

Prepared by:

Joseph A. La Flamme, Esquire
P.O. Box 1406
Skippack, PA 19474

Return to: Red Rose Abstract, LLC
616 Paxton Place, Suite 100
Lititz, PA 17543
office@redroseabstract.com
717-394-7054

Premises: NS State Route 322
WS Boyd Street
W of Burd Coleman Road
ES Burd Coleman Road
ES Burd Coleman Road
ES Boyd Street
NS Gold Road
198 Burd Coleman Road
244 Rexmont Road

Parcel Nos.: 12-2348414-340411-0000
12-2345417-342800-0000
12-2340203-341721-0000
12-2341468-343302-0000
12-2341107-344199-0000
12-2344396-343756-0000
12-2345841-343578-0000
12-2340343-343114-0000
12-2346649-344743-0000

THIS INDENTURE dated this 18th day of May 2022, made effective this 18th day of May 2022, between **H&K GROUP, INC., (f/k/a Haines and Kibblehouse, Inc., and/or Haines & Kibblehouse, Inc.)** a Pennsylvania corporation (hereinafter called "**Grantor**") and **CORNWALL PROPERTIES, LLC**, a Pennsylvania limited liability company, (hereinafter called "**Grantee**");

WITNESSETH that the said Grantor for and in consideration of the sum of Four Million Four Hundred Twenty Five Thousand Dollars (\$4,425,000.00) lawful money of the United States of America, unto it well and truly paid by the said Grantee at or before the sealing and delivery hereof, the receipt whereof is hereby acknowledged, has granted, conveyed, bargained, sold, aliened, enfeoffed, released and confirmed, and by these presents does grant, bargain, sell, alien, enfeoff, release and confirm unto the said Grantee, its successors and assigns:

ALL THAT CERTAIN lot or piece of ground with the buildings and improvements thereon erected described on **Exhibit "A"** attached to and made part of this Indenture.

TOGETHER with all and singular the improvements, ways, streets, alleys, passages, waters, water-courses, rights, liberties, privileges, hereditaments, and appurtenances, whatsoever thereunto belonging, or in any wise appertaining, and the reversions and remainders, rents, issues and profits thereof; and all the estate, right, title, interest, property, claim and demand whatsoever, of the said Grantor, as well as in law as in equity, or otherwise howsoever, of, in and to the same and every part thereof.

UNDER AND SUBJECT nevertheless, to all covenants, conditions, restrictions and easements appearing of record, to the extent still valid, binding and enforceable, without reimposition of the same.

UNDER AND SUBJECT to Grantor's right to access the property (i) for conducting any testing and monitory and (ii) for performance of any and all reclamation work that may be required by the Commonwealth of Pennsylvania Department of Environmental Protection and/or any other governmental regulatory body in connection with and/or related to Grantor's activities on the property including, but not limited to, any non-coal surface mining activities, and/or Grantor's Non-coal Surface Mining Permit/Authorizations: (i) Cornwall Stone SMP No. 38950301, (ii) Cornwall Material SMP No. 38020302, and (iii) Minersville Stone SMP No. 38970301 (collectively, the "Mining Permits"), and closure of such permit. Grantor's right to access the property under this paragraph shall terminate upon the closure of the Mining Permits.

UNDER AND SUBJECT to subject to the following restrictions, which restrictions are personal to Grantor and shall not inure to any other person: (i) that rock from prior mining or extraction activities on the property may only be used or processed for use by the Grantee for or in connection with Grantee owned development project and materials operations, provided however extraction of minerals for industrial or commercial uses for sale to third parties shall not be restricted; (ii) that rock, slag, or stockpiles from prior mining or extraction activities on the property may not be used for or in connection with or by any third parties (except with respect to extraction of minerals and sale as provided in (i) above); and (iii) that Grantor retains and shall have a right of first refusal to participate in any extraction of rock, or operations of bituminous asphalt plants located on the property on at least a fifty percent (50%) ownership interest basis pursuant to the following procedure: If the Grantee intends to engage in any extraction of general purpose rock (rock used for backfill, subbase, manufacturing of asphalt or concrete; excluding use of tailings or extraction of minerals for industrial or commercial uses) for sale to third parties or operate a bituminous asphalt plant on the property for sale of bituminous asphalt to third parties then Grantee shall provide written notice to Grantor of such intention, at which time Grantor shall have the right, but not the **obligation**, upon notice to Grantee within three months following receipt of written notice from Grantee, to purchase from

Grantee, at fair market value, a fifty percent interest in such operations. Fair market value shall be determined by an independent valuation expert mutually agreed upon by Buyer and Seller or, if no such agreement is reached within one month of Grantor's exercise or its purchase right, then each of Grantor and Grantee shall choose its own independent valuation expert within one month of their failure to agree on a single expert and those experts shall, within one month of appointment, choose the independent valuation expert. In the event Grantor is offered such right of first refusal and declines to exercise such right, the foregoing restrictions shall be deemed waived as to the transaction for which Grantor has received written notice from Grantee. The address of Grantor for purposes of notice pursuant to the foregoing right of first refusal is 2052 Lucon Road, Skippack, Pennsylvania. Grantor's rights described in this paragraph (a) shall not be binding upon a transferee of Grantee that the Grantee does not have an ownership interest greater than ten percent to the extent such transfer constitutes a subdivided lot of less than five acres, and (b) in any event, shall expire on May 18, 2057.

TO HAVE AND TO HOLD the said lot or piece of ground above described with the improvements thereon erected hereditaments and premises hereby granted, or mentioned and intended so to be, with the appurtenances, unto the said Grantee, its successors and assigns, forever, under and subject as aforesaid.

THIS DOCUMENT MAY NOT SELL, CONVEY, TRANSFER, INCLUDE OR INSURE THE TITLE TO THE COAL AND RIGHT OF SUPPORT UNDERNEATH THE SURFACE LAND DESCRIBED OR REFERRED TO HEREIN, AND THE OWNER OR OWNERS OF SUCH COAL MAY HAVE THE COMPLETE LEGAL RIGHT TO REMOVE ALL OF SUCH COAL AND, IN THAT CONNECTION, DAMAGE MAY RESULT TO THE SURFACE OF THE LAND AND ANY HOUSE, BUILDING OR OTHER STRUCTURE ON OR IN SUCH LAND. THE INCLUSION OF THIS NOTICE DOES NOT ENLARGE, RESTRICT OR MODIFY ANY LEGAL RIGHTS OR ESTATES OTHERWISE CREATED, TRANSFERRED, EXCEPTED OR RESERVED BY THIS INSTRUMENT.

UNDER AND SUBJECT, nevertheless, as aforesaid.

AND THE said Grantor, for itself and its successors does by these presents, covenant, grant and agree to and with the said Grantee, its successors and assigns, that it, the said Grantor and its successors, all and singular the hereditaments and premises hereinabove described and granted and conveyed or mentioned and intended so to be, with the appurtenances, unto the said Grantee, its successors and assigns, against it the said Grantor and its successors, and against all and every person and persons whomsoever lawfully claiming or to claim the same or any part thereof, by, from, or under it, them or any of them, shall and will, subject as aforesaid, SPECIALLY WARRANT and forever DEFEND.

IN WITNESS WHEREOF, the Grantor has caused these presents to be executed the day and year first above written.

H&K GROUP, INC., (f/k/a Haines and
Kibblehouse, Inc., and Haines & Kibblehouse, Inc.)

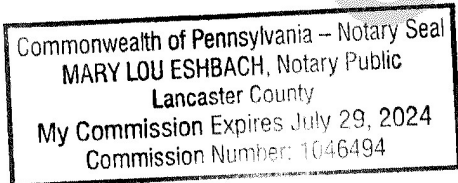
John R Kibblehouse Jr. *Treasurer*
John R Kibblehouse Jr.

