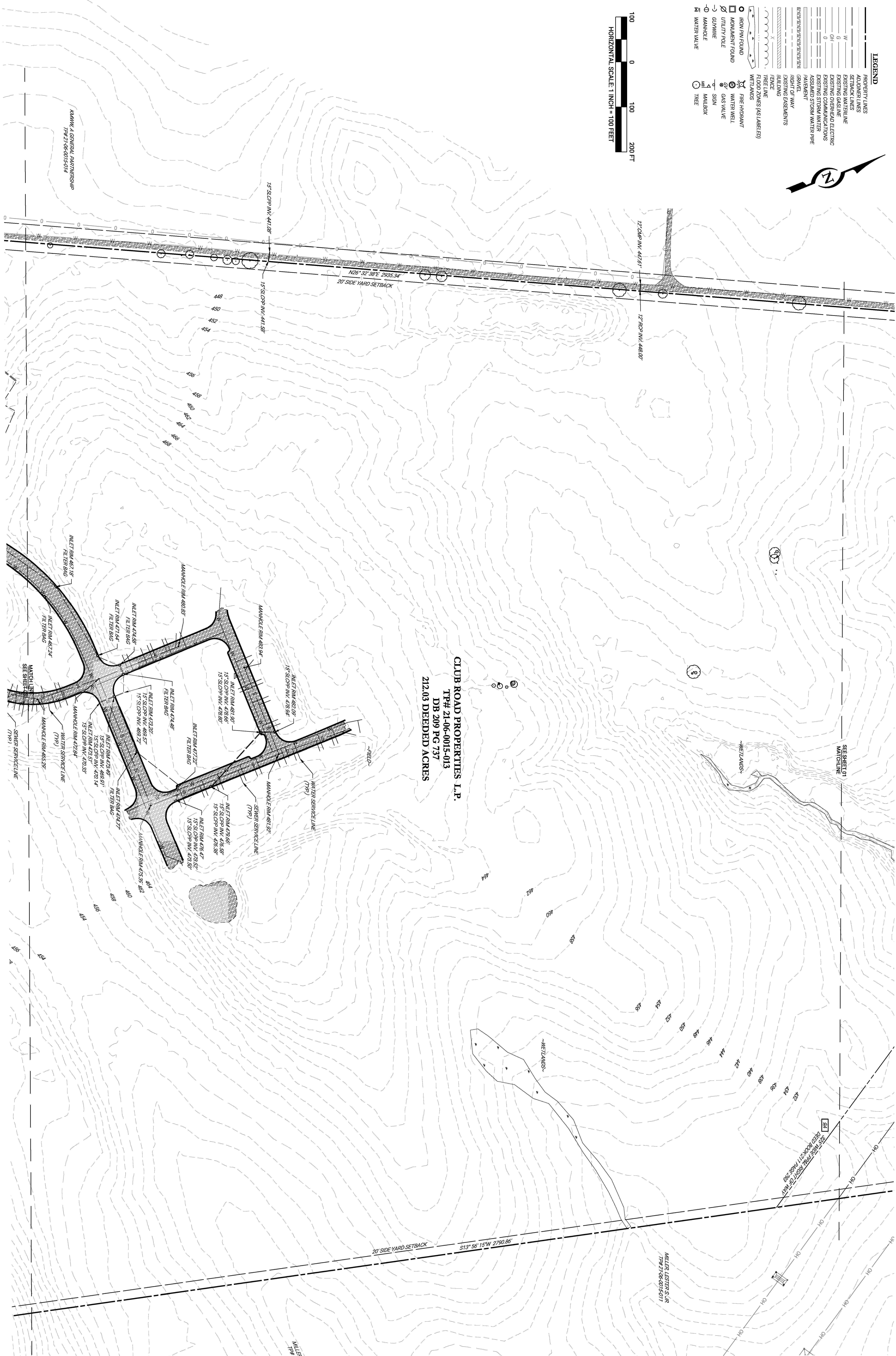
- 45 FOOT FRONT YARD SETBACK, (CORRECTED TO 40 FOOT YARD SETBACK, AS SHOWN ON PLAN)
- 45 FOOT REAR YARD SETBACK, (AS SHOWN ON PLAN)
- 20 FOOT SIDE YARD SETBACK, (AS SHOWN ON PLAN)

DENOTING PLOTTABLE EXCEPTIONS SHOWN ON PLAN

*SHOWN ON SURVEY REFERS TO A PREVIOUS DRAFT ALTA OF THIS PROPERTY DATED JANUARY 10, 2025.

