

2

CERTIFIED PROPERTY IDENTIFICATION NUMBERS	
21-06-0015-001 -	MIDDLESEX TP
21-06-0015-014 -	MIDDLESEX TP
21-06-0015-015 -	MIDDLESEX TP

AFTER RECORDATION,
PLEASE RETURN TO:

Chicago Title Insurance Company
National Commercial Services
Two Gateway Center, 19th Floor
603 Stanwix Street
Pittsburgh, PA 15222

Chicago Title Insurance Company
603 Stanwix Street, 19th Floor, Pgh PA 15222
File P 7240206

Tax Parcel Nos.: 21-06-0015-014, 21-06-0015-001, 21-06-0015-015

SPECIAL WARRANTY DEED

This SPECIAL WARRANTY DEED is made and entered into as of June 24, 2025, to be effective for all purposes as of July 9, 2025, by KMWW PARTNERSHIP, a Pennsylvania general partnership, previously referred to of record as KMWW, a partnership ("Grantor"), having an address of 10776 Wilshire Boulevard, Suite 207, Los Angeles, California 90024, to CARLISLE DEVELOPMENT PARTNERS LLC, a Delaware limited liability company ("Grantee"), having an address of 1660 International Drive, Suite 500, McLean, Virginia 22102.

WITNESSETH:

That for and in consideration of the sum of Thirty Million Dollars (\$30,000,000.00), cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, Grantor does hereby grant, bargain, sell and convey, with Special Warranty, unto Grantee, certain property located in Township of Middlesex, County of Cumberland, Pennsylvania more particularly described in Exhibit A attached hereto, and incorporated herein, together with all rights and appurtenances pertaining to such property, including without limitation, all of Grantor's right, title and interest in and to (i) the land lying in and above the bed of any public street, alley, road or avenue, opened or closed, within, in front of, abutting or adjoining such real property, and (ii) all easements, privileges and hereditaments, whether or not of record, subject to all easements, conditions and restrictions of record (collectively, the "Property").

TO HAVE AND TO HOLD the Property, together with each and every title, right, privilege, appurtenance and advantage thereunto belonging, or in anywise appertaining, unto and for the use, benefit and behoof of Grantee, its successors and assigns, in fee simple forever, with Grantor's covenant that it will execute such further assurances of the said land as may be requisite and Grantor does hereby bind itself and its legal representatives, successors and assigns to WARRANT AND FOREVER DEFEND all and singular the Property unto the said Grantee, its successors, legal representatives and assigns, against every person whomsoever lawfully claiming or to claim the same or any part thereof by, through or under Grantor, but not otherwise.

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.

[Remainder of Page Left Intentionally Blank]

IN WITNESS WHEREOF, the undersigned have caused these presents to be executed on their behalf to acknowledge these presents as its act and deed, as of the date first above-written.

GRANTOR:

KMWW PARTNERSHIP, a Pennsylvania general partnership, previously referred to of record as KMWW, a partnership

WITNESS:

[Signature]

MANAGING PARTNER:

FRED AND LENORE KAYNE FAMILY TRUST
DATED MARCH 29, 2004

By: *Fred Kayne*
Name: Fred Kayne
Title: Trustee

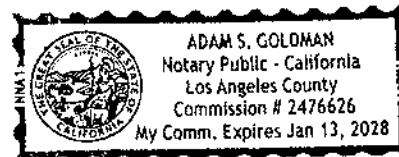
STATE OF California *
COUNTY OF Los Angeles * to wit:

I HEREBY CERTIFY that on this 26 day of June, 2025, before me, a Notary Public in and for the State and County aforesaid, personally appeared Fred Kayne, known to me (or satisfactorily proven) to be the Trustee of FRED AND LENORE KAYNE FAMILY TRUST DATED MARCH 29, 2004, the Managing Partner of KMWW PARTNERSHIP, a Pennsylvania general partnership, previously referred to of record as KMWW, a partnership, and that such Trustee, being authorized to do so, executed the foregoing and annexed instrument for the purposes therein contained by signing the name of KMWW PARTNERSHIP.

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

[Signature]
Notary Public *Adam S. Goldman*

My Commission Expires: 01-13-2028



[NOTARIAL SEAL]

Grantor's Address: 10776 Wilshire Boulevard, Suite 207, Los Angeles, California 90024

Grantee's Address: 1660 International Drive, Suite 500, McLean, Virginia 22102

GRANTOR:

KMWW PARTNERSHIP, a Pennsylvania general partnership, previously referred to of record as KMWW, a partnership

WITNESS:

[Signature]

MANAGING PARTNER:

FRED AND LENORE KAYNE FAMILY TRUST
DATED MARCH 29, 2004

By: *[Signature]*

Name: Lenore Kayne

Title: Trustee

STATE OF California

*

*

to wit:

COUNTY OF Los Angeles

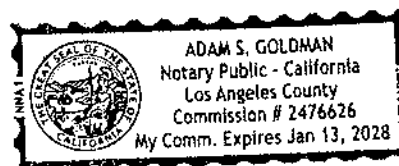
*

I HEREBY CERTIFY that on this 26 day of June, 2025, before me, a Notary Public in and for the State and County aforesaid, personally appeared Lenore Kayne, known to me (or satisfactorily proven) to be the Trustee of FRED AND LENORE KAYNE FAMILY TRUST DATED MARCH 29, 2004, the Managing Partner of KMWW PARTNERSHIP, a Pennsylvania general partnership, previously referred to of record as KMWW, a partnership, and that such Trustee, being authorized to do so, executed the foregoing and annexed instrument for the purposes therein contained by signing the name of KMWW PARTNERSHIP.

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

Notary Public *[Signature]*

My Commission Expires: 01-13-2028



[NOTARIAL SEAL]

Grantor's Address: 10776 Wilshire Boulevard, Suite 207, Los Angeles, California 90024

Grantee's Address: 1660 International Drive, Suite 500, McLean, Virginia 22102

GRANTOR:

KMWW PARTNERSHIP, a Pennsylvania general partnership, previously referred to of record as KMWW, a partnership

WITNESS:

[Signature]

GENERAL PARTNER:

FRED AND LENORE KAYNE FAMILY TRUST
DATED MARCH 29, 2004

By: [Signature: Fred Kayne]
Name: Fred Kayne
Title: Trustee

STATE OF California *
COUNTY OF Los Angeles *

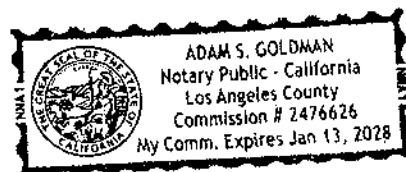
to wit:

I HEREBY CERTIFY that on this 26 day of June, 2025, before me, a Notary Public in and for the State and County aforesaid, personally appeared Fred Kayne, known to me (or satisfactorily proven) to be the Trustee of FRED AND LENORE KAYNE FAMILY TRUST DATED MARCH 29, 2004, a General Partner of KMWW PARTNERSHIP, a Pennsylvania general partnership, previously referred to of record as KMWW, a partnership, and that such Trustee, being authorized to do so, executed the foregoing and annexed instrument for the purposes therein contained by signing the name of KMWW PARTNERSHIP.

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

Notary Public [Signature]

My Commission Expires: 01/13/2028



[NOTARIAL SEAL]

Grantor's Address: 10776 Wilshire Boulevard, Suite 207, Los Angeles, California 90024

Grantee's Address: 1660 International Drive, Suite 500, McLean, Virginia 22102

GRANTOR:

KMWW PARTNERSHIP, a Pennsylvania general partnership, previously referred to of record as KMWW, a partnership

WITNESS:

[Signature]

GENERAL PARTNER:

FRED AND LENORE KAYNE FAMILY TRUST
DATED MARCH 29, 2004

By: *[Signature]*
Name: Lenore Kayne
Title: Trustee

STATE OF California *
COUNTY OF Los Angeles *

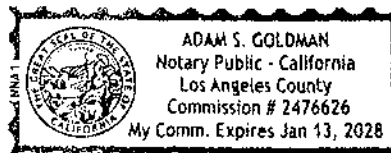
to wit:

I HEREBY CERTIFY that on this 26 day of June, 2025, before me, a Notary Public in and for the State and County aforesaid, personally appeared Lenore Kayne, known to me (or satisfactorily proven) to be the Trustee of FRED AND LENORE KAYNE FAMILY TRUST DATED MARCH 29, 2004, a General Partner of KMWW PARTNERSHIP, a Pennsylvania general partnership, previously referred to of record as KMWW, a partnership, and that such Trustee, being authorized to do so, executed the foregoing and annexed instrument for the purposes therein contained by signing the name of KMWW PARTNERSHIP.

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

[Signature]
Notary Public *[Signature]*

My Commission Expires: 01-13-2028



[NOTARIAL SEAL]

Grantor's Address: 10776 Wilshire Boulevard, Suite 207, Los Angeles, California 90024

Grantee's Address: 1660 International Drive, Suite 500, McLean, Virginia 22102

GRANTOR:

KMWW PARTNERSHIP, a Pennsylvania general partnership, previously referred to of record as KMWW, a partnership

WITNESS:

[Signature]
Andrew Mead

GENERAL PARTNER:

ANDREA KAYNE GROUP LLC, an Illinois limited liability company

By: *[Signature]*
Name: Andrea Kayne
Title: Manager

STATE OF ILLINOIS *

to wit:

COUNTY OF COOK *

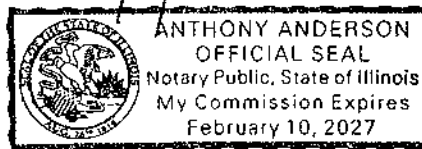
I HEREBY CERTIFY that on this 25th day of JUNE, 2025, before me, a Notary Public in and for the State and County aforesaid, personally appeared Andrea Kayne, known to me (or satisfactorily proven) to be the Manager of ANDREA KAYNE GROUP LLC, a General Partner of KMWW PARTNERSHIP, a Pennsylvania general partnership, previously referred to of record as KMWW, a partnership, and that she, being authorized to do so, executed the foregoing and annexed instrument for the purposes therein contained by signing the name of KMWW PARTNERSHIP.

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

[Signature]
Notary Public

My Commission Expires: 02/10/2027

[NOTARIAL SEAL]



Grantor's Address: 10776 Wilshire Boulevard, Suite 207, Los Angeles, California 90024

Grantee's Address: 1660 International Drive, Suite 500, McLean, Virginia 22102

GRANTOR:

KMWW PARTNERSHIP, a Pennsylvania general partnership, previously referred to of record as KMWW, a partnership

WITNESS:

George P. [Signature]

GENERAL PARTNER:

[Signature]
Name: Stephen Martin Kayne

STATE OF California
COUNTY OF Los Angeles

*
* to wit:
*

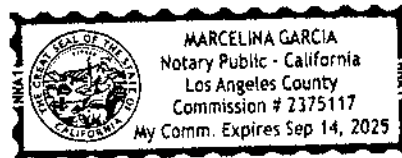
I HEREBY CERTIFY that on this 24th day of June, 2025, before me, a Notary Public in and for the State and County aforesaid, personally appeared Stephen Martin Kayne, known to me (or satisfactorily proven) to be a General Partner of KMWW PARTNERSHIP, a Pennsylvania general partnership, previously referred to of record as KMWW, a partnership, and that he, being authorized to do so, executed the foregoing and annexed instrument for the purposes therein contained by signing the name of KMWW PARTNERSHIP.

