

MARK J. SHAW, ESQ.  
ADMITTED IN PA AND OH  
DIRECT DIAL 814-870-7607  
E-MAIL: MSHAW@MIJB.COM

December 4, 2025

**VIA ELECTRONIC SUBMISSION**

Matthew Homsher, Secretary  
Pennsylvania Public Utility Commission  
400 North Street  
Harrisburg, PA 17120

Re: Application of Deer Haven, L.L.C. for approval, *nunc pro tunc*, of the right to sell certain real estate to Pocono Lakefront, LLC in the Township of Palmyra, Pike County, Pennsylvania  
Docket No. A-2025-3057204

Dear Secretary Homsher:

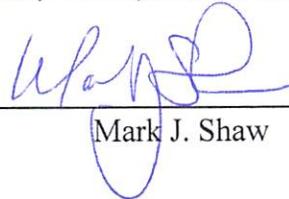
Attached please find Responses to TUS Data Request Set 1, Application of Deer Haven, L.L.C. for approval, *nunc pro tunc*, of the right to sell certain real estate to Pocono Lakefront, LLC in the Township of Palmyra, Pike County, Pennsylvania.

Copies of this letter and responses were served on the parties of record per the attached Certificate of Service. In accordance with the letter dated November 18, 2025, a copy of this letter and responses were also sent to Matthew T. Lamb, P.E. via electronic mail.

Very truly yours,

MacDONALD, ILLIG, JONES & BRITTON LLP

By \_\_\_\_\_



Mark J. Shaw

MJS/nes/4937-6929-3182 v.1

Attachments

cc: Adeolu A. Bakare, Esq., Counsel for Deer Haven, L.L.C. (*Via electronic mail*)  
Matthew T. Lamb, P.E., Water/Waste Water Section of the Bureau of Technical Utility Services (*Via electronic mail*)

**CERTIFICATE OF SERVICE**

I hereby certify that I have this day served a true copy of the foregoing document upon the parties, listed below, by the manner indicated below on Thursday, December 4, 2025, and in accordance with the requirements of 52 Pa. Code §1.54 (relating to service by a party):

**SERVICE AS FOLLOWS:**

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*Via Electronic Mail*

Darryl Lawrence  
Melanie Joy El Atieh  
Barrett Sheridan  
Office of Consumer Advocate  
555 Walnut Street, 5th Floor  
Harrisburg, PA 17101-1923  
[ra-oca@paoca.org](mailto:ra-oca@paoca.org)  
[melatieh@paoca.org](mailto:melatieh@paoca.org)  
[bsheridan@paoca.org](mailto:bsheridan@paoca.org)

*Via Electronic Mail*

Allison C. Kaster, Director  
Scott Granger  
Pennsylvania Public Utility Commission  
Bureau of Investigation and Enforcement  
Commonwealth Keystone Building  
400 North Street  
Harrisburg, PA 17120  
[akaster@pa.gov](mailto:akaster@pa.gov)  
[sgranger@pa.gov](mailto:sgranger@pa.gov)

*Via Electronic Mail*

NazAarah Sabree  
Steven Gray  
Assistant Small Business Advocate  
Office of Small Business  
555 Walnut Street, 1st Floor  
Harrisburg, PA 17101  
[ra-sba@pa.gov](mailto:ra-sba@pa.gov)  
[sgray@pa.gov](mailto:sgray@pa.gov)

*Via Electronic Mail*

Clinton McKinley  
Water/Wastewater Section of Bureau of  
Technical Utility Services  
[cmckinley@pa.gov](mailto:cmckinley@pa.gov)

Respectfully submitted,



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Mark J. Shaw, Esq.  
MacDONALD, ILLIG, JONES & BRITTON LLP  
100 State Street, Suite 700  
Erie, Pennsylvania 16507-1459  
(814) 870-7607  
Attorneys for: PL Utilities, LLC

**TUS Data Request Set 1**  
**Application of Deer Haven, L.L.C. for approval, *nunc pro tunc*, of the right to sell certain**  
**real estate to Pocono Lakefront, LLC in the Township of Palmyra, Pike County,**  
**Pennsylvania, at Docket No. A-2025-3057204**

Note: Please restate the data request prior to providing a response. In addition, provide the name and title of the person(s) providing the response and/or information for each data request.

A-1. In the Application's Section 9, Deer Haven indicated that the Purchase and Sale Agreement (APA) entered into by and between Deer Haven, Haven Development, LLC (Haven Development), and Pocono Lakefront, LLC (Pocono Lakefront) dated October 25, 2010, included parcels (Deer Haven Property) identified by Pike County Parcel IDs 070.04-01-01, 070.04-01-03, 070.04-01-46, 070.04-01-55, and 070.04-01-03.001, consisting of approximately 85 acres of land. Additionally, the Application's Section 10 indicated that the Deer Haven Property was consolidated as depicted on a map showing the location of each of the aforementioned parcels as Tract 3, Lakefront Lot, Parcel BR, Tract 2, Tract 6, and Entrance Panel provided as the Application's Exhibit D. Please provide responses to the following:

- a. Provide a listing of the new Pike County Parcel IDs (New Parcel IDs) for the Deer Haven Property that represent the parcels of land that were transferred as part of the APA and quantify each parcel's area in acres; and

**RESPONSE:**

On October 25, 2010, Pocono Lakefront, LLC and Deer Haven LLC and Haven Development Company, LLC entered into a Purchase and Sale Agreement under which Pocono would purchase the following parcels from Deer Haven and Haven for \$2,500,000.

Tax Map ID No. 070.04-01-01  
Tax Map ID No. 070.04-01-03  
Tax Map ID No. 070.04-01-46  
Tax Map ID No. 070.04-01-55  
Tax Map ID No. 070.04-01--3.001

On November 8 2010, Haven deeded Tract No 3, Parcel 070.04-01-03 to Pocono (10.54 acres).

On November 8, 2010, Deer Haven deeded the following parcels to Pocono:

1. "Tract No. 1" (which was a portion of parcel 070.04-01-55) (46.32 acres);
2. "Tract No. 2" (which was a portion of Parcel 070.04-01-55 together with lots 1, 3 and 29-38 of White Pine Beauty Estates together with the private roads of the subdivision) (21.83 acres);
3. "Tract No. 6" (which was a portion of Parcel 070.04-01-55 together with parcel 070.04-01-03.001) (32.15 acres); and

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4. Parcel B/Entrance Parcel (which was parcel 070.04-01-46) (6.45 acres).

On April 20, 2011, Randy S. Miller, Inc deeded Parcel BR (which was parcel 070.04-01-35 to Pocono.

On or about June 21, 2013, Pocono recorded a deed consolidating the following properties into Tract 1 containing 71.57 acres:

Lakefront Lot - Tax Map ID No. 070.04-01-01 (from Haven)  
Tract 3 - Tax Map ID No. 070.04-01-03 (from Deer Haven)  
Entrance Parcel - Tax Map ID No. 070.04-01-46 (from Deer Haven)  
Tract 2 & 6 - Tax Map ID No. 070.04-01-55 (from Deer Haven)  
Parcel BR - Tax Map ID No. 070.04-01-35 (from Miller)

See Attachments O, U, X from the Joint Application. See also attached to this Request are:

Exhibits 1 - 11/8/10 Deer Haven to Pocono Deed;  
Exhibit 2 - 11/8/10 Haven to Pocono Deed;  
Exhibit 3 - 4/20/11 Miller to Pocono Deed  
Exhibit 4 - 6/18/13 Pocono Consolidation Plan; and  
Exhibit 5 - 6/21/13 Deed of Consolidation of Pocono

- b. Provide a listing of all major wastewater system assets (e.g., wastewater treatment plant and pump station(s)) located on the Deer Haven Property along with its associated New Parcel ID.

**RESPONSE:**

The existing wastewater treatment plant is located on Tract 1, and formerly was part of Tract 3 at former Tax Map ID No. 070.04-01-03 owned by Deer Haven.

The existing piping for the collection system for White Pines and Pinecrest is located on Tract 1, and formerly was part of Tract 3 at former Tax Map ID No. 070.04-01-03 owned by Deer Haven.

The existing piping for the collection system for White Beaty View Estates is located on Tract No 1, and formerly was part of Tract 6 and Tract 3 of at former Tax Map ID Nos. 070.04-01-55 and 070.04-01-03 owned by Deer Haven.

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The new wastewater treatment plant to be owned by PLU was constructed on Tract 1, and formerly was part of Tract 3 at former Tax Map ID No. 070.04-01-03 owned by Deer Haven.

The pump stations for the new wastewater treatment plant are located on Tract 1, and formerly was part of Tract 3 at former Tax Map ID No. 070.04-01-03 owned by Deer Haven.

Response Provided by: Jacob Goren with assistance of counsel.  
Date: December 1. 2025

**TUS Data Request Set 1**  
**Application of Deer Haven, L.L.C. for approval, *nunc pro tunc*, of the right to sell certain  
real estate to Pocono Lakefront, LLC in the Township of Palmyra, Pike County,  
Pennsylvania, at Docket No. A-2025-3057204**

- A-2. In the Joint Application's (Joint Application's) Section 48 at Docket No. A-2024-3049591, PL Utilities, LLC (PLU) provided a copy of a *pro forma* Judgement Note (Pro Forma Note) that indicated it intends to enter into with Jacob Green for the construction of the PLU wastewater treatment plant (PLU WWTP) that included an Amortization Schedule, a Security Agreement, and a General Assignment and Bill of Sale (Bill of Sale) as the Joint Application's Attachment J. Deer Haven and PLU averred that the Bill of Sale will ensure that PLU has clear title to the Deer Haven Collection System and the PLU WWTP. However, the Commission notes that the Bill of Sale appears to include only the assignment of the PLU WWTP. Please provide responses to the following:
- a. Clarify whether the Bill of Sale includes the assignment of the Deer Haven Collection System to PLU and, if so, cite the specific paragraph that directs such assignment; or
  - b. If not, provide a revised Attachment J that includes a revised Bill of Sale that clearly includes the assignment of both the Deer Haven Collection System and the PLU WWTP to PLU at Docket No. A-2024-3049591.

**RESPONSE:**

Exhibit J only includes the PLU WWTP because that is the only asset involved in the transaction between PLU and Pocono Lakefront. The Deer Haven collection system has not yet been transferred and when the PUC issues the Certificate of Public Convenience to PLU, the Deer Haven Wastewater Collection system will be transferred at closing to PLU from Deer Haven. As a result, there is no need to revise Attachment J.

However, attached as Exhibit 6 to this Request is the draft Bill of Sale between Deer Haven and PLU reflecting the transfer of the sewer system, including the collection system, which will be executed at Closing.

Response Provided by: Jacob Goren with assistance of counsel.  
Date: December 1, 2025

**TUS Data Request Set 1**  
**Application of Deer Haven, L.L.C. for approval, *nunc pro tunc*, of the right to sell certain real estate to Pocono Lakefront, LLC in the Township of Palmyra, Pike County, Pennsylvania, at Docket No. A-2025-3057204**

- A-3. In the Application's Section 30, Deer Haven indicated that approval of the sale of the Deer Haven Property to Pocono Lakefront would enable PLU to lawfully operate the Deer Haven Collection System and PLU WWTP on land owned by Pocono Lakefront, with the grant of a permanent easement to PLU. PLU and Pocono Lakefront provided a copy of the revised Sanitary Sewer System Easement (Revised System Easement) as the
- a. Explain why Deer Haven, Pocono Lakefront and PLU are not ensuring PLU, as the eventual certificated wastewater public utility, will receive simple fee ownership (Facility Land Ownership) of those portions of land that contain the PLU WWTP, wastewater system pump station(s), and the length of pipe (Outfall Segment) between the treated wastewater discharge exit point of the Deer Haven WWTP and the discharge outfall point into Lake Wallenpaupack; and
  - b. Explain how the Revised System Easement, rather than Facility Land Ownership, will benefit PLU ratepayers and enable PLU to secure capital financing independently from Pocono Lakefront for future wastewater system improvements without the ability to pledge Facility Land Ownership as collateral.

**RESPONSE:**

First, Pocono purchased the property in order to develop the property. From Pocono's perspective, remaining as the owner gives Pocono more flexibility with future development while ensuring the security of the system for the utility. Second, the property on which the wastewater system sits was never segregated out from the balance of the property and the cost of such an effort would be in the thousands of dollars. Given the very small customer base, such expense at this time does not seem in the best interests of the customers. Third, in PLU's view, the ability to pledge land ownership as collateral is not a likely factor in a future funding scenario; the more likely and more appropriate scenario is a pledge of future revenues. Further, the value of the land to be pledged would hardly fund a significant project. Lastly, at least with respect to the discharge pipe and the pump station, the areas associated with those items are small, lending themselves more to a permanent easement than to a fee simple property sale.

Response Provided by: Jacob Goren with assistance of counsel.  
Date: December 1, 2025

**TUS Data Request Set 1**

**Application of Deer Haven, L.L.C. for approval, *nunc pro tunc*, of the right to sell certain real estate to Pocono Lakefront, LLC in the Township of Palmyra, Pike County, Pennsylvania, at Docket No. A-2025-3057204**

- A-4. The Application's Section 31 indicated that Pocono Lakefront paid \$2,500,000 (Purchase Price) for the Deer Haven Property. Please explain how Deer Haven determined the Purchase Price including a description of any processes, data, or appraisals that Deer Haven relied on to complete its determination. Additionally, please provide copies of any supporting data and appraisals used by Deer Haven in determining the Purchase Price.

**RESPONSE:**

The \$2,500,000 purchase price for the Deer Haven Property was developed through arm's length negotiations between Pocono Lakefront and Deer Haven. Due to the passage of time since the 2010 transaction, records regarding the determination of the purchase price are no longer available to Deer Haven.

Response Provided by: Salah Mekkawy, Member, Deer Haven, LLC  
Date: December 1, 2025

**TUS Data Request Set 1**  
**Application of Deer Haven, L.L.C. for approval, *nunc pro tunc*, of the right to sell certain**  
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- A-5. The Revised System Easement does not appear to include a listing of the Deer Haven Property by New Parcel ID. Please provide responses to the following:
- a. Provide a revised Attachment M with an updated Revised System Easement that includes all parcels of the Deer Haven Property using the New Parcel IDs along with all associated System Easement Exhibits at Docket No. A-2024-3049591; and
  - b. Provide copies of separate plat maps along with written legal descriptions for the PLU WWTP, existing wastewater pump station(s), and Outfall Segment to include a sufficient area surrounding each facility to accommodate operation, maintenance, and construction activities.

**RESPONSE:**

A revised Attachment M is attached as Exhibit 7. Attached as Exhibit 8 are the current Pike County Tax Maps showing the consolidated parcel. The Company does not have separate plat maps with legal descriptions of the areas of the sewer system. Rather the description is broad to encompass the areas needed for the sewer system. This should be sufficient to protect the interests of the sewer utility. This Easement is consistent with other easements the PC has approved for other utilities in the past.

Response Provided by: Jacob Goren with assistance of counsel.  
Date: December 1, 2025

**TUS Data Request Set 1**  
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**Pennsylvania, at Docket No. A-2025-3057204**

- A-6. Please provide a list of the major construction activities that PLU projects will be required to connect the PLU WWTP to the existing Deer Haven Collection System and the Outfall Segment along with the associated projected schedule.

**RESPONSE:**

PLU only needs to connect the piping to the outfall, the pumpstations and the treatment plant. The piping distances are in the 5-15 feet range at each location and it is expected to take approximately one month to complete (including mobilization) once we obtain the approvals from the PUC to proceed.

Response Provided by: Jacob Goren with assistance of counsel.  
Date: December 1, 2025

**TUS Data Request Set 1**  
**Application of Deer Haven, L.L.C. for approval, *nunc pro tunc*, of the right to sell certain  
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Pennsylvania, at Docket No. A-2025-3057204**

- A-7. Please provide written evidence that Deer Haven has reserved from the Deer Haven Property for Deer Haven's water operations (DHW), Utility Code 210124, in coordination with Aqua Pennsylvania, Inc. (Aqua), as the Commission appointed temporary receiver for the Deer Haven Water System (Water System), the necessary fee simple ownership and easement rights required to operate and maintain the Water System on the Deer Haven Property. The Commission notes that DHW should retain fee simple land ownership for all wells, wellhead protection areas and other such associated facilities required for the Water System. If DHW does not have fee simple ownership and easement rights for the Deer Haven Property, provide copies of the *pro forma* land transfer and easement documents (Pro Forma DHW Documents) from the Deer Haven Property's owner to DHW along with the associated plat maps, and written verification from Aqua, in its role as the Water System's receiver, that indicates the Pro Forma DHW Documents, upon execution, provide sufficient rights for the operation and viability of the Water System.

**RESPONSE:**

Deer Haven did not reserve any property for the water system. Pocono and Aqua have been negotiating a settlement of that issue as part of the water 529 case and expect to finalize those documents shortly, which will address the water property issues, including Aqua's right to operate the water system on the land.

Response Provided by: Jacob Goren with assistance of counsel.  
Date: December 1, 2025

**TUS Data Request Set 1**

**Application of Deer Haven, L.L.C. for approval, *nunc pro tunc*, of the right to sell certain real estate to Pocono Lakefront, LLC in the Township of Palmyra, Pike County, Pennsylvania, at Docket No. A-2025-3057204**

- A-8. Pursuant to 52 Pa. Code § 3.501(a)(7)(iv), the application must include letters by the appropriate governmental entities certifying that the application does or does not meet all the applicable requirements of any officially adopted county comprehensive plans, municipal comprehensive plans, and applicable zoning designations, including any necessary amendments. The Application did not include copies of letters from Palmyra Township and Pike County that indicated whether the Application is consistent with adopted municipal and county comprehensive plans and zoning designations. Please provide responses to the following:
- a. Provide evidence that Deer Haven sent land use planning consistency verification letters to Palmyra Township and Pike County that requested confirmation of whether the Application is consistent with adopted municipal and county comprehensive plans and zoning;
  - b. Provide copies of responses to Deer Haven's land use planning consistency verification letters from Palmyra Township and Pike County; and
  - c. If responses to Deer Haven's letters have not been provided by Palmyra Township and Pike County, provide verification of whether the Application is consistent with adopted municipal and county comprehensive plans and zoning ordinances.

**RESPONSE:**

See the approval letters from County and the Township, and the Township Resolution regarding the transfer of the sewer system from Deer Haven to PLU, which are attached hereto as Exhibit 9.

Response Provided by: Jacob Goren with assistance of counsel.

Date: December 1, 2025

**TUS Data Request Set 1**  
**Application of Deer Haven, L.L.C. for approval, *nunc pro tunc*, of the right to sell certain  
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Pennsylvania, at Docket No. A-2025-3057204**

- A-9. In the Application, Deer Haven indicated that it is requesting the Commission grant a certificate of public convenience to Pocono Lakefront allowing it to continue owning land which is used and useful in service to the public. Please provide responses to the following:
- a. Clarify whether Pocono Lakefront is seeking approval, *nunc pro tunc*, of the right to acquire certain real estate from Deer Haven pursuant to 66 Pa.C.S. § 1102(a)(3)(ii)(B) as an affiliated interest of a public utility as defined in 66 Pa.C.S. § 2101; and
  - b. Indicate which parcels of land and/or the portions thereof, using the New Parcel IDs, along with the area of land defined in acres from the Deer Haven Property that will remain in service as used or useful in the public service for the provision of wastewater utility service.

**RESPONSE:**

Pocono Lakefront is not affiliated with Deer Haven. See Response to A-1(b).

Response Provided by: Jacob Goren with assistance of counsel.  
Date: December 1, 2025

**TUS Data Request Set 1**  
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- A-10. The Application does not appear to include the location or route of the existing and proposed wastewater facilities for the Deer Haven Collection System, the PLU WWTP, wastewater pump station(s), and the wastewater main connecting the PLU WWTP and the Outfall Segment based on the removal of the Deer Haven WWTP from service. Pursuant to 52 Pa. Code § 3.501(a)(2)(ii), an application must include a map of the location or route of the wastewater collection, treatment or disposal facilities. Please provide a map of suitable scale in a legible electronic format that indicates the location, route, and elevation of all wastewater facilities color coded to distinguish between existing and proposed facilities.

**RESPONSE:**

See Amended Exhibit L, pages C-3, C-5, C-6, C-9, C-10 and C-11. The WWTP, pump station and outfall line are highlighted on C-3.

Response Provided by: Jacob Goren with assistance of counsel.  
Date: December 1, 2025

**TUS Data Request Set 1**  
**Application of Deer Haven, L.L.C. for approval, *nunc pro tunc*, of the right to sell certain**  
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**Pennsylvania, at Docket No. A-2025-3057204**

- A-11. Please indicate if Palmyra Township has a mandatory wastewater connection ordinance and, if applicable, whether all properties in the PLU requested territory conditionally approved by the Commission at Docket No. A-2024-3049591 are in compliance with the ordinance(s).

**RESPONSE:**

According to the Township, it does not have a mandatory connection ordinance.

Response Provided by: Jacob Goren with assistance of counsel.  
Date: December 1, 2025

**TUS Data Request Set 1**  
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**real estate to Pocono Lakefront, LLC in the Township of Palmyra, Pike County,**  
**Pennsylvania, at Docket No. A-2025-3057204**

- A-12. Please confirm that Deer Haven and Pocono Lakefront are not affiliated with one another and that the proposed transaction was negotiated at arms' length.

**RESPONSE:**

Deer Haven and Pocono Lakefront are not affiliated with one another. The proposed transaction was negotiated at arm's length as described in response to Request A-4

Response Provided by: Jacob Goren with assistance of counsel.  
Date: December 1, 2025

**TUS Data Request Set 1**  
**Application of Deer Haven, L.L.C. for approval, *nunc pro tunc*, of the right to sell certain**  
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- A-13. Please provide Deer Haven's tentative journal entries for recording the transaction under the APA on its books.

**RESPONSE:**

As the Application seeks approval *nunc pro tunc* for a prior 2010 transaction, the journal entries were recorded on Deer Haven's books in 2010. Due to the passage of time, these records are not available.

Response Provided by: Salah Mekkawy, Member, Deer Haven, LLC  
Date: December 1, 2025

Response to TUS Data Request Set 1

Application of Deer Haven, L.L.C for approval *nunc pro tunc*, of the right to sell real estate to Pocono Lakefront, LLC in the Township of Palmyra, Pike County, Pennsylvania at Docket No. A-2025-3057204

VERIFICATION

I, Jacob Goren, hereby state that the averments set forth in the foregoing Responses to TUS Data Request Set 1 (Request Nos.: A-1 to A-3 and A-5 to A-12) Interrogatories to Conneaut Lake Park Water Corporation, Inc. at Docket No. A-2025-3057204 are true and correct to the best of my knowledge, information, and belief. I understand that the statements herein are made subject to the penalties of 18 Pa.C.S. § 4904 (relating to unsworn falsification to authorities).



Jacob Goren

President

Title

12.2.2025

Date

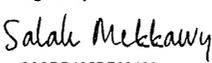
**BEFORE THE  
PENNSYLVANIA PUBLIC UTILITY COMMISSION**

Application of Deer Haven, L.L.C. for approval, nunc pro :  
tunc, of the right to sell certain real estate to Pocono : Docket No. A-2025-3057204  
Lakefront, LLC in the Township of Palmyra, Pike County, :  
Pennsylvania :

**VERIFICATION**

I, Salah Mekkawy, a member of Deer Haven, L.L.C., hereby state that the facts set above in the responses to TUS Data Request, Set 1 (Nos. A-4 and A-13), are true and correct to the best of my knowledge, information and belief, and that I expect to be able to prove the same at a hearing held in this matter. I understand that the statements herein are made subject to the penalties of 18 Pa. C.S. § 4904 (relating to unsworn falsification to authorities).

Dated: December 3, 2025

Signed by:  
  
066DD486DF68428...  
\_\_\_\_\_  
Salah Mekkawy  
Member  
Deer Haven, L.L.C.

THIS DEED

MADE THE 8<sup>th</sup> day of November in the year two thousand ten

BETWEEN DEER HAVEN, LLC  
A New Jersey limited liability company

GRANTOR

AND POCONO LAKEFRONT, LLC  
a Pennsylvania limited liability company  
of

GRANTEE

WITNESSETH, that in consideration of ONE AND NO/100s --- (\$1.00) --- DOLLAR, in hand paid, the receipt whereof is hereby acknowledged; the Grantor does hereby grant and convey unto the said Grantee, its successors and Assigns,

Parcel One:

ALL THAT CERTAIN piece or parcel of land situate in Palmyra Township, Pike County, Pennsylvania designated as TRACT NO. 1 on the survey map prepared by Harry F. Schoenagel, PLS dated 2/18/1986 and entitled White Beauty View Resort (the "Survey Map") recorded in Pike County Plat Book 25 at page 10 and more particularly bounded and described as follows:

BEGINNING at the southwesterly corner of Tract No. 2 in the line of lands of Donald Nelson and others, being also the Southwesterly corner of Lot Number Ten (10) on the Plat of the Subdivision known as White Beauty View Estates recorded in Pike County Plat Book 8 at page 55;

Thence along the line of Tract No. 2 by eight (8) courses and distances as follows:

- 1) North 37° 55' 27" East along Lot Number Ten (10) 81.70' to a corner;
- 2) South 53° 59' 23" East along Lot Number Fifteen (15) 305.00 feet to a corner;
- 3) South 83° 43' 36" East along Lot Number Sixteen (16) 123.54' to a corner;
- 4) Along Lots Number 16 and 17 North 37° 55' 27" East 243.44' to a corner on the westerly edge of the right of way of a 40.00' wide private road;
- 5) Continuing along Lot Number 17 on the westerly edge of the right of way of the 40.00' wide private road, following a curve to the left with a radius of 237.69', an arc distance of 102.01' to a point of tangency;
- 6) Crossing the said 40.0' wide private road North 37°55' 27" East 40.00 feet to the most northerly corner of Lot Number 37;



- 7) Along Lot Number 38, following a curve to the right with a radius of 277.69 feet, an arc distance of 205.59' to a corner; and
- 8) Continuing along Lot Number 38 North 75° 45' 19" East 66.71' to a corner of lands n/f of Tanglwood Lakes, Inc.