SURVEY DESCRIPTION

BEGINNING AT A NO. 5 IRON PIN WITH A CAP ON THE SOUTHERN LOW WATER MARK OF THE CONODOGUINET CREEK, THENCE ALONG SAID LOW WATER MARK THE FOLLOWING DISTANCES AND COURSES, THENCE ON A LINE BEARING SOUTH THIRTY-SEVEN DEGREES, FIFTY-TWO MINUTES, THIRTY-SIX SECONDS, EAST (S 37° 52' 36" E), A DISTANCE OF TWO HUNDRED FORTY-FOUR FEET AND FORTY-THREE HUNDREDTHS OF A FOOT (244.43') TO A POINT, THENCE ON A LINE BEARING SOUTH FORTY-THREE DEGREES, TEN MINUTES, FIFTY-TWO SECONDS, EAST (S 43° 10' 52" E), A DISTANCE OF ONE HUNDRED NINETY-EIGHT FEET AND ZERO HUNDREDTHS OF A FOOT (198.00') TO A POINT, THENCE ON A LINE BEARING SOUTH THIRTY-SIX DEGREES, TEN MINUTES, FIFTY-TWO SECONDS, EAST (S 38° 10' 52" E), A DISTANCE OF THREE HUNDRED FORTY-FOUR FEET AND FORTY-THREE HUNDREDTHS OF A FOOT (344.43') TO A POINT, THENCE ON A LINE BEARING SOUTH THIRTY-SIX DEGREES, TEN MINUTES, FIFTY-TWO SECONDS, EAST (S 38° 10' 52" E), A DISTANCE OF ONE HUNDRED NINETY-EIGHT FEET AND ZERO HUNDREDTHS OF A FOOT (198.00') TO A POINT, THENCE ON A LINE BEARING SOUTH FORTY-THREE DEGREES, TEN MINUTES, FIFTY-TWO SECONDS, EAST (S 43° 10' 52" E), A DISTANCE OF TWO HUNDRED FORTY-FOUR FEET AND FORTY-THREE HUNDREDTHS OF A FOOT (244.43') TO A POINT, THENCE ON A LINE BEARING SOUTH THIRTY-SIX DEGREES, TEN MINUTES, FIFTY-TWO SECONDS, EAST (S 38° 10' 52" E), A DISTANCE OF ONE HUNDRED NINETY-EIGHT FEET AND ZERO HUNDREDTHS OF A FOOT (198.00') TO A POINT, THENCE ON A LINE BEARING SOUTH FORTY-THREE DEGREES, TEN MINUTES, FIFTY-TWO SECONDS, EAST (S 43° 10' 52" E), A DISTANCE OF TWO HUNDRED FORTY-FOUR FEET AND FORTY-THREE HUNDREDTHS OF A FOOT (244.43') TO A POINT, THENCE ON A LINE BEARING SOUTH THIRTY-SIX DEGREES, TEN MINUTES, FIFTY-TWO SECONDS, EAST (S 38° 10' 52" E), A DISTANCE OF ONE HUNDRED NINETY-EIGHT FEET AND ZERO HUNDREDTHS OF A FOOT (198.00') TO A POINT, THENCE ON A LINE BEARING SOUTH FORTY-THREE DEGREES, TEN MINUTES, FIFTY-TWO SECONDS, EAST (S 43° 10' 52" E), A DISTANCE OF TWO HUNDRED FORTY-FOUR FEET AND FORTY-THREE 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1	5.14.2025	INITIAL SUBMISSION	LDC	TRM	
REV	DATE	COMMENTS	BY	CHKD	
ISSUE / REVISIONS					