COMMONWEALTH OF PENNSYLVANIA:

Lebanon
COUNTY OF MONTGOMERY:

ON THIS the 1st day of May, 2022, before me, the undersigned officer, personally appeared John R. Kibblehouse Jr., who acknowledged himself/herself to be the Treasurer of H&K Group, Inc., (f/k/a Haines and Kibblehouse, Inc., and Haines & Kibblehouse, Inc.), and that he as such Officer being authorized to do so, executed the foregoing instrument for the purposes therein contained by signing the name of the Corporation by himself/herself as such officer.

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



Mary Lou Eshbach

Notary Public _____

My Commission Expires:

The address of the above named Grantee is:

201 Iron Valley Drive
Lebanon, PA 17042

Me
On behalf of the Grantee

EXHIBIT A

PARCELS B, C-GL, D, E, AND J (Parcel Nos. 12-2348414-340411-0000; 12-2345417-342800-0000; 12-2341468-343302-0000; 12-2341107-344199-0000; and 12-2344396-343756-0000)

PARCEL NO. 1

TRACT NO. 1 - ALL THAT CERTAIN parcel or tract of land situate on the north side of Gold Road and the east side of Boyd Street in the Borough of Cornwall, Lebanon County, Pennsylvania, in accordance with a plan prepared by Steckbeck Engineering & Surveying, Inc., titled "Subdivision Plan for Sheridan Corporation", dated September 16, 2003 and last revised February 24, 2004, recorded in Plan Book 58, Page 240, being more particularly bounded and described as follows:

BEGINNING at a point on the east side of Boyd Street, said point being the northwest corner of the herein described parcel; thence along the Cornwall United Methodist Church and other lands of Sheridan Corporation, respectively, North 72 degrees 54 minutes 44 seconds East a distance of 834.47 feet to a point; thence along Lot 55 of the aforementioned plan, the following three (3) courses and distances; (1) South 87 degrees 29 minutes 20 seconds East a distance of 985.06 feet to a point; (2) along a curve to the right having a radius of 361.07 and an arc length of 211.84 and having a chord bearing of South 10 degrees 45 minutes 53 seconds East and a chord distance of 208.81 feet to a point; (3) South 06 degrees 02 minutes 34 seconds West a distance of 282.18 feet (which distance was erroneously listed on the aforementioned Plan Book 58, Page 240) to a point; thence along Lot 74 of a plan prepared by Steckbeck Engineering & Surveying, Inc., titled, "Revised Final Subdivision Plan for Iron Valley Estates - Phase 5A", dated September 21, 2005 and last revised December 20, 2005, being recorded in Plan Book 63, Page 211, South 00 degrees 55 minutes 52 seconds East a distance of 640.89 feet (which bearing and distance were erroneously listed on the aforementioned Plan Book 58, Page 240) to a point; thence along Kenneth & Deborah Berkheimer, South 05 degrees 47 minutes 58 seconds West a distance of 90.86 feet (which bearing was listed erroneously on the aforementioned Plan Book 58, Page 240) to a point on the north right-of-way line of Gold Road; thence along the north right-of-way line of Gold Road, North 83 degrees 58 minutes 02 seconds West a distance of 643.51 feet to a point, thence leaving the north right-of-way line of Gold Road and going along Mary Wheeler the following three (3) courses and distances; (1) North 06 degrees 01 minutes 58 seconds East a distance of 35.00 feet to a point; (2) North 84 degrees 02 minutes 21 seconds West a distance of 296.48 feet to a point; (3) South 18 degrees 47 minutes 58 seconds West a distance of 105.37 feet (which bearing was listed erroneously on the aforementioned Plan Book 58, Page 240) to a point on the east right-of-way line of Boyd Street, thence along the eastern right-of-way line of Boyd Street the following fifteen (15) courses and distances; (1) North 57 degrees 02 minutes 20 seconds West a distance of 308.13 feet (which distance was listed erroneously listed on the aforementioned Plan Book 58, Page 240) to a point; (2) along a curve to the right having a radius of 607.48 feet and an arc length of 127.93 feet and having a chord bearing of North 51 degrees 00 minutes 21 seconds West and a chord length of 127.69 feet to a point; (3) North 45 degrees 01 minutes 37 seconds East a distance of 50.00 feet to a point; (4) along a curve to the right having a radius of 557.48 feet and an arc length of 28.32 feet and having a chord bearing of North 43 degrees 31 minutes 04 seconds West a distance and a chord distance of 28.32 feet to a point; (5) North 42 degrees 03 minutes 45 seconds West a distance of 166.85 feet to a point; (6) South 47 degrees 56 minutes 15 seconds West a distance of 40.00 feet to a point; (7) North 42 degrees 03 minutes 45 seconds West a distance of 300.00 feet to a point; (8) North 47 degrees 56 minutes 15 seconds East a distance of 60.00 feet to a point; (9) North 42 degrees 03 minutes 45 seconds West a distance of 34.38 feet to a point; (10) along a curve to the right having a radius of 295.28 feet and an arc length of 155.19 feet and having a chord bearing of North 27 degrees 00 minutes 23 seconds West and a chord length of 153.41 feet to a point; (11) South 78 degrees 02 minutes 59 seconds West a distance of 70.00 feet to a

point; (12) along a curve to the right having a radius of 365.28 feet and an arc length of 83.26 feet and having a chord bearing of North 05 degrees 25 minutes 13 seconds West and a chord length of 83.08 feet to a point; (13) North 01 degree 06 minutes 35 seconds East a distance of 56.48 feet to a point; (14) North 88 degrees 53 minutes 25 seconds West a distance of 20.00 feet to a point; (15) North 01 degree 06 minutes 35 seconds East a distance of 30.29 feet (which distance was erroneously listed on the aforementioned Plan Book 58, Page 240) to a point, the point of BEGINNING. CONTAINING in area (40.17 acres)

TRACT NO. 2 - ALL THAT CERTAIN tract or parcel of land situate in the Borough of Cornwall, County of Lebanon, Commonwealth of Pennsylvania, bounded and described as follows, to wit:

BEGINNING at a point at the intersection of the easterly line of the tract of land that was conveyed by BethEnergy (under its then name of Bethlehem-Cuba Iron Mines Company) to the Methodist Church Home by Indenture dated April 10, 1953, and recorded in said Lebanon County Deed Book H, Vol. 9, Page 444, with the southerly line of the tract of land that was conveyed by BethEnergy (under its then name of Bethlehem Mines Corporation) to Borough of Cornwall by Deed of Dedication dated December 29, 1967, and recorded in Lebanon County Deed Book Vol. 64, Page 739, described therein under the heading "TRACT NO. 2"; thence, along said last-mentioned southerly line and being also the southerly line of the right of way of Boyd Street the following ten (10) courses and distances which are described in said last-mentioned Deed of Dedication (each line, however, being traversed for the purpose of this description in the reverse of the direction described in said Deed of Dedication): (1) south 58 degrees 43 minutes 00 seconds east, 296.92 feet, (2) southeastwardly by a curve to the left the radius of which is 1,721.55 feet and the chord of which bears south 62 degrees 59 minutes 16 seconds east, 256.43 feet, an arc distance of 256.67 feet, (3) south 22 degrees 44 minutes 28 seconds west, 50.00 feet, (4) southeastwardly by a curve to the left the radius of which is 1,771.55 feet and the chord of which bears south 76 degrees 30 minutes 46 seconds east, 569.76 feet, an arc distance of 572.24 feet, (5) southeastwardly by a curve to the right the radius of which is 800.00 feet and the chord of which bears south 74 degrees 23 minutes 00 seconds east, 315.80 feet, an arc distance of 317.88 feet, (6) north 27 degrees 00 minutes 00 seconds east, 60.00 feet, (7) south 63 degrees 00 minutes 00 seconds east, 344.44 feet, (8) southeastwardly by a curve to the left the radius of which is 746.00 feet and the chord of which bears south 80 degrees 38 minutes 00 seconds east, 451.96 feet, an arc distance of 459.18 feet, (9) north 81 degrees 44 minutes 00 seconds east, 89.44 feet and (10) southeastwardly by a curve to the right the radius of which is 249.50 feet and the chord of which bears south 73 degrees 31 minutes 00 seconds east, 208.91 feet, an arc distance of 215.55 feet; thence, continuing partly along said southerly line of Boyd Street and partly along the westerly line of the tract of land now or formerly of Patricia J. Gerdes in a southeasterly direction a distance of 1,875 feet to the northerly line of the right of way of State Highway Route 1014; thence, along said northerly line in a westerly direction a distance of approximately 3,775 feet to the above-mentioned easterly line of the tract of land now or formerly of the Methodist Church Home; thence along said easterly line by the two (2) courses and distances that were described in the Subdivision Plan entitled "Land Subdivision Plan for Cornwall Borough Municipal Authority" prepared by Matthew & Hockley Associates, LTD and dated May 4, 1993, last revised July 14, 1993, (1) north 00 degrees 42 minutes 32 seconds west, 1,939.46 feet and (2) north 07 degrees 02 minutes 32 seconds west, 465.90 feet to the point or place of BEGINNING. CONTAINING 104 acres more or less.

