

**BILL OF SALE AND ASSIGNMENT**

COMMONWEALTH OF PENNSYLVANIA

COUNTY OF ADAMS

This Bill of Sale and Assignment (this "**Assignment**") is executed by Greater Gettysburg Investment Group, L.P., a Pennsylvania limited partnership ("**Assignor**"), in favor of CCD Rock Creek LLC, a Delaware limited liability company ("**Assignee**") and is dated effective as of May 30, 2018.

**RECITALS:**

A. In connection with that certain Deed (the "**Deed**") between Assignor and Assignee, conveying the tracts of land in Adams County, Pennsylvania, described on **Exhibit A** attached to, and for all purposes made a part of, this Assignment (the "**Land**"), and the improvements located on the Land (the "**Improvements**"), Assignor has agreed to transfer and assign to Assignee, and Assignee has agreed to accept, the personal property relating to the Land and the Improvements.

B. Assignor and Assignee wish to provide for the transfer, assignment and conveyance of the below described personal property.

NOW, THEREFORE, in consideration of the above stated recitals, the benefits flowing between Assignor and Assignee under, pursuant to and as a result of this Assignment, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, Assignor has TRANSFERRED, SOLD, BARGAINED, ASSIGNED and CONVEYED to Assignee, and by these presents does TRANSFER, SELL, BARGAIN, ASSIGN and CONVEY unto Assignee all right, title and interest of Assignor in and to the following:

(a) all right, title and interest of Assignor in all tangible personal property of every kind and nature owned by Assignor and installed in, located on, situated on and/or used in connection with the operation, use, and enjoyment of the Land (the "**Tangible Personal Property**"), which Tangible Personal Property, includes, but is not be limited to, all fixtures, furniture, furnishings, equipment, machinery, apparatus, appliances, and other articles of depreciable personal property now owned or leased by Assignor and located on the Land and used or usable in connection with any part of the Land subject to such depletions, and replacements as shall occur and be made in the normal course of business;

(b) all leases, licenses, franchises, concessions, and other occupancy agreements for the use or occupancy of any portion of the Land, and all amendments thereto;

(c) all of Assignor's right, title, and interest in and to any and all (i) applications, permits, approvals, and licenses associated with, or related to, the Land or otherwise relating to the ownership, use, development, management, or operation of the Land; (ii) water, wastewater, electric, gas, telephone, cable television, and other utility service commitments for, or relating to, the Land and each of the lots, parcels, or tracts of land included in the Land; (iii) contracts or agreements relating to the ownership, development and operation of the Land, Improvements and the Tangible Personal Property, (iv) to the extent transferable, trade names, marks, and other identifying material relating to the Land to the extent owned by or on behalf of

## Attachment 1 to Discovery A-12 (Wastewater)

Assignor, (v) plans and specifications, drawings, site plans, construction drawings, and renderings, surveys, engineering reports, technical descriptions, and any other engineering and design work relating to the Tangible Personal Property or the Land within the possession of, or owned by or on behalf of, Assignor, (vi) other property (real, personal, or mixed), owned or held by or on behalf of Assignor which relate, in any way, to the ownership, use, leasing, maintenance, servicing, or operation of the Land, the Improvements, and/or the Tangible Personal Property, (vii) permits, licenses, franchises, certificates, and other rights and privileges obtained in connection with ownership, use, operation, or development of the Land and the Tangible Personal Property, (viii) all development rights, water, wastewater and other utility commitments, water and wastewater taps, living utility equivalents, and contracts and refunds from capital improvement projects relating to the Land, if any, (ix) rights with respect to all preliminary plans, plats, subdivision plans, or plats and other property (real, personal, or mixed), owned or held by Seller which relate, in any way, to the platting and subdivision of the Land; (x) warranties, guaranties, indemnities and claims relating to the Land, the Improvements, and the Tangible Personal Property, (xi) insurance contracts or policies covering the Land (or any portion thereof), to the extent Assignee elects to take assignment thereof; and (xii) all other rights, powers, privileges, and benefits associated with, or related to, the ownership, use, development, operation, or management of the Land.

The properties, rights, and items sold, bargained, assigned, and conveyed by this instrument and described in clauses (a), (b) and (c) above are referred to in this Assignment as the "**Assigned Personalty.**"

TO HAVE AND TO HOLD the Assigned Personalty unto Assignee, Assignee's successors and assigns forever, and Assignor does hereby bind Assignor, Assignor's successors and assigns, to forever warrant and defend the title to Assignor's right, title and interest in the Assigned Personalty unto the Assignee, Assignee's successors and assigns, against any person whomsoever lawfully claiming, or to claim the same, or any part thereof, when the claim is by, through or under Assignor.

(Signature Pages Follow)

EXECUTED as of the day and year first written above.

**ASSIGNOR:**

**GREATER GETTYSBURG INVESTMENT  
GROUP, L.P.**

By: Greater Gettysburg Investment GP, LLC  
Its General Partner

By: Banbury Holdings, LLC,  
its Authorized Member

By:   
Name: Frank M. Timlin  
Title: Manager

**ASSIGNEE:**

**CCD ROCK CREEK LLC,**  
a Delaware limited liability company

By: \_\_\_\_\_  
Name: \_\_\_\_\_  
Title: \_\_\_\_\_

EXECUTED as of the day and year first written above.