THENCE along the line of lands of Tanglwood Lakes, Inc. and the several lots in the subdivision of said lands, as shown on the Survey Map, by five courses and distances as follows:

- 1) South 54° 19' 05" East 497.48' to a corner;
- 2) South 69°13' 43" East 221.14' to a corner;
- 3) South 79°33' 11" East 191.21' to a corner;
- 4) South 42°58' 13" East 579.49' to a corner;
- 5) South 58° 17' 17" West 1,832.51' to a corner in the center of Kleinhans Creek, sometimes called Giffords Creek;

Thence along the centerline of said Creek by 14 courses and distances as follows:

- 1) North 65° 09' 17" West 46.26' to a corner
- 2) North 36° 27' 29" West 80.48' to a corner; t
- 3) North 24° 49' 16" West 78.87' to a corner;
- 4) North 45° 26' 37" West 116.29' to a corner;
- 5) North 47° 34' 29" West 53.75' to a corner;
- 6) North 34° 27' 17" West 74.29' to a corner;
- 7) North 18° 31' 37" West 27.53' to a corner;
- 8) North 30° 05' 08" East 128.18' to a corner
- 9) North 03° 55' 03" West 58.94' to a corner;
- 10) North 02° 26' 53" West 61.30' to a corner;
- 11) North 50° 51' 24" West 35.97' to a corner;
- 12) North 73° 37' 38" West 40.98' to a corner;
- 13) South 84° 43' 14" West 53.97' to a corner; and
- 14) North 63° 54' 57" West 124.78' to a corner

Thence along the lands of Donald Nelson and others by four (4) courses and distances as follows:

- 1) North 57° 24' 18" East 228.43' to a corner;
- 2) North 41° 43' 07" West 299.05' to a corner;
- 3) North 48° 00' 46" East 206.19' to a corner'
- 4) North 41° 21' 40" West 460.23' to the place of BEGINNING.

CONTAINING forty-six and thirty-two hundredths (46.32) acres of land, more or less, as surveyed by Harry F. Schoenagel, Registered Professional Surveyor, February 13, 1986, all bearings as of the magnetic meridian.

SUBJECT to all riparian rights, and other rights of common use of the waters of Kleinhans Creek (Formerly called Giffords Creek) as set forth in prior deeds.

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EXCEPTING AND RESERVING from Tract No. 1 a twenty (20.00) acre portion shown on a map of a survey by Harry P. Schoenagel, Professional Land Surveyor, dated February 18, 1986 and revised on June 14, 1987 and September 2, 1990, a copy of which was recorded on December 12, 1990 in Plat Book 28, at page 157. COMPRISING Parcel "A" as shown on the TIA Survey Map (Being a map entitled G.P. Management, Inc."). Bearings of the magnetic meridian and CONTAINING 20.00 acres of land to be the same more or less. BEING that piece or parcel of land which G.P. Management, Inc. by deed dated 2/21/1991 and recorded in Record Book 367 page 119, granted and conveyed unto TIA Land Development, Inc.

SUBJECT TO the non-exclusive right-of-way granted to TIA Land Development, Inc., its successors and assigns, in common with the grantees herein, their successors and assigns, as set forth in Record Book 367 at page 119.

BEING Parcel A Tract No. 1 of those pieces or parcels of land which Wallenpaupack Lands, Inc. by deed dated 06/04/2004 and recorded in Record Book 2103 at page 13, granted and conveyed unto Deer Haven, LLC, the grantor herein.

The above described premises (Tract No. 1) are a portion of those lands currently identified by Pike County Tax Map No. 070.04-01-55.

Parcel Two:

**ALL THAT CERTAIN** piece or parcel of land situate in Palmyra Township, Pike County, Pennsylvania, designated as **TRACT NO. 2** on the survey map prepared by Harry F. Schoenagel, PLS, dated 2/18/1986 and entitled White Beauty View Resort (the "Survey Map") recorded in Pike County Plat Book 25 page 10 and more particularly bounded and described as follows:

BEGINNING at the southwesterly corner of Tract No. 2 in the line of lands of Donald Nelson and others, being also the Southwest corner of Lot Number Ten (10) on the Plat of the Subdivision known as White Beauty View Estates recorded in Pike County Plat Book 8 at page 55;

Thence along the line of Tract No. 1 by eight (8) courses and distances as follows:

- 1) North 37° 55' 27" East along Lot Number Ten (10) 81.70' to a corner;
  - 2) South 53° 59' 23" East along Lot Number Fifteen (15) 305.00 feet to a corner;
  - 3) South 83° 43' 36" East along Lot Number Sixteen (16) 123.54' to a corner;
  - 4) Along Lots Number 16 and 17 North 37° 55' 27" East 243.44' to a corner on the westerly edge of the right of way of a 40.00' wide private road;
  - 5) Continuing along Lot Number 17 on the westerly edge of the right of way of the 40.00' wide private road, following a curve to the left with a radius of 237.69', an arc distance of 102.01' to a point of tangency;
  - 6) Crossing the said 40.0' wide private road North 37°55' 27" East 40.00 feet to the most northerly corner of Lot Number 37;
  - 7) Along Lot Number 38, following a curve to the right with a radius of 277.69 feet, an arc distance of 205.59' to a corner; and
-

8) Continuing along Lot Number 38 North 75° 45' 19" East 66.71' to a corner of lands n/f of Tanglwood Lakes, Inc.

Thence along the line of lands of Tanglwood Lakes, Inc. and the several lots in the subdivision of said lands, as shown on the Survey Map, North 07° 20' 07" East 1,032.74' to a corner;

Thence along Tract No. 6 South 71° 44' 27" West 1,045.99' to a corner on the northeasterly edge of the right-of-way of a 40.00' private road;

Thence crossing the said private road South 37° 55' 27" West 40.00' to a corner;

Thence along the northwesterly edge of the right of way of the said private road and along Lot Number Two North 49° West 73.92' to a point;

Thence along Lots Numbered Two and One North 43° 17' 43" West 180.00' to a point;

Thence continuing along Lot Number One by three (3) courses and distances as follows:

- 1) North 58° 10' 43" West 147.66' to a corner;
- 2) North 45° 39' 43" West 40.10' to a corner; and
- 3) South 49° 20' 17" West 8.47' to a corner;

Thence along the line of lands n/f of Howell and Anns, being also along Lots Numbers One, Three and Four, South 06° 49' 56" East 423.29' to a corner;

Thence along the lands of Donald Nelson and others (being also along Lots Numbers Four, Five, Nine and Ten, South 41° 28' 02" East 722.72' to the place of BEGINNING.

CONTAINING 21.83 acres of land, more or less, as surveyed by Harry F. Schoenagel, RPS, 2/18/1986, all bearings as of the magnetic meridian.

EXCLUDING from the above described Tract No. 2 all lots on the Plot of the Subdivision known as White Beauty View Estates, by Harry F. Schoenagel, RS recorded in Plat Book 8 at page 55, heretofore conveyed by White Beauty View, inc. to various grantees, being designated and identified as follows:

Lot No.	Deed Book	page
2	453	257
4	642	247
5	556	5
6	835	324
7	835	319
9	528	342
10	542	23
11	573	243
12	568	197

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		Instrument	Book Page
		201000010110 OR	2350 1854
13	561	274	
15	545	197	
16	528	269	
17	702	166	
20	581	118	
21	528	252	
22	573	254	
23	598	87	
25	135	53-56	
26	135	49-50	
27	1254	134-137	
28	135	51-52	

EXCLUDING also, Lot Number 19 which Samco Management Inc conveyed by deed dated 6/4/1987 in Deed Book 1136 page 89

**EXCEPTING AND RESERVING** unto the grantor herein, its successors and/or assigns, together with all rights and subject to such restrictions pertaining to lots in the White Beauty View Estates subdivision, Lot Number (8) consisting of approximately 0.51 acre of land and identified by Pike County Tax Map No. 070.04-01-65 and Lot Number Fourteen (14) consisting of approximately 0.53 acre of land and identified by Pike County Tax Map Nos. 070.04-01-71. Lots Numbered 8 and 14 are shown on the above referenced Plat Book 8 at page 55.

BEING a portion of Tract No. 2 of those pieces or parcels of land which Wallenpaupack Lands, Inc. by deed dated 06/04/2004 and recorded in Record Book 2103 at page 13, granted and conveyed unto Deer Haven, LLC, the grantor herein.

The above described premises (portion of Tract No. 2) comprises Lots 1, 3, and 29-38 of White Beauty View Estates, together with the private roads of the said subdivision as set forth on Plat Book 8 page 55 and are a portion of those lands identified by Pike County Tax Map No. 070.04-01-55.

SUBJECT to those rights, reservations, covenants, conditions and exceptions as appear in the chain and are set forth in deeds to the various lots in the subdivision.

Parcel Three:

**ALL THAT CERTAIN** piece or parcel of land situate in Palmyra Township, County, Pennsylvania, designated as **TRACT NO. 6** on the survey map prepared by Harry F. Schoenagel, Professional Land Surveyor, dated February. 18, 1986 and entitled White Beauty View Resort (the "Survey Map"), recorded in Pike County Plat Book 25, at page 10, and more particularly bounded and described as follows:

BEGINNING at the most Northerly corner of Lot Number One (1) on the Plot of the Subdivision known as White Beauty View Estates, recorded In Pike County In Plat Book 8, at page 55, said corner being located on the Southwesterly edge of the right-of-way of a forty foot (40.00) wide private road leading from Pennsylvania Traffic Route 507 to White Beauty

View Estates;

Thence partially crossing the said private road North forty-nine (49) degrees twenty (20) minutes and seventeen (17) seconds East twenty (20.00.) feet to a corner in its centerline;

Thence along the centerline of the said private road North thirty-nine (39) degrees twenty-one (21) minutes and two (02) seconds West forty-four and ninety-four hundredths (44.94) feet to a corner;

Thence continuing along the centerline of the said private road North thirty-nine (39) degrees twenty (20) minutes and fifty-five (55) seconds West eighty-nine hundredths (0.89) of a foot to a corner;

Thence along Parcel 46-2 on the Survey Map North six (06) degrees fifty-one (51) minute's and twenty (20) seconds West five hundred thirteen and seventy-seven hundredths (513.77) feet to a corner of lands of Bell Telephone Company;

Thence along the line of lands of Bell Telephone Company by three (3) courses and distances as follows:

- (1) North seventy-three (73) degrees fifty-nine (59) minutes and twenty- seven (27) seconds East 1.18' feet to a corner;
- (2) North eight (08) degrees five (05) minutes and three (03) seconds fifty-four and seventy hundredths (54.70) feet to a point; and
- (3) North six (06) degrees fifty-one (51) minutes and twenty (20) seconds West one hundred forty-eight and ninety-two hundredths (148.92) feet to a corner in the line of lands of Parcel 36;

Thence along Parcel 36 on the Survey Map by two courses and distances as follows:

- (1) North eighty-three (83) degrees one (01) minute and twenty-six (26) seconds 286.00' to a corner; and
- (2) North seven (07) degrees thirty-three (33) minutes and fifty-seven (57) seconds East 583.35' to the Southeasterly corner of Parcel 10;

Thence along Parcel 10 North eight (08) degrees three (03) minutes and three (03) seconds East two hundred forty-four and thirty-seven hundredths (244.37) feet to the Southwest corner of Parcel 8 on the Survey Map;

Thence along Parcel 8 North seventy-one (71) degrees fifty-seven (57) minutes and thirty-eight (38) seconds East seventy-seven and ninety-six hundredths (77.96) hundredths feet to a corner of Parcel 7-1 on the Survey Map;

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Thence along Parcel 7-1 North eighty-one (81) degrees fifty-six (56) minutes and twenty-nine (29) seconds East seventy-seven and twenty-four hundredths (77.24) feet to a corner of parcel 7-2 on the Survey Map;

Thence along Parcel 7-2 South eighty-eight (88) degrees thirty-one (31) minutes-and fifty-one (51) seconds East seventy-one and twenty hundredths (71.20) feet to a corner of Tract No. 3

Thence along Tract No. 3 South 71°53' 20" East 40.73' to a corner in the center of PA Traffic Route 507;

Thence along the centerline of Traffic Route 507 South 83° 46' 48" East 348.79' to a corner of Parcel 34 on the Survey Map;

Thence along Parcel 34 South 08°22' 07" West 221.45' to a corner in the line of Parcel 35 on the Survey Map, now or formerly of Sky Top Heights, Inc.

Thence along Parcel 35, or the lands n/f of Sky Top Heights, Inc. by five (5) courses and distances:

- 1) North 74° 14' 18" West 249.24' to a corner
- 2) South 72° 15' 07" 260.00' to a corner
- 3) South 13° 54' 30" West 587.90' to a corner
- 4) South 89° 04' 53" East 330.00' to a corner
- 5) South 79° 09' 53" East 865.37' to a corner in line of lands of Tanglwood Lakes, Inc.

Thence along the line of lands of Tanglwood Lakes, Inc. South 07°20' 07" West 558.59' to a corner of Tract No.2;

Thence along Tract No. 2 by six (6) courses and distances as follows:

- 1) South 71° 44' 27" West 1,045.99' to a corner on the northeasterly edge of the right of way of a 40.00' wide private road
- 2) Crossing the said private road South 37° 55' 27" West 40.00' to a corner;
- 3) Along the northeasterly edge of the right of way of the said private road and along Lot Number Two (2) of White Beauty View Estates North 49° West 73.92' to a corner;
- 4) Along Lots Numbers Two and One of White Beauty View Estates North 43° 17' 43" West 180.00' to a corner;
- 5) Continuing along Lot Number One North 58° 10' 43" West 147.66' to a corner; and
- 6) Continuing along Lot One North 45° 39' 43" West 40.10' to the place of BEGINNING.

CONTAINING 32.15 acres of land, more or less, as surveyed by Harry F. Schoenagel, PLS, dated 2/18/1986, all bearings as of the magnetic meridian.

BEING Tract No. 6 of those pieces or parcels of land which Wallenpaupack Lands, Inc. by deed dated 06/04/2004 and recorded in Record Book 2103 at page 13, granted and conveyed

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unto Deer Haven, LLC, the grantor herein.

The above described Tract No. 6 comprises a portion of those lands identified by Pike County Tax Map No. 070.04-01-55 and all of those lands identified by Pike County Tax Map No. 070.04-03.001.

Parcel Four

**PARCEL B/ENTRANCE PARCEL**

**ALL THAT CERTAIN** piece, parcel and lot of land situate in the Township of Palmyra, County of Pike and State of Pennsylvania, bounded and described as follows, to wit:

BEGINNING at a point for a corner, said point of beginning being located in the center of PA Legislative Route 507, and being a common corner of lands n/f of Sackary and Bevan; thence North 82° 28' East 298' to a point for a corner; said point being located in the boundary line of lands n/f of Naldo Guccini and Victoria Bevan; thence along the common boundary line between lands n/f of Guccini and Bevan South 7° 32' East 773' to a point for a corner, said point being a common corner of lands n/f Bevan, Anns and Guccini; thence along the common boundary line of lands n/f Bevan and lands n/f Anns South 82° 28' West 871.2' \* to a point for a corner located in the center of LR 507; thence along the said LR the following six courses and distances:

- 1) North 00° 27' West 168.4';
- 2) North 5° 28' East 200';
- 3) North 10° 17' East 200';
- 4) North 14° 03' East 78.5';
- 5) North 18° 26' East 101.2' and
- 6) North 24° 08' East 133.7' to the point and place of BEGINNING.

\*The third element of the above description recites a distance of "871.2 feet" and is erroneous; the correct distance as established on the survey map is 558.78 feet. The aforesaid portion of the above description does, whoever also call "to a point for a corner located in the center of LR 507" which call to a monument on the ground, under applicable Pa law prevails over the distance set forth in the above description.

EXCEPTING from the above described Parcel B/Entrance Parcel a parcel of land containing 0.45 of an acre of land more or less as described in preceding deeds in the chain of title and as conveyed by White Beauty View, Inc. in Deed Book 244 page 119.

The above described Parcel B/Entrance Parcel contains within the boundaries thereof a portion referred to as "Dotter Parcel" as to which grantor makes no warranty of title. The said Dotter Parcel is described in deeds forming the chain of title and substantially being Parcel 47 on the Survey Map and substantially those premises identified by Pike County Tax Map No. 070.04-01-47.

BEING Parcel B/Entrance Parcel of those pieces or parcels of land which Wallenpaupack

Instrument      Book Page  
201000010110 DR    2350 1858

Lands, Inc. by deed dated 06/04/2004 and recorded in Record Book 2103 at page 13, granted and conveyed unto Deer Haven, LLC, the grantor herein.

The above described premises currently identified by Pike County Tax Map No. 070.04-01-46.

201000010110  
Filed for Record in  
PIKE COUNTY, PA  
SHARDN SCHROEDER, RECORDER OF DEEDS  
11-17-2010 At 03:53 pm.  
DEED            4347.92  
OR Book    2350 Page 1850 - 1861

201000010110  
Exempt Status - N  
STATE RE    \$    2133.46  
LOCAL RE    \$    2133.46  
\$    1066.73 PALMYRA TWP  
\$    1066.73 WALLENPAUPACK AREA SCHOOL DIST

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AND the said Grantor WILL WARRANT SPECIALLY the property hereby conveyed.

IN WITNESS WHEREOF, the said DEER HAVEN, is a Limited Liability Company and has caused this Deed to be signed by its Authorized Member, and that the said member has signed his/her name in accordance with the Operating Agreement of the Grantor Limited Liability Company, on the day and year first above written.

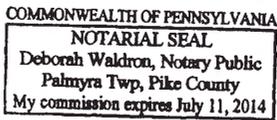
*Shmuel Shahar*  
Shmuel Shahar  
Authorized Member

STATE OF PIKE  
COUNTY OF PA

ON THIS, the *8* day of *November* 2010, before me the undersigned officer, personally appeared Shmuel Shahar who acknowledged him/herself to be the Authorized Member of Deer Haven, LLC a limited liability company, and that as such, being authorized to do so, executed the foregoing instrument for the purposes therein contained.

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

*Deborah Waldron*  
Notary Public



I HEREBY CERTIFY that the precise residence of the within named Grantee is:

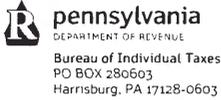
*865 Rte 507  
Greentown Pa 18426*

*[Signature]*  
Attorney for the *grantee*

I hereby CERTIFY that this document is recorded in the Recorder's Office of Pike County, Pennsylvania.



*Sharon Schroeder*  
Sharon Schroeder,  
Recorder of Deeds



**REALTY TRANSFER TAX STATEMENT OF VALUE**

See reverse for instructions.

RECORDER'S USE ONLY	
State Tax Paid	2133.46
Book Number	2350
Page Number	1850
Date Recorded	11-17-10

Complete each section and file in duplicate with Recorder of Deeds when (1) the full value/consideration is not set forth in the deed, (2) the deed is without consideration or by gift, or (3) a tax exemption is claimed. A Statement of Value is not required if the transfer is wholly exempt from tax based on family relationship or public utility easement. If more space is needed, attach additional sheets.

**A. CORRESPONDENT - All inquiries may be directed to the following person:**

Name	Anthony Waldron	Telephone Number:	(570) 226-6288
Mailing Address	106 Shook Road	City	Hawley
		State	PA
		ZIP Code	18428

**B. TRANSFER DATA**

Grantor(s)/Lessor(s)	Deer Haven, LLC
Mailing Address	41 Elm Street Ste 1C
City	Morristown
State	NJ
ZIP Code	07960

**C. Date of Acceptance of Document**

Date of Acceptance of Document	11/08/20
Grantee(s)/Lessee(s)	Pocono Lakefront, LLC
Mailing Address	865 Route 507
City	Greentown
State	PA
ZIP Code	18426

**D. REAL ESTATE LOCATION**

Street Address	Route 507	City, Township, Borough	Palmyra
County	Pike	School District	Wallenpaupack
		Tax Parcel Number	See attached schedule

**E. VALUATION DATA - WAS TRANSACTION PART OF AN ASSIGNMENT OR RELOCATION?  Y  N**

1. Actual Cash Consideration	1.00	2. Other Consideration	+0.00	3. Total Consideration	= 1.00
4. County Assessed Value	43,540 <sup>00</sup>	5. Common Level Ratio Factor	x 4.90	6. Fair Market Value	= 213,346 <sup>00</sup>

**F. EXEMPTION DATA**

1a. Amount of Exemption Claimed	0.00	1b. Percentage of Grantor's Interest in Real Estate	100%	1c. Percentage of Grantor's Interest Conveyed	100%
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**Check Appropriate Box Below for Exemption Claimed.**

- Will or intestate succession. (Name of Decedent) (Estate File Number)
- Transfer to a trust. (Attach complete copy of trust agreement identifying all beneficiaries.)
- Transfer from a trust. Date of transfer into the trust. If trust was amended attach a copy of original and amended trust.
- 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 (Please explain exemption claimed.)

**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
	11-16-10

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

Deer Haven, LLC  
to Pocono Lakefront, LLC, Buyer  
**Date of Conveyance 11-08-10**

Map No.	Control No.	Assessed value:
070.04-01-46	012665	14610
070.04-01-55	009599	18400
070.04-01-03.001	110465	10530
<u>Total Assessed Value</u>		<u>43,540.00</u>
@ CLRF 4.90		\$213,346.00
@ 2%		\$ 4,266.92



THIS DEED

MADE THE 8<sup>th</sup> day of November in the year two thousand ten

BETWEEN **HAVEN DEVELOPMENT COMPANY, LLC**  
A New Jersey limited liability company

**GRANTOR**

AND **POCONO LAKEFRONT, LLC**  
a Pennsylvania limited liability company  
of

**GRANTEE**

**WITNESSETH**, that in consideration of **ONE AND NO/100s --- (\$1.00) --- DOLLAR**, in hand paid, the receipt whereof is hereby acknowledged; the Grantor does hereby grant and convey unto the said Grantee, its successors and Assigns,

Parcel One:

**ALL THAT CERTAIN** piece or parcel of land situate in Palmyra Township, Pike County, Pennsylvania, designated as **Tract No. 3** on the survey map prepared by Harry F. Schoenagel, Professional Land Surveyor, dated February 18, 1986 and entitled White Beauty View Resort (the "Survey Map"), recorded in Pike County Plat Book 25, at page 10, and more particularly bounded and described as follows:

BEGINNING at Pennsylvania Power and Light Company Monument Number 158, being also in the line of lands of Tanglwood Lakes, Inc.;

Thence along the lands of Tanglwood Lakes, Inc. South seven (07) degrees four (04) minutes and fifty-three (53) seconds West five hundred thirty-nine and forty-six hundredths (539.46) feet to the Northeasterly corner of Parcel 31 on the Survey Map;

Thence along Parcel 31 by two (2) courses and distances as follows:

- 1) North eighty-two (82) degrees thirty-nine (39) minutes and fifty-three (53) seconds West two hundred (200.00) feet to a corner; and
- 2) South seven (07) degrees twenty (20) minutes and seven (07) seconds West three hundred sixty-five (365.00) feet to a corner in the line of lands of Sky Top Heights, Inc.;

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**EXHIBIT**

2

Thence along the line of lands of Sky Top Heights, Inc. by three (3) courses and distances as follows:

- 1) North eighty-two (82) degrees thirty-nine (39) minutes and fifty-three (53) seconds West twenty (20.00) feet to a corner;
- 2) North seven (07) degrees twenty (20) minutes and seven (07) seconds East one hundred eight and four hundredths (108.04) feet to a corner; and
- 3) North seventy-one (71) Degrees fifty-six (56) minutes and fifty-three (53) seconds West twenty and thirty-five hundredths (20.35) feet to the Southeasterly corner of Parcel Thirty-two (32) on the Survey Map;

Thence along said Parcel Thirty-two (32) North seven (07) degrees twenty (20) minutes and thirteen (13) seconds East two hundred eighty-six and ten hundredths (286.10) feet to a corner in the center of Pennsylvania Traffic Route 507;

Thence along the centerline of Traffic Route 507, along Parcels 32, 33, and 34 on the Survey Map, and

Thence along Tract No. 6, by two (2) courses and distances as follows:

- 1) North eighty-two (82) degrees thirty-nine (39) minutes and fifty-three (53) seconds West three hundred ninety-eight and thirty-eight hundredths (398.38) feet to a point; and
- 2) North eighty-three (83) degrees forty-six (46) minutes and forty-eight (48) seconds West three hundred forty-eight and seventy-nine hundredths (348.79) feet to a corner;

Thence still along Tract No. 6 North seventy-one (71) degrees fifty-three (53) minutes and twenty (20) seconds West forty and seventy-three hundredths (40.73) feet to a point in the right-of-way at the Southeasterly corner of Parcel 7-2 on the Survey Map;

Thence along Parcel 7-2 North five (05) degrees ten (10) minutes and twenty-three (23) seconds East seventy-five and seventy hundredths (75.70) feet to the Southeasterly corner of the lands of Emerson Neifert;

Thence along the lands of Emerson Neifert by three (3) courses and distances as follows:

- 1) North eleven (11) degrees forty-two (42) minutes and forty-four (44) seconds East one hundred twenty-one and seventy hundredths (121.70) feet to a corner;
  - 2) South eighty-nine (89) degrees ten (10) minutes and forty (40) seconds West nineteen and eighty hundredths (19.80) feet to a corner; and
  - 3) North nine (09) degrees seventeen (17) minutes and five (05) seconds West nineteen and forty- one hundredths (19.41) feet to a corner in the line of lands of the Pennsylvania
-

Power and Light Company (sometimes called the Project Line);

Thence along the said Pennsylvania Power and Light Company by four (4) courses and distances as follows:

- 1) North sixty-four (64) degrees twenty-five (25) minutes and fifty-one (51) seconds East four hundred sixty-five and eighty hundredths (46<sup>^</sup>.80) feet to Pennsylvania Power and Light Company Monument Number 161;
- 2) South seven (07) degrees thirty-three (33) minutes and forty-seven (47) seconds West sixty-nine and twenty hundredths (69.20) feet to Pennsylvania Power and Light Company Monument Number 160;
- (3) North seventy-eight (78) degrees forty-seven (47) minutes and fifty-one (51) seconds East three hundred fifty-two and ninety-three hundredths (352.93) feet to Pennsylvania Power and Light Company Monument Number 159; and
- (4) South eighty-two (82) degrees six (06) minutes and eight (08) seconds East eight and sixty-eight hundredths (8.68) feet to the Northwesterly corner of Parcel 2 on the Survey Map;

Thence along Parcel 2 by three (3) courses and distances as follows:

- 1) South six (06) degrees forty-nine (49) minutes and thirty-four (34) seconds West fifty-eight and seventy hundredths (58.70) feet to a corner;
- 2) South eighty-three (83) degrees ten (10) minutes and twenty-six (26) seconds East fifty (50.00) feet to a corner; and
- 3) North six (06) degrees forty-nine (49) minutes and thirty-eight (38) seconds East fifty-seven and seventy-six hundredths feet to a corner in the line of lands of the Pennsylvania Power and Light Company;

Thence along the lands of Pennsylvania Power and Light Company South eighty-two (82) degrees six (06) minutes and eight (08) seconds East ninety-nine and thirty-nine hundredths (99.39) feet to the Northwesterly corner of Parcel 1 on the Survey Map;

Thence along Parcel No. 1 by three (3) courses and distances as follows:

- 1) South six (06) degrees forty-nine (49) minutes and thirty-four (34) seconds West fifty-five and ninety-seven hundredths (55.97) feet to a corner;
  - 2) South eighty-three (83) degrees ten (10) minutes and forty-five (45) seconds East fifty (50.00) feet to a corner; and
  - 3) North six (06) degrees forty-nine (49) minutes and thirty-four (34) seconds East fifty-five and three hundredths (55.03) feet to a corner in the line of lands of the Pennsylvania
-

Power and Light Company; and

Thence along the lands of Pennsylvania Power and Light Company South eighty-two (82) degrees six (06) minutes and eight (08) seconds East one hundred nine and ninety-five hundredths (109.95) feet to the place of BEGINNING.