TRACT NO. 3 – ALL THAT CERTAIN parcel or tract of land situate on the south side of Granite Street in the Borough of Cornwall, Lebanon County, Pennsylvania, being more particularly bounded and described as follows:

BEGINNING at a point at the intersection of the following: (a) the easterly line of the tract of land which was conveyed by Bethlehem and BethEnergy to Lebanon County Industrial Development Authority by deed dated November 17, 1975, and recorded in said Office in Deed Book Vol. 132, at page 242, described therein under the heading "TRACT NO. 5", (b) the southerly street line of Silver Road and (c) the northwesterly corner of the tract of land which was conveyed by Bethlehem to BethEnergy by Indenture dated April 26, 1984, and recorded in said Office in Deed Book Vol. 206, at page 864, described therein under the heading "TRACT NO. 2"; thence along the seventeen (17) courses and distances which are described in said last-mentioned Indenture (1) South 83 degrees 58 minutes 40 seconds East a distance of 257.97 feet, (2) South 06 degrees 01 minutes 20 seconds West a distance of 134.25 feet, (3) North 71 degrees 54 minutes 40 seconds West a distance of 38.00 feet, (4) South 17 degrees 08 minutes 35 seconds West a distance of 50.70 feet, (5) South 71 degrees 54 minutes 40 seconds East a distance of 48.00 feet, (6) South 71 degrees 54 minutes 40 seconds East a distance of 20.45 feet, (7) South 86 degrees 37 minutes 30 seconds East a distance of 495.53 feet, (8) North 06 degrees 01 minutes 20 seconds East a distance of 167.12 feet, (9) South 83 degrees 58 minutes 40 seconds East a distance of 73.71 feet, (10) South 66 degrees 20 minutes 40 seconds East a distance of 151.08 feet, (11) South 80 degrees 16 minutes 10 seconds East a distance of 36.35 feet, (12) South 05 degrees 00 minutes 50 seconds West a distance of 32.95 feet, (13) South 84 degrees 59 minutes 10 seconds East a distance of 30.00 feet, (14) North 05 degrees 00 minutes 50 seconds East a distance of 30.48 feet, (15) South 80 degrees 16 minutes 10 seconds East a distance of 142.74 feet, (16) South 05 degrees 43 minutes 50 seconds West a distance of 39.37 feet, (17) South 86 degrees 26 minutes 10 seconds East a distance of 247.39 feet; thence along the two (2) following courses and distances, in accordance with a "Lot Addition Plan of lands of Sheridan Corporation" prepared by M.P. O'Donnell & Associates, dated October 28, 2005 and recorded in the Lebanon County Recorder of Deeds on May 19, 2006 in Plan Book 63, Page 105; (1) South 05 degrees 43 minutes 50 seconds West a distance of 28.00 feet to a rebar; (2) South 77 degrees 34 minutes 29 seconds East a distance of 92.84 feet to a point; thence leaving lands surveyed by M.P. O'Donnell & Associates and following the courses and distances as described in the previous deed; (1) South 69 degrees 20 minutes 35 seconds East a distance of 75.84 feet, (2) South 11 degrees 47 minutes 50 seconds West a distance of 294.30 feet, (3) North 78 degrees 12 minutes 10 seconds West a distance of 30.00 feet, (4) South 11 degrees 47 minutes 50 seconds West a distance of 160.00 feet, (5) South 78 degrees 12 minutes 10 seconds East a distance of 20.00 feet, (6) South 11 degrees 47 minutes 50 seconds West a distance of 13.26 feet, thence along the two (2) courses and distances that are described in the Indenture from BethEnergy (under it's then name Bethlehem Mines Corporation) to Borough of Cornwall dated December 29, 1967, and recorded in said Office in Deed Book Vol. 64, at page 739 (each line, however, being traversed for the purpose of this description in the reverse of the direction described in said Indenture), (1) South 11 degrees 47 minutes 50 seconds West a distance of 14.74 feet to a tangent and (2) Southwesterly by a curve to the left the radius of which is 253.50 feet and the chord of which is bears South 02 degrees 29 minutes 32 seconds East a chord distance of 125.14 feet, an arc distance of 126.45 feet to the northerly line of the tract of surface land conveyed by Bethlehem (under it's then name Bethlehem Steel Company) to Cornwall Borough,

Lebanon County, Municipal Authority by Deed and Bill of Sale dated April 22, 1957; thence along said last-mentioned tract of land the following five (5) courses and distances (each line, however, being traversed for the purpose of this description in the reverse of the direction described in said Indenture), (1) North 76 degrees 25 minutes 40 seconds West by a part of the line described in said last-mentioned Deed and Bill of Sale as being "773.30 feet" in length, a distance of approximately four hundred forty (440) feet, (2) South 45 degrees 07 minutes 50 seconds West a distance of 176.96 feet, (3) North 66 degrees 46 minutes 10 seconds West a distance of 1,183.14 feet, (4) South 00 degrees 00 minutes 50 seconds West a distance of 1,183.52 feet, (5) North 89 degrees 59 minutes 10 seconds West by a part of the line described in said last-mentioned deed as being "3,714.72 feet" in length, a distance of 1,953.00 feet to an iron pipe, said iron pipe being a southeasterly corner of the tract of land which was conveyed by BethEnergy (under its then name of Bethlehem Mines Corporation) and Bethlehem to Lebanon County Industrial Development Authority by Indenture dated November 17, 1975; thence, along the eight (8) courses and distances which are described in said last-mentioned Indenture (each line, however, being traversed for the purpose of this description in the reverse of the direction described in said Indenture), (1) North 00 degrees 04 minutes 09 seconds West a distance of 854.34 feet, (2) North 52 degrees 50 minutes 03 seconds East a distance of 629.85 feet, (3) North 81 degrees 56 minutes 45 seconds East a distance of 235.34 feet, (4) North 87 degrees 56 minutes 05 seconds East a distance of 424.73 feet, (5) South 75 degrees 03 minutes 46 seconds East a distance of 459.60 feet, (6) North 72 degrees 54 minutes 30 seconds East a distance 275.89 feet, (7) North 79 degrees 24 minutes 31 seconds East a distance of 242.71 feet, (8) North 05 degrees 59 minutes 43 seconds East by a part of the line described in said last-mentioned Indenture as being "380.00 feet" in length, a distance of approximately 315.00 feet to the point of BEGINNING.