**ASSIGNOR:**

**GREATER GETTYSBURG INVESTMENT  
GROUP, L.P.**

By: Greater Gettysburg Investment GP, LLC  
Its General Partner

By: Banbury Holdings, LLC,  
its Authorized Member

By: \_\_\_\_\_

Name: Frank M. Timlin

Title: Manager

**ASSIGNEE:**

**CCD ROCK CREEK LLC,**  
a Delaware limited liability company

By: \_\_\_\_\_

Name: \_\_\_\_\_

Title: \_\_\_\_\_



**GARRETT SOLOMON**

Authorized Signatory

**EXHIBIT A**  
**The Land**

ALL the following tracts of land situate, lying and being in Straban Township, Adams County, Pennsylvania, being more particularly bounded and described as follows:

**TRACT 1:**

ALL that certain tract of land situate, lying and being in Straban Township, Adams County, Pennsylvania, bounded and described as follows, to wit:

BEGINNING at a rebar (set) on the northern right-of-way line of the Hunterstown Road (S.R. 3003) and the southwest corner of lands now or formerly of Richard A. Flickinger; thence along said northern right-of-way line of the said Hunterstown Road (S.R. 3003) the following four courses: 1) by a curve to the right having a radius of 938.43 feet, an arc length of 74.38 feet to a rebar (set), said curve having a chord bearing of South 58 degrees 57 minutes 46 seconds West, 74.36 feet; thence 2) South 61 degrees 14 minutes 01 seconds West, a distance of 753.64 feet to a rebar (set); thence 3) by a curve to the right having a radius of 5,713.08 feet, an arc length of 134.66 feet to a rebar (set), said curve having a chord bearing of South 61 degrees 54 minutes 32 seconds West, 134.66 feet; and 4) South 62 degrees 35 minutes 03 seconds West, a distance of 407.41 feet to a rebar (set), at corner of land now or formerly of Merle M. Williams; thence crossing and leaving said Hunterstown Road (S.R. 3003) right-of-way line and along said lands now or formerly of Merle M. Williams, and through an iron pin (found) 9.63 feet from the beginning of this course, North 22 degrees 00 minutes 54 seconds West, a distance of 1,273.98 feet to a rebar (set); at corner of said lands now or formerly of Merle M. Williams and on line of land now or formerly of Lawrence H. Martin; thence along said lands now or formerly of Lawrence H. Martin, North 14 degrees 54 minutes 38 seconds East, a distance of 481.80 feet to a concrete monument (found) on line of said land now or formerly of Lawrence H. Martin and at corner of land now or formerly of Richard A. Flickinger; thence along said lands now or formerly of Richard A. Flickinger, South 57 degrees 27 minutes 07 seconds East, a distance of 1,848.74 feet to a rebar (set) on the northern right-of-way line of the said Hunterstown Road (S.R. 3003) and the Southwest corner of said lands now or formerly of Richard A. Flickinger, the point and place of beginning.

CONTAINING 29.81 acres, more or less.

The above description was taken from a final subdivision plan, dated February 26, 2002, prepared by Herbert, Rowland & Grubic, Inc., which final subdivision plan is recorded in the Office of the Recorder of Deeds of Adams County, Pennsylvania in Plat Book 80 at Page 65B. The above-described tract of land is labeled as Lot No. 1 in and upon said final subdivision plan.

**TRACT 2:**

ALL that certain tract of land situate in Straban Township, Adams County, Pennsylvania, more particularly bounded and described as follows: BEGINNING at a spike in the center of Martin Road which runs parallel with and is located immediately to the southeast of new U.S. Route 15 running from Gettysburg to Harrisburg at corner of land now or formerly of Levi Spangler; thence by land now or formerly of Levi Spangler, South 65 degrees East, 175 feet to a point; thence by the same, North 84 degrees 15 minutes East, 585.75 feet to a point;

thence by the same, South 55 degrees 15 minutes East, 356.4 feet to a point; thence by the same, North 36 degrees 45 minutes East, 598.95 feet to a point; thence by the same, North 50 degrees 45 minutes East, 323.4 feet to a point; thence South 17 degrees 45 minutes East, 308.55 feet to a point; thence South 22 degrees 45 minutes East, 150.15 feet to a point; thence South 71 degrees West, 2,251.59 feet to an iron pin; thence North 18 degrees 30 minutes West, 55.4 feet to a spike in the center of Martin Road; thence in the center of Martin Road, North 28 degrees 30 minutes East, 734 feet to the place of beginning.

CONTAINING 15 acres and 80 perches, more or less, and known as Adams County Tax parcel G10-26.

The foregoing description was taken from a partial survey and draft from records of the property of Robert C. Cleveland and Ada G. Cleveland dated May 26, 1965 and prepared by LeRoy H. Winebrenner.