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

[Signature]
Notary Public

My Commission Expires: Sep 14, 2025

[NOTARIAL SEAL]



Grantor's Address: 10776 Wilshire Boulevard, Suite 207, Los Angeles, California 90024

Grantee's Address: 1660 International Drive, Suite 500, McLean, Virginia 22102

CALIFORNIA ALL- PURPOSE CERTIFICATE OF ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California }

County of Los Angeles

On June 24th, 2025 before me, Marcelina Garcia Notary Public,
(Here insert name and title of the officer)

personally appeared Stephen Martin Kayne,
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Notary Public Signature

(Notary Public Seal)



ADDITIONAL OPTIONAL INFORMATION

DESCRIPTION OF THE ATTACHED DOCUMENT

Special Warranty Deed
(Title or description of attached document)

(Title or description of attached document continued)

Number of Pages _____ Document Date _____

CAPACITY CLAIMED BY THE SIGNER

- ☐ Individual (s)
☐ Corporate Officer

(Title)

- ☐ Partner(s)
☐ Attorney-in-Fact
☐ Trustee(s)
☐ Other _____

INSTRUCTIONS FOR COMPLETING THIS FORM

This form complies with current California statutes regarding notary wording and, if needed, should be completed and attached to the document. Acknowledgments from other states may be completed for documents being sent to that state so long as the wording does not require the California notary to violate California notary law.

- State and County information must be the State and County where the document signer(s) personally appeared before the notary public for acknowledgment.
- Date of notarization must be the date that the signer(s) personally appeared which must also be the same date the acknowledgment is completed.
- The notary public must print his or her name as it appears within his or her commission followed by a comma and then your title (notary public).
- Print the name(s) of document signer(s) who personally appear at the time of notarization.
- Indicate the correct singular or plural forms by crossing off incorrect forms (i.e. he/she/they, is /are) or circling the correct forms. Failure to correctly indicate this information may lead to rejection of document recording.
- The notary seal impression must be clear and photographically reproducible. Impression must not cover text or lines. If seal impression smudges, re-seal if a sufficient area permits, otherwise complete a different acknowledgment form.
- Signature of the notary public must match the signature on file with the office of the county clerk.
 - ❖ Additional information is not required but could help to ensure this acknowledgment is not misused or attached to a different document.
 - ❖ Indicate title or type of attached document, number of pages and date.
 - ❖ Indicate the capacity claimed by the signer. If the claimed capacity is a corporate officer, indicate the title (i.e. CEO, CFO, Secretary).
- Securely attach this document to the signed document with a staple.

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 FLEIT

**EXHIBIT A
TO
SPECIAL WARRANTY DEED**

Legal Description

[attached]

LEGAL DESCRIPTION

Parcel One:

All that certain tract or parcel of land situate in the Township of Middlesex, County of Cumberland and Commonwealth of Pennsylvania, bounded and described as follows:

Beginning at a point in the intersection of a private right-of-way line and lands of Samuel J. Witmer; thence along a stone lane, North 59° 15' 00" West 1,082.50 feet to a 24 inch walnut tree; thence along other lands of Ritter Bros. Inc., North 53° 20' 00" West 654.50 feet to a fence post; thence still along Ritter Bros. Inc., North 53° 29' 00" West 1,064.26 feet to an iron pin on the eastern edge of the Conodoguinet Creek; thence along the Conodoguinet Creek, the following 8 courses and distances: 1) North 58° 30' 00" East 250.00 feet; 2) North 63° 00' 00" East 700.00 feet; 3) North 52° 15' 00" East 500.00 feet; 4) North 47° 00' 00" East 250.00 feet; 5) North 39° 30' 00" East 400.00 feet; 6) North 32° 30' 00" East 450.00 feet; 7) North 21° 30' 00" East 700.00 feet; 8) North 13° 30' 00" East 429.69 feet to an iron pin; thence along other lands of Ritter Bros. Inc., the following courses and distances: 1) North 81° 15' 00" East 201.12 feet to a point; 2) South 11° 37' 30" East 135.50 feet; 3) South 00° 37' 30" East 297.00 feet; 4) South 07° 37' 30" West 110.50 feet; 5) South 13° 22' 30" West 175.00 feet; 6) South 18° 52' 30" West 165.00 feet; 7) South 57° 07' 30" East 1,483.50 feet to an iron pin; thence along lands of Samuel J. Witmer and a private right-of-way, South 26° 49' 00" West 2,935.34 feet to a point, the place of beginning.

Parcel One being Tax Parcel No. 21-06-0015-014.

The above property is also described in accordance with that certain ALTA/NSPS Land Title Survey made by Livic Civil, LLC, dated May 14, 2025, last revised July 3, 2025, Job No. 1258-01:

Beginning at a No. 5 rebar iron pin in the intersection of a private right of way line and lands now or formerly Club Road Properties Limited; thence along a stone lane on a line bearing North 59° 31' 19" West, a distance of 1082.14 feet to a 24" walnut tree witnessed; thence along lands now or formerly KMWW, a partnership on a line bearing North 53° 41' 49" West, a distance of 1720.76 feet to a No. 5 rebar iron pin on the eastern edge of the Conodoguinet Creek, passing through a 10" concrete monument; thence along the eastern edge of said creek the following 8 courses and distances on a line bearing North 58° 28' 50" East, a distance of 250.38 feet to a point; thence on a line bearing North 62° 44' 27" East, a distance of 700.00 feet to a point; thence on a line bearing North 51° 59' 27" East, a distance of 500.00 feet to a point; thence on a line bearing North 46° 44' 27" East, a distance of 250.00 feet to a point; thence on a line bearing North 39° 14' 27" East, a distance of 400.00 feet to a point; thence on a line bearing North 32° 14' 27" East, a distance of 450.00 feet to a point; thence on a line bearing North 21° 14' 27" East, a distance 700.00 feet to a point; thence on a line bearing North 13° 14' 27" East, a distance of 429.69 feet to a point; thence along other lands now or formerly KMWW, a partnership on a line bearing North 80° 59' 27" East, a distance of 201.12 feet to a point; thence along the same on a line bearing South 11° 53' 03" East, a distance of 135.50 feet to a No. 5 rebar iron pin; thence along the same on a line bearing South 00° 46' 28" East, a distance of 296.70 feet to an iron pin; thence along the same on a line bearing South 07° 06' 55" West, a distance of 110.84 feet to a No. 5 rebar iron pin; thence along the same on a line bearing South 13° 09' 05" West, a distance of 174.79 feet to a No. 5 rebar iron pin; thence

along the same on a line bearing South 18° 40' 51" West, a distance of 165.00 feet to a fence post; thence along the same on a line bearing South 57° 24' 19" East, a distance of 1483.76 feet to a No. 5 rebar iron pin; thence along the same on a line bearing South 26° 32' 38" West, a distance of 2935.34 feet to the point of beginning.

Parcel Two:

All that certain tract or parcel of land situate in the Township of Middlesex, County of Cumberland and Commonwealth of Pennsylvania, bounded and described as follows:

Beginning at an iron pin at the intersection of a private right-of-way at lands of Samuel J. Witmer; thence along other lands of Ritter Bros. Inc., North 57° 07' 30" West 1,483.50 feet to a fence post; thence along the latter, North 18° 52' 30" East 165.00 feet to an iron pin; thence along same, North 13° 22' 30" East 175.00 feet to an iron pin; thence North 07° 37' 30" East 110.50 feet to an iron pin; thence North 00° 37' 30" West 297.00 feet to an iron pin; thence North 11° 37' 30" West 135.50 feet to an iron pin; thence South 81° 15' 00" West 201.13 feet to an iron pin on the eastern edge of Conodoguinet Creek; thence along the eastern edge of Conodoguinet Creek, the following courses and distances: 1) North 05° 00' 00" West 250.00 feet; 2) Due North 450.00 feet; 3) North 05° 00' 00" East 850.00 feet; 4) North 13° 00' 00" East 500.00 feet; 5) North 25° 00' 00" East 125.00 feet; 6) North 45° 00' 00" East 150.00 feet; 7) North 62° 00' 00" East 225.00 feet; 8) North 88° 00' 00" East 175.00 feet; 9) South 74° 00' 00" East 200.00 feet; 10) South 64° 30' 00" East 550.00 feet; 11) South 52° 30' 00" East 175.00 feet; 12) South 45° 00' 00" East 425.00 feet; 13) South 36° 30' 00" East 225.00 feet; 14) South 27° 30' 00" East 150.00 feet; 15) South 11° 00' 00" East 250.00 feet; 16) South 04° 00' 00" East 200.00 feet; 17) South 10° 00' 00" West 200.00 feet; 18) South 20° 00' 00" West 175.00 feet; 19) South 11° 30' 00" West 200.00 feet; 20) South 03° 00' 00" seconds West 375.00 feet; 21) South 09° 00' 00" East 225.00 feet; 22) South 22° 30' 00" East 208.28 feet to an iron pin on the edge of the Conodoguinet Creek; thence along lands of Samuel J. Witmer, South 39° 40' 00" West 298.05 feet to an existing rotted stump; thence still along lands of Samuel J. Witmer, South 26° 58' 00" West 1,089.00 feet to an iron pin, the place of beginning.

Parcel Two being Tax Parcel No. 21-06-0015-001.

The above property is also described in accordance with that certain ALTA/NSPS Land Title Survey made by Livic Civil, LLC, dated May 14, 2025, last revised July 3, 2025, Job No. 1258-01:

Beginning at a No. 5 rebar iron pin at the intersection of lands now or formerly KMWW, a partnership and Club Road Properties, a limited partnership thence along lands now or formerly KMWW, a partnership on a line bearing North 57° 24' 19" West, a distance of 1483.76 feet to fence post; thence along lands now or formerly KMWW, a partnership on a line bearing North 18° 40' 51" East, a distance of 165.00 feet to a No. 5 rebar iron pin; thence along the same on a line bearing North 13° 09' 05" East, a distance of 174.79 feet to a No. 5 rebar iron pin; thence along the same on a line bearing North 07° 06' 55" East, a distance of 110.84 feet to an iron pin; thence along the same on a line bearing North 00° 46' 28" West, a distance of 296.70 feet to a No. 5 rebar iron pin; thence along the same on a line bearing North 11° 53' 03" West, a distance of 135.50 feet

to a point; thence along the same on a line bearing South $80^{\circ} 59' 27''$ West, a distance of 201.12 feet to a point on the eastern edge of the Conodoguinet Creek; thence along the eastern edge of said creek the following courses and distances on a line bearing North $05^{\circ} 15' 41''$ West, a distance of 250.00 feet to a point; thence on a line bearing North $00^{\circ} 15' 33''$ West, a distance of 450.00 feet to a point; thence on a line bearing North $04^{\circ} 44' 27''$ East, a distance of 850.00 feet to a point; thence on a line bearing North $12^{\circ} 44' 27''$ East, a distance of 500.00 feet to a point; thence on a line bearing North $24^{\circ} 44' 27''$ East, a distance of 125.00 feet to a point; thence on a line bearing North $44^{\circ} 44' 27''$ East, a distance of 150.00 feet to a point; thence on a line bearing North $61^{\circ} 44' 27''$ East, a distance of 225.00 feet to a point; thence on a line bearing North $87^{\circ} 44' 27''$ East, a distance of 175.00 feet to a point; thence on a line bearing South $74^{\circ} 15' 33''$ East, a distance of 200.00 feet to a point; thence on a line bearing South $64^{\circ} 45' 33''$ East, a distance of 550.00 feet to a point; thence on a line bearing South $52^{\circ} 45' 33''$ East, a distance of 175.00 feet to a point; thence on a line bearing South $45^{\circ} 15' 33''$ East, a distance of 425.00 feet to a point; thence on a line bearing South $36^{\circ} 45' 33''$ East, a distance of 225.00 feet to a point; thence on a line bearing South $27^{\circ} 45' 33''$ East, a distance of 150.00 feet to a point; thence on a line bearing South $11^{\circ} 15' 33''$ East, a distance of 250.00 feet to a point; thence on a line bearing South $04^{\circ} 15' 33''$ East, a distance of 200.00 feet to a point; thence on a line bearing South $09^{\circ} 44' 27''$ West, a distance of 200.00 feet to a point; thence on a line bearing South $19^{\circ} 44' 27''$ West, a distance of 175.00 feet to a point; thence on a line bearing South $11^{\circ} 14' 27''$ West, a distance of 200.00 feet to a point; thence on a line bearing South $02^{\circ} 44' 27''$ West, a distance of 375.00 feet to a point; thence on a line bearing South $09^{\circ} 15' 33''$ East, a distance of 225.00 feet to a point; thence on a line bearing South $22^{\circ} 48' 15''$ East, a distance of 208.00 feet to a No. 5 rebar iron pin on the edge of the Conodoguinet Creek. thence along lands now or formerly Club Road Limited Partnership on a line bearing South $39^{\circ} 24' 01''$ West, a distance of 298.20 feet to a No. 6 rebar iron pin; thence along the same on a line bearing South $26^{\circ} 42' 26''$ West, a distance of 1088.64 feet to point of beginning.

