Book: 1078 Page: 1083

MCKEAN COUNTY
RECORDER OF DEEDS
MICHELE L. VOGEL-SNYDER, RECORDER
500 WEST MAIN STREET
SMETHPORT, PA 16749
(814) 887-3250



*RETURN DOCUMENT TO:
RWE CLEAN ENERGY DEVELOPMENT, LLC
701 BRAZOS ST
AUSTIN, TX 78701-3258

Instrument Number - 202500633
Recorded On 3/10/2025 At 10:29:42 AM
* Instrument Type - AGREEMENT
* Total Pages - 19
Invoice Number - 136372
* Grantor - JOHN HANCOCK LIFE INSURANCE COMPANY
* Grantee - RWE SOLAR DEVELOPMENT LLC
* Customer - SIMPLIFILE LC E-RECORDING

*FEES

STATE WRIT TAX	$0.50
STATE JCS/ACCESS TO JUSTICE	$40.25
COUNTY RECORDING FEES	$41.00
COUNTY IMPROVEMENT FEE	$2.00
ROD IMPROVEMENT FEE	$3.00
TOTAL PAID	$86.75

COPY

I hereby CERTIFY that this document is Recorded in the Recorder of Deeds Office Of McKean County, Pennsylvania

Michele L. Vogel-Snyder
Recorder of Deeds

RECORDER'S OFFICE * MCKEAN COUNTY *

THIS IS A CERTIFICATION PAGE

Do Not Detach

THIS PAGE IS NOW PART OF THIS LEGAL DOCUMENT

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

01A574

PREPARED BY, RECORDING REQUESTED BY AND WHEN RECORDED MAIL TO:

RWE Solar Development, LLC
ATIN: Lease and Title Administration
1401 E. 6th Street, Suite 400
Austin, TX 78702

APN(s):
Assessed Value:
Actual Consideration:

(Space Above for Recorder's Use)

MEMORANDUM OF FIRST AMENDMENT TO OPTION TO PURCHASE

This MEMORANDUM OF FIRST AMENDMENT TO OPTION TO PURCHASE (this "**Memorandum**") is made and entered into this 20th day of February, 2025 (the "**Amendment Effective Date**"), by and between JOHN HANCOCK LIFE INSURANCE COMPANY (U.S.A.), a Michigan corporation successor by merger to John Hancock Life Insurance Company, a Massachusetts corporation, f/k/a John Hancock Mutual Life Insurance Company, (herein "**Seller**") and RWE SOLAR DEVELOPMENT, LLC, a Delaware limited liability company, having an address of 1401 E 6th St, Suite 400, Austin, Texas 78701 (herein "**Buyer**").

COPY

RECITALS

A Buyer and Seller are the current parties to that certain Option to Purchase dated September 10, 2021 (the "**Original Option**"), as amended by that certain First Amendment to Option to Purchase dated January 30th, 2025 (the "**First Amendment**" and together with the Original Option, as amended from to time collectively referred to herein as the "**Option Agreement**") pursuant to which Seller granted Buyer an option to purchase the land described in Exhibit A, attached hereto and incorporated herein by this reference and depicted on the site plan attached hereto as Exhibit A-1 (the "**Property**").

B. Buyer desires to provide record notice of the Option Agreement by recording this Memorandum.

NOW THEREFORE, for good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, Seller and Buyer do hereby agree as follows.

1. Pursuant to the Option Agreement, Seller granted to Buyer the option to purchase the Property (the "**Option**"). In the First Amendment the Option Period is extended to September 9, 2027.

2. This Memorandum is prepared for the purpose of recordation and shall not alter or affect in any way the rights and obligations of Seller and Buyer under the Option Agreement. In the event of any inconsistency between this Memorandum and the Option Agreement, the terms of the Option Agreement shall control.

[the remainder of this page is intentionally left blank; signatures and acknowledgements can be found on the following pages]

COPY

IN WITNESS WHEREOF, the parties hereto have executed this Memorandum on Memorandum Effective Date.

SELLER:

JOHN HANCOCK LIFE INSURANCE COMPANY (U.S.A.)

By: Manulife Investment Management Timberland and Agriculture Inc, its advisor

By: _____
Name: Ashley T. Miller
Title: Director, Resource Valuation

ACKNOWLEDGEMENT

STATE OF North Carolina }
} *S.S*
COUNTY OF Mecklenburg }

I, the undersigned Notary Public, in and for said County in said State, hereby certify that Ashley T. Miller, whose name as Director of Manulife Investment Management Timberland and Agriculture Inc, a Delaware corporation, the advisor of JOHN HANCOCK LIFE INSURANCE COMPANY (U.S.A.), a Michigan corporation, is signed to the foregoing instrument and who is known to me, acknowledged before me on this day that, being informed of the contents of the instrument, he, as such officer and with full authority, executed the same voluntarily for and as the act of said corporation.