CONTAINING ten and fifty-four hundredths (10.54) acres of land, more or less, as surveyed by Harry P. Schoenagel, Registered Professional Surveyor, February 18, 1986, all bearings as of the magnetic meridian.

EXCLUDING from the foregoing Tract No. 3 the parcel of land which Guccini, Inc. conveyed to Otto Ugucconi and Christine Ugucconi, his wife, by a Deed dated December 1, 1956 and recorded in Pike County in Deed Book 135, at page 134, being ninety (90.00) feet in width along the centerline of Pennsylvania Traffic Route 507 and extending Northerly of that width a depth of one hundred ten (110.00) feet, being designated as Parcel 4 on the Survey Map.

SUBJECT to the flowage easement granted by Naldo Guccini and Edith Guccini, his wife (former owners) to Pennsylvania Power and Light Company by an Agreement dated February 2, 1954 and recorded in Pike County in Deed Book 122, at page 109.

SUBJECT to reservations, easements, air space rights, covenants and conditions as set forth in Deed from G.P. Management, Inc. to Lakeside Resort Enterprises, L.P., dated 5/31/1991 and recorded 6/3/1991 in Pike County in Book 399 page 98.

EXCEPTING THEREOUT AND THEREFROM all that certain estate right and interest in air space, buildings, structures, improvements, foundations, footings, columns, etc., as set forth in Deed from G.P. Management, Inc. to Lakeside Time Shares, Inc., dated 5/31/1991 and recorded 6/3/1991 in Pike County in Book 399 page 120

ALSO EXCEPTING THEREOUT AND THEREFROM all that certain estate right and interest in air space, buildings, structures, improvements, foundations, footings, columns, etc., as set forth in Deed from G.P. Management, Inc. to Edwin Inc., dated 5/31/1991 and recorded 6/3/1991 in Pike County in Book 399 page 125

BEING that piece or parcel of land which Lakeside Resort Enterprises, LP by deed dated 6/11/2004 and recorded in Record Book 2103 at page 5, granted and conveyed unto Haven Development Company, LLC, the grantor herein.

Currently identified by Pike County Tax Map No. 070.04-01-03

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Parcel Two:

**ALL THAT CERTAIN** that certain piece, parcel and tract of land, situate in the Township of Palmyra, County of Pike and Commonwealth of Pennsylvania, more particularly described as follows;

BEGINNING at the Northeast corner, said corner being in the line of lands of Guccini and of the Pennsylvania Power and Light Company and being also North eighty-six (86) degrees seventeen (17) minutes West one hundred and seven and five-tenths (107.5) feet from the Northeast corner of the lands of the Grantors herein; thence along the line of lands of the Pennsylvania Power and Light Company, North eighty-six (86) degrees seventeen (17) minutes West fifty and two-tenths (50.2) feet to a corner; thence South seven (7) degrees forty-five (45) minutes West seventy and six one-hundredths (70.06) feet to a corner; thence South eighty-two (82) degrees fifteen (15) minutes East fifty (50) feet to a corner; thence North seven (7) degrees forty-five (45) minutes East seventy-three and six-tenths (73.6) feet to the place of BEGINNING. Bearings from the Magnetic meridian of the year of 1948 and containing eight one-hundredths (0.08) of an acre of land be the same more or less.

TOGETHER with unto the Grantees herein, their heirs and assigns, all rights, right of way and privileges an under and subject to all conditions, restrictions, reservations, covenants, easements and exceptions as set forth in the foregoing recited deed. Reference may be had to said deed or the record thereof for any and all purposes hi connection with this conveyance with the same force and effect as if the same were more fully and at large set forth herein.

BEING that piece or parcel of land which Judith P. Mascia-Lilly by deed dated 7/23/2004 and recorded in Record Book 2060 at page 2311, granted and conveyed unto Haven Development Company, LLC.

Currently identified by Pike County Tax Map No. 070.04-01-01

201000010109  
Filed for Record in  
PIKE COUNTY, PA  
SHARON SCHRÖEDER, RECORDER OF DEEDS  
11-17-2010 At 03:53 pm.  
DEED      15851.82  
DR Book    2350 Page 1842 - 1849

201000010109  
Exempt Status - N  
STATE RE    \$    7893.41  
LOCAL RE    \$    7893.41  
\$    3946.70 PALMYRA TWP  
\$    3946.71 WALLENPAUPACK AREA SCHOOL DIST

---

AND the said Grantor WILL WARRANT SPECIALLY the property hereby conveyed.

IN WITNESS WHEREOF, the said DEER HAVEN, is a Limited Liability Company and has caused this Deed to be signed by its Authorized Member, and that the said member has signed his/her name in accordance with the Operating Agreement of the Grantor Limited Liability Company, on the day and year first above written.

  
Shmuel Shahar  
Authorized Member

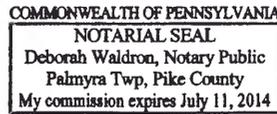
STATE OF PIKE

COUNTY OF PA

ON THIS, the 8 day of November 2010, before me the undersigned officer, personally appeared Shmuel Shahar who acknowledged him/herself to be the Authorized Member of Haven Development Company, LLC a limited liability company, and that as such, being authorized to do so, executed the foregoing instrument for the purposes therein contained.

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

  
Notary Public



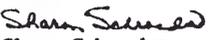
I HEREBY CERTIFY that the precise residence of the within named Grantee is:

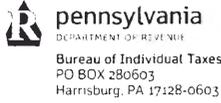
865 Rte 507  
Greentown Pa 18426

  
Attorney for the party

I hereby CERTIFY that this document is recorded in the Recorder's Office of Pike County, Pennsylvania.



  
Sharon Schroeder,  
Recorder of Deeds



# REALTY TRANSFER TAX STATEMENT OF VALUE

See reverse for instructions.

**RECORDER'S USE ONLY**

State Tax Paid	7893.41
Book Number	2350
Page Number	1842
Date Recorded	11-17-10

Complete each section and file in duplicate with Recorder of Deeds when (1) the full value/consideration is not set forth in the deed, (2) the deed is without consideration or by gift, or (3) a tax exemption is claimed. A Statement of Value is not required if the transfer is wholly exempt from tax based on family relationship or public utility easement. If more space is needed, attach additional sheets.

**A. CORRESPONDENT - All inquiries may be directed to the following person:**

Name	Anthony Waldron	Telephone Number:	(570) 226-6288
Mailing Address	106 Shook Road	City	Hawley
		State	PA
		ZIP Code	18428

**B. TRANSFER DATA**

Grantor(s)/Lessor(s)	Haven Development Company, LLC
Mailing Address	41 Elm Street Ste 1C
City	Morristown
State	NJ
ZIP Code	07960

**C. Date of Acceptance of Document**

Date of Acceptance of Document	11/08/20
Grantee(s)/Lessee(s)	Pocono Lakefront, LLC
Mailing Address	865 Route 507
City	Greentown
State	PA
ZIP Code	18426

**D. REAL ESTATE LOCATION**

Street Address	Route 507	City, Township, Borough	Palmyra
County	Pike	School District	Wallenpaupack
		Tax Parcel Number	See attached schedule

**E. VALUATION DATA - WAS TRANSACTION PART OF AN ASSIGNMENT OR RELOCATION?  Y  N**

1. Actual Cash Consideration	2. Other Consideration	3. Total Consideration
1.00	+ 0.00	= 1.00
4. County Assessed Value	5. Common Level Ratio Factor	6. Fair Market Value
161090	X 4.90	= 789,341 <sup>00</sup>

**F. EXEMPTION DATA**

1a. Amount of Exemption Claimed	1b. Percentage of Grantor's Interest in Real Estate	1c. Percentage of Grantor's Interest Conveyed
0.00	100%	100%

**Check Appropriate Box Below for Exemption Claimed.**

- Will or intestate succession. (Name of Decedent) (Estate File Number)
- Transfer to a trust. (Attach complete copy of trust agreement identifying all beneficiaries.)
- Transfer from a trust. Date of transfer into the trust. If trust was amended attach a copy of original and amended trust.
- 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 (Please explain exemption claimed.)

**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
<i>[Signature]</i>	11-16-10

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

Haven Development Company, LLC

to Pocono Lakefront, LLC, Buyer

Date of Conveyance 11-08-10

Map No.	Control No.	Assessed value:
070.04-01-01	010195	5,060
070.04-01-03	009591	156030
<u>Total Assessed Value:</u>		<u>161,090</u>
@ CLRF 4.90		\$ 789,341.00
@ 2%		\$ 15,786.82

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**THIS DEED**

Instrument 201100003579 OR Book Page 2362 1140

THIS IS THE FIRST PART OF A 1031 EXCHANGE

MADE THE 20<sup>th</sup> day of April in the year two thousand eleven

BETWEEN **RANDY S. MILLER, INC., formerly Lake View Land & Cattle, Inc.**

GRANTOR

AND **POCONO LAKEFRONT, LLC,**  
a Pennsylvania limited liability Company

GRANTEE

WITNESSETH, that in consideration of ONE MILLION FOUR HUNDRED FIFTY THOUSAND AND NO/100S ---(\$1,450,000.00) --- DOLLARS, (EXCHANGE CONSIDERATION) in hand paid, the receipt whereof is hereby acknowledged; the Grantor does hereby grant and convey unto the said Grantee, its Successors and Assigns,

**ALL THAT CERTAIN** piece or parcel of land lying, situate and being in the Township of Palmyra, County of Pike and Commonwealth of Pennsylvania as bounded and described as **Parcel "BR"** upon a certain map entitled "Map Showing Combination of Lands of Joseph T. Roethel recorded in Plat Book 31 at page 250 and being more particularly bounded and described as follows:

BEGINNING at a set #4 rebar set in the center of a 40' wide right of way leading from the herein conveyed parcel and PA Route 507 and being the northernmost point of the within described Parcel "BR"; thence along the center of said 40' wide right of way South 72° 40' 00" West 260.00' to a set #4 rebar for a corner; thence along lands formerly of Lakeside Resort Enterprises (now Pocono Lakefront, LLC – RB 2350 pg 1850) the following three (3) courses and distances:

South 14° 19' 23" West 587.90' to a found spike for a corner;

South 88° 40' 00" East 330.00' to a set spike; and

South 78° 45' 00" East 865.37' to a set #4 rebar for a corner; thence along lands n/f of Tanglewood Lakes Community Association and others North 07° 45' 00" East 468.81' to a set #4 rebar; thence along the combined Parcel "B1R" on the above referenced map the following two (2) courses and distances:

North 80° 26' 32" West 200.10' to a set #4 rebar;

North 07° 45' 00" East 22.06' to a set #4 rebar; thence North 82° 15' 00" West 20.00 feet to a corner in the center of a 40' wide right of way leading from the herein conveyed parcel BR and PA Route 507; thence along the center of this second 40' wide right of way North 07° 45' 00" East 108.04' to a point for a corner; thence along lands n/f of Guccini and others North 71° 32' 00" West 157.38' to a found #4 rebar; thence North 73° 59' 40" West 151.82' to a found #4 rebar; thence North 73° 49' 25" 118.76' to a found hemlock; thence along lands formerly of Lakeside Resort Enterprises (now Pocono Lakefront, LLC RB 2350 pg 1850) North 73° 49' 25"



West 249.24' to the point and place of BEGINNING. COMPRISING within said boundaries **Parcel BR** on the above referenced map and containing 15.76 acres of land, be the same more or less.

The above described parcel is currently identified by Pike County Tax Map No. 070.04-01-35.

ALSO GRANTING AND CONVEYING to the Grantee, its successors and assigns, a right-of-way over two private roadways for the purpose of allowing ingress, egress and regress to and from the premises herein conveyed to State Highway Route No. 507, the one right of way being located to the east of premises owned by L. D. Guccini, said right of way being labeled "Mobile Home Drive" on the aforesaid map and the other right of way being the right of way which leads to the premises herein conveyed from Route No, 507 at a point approximately opposite the North Lodge and then in a general southwesterly direction, all of which is shown on the aforesaid map and all of which are physically in place on the; premises. Said rights of way shall be forty (40') feet in width and shall be for the use of the Grantor, its successors and assigns, and the Grantee, its successors and assigns.

AND the Grantee, for itself, its successors and assigns, agree to and with the Grantor, its successors and assigns, that the following restriction and condition shall be covenants running with the land and binding upon the heirs and assigns of the Grantee herein: 1. The aforesaid premises shall not be used for any industrial purpose whatsoever.

ALSO GRANTING AND CONVEYING to the Grantee, its successors and assigns, a right-of-way for all utility lines and installations which serve the premises being herein conveyed, said lines and installations being open and apparent upon the ground,

ALSO GRANTING AND CONVEYING, to the Grantee, its successors and assigns, the right to the use of and to all water lines and sewer lines which connect the mobile home park located on the premises which are the subject of this deed with the sewage treatment plant for a period of 40 years as well as the right to the use of the sewage treatment plant for the disposal of waste, for a period of 40 years, said line being subject to the agreements and obligations as contained in the Deed from Guccini, Inc., White Beauty View, Inc., Pike County Industrial and Commercial Development Authority and Northeastern Bank of Pennsylvania, to Sky Top Heights, Inc., dated May 26, 1981 and recorded in the Pike County Recorder's Office in Deed Book 772 at Page 315.

TOGETHER WITH and UNDER AND SUBJECT TO all of the restrictions, reservations, covenants, obligations and rights as contained in the Deed from Guccini, Inc., White Beauty View, Inc., Pike County Industrial and Commercial Development Authority and Northeastern Bank of Pennsylvania, to Sky Top Heights, Inc., dated May 26, 1981 and recorded in the Pike County Recorder's Office in Deed Book 772 at Page 315.

BEING that piece or parcel of land which Sky Top Heights, Inc., by deed dated 12-10-1993 and recorded in Record Book 818 page 327, granted and conveyed unto Lake View Land & Cattle, Inc. LESS that parcel of land which Lake View Land & Cattle, Inc. by deed dated 4/28/1994 and recorded in Record Book 891 at page 13, granted and conveyed to Joseph T. Roethel and Lynne G. Roethel. Lake View Land & Cattle, Inc., by Change of Name filed with the PA Dept. of State is now Randy S. Miller, Inc.

---

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

Witness:

RANDY S. MILLER, INC.

*[Handwritten signature]*

*[Handwritten signature]*  
Randy S. Miller, President

COMMONWEALTH OF PENNSYLVANIA  
COUNTY OF WAYNE

201100003579  
Filed for Record in  
PIKE COUNTY, PA  
SHARON SCHROEDER, RECORDER OF DEEDS  
05-04-2011 At 01:18 PM.  
DEED 29055.00  
OR Book 2362 Page 1140 - 1142

ON THIS, the 20<sup>TH</sup> day of April 2011, before me the undersigned officer, personally appeared RANDY S. MILLER who acknowledged him/herself to be the President of RANDY S. MILLER, INC., formerly Lake View Land & Cattle, Inc. a Pennsylvania Business corporation and that as such, being authorized to do so, executed the foregoing instrument for the purposes therein contained.

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

*[Handwritten signature]*  
Notary Public

NOTARIAL SEAL  
Nancy R. Janiec, Notary Public  
Milford Boro, Pike County  
Commonwealth of Pennsylvania  
My Commission Expires October 31, 2013

I HEREBY CERTIFY that the precise residence of the within named Grantee is:

~~40 Warren Street  
Patterson NJ~~  
61 WEST 62<sup>ND</sup> STREET  
22 E  
NEW YORK, N.Y 10023

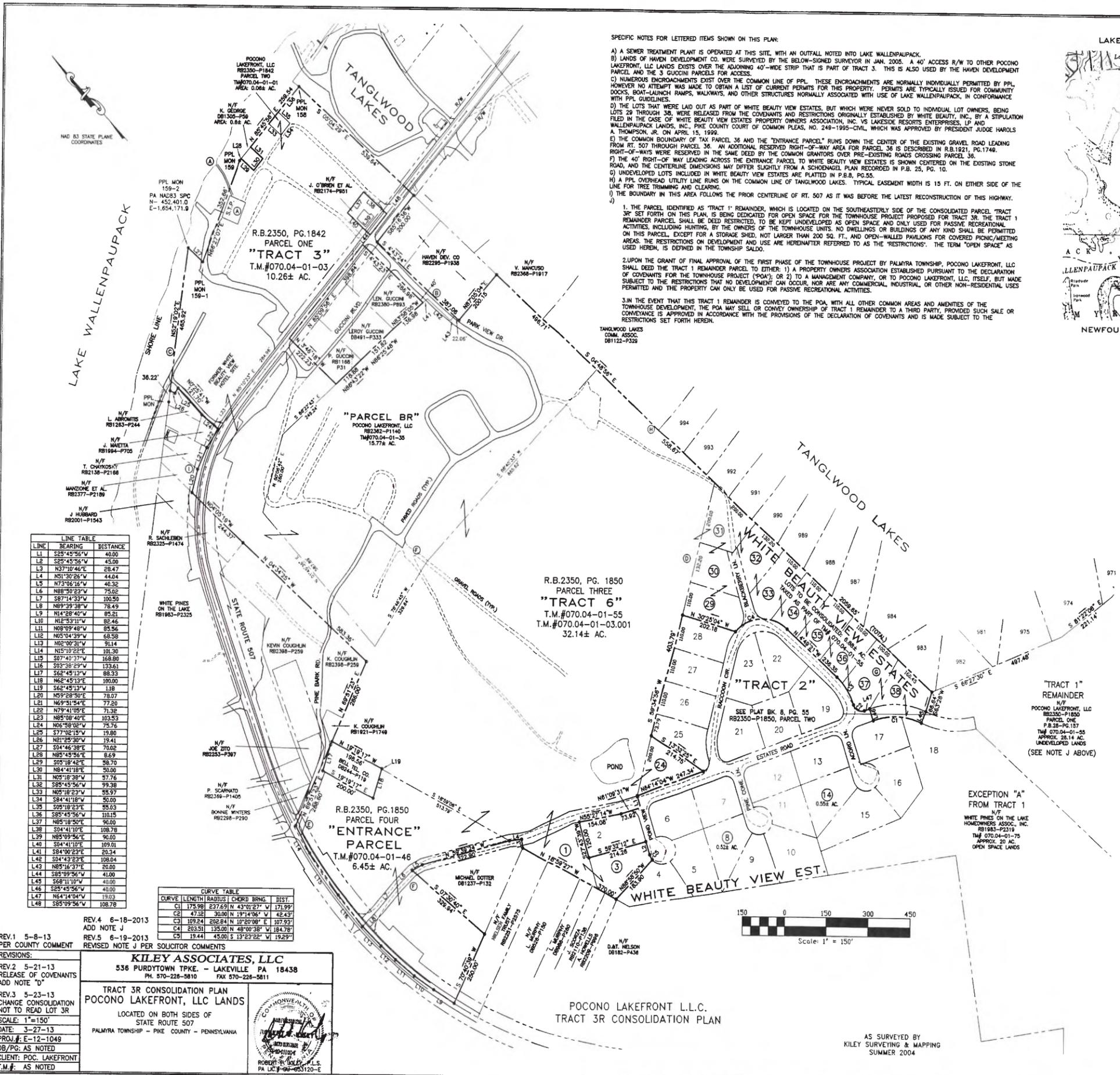
*[Handwritten signature]*  
Attorney for the Grantees.

I hereby CERTIFY that this document is recorded in the Recorder's Office of Pike County, Pennsylvania.

201100003579  
Event Status - N  
STATE RE \$ 14500.00  
LOCAL RE \$ 14500.00  
\$ 7250.00 PALMYRA TWP  
\$ 7250.00 WALLENPAUPACK AREA SCHOOL DIST



*[Handwritten signature]*  
Sharon Schroeder,  
Recorder of Deeds



SPECIFIC NOTES FOR LETTERED ITEMS SHOWN ON THIS PLAN:

A) A SEWER TREATMENT PLANT IS OPERATED AT THIS SITE, WITH AN OUTFALL NOTED INTO LAKE WALLEPAUPACK.

B) LANDS OF HAVEN DEVELOPMENT CO. WERE SURVEYED BY THE BELOW-SIGNED SURVEYOR IN JAN. 2005. A 40' ACCESS R/W TO OTHER POCONO LAKEFRONT, LLC LANDS EXISTS OVER THE ADJOINING 40'-WIDE STRIP THAT IS PART OF TRACT 3. THIS IS ALSO USED BY THE HAVEN DEVELOPMENT PARCEL AND THE 3 GUCCINI PARCELS FOR ACCESS.

C) NUMEROUS ENCROACHMENTS EXIST OVER THE COMMON LINE OF PPL. THESE ENCROACHMENTS ARE NORMALLY INDIVIDUALLY PERMITTED BY PPL, HOWEVER NO ATTEMPT WAS MADE TO OBTAIN A LIST OF CURRENT PERMITS FOR THIS PROPERTY. PERMITS ARE TYPICALLY ISSUED FOR COMMUNITY DOCKS, BOAT-LAUNCH RAMPS, WALKWAYS, AND OTHER STRUCTURES NORMALLY ASSOCIATED WITH USE OF LAKE WALLEPAUPACK, IN CONFORMANCE WITH PPL GUIDELINES.

D) THE LOTS THAT WERE LAID OUT AS PART OF WHITE BEAUTY VIEW ESTATES, BUT WHICH WERE NEVER SOLD TO INDIVIDUAL LOT OWNERS, BEING LOTS 29 THROUGH 36, WERE RELEASED FROM THE COVENANTS AND RESTRICTIONS ORIGINALLY ESTABLISHED BY WHITE BEAUTY, INC., BY A STIPULATION FILED IN THE CASE OF WHITE BEAUTY VIEW ESTATES PROPERTY OWNERS ASSOCIATION, INC. VS LAKEVIEW RESORTS ENTERPRISES, LP AND WALLEPAUPACK LANDS, INC., FIVE COUNTY COURT OF COMMON PLEAS, NO. 249-1995-CIVIL, WHICH WAS APPROVED BY PRESIDENT JUDGE HAROLD A. THOMPSON, JR. ON APRIL 15, 1992.

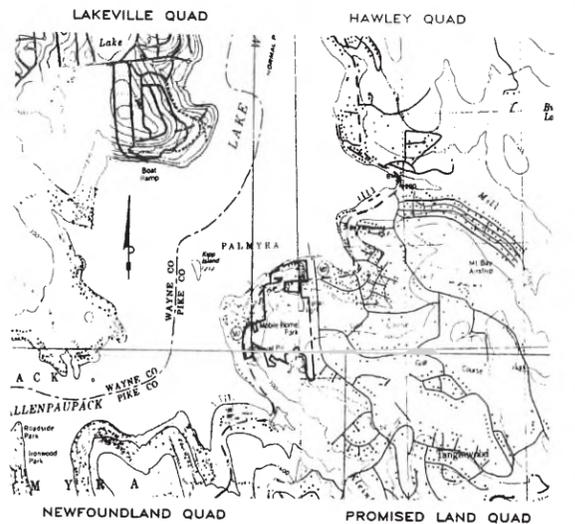
E) THE COMMON BOUNDARY OF TAX PARCEL 36 AND THE "ENTRANCE PARCEL" RUNS DOWN THE CENTER OF THE EXISTING GRAVEL ROAD LEADING FROM RT. 507 THROUGH PARCEL 36. AN ADDITIONAL RESERVED RIGHT-OF-WAY AREA FOR PARCEL 36 IS DESCRIBED IN R.B.1921, PG.1749. RIGHT-OF-WAYS WERE RESERVED IN THE SAME DEED BY THE COMMON GRANTORS OVER PRE-EXISTING ROADS CROSSING PARCEL 36.

F) THE 40' RIGHT-OF-WAY LEADING ACROSS THE ENTRANCE PARCEL TO WHITE BEAUTY VIEW ESTATES IS SHOWN CENTERED ON THE EXISTING STONE ROAD, AND THE CENTERLINE DIMENSIONS MAY DIFFER SLIGHTLY FROM A SCHOENAGEL PLAN RECORDED IN P.B. 25, PG. 10.

G) UNDEVELOPED LOTS INCLUDED IN WHITE BEAUTY VIEW ESTATES ARE PLATTED IN P.B. 8, PG. 55.

H) A PPL OVERHEAD UTILITY LINE RUNS ON THE COMMON LINE OF TANGLWOOD LAKES. TYPICAL EASEMENT WIDTH IS 15 FT. ON EITHER SIDE OF THE LINE FOR TREE TRIMMING AND CLEARING.

I) THE BOUNDARY IN THIS AREA FOLLOWS THE PRIOR CENTERLINE OF RT. 507 AS IT WAS BEFORE THE LATEST RECONSTRUCTION OF THIS HIGHWAY.