Parcel Three:

All that certain tract or parcel of land situate in the Township of Middlesex, County of Cumberland and Commonwealth of Pennsylvania, bounded and described as follows:

Beginning at an iron pin at land now or formerly of Fred M. Potteiger, at a point on the northern right-of-way line of Interstate 81, said point being 120 feet perpendicular from the south bound base line of Interstate 81; thence along a curve to the left with the following characteristics: radius equals 5849.65 feet, length equals 78.05 feet, central-angle equals $00^{\circ} 45' 52''$, tangent equals 39.03', chord bearing equals South $86^{\circ} 45' 12''$ West, and chord length equals 78.06 feet, to an iron pin at a point 120 feet perpendicular from the south bound base line of Interstate 81; thence perpendicular to the south bound base line of Interstate 81, South $03^{\circ} 37' 45''$ East 10.00 feet to an iron pin at a point 110 feet perpendicular from the south bound base line of Interstate 81; thence along the northern right-of-way line of Interstate 81 on a curve to the left with the following characteristics; radius equals 5839.65 feet, length equals 1070.17 feet, central-angle equals $10^{\circ} 30' 00''$, tangent equals 536.59 feet, chord bearing equals South $81^{\circ} 07' 15''$ West, and chord length equals 1068.67 feet, to an iron pin on the northern right-of-way line of Interstate 81 at a point 110 feet perpendicular from the south bound base line; thence perpendicular to the south bound base line of Interstate 81, South $14^{\circ} 07' 45''$ East, 10.00 feet to an iron pin on the northern right-of-way

line of Interstate 81, said point being 100.00 feet perpendicular from the south bound base line on Interstate 81; thence along the northern right-of-way line of Interstate 81 on a curve to the left with the following characteristics: radius equals 5829.65 feet length equals 43.93 feet, central-angle equals $00^{\circ} 25' 54''$, tangent 21.96 feet, chord bearing South $75^{\circ} 39' 18''$ West, chord length equals 43.93 feet, to an iron pin at land now or formerly of Paul S. Kann, said point also being on the northern right-of-way line of Interstate 81 at a point 100 feet perpendicular from the south bound base line; thence along land now or formerly of Paul S. Kann North $66^{\circ} 10' 00''$ West 2260.84 feet to a railroad spike in the Township Road T-505 and at land now or formerly of Dale L. Sheaffer; thence by land now or formerly of Dale L. Sheaffer North $66^{\circ} 18' 00''$ West 3885.00 feet to an iron pin set at the low water line on the south side of the Conodoguinet Creek; thence along the low water line on the south side of the Conodoguinet Creek for the following ten (10) bearings and distances: (1) North $14^{\circ} 33' 00''$ West 214.50 feet to a point; (2) North $05^{\circ} 00' 00''$ West 100.00 feet to a point; (3) North $12^{\circ} 30' 00''$ East 100.00 feet to a point; (4) North $26^{\circ} 00' 00''$ East 250.00 feet to a point; (5) North $38^{\circ} 30' 00''$ East 275.00 feet to a point; (6) North $57^{\circ} 00' 00''$ East 150.00 feet to a point; (7) North $69^{\circ} 00' 00''$ East 350.00 feet to a point; (8) North $75^{\circ} 00' 00''$ East 250.00 feet to a point; (9) North $69^{\circ} 30' 00''$ East 150.00 feet to a point; (10) North $64^{\circ} 30' 00''$ East 601.88 feet to an iron pin at the low water line of the Conodoguinet Creek at land now or formerly of Ritter Brothers, Inc.; thence leaving the Conodoguinet Creek and along land now or formerly of Ritter Brothers, Inc. South $53^{\circ} 29' 00''$ East 1064.26 feet to an existing fence post; thence along land now or formerly of Ritter Brothers, Inc. South $53^{\circ} 20' 00''$ East 654.50 feet to a 24" walnut; thence along land now or formerly of Ritter Brothers, Inc. South $59^{\circ} 15' 00''$ East 1082.50 feet to an iron pin at land now or formerly of Samuel J. Witmer; thence along land now or formerly of Samuel J. Witmer South $51^{\circ} 15' 00''$ East 280.80 feet to an iron pin; thence along land now or formerly of Samuel J. Witmer South $51^{\circ} 15' 00''$ East 378.62 feet to a railroad spike set in Township Road T-505 and at land now or formerly of Alvin E. Eby; thence along land now or formerly of Alvin E. Eby and land now or formerly of Samuel J. Witmer South $51^{\circ} 15' 00''$ East 935.00 feet to an existing fence post; thence along land now or formerly of Samuel J. Witmer and land now or formerly of Fred M. Potteiger South $55^{\circ} 16' 10''$ East 1979.69 feet to an iron pin at the point of beginning.

Parcel Three being Tax Parcel No. 21-06-0015-015.

The above property is also described in accordance with that certain ALTA/NSPS Land Title Survey made by Livic Civil, LLC, dated May 14, 2025, last revised July 3, 2025, Job No. 1258-01:

Beginning at a No. 5 iron pin on the northern right of way of Interstate 81 and on a southern corner of lands now or formerly Lester S. Miller Jr. thence along said right of way on a curve to the left having an arc length of 78.18 feet, a radius of 5,849.65 feet, a chord bearing of South $86^{\circ} 28' 43''$ West and a chord length of 78.18 feet to a point; thence along the same on a line bearing South $03^{\circ} 54' 15''$ East, a distance of 10.00 feet to a No. 5 rebar iron pin; thence along the same on a curve to the left having an arc length of 1,070.16 feet, a radius of 5,839.65 feet, a chord bearing of South $80^{\circ} 50' 45''$ West and a chord length of 1,068.66 feet to a point; thence along the same on a line bearing South $14^{\circ} 24' 15''$ East, a distance of 10.00 feet to a No. 5 rebar iron pin; thence along the same on a line bearing South $75^{\circ} 34' 53''$ West, a distance of 44.09 feet to a No. 5 rebar iron pin; thence along lands now or formerly 121 Will Farm LLC on a line bearing North $66^{\circ} 26' 13''$

West, a distance of 2260.59 feet to a railroad spike in Township Road 585; thence along lands now or formerly Dale L. & Diane K. Shaffer on a line bearing North 66° 35' 00" West, a distance of 3885.64 feet to a No. 5 rebar iron pin with a cap on the eastern low water mark of the Conodoguinet Creek; thence along said creek the following 10 courses and distances, on a line bearing North 14° 44' 05" West, a distance of 215.52 feet to a point; thence on a line bearing North 05° 16' 17" West, a distance of 100.00 feet to a point; thence on a line bearing North 12° 13' 43" East, a distance of 100.00 feet to a point; thence on a line bearing North 25° 43' 43" East, a distance of 250.00 feet to a point; thence on a line bearing North 38° 13' 43" East, a distance of 275.00 feet to a point; thence on a line bearing North 56° 43' 43" East, a distance of 150.00 feet to a point; thence on a line bearing North 68° 43' 43" East, a distance of 350.00 feet to a point; thence on a line bearing North 74° 43' 43" East, a distance of 250.00 feet to a point; thence on a line bearing North 69° 13' 43" East, a distance of 150.00 feet to a point; thence on a line bearing North 64° 13' 43" East, a distance of 601.88 feet to a No. 5 rebar iron pin; thence along lands KMWW, a partnership on a line bearing South 53° 41' 49" East, a distance of 1720.76 feet to a 24" walnut tree witnessed, passing through a 10" concrete monument; thence along the same on a line bearing South 59° 31' 19" East, a distance of 1082.14 feet to a No. 5 rebar iron pin; thence along lands now or formerly Club Road Properties Limited Partnership on a line bearing South 51° 31' 06" East, a distance of 629.56 feet to a No. 5 rebar iron pin; thence along lands now or formerly Stephen L. & Beth A. Eby and lands now or formerly David J. Witmer on a line bearing South 51° 31' 50" East, a distance of 964.59 feet to an iron pin with a cap; thence along lands now or formerly David J. Witmer and lands now or formerly Lester S. Miller Jr. on a line bearing South 55° 32' 29" East, a distance of 1979.36 feet to the point of beginning.

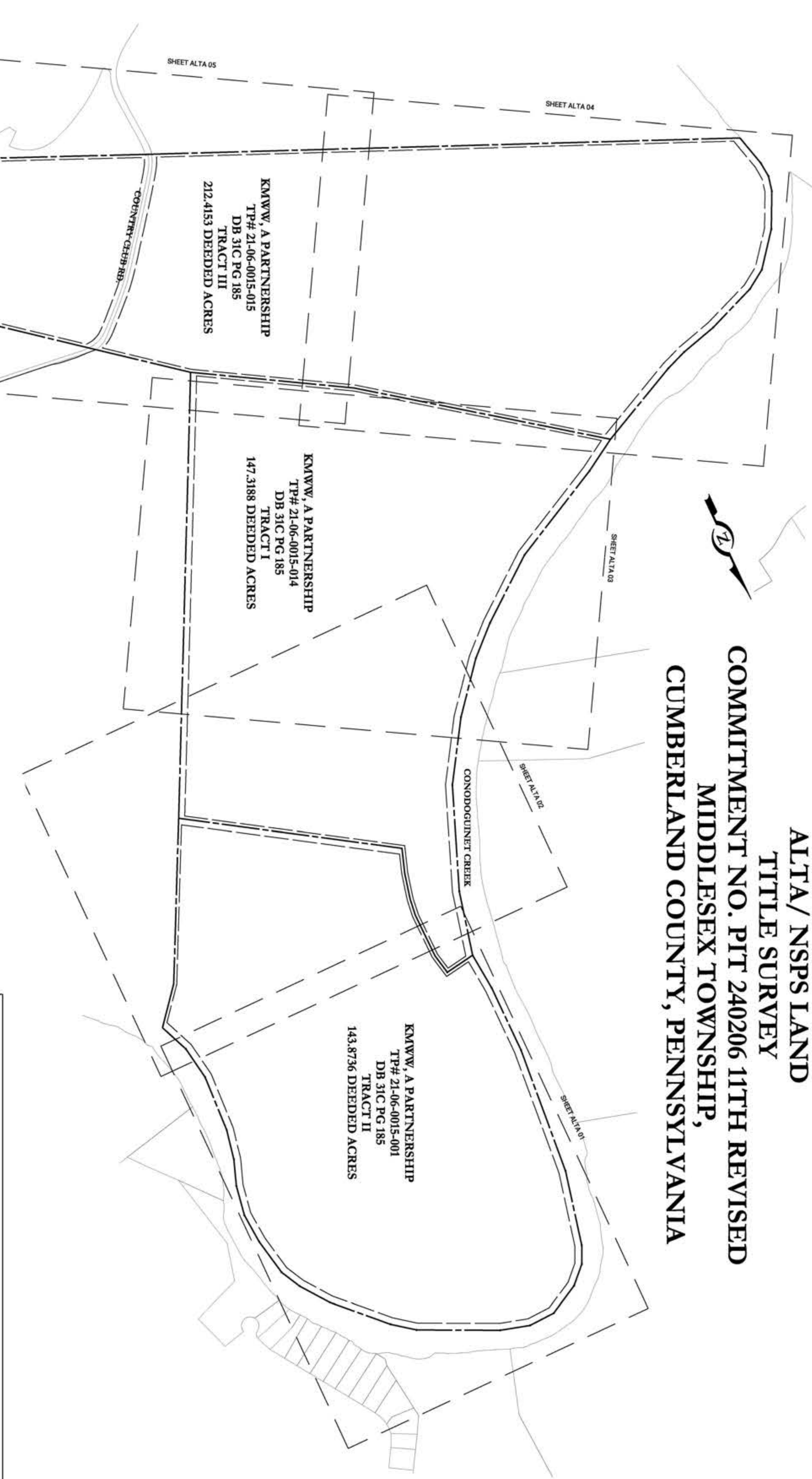
Together being the same property conveyed to Grantor by deed from Ritter Bros., Inc. dated January 28, 1985, and recorded on January 30, 1985, in Deed Book C-31, Page 185.