**TRACT 3:**

ALL that certain tract of land situate in Straban Township, Adams County, Pennsylvania, bounded and described as follows:

BEGINNING at a stone in the public road running from Gettysburg to Hunterstown at corner of land now or formerly of O.S. Riley; thence by same North sixty-two (62) degrees West, twenty-four and two-tenths (24.2) perches to stones; thence by same, North forty-six (46) degrees West, twenty-five and three-tenth (25.3) perches to a hickory; thence by same, North twenty-three (23) degrees West, nineteen and one-tenth (19.1) perches to a white oak; thence by same, North nine (9) degrees West, twenty-five (25) perches to a stone; thence by lands now or formerly of Huber and Blocher, North fifty-six (56) degrees East, seventy-one (71) perches to a sassafras; thence by same, North sixteen (16) degrees West, twenty-five feet and two-tenth (25.2) perches to a post; thence by same, North sixty-five (65) degrees East, sixty-six (66) perches to a post; thence by the same, South three and three-fourth (3-3/4) degrees East, nineteen and eight-tenth (19.8) perches to a post; thence by same, South thirty and three-fourth (30-3/4) degrees East, sixty-five (65) perches to a stone; thence by same, South four (4) degrees East, six (6) perches to a stone in the public road above mentioned; thence along the middle of said public road, South fifty and one-fourth (50-1/4) degrees West, one hundred twenty-six (126) perches to the place of beginning.

LESS, HOWEVER, the following five (5) tracts of land lying and being in Straban Township, Adams County, Pennsylvania, previously transferred by Ludwig Kanzler and Elizabeth Kanzler, husband and wife, which tracts are bounded and described as follows:

Tract No. 1: BEGINNING at a point in the center of Legislative Route 01040 leading from Gettysburg to Hunterstown at other lands now or formerly of Ludwig and Elizabeth Kanzler; thence along other lands now or formerly of Ludwig and Elizabeth Kanzler, North 41 degrees West, 216.5 feet to an iron pin; thence continuing along same, North 49 degrees East, 100 feet to an iron pin; thence continuing along same, South 41 degrees East, 216.5 feet to the center of the first mentioned public road; thence to the center of said public road, South 49 degrees West, 100 feet to the point and place of beginning.

The above description was obtained from a draft of survey prepared by Curvin A. Wentz, Registered Surveyor, and dated May 24, 1966.

Tract No. 2: BEGINNING at a point on the left side of Legislative Route 01040 leading from Gettysburg to Hunterstown at other lands now or formerly of Ludwig and Elizabeth Kanzler; thence along other lands now or formerly of Ludwig and Elizabeth Kanzler, North 41 degrees West, 200 feet to an iron pin; thence continuing along same, North 49 degrees East,

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182.5 feet to an iron pin; thence along lands now or formerly of Robert Ditchburn, South 23 degrees East, 144 feet to a stone; thence continuing along same, South 5 degrees 45 minutes East, 76.5 feet to an iron pin on the side of the first mentioned public road; thence along the North side of said public road, South 49 degrees West, 95.8 feet to a point, the place of beginning.

The above description was obtained from a draft of survey dated May 24, 1966, prepared by Curvin A. Wentz, R.S.

Tract No. 3: BEGINNING at a railroad spike in center line of Legislative Route 01040 at corner of land now or formerly of Merle V. Riley; thence by said land now or formerly of Merle V. Riley, North 58 degrees 17 minutes 50 seconds West, 401.60 feet, passing through a reference post 27.25 feet from place of beginning, to an iron pin; thence by same, North 37 degrees 48 minutes 20 seconds West, 417.45 feet to an iron pin; thence by same, North 21 degrees 38 minutes 40 seconds West, 323.48 feet to a hickory tree; thence by same, North 07 degrees 15 minutes 25 seconds West, 452.44 feet to an iron pin and post at land now or formerly of Frank Keller; thence by said land now or formerly of Frank Keller, North 58 degrees 50 minutes 25 seconds East, 1114.74 feet to an iron pin at other land now or formerly of Ludwig and Elizabeth Kanzler; thence by said other land now or formerly of Ludwig and Elizabeth Kanzler, South 14 degrees 10 minutes 00 seconds East, 1464.07 feet, passing through a reference pin 25.00 feet from next mentioned point, to a railroad spike in center line of said Route 01040; thence in center line of said Route 01040, South 50 degrees 15 minutes 00 seconds West, 700.00 feet to a railroad spike, the place of beginning.

The above description was taken from a draft of survey prepared by Boyer-Price Surveys, Inc., dated June 27, 1973.

Tract No. 4: BEGINNING at existing metal post on line of land now or formerly of Ludwig Kanzler; thence by said land now or formerly of Ludwig Kanzler, North 41 degrees 02 minutes 45 seconds West, 20.0 feet to a steel rod; thence by same, North 49 degrees 00 minutes 00 seconds East, 187.91 feet to a steel rod on line of land now or formerly of Robert Ditchburn; thence by land now or formerly of Ditchburn, South 25 degrees 49 minutes 20 seconds East, 22.39 feet to an existing metal pot at corner of land now or formerly of Richard Wallschlag; thence by said land now or formerly of Wallschlag, South 49 degrees 30 minutes 25 seconds West, 182.04 feet to an existing metal post on line of land now or formerly of Ludwig Kanzler, the point and place of beginning.

The above description was taken from the final plan prepared by Adams County Surveyors, dated February 12, 1991, and recorded in the Office of the Recorder of Deeds of Adams County, Pennsylvania, in Plat Book 57 at Page 88. Designated as Lot No. 3.