**CONSOLIDATION NOTES:**

THIS PLAN CONSOLIDATES VARIOUS LOTS OWNED BY POCONO LAKEFRONT, LLC IN ANTICIPATION OF FURTHER DEVELOPMENT OF THE CONSOLIDATED TRACT. AND ADDITIONAL LAKEFRONT PARCEL OWNED BY KENNETH GEORGE IS INTENDED TO BE JOINED INTO THE CONSOLIDATED TRACTS AT A LATER DATE AND IS NOT CURRENTLY INCORPORATED INTO THE CONSOLIDATED TRACT. AN ADDITIONAL PARCEL OWNED BY POCONO LAKEFRONT, LLC DESIGNATED AS "TRACT 1 REMAINDER" WILL NOT BE INCLUDED IN THIS CONSOLIDATION BUT WILL BE MAINTAINED AS AN OPEN-SPACE PARCEL. THE FINAL CONSOLIDATED PARCEL WILL HENCEFORTH BE KNOWN AS TRACT 3R.

**OWNER INFORMATION FOR THE PARCELS TO BE CONSOLIDATED:**  
 POCONO LAKEFRONT, LLC  
 C/O GOREN  
 61 WEST 62ND ST. #22  
 NEW YORK, NY 10023

PARCEL	TAX MAP #	RB/PG	AREA
TRACT 3	070.04-01-03	2350-1842 #1	10.26± AC.
LAKEFRONT LOT	070.04-01-01	2350-1842 #2	0.06± AC.
PARCEL BR	070.04-01-35	2362-114	15.77± AC.
TRACT 2	070.04-01-55	2350-1850 #2	6.88± AC.
TRACT 6	070.04-01-55	2350-1850 #3	32.14± AC.
ENTRANCE PARCEL	070.04-01-46	2350-1850 #4	6.45± AC.

**FINAL CONSOLIDATED PARCEL:**  
 FINAL TRACT 3R 71.57± AC.

**"TRACT 3R" CONSOLIDATION PLAN**

PIKE COUNTY COMMUNITY PLANNING

20130006410  
 Filed for Record in  
 PIKE COUNTY, PA  
 SHARON SARGEDER, RECORDER OF DEEDS  
 04-25-2013 At 03:51 PM  
 MAP FILING 30.00  
 OR Book 47 Page 83 - 83

Pike County Office of Community Planning  
 This application was submitted to and reviewed by the official county planning agency, the Pike County Office of Community Planning, as required by the Pennsylvania Municipalities Planning Code, Act 247 of 1968, P.S. 53105.10(f), as amended. Approved by the Pike County Board of Commissioners at County Ordinance #14 on June 25th, 2009.

PALMYRA TOWNSHIP SUPERVISORS APPROVAL FOR RECORDING PURPOSES ONLY DATE 6/18/13

Thomas A. Lemons  
 [Signature]

PLAT BOOK 47 PAGE 83

**LINE TABLE**

LINE	BEARING	DISTANCE
L1	S25°45'55"W	40.00
L2	S25°45'55"W	45.00
L3	N37°10'46"E	28.47
L4	N51°30'26"W	44.04
L5	N73°06'15"W	40.32
L6	N88°50'23"W	75.02
L7	S87°14'33"W	100.50
L8	N89°39'38"W	78.49
L9	N14°28'40"W	85.21
L10	N12°53'11"W	82.46
L11	N08°09'48"W	85.56
L12	N05°04'39"W	68.58
L13	N02°00'31"W	91.14
L14	N15°10'22"E	101.30
L15	S07°40'37"W	168.98
L16	S03°38'29"W	133.61
L17	S62°45'13"W	88.33
L18	N62°45'13"E	100.00
L19	S62°45'13"W	118
L20	N59°28'50"E	78.07
L21	N69°51'04"E	77.20
L22	N79°41'05"E	71.92
L23	N85°08'40"E	103.53
L24	N05°38'02"W	75.76
L25	S77°02'19"W	15.80
L26	N21°25'30"W	19.41
L27	S04°46'38"E	70.02
L28	N85°45'56"E	6.69
L29	S05°18'42"E	98.70
L30	N84°41'18"E	50.00
L31	N05°18'38"W	57.76
L32	S85°45'56"W	99.98
L33	N05°18'23"W	55.97
L34	S84°41'18"W	50.00
L35	S05°18'23"E	55.03
L36	S85°45'56"W	110.15
L37	N85°18'50"E	90.00
L38	S04°41'10"E	108.78
L39	N85°09'56"E	90.00
L40	S04°41'10"E	109.01
L41	S84°00'22"E	20.34
L42	S04°43'23"E	108.04
L43	N85°16'37"E	20.00
L44	S85°09'56"W	41.00
L45	S68°11'04"E	40.00
L46	S25°45'56"W	40.00
L47	N64°14'04"W	19.03
L48	S85°09'56"W	108.78

**CURVE TABLE**

CURVE	LENGTH	RADIUS	CHORD BRNG.	DIST.
C1	175.98	237.69	N 43°01'27" W	171.99
C2	47.12	30.00	N 19°14'06" W	42.43
C3	109.24	202.84	N 10°20'08" E	107.93
C4	263.31	135.00	N 48°00'38" W	184.78
C5	18.44	45.00	S 13°29'28" W	19.29

REV. 4 6-18-2013  
 ADD NOTE J  
 REV. 5 6-19-2013  
 REVISED NOTE J PER SOLICITOR COMMENTS

REV. 1 5-9-13  
 PER COUNTY COMMENT

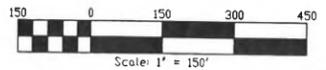
REVISIONS:  
 REV. 2 5-21-13  
 RELEASE OF COVENANTS  
 ADD NOTE "D"  
 REV. 3 5-23-13  
 CHANGE CONSOLIDATION  
 NOT TO READ LOT 3R  
 SCALE: 1"=150'  
 DATE: 3-27-13  
 PROJ. #: E-12-1049  
 DB/PG: AS NOTED  
 CLIENT: POC. LAKEFRONT  
 T.M.#: AS NOTED

**KILEY ASSOCIATES, LLC**  
 536 PURDYTOWN TPKE. - LAKEVILLE PA 18438  
 PH. 570-228-5810 FAX 570-228-5811

TRACT 3R CONSOLIDATION PLAN  
 POCONO LAKEFRONT, LLC LANDS  
 LOCATED ON BOTH SIDES OF  
 STATE ROUTE 507  
 PALMYRA TOWNSHIP - PIKE COUNTY - PENNSYLVANIA

ROBERT S. KILEY, L.S.  
 PA LIC # 06-053120-E

POCONO LAKEFRONT L.L.C.  
 TRACT 3R CONSOLIDATION PLAN



AS SURVEYED BY  
 KILEY SURVEYING & MAPPING  
 SUMMER 2004



**THIS DEED**

201300006411  
Filed for Record in  
PIKE COUNTY, PA  
SHARON SCHROEDER, RECORDER OF DEEDS  
06-25-2013 At 03:51 PM.  
DEED 71.00  
OR Book 2423 Page 2400 - 2408

MADE THE 21<sup>st</sup> day of June in the year 2013

BETWEEN **POCONO LAKEFRONT, LLC,**  
a Pennsylvania limited liability company

**GRANTOR**

AND **POCONO LAKEFRONT, LLC,**  
a Pennsylvania limited liability company

**GRANTEE**

**WITNESSETH**, that in consideration of **ONE AND NO/100s -----(\$1.00)-----DOLLAR**, in hand paid, the receipt whereof is hereby acknowledged; the Grantor does hereby grant and convey unto the said Grantee, its successors and Assigns,

**ALL THAT CERTAIN** piece or parcel of land lying, situate, and being in the Township of Palmyra, County of Pike, and Commonwealth of Pennsylvania, being **TRACT 3R** as laid out and described on a certain map entitled "Tract 3R Consolidation Plan – Pocono Lakefront, LLC Lands" by Kiley Associates, LLC dated 03-27-13 and revised 05-08-13, Project No. E-12-1049 and recorded in Pike County Plat Book 47 at page 83; and being more particularly bounded and described as follows:

BEGINNING at a point for a common corner of the Tanglwood Lakes Development and of lands n/f of Pocono Lakefront, LLC, known as "Tract 1";

1. Thence along the common boundary line between Tract 3R and Tract 1 S 63° 27' 59" W a distance of 66.64' to a point at the edge of a 40-foot-wide private road identified as " Estates Road";
2. Thence crossing " Estates Road" S 68° 11' 10" W a distance of 40.00' ;
3. Thence along the edge of " Estates Road, on a curve to the left with an arc length of 175.98' , radius of 237.69' , and a chord course of N 43° 01' 27" W, 171.99' to a point;
4. Thence crossing the right-of-way of Estates Road, N 25° 45' 56" E a distance of 40.00' to a common corner of former undeveloped Lots No. 37 and 38 of White Beauty View Estates, now part of Final Tract 3R;
5. Thence continuing on the line of Final Tract 3R on the easterly, then northwesterly right-of-way lines of the private road identified as Raccoon Circle the following 5 courses:



- (i) N 64° 14' 04" W a distance of 19.03' ;
  - (ii) On a curve to the right with an arc length of 47.12' , radius of 30.00' , and a chord course of N 19° 14' 06" W, 42.43' ;
  - (iii) On a reverse curve to the left with an arc length of 109.24' , radius of 202.84' , and a chord course of N 10° 20' 08" E, 107.93' ;
  - (iv) N 04° 49' 21" W a distance of 236.35' ; and
  - (v) On a curve to the left with an arc length of 203.51' , radius of 135.00' , and a chord course of N 48° 00' 38" W, 184.78' to a common corner of Lot 28 and the former Lot 29 (now part of Tract 3R);
6. Thence along the boundary of Lot N 30° 25' 04" W a distance of 202.18' ;
7. Thence along Lots 28, 27, 26, and 25, S 59° 34' 56" W a distance of 403.79' to a point for a corner between Lot 25 and the former Lot 24;
8. Thence along Lot, the former Lot 24, S 13° 32' 25" E a distance of 214.75' to a point at the edge of Estates Road;
9. Thence along Estates Road N 64° 14' 04" W a distance of 247.34' ;
10. Thence crossing the right-of-way of Estates Road, S 25° 45' 56" W a distance of 40.00' to a point near the entrance to " Pond View" (a private road ending in a cul-de-sac: ;
11. Thence on the southerly right-of-way line of Estates Road the following 2 courses:
- (i) N 61° 09' 31" W a distance of 73.92' ; and
  - (ii) N 55° 27' 14" W a distance of 154.08' to the northwesterly corner of the former Lot 1;
12. Thence along the common boundary of Lot 2, the Pond View cul-de-sac, and Lot 4 the following five (5) courses:
- (i) S 27° 43' 39" W a distance of 120.00' ;
  - (ii) S 59° 32' 12" E a distance of 214.26' ;
  - (iii) S 25° 45' 56" W a distance of 45.00' ;
  - (iv) on a curve to the left with an arc length of 19.44' , radius of 45.00' , and a chord course of S 13° 23' 22" W, 19.29' ;
  - (v) N 88° 58' 50" W a distance of 183.90' to a point in line of lands n/f of Nelson (DB 182 p 436);
13. Thence N 18° 59' 27" W a distance of 370.00' to a point at the edge of the right-of-way of Estates Road ;
14. Thence into the right of way of Estates Road N 37° 10' 46" E a distance of 28.47' ;
15. Thence along lands n/f of Dotter (DB 1237 p 132) and through the right of way of Estates Road, the following three (3) courses:

- (i) N 51° 30' 26" W a distance of 44.04' ;
- (ii) N 59° 39' 24" W a distance of 322.90' ;
- (iii) N 73° 06' 16" W a distance of 40.32' to a point for a corner;

16. Thence continuing along lands n/f of Dotter S 07° 30' 40" E a distance of 329.94' to a point in line of lands n/f of Nielsen Family Trust (RB 2251 p 2575) ;

17. Thence along lands n/f of Nielsen S 70° 40' 39" W a distance of 250.00' to the center of State Route 507;

18. Thence running on the center of State Route 507 the following 8 courses:

- (i) N 14° 28' 40" W a distance of 85.21' ;
- (ii) N 12° 53' 11" W a distance of 82.46' ;
- (iii) N 08° 09' 48" W a distance of 85.56' ;
- (iv) N 05° 04' 39" W a distance of 68.58' ;
- (v) N 02° 00' 31" W a distance of 91.14' ;
- (vi) S 03° 38' 29" W a distance of 133.61' ;
- (vii) S 07° 40' 37" W a distance of 168.80' ;
- (viii) N 15° 10' 22" E a distance of 101.30' to a point for a corner;

19. Thence leaving State Route 507 and running in the right-of-way of Pine Bark Road, N 69° 51' 23" E a distance of 288.60' to a point in the northerly line of lands of Bell Telephone Co. (DB 244 p 119);

20. Thence running on the perimeter of said Bell Telephone lot the following 4 courses:

- (i) S 62° 45' 13" W a distance of 88.33' ;
- (ii) S 19° 19' 17" E a distance of 200.00' ;
- (iii) S 62° 45' 13" W a distance of 88.33' ;
- (iv) N 19° 19' 17" W a distance of 198.56' ;

21. Thence running on the common line of Tract 3R and lands n/f of Kenneth Coughlin (DB 2398 p 259) N 69° 51' 23" E a distance of 286.00' ;

22. Thence continuing along lands n/f of Couglin N 04° 34' 25" W a distance of 583.35' ;

23. Thence running on the line of Raymond & Arlene Sachleben, N 04° 05' 19" W a distance of 244.37' to a corner in the center of Old Rte. 507;

24. Thence N 59° 28' 50" E a distance of 78.07' ;

25. N 69° 51' 54" E a distance of 77.20' ;

26. N 79° 41' 05" E a distance of 71.32' ;

27. Thence Leaving Old Route 507 and running on the common lines of Final Tract 3R and lands of Maietta, then lands of Abromitis, the following 4 courses:

- (i) N 06° 58' 02" W a distance of 75.76' ;
- (ii) N 00° 25' 41" W a distance of 121.70' ;
- (iii) S 77° 02' 15" W a distance of 19.80' ;
- (iv) N 21° 25' 30" W a distance of 19.41' to a point in line of lands of PPL Holtwood, LLC. (and being 36.22 feet northeast from a PPL Monument);

28. Thence running on the common line of Tract 3R and Lands of PPL Holtwood, LLC the following 4 courses:

- (i) N 52° 19' 02" E a distance of 465.92' ;
- (ii) S 04° 46' 38" E a distance of 70.02' to PPL Monument 159-1;
- (iii) N 66° 27' 07" E a distance of 352.66' to PPL Monument 159;
- (iv) N 85° 45' 56" E a distance of 8.69' to the northwesterly corner of a lot n/f Kenneth George (DB 1305 p 59);

29. Thence running on the line of said George lot the following 3 courses:

- (i) S 05° 18' 42" E a distance of 58.70' ;
- (ii) N 84° 41' 18" E a distance of 50.00' ;
- (iii) N 05° 18' 38" W a distance of 57.76' ;

30. Thence running on the line of lands of PPL Holtwood, N 85° 45' 56" E a distance of 259.54' to PPL Monument No. 158 marking a corner of the Tanglwood Lakes Development;

31. Thence running the common line of said Tanglwood Lakes Development, S 05° 04' 29" E a distance of 539.64' to the southerly right-of-way line of State Route 507, being also the northeasterly corner of lands of Haven Development Company (DB 2295 p 1938);

32. Thence running on the common line of Tract 3R and lands of Haven Development Company the following 3 courses:

- (i) S 85° 16' 36" W a distance of 200.00' ;
- (ii) S 04° 43' 24" E a distance of 387.06' ;
- (iii) N 87° 05' 04" E a distance of 200.15' to a point in line of lands n/f Mancuso (RB 2368 p 1917);

33. Thence along lands of Mancuso and Tanglwood Lakes Development, S04° 48' 56" E a distance of 2059.65' to the point of BEGINNING.

EXCEPTING THEREOUT AND THERFROM the following two (2) perimeter descriptions which comprise four (4) individual lots of land, which lie along the state highway (PA Route 507) but fall within the Tract 3R perimeter description set forth above, but are under separate individual ownership and are therefore excepted out of the above description.

**EXCEPTED PERIMETER ONE-** Lands of Joseph O'Brien, et al (RB 2174 p 951) :

Commencing at the northeasterly corner of Lands of Haven Development Company and running S 05° 04' 29" E a distance of 34.27' and S 85°09'56" W a distance of 108.78 to the point of beginning; Thence running on the perimeter of

the O'Brien lot the following 4 courses: (1) S 85° 09' 56" W a distance of 90.00'; (2) N 04° 41' 10" W a distance of 109.01'; (3) N 85° 18' 50" E a distance of 90.00'; and (4) S 04° 41' 10" E a distance of 108.78' to the point of beginning. Containing a **total excepted area of 0.22 acres**, more or less.

**EXCEPTED PERIMETER TWO-** Contiguous Lands n/f Paul Guccini, Lands of Leroy Guccini and Lands of Leonard Guccini: Commencing at the southwesterly corner of the O'Brien Lot described above and running S 85°09'56" W a distance of 41.00' to the point of beginning; Thence running on the perimeter of the 3 Guccini lots the following 6 courses: (1) S 04° 43' 23" E a distance of 286.98'; (2) N 83° 58' 05" W a distance of 136.98'; (3) N 86° 25' 48" W a distance of 151.82'; (4) N 86° 43' 22" W a distance of 118.88'; (5) N 03° 46' 18" W a distance of 222.23'; and (6) N 85° 09' 56" E a distance of 398.84' to the point of beginning. Containing a **total excepted area of 2.32 acres**, more or less.

**COMPRISING** all of consolidated **Tract 3R** and containing a net area of 71.57 acres (which has been adjusted for the two (2) above exceptions).

**TOGETHER WITH** and **UNDER AND SUBJECT TO** all rights, rights of way, exceptions, reservations, as set forth in the chain of title and as shown on the above referenced map.

**SUBJECT TO** rights of others over and across so much of the above-described Tract 3R as lies in the bed of "Estates Road" "Park View Drive" and PA Route 507

**TOGETHER WITH** rights of ingress egress and regress over and across the private roads "Pine Bark Road" and "Park View Drive

**SUBJECT TO RIGHTS** of Kenneth George, his heirs, successors and assigns to and from State Route 507

**BEING** a portion of those pieces, parcels or tracts of land, which Deer Haven, LLC by its certain deed dated November 8, 2010 and recorded in Pike County Record Book 2350 at page 1850, granted and conveyed unto Pocono Lakefront, LLC, the grantor herein, specifically being Parcel Two (identified as the former Tract 2 on the above referenced plan), Parcel Three (identified as the former Tract 6 on the above referenced plan) and Parcel Four (identified as the former "Entrance Parcel" on the above referenced plan).

**ALSO BEING ALL OF** those pieces, parcels or tracts of land which Haven Development Company, LLC by deed dated November 8, 2010 and recorded in Pike County Record Book 2350 at page 1842, granted and conveyed unto Pocono Lakefront, LLC, the grantor herein. Parcel One of this deed is identified as the former Tract 3 and Parcel Two is identified as the Lakefront Lot on the above-referenced plan.

**ALSO BEING THAT PIECE OR PARCEL OF LAND WHICH** Randy S. Miller, Inc. (formerly Lake View Land & Cattle) by deed dated 4-20-2011 and recorded in Pike County Record Book 2362 at page 2140, granted and conveyed unto Pocono Lakefront, LLC, the grantor herein, identified as the former Parcel BR on the above-referenced plan.

This Consolidation deed for Tract 3R is being done in anticipation of the submission of a Land Development Plan for a Townhouse Project being developed on Tract 3R. As part of the Zoning approval for that Project, an adjacent parcel, identified on the above-referenced Plan as "Tract 1 Remainder", is to be dedicated for open space as part of the Townhouse Project. Note J on the above-referenced plan addresses the provisions of that open space dedication.

AND the said Grantor WILL WARRANT SPECIALLY the property hereby conveyed.

IN WITNESS WHEREOF, the said Pocono Lakefront, LLC, is a Manager-Managed Limited Liability Company and has caused this Deed to be signed by its Manager and that the said Manager have signed their names in accordance with the Operating Agreement of the Grantor Limited Liability Company, on the day and year first above written.

POCONO LAKEFRONT, LLC:

*Jacob Goren*  
\_\_\_\_\_  
Jacob Goren, Manager

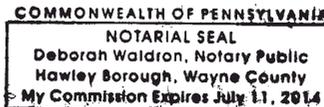
STATE OF PA

COUNTY OF WAYNE

ON THIS, the 21 day of JUNE 2013 before me the undersigned officer, personally appeared Jacob Goren, who acknowledged him/herself to be the Manager of Pocono Lakefront, LLC, a Pennsylvania limited liability company, and that as such, being authorized to do so, executed the foregoing instrument for the purposes therein contained by signing the name of the Limited Liability Company as Member.

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

*Deborah Waldron*  
\_\_\_\_\_  
Notary Public



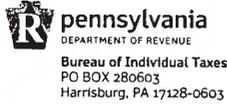
I HEREBY CERTIFY that the precise residence of the within named Grantee is:  
61 W. 62<sup>nd</sup> Street, Unit #22E  
New York, NY 10023

*[Signature]*  
\_\_\_\_\_  
Attorney for the parties.

I hereby CERTIFY that this document is recorded in the Recorder's Office of Pike County, Pennsylvania.



*Sharon Schroeder*  
\_\_\_\_\_  
Sharon Schroeder,  
Recorder of Deeds



# REALTY TRANSFER TAX STATEMENT OF VALUE

See reverse for instructions.

RECORDER'S USE ONLY	
State Tax Paid	0
Book Number	2423
Page Number	2400
Date Recorded	6/25/13

Complete each section and file in duplicate with Recorder of Deeds when (1) the full value/consideration is not set forth in the deed, (2) the deed is without consideration or by gift, or (3) a tax exemption is claimed. A Statement of Value is not required if the transfer is wholly exempt from tax based on family relationship or public utility easement. If more space is needed, attach additional sheets.

**A. CORRESPONDENT – All inquiries may be directed to the following person:**

Name R ANTHONY WALDRON		Telephone Number: (570) 226-6288	
Mailing Address 8 SILK MILL DRIVE STE 215		City HAWLEY	State PA
		ZIP Code 18428	

**B. TRANSFER DATA**

Grantor(s)/Lessor(s) Pocono Lakefront LLC	
Mailing Address 61 W 62nd St #22	
City NEW YORK	State NY
ZIP Code 10023	

**C. Date of Acceptance of Document**

Grantee(s)/Lessee(s) Pocono Lakefront LLC	
Mailing Address 61 West 62nd St #22	
City New York	State NY
ZIP Code 10023	

06/21/13

**D. REAL ESTATE LOCATION**

Street Address Rte 507		City/Township/Borough Palmyra
County PIKE	School District WALLENPAUPACK Area SD	Tax Parcel Number see attached

**E. VALUATION DATA - WAS TRANSACTION PART OF AN ASSIGNMENT OR RELOCATION?  Y  N**

1. Actual Cash Consideration 1.00	2. Other Consideration + 0.00	3. Total Consideration = 1.00
4. County Assessed Value 194,290.00	5. Common Level Ratio Factor x 4.05	6. Fair Market Value = 786,874.50

**F. EXEMPTION DATA**

1a. Amount of Exemption Claimed 100.00	1b. Percentage of Grantor's Interest in Real Estate 100	1c. Percentage of Grantor's Interest Conveyed 100
---	--	--

**Check Appropriate Box Below for Exemption Claimed.**

- Will or intestate succession. \_\_\_\_\_ (Name of Decedent) \_\_\_\_\_ (Estate File Number)
- Transfer to a trust. (Attach complete copy of trust agreement identifying all beneficiaries.)
- Transfer from a trust. Date of transfer into the trust \_\_\_\_\_  
If trust was amended attach a copy of original and amended trust.
- 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 (Please explain exemption claimed.) "Deed from entity to itself for lot combination purposes only"

**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
---	------

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

ADDENDUM TO STATEMENT OF VALUE 6-21-13

GRANTOR: POCONO LAKEFRONT LLC

GRANTEE: POCONO LAKEFRONT LLC

Tax Map No.	Assessed Value
070.04-01-03	156030.00
070.04-01-01	5060.00
070.04-01-35	4250.00
070.04-01-55	14340.00
070.04-01-46	14610.00
Total Assessed Value	194290.00
CLRF	4.05
FMV	786,874.50

**GENERAL ASSIGNMENT AND BILL OF SALE**

THIS GENERAL ASSIGNMENT AND BILL OF SALE is made effective as of \_\_\_\_\_, by Deer Haven LLC (the "Assignor") in favor of PL UTILITIES LLC (the "Assignee").

**WITNESSETH:**

WHEREAS, Assignor owns a sanitary sewer system, including the collection system, within Palmyra Township, Pike County, Pennsylvania ("Sewer System");

WHEREAS, the Assignor intends that all right, title, claim and interest in the Sewer System be owned exclusively by the Assignee;

WHEREAS, the Assignor desires to execute and deliver this instrument to forever evidence the assignment of any interest Assignor may have in the Sewer System to Assignee.

NOW, THEREFORE, the Assignor, for good and valuable consideration, the receipt, adequacy and sufficiency of which are hereby acknowledged, and pursuant to the terms and conditions contained herein, hereby sells, conveys, transfers, assigns, and delivers to the Assignee all right, title, claim and interest Assignor may have in the Facility and the assets thereof.

THE FOREGOING DESCRIBED ASSETS AND OTHER TANGIBLE PERSONAL PROPERTY ARE SOLD, CONVEYED, ASSIGNED, TRANSFERRED AND DELIVERED TO THE ASSIGNEE AS-IS, WHERE IS, WITH ALL FAULTS, SUBJECT ONLY TO THOSE WARRANTIES OF THIRD PARTIES. NO OTHER WARRANTIES, INCLUDING ANY WARRANTY OF MERCHANTABILITY OR FITNESS FOR A PARTICULAR PURPOSE ARE MADE, BOTH OF WHICH WARRANTIES ARE EXPRESSLY DISCLAIMED.

The Assignor shall furnish to the Assignee such further instruments of transfer and assignment as Assignee may from time to time reasonably request in order to more effectively transfer, convey and assign to Assignee, all of the rights, privileges and property hereby transferred and assigned or intended to be transferred and assigned hereunder.

This General Assignment and Bill of Sale shall be governed by and construed in accordance with the laws of the Commonwealth of Pennsylvania.