COPY

Given under my hand this 28th day of February, 2025

_____
NOTARY PUBLIC

CHARLOTTE A. HAMILTON
Notary Public, North Carolina
Mecklenburg County
My Commission Expires
December 10, 2028

My commission expires: 12/10/2028

(Notary Seal)

BUYER:

RWE SOLAR DEVELOPMENT, LLC,
A Delaware limited liability company

By: _____
Name: Paul Bowman
Title: Senior Vice President

ACKNOWLEDGEMENT

STATE OF TX §
§
COUNTY OF Travis §

On this 4 day of February, 2025, before me, the undersigned notary public, personally appeared Paul Bowman SVP of RWE Solar Development, LLC, personally known to me or provided to me on the basis of satisfactory evidence to be the person who subscribed to the foregoing instrument on behalf of RWE Solar Development, LLC.

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

COPY

NOTARY PUBLIC, STATE OF

PEARL ANN FLORES
My Notary ID # 135146394
Expires October 29, 2028

Name: Pearl Flores
My commission expires: 10/29/2028
Notary Registration No.: 135146394

Exhibit A to Memorandum
Legal description of the Property

The following described tracts or parcels of land located in McKean County as shown on the map attached hereto as Exhibit A-1 and being all or portions of the following tax parcels, APN Numbers:

24-014-402.01; 24-014-307.13; 29-002-300.00; 27-006-100.00; 29-001-104.00; 29-002-100.00; 23-005-103.00; 29-003-100.00; and 23-012-101.00

Premises Four 1-4-1, 2

FIRST, ALL THAT CERTAIN piece, parcel or lot of land situate, lying and being in the Township of Hamlin, County of McKean, State of Pennsylvania, and being part of Warrants 2470 and 2375 and being bounded and described as follows, to wit:

BEGINNING at a point in the center of the Warner Brook Road where the same crosses the Hamlin Township line, and running thence by said Township line south 356 rods to a post, the southeast corner of Warrant no. 2375; thence by the south line of the said Warrant west 231.4 rods to a post; thence north 192 rods to a post; thence east 104.4 rods to a post; thence north 212 rods to the center of the said road; thence southeasterly along the same to the place of beginning. Containing 426.7 acres of land, more or less.

COPY

SECOND, ALL THAT CERTAIN piece, parcel or lot of land situate, lying and being in the said Township of Hamlin, County of McKean, State of Pennsylvania, bounded and described as follows, to wit:

BEGINNING at a post, the southeast corner of Warrant 2573, and running thence by the south line of the said Warrant west 282 rods to a post, the southeast corner of a 9/25 acre lot of land now or formerly owned by E. Martin; thence north 143.4 rods to a post in the south line of a 50 acre lot of land now or formerly owned by A. Johnson; thence by the south line of the said Johnson lot east 35 rods to a post, the southeast corner of the same; thence by the said Johnson lot's east line north 57 rods to a post in the southerly line of a 130 acre lot now or formerly owned by George Richards; thence by the said line south 65 degrees east 38.6 rods to a post corner of the same; thence east 31 rods to a post, the southeast corner of the same; thence by the east line of the Richards lot north 127 rods to the southwest corner of a lot of 112.25 acre lot now or formerly of W. Marks; thence by the Marks' south line east 189 rods to a post in the line dividing the Townships of Hamlin and Sergeant; thence by said Township line south 323.5 rods to the place of beginning. Containing 389 acres, more or less, and being part of Warrant No. 2573.

Premises Five 1-5-1

ALL THAT CERTAIN piece, parcel, or tract of land situate in Norwich Township, McKean County, Pennsylvania, bounded and described as follows, to wit:

Lot #39 in the survey of the Ridgway lands made by Jonathan Colegrove. **BEGINNING** at a Beech tree, it being the corner of lots #29, #30, #39, and #40 of said survey; thence North 186 rods to a Birch it being the northeast corner of said lot #39; thence west 160 rods to a post being the northwest corner of said lot; thence south 186 rods to a Beech Tree, it being the southeast corner of lot #46; thence East 160 rods to place of beginning. Containing 186 acres, more or less, Warrants 2411 and 2412.