EXHIBIT B

Survey – For purposes of confirming additional legal description only

[attached]

ALTA/ NSPS LAND
TITLE SURVEY
COMMITMENT NO. PIT 240206 11TH REVISED
MIDDLESEX TOWNSHIP,
CUMBERLAND COUNTY, PENNSYLVANIA



SURVEY CERTIFICATION

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

THIS IS TO CERTIFY THAT THIS MAP OR PLAT 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, 17 AND 18 OF TABLE A THEREOF. THE FIELDWORK WAS COMPLETED ON JULY 2025.

DATE OF PLAT OR MAP: 07/03/2025

Timothy R. Milhollin

TIMOTHY R. MILHOLLIN

SURVEY NOTES

- BOUNDARY, CONTOURS, AND EXISTING FEATURES SHOWN HEREIN WERE ESTABLISHED FROM AN AMALGAMATION OF IDEAL ALIEN FLIGHT AND A FIELD SURVEY, PERFORMED BY LVIC 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 PIT240206 11TH REVISED AND COMMITMENT DATE: JUNE 12, 2025.
- THE ADDING 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 COORDINATE SYSTEM, SOUTH ZONE, U.S. FEET NAD 83, AS DERIVED FROM A GPS SURVEY PERFORMED BY LVIC CIVIL.
- VERTICAL INFORMATION SHOWN HEREIN IS REFERENCED TO THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD83), AS DERIVED FROM GROUND SURVEY AND AERIAL MAPPING.
- CONODOGUNEET CREEK IS LOCATED WITHIN THE PROJECT AREA. IT IS CONSIDERED A NAVIGABLE STREAM AND IS THE ONLY STREAM OR RUN TO BE LOCATED WITHIN THE PROJECT LIMITS.
- ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY'S FLOOD INSURANCE RATES MAPS, 42041C0069F, 42041C0088F, 42041C0232F AND 42041C0251F, 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 ACTIVITIES WERE OBSERVED ON THE PROPERTY AT TIME OF SURVEY.
- 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 C31 PAGE 195 AND HAS THE SAME DESCRIPTION AS THE DEED DESCRIPTION SHOWN HEREIN. BEARINGS AND DISTANCES BEING AN AMALGAMATION OF ROTATED DESCRIPTIONS FOUND IN THE VESTING DEED AND OTHER LEGAL DOCUMENTS OR 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 PIT240206 11TH REVISED, BEARING A COMMITMENT DATE OF JULY 12, 2025.
- PORTIONS OF ABOVE GROUND UTILITIES NOT COVERED BY FOUND RECORDED EASEMENTS
- THE THREE TRACTS OF LAND SHOWN HEREIN CAN BE ACCESSED FROM COUNTRY CLUB RD (T-585). TRACT I HAS INDIRECT ACCESS FROM T-585 OVER A DRIVEWAY THROUGH TRACT II. TRACT II HAS INDIRECT ACCESS FROM T-585 AND ABUTS SR 81 WITH NO CURRENT MEANS OF ACCESS. THESE DRIVEWAYS ARE CONSIDERED TO BE PRIVATE. HOWEVER, A PORTION OF SAID DRIVEWAYS FALL WITHIN AN EASEMENT FOR THE WATER LINE STATED IN EXCEPTION 13 B AND C. DEED BOOK 520 PAGE 692 AND DEED BOOK 520 PAGE 702 DESCRIBE RIGHTS OF INGRESS, EGRESS AND REGRESS OVER THE LANDS SHOWN HEREIN.
- NO ADDITIONAL, 3RD PARTY RIGHTS WERE FOUND WITHIN TITLE COMMITMENT NUMBER PIT240206 11TH REVISED FOR THE PRIVATE DRIVEWAYS SHOWN HEREIN, BEYOND THAT STATED IN EXCEPTION 13 B, DEED BOOK 520 PAGE 692 AND EXPRESSED ON SURVEY NOTE 15.
- CURRENT EXISTING FEATURES ARE COMPLAINT WITH ALL BUILDING SETBACKS, LOT REQUIREMENTS AND BUILDING HEIGHT REQUIREMENTS SET FORTH IN THE MIDDLESEX TOWNSHIP ZONING ORDINANCE.
- THE PREMISES ON THIS PLAN IS CONTIGUOUS WITHOUT GAPS, STRIPS OR CORNERS WITH THE NUMBER PIT 241823, 11TH REVISED, BEARING A COMMITMENT DATE OF JUNE 12, 2025, ALSO KNOWN AS "THE SWITCHYARD PARCEL".

OWNER INFORMATION

PARCEL NO.	PARCEL ADDRESS	DEED BOOK - PAGE	DEEDED AREA
21-06-0015-014	260 COUNTRY CLUB RD CARLISLE, PA 17015	DB C31 PG 185	±147.3188 ACRES
21-06-0015-001	246 COUNTRY CLUB RD CARLISLE, PA 17015	DB C31 PG 185	±143.8736 ACRES
21-06-0015-015	248 COUNTRY CLUB RD CARLISLE, PA 17015	DB C31 PG 185	±212.4153 ACRES
TOTAL			±503.6077 ACRES

RECORD OWNER

KMWW, A PARTNERSHIP
10776 WILSHIRE BLVD., SUITE 207
LOS ANGELES, CA 90024

ZONING

THE FOLLOWING INFORMATION HAS BEEN OBTAINED FROM THE MIDDLESEX TOWNSHIP ZONING ORDINANCE, ORDINANCE NO. 589, ARTICLE VI, NR - 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		
MAXIMUM	35 FEET	



REV	DATE	COMMENTS	BY	CHKD	TRM	LDC
0	07.03.2025	11TH REVISED COMMITMENT				
0	05.20.2025	REVISED DEED DESCRIPTION				
0	05.14.2025	INITIAL SUBMISSION				
ISSUE / REVISIONS						

LIVIC civil
635 N LOVALSOCK AVENUE
2ND FLOOR
MONTGOMERYVILLE, PA 17754
PHONE: 888.987.1993
WWW.LIVICIVIL.COM

ALL CONTENTS OF THIS PLAN ARE THE PROPERTY OF LVIC CIVIL. NO PART OF THIS PLAN MAY BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF LVIC CIVIL.

PROJECT NO:	1258-A1
DATE:	MAY 14, 2025
SCALE:	1" = 100'
DRAWN BY:	LDC
CHECKED BY:	TRM

PROJECT BOLT

MIDDLESEX
TOWNSHIP

CUMBERLAND
COUNTY
PENNSYLVANIA



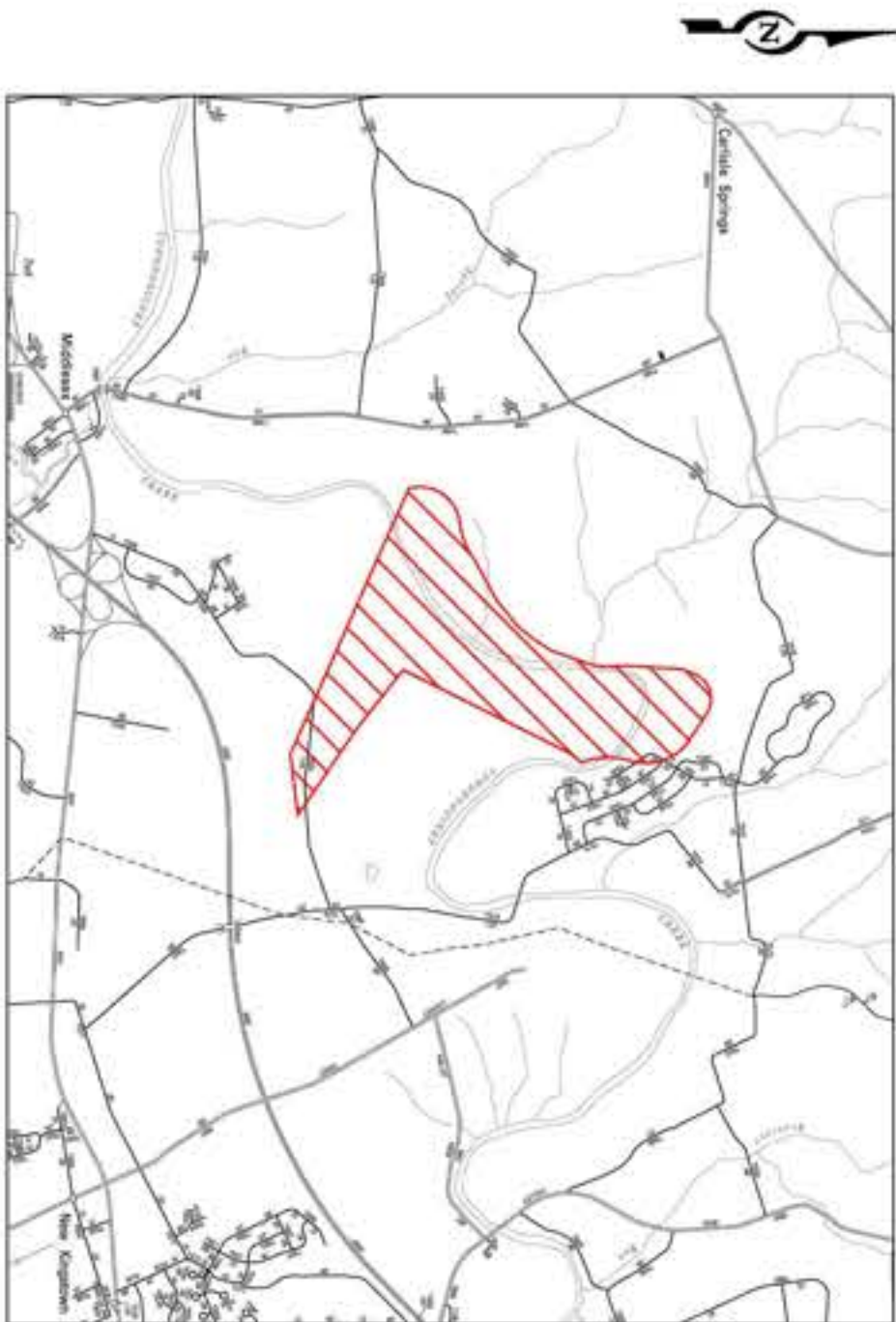
CLIENT
POWERHOUSE
DATA CENTER LLC

C/O AMERICAN REAL ESTATE
1660 INTERNATIONAL DR STE 500
MCLEAN, VA 22102

SHEET TITLE

COVER SHEET

SHEET NO.
1 OF 8



SCHEDULE B PART II

9 TAXES INCLUDING INTEREST WHICH MAY BE ASSESSED RETROACTIVELY FOR APERION OF SEVEN YEARS IN THE EVENT THAT THE EXISTING PREFERENTIAL ASSESSMENT UNDER THE PENNSYLVANIA RABBIT LAND AND FORESTLAND ASSESSMENT ACT OPTION IS REVOKED. SEE CLEAN AND GREEN APPLICATION FOR TTH# 21-06-001-004, DEED BOOK 230 PAGE 69 IS A CLEAN AND GREEN APPLICATION FOR TTH# 21-06-001-004, DEED BOOK 230 PAGE 69 IS A CLEAN AND GREEN APPLICATION FOR TTH# 21-06-001-004, DEED BOOK 230 PAGE 69 IS A CLEAN AND GREEN APPLICATION FOR TTH# 21-06-001-005, NOT RELATED TO SURVEY).