IN WITNESS WHEREOF, the Assignor has caused this General Assignment and Bill of Sale to be duly executed and delivered effective as of \_\_\_\_\_, 2025

DEER HAVEN LLC

---

Salah Mekkawy  
Member, Deer Haven, LLC

**SANITARY SEWER SYSTEM EASEMENT**

This Sanitary Sewer System Easement is made effective as of the \_\_\_\_ day of \_\_\_\_\_, 2025 between

**POCONO LAKEFRONT, LLC**, a Pennsylvania Limited Liability Corporation, having a principal place of business at 40 Warren Street, Paterson, New Jersey 07524, hereinafter together with its successors and assigns ("GRANTOR")

AND

**PL UTILITIES LLC**, a Pennsylvania Limited Liability Corporation, with its principal offices or place of business at 61 West 62nd Street, #22E, New York, New York, 10023, hereinafter together with its successors and assigns ("GRANTEE")

**WITNESSETH:**

WHEREAS, the service area of a sanitary sewer system regulated by the Pennsylvania Public Utility Commission is located, in part, on properties owned by Pocono Lakefront, LLC in Palmyra Township, Pike County, Pennsylvania. Specifically, a group of properties identified in the Tract 3R Consolidation Plan at Plat Book 47, Page 83 hereinafter attached as Exhibit A, as further described in the June 21, 2013 Consolidation Deed at Instrument #201300006411 and at Deed Book 2423, Page 2400, hereinafter attached as Exhibit B ("Consolidated Properties"). The new parcel ID for the consolidated parcels is 070.04-01-03. The Deeds reflecting the acquisition of the Consolidated Properties are as follows: for Tract 3 and the Lakefront lot, the November 8, 2010 Deed at Instrument 201000010109 at Deed Book 2350, Page 1842, attached as Exhibit B-1; for Parcel BR, the April 20, 2011 Deed at Instrument 201100003579 at Book 2362, Page 1140, attached as Exhibit B-2; and for Tract 2, Tract 6 and the Entrance Parcel, the November 8, 2010 Deed at Instrument 2010000010110, and at Deed Book 2250, Page 1850, attached hereto as Exhibit B-3. In addition, the service area also includes the property identified by Tax ID Nos. 070.04-01-31 and 070.04-01-31.001 as evidenced by the April 12, 2024 Deed at instrument 2024-3583 at Deed Book 2759, Page 502, hereinafter attached as Exhibit C. All of the above are collectively, the "Property."

WHEREAS, PL Utilities, LLC will be taking over the ownership and operation of the sanitary sewer system within the service area, including all collection lines, pump stations, discharge point and wastewater treatment plant located on the Property;



NOW, THEREFORE, in consideration of the mutual covenants hereinafter contained, and in consideration of the payment to the Owner of the sum of One Dollar (\$1.00) and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged by the GRANTOR, the GRANTEE and the GRANTOR, each intending to be legally bound hereby, do hereby agree as follows:

1. The foregoing paragraphs of this Easement Agreement are a part hereof, intended by the parties to be considered in its construction, interpretation and enforcement.
2. This Easement shall be effective upon the transfer of ownership of the sanitary sewer system to PL Utilities which will occur upon the approval by the Pennsylvania Public Utility Commission of the transfer of the system and the issuance of the Certificate of Public Convenience to PL Utilities;
3. GRANTOR does hereby give and grant unto the GRANTEE an exclusive, permanent easement over the Property for the location of the existing sanitary sewer system installed throughout the Property, including the right of reasonable ingress and egress through, under and across the Property. This Easement shall run with the land and be binding upon and inure to the benefit of GRANTOR, GRANTEE and their respective successors and assigns.
4. The permanent easement granted under this Easement shall be for the sole purpose to install, construct, reconstruct, replace, remove, enlarge, inspect, operate, repair, make connections with and maintain perpetually the existing sanitary sewer system, including underground pipe, conduits, manholes, drains, markers, mains, service connections, pump stations, existing wastewater treatment plant, new waste water treatment plant and other appurtenances upon, over and under the Property.
5. This Easement includes the right of entry upon the land of the GRANTOR for all purposes aforesaid, provided, however, the GRANTEE, its successors or assigns, shall restore and replace the ground affected by the installation, maintenance, repair, connection to, and replacement of said sanitary sewer system, to the same or better condition as the grounds had been immediately prior thereto.
6. GRANTOR covenants that it shall not, at any time hereafter, grant or convey to any other person or entities any rights within the easements in this Easement Agreement which conflict with the rights herein granted to GRANTEE. GRANTOR represents and warrants that it has not granted or conveyed to any other person(s) or entities any rights within the easements in this Easement Agreement which conflict with the rights herein granted to GRANTEE.
7. GRANTEE shall reasonably promptly restore, at its expense, any areas that are that are damaged/disturbed as a result of it exercising its rights under this Easement to a condition at least as good as the original condition as existed immediately prior to the start of said exercise of rights.

8. To the extent GRANTEE removes any portion of the sanitary sewer system and fails to use the location of such portion within 2 years to removal, GRANTEE shall be deemed to have abandoned its easement rights as they apply to the property occupied by such portion. GRANTEE shall give written notice to GRANTOR within thirty (30) days following the removal of any portion of the sanitary sewer system. Grantor shall not remove the sanitary sewer system without the replacement thereof, unless GRANTEE provides written notice of its intent to and providing notice to GRANTOR of its intent to abandon the Easement. Upon abandonment under this paragraph, this Agreement shall automatically terminate as to the abandoned portion of the Easement and be of no force and effect and the Easement herein granted shall cease and desist. In the event of any termination under this paragraph, GRANTEE shall, upon the request of GRANTOR, execute and deliver to GRANTOR any such instruments, in recordable form, as may be requested by GRANTOR to evidence and confirm such termination of the Agreement and release all of GRANTEE'S rights in and to the abandoned portion of the Easement.
9. GRANTEE shall indemnify and hold harmless GRANTOR for and against all claims, costs, liabilities or expenses incurred by GRANTOR arising out of or in connection with exercise by GRANTEE and/or its employees, agents, and contractors of its rights under the easements of this Easement Agreement. GRANTEE shall not be liable for damages which are the result of the exercise of its proper rights and/or any limitations imposed upon the Easement by GRANTOR or any third party. GRANTEE shall not be liable for intentional or negligent acts of GRANTOR.
10. GRANTEE shall have the right, at its sole cost and expense, to record this Agreement with the Recorder of Deeds of Pike County, Pennsylvania.
11. This Easement Agreement is subject to any and all existing easements, encumbrances, conditions, and restrictions of record and to any and all existing structures and utilities.
12. This Agreement may not be altered or amended, except by a writing duly executed by the parties hereto or their respective successors or assigns.
13. This Agreement sets forth the entire agreement of the parties on the subject, and all exhibits attached hereto are incorporated by reference in this Agreement.
14. In the event any provision or any portion of any provision of this Agreement is held by a court of competent jurisdiction to be invalid or unenforceable by reason of any law or public policy, such provision or portion thereof shall be considered to be deleted, and the remainder of this Agreement shall constitute the entire agreement between GRANTOR and GRANTEE covering the subject matter hereof.
15. The easement rights herein granted, subject to all restrictions, requirements, conditions, indemnity, and insurance requirements, are for the benefit of Grantee and shall not be assignable without the prior written consent of Grantor, in whole or in part, to any third party owning or acquiring any interest in the Sanitary Sewer Pipeline which written consent shall not be unreasonably withheld.

16. No representations, warranties or covenants pertaining to the Easement have been made by, or shall be binding upon, GRANTOR.

17. This Agreement shall be construed and enforced pursuant to the laws of the Commonwealth of Pennsylvania.

Said Agreement has been executed as of the \_\_\_\_ day of \_\_\_\_\_, 2025.

POCONO LAKEFRONT LLC

PL UTILITIES LLC

By: \_\_\_\_\_  
(Name)

By \_\_\_\_\_  
(Name)

Its: \_\_\_\_\_  
(Title)

Its: \_\_\_\_\_  
(Title)



COMMONWEALTH OF PENNSYLVANIA

)

) SS:

COUNTY OF

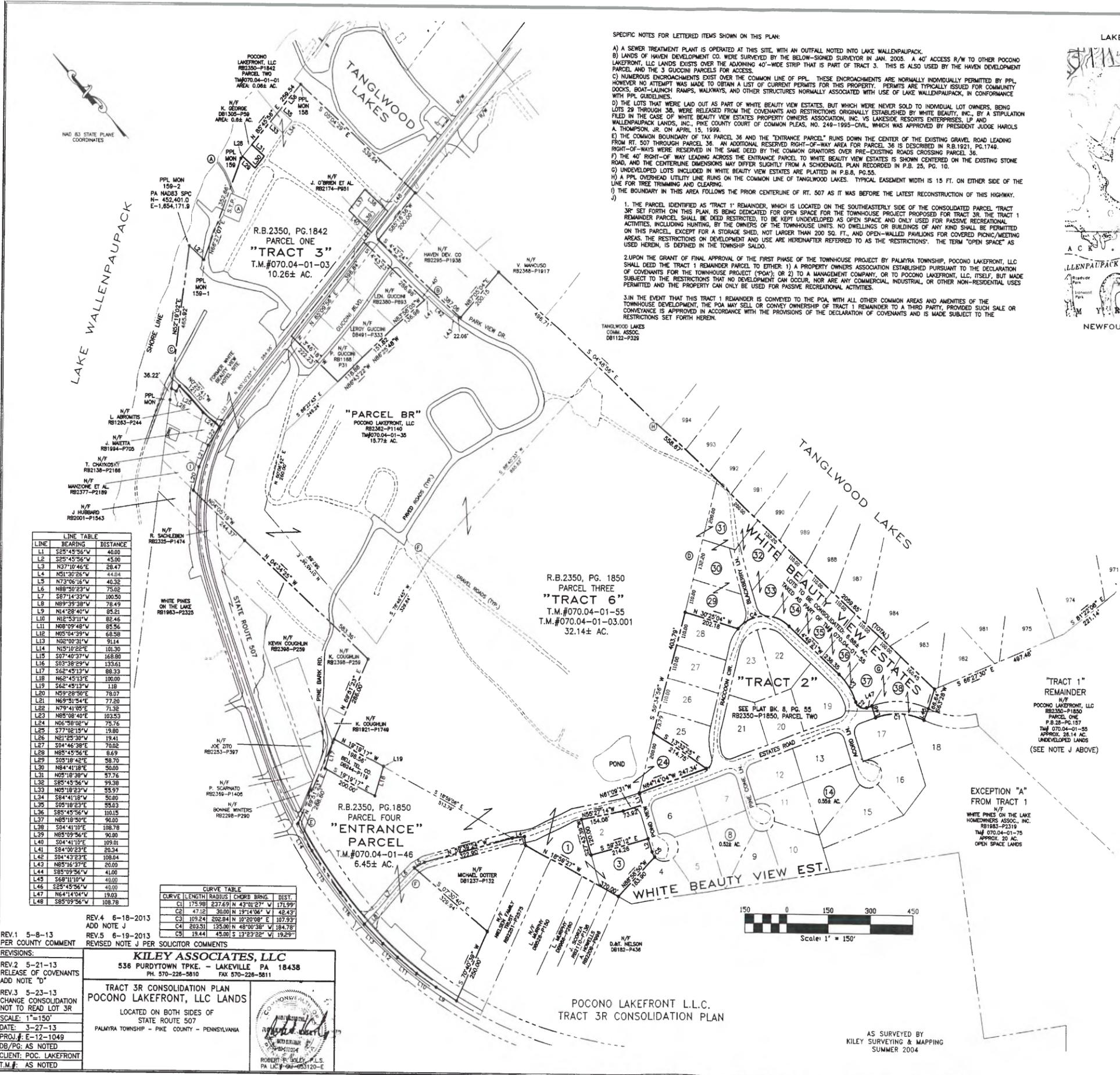
)

I HEREBY CERTIFY that on this \_\_\_\_\_ day of \_\_\_\_\_, 2024, before me, the subscriber, a Notary Public of the State and County aforesaid, personally appeared \_\_\_\_\_, the \_\_\_\_\_ of PL Utilities and that he as such \_\_\_\_\_ being authorized to do so, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by himself as such officer.

WITNESS my hand and Notarial Seal:

\_\_\_\_\_  
Notary Public

**EXHIBIT "A"**



SPECIFIC NOTES FOR LETTERED ITEMS SHOWN ON THIS PLAN:

A) A SEWER TREATMENT PLANT IS OPERATED AT THIS SITE, WITH AN OUTFALL NOTED INTO LAKE WALLENPAUPACK.

B) LANDS OF HAVEN DEVELOPMENT CO. WERE SURVEYED BY THE BELOW-SIGNED SURVEYOR IN JAN. 2003. A 40' ACCESS R/W TO OTHER POCONO LAKEFRONT, LLC LANDS EXISTS OVER THE ADJOINING 40'-WIDE STRIP THAT IS PART OF TRACT 3. THIS IS ALSO USED BY THE HAVEN DEVELOPMENT PARCEL AND THE 3 GUCCINI PARCELS FOR ACCESS.

C) NUMEROUS ENCROACHMENTS EXIST OVER THE COMMON LINE OF PPL. THESE ENCROACHMENTS ARE NORMALLY INDIVIDUALLY PERMITTED BY PPL. HOWEVER NO ATTEMPT WAS MADE TO OBTAIN A LIST OF CURRENT PERMITS FOR THIS PROPERTY. PERMITS ARE TYPICALLY ISSUED FOR COMMUNITY DOCKS, BOAT-LAUNCH RAMP, WALKWAYS, AND OTHER STRUCTURES NORMALLY ASSOCIATED WITH USE OF LAKE WALLENPAUPACK, IN CONFORMANCE WITH PPL GUIDELINES.

D) THE LOTS THAT WERE LAID OUT AS PART OF WHITE BEAUTY VIEW ESTATES, BUT WHICH WERE NEVER SOLD TO INDIVIDUAL LOT OWNERS, BEING LOTS 29 THROUGH 34, WERE RELEASED FROM THE COVENANTS AND RESTRICTIONS ORIGINALLY ESTABLISHED BY WHITE BEAUTY, INC., BY A STIPULATION FILED IN THE CASE OF WHITE BEAUTY VIEW ESTATES PROPERTY OWNERS ASSOCIATION, INC. VS LAKEVIEW RESORTS ENTERPRISES, LP AND WALLENPAUPACK LANDS, INC., PIKE COUNTY COURT OF COMMON PLEAS, NO. 248-1995-CIVIL, WHICH WAS APPROVED BY PRESIDENT JUDGE HAROLD A. THOMPSON, JR. ON APRIL 15, 1999.

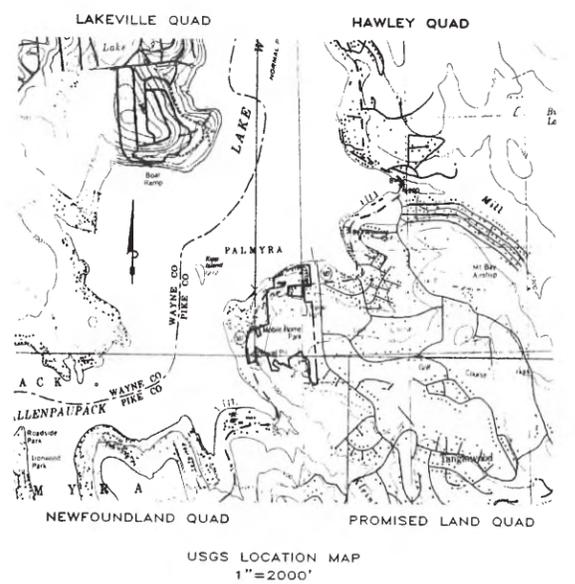
E) THE COMMON BOUNDARY OF TAX PARCEL 36 AND THE "ENTRANCE PARCEL" RUNS DOWN THE CENTER OF THE EXISTING GRAVEL ROAD LEADING FROM RT. 507 THROUGH PARCEL 36. AN ADDITIONAL RESERVED RIGHT-OF-WAY AREA FOR PARCEL 36 IS DESCRIBED IN R.B.1921, PG.1742.

F) THE 40' RIGHT-OF-WAY LEADING ACROSS THE ENTRANCE PARCEL TO WHITE BEAUTY VIEW ESTATES IS SHOWN CENTERED ON THE EXISTING STONE ROAD, AND THE CENTERLINE DIMENSIONS MAY DIFFER SLIGHTLY FROM A SCHOENAGEL PLAN RECORDED IN P.B. 25, PG. 10.

G) UNDEVELOPED LOTS INCLUDED IN WHITE BEAUTY VIEW ESTATES ARE PLATTED IN P.B.8, PG.55.

H) A PPL OVERHEAD UTILITY LINE RUNS ON THE COMMON LINE OF TANGLOWOOD LAKES. TYPICAL EASEMENT WIDTH IS 15 FT. ON EITHER SIDE OF THE LINE FOR TREE TRIMMING AND CLEARING.

I) THE BOUNDARY IN THIS AREA FOLLOWS THE PRIOR CENTERLINE OF RT. 507 AS IT WAS BEFORE THE LATEST RECONSTRUCTION OF THIS HIGHWAY.



LINE	BEARING	DISTANCE
L1	S25°45'56"W	40.00
L2	S25°45'56"W	45.00
L3	N37°10'40"E	28.47
L4	N51°30'26"W	24.84
L5	N73°06'16"W	40.32
L6	N88°50'23"W	75.02
L7	S87°14'33"W	100.50
L8	N89°33'38"W	78.49
L9	N14°28'40"W	85.21
L10	N12°53'11"W	82.46
L11	N88°09'48"W	85.56
L12	N55°04'39"W	68.58
L13	N20°01'21"W	91.14
L14	N15°10'22"E	101.30
L15	S07°40'37"W	168.80
L16	S03°38'23"W	133.61
L17	S62°45'13"W	86.33
L18	N52°45'13"E	100.00
L19	S62°45'13"W	118
L20	N59°28'50"E	78.07
L21	N69°31'54"E	77.20
L22	N79°41'05"E	71.36
L23	N85°00'40"E	102.53
L24	N06°58'02"E	75.76
L25	S77°02'15"W	19.80
L26	N61°23'39"W	19.41
L27	S04°46'38"E	70.82
L28	N69°41'56"E	81.69
L29	S05°18'42"E	58.70
L30	N84°41'18"E	50.00
L31	N05°18'39"W	57.76
L32	S85°43'56"W	39.38
L33	N05°18'23"W	53.97
L34	S84°41'18"W	50.00
L35	S05°18'23"E	55.03
L36	S85°43'56"W	110.15
L37	N69°41'05"E	90.00
L38	S04°41'10"E	108.78
L39	N69°09'56"E	90.00
L40	S04°41'10"E	109.91
L41	S84°00'23"E	20.34
L42	S04°43'22"E	108.84
L43	N69°16'27"E	20.00
L44	S85°09'56"W	41.00
L45	S68°11'10"W	49.00
L46	S25°45'56"W	49.00
L47	N64°14'04"W	19.93
L48	S69°09'56"W	108.78

CURVE	LENGTH	RADIUS	CHORD BRNG.	DIST.
C1	175.98	237.69	N 43°01'27" W	171.99
C2	47.12	30.00	N 19°14'06" W	42.43
C3	109.24	202.84	N 10°20'08" E	107.93
C4	203.31	135.00	N 48°00'38" E	184.78
C5	18.44	45.00	S 13°23'22" W	19.29

REV.1 5-8-13  
PER COUNTY COMMENT

REV.2 5-21-13  
RELEASE OF COVENANTS  
ADD NOTE "D"

REV.3 5-23-13  
CHANGE CONSOLIDATION  
NOT TO READ LOT 3R

SCALE: 1"=150'

DATE: 3-27-13

PROJ.#: E-12-1049

DB/PG: AS NOTED

CLIENT: POC. LAKEFRONT

T.M.#: AS NOTED

REV.4 6-18-2013  
ADD NOTE J

REV.5 6-19-2013  
REVISED NOTE J PER SOLICITOR COMMENTS

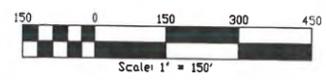
**KILEY ASSOCIATES, LLC**  
536 PURDYTOWN TPKE. - LAKEVILLE, PA 18438  
PH. 570-226-5810 FAX 570-226-5811

TRACT 3R CONSOLIDATION PLAN  
POCONO LAKEFRONT, LLC LANDS  
LOCATED ON BOTH SIDES OF  
STATE ROUTE 507  
PALMYRA TOWNSHIP - PIKE COUNTY - PENNSYLVANIA

ROBERT S. WILEY, L.L.S.  
PA LIC # 96-003120-E

R.B.2350, PG. 1850  
PARCEL THREE  
"TRACT 6"  
T.M.#070.04-01-55  
T.M.#070.04-01-03.001  
32.14± AC.

R.B.2350, PG. 1850  
PARCEL FOUR  
"ENTRANCE"  
PARCEL  
T.M.#070.04-01-46  
6.45± AC.



**CONSOLIDATION NOTES:**

THIS PLAN CONSOLIDATES VARIOUS LOTS OWNED BY POCONO LAKEFRONT, LLC IN ANTICIPATION OF FURTHER DEVELOPMENT OF THE CONSOLIDATED TRACT. AND ADDITIONAL LAKEFRONT PARCEL OWNED BY KENNETH GEORGE IS INTENDED TO BE JOINED INTO THE CONSOLIDATED TRACTS AT A LATER DATE AND IS NOT CURRENTLY INCORPORATED INTO THE CONSOLIDATED TRACT. AN ADDITIONAL PARCEL OWNED BY POCONO LAKEFRONT, LLC DESIGNATED AS "TRACT 1 REMAINDER" WILL NOT BE INCLUDED IN THIS CONSOLIDATION BUT WILL BE MAINTAINED AS AN OPEN-SPACE PARCEL. THE FINAL CONSOLIDATED PARCEL WILL HENCEFORTH BE KNOWN AS TRACT 3R.

**OWNER INFORMATION FOR THE PARCELS TO BE CONSOLIDATED:**  
POCONO LAKEFRONT, LLC  
C/O GOREN  
61 WEST 62ND ST. #22  
NEW YORK, NY 10023

PARCEL	TAX MAP #	RB/PG	AREA
TRACT 3	070.04-01-03	2350-1842 #1	10.26± AC.
LAKEFRONT LOT	070.04-01-01	2350-1842 #2	0.06± AC.
PARCEL BR	070.04-01-35	2362-114	15.77± AC.
TRACT 2	070.04-01-55	2350-1850 #2	6.88± AC.
TRACT 6	070.04-01-55	2350-1850 #3	32.14± AC.
ENTRANCE PARCEL	070.04-01-46	2350-1850 #4	6.45± AC.

**FINAL CONSOLIDATED PARCEL:**  
FINAL TRACT 3R 71.57± AC.

**"TRACT 3R" CONSOLIDATION PLAN**

PIKE COUNTY COMMUNITY PLANNING

Pike County Office of Community Planning  
This application was submitted to and reviewed by the official county planning agency, the Pike County Office of Community Planning, as required by the Pennsylvania Municipalities Planning Code, Act 247 of 1968, P.L. 805, 53 P.S. 10101, as amended. Approved by the Pike County Board of Commissioners on January 23rd, 2014.