TRACT NO. 4 - ALL THAT CERTAIN tract or parcel of land situate in the Borough of Cornwall, County of Lebanon, Commonwealth of Pennsylvania, bounded and described as follows, to wit:

BEGINNING at a railroad spike at the northwesterly corner of the tract of land which was conveyed by BethEnergy (under its then name Bethlehem Mines corporation) and Bethlehem to Lebanon County, Industrial Development Authority by Indenture dated November 17, 1975, and recorded in Lebanon County Deed Book Vol. 132, Page 242, being therein described under the caption Tract No. 5, said railroad spike being also in the center line of Burd Coleman Road; thence along said center line of said Burd Coleman Road as follows: along the three (3) courses and distances which are described in the Indenture from BethEnergy (under its then name Bethlehem Mines Corporation) to Clair P. Martin, and others, dated October 11, 1973 (each line, however, being traversed for the purpose of this description in the reverse of the direction described in said Indenture) (1) northeastwardly by a curve to the right the radius of which 348.33 feet and the chord of which bears north 20 degrees 35 minutes 30 seconds east, 238.27 feet, an arc distance of 243.18 feet, (2) northeastwardly by a curve to the right the radius of which is 685.00 feet and the chord of which bears north 58 degrees 18 minutes 42 seconds east, 416.98 feet, an arc distance of 423.70 feet, and (3) north 76 degrees 01 minute 54 seconds east, 370.00 feet to the southwesterly corner of the tract of land the surface of which was conveyed by Bethlehem (under its then name Bethlehem Steel Company) to Bernard J. Larpenteur, and wife, by Indenture dated August 13, 1962; thence, along the course and distance which is described in said last-mentioned Indenture (said line, however, being traversed for the

purpose of this description in the reverse of the direction described in said last-mentioned Indenture), north 76 degrees 02 minutes 50 seconds east, 202.10 feet to the southwesterly corner of the tract of land the surface of which was conveyed by Bethlehem to Charles E. Taylor, Jr., and wife, by Indenture dated June 7, 1966; thence, along the course and distance which is described in said last-mentioned Indenture (said line, however, being traversed for the purpose of this description in the reverse of the direction described in said last-mentioned Indenture) north 76 degrees 22 minutes 55 seconds east, 114.81 feet to the most westerly corner of the tract of land the surface of which was conveyed by Bethlehem (under its then name Bethlehem Steel Company) to the Borough of Cornwall by Indenture dated June 12, 1957; thence, leaving said center line of Burd Coleman Road and along the two (2) courses and distances which are described in said last-mentioned Indenture (said lines, however, being traversed for the purpose of this description in the reverse of the direction described in said last-mentioned Indenture) (1) south 50 degrees 15 minutes 50 seconds east, 117.15 feet, and (2) south 62 degrees 13 minutes 50 seconds east, 415.75 feet to the most westerly corner of the tract of land, which is a part hereof, which was conveyed by Cornwall Railroad Company to BethEnergy (under its then name Bethlehem Mines Corporation) by Indenture dated December 20, 1965; thence along the three (3) courses and distances which are described in said last-mentioned Indenture (1) north 47 degrees 35 minutes east, 158.82 feet, (2) south 42 degrees 25 minutes east, 364.27 feet, and (3) south 48 degrees 35 minutes east, 66.00 feet to the most northerly corner of the above-mentioned tract of land which was conveyed by BethEnergy (under its then name Bethlehem Mines Corporation) and Bethlehem to Lebanon County Industrial Development Authority by Indenture dated November 17, 1975; thence along the three (3) courses and distances which are described in said last-mentioned Indenture (said lines, however, being traversed for the purpose of this description in the reverse of the direction described in said last-mentioned Indenture) (1) south 42 degrees 47 minutes 10 seconds west, 722.47 feet, (2) north 64 degrees 21 minutes 08 seconds west, 1,174.97 feet, and (3) south 77 degrees 08 minutes 39 seconds west, 427.94 feet to the point or place of BEGINNING. CONTAINING 23.77 acres, more or less.

LESS AND EXCEPTING THEREFROM

Premises conveyed in Record Book 2056, Page 1534

Portion of Premises conveyed in Record Book 2082, Page 5198

PARCEL NO. 2

ALL THAT CERTAIN tract or parcel of land situate in the Borough of Cornwall, County of Lebanon, Commonwealth of Pennsylvania bounded and described in accordance with the map of survey number L-3384, made by Game Commission Surveyors, dated December 13, 2000, and of record in the Commonwealth Land Office, as follows:

BEGINNING at a boat spike in stones found, said boat spike being corner number 214 on State Game Lands number 156; thence north 02 degrees 16 minutes 20 seconds west for a distance of 1,183.81 feet to a rebar in stones found, being corner number 215; thence south 69 degrees 08 minutes 39 seconds east for a distance of 1,183.31 feet to a rebar in stones found, being corner number 216; thence north 42 degrees 39 minutes 27 seconds east for a distance of 126.40 feet to a rebar in stones found, being corner number 217; thence south 79 degrees 03 minutes 10 seconds east for a distance of 795.71 feet to a rebar in stones

found, being corner number 218; thence by a curve to the right with a radius of 1,845.10 feet and a chord bearing of south 76 degrees 32 minutes 23 seconds east for a distance of 155.29 feet to a rebar in stones found, being corner number 219; thence by a curve to the right with a radius of 1,845.10 feet and a chord bearing of south 71 degrees 33 minutes 44 seconds east for a distance of 153.45 feet to a rebar in stones found, being corner number 220; thence south 06 degrees 16 minutes 13 seconds east for a distance of 36.45 feet to a rebar in stones found, being corner number 221; thence north 79 degrees 23 minutes 56 seconds west for a distance of 612.33 feet to a rebar in stones found, being corner number 222; thence south 19 degrees 47 minutes 18 seconds west for a distance of 21.76 feet to a rebar in stones found, being corner number 223; thence south 61 degrees 35 minutes 50 seconds east for a distance of 722.75 feet to a rebar in stones found, being corner number 224; thence south 06 degrees 00 minutes 56 seconds east for a distance of 291.22 feet to a capped rebar and stones set, being corner number 238; thence north 62 degrees 23 minutes 20 seconds west for a distance of 834.76 feet to a capped rebar and stones set, being corner number 239; thence south 53 degrees 28 minutes 33 seconds west for a distance of 817.09 feet to a capped rebar and stones set, being corner number 240; thence north 86 degrees 15 minutes 08 seconds west for a distance of 328.90 feet to a capped rebar and stones set, being corner number 271; thence north 53 degrees 20 minutes 08 seconds west for a distance of 324.20 feet to a capped rebar set, being corner of number 273; thence south 34 degrees 01 minute 22 seconds west for a distance of 204.00 feet to a capped rebar set, being corner number 272; thence north 86 degrees 15 minutes 08 seconds west for a distance of 185.00 feet to a boat spike in stones found, being corner number 214; THE POINT OF BEGINNING. CONTAINING 35.767 acres.