Tract No. 5: BEGINNING at an existing bolt in the centerline of the Hunterstown Road (S.R. #3003), at corner of land now or formerly of David Coshun; thence crossing and leaving the said Hunterstown Road (S.R. #3003), and through an existing metal post located 19.35 feet from the beginning of this course, and by said land now or formerly of David Coshun, and continuing by land now or formerly of Ludwig Kanzler, North 41 degrees 00 minutes 00 seconds West, 287.00 feet to a steel rod at corner of said other land now or formerly of Ludwig Kanzler; thence by said other land now or formerly of Ludwig Kanzler, North 49 degrees 00 minutes 00 seconds East, 300.00 feet to a steel rod at corner of said other land now of formerly of Ludwig Kanzler; thence by said other land now or formerly of Ludwig Kanzler, and by Lot 3 depicted in and upon the below-mentioned draft of survey and final subdivision plan, and by land now or formerly of Richard Wallschlag, and through a

steel rod located 51.48 feet from the beginning of this course, and through an existing metal post located 71.48 feet from the beginning of this course, and through an existing metal post located 21.75 feet back from the end of this course, South 41 degrees 02 minutes 45 seconds East, 287.00 feet to a P.K. nail in the centerline of the Hunterstown Road (S.R. #3003); thence in and along the centerline of the said Hunterstown Road (S.R. #3003), South 49 degrees 00 minutes 00 seconds West, 300.23 feet to an existing bolt in the centerline of the said Hunterstown Road (S.R. #3003), at corner of land now or formerly of David Coshun, the point and place of beginning.

The above description was taken from a draft of survey and final subdivision plan, dated February 12, 1991, revised May 13, 1991, prepared by Adams County Surveyors, which draft of survey and final subdivision plan is recorded in the Office of the Recorder Deeds of Adams County, Pennsylvania in Plat Book 58 at Page 32 the above-described tract of land is labeled as Lot 2 in and upon said draft of survey and final subdivision plan.

**TRACT 4:**

ALL that tract of land situate. lying and being in Straban Township, Adams County, Pennsylvania, more particularly bounded and described as follows:

BEGINNING at a point in the centerline of the Shrivvers Corner Road (SR 0394), at corner of land now or formerly of Robert C. Spangler, and on line of land now or formerly of Robert C. Spangler & Jean M. Spangler; thence in and along the centerline of the said Shrivvers Corner Road (SR 0394), and by said land now or formerly of Robert C. Spangler & Jean M. Spangler, and continuing by land now or formerly of Joyce E. Smith, and by a curve to the right, whose radius is 10,161.50 feet, with an arc distance of 196.59 feet, a chord distance of 196.58 feet, and a chord bearing of South 67 degrees 21 minutes 04 seconds East, to a point in the centerline of the said Shrivvers Corner Road (SR 0394), on line of said land now or formerly of Joyce E. Smith; thence continuing in and along the centerline of the said Shrivvers Corner Road (SR 0394), and by said land now or formerly of Joyce E. Smith, and continuing by other land now or formerly of Ray M. Black and Alma L. Black (Lot 3 depicted in and upon the below-mentioned preliminary/final subdivision plat), South 67 degrees 54 minutes 20 seconds East, 709.89 feet to a point in the centerline of the said Shrivvers Corner Road (SR 0394), on line of land of said other land now or formerly of Ray M. Black and Alma L. Black; thence continuing in and along the centerline of the said Shrivvers Corner Road (SR 0394), and by said other land now or formerly of Ray M. Black and Alma L. Black, and by a curve to the right, whose radius is 2,000.00 feet, with an arc distance of 215.93 feet, a chord distance of 215.82 feet, and a chord bearing of South 64 degrees 48 minutes 45 seconds East, to a point in the centerline of the said Shrivvers Corner Road (SR 0394), on line of said other land now or formerly of Ray M. Black and Alma L. Black; thence continuing in and along the centerline of the said Shrivvers Corner Road (SR 0394), and by said other land now or formerly of Ray M. Black and Alma L. Black, South 61 degrees 43 minutes 11 seconds East, 234.87 feet to a point in the centerline of the said Shrivvers Corner Road (SR 0394), on line of and at corner of (Lot 1 depicted in and upon the below-mentioned preliminary/final subdivision plat) said land now or formerly of Ray M. Black and Alma L. Black; thence crossing and leaving the said Shrivvers Corner Road (SR 0394), and by said Lot 1, South 32 degrees 17 minutes 22 seconds West, 172.29 feet to a 5/8" rebar to be set at corner of said Lot 1; thence by said Lot 1, South 63 degrees 50 minutes 36 seconds West, 90.28 feet to a 5/8" rebar to be set at corner of said Lot 1; thence by said Lot 1, South 29 degrees 43 minutes 33 seconds West, 46.56 feet to a 5/8" rebar to be set at corner of said Lot 1; thence by said Lot 1, South 06 degrees 02 minutes 44 seconds East, 209.58 feet to a 5/8" rebar to be set at corner of said Lot 1; thence by said Lot 1, South 29