20130006410  
Filed For Record in  
PIKE COUNTY, PA  
SHARON SCHREIBER, RECORDER OF DEEDS  
06-25-2013 At 03:51 p.m.  
Map File # 30.00  
OR Book 47 Page 83 - 83

Date: 6/18/13

PALMYRA TOWNSHIP SUPERVISORS APPROVAL  
FOR RECORDING PURPOSES ONLY

DATE  
6/18/13

Thomas A. Simins  
*[Signature]*

EXHIBIT B

**THIS DEED**

201300006411  
Filed for Record in  
PIKE COUNTY, PA  
SHARON SCHROEDER, RECORDER OF DEEDS  
06-25-2013 At 03:51 P.M.  
DEED 71.00  
OR Book 2423 Page 2400 - 2408

MADE THE 21<sup>st</sup> day of June in the year 2013

BETWEEN **POCONO LAKEFRONT, LLC,**  
a Pennsylvania limited liability company

**GRANTOR**

AND **POCONO LAKEFRONT, LLC,**  
a Pennsylvania limited liability company

**GRANTEE**

**WITNESSETH**, that in consideration of **ONE AND NO/100s -----(\$1.00)-----DOLLAR**, in hand paid, the receipt whereof is hereby acknowledged; the Grantor does hereby grant and convey unto the said Grantee, its successors and Assigns,

**ALL THAT CERTAIN** piece or parcel of land lying, situate, and being in the Township of Palmyra, County of Pike, and Commonwealth of Pennsylvania, being **TRACT 3R** as laid out and described on a certain map entitled "Tract 3R Consolidation Plan – Pocono Lakefront, LLC Lands" by Kiley Associates, LLC dated 03-27-13 and revised 05-08-13, Project No. E-12-1049 and recorded in Pike County Plat Book 47 at page 83; and being more particularly bounded and described as follows:

BEGINNING at a point for a common corner of the Tanglwood Lakes Development and of lands n/f of Pocono Lakefront, LLC, known as "Tract 1" ;

1. Thence along the common boundary line between Tract 3R and Tract 1 S 63° 27' 59" W a distance of 66.64' to a point at the edge of a 40-foot-wide private road identified as " Estates Road" ;
2. Thence crossing " Estates Road" S 68° 11' 10" W a distance of 40.00' ;
3. Thence along the edge of " Estates Road, on a curve to the left with an arc length of 175.98' , radius of 237.69' , and a chord course of N 43° 01' 27" W, 171.99' to a point;
4. Thence crossing the right-of-way of Estates Road, N 25° 45' 56" E a distance of 40.00' to a common corner of former undeveloped Lots No. 37 and 38 of White Beauty View Estates, now part of Final Tract 3R;
5. Thence continuing on the line of Final Tract 3R on the easterly, then northwesterly right-of-way lines of the private road identified as Raccoon Circle the following 5 courses:

- (i) N 64° 14' 04" W a distance of 19.03' ;
  - (ii) On a curve to the right with an arc length of 47.12' , radius of 30.00' , and a chord course of N 19° 14' 06" W, 42.43' ;
  - (iii) On a reverse curve to the left with an arc length of 109.24' , radius of 202.84' , and a chord course of N 10° 20' 08" E, 107.93' ;
  - (iv) N 04° 49' 21" W a distance of 236.35' ; and
  - (v) On a curve to the left with an arc length of 203.51' , radius of 135.00' , and a chord course of N 48° 00' 38" W, 184.78' to a common corner of Lot 28 and the former Lot 29 (now part of Tract 3R);
6. Thence along the boundary of Lot N 30° 25' 04" W a distance of 202.18' ;
7. Thence along Lots 28, 27, 26, and 25, S 59° 34' 56" W a distance of 403.79' to a point for a corner between Lot 25 and the former Lot 24;
8. Thence along Lot, the former Lot 24, S 13° 32' 25" E a distance of 214.75' to a point at the edge of Estates Road;
9. Thence along Estates Road N 64° 14' 04" W a distance of 247.34' ;
10. Thence crossing the right-of-way of Estates Road, S 25° 45' 56" W a distance of 40.00' to a point near the entrance to " Pond View" (a private road ending in a cul-de-sac: ;
11. Thence on the southerly right-of-way line of Estates Road the following 2 courses:
  - (i) N 61° 09' 31" W a distance of 73.92' ; and
  - (ii) N 55° 27' 14" W a distance of 154.08' to the northwesterly corner of the former Lot 1;
12. Thence along the common boundary of Lot 2, the Pond View cul-de-sac, and Lot 4 the following five (5) courses:
  - (i) S 27° 43' 39" W a distance of 120.00' ;
  - (ii) S 59° 32' 12" E a distance of 214.26' ;
  - (iii) S 25° 45' 56" W a distance of 45.00' ;
  - (iv) on a curve to the left with an arc length of 19.44' , radius of 45.00' , and a chord course of S 13° 23' 22" W, 19.29' ;
  - (v) N 88° 58' 50" W a distance of 183.90' to a point in line of lands n/f of Nelson (DB 182 p 436);
13. Thence N 18° 59' 27" W a distance of 370.00' to a point at the edge of the right-of-way of Estates Road ;
14. Thence into the right of way of Estates Road N 37° 10' 46" E a distance of 28.47' ;
15. Thence along lands n/f of Dotter (DB 1237 p 132) and through the right of way of Estates Road, the following three (3) courses:

- (i) N 51° 30' 26" W a distance of 44.04' ;
  - (ii) N 59° 39' 24" W a distance of 322.90' ;
  - (iii) N 73° 06' 16" W a distance of 40.32' to a point for a corner;
16. Thence continuing along lands n/f of Dotter S 07° 30' 40" E a distance of 329.94' to a point in line of lands n/f of Nielsen Family Trust (RB 2251 p 2575) ;
17. Thence along lands n/f of Nielsen S 70° 40' 39" W a distance of 250.00' to the center of State Route 507;
18. Thence running on the center of State Route 507 the following 8 courses:
- (i) N 14° 28' 40" W a distance of 85.21' ;
  - (ii) N 12° 53' 11" W a distance of 82.46' ;
  - (iii) N 08° 09' 48" W a distance of 85.56' ;
  - (iv) N 05° 04' 39" W a distance of 68.58' ;
  - (v) N 02° 00' 31" W a distance of 91.14' ;
  - (vi) S 03° 38' 29" W a distance of 133.61' ;
  - (vii) S 07° 40' 37" W a distance of 168.80' ;
  - (viii) N 15° 10' 22" E a distance of 101.30' to a point for a corner;
19. Thence leaving State Route 507 and running in the right-of-way of Pine Bark Road, N 69° 51' 23" E a distance of 288.60' to a point in the northerly line of lands of Bell Telephone Co. (DB 244 p 119);
20. Thence running on the perimeter of said Bell Telephone lot the following 4 courses:
- (i) S 62° 45' 13" W a distance of 88.33' ;
  - (ii) S 19° 19' 17" E a distance of 200.00' ;
  - (iii) S 62° 45' 13" W a distance of 88.33' ;
  - (iv) N 19° 19' 17" W a distance of 198.56' ;
21. Thence running on the common line of Tract 3R and lands n/f of Kenneth Coughlin (DB 2398 p 259) N 69° 51' 23" E a distance of 286.00' ;
22. Thence continuing along lands n/f of Couglin N 04° 34' 25" W a distance of 583.35' ;
23. Thence running on the line of Raymond & Arlene Sachleben, N 04° 05' 19" W a distance of 244.37' to a corner in the center of Old Rte. 507;
24. Thence N 59° 28' 50" E a distance of 78.07' ;
25. N 69° 51' 54" E a distance of 77.20' ;
26. N 79° 41' 05" E a distance of 71.32' ;
27. Thence Leaving Old Route 507 and running on the common lines of Final Tract 3R and lands of Maietta, then lands of Abromitis, the following 4 courses:

- (i) N 06° 58' 02" W a distance of 75.76' ;
- (ii) N 00° 25' 41" W a distance of 121.70' ;
- (iii) S 77° 02' 15" W a distance of 19.80' ;
- (iv) N 21° 25' 30" W a distance of 19.41' to a point in line of lands of PPL Holtwood, LLC. (and being 36.22 feet northeast from a PPL Monument);

28. Thence running on the common line of Tract 3R and Lands of PPL Holtwood, LLC the following 4 courses:

- (i) N 52° 19' 02" E a distance of 465.92' ;
- (ii) S 04° 46' 38" E a distance of 70.02' to PPL Monument 159-1;
- (iii) N 66° 27' 07" E a distance of 352.66' to PPL Monument 159;
- (iv) N 85° 45' 56" E a distance of 8.69' to the northwesterly corner of a lot n/f Kenneth George (DB 1305 p 59);

29. Thence running on the line of said George lot the following 3 courses:

- (i) S 05° 18' 42" E a distance of 58.70' ;
- (ii) N 84° 41' 18" E a distance of 50.00' ;
- (iii) N 05° 18' 38" W a distance of 57.76' ;

30. Thence running on the line of lands of PPL Holtwood, N 85° 45' 56" E a distance of 259.54' to PPL Monument No. 158 marking a corner of the Tanglwood Lakes Development;

31. Thence running the common line of said Tanglwood Lakes Development, S 05° 04' 29" E a distance of 539.64' to the southerly right-of-way line of State Route 507, being also the northeasterly corner of lands of Haven Development Company (DB 2295 p 1938);

32. Thence running on the common line of Tract 3R and lands of Haven Development Company the following 3 courses:

- (i) S 85° 16' 36" W a distance of 200.00' ;
- (ii) S 04° 43' 24" E a distance of 387.06' ;
- (iii) N 87° 05' 04" E a distance of 200.15' to a point in line of lands n/f Mancuso (RB 2368 p 1917);

33. Thence along lands of Mancuso and Tanglwood Lakes Development, S04° 48' 56" E a distance of 2059.65' to the point of BEGINNING.

EXCEPTING THEREOUT AND THERFROM the following two (2) perimeter descriptions which comprise four (4) individual lots of land, which lie along the state highway (PA Route 507) but fall within the Tract 3R perimeter description set forth above, but are under separate individual ownership and are therefore excepted out of the above description.

**EXCEPTED PERIMETER ONE-** Lands of Joseph O'Brien, et al (RB 2174 p 951) :

Commencing at the northeasterly corner of Lands of Haven Development Company and running S 05° 04' 29" E a distance of 34.27' and S 85°09'56" W a distance of 108.78 to the point of beginning; Thence running on the perimeter of

the O'Brien lot the following 4 courses: (1) S 85° 09' 56" W a distance of 90.00'; (2) N 04° 41' 10" W a distance of 109.01'; (3) N 85° 18' 50" E a distance of 90.00'; and (4) S 04° 41' 10" E a distance of 108.78' to the point of beginning. Containing a **total excepted area of 0.22 acres**, more or less.

**EXCEPTED PERIMETER TWO-** Contiguous Lands n/f Paul Guccini, Lands of Leroy Guccini and Lands of Leonard Guccini: Commencing at the southwesterly corner of the O'Brien Lot described above and running S 85°09'56" W a distance of 41.00' to the point of beginning; Thence running on the perimeter of the 3 Guccini lots the following 6 courses: (1) S 04° 43' 23" E a distance of 286.98'; (2) N 83° 58' 05" W a distance of 136.98'; (3) N 86° 25' 48" W a distance of 151.82'; (4) N 86° 43' 22" W a distance of 118.88'; (5) N 03° 46' 18" W a distance of 222.23'; and (6) N 85° 09' 56" E a distance of 398.84' to the point of beginning. Containing a **total excepted area of 2.32 acres**, more or less.

**COMPRISING** all of consolidated **Tract 3R** and containing a net area of 71.57 acres (which has been adjusted for the two (2) above exceptions).

TOGETHER WITH and UNDER AND SUBJECT TO all rights, rights of way, exceptions, reservations, as set forth in the chain of title and as shown on the above referenced map.

SUBJECT TO rights of others over and across so much of the above-described Tract 3R as lies in the bed of "Estates Road" "Park View Drive" and PA Route 507

TOGETHER WITH rights of ingress egress and regress over and across the private roads "Pine Bark Road" and "Park View Drive

SUBJECT TO RIGHTS of Kenneth George, his heirs, successors and assigns to and from State Route 507

**BEING** a portion of those pieces, parcels or tracts of land, which Deer Haven, LLC by its certain deed dated November 8, 2010 and recorded in Pike County Record Book 2350 at page 1850, granted and conveyed unto Pocono Lakefront, LLC, the grantor herein, specifically being Parcel Two (identified as the former Tract 2 on the above referenced plan), Parcel Three (identified as the former Tract 6 on the above referenced plan) and Parcel Four (identified as the former "Entrance Parcel" on the above referenced plan).

**ALSO BEING ALL OF** those pieces, parcels or tracts of land which Haven Development Company, LLC by deed dated November 8, 2010 and recorded in Pike County Record Book 2350 at page 1842, granted and conveyed unto Pocono Lakefront, LLC, the grantor herein. Parcel One of this deed is identified as the former Tract 3 and Parcel Two is identified as the Lakefront Lot on the above-referenced plan.

**ALSO BEING THAT PIECE OR PARCEL OF LAND WHICH** Randy S. Miller, Inc. (formerly Lake View Land & Cattle) by deed dated 4-20-2011 and recorded in Pike County Record Book 2362 at page 2140, granted and conveyed unto Pocono Lakefront, LLC, the grantor herein, identified as the former Parcel BR on the above-referenced plan.

This Consolidation deed for Tract 3R is being done in anticipation of the submission of a Land Development Plan for a Townhouse Project being developed on Tract 3R. As part of the Zoning approval for that Project, an adjacent parcel, identified on the above-referenced Plan as "Tract 1 Remainder", is to be dedicated for open space as part of the Townhouse Project. Note J on the above-referenced plan addresses the provisions of that open space dedication.

AND the said Grantor WILL WARRANT SPECIALLY the property hereby conveyed.

IN WITNESS WHEREOF, the said Pocono Lakefront, LLC, is a Manager-Managed Limited Liability Company and has caused this Deed to be signed by its Manager and that the said Manager have signed their names in accordance with the Operating Agreement of the Grantor Limited Liability Company, on the day and year first above written.

POCONO LAKEFRONT, LLC:

*Jacob Goren*  
\_\_\_\_\_  
Jacob Goren, Manager

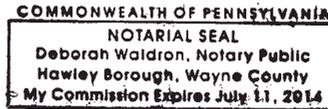
STATE OF PA

COUNTY OF WAYNE

ON THIS, the 21 day of JUNE 2013 before me the undersigned officer, personally appeared Jacob Goren, who acknowledged him/herself to be the Manager of Pocono Lakefront, LLC, a Pennsylvania limited liability company, and that as such, being authorized to do so, executed the foregoing instrument for the purposes therein contained by signing the name of the Limited Liability Company as Member.

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

*Deborah Waldron*  
\_\_\_\_\_  
Notary Public



I HEREBY CERTIFY that the precise residence of the within named Grantee is:  
61 W. 62<sup>nd</sup> Street, Unit #22E  
New York, NY 10023

*[Signature]*  
\_\_\_\_\_  
Attorney for the parties.

I hereby CERTIFY that this document is recorded in the Recorder's Office of Pike County, Pennsylvania.



*Sharon Schroeder*  
\_\_\_\_\_  
Sharon Schroeder,  
Recorder of Deeds

EXHIBIT B-1

**THIS DEED**

MADE THE 8<sup>th</sup> day of November in the year two thousand ten

**BETWEEN HAVEN DEVELOPMENT COMPANY, LLC**  
A New Jersey limited liability company

**GRANTOR**

**AND POCONO LAKEFRONT, LLC**  
a Pennsylvania limited liability company  
of

**GRANTEE**

**WITNESSETH**, that in consideration of **ONE AND NO/100s --- (\$1.00) --- DOLLAR**, in hand paid, the receipt whereof is hereby acknowledged; the Grantor does hereby grant and convey unto the said Grantee, its successors and Assigns,

Parcel One:

**ALL THAT CERTAIN** piece or parcel of land situate in Palmyra Township, Pike County, Pennsylvania, designated as **Tract No. 3** on the survey map prepared by Harry F. Schoenagel, Professional Land Surveyor, dated February 18, 1986 and entitled White Beauty View Resort (the "Survey Map"), recorded in Pike County Plat Book 25, at page 10, and more particularly bounded and described as follows:

BEGINNING at Pennsylvania Power and Light Company Monument Number 158, being also in the line of lands of Tanglwood Lakes, Inc.;

Thence along the lands of Tanglwood Lakes, Inc. South seven (07) degrees four (04) minutes and fifty-three (53) seconds West five hundred thirty-nine and forty-six hundredths (539.46) feet to the Northeasterly corner of Parcel 31 on the Survey Map;

Thence along Parcel 31 by two (2) courses and distances as follows:

1) North eighty-two (82) degrees thirty-nine (39) minutes and fifty-three (53) seconds West two hundred (200.00) feet to a corner; and

2) South seven (07) degrees twenty (20) minutes and seven (07) seconds West three hundred sixty-five (365.00) feet to a corner in the line of lands of Sky Top Heights, Inc.;

---

Thence along the line of lands of Sky Top Heights, Inc. by three (3) courses and distances as follows:

- 1) North eighty-two (82) degrees thirty-nine (39) minutes and fifty-three (53) seconds West twenty (20.00) feet to a corner;
- 2) North seven (07) degrees twenty (20) minutes and seven (07) seconds East one hundred eight and four hundredths (108.04) feet to a corner; and
- 3) North seventy-one (71) Degrees fifty-six (56) minutes and fifty-three (53) seconds West twenty and thirty-five hundredths (20.35) feet to the Southeasterly corner of Parcel Thirty-two (32) on the Survey Map;

Thence along said Parcel Thirty-two (32) North seven (07) degrees twenty (20) minutes and thirteen (13) seconds East two hundred eighty-six and ten hundredths (286.10) feet to a corner in the center of Pennsylvania Traffic Route 507;

Thence along the centerline of Traffic Route 507, along Parcels 32, 33, and 34 on the Survey Map, and

Thence along Tract No. 6, by two (2) courses and distances as follows:

- 1) North eighty-two (82) degrees thirty-nine (39) minutes and fifty-three (53) seconds West three hundred ninety-eight and thirty-eight hundredths (398.38) feet to a point; and
- 2) North eighty-three (83) degrees forty-six (46) minutes and forty-eight (48) seconds West three hundred forty-eight and seventy-nine hundredths (348.79) feet to a corner;

Thence still along Tract No. 6 North seventy-one (71) degrees fifty-three (53) minutes and twenty (20) seconds West forty and seventy-three hundredths (40.73) feet to a point in the right-of-way at the Southeasterly corner of Parcel 7-2 on the Survey Map;

Thence along Parcel 7-2 North five (05) degrees ten (10) minutes and twenty-three (23) seconds East seventy-five and seventy hundredths (75.70) feet to the Southeasterly corner of the lands of Emerson Neifert;

Thence along the lands of Emerson Neifert by three (3) courses and distances as follows:

- 1) North eleven (11) degrees forty-two (42) minutes and forty-four (44) seconds East one hundred twenty-one and seventy hundredths (121.70) feet to a corner;
  - 2) South eighty-nine (89) degrees ten (10) minutes and forty (40) seconds West nineteen and eighty hundredths (19.80) feet to a corner; and
  - 3) North nine (09) degrees seventeen (17) minutes and five (05) seconds West nineteen and forty- one hundredths (19.41) feet to a corner in the line of lands of the Pennsylvania
-

Power and Light Company (sometimes called the Project Line);

Thence along the said Pennsylvania Power and Light Company by four (4) courses and distances as follows:

- 1) North sixty-four (64) degrees twenty-five (25) minutes and fifty-one (51) seconds East four hundred sixty-five and eighty hundredths (46<sup>^</sup>.80) feet to Pennsylvania Power and Light Company Monument Number 161;
- 2) South seven (07) degrees thirty-three (33) minutes and forty-seven (47) seconds West sixty-nine and twenty hundredths (69.20) feet to Pennsylvania Power and Light Company Monument Number 160;
- (3) North seventy-eight (78) degrees forty-seven (47) minutes and fifty-one (51) seconds East three hundred fifty-two and ninety-three hundredths (352.93) feet to Pennsylvania Power and Light Company Monument Number 159; and
- (4) South eighty-two (82) degrees six (06) minutes and eight (08) seconds East eight and sixty-eight hundredths (8.68) feet to the Northwesterly corner of Parcel 2 on the Survey Map;

Thence along Parcel 2 by three (3) courses and distances as follows:

- 1) South six (06) degrees forty-nine (49) minutes and thirty-four (34) seconds West fifty-eight and seventy hundredths (58.70) feet to a corner;
- 2) South eighty-three (83) degrees ten (10) minutes and twenty-six (26) seconds East fifty (50.00) feet to a corner; and
- 3) North six (06) degrees forty-nine (49) minutes and thirty-eight (38) seconds East fifty-seven and seventy-six hundredths feet to a corner in the line of lands of the Pennsylvania Power and Light Company;

Thence along the lands of Pennsylvania Power and Light Company South eighty-two (82) degrees six (06) minutes and eight (08) seconds East ninety-nine and thirty-nine hundredths (99.39) feet to the Northwesterly corner of Parcel 1 on the Survey Map;

Thence along Parcel No. 1 by three (3) courses and distances as follows:

- 1) South six (06) degrees forty-nine (49) minutes and thirty-four (34) seconds West fifty-five and ninety-seven hundredths (55.97) feet to a corner;
  - 2) South eighty-three (83) degrees ten (10) minutes and forty-five (45) seconds East fifty (50.00) feet to a corner; and
  - 3) North six (06) degrees forty-nine (49) minutes and thirty-four (34) seconds East fifty-five and three hundredths (55.03) feet to a corner in the line of lands of the Pennsylvania
-

Power and Light Company; and

Thence along the lands of Pennsylvania Power and Light Company South eighty-two (82) degrees six (06) minutes and eight (08) seconds East one hundred nine and ninety-five hundredths (109.95) feet to the place of BEGINNING.

CONTAINING ten and fifty-four hundredths (10.54) acres of land, more or less, as surveyed by Harry P. Schoenagel, Registered Professional Surveyor, February 18, 1986, all bearings as of the magnetic meridian.

EXCLUDING from the foregoing Tract No. 3 the parcel of land which Guccini, Inc. conveyed to Otto Ugucconi and Christine Ugucconi, his wife, by a Deed dated December 1, 1956 and recorded in Pike County in Deed Book 135, at page 134, being ninety (90.00) feet in width along the centerline of Pennsylvania Traffic Route 507 and extending Northerly of that width a depth of one hundred ten (110.00) feet, being designated as Parcel 4 on the Survey Map.

SUBJECT to the flowage easement granted by Naldo Guccini and Edith Guccini, his wife (former owners) to Pennsylvania Power and Light Company by an Agreement dated February 2, 1954 and recorded in Pike County in Deed Book 122, at page 109.

SUBJECT to reservations, easements, air space rights, covenants and conditions as set forth in Deed from G.P. Management, Inc. to Lakeside Resort Enterprises, L.P., dated 5/31/1991 and recorded 6/3/1991 in Pike County in Book 399 page 98.

EXCEPTING THEREOUT AND THEREFROM all that certain estate right and interest in air space, buildings, structures, improvements, foundations, footings, columns, etc., as set forth in Deed from G.P. Management, Inc. to Lakeside Time Shares, Inc., dated 5/31/1991 and recorded 6/3/1991 in Pike County in Book 399 page 120

ALSO EXCEPTING THEREOUT AND THEREFROM all that certain estate right and interest in air space, buildings, structures, improvements, foundations, footings, columns, etc., as set forth in Deed from G.P. Management, Inc. to Edwin Inc., dated 5/31/1991 and recorded 6/3/1991 in Pike County in Book 399 page 125

BEING that piece or parcel of land which Lakeside Resort Enterprises, LP by deed dated 6/11/2004 and recorded in Record Book 2103 at page 5, granted and conveyed unto Haven Development Company, LLC, the grantor herein.

Currently identified by Pike County Tax Map No. 070.04-01-03

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Parcel Two:

**ALL THAT CERTAIN** that certain piece, parcel and tract of land, situate in the Township of Palmyra, County of Pike and Commonwealth of Pennsylvania, more particularly described as follows;

BEGINNING at the Northeast corner, said corner being in the line of lands of Guccini and of the Pennsylvania Power and Light Company and being also North eighty-six (86) degrees seventeen (17) minutes West one hundred and seven and five-tenths (107.5) feet from the Northeast corner of the lands of the Grantors herein; thence along the line of lands of the Pennsylvania Power and Light Company, North eighty-six (86) degrees seventeen (17) minutes West fifty and two-tenths (50.2) feet to a corner; thence South seven (7) degrees forty-five (45) minutes West seventy and six one-hundredths (70.06) feet to a corner; thence South eighty-two (82) degrees fifteen (15) minutes East fifty (50) feet to a corner; thence North seven (7) degrees forty-five (45) minutes East seventy-three and six-tenths (73.6) feet to the place of BEGINNING. Bearings from the Magnetic meridian of the year of 1948 and containing eight one-hundredths (0.08) of an acre of land be the same more or less.

TOGETHER with unto the Grantees herein, their heirs and assigns, all rights, right of way and privileges an under and subject to all conditions, restrictions, reservations, covenants, easements and exceptions as set forth in the foregoing recited deed. Reference may be had to said deed or the record thereof for any and all purposes hi connection with this conveyance with the same force and effect as if the same were more fully and at large set forth herein.

BEING that piece or parcel of land which Judith P. Mascia-Lilly by deed dated 7/23/2004 and recorded in Record Book 2060 at page 2311, granted and conveyed unto Haven Development Company, LLC.

Currently identified by Pike County Tax Map No. 070.04-01-01

201000010109  
Filed for Record in  
PIKE COUNTY, PA  
SHARON SCHRDEDER, RECORDER OF DEEDS  
11-17-2010 At 03:53 pm.  
DEED            15851.82  
OR Book      2350 Page 1842 - 1849

201000010109  
Exempt Status - N  
STATE RE    \$    7893.41  
LOCAL RE    \$    7893.41  
\$    3946.70 PALMYRA TWP  
\$    3946.71 WALLENPAUPACK AREA SCHDOL DIST

---

AND the said Grantor WILL WARRANT SPECIALLY the property hereby conveyed.

IN WITNESS WHEREOF, the said DEER HAVEN, is a Limited Liability Company and has caused this Deed to be signed by its Authorized Member, and that the said member has signed his/her name in accordance with the Operating Agreement of the Grantor Limited Liability Company, on the day and year first above written.

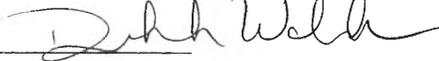
  
Shmuel Shahar  
Authorized Member

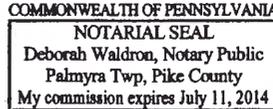
STATE OF PIKE

COUNTY OF PA

ON THIS, the 8 day of November 2010, before me the undersigned officer, personally appeared Shmuel Shahar who acknowledged him/herself to be the Authorized Member of Haven Development Company, LLC a limited liability company, and that as such, being authorized to do so, executed the foregoing instrument for the purposes therein contained.

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

  
Notary Public



I HEREBY CERTIFY that the precise residence of the within named Grantee is:

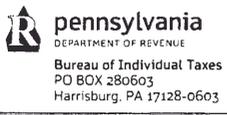
865 Rte 507  
Greentown Pa 18426

  
Attorney for the part.

I hereby CERTIFY that this document is recorded in the Recorder's Office of Pike County, Pennsylvania.



  
Sharon Schroeder,  
Recorder of Deeds



# REALTY TRANSFER TAX STATEMENT OF VALUE

RECORDER'S USE ONLY	
State Tax Paid	7893.41
Book Number	2350
Page Number	1848
Date Recorded	11-17-10

See reverse for instructions.

Complete each section and file in duplicate with Recorder of Deeds when (1) the full value/consideration is not set forth in the deed, (2) the deed is without consideration or by gift, or (3) a tax exemption is claimed. A Statement of Value is not required if the transfer is wholly exempt from tax based on family relationship or public utility easement. If more space is needed, attach additional sheets.

**A. CORRESPONDENT - All inquiries may be directed to the following person:**

Name	Anthony Waldron			Telephone Number:	(570) 226-6288	
Mailing Address	City	State	ZIP Code			
106 Shook Road	Hawley	PA	18428			

**B. TRANSFER DATA**

Grantor(s)/Lessor(s)	City	State	ZIP Code
Haven Development Company, LLC	Morristown	NJ	07960
Mailing Address	41 Elm Street Ste 1C		

**C. Date of Acceptance of Document**

Grantee(s)/Lessee(s)	City	State	ZIP Code
Pocono Lakefront, LLC	Greentown	PA	18426
Mailing Address	865 Route 507		

**D. REAL ESTATE LOCATION**

Street Address	City, Township, Borough	
Route 507	Palmyra	
County	School District	Tax Parcel Number
Pike	Wallenpaupack	See attached schedule

**E. VALUATION DATA - WAS TRANSACTION PART OF AN ASSIGNMENT OR RELOCATION?  Y  N**

1. Actual Cash Consideration	2. Other Consideration	3. Total Consideration
1.00	+0.00	= 1.00
4. County Assessed Value	5. Common Level Ratio Factor	6. Fair Market Value
161,090	x 4.90	= 789,341 <sup>00</sup>

**F. EXEMPTION DATA**

1a. Amount of Exemption Claimed	1b. Percentage of Grantor's Interest in Real Estate	1c. Percentage of Grantor's Interest Conveyed
0.00	100%	100%

**Check Appropriate Box Below for Exemption Claimed.**

- Will or intestate succession. (Name of Decedent) (Estate File Number)
- Transfer to a trust. (Attach complete copy of trust agreement identifying all beneficiaries.)
- Transfer from a trust. Date of transfer into the trust. If trust was amended attach a copy of original and amended trust.
- 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 (Please explain exemption claimed.)