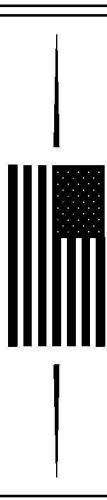
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635 N. LOYALSCAPE AVENUE
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MONTROSVILLE, PA 17754
PHONE: 888.987-1993
www.liviccivil.com

PROJECT No:	1258-01
DATE:	JULY 03, 2025
SCALE:	1" = 100'
DRAWN BY:	LDC
CHECKED BY:	TRM

PROJECT BOLT

MIDDLESEX
TOWNSHIP

**CUMBERLAND
COUNTY
PENNSYLVANIA**



**POWERHOUSE
DATA CENTER LLC**
C/O AMERICAN REAL ESTATE
PARTNERS MANAGEMENT, LLC
1660 INTERNATIONAL DR, STE 500
MCLEAN, VA 22102

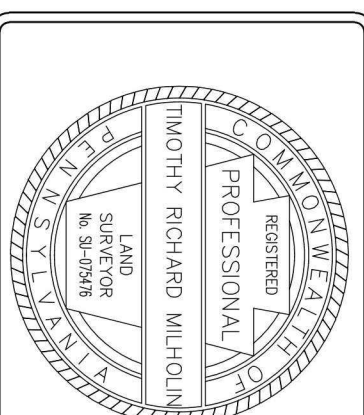
SHEET TITLE

ALTA 02

SHEET NO.
3 OF 4



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SCALE:		1" = 100'
DRAWN BY:	LDC	CHECKED BY: TRM



635 N. LOYALSCAPE AVENUE
—2ND FLOOR—
MONTGOMERYVILLE, PA 17754
PHONE: 888.987-1993
www.liviccivil.com

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PROJECT BOLT

MIDDLESEX
TOWNSHIP

CUMBERLAND
COUNTY
PENNSYLVANIA



CLIENT
POWERHOUSE
DATA CENTER LLC
C/O AMERICAN REAL ESTATE
PERTINENS MANAGEMENT, LLC
1660 INTERNATIONAL DR. STE 500
MELBURN, VA 22102

SHEET TITLE

ALTA 03

SHEET NO.



**TAMMY SHEARER
RECORDER OF DEEDS
CUMBERLAND COUNTY
1 COURTHOUSE SQUARE
CARLISLE, PA 17013
717-240-6370**



Instrument Number - 202514238

Recorded On 7/15/2025 At 2:58:52 PM

* Total Pages - 12

* Instrument Type - DEED

Invoice Number - 441498

User ID - SW

* Grantor - CLUB ROAD PROPERTIES L P

* Grantee - CARLISLE DEVELOPMENT PARTNERS LLC

* Customer - SIMPLIFILE LC E-RECORDING

*** FEES**

STATE TRANSFER TAX	\$140,000.00
STATE WRIT TAX	\$0.50
STATE JCS/ACCESS TO JUSTICE	\$40.25
RECORDING FEES -	\$57.50
RECORDER OF DEEDS	
PARCEL CERTIFICATION FEES	\$20.00
AFFORDABLE HOUSING	\$11.50
DEMOLITION FUND	\$15.00
COUNTY ARCHIVES FEE	\$2.00
ROD ARCHIVES FEE	\$3.00
CUMBERLAND VALLEY SCHOOL DISTRICT	\$70,000.00
MIDDLESEX TOWNSHIP	\$70,000.00
TOTAL PAID	\$280,149.75

Certification Page

DO NOT DETACH

**This page is now part
of this legal document.**

**Cumberland County UPI Certification
On July 15, 2025 By DC**

PARCEL IDENTIFICATION NUMBER

21-06-0015-013

Total Parcels: 1

**I Certify this to be recorded
in Cumberland County PA**



RECORDER OF DEEDS

* - Information denoted by an asterisk may change during the verification process and may not be reflected on this page.

0067UL