degrees 15 minutes 40 seconds West, 95.95 feet to a 5/8" rebar to be set at corner of said Lot 1; thence by said Lot 1, South 60 degrees 48 minutes 50 seconds East, 840.49 feet to a 5/8" rebar to be set at corner of said Lot 1, and online of land now or formerly of Leo L. Keller & Anna Marie Keller; thence by said land now or formerly of Leo L. Keller & Anna Marie Keller, South 35 degrees 20 minutes 46 seconds West, 1,016.53 feet to a 1" steel rod found at the common corner of said land now or formerly of Leo L. Keller & Anna Marie Keller, and land now or formerly of Lawrence H. Martin & Sandra L. Martin; thence by said land now or formerly of Lawrence H. Martin & Sandra L. Martin, North 41 degrees 54 minutes 09 seconds West, 1,320.00 feet to a 5/8" rebar to be set at corner of said land now or formerly of Lawrence H. Martin & Sandra L. Martin; thence by said land now or formerly of Lawrence H. Martin & Sandra L. Martin, South 62 degrees 04 minutes 24 seconds West, 264.00 feet to a stone found at corner of said land now or formerly of Lawrence H. Martin & Sandra L. Martin, and on line of land now or formerly of Greater Gettysburg Development Co., LLC; thence by said land now or formerly of Greater Gettysburg Development Co., LLC, North 24 degrees 11 minutes 21 seconds West, 304.81 feet to a 1-1/2" steel rod found at the common corner of said land now or formerly of Greater Gettysburg Development Co., LLC, and land now or formerly of Alton L. Reedy and Roy R. Reedy, Reedy Brothers Company; thence by said land now or formerly of Alton L. Reedy and Roy R. Reedy, Reedy Brothers Company, and continuing by land now or formerly of Jacqueline F. Martin, North 25 degrees 10 minutes 41 seconds West, 732.91 feet to a 1" steel rod found at corner of said land now or formerly of Jacqueline F. Martin, and on line of land now or formerly of Robert C. Spangler; thence continuing by said land now or formerly of Robert C. Spangler, North 37 degrees 25 minutes 04 seconds East, 633.49 feet to a point in the centerline of the Shrivvers Corner Road (SR 0394), at corner of said land now or formerly of Robert C. Spangler, and on line of land now or formerly of Robert C. Spangler & Jean M. Spangler, the point and place of beginning.

CONTAINING 51.983 acres, more or less.

The above description was taken from a Preliminary/Final Subdivision Plat (South Section) dated August 26, 2005, prepared by Sharrah Design Group, Inc., recorded on October 5, 2005 in Adams County Plat Book 89 at Page 44. The above-described tract of land is labeled as Lot 2 in and upon said subdivision plat.

**TRACT 5:**

ALL that certain tract of land with the improvements thereon erected situate in Straban Township, Adams County, Pennsylvania, bounded and described as follows:

BEGINNING at a point in the Gettysburg-Hunterstown Road, and extending thence along lands now or formerly of John H. Groscoast, North 3-1/2 degrees West, 57 perches; thence by lands now or formerly of George Wampler, North 19 degrees East 32.4 perches to a stone; thence by lands now or formerly of C.O. Strine, South 19 degrees East, 78 perches to a stone in said Gettysburg-Hunterstown Road; thence in and along said Road, South 65 degrees West, 32 perches to the place of beginning.

CONTAINING 10 acres and 93 perches, more or less.

**TRACT 6:**

ALL that certain tract of land situate in Straban Township, Adams County, Pennsylvania, more particularly bounded and described as follows:

BEGINNING at an existing steel rod at the eastern right-of-way line of U.S. #15, at corner of land now or formerly of Lawrence Martin; thence by said land now or formerly of Lawrence

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Martin, South 30 degrees 39 minutes 50 seconds East 44.55 feet to an existing steel rod at corner of said land now or formerly of Lawrence Martin; thence by said land now or formerly of Lawrence Martin, North 74 degrees 51 minutes 00 seconds East, 186.40 feet to an existing steel rod at corner of said land now or formerly of Lawrence Martin; thence by said land now or formerly of Lawrence Martin, North 79 degrees 55 minutes 45 seconds East, 708.30 feet to an existing steel rod at the common corner of said land now or formerly of Lawrence Martin and land now or formerly of R. Scott Murdoch; thence by said land now or formerly of R. Scott Murdoch, South 19 degrees 10 minutes 30 seconds East, 417.58 feet to an existing steel rod at corner post at corner of said land now or formerly of R. Scott Murdoch; thence by said land now or formerly of R. Scott Murdoch, and through an existing steel rod located 49.45 feet from the beginning of this course at the common corner of said land now or formerly of R. Scott Murdoch and land now or formerly of Bryce Walton; thence by said land now or formerly of Bryce Walton, and through an existing steel rod located 100.0 feet back from the end of this course, South 50 degrees 02 minutes 15 seconds West, 1,274.27 feet to a point in creek at the common corner of said land now or formerly of Bryce Walton and land now or formerly of Raymond Buchheister; thence by said land now or formerly of Raymond Buchheister, and through a reference steel rod located 29.54 feet from the beginning of this course, North 58 degrees 25 minutes 55 seconds West, 502.20 feet to a point on the eastern right-of-way line of U.S. #15; thence along said eastern right-of-way line of U.S. #15, North 24 degrees 14 minutes 45 seconds East, 894.61 feet to an existing steel rod at said eastern right-of-way line of U.S. #15, at corner of land now or formerly of Lawrence Martin, the point and place of beginning.

The above description was taken from a draft of survey and final subdivision plan, dated June 21, 1988, revised March 2, 1989, prepared by Adams County Surveyors, which draft of survey and final subdivision plan is recorded in the Office of the Recorder of Deeds of Adams County, Pennsylvania in Plat Book 52 at Page 49; the above-described tract is labeled as Lot No. 4 in and upon said draft of survey and final subdivision plan.