10. THE FOLLOWING RIGHTS OF WAYS:

1. RIGHT OF WAY FROM RITTER BROS., INC. TO PENNSYLVANIA POWER AND LIGHT COMPANY, BY INSTRUMENT DATED NOVEMBER 20, 1963 AND RECORDED IN DEED BOOK 165, PAGE 990. SHOWN ON ATLANTIS'S LOT2 THE SURVEY MADE BY LINC CIVIL, LLC, DATED JANUARY 10, 2025. LAST REVISED JUL 7, 2025, JOB NO. 1783401 (THE SURVEY) (325' ELEVATION LINE EASEMENT AS SHOWN ON PLAN).

2. RIGHT OF WAY FROM RITTER BROS., INC. TO THE UNITED TELEPHONE COMPANY OF PENNSYLVANIA, BY INSTRUMENT DATED OCTOBER 11, 1966 AND RECORDED IN DEED BOOK 175, PAGE 891. SHOWN ON PLAN. HAND WRITTEN NOTES ON RECORDED DEED BOOK 175 AND PAGE 991 AS SHOWN ON PLAN).

3. RIGHT OF WAY FROM RITTER BROS., INC. TO THE UNITED TELEPHONE COMPANY OF PENNSYLVANIA, BY INSTRUMENT DATED SEPTEMBER 13, 1967 AND RECORDED IN DEED BOOK 178, PAGE 1013. SHOWN ON INSTRUMENT * BLANKET EASEMENT FOR ABOVE GROUND TELEPHONE LINES, APPROXIMATE LOCATION BASED ON POLE NUMBERS HAND WRITTEN ON DEED BOOK 178 AND PAGE 1013 AS SHOWN ON PLAN).

E. INTENTIONALLY OMITTED
F. INTENTIONALLY OMITTED
G. INTENTIONALLY OMITTED
RIGHT OF WAY FROM RITTER BROS., INC. TO UNITED TELEPHONE COMPANY OF PENNSYLVANIA, BY INSTRUMENT DATED APRIL 3, 1973 AND RECORDED IN DEED BOOK 203, PAGE 800. SHOWN ON SURVEY * (BLANKET EASEMENT FOR BURIED TELEPHONE, APPROXIMATE LOCATION SHOWN ON PLAN)

11. INTENTIONALLY OMITTED

[REDACTED] STATEMENTS SET FORTH IN USED FROM RITTER BROS., INC. TO ALPHA FARMS INC., DATED APRIL 15, 1962 AND RECEIVED IN DEED BOOK 28-1, PAGE 84, SHOWN ON SURVEY "I, DEEDD BROOK 179 PAGE 201, "W/O ELECTRIC EASEMENT, AMENDED AND SUCCEDED BY EXCEPTION IS NOW A 100' EASEMENT, 2' EXISTING ELECTRIC AND TELEPHONE OVERHEAD LINES, 10' NEW 1" GAS CONDUIT ROAD, AS SHOWN ON PLAN, 4' & 8" RIGHT OF WAY TO PROVIDE ACCESS TO OTHER LANDS FORMERLY OF RITTER BROTHERS, INC. AS SHOWN ON PLAN)

13. PERMANENT EASEMENTS SET FORTH IN THE FOLLOWING DEEDS OF EASEMENT:

A. FROM MAM TO MIDDLESEX OWNERSHIP MUNICIPAL AUTHORITY, DATED MAY 7, 1966 AND RECORDED IN MISCELLANEOUS BOOK 520, PAGE 662 SHOWN ON SURVEY; * (WATERLINE RIGHT OF WAY OF VARYING WIDTH AS SHOWN ON PLAN)

B. FROM MAM TO MIDDLESEX OWNERSHIP MUNICIPAL AUTHORITY, DATED MAY 7, 1966 AND RECORDED IN MISCELLANEOUS BOOK 520, PAGE 662 SHOWN ON SURVEY; * (WATERLINE RIGHT OF WAY 20' WIDE AS SHOWN ON PLAN)

C. FROM MAM TO MIDDLESEX OWNERSHIP MUNICIPAL AUTHORITY, DATED MAY 7, 1966 AND RECORDED IN MISCELLANEOUS BOOK 520, PAGE 702 SHOWN ON SURVEY; * (WATERLINE RIGHT OF WAY OF VARYING WIDTH 520' AS SHOWN ON PLAN)

14. DECLARATION OF RESTRICTIVE COVENANT BETWEEN THE TOWNSHIP OF MIDDLESEX AND KANAW, DATED SEPTEMBER 25, 1996 AND RECORDED IN MISCELLANEOUS BOOK 532, PAGE 361. SHOWN ON SURVEY. * (RESTRICTED AREA FOR WATERLINE AS SHOWN ON PLAN)

13. AMENDMENT OF PUBLIC UTILITY EASEMENT FROM KIMWU TO PPL ELECTRIC UTILITIES CORPORATION, DATED FEBRUARY 14, 2020 AND RECORDED AT INSTRUMENT NO. 2020069951, SHOWN ON SURVEY * (AMENDMENT OF PUBLIC UTILITY, 100' WIDE ELECTRIC RIGHT OF WAY AS SHOWN ON PLAN)

16. THE FOLLOWING MATTERS SHOWN ON SURVEY:

40 FOOT FRONT YARD SIDEBACK. (ASSUMED 40 FOOT FRONT YARD)

45 FOOT REAR YARD SETBACK (AS SHOWN ON PLANT

D. 20 FOOT SIDE YARD SETBACK. (AS SHOWN ON PLAN)

DENOTES PLOTTABLE EXCEPTIONS SHOWN ON PLAN.

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

SURVEY DESCRIPTION

PARCEL ONE
BEGINNING AT A N. 0.5 BEARER IRON PIN IN THE INTERSECTION OF A PRIVATE ROAD OF WAY
STONE LANE AND LANDS NOW OR FORMERLY A CLUB ROAD PROPERTIES LIMITED; THENCE ALONG A
STONE LANE ON A LINE BEARING NORTH FIFTY-NINE DEGREES, THIRTY-ONE MINUTES,
AND FOUR SECONDS, WEST (N 59° 31' 40" W), A DISTANCE OF TWO HUNDRED TWO FEET
THENCE ALONG LANDS NOW OR FORMERLY KNOWN AS A PARTNERSHIP ON A LINE BEARING
NORTH FIFTY-THREE DEGREES, FORTY-ONE MINUTES, FORTY-NINE SECONDS, WEST (N 53° 41'
49" W), A DISTANCE OF ONE THOUSAND SEVEN HUNDRED TWENTY-FIVE FEET AND SEVENTY-SIX
HUNDREDTHS OF A FOOT (1720.76) TO A N. 0.5 BEARER IRON PIN ON THE EASTERN EDGE OF THE
CONDOQUINLET CREEK PASSING THROUGH A 10' CONCRETE MONUMENT; THENCE ALONG THE
EASTERN EDGE OF SAID CREEK, THE FOLLOWING COURSES AND DISTANCES ON A LINE
BEARING NORTH FIFTY-EIGHT DEGREES, TWENTY-EIGHT MINUTES, FIFTY SECONDS, EAST (N 58°
28' 50" E), A DISTANCE OF TWO HUNDRED FIFTY-FOOT AND THIRTY-EGHT HUNDREDTHS OF A
FOOT (250.38) TO A POINT; THENCE ON A LINE BEARING NORTH SIXTY-TWO DEGREES,
FORTY-FOUR MINUTES, TWENTY-SEVEN SECONDS, EAST (N 62° 44' 27" E), A DISTANCE OF SEVEN
HUNDRED FEET AND ZERO HUNDREDTHS OF A FOOT (700.00) TO A POINT; THENCE ON A LINE
BEARING NORTH FIFTY-ONE DEGREES, FIFTY-NINE MINUTES, TWENTY-SEVEN SECONDS, EAST (N
50° 59' 19" E), A DISTANCE OF ONE HUNDRED FORTY-SIX DEGREES, FORTY-FOUR MINUTES,
TWENTY-SEVEN SECONDS, EAST (N 46° 44' 27" E), A DISTANCE OF TWO HUNDRED FIFTY FEET
AND ZERO HUNDREDTHS OF A FOOT (250.00) TO A POINT; THENCE ON A LINE BEARING NORTH
THIRTY-NINE DEGREES, FORTYEEN MINUTES, TWENTY-SEVEN SECONDS, EAST (N 39° 14' 27" E),
A DISTANCE OF ONE HUNDRED FEET AND ZERO HUNDREDTHS OF A FOOT (.00) TO A POINT;
THENCE ON A LINE BEARING NORTH THIRTY-TWO DEGREES, FORTYEEN MINUTES,
TWENTY-SEVEN SECONDS, EAST (N 32° 14' 27" E), A DISTANCE OF FOUR HUNDRED FIFTY FEET
AND ZERO HUNDREDTHS OF A FOOT (.00) TO A POINT; THENCE ON A LINE BEARING NORTH
AND ZERO HUNDREDTHS OF A FOOT (450.00) TO A POINT; THENCE ON A LINE BEARING NORTH
THIRTY-TWO DEGREES, FORTYEEN MINUTES, TWENTY-SEVEN SECONDS, EAST (N 32° 14' 27" E)
TO A DISTANCE OF SEVEN HUNDRED FEET AND ZERO HUNDREDTHS OF A FOOT (700.00) TO A
POINT; THENCE ON A LINE BEARING NORTH THIRTIEN DEGREES, FORTYEEN MINUTES,
TWENTY-SEVEN SECONDS, EAST (N 31° 14' 27" E), A DISTANCE OF FOUR HUNDRED
TWENTY-NINE FEET AND SIXTY-NINE HUNDREDTHS OF A FOOT (429.69) TO A POINT; THENCE
ON A LINE BEARING NORTH THIRTY-TWO DEGREES, FORTYEEN MINUTES, TWENTY-SEVEN
EIGHTY DEGREES, FIFTY-NINE MINUTES, TWENTY-SEVEN SECONDS, EAST (N 80° 59' 27" E), A
DISTANCE OF TWO HUNDRED ONE FEET AND TWELVE HUNDREDTHS OF A FOOT (201.12) TO A
POINT; THENCE ALONG THE SAME ON A LINE BEARING SOUTH ELEVEN DEGREES, FIFTY-THREE
MINUTES, THREE SECONDS, EAST (S 11° 53' 03" E), A DISTANCE OF ONE HUNDRED THIRTY-FIVE
FEET AND FIFTY HUNDREDTHS OF A FOOT (135.50) TO A N. 0.5 BEARER IRON PIN; THENCE ALONG
THE SAME ON A LINE BEARING SOUTH ZERO DEGREES, FORTY-SIX MINUTES, TWENTY-EIGHT
AND SEVENTY HUNDREDTHS OF A FOOT (.26) TO AN IRON PIN; THENCE ALONG THE SAME ON A
LINE BEARING SOUTH SEVEN DEGREES, SIX MINUTES, FIFTY-FOUR SECONDS, WEST (S 7° 06' 55"
W), A DISTANCE OF ONE HUNDRED TEN FEET AND EIGHTY-FOUR HUNDREDTHS OF A FOOT
(100.84) TO A N. 0.5 BEARER IRON PIN; THENCE ALONG THE SAME ON A LINE BEARING SOUTH
THIRTIEN DEGREES, NINE MINUTES, FIVE SECONDS, WEST (S 33° 09' 05" W), A DISTANCE OF ONE
HUNDRED SEVENTY-FOUR FEET AND SEVENTY-NINE HUNDREDTHS OF A FOOT (174.79) TO A N.
0.5 BEARER IRON PIN; THENCE ALONG THE SAME ON A LINE BEARING SOUTH FIFTY-THREE
DEGREES, FIFTY-ONE MINUTES, FORTY-NINE SECONDS, WEST (S 53° 41' 49" W), A DISTANCE OF ONE HUNDRED
SIXTY-FIVE FEET AND ZERO HUNDREDTHS OF A FOOT (165.00) TO A FENCE POST; THENCE
ALONG THE SAME ON A LINE BEARING SOUTH FIFTY-SEVEN DEGREES, TWENTY-FOUR MINUTES,
NINETEEN SECONDS, EAST (S 57° 24' 19" E), A DISTANCE OF ONE THOUSAND FOUR HUNDRED
EIGHTY-THREE FEET AND SEVENTY-SIX HUNDREDTHS OF A FOOT (1483.76) TO A N. 0.5 BEARER
IRON PIN; THENCE ALONG THE SAME ON A LINE BEARING SOUTH THIRTY-NINE DEGREES,
THIRTY-TWO MINUTES, THIRTY-EGHT SECONDS, WEST (S 39° 32' 38" W), A DISTANCE OF TWO
THOUSAND NINE HUNDRED THIRTY-FIVE FEET AND THIRTY-FOUR HUNDREDTHS OF A FOOT
(2935.34) TO THE POINT OF BEGINNING, CONTAINING 147.34 ACRES.