PARCEL NO. 3

TRACT NO. 1 - ALL THAT CERTAIN tract or parcel of land situate in the Borough of Cornwall, County of Lebanon, Commonwealth of Pennsylvania, bounded and described as follows, to wit:

BEGINNING at a railroad spike in the center line of Pennsylvania Legislative Route 137, said railroad spike also being the most easterly corner of the tract or land which was conveyed by Mines to Authority by deed dated December 4, 1973; thence, along the center line of said Pennsylvania Legislative Route 137, the following three (3) courses and distances: (1) south 42 degrees 06 minutes 00 seconds east, 483.11 feet to a railroad spike; (2) southeastwardly by a curve to the left the radius of which is 652.48 feet and the chord of which bears south 49 degrees 35 minutes 18 seconds east, 170.06 feet, an arc distance of 170.55 feet to a railroad spike; and (3) south 57 degrees 04 minutes 35 seconds east, 377.20 feet to a railroad spike; thence, through lands of Mines and Steel, the following four (4) courses and distances: (1) south 04 degrees 13 minutes 38 seconds west, 73.52 feet to a railroad spike; (2) north 84 degrees 01 minute 07 seconds west, 80.00 feet to a boat spike; (3) south 05 degrees 19 minutes 38 seconds east, 101.98 feet to a boat spike; and (4) south 84 degrees 01 minute 07 seconds east, 60.00 feet to a boat spike in the westerly line of Silver Street, a street 20 feet in width; thence partly along said last-mentioned westerly line and partly, through lands of Mines and Steel, South 05 degrees 58 minutes 53 seconds west, 380.00 feet to a boat spike; thence, partly through lands of Mines and Steel and partly through lands of Mines, the following seven (7) courses and distances: (1) south 79 degrees 23 minutes 42 seconds west, 242.71 feet to a boat spike; (2) south 72 degrees 53 minutes 40 seconds west, 275.89 feet to a boat spike; (3) north 75 degrees 04 minutes 36 seconds west 459.60 feet to a boat spike; (4) south 87 degrees 55 minutes 15 seconds west, 424.73 feet; (5)

south 81 degrees 55 minutes 55 seconds west, 235.34 feet to a boat spike; (6) south 52 degrees 49 minutes 13 seconds west, 629.85 feet to a boat spike; and (7) south 00 degrees 04 minutes 59 seconds east, 854.34 feet to an iron pipe in the northerly line of a tract of land now or formerly of Cornwall Borough, Lebanon County, Municipal Authority; thence, along said last-mentioned northerly line, south 89 degrees 55 minutes 01 second west, 1,760.82 feet to an iron pipe at the northwesterly corner of said last-mentioned tract of land; thence, through the lands of Mines, north 54 degrees 46 minutes 46 seconds west, 1,167.86 feet to an iron pin in the easterly line of a tract of land now or formerly of Cornwall Development Company; thence along the easterly lines of said last-mentioned tract of land, the following four (4) courses and distances: (1) north 35 degrees 13 minutes 14 seconds east, 309.59 feet to an iron pin; (2) north 38 degrees 41 minutes 05 seconds east, 536.77 feet to a boat spike; (3) north 22 degrees 45 minutes 54 seconds east, 121.46 feet to a boat spike; and (4) north 08 degrees 54 minutes 57 seconds east, 126.63 feet to a boat spike in the southerly terminus of Burd Coleman Road; thence along said southerly terminus of Burd Coleman Road, south 78 degrees 03 minutes 27 seconds east, 20.97 feet to the southwesterly corner of Lot 29 as shown on the plan of lots entitled "Plan of Lots and Street Layouts of Block 'I', Burd Coleman Village," dated May 1, 1957, and recorded Lebanon County Plan Book No. 3, Page 21; thence along the lines of said Lot 29, the following three (3) courses and distances (1) south 78 degrees 01 minute 30 seconds east, 214.00 feet; (2) north 00 degrees 35 minutes 30 seconds east, 144.30 feet; and (3) north 78 degrees 01 minute 30 seconds west, 66.09 feet to the center line of vacated Iron Alley, formerly a street 20 feet in width; thence along the center line of said vacated Iron Alley, North 00 degrees 35 minutes 30 seconds east, 1,091.76 feet to the southerly line of Copper Lane, a street 20 feet in width; thence along said last-mentioned southerly line, north 87 degrees 19 minutes 40 seconds east, 10.02 feet to the easterly terminus of said Copper Lane; thence along said easterly terminus of Copper Lane, North 00 degrees 35 minutes 30 seconds east, 20.03 feet to the northerly line of said Copper Lane; thence along said last-mentioned northerly line, south 87 degrees 19 minutes 40 seconds west, 155.25 feet to an iron pipe in the easterly line of Burd Coleman Road, a street 40 feet in width; thence, along said easterly line of Burd Coleman Road, north 00 degrees 35 minutes 30 seconds east, 71.74 feet to an iron pipe at the southwesterly corner of Lot 33 as shown on said plan of lots; thence along the lines of said Lot 33, the following two (2) courses and distances: (1) north 55 degrees 32 minutes 30 seconds east, 120.71 feet to an iron pipe; and (2) north 34 degrees 27 minutes 30 seconds west, 75.33 feet to an iron pipe in the southerly line of Number 3 Mine Road, a street 40 feet in width; thence along said last-mentioned southerly line, north 76 degrees 45 minutes 00 seconds east, 158.67 feet to an iron pipe at the easterly terminus of said Number 3 Mine Road; thence along said easterly terminus of Number 3 Mine Road, north 00 degrees 35 minutes 30 seconds east, 41.18 feet to an iron pipe in the northerly line of said Number 3 Mine Road; thence along said last-mentioned northerly line, south 76 degrees 45 minutes 00 seconds west, 215.70 feet to a railroad spike in the above-mentioned easterly line of Burd Coleman Road; thence south 53 degrees 53 minutes 33 seconds west, 25.37 feet to a railroad spike in the center line of said Burd Coleman Road; thence, along said last-mentioned center line, north 00 degrees 35 minutes 30 seconds east, 66.46 feet to a railroad spike; thence through the lands of Mines, the following three (3) courses and distances: (1) north 77 degrees 08 minutes 39 seconds east, 427.94 feet to a boat spike; (2) south 64 degrees 21 minutes 08 seconds east, 1,174.97 feet to a boat spike; and (3) north 42 degrees 47 minutes 10 seconds east, 722.47 feet to a railroad spike in the center line of a public road leading from Cornwall Furnace to Burd Coleman Village, said railroad spike also being in the southerly line of a tract of land now or formerly of Methodist Church Home; thence along the southerly lines of said last mentioned tract of

land, the following six (6) courses and distances: (1) south 50 degrees 26 minutes 46 seconds east, 88.50 feet to an iron pipe; (2) north 70 degrees 06 minutes 38 seconds east, 79.05 feet to a railroad spike; (3) south 52 degrees 28 minutes 46 seconds east, 82.00 feet to an iron pipe; (4) south 58 degrees 21 minutes 46 seconds east, 140.00 feet to an iron pipe; (5) south 63 degrees 03 minutes 46 seconds east, 100.00 feet to an iron pipe; and (6) south 67 degrees 24 minutes 46 seconds east, 41.84 feet to an iron pipe at the northwesterly corner of the above-mentioned tract of land which was conveyed by Mines to Authority by deed dated December 4, 1973; thence, along the lines of said last-mentioned, tract of land the following eight (8) courses and distances: (1) south 08 degrees 10 minutes 22 seconds west, 117.94 feet to a boat spike; (2) south 59 degrees 19 minutes 31 seconds east, 494.36 feet to a boat spike; (3) south 60 degrees 37 minutes 41 seconds east, 123.66 feet to a boat spike; (4) south 49 degrees 10 minutes 32 seconds east, 185.46 feet to a boat spike; (5) south 77 degrees 20 minutes 12 seconds east, 131.24 feet to a boat spike; (6) south 80 degrees 18 minutes 59 seconds east, 114.11 feet to a boat spike; (7) south 68 degrees 07 minutes 07 seconds east, 68.83 feet to an iron pipe; and (8) north 37 degrees 51 minutes 13 seconds east, 204.40 feet to the point or place of BEGINNING. CONTAINING 209.905 acres, more or less.