AS TO TRACT 1 BEING the same premises which Eric P. Hull and Laurene K. Hull, husband and wife, by Deed dated November 29, 2004 and recorded November 30, 2004 in the Office of the Recorder of Deeds in and for Adams County, Pennsylvania in Book 3787 Page 236, granted and conveyed unto The Greater Gettysburg Development Co., L.L.C., a Pennsylvania limited liability company, in fee.

AS TO TRACT 2 BEING the same premises which Gettysburg Equestrian Center, LLC, a Pennsylvania limited liability company, by Deed dated May 12, 2005 and recorded May 13, 2005 in the Office of the Recorder of Deeds in and for Adams County, Pennsylvania in Book 3965 Page 28, granted and conveyed unto The Greater Gettysburg Development Co., L.L.C., a Pennsylvania limited liability company, in fee.

AS TO TRACT 3 BEING the same premises which Ludwig Kanzler and Elizabeth Kanzler, husband and wife, by Deed dated May 18, 2005 and recorded June 13, 2005 in the Office of the Recorder of Deeds in and for Adams County, Pennsylvania in Book 4001 Page 313, granted and conveyed unto The Greater Gettysburg Development Company, L.L.C., a Pennsylvania limited liability company, in fee.

AS TO TRACT 4 BEING the same premises which Ray M. Black and Alma L. Black, husband and wife, by Deed dated November 15, 2005 and recorded November 16, 2005 in the Office of the Recorder of Deeds in and for Adams County, Pennsylvania in Book 4211 Page 282, granted

and conveyed unto The Greater Gettysburg Development Company, L.L.C., a Pennsylvania limited liability company, in fee.

AS TO TRACT 5 BEING the same premises which Merle M. Williams, by Deed dated July 29, 2005 and recorded December 21, 2005 in the Office of the Recorder of Deeds in and for Adams County, Pennsylvania in Book 4253 Page 159, granted and conveyed unto The Greater Gettysburg Development Company, L.L.C., a Pennsylvania limited liability company, in fee. AND, by scrivener's error, the said Grantee was inadvertently identified as Greater Gettysburg Development, LLC.

AND, with respect to Tracts 1, 2, 3, 4, and 5, The Greater Gettysburg Development Co., L.L.C., a Pennsylvania limited liability company, has merged into and is succeeded by Greater Gettysburg Investment Group, L.P., a Pennsylvania limited partnership, by virtue of Certificate of Merger filed March 6, 2006 with the Department of State, Commonwealth of Pennsylvania.

AS TO TRACT 6 BEING the same premises which The Estate of Mary K. Keller, by Deed dated November 21, 2006 and recorded November 22, 2006 in the Office of the Recorder of Deeds in and for Adams County, Pennsylvania in Book 4651 Page 158, granted and conveyed unto Greater Gettysburg Investment Group, L.P., a Pennsylvania limited partnership, in fee.

**ALSO KNOWN AND DESCRIBED AS PER SURVEY:**

**TRACT 1**

ALL THAT CERTAIN TRACT OF LAND situated in Straban Township, Adams County, Pennsylvania, more particularly bounded and described as follows:

BEGINNING at a point on the legal right-of-way line of Hunterstown Road thence along said right-of-way line with a curve to the right having a radius of 938.43 feet, an arc length of 74.38, and a chord bearing of South 58 Degrees 57 Minutes 46 Seconds West 74.36, to a point; thence South 61 Degrees 14 Minutes 01 Seconds West 753.64 feet to a point; thence with a curve to the right having a radius of 5,713.08 feet, an arc length of 134.66, and a chord bearing of South 61 Degrees 54 Minutes 32 Seconds West 134.66, to a point; thence South 62 Degrees 35 Minutes 03 Seconds West 407.15 feet to a 3/4" rebar found at lands now or formerly of Greater Gettysburg Development Company, LLC; Thence along said lands North 22 Degrees 01 Minutes 09 Seconds West 1,273.72 feet to a 5/8" rebar found at lands of now or formerly Lawrence H. Martin and Sandra L. Martin; Thence along said Martin lands North 14 Degrees 54 Minutes 37 Seconds East 481.70 feet to a concrete monument at lands now or formerly Richard A. Flickinger and Mary C. Flickinger; Thence along said Flickinger lands South 57 Degrees 27 Minutes 17 Seconds East 1,848.43 feet to a point; TO THE PLACE OF BEGINNING.

CONTAINING: 29.799 +/- ACRES, more or less

**TRACT 2:**

**TRACT 2A:**

ALL THAT CERTAIN TRACT OF LAND situate in Straban Township, Adams County, Pennsylvania, more particularly bounded and described as follows:

BEGINNING at a 3/4" pipe near the center of Martin Road at lands now or formerly of Russell D. Miller and Crystal L. Miller; thence by said Miller lands South 71 Degrees 20 Minutes 48 Seconds East 174.02 feet to a 3/4" pipe found at lands now or formerly of Roy R. Reedy; thence by said Reedy lands North 79 Degrees 12 Minutes 14 Seconds East 578.80 feet to an axle found; thence continuing with said Reedy lands South 62 Degrees 29 Minutes 09 Seconds East 353.87 feet to a point at lands now or formerly of Lawrence H. Martin and Sandra L. Martin; thence along said Martin lands South 65 Degrees 09 Minutes 38 Seconds West 1,459.13 feet to a point at lands now or formerly of Terry R. Thomas and Amanda N. Thomas; thence by said Thomas lands North 20 Degrees 11 Minutes 41 Seconds West 55.40 feet to a point in Martin Road; thence with said road North 23 Degrees 46 Minutes 57 Seconds East 734.00 feet to a 3/4" pipe; THE PLACE OF BEGINNING.