SECONDS, EAST (S) 36° 45' 33" E, A DISTANCE OF TWO HUNDRED TWENTY-FOUR FEET (225.000').
THIRTY-THREE SECONDS, WEST (W) 37° 45' 33" E, A DISTANCE OF ONE HUNDRED FIFTY FEET
A POINT; THENCE ON A LINE BEARING SOUTH TWENTY-SEVEN DEGREES, FORTY-FIVE MINUTES,
THIRTY-THREE SECONDS, EAST (S) 27° 45' 33" E, A DISTANCE OF ONE HUNDRED FIFTY FEET
90.000') TO A POINT; THENCE ON A LINE BEARING SOUTH ELEVEN DEGREES, FIFTEEN MINUTES,
THIRTY-THREE SECONDS, EAST (S) 11° 15' 33" E, A DISTANCE OF ONE HUNDRED FIFTY FEET
THIRTY-THREE SECONDS, WEST (W) 11° 15' 33" E, A DISTANCE OF ONE HUNDRED FIFTY FEET
(230.000') TO A POINT; THENCE ON A LINE BEARING SOUTH FOUR DEGREES, FIFTEEN MINUTES,
THIRTY-THREE SECONDS, EAST (E) 04° 15' 33" E, A DISTANCE OF TWO HUNDRED FEET (200.000').
THIRTY-SEVEN SECONDS, WEST (W) 19° 44' 27" W, A DISTANCE OF TWO HUNDRED FEET (200.000').
THIRTY-SEVEN SECONDS, WEST (S) 19° 44' 27" W, A DISTANCE OF ONE HUNDRED FORTY-ONE
MINUTES, SEVENTY-SEVEN SECONDS, WEST (S) 19° 44' 27" W, A DISTANCE OF ONE HUNDRED SEVENTY-FIVE
FEET (175.000') TO A POINT; THENCE ON A LINE BEARING SOUTH ELEVEN DEGREES, FOURTEEN
MINUTES, TWENTY-SEVEN SECONDS, WEST (S) 11° 14' 27" W, A DISTANCE OF TWO HUNDRED
FEET (200.000') TO A POINT; THENCE ON A LINE BEARING SOUTH TWENTY DEGREES, FORTY-FOUR
MINUTES, TWENTY-SEVEN SECONDS, WEST (S) 02° 44' 27" W, A DISTANCE OF THREE HUNDRED
SEVENTY-FIVE FEET AND OUT OF PLANE HUNDRED NINE DEGREES, FIFTEEN MINUTES, THIRTY-THREE
SECONDS, EAST (S) 09° 15' 33" E, A DISTANCE OF TWO HUNDRED TWENTY-FOUR FEET (225.000').
THENCE ON A LINE BEARING SOUTH TWENTY-TWO DEGREES, FORTY-EIGHT MINUTES,
A POINT; THENCE ON A LINE BEARING SOUTH TWENTY-TWO DEGREES, FORTY-EIGHT MINUTES,
THIRTY-THREE SECONDS, EAST (S) 22° 48' 15" E, A DISTANCE OF TWO HUNDRED EIGHT FEET (208.000').
THIRTY-THREE SECONDS, WEST (W) 22° 48' 15" E, A DISTANCE OF TWO HUNDRED EIGHT FEET (208.000').
LANDS NOW OR FORMERLY CLAIMED BY LIMITED PARTNERSHIP ON A LINE BEARING SOUTH
THIRTY-NINE DEGREES, TWENTY-FOUR MINUTES, ONE SECOND, WEST (S) 39° 24' 01" W, A
DISTANCE OF TWO HUNDRED NINETY-EIGHT FEET AND TWENTY HUNDREDSFTHS OF A FOOT
(298.200') TO A N.G. & B&B/R RAILWAY, THENCE ALONG THE SAME ON A LINE BEARING SOUTH
TWENTY-SIX DEGREES, FORTY-TWO MINUTES, TWENTY-ALONG THE SAME ON A LINE BEARING SOUTH
TWENTY-SIX DEGREES, FORTY-TWO MINUTES, TWENTY-ALONG THE SAME ON A LINE BEARING SOUTH
DISTANCE OF ONE THOUSAND EIGHTY-THREE FEET AND SIXTY-FOUR HUNDREDTHS OF A FOOT
(1088.44') TO POINT OF BEGINNING, CONTAINING 143.86 ACRES.

PARCEL THREE

A SOUTHERN PINE CANOE NOW ON FLETCHER LESTER S. MILLER, JR. TRAIL, ALONG SOUTH RIGHT OF WAY ON A CURVE TO THE LEFT HAVING AN ARC LENGTH OF SEVENTY-EIGHT FEET AND EIGHTEEN HUNDREDTHS OF A FOOT (78.18), A RADIOUS OF FIVE THOUSAND HUNDRED POUND NINE FINE, AND SIXTY-FOUR HUNDREDTHS OF A FOOT (.5649, .65), A CHOIR BEARING OF SOUTH EIGHTY-SIX DEGREES, TWENTY EIGHT MINUTES, FORTY-THREE SECONDS WEST (S 86° 28' 43" W) AND A CHOIR LENGTH OF SEVENTY-EIGHT FEET AND EIGHTEEN HUNDREDTHS OF A FOOT (78.18) TO A POINT; THENCE ALONG THE SAME ON A LINE BEARING SOUTH THREE DEGREES, FIFTY-FOUR MINUTES, FIFTEEN SECONDS, EAST (S 03° 54' 15" E), A DISTANCE OF TEN FEET AND ZERO HUNDREDTHS OF A FOOT (10.00) TO A N.56E BRASS IRON PIN, THENCE ALONG THE SAME ON A CURVE TO THE LEFT HAVING AN ARC LENGTH OF ONE THOUSAND SEVENTY FIVE FEET AND SIXTEEN HUNDREDTHS OF A FOOT (1,070.75), A RADIOUS OF FIVE THOUSAND EIGHT HUNDRED THIRTY NINE FEET AND SIXTY-FOUR HUNDREDTHS OF A FOOT

[illegible]

A FOOT 1/4 BEARING IRON PIN AT T INTERSECTION OF LANDS NOW OF FORMERLY KAMWA AND PARTNERSHIP WITH CLUB ROAD PROBABLY LIMITED PARTNERSHIP THENCE ALONG ROWN PARTNERSHIP AND CLUB ROAD PROBABLY LIMITED PARTNERSHIP THENCE ALONG LANDS NOW OF FORMERLY KAMWA, NINETEEN SECONDS, WEST N 57° 24' 19" W, A DISTANCE OF ONE THOUSAND FOUR HUNDRED EIGHTY-THREE FEET AND SEVENTY-SIX HUNDREDS OF A FOOT (1,483.70) TO FENCE POST; THENCE ALONG LANDS NOW OF FORMERLY KAMWA, A PARTNERSHIP ON A LINE BEARING NORTH EIGHTEEN DEGREES, FORTY MINUTES, FIFTY ONE SECONDS, EAST N 18° 40' 51" W, A DISTANCE OF ONE HUNDRED SIXTY-FIVE FEET AND ZERO HUNDREDS OF A FOOT (165.00) TO A NO. 5 REBAR IRON PIN, THENCE ALONG N 13° 09' 05" W, A DISTANCE OF ONE HUNDRED SEVENTY-FOUR FEET AND SEVENTY-NINE HUNDREDS OF A FOOT (174.79) TO A NO. 5 REBAR IRON PIN, THENCE ALONG THE SAME ON A LINE BEARING NORTH SEVEN DEGREES, SIX MINUTES, FIFTY-FIVE SECONDS, EAST N 7° 06' 55" W, AN IRON PIN OF ONE HUNDRED TEN FEET AND EIGHTY-FOUR HUNDREDS OF A FOOT (110.84), TO ANY POINT, THENCE ALONG THE SAME ON A LINE BEARING NORTH TWO DEGREES, FORTY-SIX MINUTES, TWENTY-EIGHT SECONDS, WEST N 1° 06' 46" 28" W, A DISTANCE OF TWO HUNDRED NINETY-SIX FEET AND SEVENTY HUNDREDS OF A FOOT (296.70) TO A NO. 5 REBAR IRON PIN, THENCE ALONG THE SAME ON A LINE BEARING NORTH ELEVEN DEGREES, FIFTY-THREE MINUTES, THREE SECONDS, WEST N 11° 53' 03" W, A DISTANCE OF ONE HUNDRED THIRTY-FIVE FEET AND FIFTY HUNDREDS OF A FOOT (133.50) TO A POINT, THENCE ALONG THE SAME ON A