LESS AND EXCEPTING

Premises conveyed in Deed Book 280, Page 331 (Tract 2)

Premises conveyed in Deed Book 280, Page 878

Premises conveyed in Deed Book 332, Page 84

Portion of Premises conveyed in Record Book 2082, Page 5198

TRACT NO. 2 - ALL THAT CERTAIN tract or parcel of land situate in the Borough of Cornwall, County of Lebanon, Commonwealth of Pennsylvania, bounded and described as follows, to wit:

BEGINNING at a point at the southern terminus of Burd Coleman Road at or about the southern intersection of Old Mine Road and Burd Coleman Road and at the center line of a 40' wide private road running southwardly from said beginning point; thence along the center line of said 40' wide private road, south 00 degrees 35 minutes 30 seconds west, a distance of approximately 339.52 feet to a boat spike; thence along other property now or late of Sheridan Corporation, south 78 degrees 03 minutes 27 seconds east, a distance of 20.97 feet to the southwesterly corner of Lot #29 as shown on the Plan of Lots of Block "I", Burd Coleman Village, as recorded in the Office of the Recorder of Deeds in and for the County of Lebanon, Pennsylvania, in Plan Book 3, Page 21; thence along said Lot #29 and Zinc Alley, Lot #31 and Lots #30 of said Plan, north 00 degrees 35 minutes 30 seconds east, a distance of approximately 337.2 feet to a point on the west side of said Lot #30; thence along the southern terminus of Burd Coleman Road, north 88 degrees 00 minutes 32 seconds west, a distance of 20 feet to the place of BEGINNING.

BEING THE SAME PREMISES WHICH Sheridan Corporation by deed dated August 10, 2007 and recorded August 13, 2007, in the Office of the Recorder of Deeds in and for the County of Lebanon, Pennsylvania in Record Book 2103, Page 9275, granted and conveyed unto Haines & Kibblehouse, Inc., which by Corrective Deed dated November 12, 2008 and recorded November 17, 2008 in the Office of the Recorder of Deeds in and for the County of Lebanon, Pennsylvania Record Book 2123, Page 4620 correctly identify the grantee as Haines and Kibblehouse, Inc., its successors and assigns.

Parcel I (Parcel No. 12-2340203-341721-0000)

ALL THAT CERTAIN parcel of tract of land situate on the eastern side of a private lane leading to Route 322, near the southern terminus of Burd Coleman Road in the Borough of Cornwall, Lebanon County, Pennsylvania, in accordance with a survey performed by Steckbeck Engineering and Surveying, Inc., dated March 21, 2002, being bounded and described as follows, to wit:

BEGINNING at the northwest corner of this tract, an iron pin found near the center of a private lane leading to Route 322, said pin being located 410 feet more or less south of the centerline intersection of Burd Coleman Road and Ironmaster Road; thence from the point of beginning, leaving said private lane and going along the southern edge of a fifty foot right-of-way leading to lands of The Borough of Cornwall, south 77 degrees 52 minutes 00 seconds east, a distance of 444.12 feet, to an iron pin found; thence leaving said fifty foot right-of-way and going along lands of The Borough of Cornwall and the northern edge of a certain recorded easement, of no set width, granted to Sheridan Corporation for the purposes of access, ingress, egress and regress to and from the adjoining Sheridan Corporation lands, the seven following courses and distances: (1) south 12 degrees 59 minutes 21 seconds east, a distance of 228.00 feet, to an iron pin found; (2) south 21 degrees 42 minutes 42 seconds west, a distance of 487.03 feet, to an iron pin found; (3) south 47 degrees 59 minutes 22 seconds east, a distance of 788.56 feet, to an iron pin found; (4) south 79 degrees 29 minutes 57 seconds east, a distance of 282.14 feet, to an iron pin found; (5) north 80 degrees 42 minutes 31 seconds east, a distance of 398.52 feet, to an iron pin found; (6) north 54 degrees 08 minutes 40 seconds east, a distance of 645.81 feet, to rebar set; (7) north 55 degrees 55 minutes 37 seconds east, a distance of 63.30 feet, to an iron pin found; thence leaving lands of The Borough of Cornwall and said easement and going along lands of Sheridan Corporation, south 00 degrees 04 minutes 30 seconds east, a distance of 663.17 feet, to an iron pipe found; thence, leaving lands of Sheridan Corporation, and going along lands of the Commonwealth of Pennsylvania (Pa. Game Commission), north 89 degrees 59 minutes 52 seconds west, a distance of 1,759.24 feet to a 2" iron pipe found; thence leaving the lands of the Commonwealth of Pennsylvania and going along other lands of Sheridan Corporation, north 54 degrees 44 minutes 47 seconds west, a distance of 1,166.92 feet, to a boat spike found on the west side of a private lane; thence going in and along said private lane and along lands of Smith and Schroll, also along the western edge of a 70 foot wide access easement, the four following courses and distances: (1) north 35 degrees 13 minutes 14 seconds east, a distance of 309.52 feet, to an iron pin found; (2) north 38 degrees 44 minutes 13 seconds east, a distance of 536.90 feet, to a boat spike found; (3) north 22 degrees 48 minutes 46 seconds east, a distance of 121.31 feet to an iron pin found; (4) north 09 degrees 04 minutes 35 seconds east, a distance of 76.12 feet, to the point and place of **BEGINNING**.

CONTAINING IN AREA 34.955 acres.

UNDER AND SUBJECT to all easements and restrictions of record, including, without limitation, those described in Deed Book 280, Page 331.

TOGETHER WITH all easements or record, including, without limitation, those described in Deed Book 280, Page 331.

BEING THE SAME PREMISES which APPALACHIAN LAND & CONSERVATION SERVICES, CO., LLC., a Straw Party, by deed dated June 6, 2006 and recorded July 12, 2010 in the Office of the Recorder of Deeds in and for the County of Lebanon, Pennsylvania in Record Book 2146, Page 4582, granted and conveyed unto Haines & Kibblehouse, Inc., its successors and assigns.

PARCELS L & M (Parcel Nos. 12-2345841-343578-0000; and 12-2346649-344743-0000

PREMISES C

TRACT NO. 1 - ALL THAT CERTAIN lot or piece of ground with the improvements thereon erected situate in the Cornwall Borough, County of Lebanon, Commonwealth of Pennsylvania, shown as Lot No. 54, Iron Valley Estates Phase 5, recorded in the Office of the Recorder of Deeds in and for the County of Lebanon, Pennsylvania, in Plan Book 58, Page 240, bounded and described as follows, to wit:

BEGINNING at a point on the southern right-of-way line of Iron Valley Drive (50 foot wide Right-of-way), as shown on the Final Land Development Plan for Iron Valley Estates Phase 5 dated September 16, 2003 and last revised, February 24, 2004, said point also being at the northeast corner of the lands of Wyndcliffe Associates LLC, thence along said land the three following courses and distances: 1) South 26 degrees 56 minutes 17 seconds West a distance of 239.79 feet; 2) South 64 degrees 27 minutes 38 seconds West a distance of 307.71 feet 3) North 60 degrees 18 minutes 07 seconds West a distance of 252.61 feet, to the southeast corner of the lands of Cornwall Properties II; thence along said lands the following six courses and distances: 1) North 54 degrees 01 minutes 18 seconds East a distance of 110.50 feet; 2) North 21 degrees 58 minutes 20 seconds East a distance of 472.72 feet; 3) North 04 degrees 11 minutes 47 seconds East a distance of 246.11 feet; 4) North 01 degrees 20 minutes 00 seconds West a distance of 401.81 feet; 5) North 25 degrees 41 minutes 26 seconds West a distance of 105.86 feet; 6) North 06 degrees 10 minutes 24 seconds East a distance of 52.75 feet, to a point on the southern right-of-way line of Rexmont Road (50 foot wide right-of-way), as shown on the aforementioned plan, thence along said right-of-way line, North 57 degrees 56 minutes 14 seconds East a distance of 167.09 feet, to the northwest corner of the lands of Kent Jones; thence along said lands and along Cobalt Alley South 17 degrees 02 minutes 08 seconds East a distance of 108.27 feet; thence continuing along Cobalt Alley, North 73 degrees 32 minutes 12 seconds East a distance of 90.25 feet, to the northwest corner of William Reed, thence along said lands the three following courses and distances: 1) South 17 degrees 02 minutes 08 seconds East a distance of 79.00 feet; 2) North 73 degrees 32 minutes 12 seconds East a distance of 72.20 feet; 3) North 17 degrees 02 minutes 08 seconds West a distance of 79.00 feet, to the South side of Cobalt Alley; thence along said alley North 73 degrees 19 minutes 19 seconds East a distance of 70.06 feet, to a point on the western right-of-way line of Iron Valley Drive, as shown on the aforementioned plan, thence along Iron Valley Drive the nine following courses and distances: 1) South 18 degrees 30 minutes 57 seconds East a distance of 72.70 feet; 2) with a curve turning to the right having an arc length of 196.05 feet, a radius of 333.19 feet, a chord bearing of South 11 degrees 49 minutes 44 seconds West, and a chord length of 193.24 feet (erroneously labeled on the plan as a curve turning to the right having an arc length of 196.08 feet, a radius of 333.17 feet, and a chord bearing of South 11 degrees 49 minutes 46 seconds West, a chord length of 193.26 feet); 3) South 28 degrees 38 minutes 22 seconds West a distance of 126.63 feet; 4) with a curve turning to the left having an arc length of 339.75 feet, a radius of 689.83 feet, a chord bearing of South 14 degrees 31 minutes 59 seconds West, and a chord length of 336.33 feet (erroneously labeled on the plan as a curve turning to the left having an arc length of 339.17 feet, a radius of 689.99 feet, a chord bearing of South 14 degrees 51 minutes 39 seconds West and a chord length of 336.33 feet); 5) South 00 degrees 22 minutes 37 seconds (erroneously labeled on the plan as 38 seconds) West a distance of 81.62 feet; 6) with a curve turning to the left having an arc length of 162.75 feet, with a radius of 572.28 feet, a chord bearing of South 07 degrees 45 minutes 34 seconds East, and a chord length of 162.20 feet (erroneously labeled on the plan as a curve turning to the left having an arc length of 162.74, with a radius of 572.98 feet, a chord bearing of South 07 degrees 45 minutes 35 seconds East, and a chord length of 162.20 feet); thence; 7) South 15 degrees 53 minutes 47 seconds East a distance of 79.65 feet; 8) with a curve turning to the left having an arc length of 90.63 feet, a radius of 156.43 feet, a chord bearing of South 32 degrees 28 minutes 35 seconds East, and a chord length of 89.37 feet (erroneously labeled on the plan as a curve turning to the left having an arc length of 90.63 feet, a radius of 156.60 feet, a chord bearing of South 32 degrees 28 minutes 33 seconds East, and a chord length of 89.37 feet); 9) South 49 degrees 02 minutes 51 seconds East a distance of 59.84 feet (erroneously labeled on plan as South 49 degrees 03 minutes 17 seconds East 60.35), to a point, which is the point of BEGINNING. CONTAINING an area of 437,098 square feet, 10.03 acres.

TRACT NO. 2 - ALL THAT CERTAIN lot or piece of ground with the improvements thereon erected situate in the Cornwall Borough, County of Lebanon, Commonwealth of Pennsylvania, shown as Lot No. 74, Iron Valley Estates Phase 5A, recorded in the Office of the Recorder of Deeds in and for the County of Lebanon, Pennsylvania, in Plan Book 59, Page 210, bounded and described as follows, to wit:

BEGINNING at a railroad spike on the North side of Gold Street, as shown on the Final Land Subdivision Plan for Iron Valley Phase 5A, prepared by Steckbeck Engineering and Surveying Inc, dated, September 9, 2005 and last revised, December 20, 2005, said point also being at the southeast corner of the lands of Kenneth and Deborah Berkheimer, thence along said lands the two following courses and distances: 1) North 05 degrees 47 minutes 08 seconds East a distance of 67.43 feet; 2) North 71 degrees 29 minutes 28 seconds West a distance of 108.45 feet, to a point on the eastern property line of the lands of Sheridan Corporation, thence along said lands the two following courses and distances: 1) North 00 degrees 55 minutes 45 seconds West a distance of 640.88 feet; 2) South 89 degrees 15 minutes 14 seconds East a distance of 612.94 feet, to a point at the northwest corner of the lands of Cornwall Borough Municipal Authority, thence along said lands the two following courses and distances: 1) South 00 degrees 04 minutes 02 seconds West a distance of 174.24 feet; 2) South 89 degrees 55 minutes 58 seconds East a distance of 250.00 feet, to a point on the western property line of Lot No. 65, as shown on the aforementioned plan, thence along a Lot No. 65 and along a portion of Lot 64, South 00 degrees 04 minutes 02 seconds West a distance of 312.11 feet, to a point on the western line of Lot no. 64; thence along a portion of Lot 64 and along Lots 63 and 62 respectively, South 09 degrees 32 minutes 17 seconds West a distance of 326.37 feet, to a Concrete Monument on the northern side of Gold Street, thence along Gold Street, North 83 degrees 58 minutes 01 seconds West a distance of 705.71 feet, to a railroad spike, which is the point of BEGINNING. CONTAINING an area of 600,721 square feet, 13.79 acres.

Under subject to a 30 foot Access Easement:

BEGINNING at a point at the southwest corner of the lands of Cornwall Borough Municipal Authority, as shown on the Final Plan, said point also being 250 ± from the southeast corner of the Grantor, thence crossing said lands the two following courses and distances: 1) South 62 degrees 43 minutes 01 seconds West a distance of 30.07 feet; 2) South 05 degrees 48 minutes 20 seconds West a distance of 593.68 feet, to a point on the northern side of Gold Street, as shown on the aforementioned plan, thence along said Gold Street, North 83 degrees 58 minutes 01 seconds West a distance of 30.00 feet, to a point on the southern property line of the Grantor, thence crossing said lands the two following courses and distances: 1) North 05 degrees 48 minutes 20 seconds East a distance of 609.82 feet; 2) North 62 degrees 43 minutes 01 seconds East a distance of 61.85 feet, to a point on the western property line of Cornwall Borough Municipal Authority, thence along said lands, South 00 degrees 04 minutes 02 seconds West a distance of 33.77 feet to a point, which is the point of BEGINNING. CONTAINING an area of 19,431 square feet, 0.45 acre.

BEING KNOWN as Boyd & Shirk Streets, Cornwall, Lebanon County (Site Number 28)

BEING PARCEL NO. 12-2345841-343578 and PARCEL NO. 12-2346649-344743

BEING the same premises which Sheridan Corporation, a Pennsylvania corporation, by Deed dated 02/22/2007 and recorded 03/09/2007 in the Office of the Recorder of Deeds in and for the County of Lebanon in Record Book 2095 Page 4515, granted and conveyed unto Haines & Kibblehouse, Inc., and for which a Confirmatory Deed between Haines & Kibblehouse, Inc., and Haines and Kibblehouse, Inc., dated January 7, 2014 was recorded January 16, 2014 in the County of Lebanon in Record Book 2195, Page 1722.

Parcel - 198 Burd Coleman Road (Parcel No. 12-2340343-343114-0000

ALL THAT CERTAIN lot or piece of land situate in the Borough of Cornwall, County of Lebanon and Commonwealth of Pennsylvania, containing .565 of an acre, more or less, that is designated as Lot 46 on the plan of lots entitled "Plan of Lot and Street layouts of Block I Burd Coleman village" dated May 1, 1957 and recorded in the Office of the Recorder of Deeds in and for the County of Lebanon, Pennsylvania, in Plan Book 3, Page 21, together with all right, title and interest of Mines and Steel in and to that portion of vacated Iron Alley which lies between said Lot 46 and the center line of said vacated Iron Alley; containing a total of .624 of an acre, more or less.