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
	11-16-10

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

Haven Development Company, LLC

to Pocono Lakefront, LLC, Buyer

Date of Conveyance **11-08-10**

Map No.	Control No.	Assessed value:
070.04-01-01	010195	5,060
070.04-01-03	009591	156030
<u>Total Assessed Value:</u>		<u>161,090</u>
@ CLRF 4.90		\$ 789,341.00
@ 2%		\$ 15,786.82



EXHIBIT B-2

**THIS DEED**

Instrument      Book Page  
201100003579 OR      2362 1140

THIS IS THE FIRST PART OF A 1031 EXCHANGE

MADE THE 20<sup>th</sup> day of April in the year two thousand eleven

BETWEEN **RANDY S. MILLER, INC., formerly Lake View Land & Cattle, Inc.**

GRANTOR

AND **POCONO LAKEFRONT, LLC,**  
a Pennsylvania limited liability Company

GRANTEE

WITNESSETH, that in consideration of ONE MILLION FOUR HUNDRED FIFTY THOUSAND AND NO/100S ---( \$1,450,000.00 ) --- DOLLARS, (EXCHANGE CONSIDERATION) in hand paid, the receipt whereof is hereby acknowledged; the Grantor does hereby grant and convey unto the said Grantee, its Successors and Assigns,

**ALL THAT CERTAIN** piece or parcel of land lying, situate and being in the Township of Palmyra, County of Pike and Commonwealth of Pennsylvania as bounded and described as **Parcel "BR"** upon a certain map entitled "Map Showing Combination of Lands of Joseph T. Roethel recorded in Plat Book 31 at page 250 and being more particularly bounded and described as follows:

BEGINNING at a set #4 rebar set in the center of a 40' wide right of way leading from the herein conveyed parcel and PA Route 507 and being the northernmost point of the within described Parcel "BR"; thence along the center of said 40' wide right of way South 72° 40' 00" West 260.00' to a set #4 rebar for a corner; thence along lands formerly of Lakeside Resort Enterprises (now Pocono Lakefront, LLC – RB 2350 pg 1850) the following three (3) courses and distances:

South 14° 19' 23" West 587.90' to a found spike for a corner;

South 88° 40' 00" East 330.00' to a set spike; and

South 78° 45' 00" East 865.37' to a set #4 rebar for a corner; thence along lands n/f of Tanglwood Lakes Community Association and others North 07° 45' 00" East 468.81' to a set #4 rebar; thence along the combined Parcel "B1R" on the above referenced map the following two (2) courses and distances:

North 80° 26' 32" West 200.10' to a set #4 rebar;

North 07° 45' 00" East 22.06' to a set #4 rebar; thence North 82° 15' 00" West 20.00 feet to a corner in the center of a 40' wide right of way leading from the herein conveyed parcel BR and PA Route 507; thence along the center of this second 40' wide right of way North 07° 45' 00" East 108.04' to a point for a corner; thence along lands n/f of Guccini and others North 71° 32' 00" West 157.38' to a found #4 rebar; thence North 73° 59' 40" West 151.82' to a found #4 rebar; thence North 73° 49' 25" 118.76' to a found hemlock; thence along lands formerly of Lakeside Resort Enterprises (now Pocono Lakefront, LLC RB 2350 pg 1850) North 73° 49' 25"

---

West 249.24' to the point and place of BEGINNING. COMPRISING within said boundaries **Parcel BR** on the above referenced map and containing 15.76 acres of land, be the same more or less.

The above described parcel is currently identified by Pike County Tax Map No. 070.04-01-35.

ALSO GRANTING AND CONVEYING to the Grantee, its successors and assigns, a right-of-way over two private roadways for the purpose of allowing ingress, egress and regress to and from the premises herein conveyed to State Highway Route No. 507, the one right of way being located to the east of premises owned by L. D. Guccini, said right of way being labeled "Mobile Home Drive" on the aforesaid map and the other right of way being the right of way which leads to the premises herein conveyed from Route No, 507 at a point approximately opposite the North Lodge and then in a general southwesterly direction, all of which is shown on the aforesaid map and all of which are physically in place on the; premises. Said rights of way shall be forty (40') feet in width and shall be for the use of the Grantor, its successors and assigns, and the Grantee, its successors and assigns.

AND the Grantee, for itself, its successors and assigns, agree to and with the Grantor, its successors and assigns, that the following restriction and condition shall be covenants running with the land and binding upon the heirs and assigns of the Grantee herein: 1. The aforesaid premises shall not be used for any industrial purpose whatsoever.

ALSO GRANTING AND CONVEYING to the Grantee, its successors and assigns, a right-of-way for all utility lines and installations which serve the premises being herein conveyed, said lines and installations being open and apparent upon the ground,

ALSO GRANTING AND CONVEYING, to the Grantee, its successors and assigns, the right to the use of and to all water lines and sewer lines which connect the mobile home park located on the premises which are the subject of this deed with the sewage treatment plant for a period of 40 years as well as the right to the use of the sewage treatment plant for the disposal of waste, for a period of 40 years, said line being subject to the agreements and obligations as contained in the Deed from Guccini, Inc., White Beauty View, Inc., Pike County Industrial and Commercial Development Authority and Northeastern Bank of Pennsylvania, to Sky Top Heights, Inc., dated May 26, 1981 and recorded in the Pike County Recorder's Office in Deed Book 772 at Page 315.

TOGETHER WITH and UNDER AND SUBJECT TO all of the restrictions, reservations, covenants, obligations and rights as contained in the Deed from Guccini, Inc., White Beauty View, Inc., Pike County Industrial and Commercial Development Authority and Northeastern Bank of Pennsylvania, to Sky Top Heights, Inc., dated May 26, 1981 and recorded in the Pike County Recorder's Office in Deed Book 772 at Page 315.

BEING that piece or parcel of land which Sky Top Heights, Inc., by deed dated 12-10-1993 and recorded in Record Book 818 page 327, granted and conveyed unto Lake View Land & Cattle, Inc. LESS that parcel of land which Lake View Land & Cattle, Inc. by deed dated 4/28/1994 and recorded in Record Book 891 at page 13, granted and conveyed to Joseph T. Roethel and Lynne G. Roethel. Lake View Land & Cattle, Inc., by Change of Name filed with the PA Dept. of State is now Randy S. Miller, Inc.

---

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

Witness:

RANDY S. MILLER, INC.

*[Handwritten signature]*

*[Handwritten signature]*  
Randy S. Miller, President

COMMONWEALTH OF PENNSYLVANIA  
COUNTY OF WAYNE

201100003579  
Filed for Record in  
PIKE COUNTY, PA  
SHARON SCHROEDER, RECORDER OF DEEDS  
05-04-2011 At 01:18 pm.  
DEED 29055.00  
OR Book 2362 Page 1140 - 1142

ON THIS, the 20<sup>TH</sup> day of April 2011, before me the undersigned officer, personally appeared RANDY S. MILLER who acknowledged him/herself to be the President of RANDY S. MILLER, INC., formerly Lake View Land & Cattle, Inc. a Pennsylvania Business corporation and that as such, being authorized to do so, executed the foregoing instrument for the purposes therein contained.

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

*[Handwritten signature]*  
Notary Public

NOTARIAL SEAL  
Nancy R. Janiec, Notary Public  
Milford Boro, Pike County  
Commonwealth of Pennsylvania  
My Commission Expires October 31, 2013

I HEREBY CERTIFY that the precise residence of the within named Grantee is:

~~40 Warren Street  
Patterson NJ~~  
61 WEST 62<sup>ND</sup> STREET  
22E  
NEW YORK, N.Y 10023

*[Handwritten signature]*  
Attorney for the Grantees.

I hereby CERTIFY that this document is recorded in the Recorder's Office of Pike County, Pennsylvania.

201100003579  
Exempt Status - N  
STATE RE \$ 14500.00  
LOCAL RE \$ 14500.00  
\$ 7250.00 PALMYRA TWP  
\$ 7250.00 WALLENPAUPACK AREA SCHOOL DIST



*[Handwritten signature]*  
Sharon Schroeder,  
Recorder of Deeds

EXHIBIT B-3

THIS DEED

MADE THE 8<sup>th</sup> day of November in the year two thousand ten

BETWEEN **DEER HAVEN, LLC**  
A New Jersey limited liability company

GRANTOR

AND **POCONO LAKEFRONT, LLC**  
a Pennsylvania limited liability company  
of

GRANTEE

WITNESSETH, that in consideration of **ONE AND NO/100s --- (\$1.00) --- DOLLAR**, in hand paid, the receipt whereof is hereby acknowledged; the Grantor does hereby grant and convey unto the said Grantee, its successors and Assigns,

Parcel One:

**ALL THAT CERTAIN** piece or parcel of land situate in Palmyra Township, Pike County, Pennsylvania designated as **TRACT NO. 1** on the survey map prepared by Harry F. Schoenagel, PLS dated 2/18/1986 and entitled White Beauty View Resort (the "Survey Map") recorded in Pike County Plat Book 25 at page 10 and more particularly bounded and described as follows:

BEGINNING at the southwesterly corner of Tract No. 2 in the line of lands of Donald Nelson and others, being also the Southwesterly corner of Lot Number Ten (10) on the Plat of the Subdivision known as White Beauty View Estates recorded in Pike County Plat Book 8 at page 55;

Thence along the line of Tract No. 2 by eight (8) courses and distances as follows:

- 1) North 37° 55' 27" East along Lot Number Ten (10) 81.70' to a corner;
  - 2) South 53° 59' 23" East along Lot Number Fifteen (15) 305.00 feet to a corner;
  - 3) South 83° 43' 36" East along Lot Number Sixteen (16) 123.54' to a corner;
  - 4) Along Lots Number 16 and 17 North 37° 55' 27" East 243.44' to a corner on the westerly edge of the right of way of a 40.00' wide private road;
  - 5) Continuing along Lot Number 17 on the westerly edge of the right of way of the 40.00' wide private road, following a curve to the left with a radius of 237.69', an arc distance of 102.01' to a point of tangency;
  - 6) Crossing the said 40.0' wide private road North 37°55' 27" East 40.00 feet to the most northerly corner of Lot Number 37;
-

- 7) Along Lot Number 38, following a curve to the right with a radius of 277.69 feet, an arc distance of 205.59' to a corner; and
- 8) Continuing along Lot Number 38 North 75° 45' 19" East 66.71' to a corner of lands n/f of Tanglwood Lakes, Inc.

THENCE along the line of lands of Tanglwood Lakes, Inc. and the several lots in the subdivision of said lands, as shown on the Survey Map, by five courses and distances as follows:

- 1) South 54° 19' 05" East 497.48' to a corner;
- 2) South 69° 13' 43" East 221.14' to a corner;
- 3) South 79° 33' 11" East 191.21' to a corner;
- 4) South 42° 58' 13" East 579.49' to a corner;
- 5) South 58° 17' 17" West 1,832.51' to a corner in the center of Kleinhans Creek, sometimes called Giffords Creek;

Thence along the centerline of said Creek by 14 courses and distances as follows:

- 1) North 65° 09' 17" West 46.26' to a corner
- 2) North 36° 27' 29" West 80.48' to a corner; t
- 3) North 24° 49' 16" West 78.87' to a corner;
- 4) North 45° 26' 37" West 116.29' to a corner;
- 5) North 47° 34' 29" West 53.75' to a corner;
- 6) North 34° 27' 17" West 74.29' to a corner;
- 7) North 18° 31' 37" West 27.53' to a corner;
- 8) North 30° 05' 08" East 128.18' to a corner
- 9) North 03° 55' 03" West 58.94' to a corner;
- 10) North 02° 26' 53" West 61.30' to a corner;
- 11) North 50° 51' 24" West 35.97' to a corner;
- 12) North 73° 37' 38" West 40.98' to a corner;
- 13) South 84° 43' 14" West 53.97' to a corner; and
- 14) North 63° 54' 57" West 124.78' to a corner

Thence along the lands of Donald Nelson and others by four (4) courses and distances as follows:

- 1) North 57° 24' 18" East 228.43' to a corner;
- 2) North 41° 43' 07" West 299.05' to a corner;
- 3) North 48° 00' 46" East 206.19' to a corner'
- 4) North 41° 21' 40" West 460.23' to the place of BEGINNING.

CONTAINING forty-six and thirty-two hundredths (46.32) acres of land, more or less, as surveyed by Harry F. Schoenagel, Registered Professional Surveyor, February 13, 1986, all bearings as of the magnetic meridian.

SUBJECT to all riparian rights, and other rights of common use of the waters of Kleinhans Creek (Formerly called Giffords Creek) as set forth in prior deeds.

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EXCEPTING AND RESERVING from Tract No. 1 a twenty (20.00) acre portion shown on a map of a survey by Harry P. Schoenagel, Professional Land Surveyor, dated February 18, 1986 and revised on June 14, 1987 and September 2, 1990, a copy of which was recorded on December 12, 1990 in Plat Book 28, at page 157. COMPRISING Parcel "A" as shown on the TIA Survey Map (Being a map entitled G.P. Management, Inc."). Bearings of the magnetic meridian and CONTAINING 20.00 acres of land to be the same more or less. BEING that piece or parcel of land which G.P. Management, Inc. by deed dated 2/21/1991 and recorded in Record Book 367 page 119, granted and conveyed unto TIA Land Development, Inc.

SUBJECT TO the non-exclusive right-of-way granted to TIA Land Development, Inc., its successors and assigns, in common with the grantees herein, their successors and assigns, as set forth in Record Book 367 at page 119.

BEING Parcel A Tract No. 1 of those pieces or parcels of land which Wallenpaupack Lands, Inc. by deed dated 06/04/2004 and recorded in Record Book 2103 at page 13, granted and conveyed unto Deer Haven, LLC, the grantor herein.

The above described premises (Tract No. 1) are a portion of those lands currently identified by Pike County Tax Map No. 070.04-01-55.

Parcel Two:

**ALL THAT CERTAIN** piece or parcel of land situate in Palmyra Township, Pike County, Pennsylvania, designated as **TRACT NO. 2** on the survey map prepared by Harry F. Schoenagel, PLS, dated 2/18/1986 and entitled White Beauty View Resort (the "Survey Map") recorded in Pike County Plat Book 25 page 10 and more particularly bounded and described as follows:

BEGINNING at the southwesterly corner of Tract No. 2 in the line of lands of Donald Nelson and others, being also the Southwest corner of Lot Number Ten (10) on the Plat of the Subdivision known as White Beauty View Estates recorded in Pike County Plat Book 8 at page 55;

Thence along the line of Tract No. 1 by eight (8) courses and distances as follows:

- 1) North 37° 55' 27" East along Lot Number Ten (10) 81.70' to a corner;
  - 2) South 53° 59' 23" East along Lot Number Fifteen (15) 305.00 feet to a corner;
  - 3) South 83° 43' 36" East along Lot Number Sixteen (16) 123.54' to a corner;
  - 4) Along Lots Number 16 and 17 North 37° 55' 27" East 243.44' to a corner on the westerly edge of the right of way of a 40.00' wide private road;
  - 5) Continuing along Lot Number 17 on the westerly edge of the right of way of the 40.00' wide private road, following a curve to the left with a radius of 237.69', an arc distance of 102.01' to a point of tangency;
  - 6) Crossing the said 40.0' wide private road North 37°55' 27" East 40.00 feet to the most northerly corner of Lot Number 37;
  - 7) Along Lot Number 38, following a curve to the right with a radius of 277.69 feet, an arc distance of 205.59' to a corner; and
-

8) Continuing along Lot Number 38 North 75° 45' 19" East 66.71' to a corner of lands n/f of Tanglwood Lakes, Inc.

Thence along the line of lands of Tanglwood Lakes, Inc. and the several lots in the subdivision of said lands, as shown on the Survey Map, North 07° 20' 07" East 1,032.74' to a corner;

Thence along Tract No. 6 South 71° 44' 27" West 1,045.99' to a corner on the northeasterly edge of the right-of-way of a 40.00' private road;

Thence crossing the said private road South 37° 55' 27" West 40.00' to a corner;

Thence along the northwesterly edge of the right of way of the said private road and along Lot Number Two North 49° West 73.92' to a point;

Thence along Lots Numbered Two and One North 43° 17' 43" West 180.00' to a point;

Thence continuing along Lot Number One by three (3) courses and distances as follows:

- 1) North 58° 10' 43" West 147.66' to a corner;
- 2) North 45° 39' 43" West 40.10' to a corner; and
- 3) South 49° 20' 17" West 8.47' to a corner;

Thence along the line of lands n/f of Howell and Anns, being also along Lots Numbers One, Three and Four, South 06° 49' 56" East 423.29' to a corner;

Thence along the lands of Donald Nelson and others (being also along Lots Numbers Four, Five, Nine and Ten, South 41° 28' 02" East 722.72' to the place of BEGINNING.

CONTAINING 21.83 acres of land, more or less, as surveyed by Harry F. Schoenagel, RPS, 2/18/1986, all bearings as of the magnetic meridian.

EXCLUDING from the above described Tract No. 2 all lots on the Plot of the Subdivision known as White Beauty View Estates, by Harry F. Schoenagel, RS recorded in Plat Book 8 at page 55, heretofore conveyed by White Beauty View, inc. to various grantees, being designated and identified as follows:

Lot No.	Deed Book	page
2	453	257
4	642	247
5	556	5
6	835	324
7	835	319
9	528	342
10	542	23
11	573	243
12	568	197

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		Instrument 201000010110 DR	Book Page 2350 1854
13	561	274	
15	545	197	
16	528	269	
17	702	166	
20	581	118	
21	528	252	
22	573	254	
23	598	87	
25	135	53-56	
26	135	49-50	
27	1254	134-137	
28	135	51-52	

EXCLUDING also, Lot Number 19 which Samco Management Inc conveyed by deed dated 6/4/1987 in Deed Book 1136 page 89

**EXCEPTING AND RESERVING** unto the grantor herein, its successors and/or assigns, together with all rights and subject to such restrictions pertaining to lots in the White Beauty View Estates subdivision, Lot Number (8) consisting of approximately 0.51 acre of land and identified by Pike County Tax Map No. 070.04-01-65 and Lot Number Fourteen (14) consisting of approximately 0.53 acre of land and identified by Pike County Tax Map Nos. 070.04-01-71. Lots Numbered 8 and 14 are shown on the above referenced Plat Book 8 at page 55.

BEING a portion of Tract No. 2 of those pieces or parcels of land which Wallenpaupack Lands, Inc. by deed dated 06/04/2004 and recorded in Record Book 2103 at page 13, granted and conveyed unto Deer Haven, LLC, the grantor herein.

The above described premises (portion of Tract No. 2) comprises Lots 1, 3, and 29-38 of White Beauty View Estates, together with the private roads of the said subdivision as set forth on Plat Book 8 page 55 and are a portion of those lands identified by Pike County Tax Map No. 070.04-01-55.

SUBJECT to those rights, reservations, covenants, conditions and exceptions as appear in the chain and are set forth in deeds to the various lots in the subdivision.

Parcel Three:

**ALL THAT CERTAIN** piece or parcel of land situate in Palmyra Township, County, Pennsylvania, designated as **TRACT NO. 6** on the survey map prepared by Harry F. Schoenagel, Professional Land Surveyor, dated February, 18, 1986 and entitled White Beauty View Resort (the "Survey Map"), recorded in Pike County Plat Book 25, at page 10, and more particularly bounded and described as follows:

BEGINNING at the most Northerly corner of Lot Number One (1) on the Plot of the Subdivision known as White Beauty View Estates, recorded In Pike County In Plat Book 8, at page 55, said corner being located on the Southwesterly edge of the right-of-way of a forty foot (40.00) wide private road leading from Pennsylvania Traffic Route 507 to White Beauty

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View Estates;

Thence partially crossing the said private road North forty-nine (49) degrees twenty (20) minutes and seventeen (17) seconds East twenty (20.00.) feet to a corner in its centerline;

Thence along the centerline of the said private road North thirty-nine (39) degrees twenty-one (21) minutes and two (02) seconds West forty-four and ninety-four hundredths (44.94) feet to a corner;

Thence continuing along the centerline of the said private road North thirty-nine (39) degrees twenty (20) minutes and fifty-five (55) seconds West eighty-nine hundredths (0.89) of a foot to a corner;

Thence along Parcel 46-2 on the Survey Map North six (06) degrees fifty-one (51) minute's and twenty (20) seconds West five hundred thirteen and seventy-seven hundredths (513.77) feet to a corner of lands of Bell Telephone Company;

Thence along the line of lands of Bell Telephone Company by three (3) courses and distances as follows:

- (1) North seventy-three (73) degrees fifty-nine (59) minutes and twenty-seven (27) seconds East 1.18' feet to a corner;
- (2) North eight (08) degrees five (05) minutes and three (03) seconds fifty-four and seventy hundredths (54.70) feet to a point; and
- (3) North six (06) degrees fifty-one (51) minutes and twenty (20) seconds West one hundred forty-eight and ninety-two hundredths (148.92) feet to a corner in the line of lands of Parcel 36;

Thence along Parcel 36 on the Survey Map by two courses and distances as follows:

- (1) North eighty-three (83) degrees one (01) minute and twenty-six (26) seconds 286.00' to a corner; and
- (2) North seven (07) degrees thirty-three (33) minutes and fifty-seven (57) seconds East 583.35' to the Southeasterly corner of Parcel 10;

Thence along Parcel 10 North eight (08) degrees three (03) minutes and three (03) seconds East two hundred forty-four and thirty-seven hundredths (244.37) feet to the Southwest corner of Parcel 8 on the Survey Map;

Thence along Parcel 8 North seventy-one (71) degrees fifty-seven (57) minutes and thirty-eight (38) seconds East seventy-seven and ninety-six hundredths (77.96) hundredths feet to a corner of Parcel 7-1 on the Survey Map;

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Thence along Parcel 7-1 North eighty-one (81) degrees fifty-six (56) minutes and twenty-nine (29) seconds East seventy-seven and twenty-four hundredths (77.24) feet to a corner of parcel 7-2 on the Survey Map;

Thence along Parcel 7-2 South eighty-eight (88) degrees thirty-one (31) minutes and fifty-one (51) seconds East seventy-one and twenty hundredths (71.20) feet to a corner of Tract No. 3

Thence along Tract No. 3 South 71°53' 20" East 40.73' to a corner in the center of PA Traffic Route 507;

Thence along the centerline of Traffic Route 507 South 83° 46' 48" East 348.79' to a corner of Parcel 34 on the Survey Map;

Thence along Parcel 34 South 08°22' 07" West 221.45' to a corner in the line of Parcel 35 on the Survey Map, now or formerly of Sky Top Heights, Inc.

Thence along Parcel 35, or the lands n/f of Sky Top Heights, Inc. by five (5) courses and distances:

- 1) North 74° 14' 18" West 249.24' to a corner
- 2) South 72° 15' 07" West 260.00' to a corner
- 3) South 13° 54' 30" West 587.90' to a corner
- 4) South 89° 04' 53" East 330.00' to a corner
- 5) South 79° 09' 53" East 865.37' to a corner in line of lands of Tanglwood Lakes, Inc.

Thence along the line of lands of Tanglwood Lakes, Inc. South 07°20' 07" West 558.59' to a corner of Tract No.2;

Thence along Tract No. 2 by six (6) courses and distances as follows:

- 1) South 71° 44' 27" West 1,045.99' to a corner on the northeasterly edge of the right of way of a 40.00' wide private road
- 2) Crossing the said private road South 37° 55' 27" West 40.00' to a corner;
- 3) Along the northeasterly edge of the right of way of the said private road and along Lot Number Two (2) of White Beauty View Estates North 49° West 73.92' to a corner;
- 4) Along Lots Numbers Two and One of White Beauty View Estates North 43° 17' 43" West 180.00' to a corner;
- 5) Continuing along Lot Number One North 58° 10' 43" West 147.66' to a corner; and
- 6) Continuing along Lot One North 45° 39' 43" West 40.10' to the place of BEGINNING.

CONTAINING 32.15 acres of land, more or less, as surveyed by Harry F. Schoenagel, PLS, dated 2/18/1986, all bearings as of the magnetic meridian.

BEING Tract No. 6 of those pieces or parcels of land which Wallenpaupack Lands, Inc. by deed dated 06/04/2004 and recorded in Record Book 2103 at page 13, granted and conveyed

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unto Deer Haven, LLC, the grantor herein.

The above described Tract No. 6 comprises a portion of those lands identified by Pike County Tax Map No. 070.04-01-55 and all of those lands identified by Pike County Tax Map No. 070.04-03.001.

Parcel Four

**PARCEL B/ENTRANCE PARCEL**

**ALL THAT CERTAIN** piece, parcel and lot of land situate in the Township of Palmyra, County of Pike and State of Pennsylvania, bounded and described as follows, to wit:

BEGINNING at a point for a corner, said point of beginning being located in the center of PA Legislative Route 507, and being a common corner of lands n/f of Sackary and Bevan; thence North 82° 28' East 298' to a point for a corner; said point being located in the boundary line of lands n/f of Naldo Guccini and Victoria Bevan; thence along the common boundary line between lands n/f of Guccini and Bevan South 7° 32' East 773' to a point for a corner, said point being a common corner of lands n/f Bevan, Anns and Guccini; thence along the common boundary line of lands n/f Bevan and lands n/f Anns South 82° 28' West 871.2' \* to a point for a corner located in the center of LR 507; thence along the said LR the following six courses and distances:

- 1) North 00° 27' West 168.4';
- 2) North 5° 28' East 200';
- 3) North 10° 17' East 200';
- 4) North 14° 03' East 78.5';
- 5) North 18° 26' East 101.2' and
- 6) North 24° 08' East 133.7' to the point and place of BEGINNING.

\*The third element of the above description recites a distance of "871.2 feet" and is erroneous; the correct distance as established on the survey map is 558.78 feet. The aforesaid portion of the above description does, whoever also call "to a point for a corner located in the center of LR 507" which call to a monument on the ground, under applicable Pa law prevails over the distance set forth in the above description.

EXCEPTING from the above described Parcel B/Entrance Parcel a parcel of land containing 0.45 of an acre of land more or less as described in preceding deeds in the chain of title and as conveyed by White Beauty View, Inc. in Deed Book 244 page 119.

The above described Parcel B/Entrance Parcel contains within the boundaries thereof a portion referred to as "Dotter Parcel" as to which grantor makes no warranty of title. The said Dotter Parcel is described in deeds forming the chain of title and substantially being Parcel 47 on the Survey Map and substantially those premises identified by Pike County Tax Map No. 070.04-01-47.