A HUNDRED FIFTY AND ZERO HUNDREDS OF A FOOT (250.00) TO A POINT, THENCE ON A LINE BEARING NORTH SIXTY-ONE DEGREES, THIRTEEN MINUTES, EAST (69° 13' 43") E, A DISTANCE OF ONE HUNDRED FIFTY FEET AND ZERO HUNDREDS OF A FOOT (150.00) TO A POINT, THENCE ON A LINE BEARING NORTH SIXTY-FOUR DEGREES, THIRTEEN MINUTES, EAST (64° 13' 43") E, A DISTANCE OF ONE HUNDRED AND FIFTY FEET AND ZERO HUNDREDS OF A FOOT (150.00) TO A POINT, THENCE ON A LINE BEARING NORTH SIXTY-FOUR DEGREES, THIRTEEN MINUTES, EAST (64° 13' 43") E, A DISTANCE OF ONE HUNDRED AND FIFTY FEET AND ZERO HUNDREDS OF A FOOT (150.00) TO A POINT, THENCE ALONG LANDS OWNED BY A PARTNERSHIP ON A LINE BEARING SOUTH FIFTY-THREE DEGREES, FORTY-ONE MINUTES, FORTY-NINE SECONDS, EAST (S 51° 41' 49" E), A DISTANCE OF ONE THOUSAND SEVEN HUNDRED TWENTY FEET AND SEVENTY-SIX HUNDREDS OF A FOOT (1720.26) TO A 24' WALNUT TREE WITNESSED, PASSING THROUGH A 10" CONCRETE MONUMENT, THENCE ALONG THE SAME ON A LINE BEARING SOUTH FIFTY-NINE DEGREES, THIRTY-ONE MINUTES, NINETEEN SECONDS, EAST (S 59° 31' 19" E), A DISTANCE OF ONE THOUSAND EIGHTY-TWO FEET AND FOURTEEN HUNDREDS OF A FOOT (1882.14) TO A 5' REBAR IRON PIN, THENCE ALONG LANDS NOW OR FORMERLY A CLUB ROAD PROPERTIES LIMITED PARTNERSHIP ON A LINE BEARING SOUTH FIFTY-ONE DEGREES, THIRTY-ONE MINUTES, SIX SECONDS, EAST (S 51° 51' 06" E), A DISTANCE OF ONE THOUSAND SIX HUNDREDS OF A FOOT (630.55) TO A 5' REBAR IRON PIN, THENCE ALONG LANDS NOW OR FORMERLY A STEEPLAND, A BETH A. BRY AND LANDS NOW OR FORMERLY DAVID J. WINNER ON A LINE BEARING SOUTH FIFTY-ONE DEGREES, THIRTY-ONE MINUTES, FIFTY SECONDS, EAST (S 51° 31' 50" E), A DISTANCE OF ONE HUNDRED SIXTY-FOUR FEET AND FIFTY-NINE HUNDREDS OF A FOOT (1664.59) TO AN IRON PIN WITH A CAP, THENCE ALONG LANDS NOW OR FORMERLY DAVID J. WINNER AND LANDS NOW WITH A CAP, THENCE ALONG LANDS NOW OR FORMERLY DAVID J. WINNER AND LANDS NOW OR FORMERLY LESTER S. MILLER JR. ON A LINE BEARING SOUTH FIFTY-FIVE DEGREES, THIRTY-TWO MINUTES, TWENTY-NINE SECONDS, EAST (S 55° 32' 29" E), A DISTANCE OF ONE THOUSAND NINE HUNDRED

DEED DESCRIPTION

[illegible]

CARL D. BERT, REGISTERED SURVEYOR, DATED JUNE, 1981.

[illegible]

D. BERT, REGISTERED SURVEYOR, DATED JUNE, 1981

PARCEL THREE BEGINNING AT AN IRON PIN AT LAND NOW OR FORMERLY OF FRED M. POTTIGER, AT A POINT ON THE NORTHERN RIGHT-OF-WAY LINE OF INTERSTATE 81, SAID POINT BEING 120 FEET PERPENDICULAR FROM THE SOUTH BOUND BASE LINE OF INTERSTATE 81; THENCE ALONG A CURVE TO THE LEFT WITH THE FOLLOWING CHARACTERISTICS: RADIUS EQUALS 5849.65 FEET, LENGTH EQUALS 78.05 FEET, CENTRAL ANGLE EQUALS 60° 48' 52"; THENCE SOUTHWESTALY ALONG AN IRON PIN AT A POINT 120 FEET PERPENDICULAR FROM THE SOUTH BOUND BASE LINE OF INTERSTATE 81; THENCE PERPENDICULAR TO THE SOUTH BOUND BASE LINE OF INTERSTATE 81 SOUTH 89° 37' 45"E 10.00 FEET TO AN IRON PIN AT A POINT 110 FEET PERPENDICULAR FROM THE SOUTH BOUND BASE LINE OF INTERSTATE 81; THENCE ALONG THE NORTHERN RIGHT-OF-WAY LINE OF INTERSTATE 81 ON A CURVE TO THE LEFT WITH THE FOLLOWING CHARACTERISTICS: RADIUS EQUALS 5893.65 FEET, LENGTH EQUALS 190.17 FEET,

SOUTH 81° 00' WEST, 15' CHORD LENGTH 1068.67 FEET, TO AN IRON PIN ON THE SOUTH 81° 00' WEST BASE LINE, 15' CHORD LENGTH 1068.67 FEET, PERPENDICULAR FROM THE SOUTH 81° 00' WEST BASE LINE, THENCE PERPENDICULAR TO THE SOUTH 81° 00' WEST BASE LINE OF RIGHT-OF-WAY LINE OF INTERSTATE 81, SAID POINT BEING 100.00 FEET PERPENDICULAR FROM THE SOUTH 81° 00' WEST BASE LINE OF INTERSTATE 81, THENCE ALONG THE NORTHERN RIGHT-OF-WAY LINE OF INTERSTATE 81 ON A CURVE TO THE LEFT WITH THE FOLLOWING CHARACTERISTICS: RADIUS 5565.45 FEET, LENGTH 65.53 FEET, CENTRAL ANGLE 70° 25' 54", TANGENT 21.96 FEET, CHORD BEARING SOUTH 75° 39' 18" WEST, CHORD LENGTH 43.93 FEET, TO AN IRON PIN AT LAND NOW OR FORMERLY OF PAUL S. KANN, SAID PIN ALSO BEING ON THE NORTHERN RIGHT-OF-WAY LINE OF INTERSTATE 81 AT A POINT 100 FEET PERPENDICULAR FROM THE SOUTH 81° 00' WEST BASE LINE, THENCE ALONG LAND NOW OR FORMERLY OF PAUL S. KANN NORTH 86° 10' 00" WEST 262.84 FEET TO A RAILROAD SPIKE IN THE TOWNSHIP ROAD 1565, AND A LAND NOW OR FORMERLY OF DALE L. SHERIFF, THENCE ALONG LAND NOW OR FORMERLY OF DALE L. SHERIFF, THENCE ALONG THE TOWNSHIP ROAD 1565, TO AN IRON PIN SET AT THE LOW WATER LINE ON THE SOUTH SIDE OF THE COMMODORUS CREEK, THENCE ALONG THE LOW WATER LINE ON THE SOUTH SIDE OF THE COMMODORUS CREEK TO THE FOLLOWING TEN (10) BEARINGS AND DISTANCES: (1) NORTH 14° 43' 30" WEST 714.55 FEET TO A POINT; (2) NORTH 05° 00' WEST 100.00 FEET TO A POINT; (3) NORTH 12° 30' 00" EAST 100.00 FEET TO A POINT; (4) NORTH 26° 00' EAST 250.00 FEET TO A POINT; (5) NORTH 28° 30' 00" EAST 275.00 FEET TO A POINT; (6) NORTH 57° 00' EAST 150.00 FEET TO A POINT; (7) NORTH 62° 00' EAST 350.00 FEET TO A POINT; (8) NORTH 75° 00' EAST 280.00 FEET TO A POINT; (9) NORTH

AN IRON PIN AT THE LOW WATER LINE OF THE CONDOQUINET CREEK AT LAND NOW FORMERLY OF RITTER BROTHERS INC. THENCE LEAVING THE CONDOQUINET CREEK AND ALONG LAND NOW FORMERLY OF RITTER BROTHERS INC. SOUTH 53° 29' 00" EAST 1064.26 FEET TO AN EXISTING FENCE POST; THENCE ALONG LAND NOW OR FORMERLY OF RITTER BROTHERS INC. SOUTH 53° 20' 00" EAST 654.50 FEET TO A 24" WALNUT; THENCE ALONG LAND NOW OR FORMERLY OF RITTER BROTHERS INC. SOUTH 95° 15' 00" EAST 1082.30 FEET TO AN IRON PIN AT LAND NOW OR FORMERLY OF SAMUEL J. WITMER; THENCE ALONG LAND NOW OR FORMERLY OF SAMUEL J. WITMER SOUTH 51° 15' 00" EAST 280.80 FEET TO AN IRON PIN; THEN ALONG LAND NOW OR FORMERLY OF SAMUEL J. WITMER SOUTH 51° 15' 00" EAST 378.62 FEET TO A 24" WALNUT; THENCE ALONG LAND NOW OR FORMERLY OF ALVIN E. BRY AND LAND NOW OR FORMERLY OF THENCE ALONG LAND NOW OR FORMERLY OF SAMUEL J. WITMER AND LAND NOW OR FORMERLY OF FRED M. POTTEIGER SOUTH 55° 16' 00" EAST 1979.69 FEET TO AN IRON PIN AT THE POINT OF BEGINNING.

CONTAINING A TOTAL OF 212.543 ACRES IN ACCORDANCE WITH A SURVEY PREPARED BY CARL D. BERRY, REGISTERED SURVEYOR DATED JUNE, 1981.

CARL D. BERT, REGISTERED SURVEYOR DATED JUNE, 1981.

0	07.03.2025	11TH REVISED COMMITMENT		
0	05.20.2025	REVISED DEED DESCRIPTION	LDC	TRM
0	05.14.2025	INITIAL SUBMISSION	LDC	TRM
REV	DATE	COMMENTS	BY	CHKD
ISSUE / REVISIONS				

[illegible]