CONTAINING: 10.373 +/- ACRES, more or less

AND

**TRACT 2B**

ALL THAT CERTAIN TRACT OF LAND situate in Straban Township, Adams County, Pennsylvania, more particularly bounded and described as follows:

BEGINNING at a 1-1/2" steel rod found at lands now or formerly of Roy R. Reedy, Jr. and Greater Gettysburg Development Company, LLC; thence by said lands of Greater Gettysburg Development Company, LLC South 24 Degrees 11 Minutes 21 Seconds East 304.81 feet to a stone found at a wooden fence post at lands now or formerly of Lawrence H. Martin and Sandra L. Martin; thence by said Martin lands South 27 Degrees 42 Minutes 53 Seconds East 150.15 feet to a point; thence continuing by said lands of Martin South 65 Degrees 09 Minutes 38 Seconds West 783.12 feet to a point at lands now or formerly of Roy R. Reedy, Jr.; thence by said Reedy lands North 30 Degrees 44 Minutes 04 Seconds East 584.47 feet to an axle found; thence continuing along said Reedy lands North 42 Degrees 26 Minutes 36 Seconds East 321.93 feet to a 1-1/2" steel rod found; THE PLACE OF BEGINNING.

CONTAINING: 4.494 +/- ACRES, more or less

**TRACT 3**

ALL THAT CERTAIN TRACT OF LAND situate in Straban Township, Adams County, Pennsylvania, more particularly bounded and described as follows:

BEGINNING at a point near the centerline of Hunterstown Road at lands now or formerly of Kenneth C. Bigham and Kay L. Bigham; thence with said Bigham land and through a 5/8" rebar with SDGI Cap setback 25.00' from the beginning of this course North 23 Degrees 21 Minutes 40 Seconds West 1,465.03 feet to a 3/4" rebar at lands now or formerly of Greater Gettysburg Development Company, LLC; thence by said Greater Gettysburg land North 49 Degrees 39 Minutes 59 Seconds East 49.45 feet to a point near a 3/4" rebar; thence continuing by same North 19 Degrees 28 Minutes 37 Seconds West 417.62 feet to a 3/4" rebar at lands now or formerly of Lawrence H. Martin and Sandra L. Martin; thence by said Martin lands North 58 Degrees 25 Minutes 49 Seconds East 1,067.68 feet to a 5/8" rebar with SDGI cap set at lands now or formerly of Michael E. Flaherty and Mary Jane Flaherty; thence by said Flaherty lands South 12 Degrees 09 Minutes 46 Seconds East 326.70 feet to a 5/8" rebar with SDGI cap set; thence by same South 32 Degrees 58 Minutes 08 Seconds East 896.39 feet to a 5/8" rebar at lands now or formerly of Stephen A. Flickinger; thence by said Flickinger lands South 41 Degrees 12 Minutes 17 Seconds West 187.79 feet to a 5/8" rebar at lands now or formerly of Regelio H. Zavala; thence by said lands of Zavala North 48 Degrees 43 Minutes 04

## Attachment 1 to Discovery A-12 (Wastewater)

Seconds West 51.41 feet to a 5/8" rebar; thence continuing by said Zavala lands South 41 Degrees 13 Minutes 26 Seconds West 300.25 feet to a 5/8" rebar; thence continuing by same South 48 Degrees 38 Minutes 37 Seconds East 71.14 feet to a 5/8" rebar at lands now or formerly of David W. Coshun; thence by said Coshun lands South 41 Degrees 21 Minutes 23 Seconds West 100.00 feet to a 5/8" rebar; thence continuing by same South 48 Degrees 38 Minutes 37 Seconds East 216.50 feet with a 5/8" rebar found setback 23.84' from the end of this course to a point near the centerline of Hunterstown Road; thence with said road South 40 Degrees 59 Minutes 24 Seconds West 874.26 feet to a point; THE PLACE OF BEGINNING. CONTAINING: 40.844 +/- ACRES, more or less

### **TRACT 4**

ALL THAT CERTAIN TRACT OF LAND situate in Straban Township, Adams County, Pennsylvania, more particularly bounded and described as follows:

BEGINNING at a point near the centerline of Shrivvers Corner Road (SR0394); thence in the centerline of said road with a curve to the left having a radius of 10,161.50 feet, an arc length of 196.59 feet, and a chord bearing of South 67 Degrees 21 Minutes 04 Seconds East 196.58 feet to a point; thence continuing in or along the centerline of said road South 67 Degrees 54 Minutes 20 Seconds East 709.89 feet to a point; thence by same along a curve to the right having a radius of 2,000.00 feet, an arc length of 215.93 feet, and a chord bearing of South 64 Degrees 48 Minutes 45 Seconds East 215.82 feet to a point; thence by same South 61 Degrees 43 Minutes 11 Seconds East 234.87 feet to a point at lands now or formerly of Alma L. Black; thence with said lands of Black South 32 Degrees 17 Minutes 22 Seconds West 172.29 feet to a 5/8" rebar with SDGI cap found; thence continuing by same South 63 Degrees 50 Minutes 36 Seconds West 90.28 feet to a 5/8" rebar with SDGI cap found; thence by same South 29 Degrees 43 Minutes 33 Seconds West 46.56 feet to a 5/8" rebar with SDGI cap found; thence by same South 06 Degrees 02 Minutes 44 Seconds East 209.58 feet to a 5/8" rebar with SDGI cap found; thence by same South 29 Degrees 15 Minutes 40 Seconds West 95.95 feet to a 5/8" rebar with SDGI cap found; thence by same South 60 Degrees 48 Minutes 50 Seconds East 840.49 feet to a 5/8" rebar with SDGI cap found at lands now or formerly of Leo L. Keller and Anna Marie Keller; thence by said Keller lands South 34 Degrees 45 Minutes 20 Seconds West 69.29 feet to a point; thence continuing with said lands of Keller South 35 Degrees 20 Minutes 46 Seconds West 947.24 feet to a point at lands now or formerly of Lawrence H. Martin and Sandra L. Martin; thence by said lands of Martin North 41 Degrees 54 Minutes 09 Seconds West 1,320.00 feet to a point; thence by same South 62 Degrees 04 Minutes 24 Seconds West 264.00 feet to a stone at wooden fence post at lands now or formerly of Greater Gettysburg Development Company, LLC; thence with said Greater Gettysburg lands North 24 Degrees 11 Minutes 21 Seconds West 304.81 feet to a 1-1/2" steel rod at lands now or formerly of Roy R. Reedy, Jr.; thence by said lands of Reedy and Jacqueline F. Martin North 25 Degrees 10 Minutes 41 Seconds West 732.91 feet to a 1" steel rod at lands now or formerly of Robert C. Spangler; thence along said Spangler lands North 37 Degrees 25 Minutes 04 Seconds East 633.49 feet to a point; THE PLACE OF BEGINNING

CONTAINING: 51.983 +/- ACRES, more or less

### **TRACT 5**

ALL THAT CERTAIN TRACT OF LAND situate in Straban Township, Adams County, Pennsylvania, more particularly bounded and described as follows:

## Attachment 1 to Discovery A-12 (Wastewater)

BEGINNING at a point near the centerline of Hunterstown Road; thence with said road South 61 Degrees 54 Minutes 51 Seconds West 527.72 feet to a point near the center of Hunterstown Road at the intersection of Martin Road at lands now or formerly of Lawrence H. Martin and Sandra L. Martin; thence through the right-of-way of Martin Road and along said Martin lands North 10 Degrees 56 Minutes 35 Seconds West 678.15 feet to a point on west edge of Martin Road pavement; thence across right-of-way and along said lands of Martin North 05 Degrees 40 Minutes 15 Seconds West 259.05 feet to a stone at wooden fence post; thence continuing along the lands of Martin North 14 Degrees 40 Minutes 22 Seconds East 538.18 feet to a 5/8" rebar at land now or formerly of Greater Gettysburg Development Company, LLC; thence by said Greater Gettysburg Development Company, LLC lands South 22 Degrees 01 Minutes 09 Seconds East 1,273.72 feet to a 3/4" rebar on the right-of-way line of Hunterstown Road; thence in said right-of-way South 21 Degrees 59 Minutes 54 Seconds East 16.14 feet to a point; THE PLACE OF BEGINNING.

CONTAINING: 10.322 +/- ACRES, more or less

### **TRACT 6**

ALL THAT CERTAIN TRACT OF LAND situate in Straban Township, Adams County, Pennsylvania, more particularly bounded and described as follows:

BEGINNING at a wooden fence post found on the eastern line of the limited access right-of-way of SR0015 (Blue & Gray Highway); thence along the right-of-way line of the Blue and Gray Highway North 23 Degrees 53 Minutes 26 Seconds East 894.48 feet to a 5/8" rebar found at land now or formerly of Lawrence H. Martin and Sandra L. Martin; thence along said Martin lands South 31 Degrees 11 Minutes 26 Seconds East 44.48 feet to a 3/4" rebar found; thence continuing along lands Martin North 74 Degrees 27 Minutes 16 Seconds East 186.60 feet to a 3/4" rebar found; thence by same North 79 Degrees 34 Minutes 37 Seconds East 708.37 feet to a 3/4" rebar at lands now or formerly of Greater Gettysburg Development Company, LLC; thence along said Greater Gettysburg lands South 19 Degrees 28 Minutes 37 Seconds East 417.62 feet to a point; thence continuing along same lands South 49 Degrees 39 Minutes 59 Seconds West 49.45 feet to a 3/4" rebar found at lands now or formerly of Kenneth C. Bigham and Kay L. Bigham; thence by said Bigham lands South 49 Degrees 39 Minutes 59 Seconds West 1,224.82 feet and through a 3/4" rebar setback 110.16 from the end of this course to a point in stream at lands now or formerly of Raymond R. Buchheister, Sr. and Margaret L. Buchheister; thence along said Buchheister lands North 58 Degrees 46 Minutes 06 Seconds West 502.45 feet to a point; THE PLACE OF BEGINNING.

CONTAINING: 21.772 +/- ACRES, more or less

The above descriptions are taken from that certain ALTA/NSPS Land Title Survey of Gettysburg Commons prepared by Sharrah Design Group, Inc., under File No. 1708, dated December 15, 2017, last revised May 30, 2018.