BEING Parcel B/Entrance Parcel of those pieces or parcels of land which Wallenpaupack

Instrument      Book Page  
201000010110 DR      2350 1858

Lands, Inc. by deed dated 06/04/2004 and recorded in Record Book 2103 at page 13, granted and conveyed unto Deer Haven, LLC, the grantor herein.

The above described premises currently identified by Pike County Tax Map No. 070.04-01-46.

201000010110  
Filed for Record in  
PIKE COUNTY, PA  
SHARON SCHRÖEDER, RECORDER OF DEEDS  
11-17-2010 At 03:53 pm.  
DEED      4347.92  
OR Book    2350 Page 1850 - 1861

201000010110  
Exempt Status - N  
STATE RE    \$    2133.46  
LOCAL RE    \$    2133.46  
\$    1066.73 PALMYRA TWP  
\$    1066.73 WALLENPAUPACK AREA SCHOOL DIST

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AND the said Grantor WILL WARRANT SPECIALLY the property hereby conveyed.

IN WITNESS WHEREOF, the said DEER HAVEN, is a Limited Liability Company and has caused this Deed to be signed by its Authorized Member, and that the said member has signed his/her name in accordance with the Operating Agreement of the Grantor Limited Liability Company, on the day and year first above written.

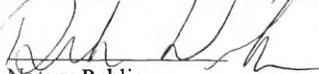
  
Shmuel Shahar  
Authorized Member

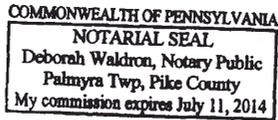
STATE OF PIKE

COUNTY OF PA

ON THIS, the 8 day of November 2010, before me the undersigned officer, personally appeared Shmuel Shahar who acknowledged him/herself to be the Authorized Member of Deer Haven, LLC a limited liability company, and that as such, being authorized to do so, executed the foregoing instrument for the purposes therein contained.

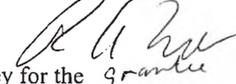
IN WITNESS WHEREOF, I have hereunto set my hand and official seal.

  
Notary Public



I HEREBY CERTIFY that the precise residence of the within named Grantee is:

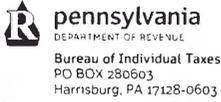
865 Rte 507  
Greentown Pa 18426

  
Attorney for the grantee

I hereby CERTIFY that this document is recorded in the Recorder's Office of Pike County, Pennsylvania.



Sharon Schroeder  
Sharon Schroeder,  
Recorder of Deeds



**REALTY TRANSFER TAX STATEMENT OF VALUE**

**RECORDER'S USE ONLY**

State Tax Paid 2133.46

Book Number 2350

Page Number 1850

Date Recorded 11-17-10

See reverse for instructions.

Complete each section and file in duplicate with Recorder of Deeds when (1) the full value/consideration is not set forth in the deed, (2) the deed is without consideration or by gift, or (3) a tax exemption is claimed. A Statement of Value is not required if the transfer is wholly exempt from tax based on family relationship or public utility easement. If more space is needed, attach additional sheets.

**A. CORRESPONDENT - All inquiries may be directed to the following person:**

Name: Anthony Waldron Telephone Number: (570) 226-6288

Mailing Address: 106 Shook Road City: Hawley State: PA ZIP Code: 18428

**B. TRANSFER DATA**

Grantor(s)/Lessor(s): Deer Haven, LLC

Mailing Address: 41 Elm Street Ste 1C

City: Morristown State: NJ ZIP Code: 07960

**C. Date of Acceptance of Document**

11/08/20

Grantee(s)/Lessee(s): Pocono Lakefront, LLC

Mailing Address: 865 Route 507

City: Greentown State: PA ZIP Code: 18426

**D. REAL ESTATE LOCATION**

Street Address: Route 507 City, Township, Borough: Palmyra

County: Pike School District: Wallenpaupack Tax Parcel Number: See attached schedule

**E. VALUATION DATA - WAS TRANSACTION PART OF AN ASSIGNMENT OR RELOCATION?  Y  N**

1. Actual Cash Consideration 1.00	2. Other Consideration + 0.00	3. Total Consideration = 1.00
4. County Assessed Value 43,540.00	5. Common Level Ratio Factor X 4.90	6. Fair Market Value = 213,346.00

**F. EXEMPTION DATA**

1a. Amount of Exemption Claimed 0.00	1b. Percentage of Grantor's Interest in Real Estate 100%	1c. Percentage of Grantor's Interest Conveyed 100%
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**Check Appropriate Box Below for Exemption Claimed.**

- Will or intestate succession. (Name of Decedent) (Estate File Number)
- Transfer to a trust. (Attach complete copy of trust agreement identifying all beneficiaries.)
- Transfer from a trust. Date of transfer into the trust. If trust was amended attach a copy of original and amended trust.
- 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 (Please explain exemption claimed.)

**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: *[Signature]* Date: 11-16-10

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

Deer Haven, LLC

to Pocono Lakefront, LLC, Buyer

Date of Conveyance      11-08-10

Map No.	Control No.	Assessed value:
070.04-01-46	012665	14610
070.04-01-55	009599	18400
070.04-01-03.001	110465	10530
<u>Total Assessed Value</u>		<u>43,540.00</u>
@ CLRF 4.90		\$213,346.00
@ 2%		\$ 4,266.92



EXHIBIT C

Pike County PA  
Certified Property Certification  
Date: 05/17/2024  
Municipality: Palmyra  
Map: 070.04-01-31.001  
Clerk: NJaniec  
070.04-01-31

2024 - 3543  
Electronic Filing  
From:  
Thru:

Instrument Book Volume Page  
2024 - 3543 RB 2759 502  
DEED

**Prepared By**

Name: Jonathan D. Clemente, Esq.  
Address: PO Box 1296, Morristown  
State: New Jersey Zip Code: 07962

**After Recording Return To**

Name: Elite Abstract & Research, LLC  
Address: 22 Ridge Road, Lyndhurst  
State: New Jersey Zip Code: 07071

2024 - 3543  
Filed for Record in  
PIKE COUNTY, PA  
SHARON SCHROEDER, RECORDER  
05/17/2024 12:29:40 PM  
DEED \$108.75 N  
Bk RB Vol 2759 Page 502 - 508

Space Above This Line for Recorder's Use

PARCEL I: 070.04-01-31.001

PARCEL II: 070.04-01-31

ADDRESS: 100 Vista Ln Greentown PA, 18426 (PALMYRA TOWNSHIP)

**PENNSYLVANIA GENERAL WARRANTY DEED**

**STATE OF PENNSYLVANIA  
PIKE COUNTY**

KNOW ALL MEN BY THESE PRESENTS, that on **April 12, 2024**, for and in consideration of the sum of One Hundred Thousand Dollars (\$100,000.00), which sum represents the actual consideration paid to the hereinafter-named Grantor for the property hereinafter described which is transferred to the hereinafter named Grantee, **CLAIRE MEKKAWY** with an address at 2078 Ohadi Drive, Wall, New Jersey 07719 (hereinafter known as the "**Grantor(s)**") will warrant generally the property hereby conveyed against all persons whomsoever to **POCONO LAKEFRONT, LLC and JACOB GOREN**, having an address at 61 W. 62<sup>nd</sup> St., Unit 22E, NYC, NY 10023 (hereinafter known as the "**Grantee(s)**") all the rights, title, interest, and claim in or to the following described real estate as set forth in Exhibit A hereto, situated in Pike County, Pennsylvania to-wit:

**TOGETHER WITH** all the rights, members and appurtenances to the Real Estate in anywise appertaining or belonging thereto.

Instrument	Book	Volume	Page
2024 - 3543	RB	2759	503
<b>DEED</b>			

**TO HAVE AND TO HOLD**, the tract or parcel of land above described together with all and singular the rights, privileges, tenements, appurtenances, and improvements unto the said Grantees, their heirs and assigns forever.

**And** said Grantors, for said Grantors, their heirs, successors, executors and administrators, covenants with Grantees, and with their heirs and assigns, that Grantors are lawfully seized in fee simple of the said Real Estate; that said Real Estate is free and clear from all Liens and Encumbrances, except as hereinabove set forth, and except for taxes due for the current and subsequent years, and except for any Restrictions pertaining to the Real Estate of record in the Probate Office of said County; and that Grantors will, and their heirs, executors and administrators shall, warrant and defend the same to said Grantees, and their heirs and assigns, forever against the lawful claims of all persons.

[signature page to follow]

2024 - 3543

N

STATE TAX: \$1000.00

LOCAL TAX: \$1000.00

\$ 500.00 PALMYRA TWP

\$ 500.00 WALLENPAUPACK AREA SCHOOL  
DISTRICT

IN WITNESS WHEREOF, Grantor has executed and delivered this General Warranty Deed under seal as of the day and year first above written.

Grantor:

*Claire Mekkawy*  
 \_\_\_\_\_  
 CLAIRE MEKKAWY

STATE OF NEW JERSEY, COUNTY OF MORRIS

SS:

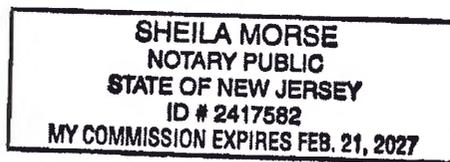
I CERTIFY that on May 2, 2024,

Claire Mekkawy, personally came before me and acknowledged under oath, to my satisfaction, that: (a) being informed of the contents of the instrument, he/she/they, executed the same voluntarily of the day the same bears date and (b) that the Certificate of Grantee's Residence accurately sets forth the Tax Billing Address and Owner Mailing Address of the Grantee(s).

Signed and sworn before me on

~~April~~ May 2, 2024

*Sheila Morse*  
 \_\_\_\_\_



**Precise Grantee Address: 40 Warren Street Paterson, NJ 07524**

*Issued by Elite Abstract & Research, LLC*  
**AGENT FOR WESTCOR LAND TITLE INSURANCE COMPANY**

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File No.: **EPA-106**

**SCHEDULE A**  
**LEGAL DESCRIPTION**

**Premises 1:**

ALL THAT CERTAIN parcel of land, situate and being in the Township of Palmyra, County of Pike and Commonwealth of Pennsylvania, as more fully described as follows:

BEGINNING at the Southeast corner of other lands of the grantors as described in Deed Book 891, Page 17, also known as Parcel B3, said corner being in the line of lands now or formerly of Anna Duffy, and being the Northeast corner of the parcel herein designated Parcel B 1 R; thence running on the common line of said lands of Duffy, then lands now or formerly of Seldon Gilpin, South 7 degrees 45 minutes 00 seconds West a distance of 268.37 feet to corner common to lands now or formerly of Lakeview Land and Cattle, Inc., in the line of said Gilpin lands; thence running on the common line of lands of Lakeview Land and Cattle, Inc., North 80 degrees 26 minutes 32 seconds West a distance of 200.10 feet to the easterly edge of a private 40 foot wide right-of-way; thence running on the easterly edge of said private 40 foot wide right-of-way North 7 degrees 45 minutes 00 seconds East a distance of 262.06 feet to the southwesterly corner of said grantors Parcel B3; thence running on the common line of said Parcel B3, South 82 degrees, 15 minutes, 00 seconds East a distance of 200.00 feet to the point of BEGINNING.

BEING Lot No B1R as shown on said Plan.

CONTAINING 1.22 acres of land, be the same more or less.

BEING County Parcel 070.04-01-31.

BEING the same premises conveyed to Claire Mekkawy, their daughter, under Deed from Arthur Greco and Viola Greco, married, dated 01/30/2018, recorded in the Pike Recorder of Deeds Office on 06/11/2018 in Deed Book 2551, Page 2598.

NOTE: The above deed contains PQ inter alia.

BEING the same premises conveyed to Arthur Greco and Viola Greco, married, under Deed in Lieu of Foreclosure from Haven Development Company, LLC, a New Jersey limited liability company, dated 12/26/2017, recorded in the Pike Recorder of Deeds Office on 12/28/2017 in Deed Book 2541, Page 383.

NOTE: The above deed contains PQ inter alia.

**Premises 2:**

ALL THAT CERTAIN certain pieces or parcels of land, situate and being in the Township of Palmyra, County of Pike and Commonwealth of Pennsylvania, as more fully described as follows:

BEGINNING at a point, said point being South seven (7) degrees forty-five (45) minutes West thirty-five (35) feet from a point in the center of the public road known as Route 507, said point also being on the common boundary line of the lands of the prior grantors (Guccini) and the lands of John Duffy, thence through the lands of the prior grantors herein parallel with the center of the said public road and thirty-five (35) feet therefrom,

Instrument	Book	Volume	Page
2024 - 3543	RB	2759	506

DEED

SCHEDULE C (continued)  
Legal Description

Commitment No. EPA-106

North eighty-two (82) degrees fifteen (15) minutes West two hundred (200) feet to a corner in the East margin of a private road; thence along said East margin of the said private road seven (7) degrees forty-five (45) minutes West one hundred twenty-five (125) feet to a corner, thence South eighty-two (82) degrees fifteen (15) minutes East two hundred (200) feet to a corner of the line of lands of John Duffy; thence along the line of lands of John Duffy North seven (7) degrees forty-five (45) minutes East one hundred twenty-five (125) feet to a place of BEGINNING.

BEING Lot No unknown as shown on said Plan.

CONTAINING 0.57 of an acre of land, be the same more or less.

BEING County Parcel 070.04-01-31.001-.

BEING the same premises conveyed to Claire Mekkawy, their daughter, under Deed from Arthur Greco and Viola Greco, married, dated 01/30/2018, recorded in the Pike Recorder of Deeds Office on 06/11/2018 in Deed Book 2551, Page 2598.

NOTE: The above deed contains PQ inter alia.

BEING the same premises conveyed to Arthur Greco and Viola Greco, married, under Deed in Lieu of Foreclosure from Haven Development Company, LLC, a New Jersey limited liability company, dated 12/26/2017, recorded in the Pike Recorder of Deeds Office on 12/28/2017 in Deed Book 2541, Page 383.

NOTE: The above deed contains PQ inter alia.

Instrument Book Volume Page  
2024 - 3543 RB 2759 507  
DEED

pennsylvania  
DEPARTMENT OF REVENUE (EX) MOD 06-19 (F1)  
**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: 1000.00  
Book: 2759 Page: 502  
Instrument Number: 2024-3543  
Date Recorded: 5/17/24

**SECTION I TRANSFER DATA**

Date of Acceptance of Document					
Grantor(s)/Lessor(s) Claire Mekkawy		Telephone Number 973 214 1333		Grantee(s)/Lessee(s) Jacob Goren/Pocono Lakefront LLC	
Mailing Address <del>2078 Ohadi Drive</del> 2078 Ohadi Drive			Mailing Address 61 W. 62nd St., Unit 22E		
City Wall		State NJ	ZIP Code 07719	City New York City	
		State NY	ZIP Code 10023		

**SECTION II REAL ESTATE LOCATION**

Street Address 100 Vista Lane			City, Township, Borough Township of Palmyra		
County Pike		School District Wallenpaupack		Tax Parcel Number 070.04-01-31.001	

**SECTION III VALUATION DATA**

Was transaction part of an assignment or relocation?  YES  NO

1. Actual Cash Consideration 100,000.00	2. Other Consideration +	3. Total Consideration = 100,000.00
4. County Assessed Value 3,100.00	5. Common Level Ratio Factor x 9.62	6. Computed Value = 29,822.00

**SECTION IV EXEMPTION DATA - Refer to instructions for exemption status.**

1a. Amount of Exemption Claimed \$	1b. Percentage of Grantor's Interest in Real Estate %	1c. Percentage of Grantor's Interest Conveyed %
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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 Claire Mekkawy		Telephone Number 973 214 1333	
Mailing Address 2078 Ohadi Drive		City Wall	State NJ
		ZIP Code 07719	

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: Claire Mekkawy Date: May 2, 2024

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



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Instrument Book Volume Page  
2024 - 3543 RB 2759 508  
DEED



**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: See Attached  
Book: \_\_\_\_\_ Page: \_\_\_\_\_  
Instrument Number: \_\_\_\_\_  
Date Recorded: \_\_\_\_\_

**SECTION I TRANSFER DATA**

Date of Acceptance of Document					
Grantor(s)/Lessor(s) Claire Mekkawy		Telephone Number 973 214 1333	Grantee(s)/Lessee(s) Jacob Goren/Pocono Lakefront LLC		Telephone Number
Mailing Address 2078 Ohadi Drive			Mailing Address 61 W. 62nd St., Unit 22E		
City, Wall	State NJ	ZIP Code 07719	City New York City	State NY	ZIP Code 10023

**SECTION II REAL ESTATE LOCATION**

Street Address 100 Vista Lane		City, Township, Borough Township of Palmyra			
County Pike	School District Wallenpaupack		Tax Parcel Number 070.04-01-31		

**SECTION III VALUATION DATA**

Was transaction part of an assignment or relocation?  YES  NO

1. Actual Cash Consideration 100,000.00	2. Other Consideration +	3. Total Consideration = 100,000.00
4. County Assessed Value 3,820.00	5. Common Level Ratio Factor x 9.62	6. Computed Value = 36,748.40

**SECTION IV EXEMPTION DATA - Refer to instructions for exemption status.**

1a. Amount of Exemption Claimed \$	1b. Percentage of Grantor's Interest in Real Estate %	1c. Percentage of Grantor's Interest Conveyed %
---------------------------------------	--	--

2. Fill in the Appropriate Oval Below for Exemption Claimed.
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  - 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 Claire Mekkawy		Telephone Number 973 214 1333	
Mailing Address 2078 Ohadi Drive	City Wall	State NJ	ZIP Code 07719

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: Claire Mekkawy Date: July 2, 2024

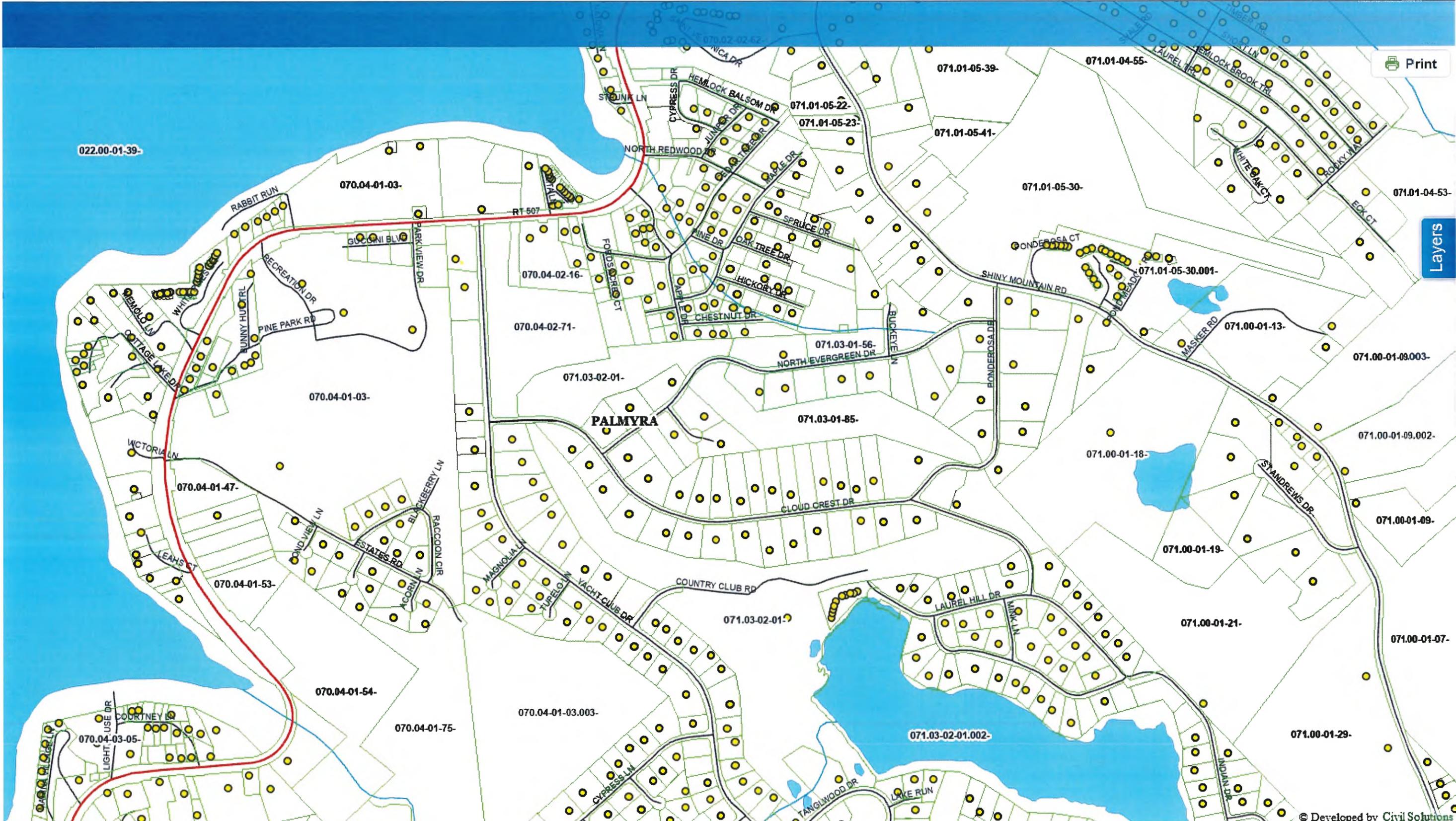
FAILURE TO COMPLETE THIS FORM PROPERLY OR ATTACH REQUESTED DOCUMENTATION MAY RESULT IN THE RECORDER'S REFUSAL TO RECORD THE DEED.



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Layers



## Pike County Planning & Mapping

506 Broad Street  
Milford, PA 18337  
(P) 570-296-3500  
(E) [planning@pikepa.org](mailto:planning@pikepa.org)

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March 21, 2025

Palmyra Township Board of Supervisors  
Ms. Jo-Ann M. Rose, Administrator  
115 Buehler Lane  
Paupack, PA 18451

SUBJECT: PL Utilities, LLC Act 537 Plan  
Dated March 2025  
Planning Tracking #25-19

Dear Supervisors,

The Pike County Planning and Mapping, the Official County Planning Agency pursuant to County Ordinance #14 and Act 247, the Pennsylvania Municipalities Planning Code, as amended, has reviewed the proposed PL Utilities, LLC Act 537 Plan and has no comment.

Our office finds the plan to be consistent with the Pike County Comprehensive Plan and municipal ordinances. Any revisions to this plan must be submitted to, and reviewed by, our office. If you have any questions regarding this matter, please feel free to contact me at 570-296-3500 and reference the above Planning Tracking Number.

Sincerely,

Brian Snyder  
Assistant Mapping Director/Planner

cc: Palmyra Township Board of Supervisors



# PALMYRA TOWNSHIP PLANNING COMMISSION

PIKE COUNTY

115 BUEHLER LANE, PAUPACK, PA 18451  
TELEPHONE / VOICE MAIL: 570-226-2230 FAX: 570-226-2936

*David Zeiler, Chairman Steven Gelderman, Vice-Chairman James Bloodworth, Secretary*

May 5, 2025

Supervisors, Palmyra Township  
115 Buehler Lane  
Paupack, PA 18451

Dear Supervisors,

The Palmyra Township Planning Commission has reviewed the proposed PL Utilities Act 537 Plan and has no comment.

Very truly yours,

*Palmyra Township Planning Commission*

By: 

David Zeiler, Chairman

**RESOLUTION 05-06-2025**  
**RESOLUTION FOR ACT 537 PLAN REVISION**

RESOLUTION OF THE SUPERVISORS OF PALMYRA TOWNSHIP, PIKE COUNTY, PENNSYLVANIA (hereinafter "the municipality").

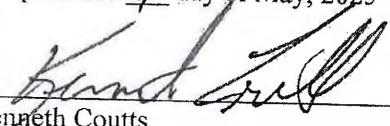
WHEREAS, Section 5 of the Act of January 24, 1966, P.L. 1535, No. 537, known as the "Pennsylvania Sewage Facilities Act," as amended, and the Rules and Regulations of the Department of Environmental Protection (Department) adopted thereunder, Chapter 71 of Title 25 of the Pennsylvania Code, requires the municipality to adopt an Official Sewage Facilities Plan providing for sewage services adequate to prevent contamination of waters and/or environmental health hazards with sewage wastes, and to revise said plan whenever it is necessary to meet the sewage disposal needs of the municipality, and

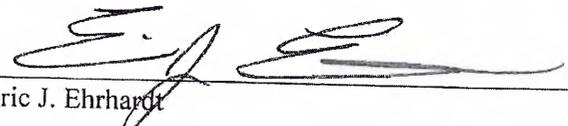
WHEREAS, PL Utilities LLC is seeking approval to acquire the sanitary sewage system of Deer Haven, LLC which provides sewage facilities in a portion of Palmyra Township and will involve the decommissioning of the existing wastewater treatment plant and the commissioning of a newly constructed wastewater treatment plant.

WHEREAS Palmyra Township finds that the Facility Plan described above conforms to applicable zoning, subdivision, other municipal ordinances and plans and to a comprehensive program of pollution control and water quality management.

NOW, THEREFORE, BE IT RESOLVED that the Supervisors of the Township of Palmyra hereby adopt and submit to the Department of Environmental Protection for its approval as a revision to the "Official Plan" of the municipality, the above referenced Facility Plan. The municipality hereby assures the Department of the complete and timely implementation of the said plan as required by law. (Section 5, Pennsylvania Sewage Facilities Act as amended).

Adopted this 6 day of May, 2025

  
\_\_\_\_\_  
Kenneth Coutts

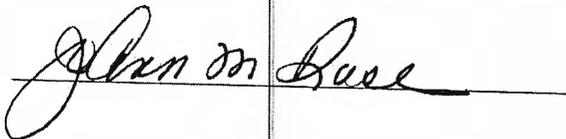
  
\_\_\_\_\_  
Eric J. Ehrhardt

\_\_\_\_\_  
Thomas R. Mueller

I, Jo-Ann M Rose, Assistant Secretary, Palmyra Township Board of Supervisors hereby certify that the foregoing is a true copy of the Township's Resolution No.05-06-2025 , adopted May 6, 2025.

AUTHORIZED SIGNATURE

TOWNSHIP SEAL

  
\_\_\_\_\_