PROJECT BOLT

MIDDLESEX
TOWNSHIP

PENNSYLVANIA

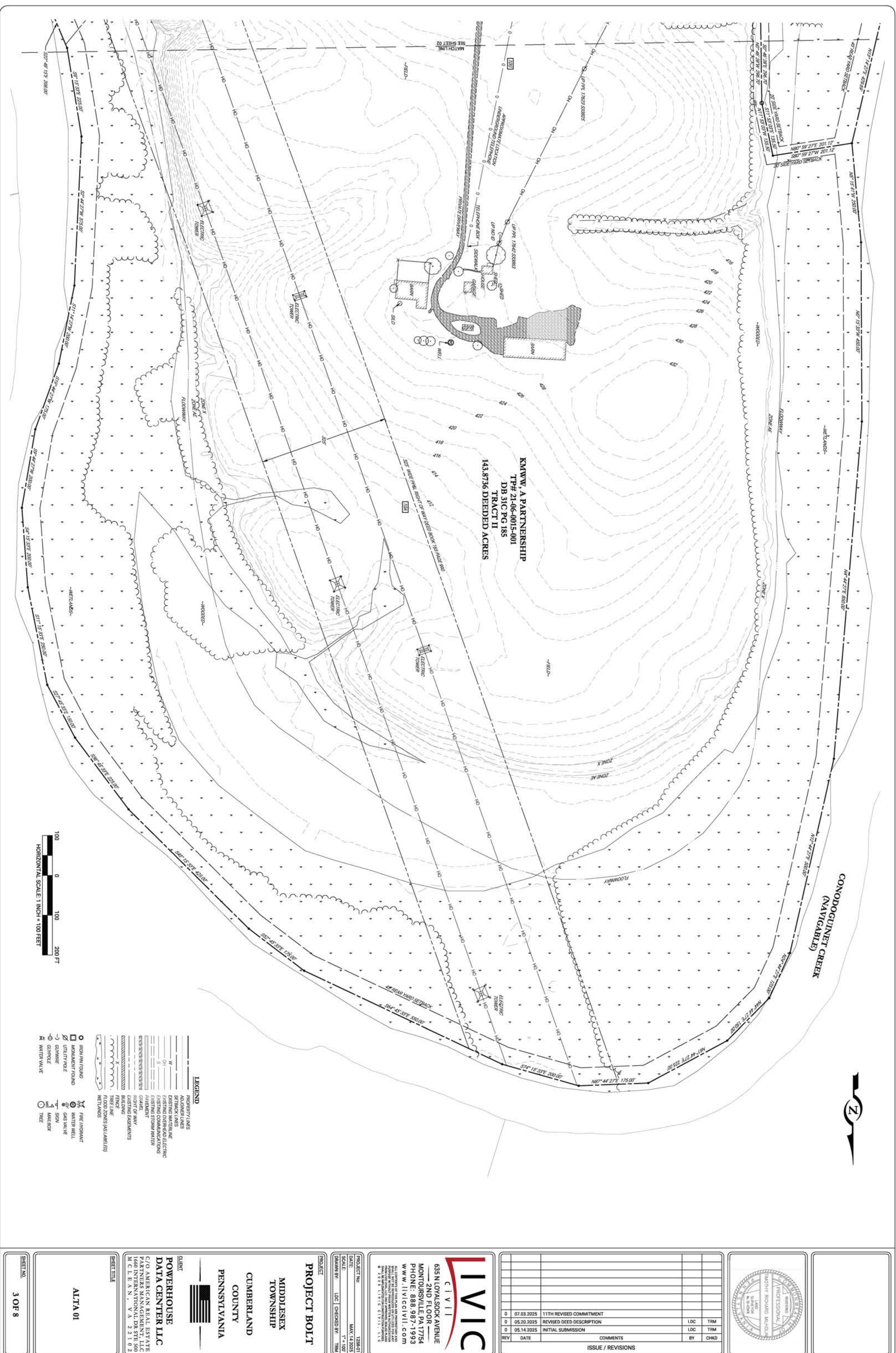


**POWERHOUSE
DATA CENTER LLC**
C/O AMERICAN REAL ESTATE
PARTNERS MANAGEMENT, LLC
1660 INTERNATIONAL DR STE 500
MCLEAN, VA 22102

SHEET TITLE

NOTES

SHEET NO.
2 OF 8



0	07.03.2025	11TH REVISED COMMITMENT		
0	05.20.2025	REVISED DEED DESCRIPTION	LDC	TRM
0	05.14.2025	INITIAL SUBMISSION	LDC	TRM
REV	DATE	COMMENTS	BY	CHKD
ISSUE / REVISIONS				

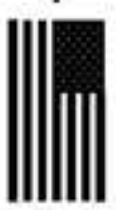
LIVIC
c i v i l
635 N LOYALSOCK AVENUE
— 2ND FLOOR —
MONTROUSEVILLE, PA 17754
PHONE: 888.987.1993
WWW.LIVICIVIL.COM

PROJECT No:	1258-01
DATE:	MAY, 14 2025
SCALE:	1" = 100'
DRAWN BY:	LDC
CHECKED BY:	TRM

PROJECT BOLT

MIDDLESEX
TOWNSHIP

CUMBERLAND
COUNTY
PENNSYLVANIA



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

SHEET TITLE

ALTA 01

SHEET NO.
3 OF 8



LEGEND	
	PROPERTY LINES
	ADJACENT LINES
	SETBACK LINES
	EXISTING WATER LINE
	EXISTING OVERHEAD ELECTRIC
	EXISTING DRAINAGE
	EXISTING COMMUNICATIONS
	EXISTING STORM WATER
	EXISTING RAILROAD
	GRAVEL
	RIGHT OF WAY
	EXISTING BUILDINGMENTS
	FENCE
	TREE LINE
	FLOOD ZONES (AS LABELED)
	WETLANDS

	IRON PIN FOUND		FIRE HYDRANT
	MONUMENT FOUND		WATER WELL
	UTILITY POLE		GAS VALVE
	GUYWIRE		SIGN
	GUYPOLE		MAILBOX
	WATER VALVE		TREE

[illegible]



0	07.03.2025	11TH REVISED COMMITMENT		
0	05.20.2025	REVISED DEED DESCRIPTION	LDC	TRM
0	05.14.2025	INITIAL SUBMISSION	LDC	TRM
REF	DATE	COMMENTS	BY	CHKD
ISSUE / REVISIONS				

LIVIC
c i v i l
635 N LOYALSOCK AVENUE
— 2ND FLOOR —
MONTGOMERSVILLE PA 17754
PHONE: 888.987-1993
www.liviccivil.com

PROJECT No:	1258-01
DATE:	MAY, 14 2025
SCALE:	1" = 100'
DRAWN BY:	LDC
CHECKED BY:	TRM

PROJECT

PROJECT BOLT

MIDDLESEX
TOWNSHIP

CUMBERLAND
COUNTY
PENNSYLVANIA

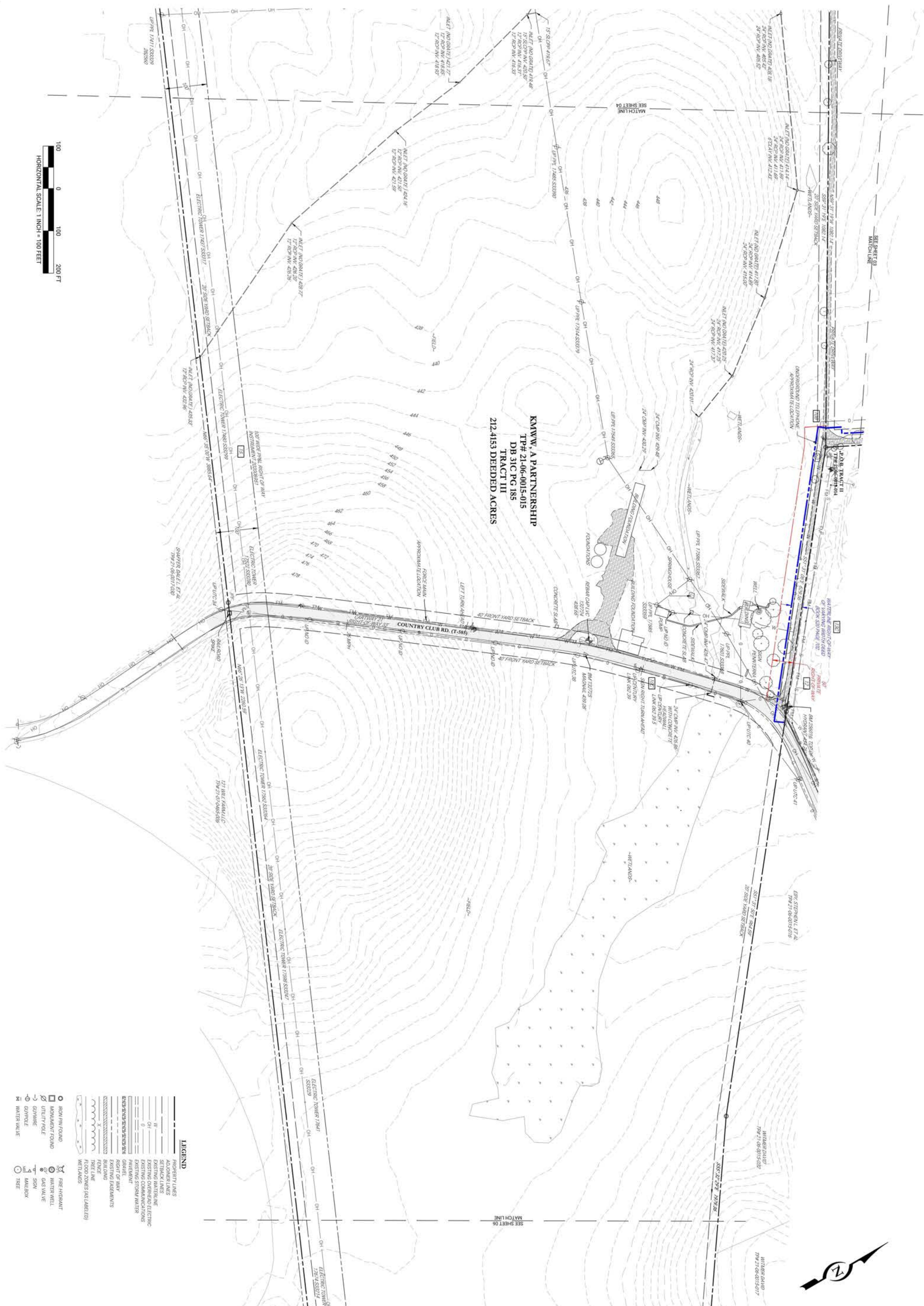


**POWERHOUSE
DATA CENTER LLC**
C/O AMERICAN REAL ESTATE
PARTNERS MANAGEMENT, LLC
1660 INTERNATIONAL DR STE 500
MCLEAN, VA 22102

SHEET TITLE

ALTA 04

SHEET NO.



0	07.03.2025	11TH REVISED COMMITMENT		
0	05.20.2025	REVISED DEED DESCRIPTION	LDC	TRM
0	05.14.2025	INITIAL SUBMISSION	LDC	TRM
REV	DATE	COMMENTS	BY	CHKD
ISSUE / REVISIONS				

LIVIC
c i v i l
635 N. LOYALSOCK AVENUE
— 2ND FLOOR —
MONTGOMERSVILLE, PA 17754
PHONE: 888.987-1993
www.liviccivil.com

PROJECT No:	1258-01
DATE:	MAY, 14 2025
SCALE:	1" = 100'
DRAWN BY:	LDC
CHECKED BY:	TMM

PROJECT BOLT

MIDDLESEX
TOWNSHIP

CUMBERLAND
COUNTY
PENNSYLVANIA



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

SHEET TITLE

ALTA 05

SHEET NO. 7 OF 8



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



Instrument Number - 202514239

Recorded On 7/15/2025 At 2:58:53 PM

* Total Pages - 26

* Instrument Type - DEED

Invoice Number - 441498

User ID - SW

* Grantor - KMWW

* Grantee - CARLISLE DEVELOPMENT PARTNERS LLC

* Customer - SIMPLIFILE LC E-RECORDING

*** FEES**

STATE TRANSFER TAX	\$300,000.00
STATE WRIT TAX	\$0.50
STATE JCS/ACCESS TO JUSTICE	\$40.25
RECORDING FEES -	\$117.50
RECORDER OF DEEDS	
PARCEL CERTIFICATION FEES	\$60.00
AFFORDABLE HOUSING	\$11.50
DEMOLITION FUND	\$15.00
COUNTY ARCHIVES FEE	\$2.00
ROD ARCHIVES FEE	\$3.00
CUMBERLAND VALLEY SCHOOL DISTRICT	\$150,000.00
MIDDLESEX TOWNSHIP	\$150,000.00
TOTAL PAID	\$600,249.75

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

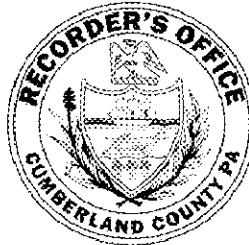
21-06-0015-001

21-06-0015-014

21-06-0015-015

Total Parcels: 3

**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.

0067UM