UNDER AND SUBJECT to all easements, restrictions, reservation and exceptions of record.

BEING TRACT NO. 4 OF THE SAME PREMISES WHICH Lebanon County Industrial Development Authority by deed dated January 18, 1989 and recorded January 24, 1989, in the Office of the Recorder of Deeds in and for the County of Lebanon, Pennsylvania in Deed Book 252, Page 646, granted and conveyed unto Sheridan Corporation, its successors and assigns.

BEING THE SAME PREMISES WHICH Sheridan Corporation by deed dated September 20, 2010 and recorded September 30, 2010 in the Office of the Recorder of Deeds in and for the County of Lebanon, Pennsylvania in Record Book 2149, Page 2369, granted and conveyed unto Haines and Kibblehouse, Inc.



REV-183
BUREAU OF INDIVIDUAL TAXES
PO BOX 280603
HARRISBURG, PA 17128-0603

1830019105

**REALTY TRANSFER TAX
STATEMENT OF VALUE**
COMPLETE EACH SECTION

RECORDER'S USE ONLY

State Tax Paid:

Book:

Page:

Instrument Number:

Date Recorded:

SECTION I TRANSFER DATA

Date of Acceptance of Document

Grantor(s)/Lessor(s) H&K Group, Inc. (f/k/a Haines
and Kibblehouse, Inc., and/or Haines &
Kibblehouse, Inc.)Telephone Number
610-306-1845Grantee(s)/Lessee(s)
Cornwall Properties, LLC

Telephone Number

Mailing Address
2052 Lucon RoadMailing Address
201 Iron Valley DriveCity
SkiptackState
PAZIP Code
19474City
LebanonState
PAZIP Code
17042**SECTION II REAL ESTATE LOCATION**Street Address
See attachedCity, Township, Borough
CornwallCounty
LebanonSchool District
Cornwall- LebanonTax Parcel Number
See attached.**SECTION III VALUATION DATA**Was transaction part of an assignment or relocation? ☐ YES ☐ NO1. Actual Cash Consideration
\$4,425,000.002. Other Consideration
+ 0.003. Total Consideration
= \$4,425,000.004. County Assessed Value See attached.
\$3,308,000.005. Common Level Ratio Factor
X 1.226. Computed Value See attached.
= \$4,035,760.00**SECTION IV EXEMPTION DATA - Refer to instructions for exemption status.**1a. Amount of Exemption Claimed
\$ 0.001b. Percentage of Grantor's Interest in Real Estate
100 %1c. Percentage of Grantor's Interest Conveyed
100 %

2. Fill in the Appropriate Oval Below for Exemption Claimed.

- ☐ Will or intestate succession. _____ (Name of Decedent) (Estate File Number)
- ☐ Transfer to a trust. (Attach complete copy of trust agreement and all amendments.)
- ☐ Transfer from a trust. (Attach complete copy of trust agreement and all amendments.)
- ☐ Transfer between principal and agent/straw party. (Attach complete copy of agency/straw party agreement.)
- ☐ Transfers to the commonwealth, the U.S. and instrumentalities by gift, dedication, condemnation or in lieu of condemnation. (If condemnation or in lieu of condemnation, attach copy of resolution.)
- ☐ Transfer from mortgagor to a holder of a mortgage in default. (Attach copy of mortgage and note/assignment.)
- ☐ Corrective or confirmatory deed. (Attach complete copy of the deed to be corrected or confirmed.)
- ☐ Statutory corporate consolidation, merger or division. (Attach copy of articles.)
- ☐ Other (Provide a detailed explanation of exemption claimed. If more space is needed attach additional sheets.)

SECTION V CORRESPONDENT INFORMATION - All inquiries may be directed to the following person:Name
Joseph A. La Flamme, EsquireTelephone Number
610-306-1845Mailing Address
P.O. Box 1406City
SkiptackState
PAZIP Code
19474

Under penalties of law, I declare that I have examined this statement, including accompanying information, and to the best of my knowledge and belief, it is true, correct and complete.

Signature of Correspondent or Responsible Party

Date

5-18-22

FAILURE TO COMPLETE THIS FORM PROPERLY OR ATTACH REQUESTED DOCUMENTATION MAY RESULT IN THE RECORDER'S REFUSAL TO RECORD THE DEED.



1830019105

1830019105

REALTY TRANSFER TAX STATEMENT OF VALUE ADDITIONAL INFORMATION

SECTION II REAL ESTATE LOCATION

Address	Tax Parcel Identification
NS State Route 322	12-2348414-340411-0000
WS Boyd Street	12-2345417-342800-0000
W of Burd Coleman Road	12-2340203-341721-0000
ES Burd Coleman Road	12-2341468-343302-0000
ES Burd Coleman Road	12-2341107-344199-0000
ES Boyd Street	12-2344396-343756-0000
NS Gold Road	12-2345841-343578-0000
198 Burd Coleman Road	12-2340343-343114-0000
244 Rexmont Road	12-2346649-344743-0000

Cornwall, Lebanon County, Pennsylvania

SECTION III VALUATION DATA

<u>Address</u>	<u>Tax Parcel Identification</u>	County Assessed Value	CLR	Computed Value
NS State Route 322	12-2348414-340411-0000	\$1,072,500	1.22	\$1,308,450
WS Boyd Street	12-2345417-342800-0000	\$ 505,700	1.22	\$ 616,954
W of Burd Coleman Road	12-2340203-341721-0000	\$ 207,400	1.22	\$ 253,028
ES Burd Coleman Road	12-2341468-343302-0000	\$ 487,800	1.22	\$ 595,116
ES Burd Coleman Road	12-2341107-344199-0000	\$ 572,300	1.22	\$ 698,206
ES Boyd Street	12-2344396-343756-0000	\$ 210,500	1.22	\$ 256,810
NS Gold Road	12-2345841-343578-0000	\$ 129,000	1.22	\$ 157,380
198 Burd Coleman Road	12-2340343-343114-0000	\$ 27,600	1.22	\$ 33,672
244 Rexmont Road	12-2346649-344743-0000	\$ 95,200	1.22	\$ 116,144
		\$3,308,000		\$4,035,760



COUNTY OF LEBANON
RECORDER OF DEEDS
 Dawn Blauch, Recorder of Deeds
 Denise Fravel, 1st Deputy
 400 South 8th Street Room 107
 Lebanon, Pennsylvania 17042-6794

Instrument Number - 202207417

Recorded On 5/19/2022 At 3:47:14 PM

* Total Pages - 19

* Instrument Type - DEED

Invoice Number - 368479

* Grantor - H & K GROUP INC

* Grantee - CORNWALL PROPERTIES LLC

*** FEES**

STATE TRANSFER TAX	\$44,250.00
STATE WRIT TAX	\$0.50
JCS/ACCESS TO JUSTICE	\$40.25
RECORDING FEES -	\$41.00
RECORDER OF DEEDS	
PARCEL CERTIFICATION	\$90.00
FEE	
AFFORDABLE HOUSING	\$36.00
COUNTY ARCHIVES FEE	\$2.00
ROD ARCHIVES FEE	\$3.00
CORNWALL LEBANON	\$22,125.00
SCHOOL REALTY TAX	
CORNWALL BOROUGH	\$22,125.00
TOTAL PAID	\$88,712.75

This is a certification page

DO NOT DETACH

This page is now part
of this legal document.

Lebanon County UPI Certification
On May 19, 2022 By RLF

I hereby CERTIFY that this document is
recorded in the Recorder of Deeds Office
of Lebanon County, Pennsylvania.

A handwritten signature in cursive script, appearing to read "Dawn Blauch".

Dawn Blauch
Recorder of Deeds



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

Book: **2315** Starting Page: **4039** Ending Page: **4057**