ALSO TWO TRACTS in Norwich and Sergeant Townships: (a) **BEGINNING** at a Beech tree, being the corner of Lots #39, #40, #45, and #46 in the said Colegrove Survey; thence north 186 rods to a post being the Northwest corner of Lot #39; thence east 80 rods on the north line of said lot #39 to a post corner; thence north 100 rods to a post corner; thence west 80 rods to a post corner in the west line of lot #38; thence north 86 rods to a post being the northeast corner of lot #47; thence west 160 rods to a Beech tree being the northwest corner of said lot #47; thence south 372 rods to a Beech tree being southwest corner of Lot #46; thence east 160 rods to place of beginning. Containing 422 acres, more or less, being part of lot 38 of said survey and of warrant 2411 and lot 47 of said survey in warrants 2411, 2410, and lot #46 of said survey in warrants 2411 and 2412.

COPY

Premises Nine 1-9-1

ALL THAT CERTAIN piece, parcel or tract of land situate, lying and being in the Township of Sergeant, County of McKean and State of Pennsylvania, bounded and described as follows, to wit:

BEGINNING at a post, the northwest corner of lands deeded to Adam Martin; thence north 451 rods to a Beech; thence north 35 degrees east 407 rods to a post in the east line of subdivision no. 69 at the J. Colegrove survey; thence by said line north 120 rods to a post in the town line, the northeast corner of said Subdivision no. 69; thence by the town line east 158 rods to a post the northwest corner of subdivision no. 51; thence by the west line of said subdivision no. 51 and of subdivision no. 52, 218 rods to a stone corner; thence south 45 degrees east 134 rods to a small Beech; thence south 29 rods to a post in the south line of subdivision no. 52; thence by said line east 58 rods to a post in the west line of subdivision no 49; thence by said line and of 48 and 47 south 465 rods to a post the northeast corner of lands deeded to G A. Easterbrook; thence by the north line of same and lands of P. Martin west 445 rods to a post the northwest corner of said P. Martin land; thence by the west line of same south 96 rods to a post in the north line of land of Adam Martin; thence by said line west 99 rods to the place of beginning. Containing 2,120.5 acres, more or less, being subdivision nos. 53, 54, 55, 64, 65, 66, 67, 68, 72 and 73 and part of subdivisions nos. 52, 69, 70, 71 81, 82, 83, 84 and 85 of the J. Colegrove survey in said Township of Sergeant.

EXCEPTING AND RESERVING from the above described premises all that certain piece, parcel or tract of land previously conveyed to Merle E. Dickinson by various deeds appearing of record, which said parcel of land is bounded and described as follows, to wit:

COPY

BEGINNING at an iron pipe on the boundary line of the Olds Rod and Gun Club tract and the Bayer estate, running south 35 degrees, said pipe corner being located 533.5 feet south 35 degrees west from an iron pin in the center of the old state road; the said state road being the same road that ran from Irons Hollow to The Bunker Hill Farm; thence east 1235 lineal feet more or less to a n iron pipe corner; thence north 1786 feet more or less to an iron pipe corner in the boundary line between the Olds Rod and Gun Club tract and the Bayer Estate; the boundary line running south 35 degrees west; thence south 35 degrees west along said boundary line 2171.5 feet more or less to the place of beginning. Containing 25 acres more or less.

TOGETHER WITH the right to use the Old State Road, which runs over and across the said 25 acre parcel; to the same extent as said rights were reserved by the grantors herein, or their predecessors in title, in the deeds conveying said 25 acres, more or less, to the above named Merle E. Dickinson.

ALSO EXCEPTING AND RESERVING from the parcel of land containing 2120.5 acres, more or less a parcel of land containing 141.67 acres, more or less, and being the same parcel of land conveyed to Merle E. Dickinson and Robert B. Apple by deed of Willard R. Merrell and wife, dated 9/24/1948, recorded in Deed Book Vol. 297 at page 337, McKean County records.

Premises Ten 1-10-1

ALL THE FOLLOWING described tract of land and premises situate in the Township of Sergeant, in the County of McKean and State of Pennsylvania, being part of Subdivision No. 74 in survey made by the late Jonathan Colegrove, in Warrants Nos. 2407 and 2408, and bounded as follows, to wit:

BEGINNING at the northeast corner of Adam Martin's lot; thence north 94.2 rods to the southeast corner of lot no. 73; thence west on south line of same 132 rods to original Hemlock (fallen) corner, being the northeast corner of lot no. 81; thence south on east line of same 94.2 rods to a corner in said Adam Martin's north line; thence east on same 132 rods to the place of beginning. Containing 77.7 acres, more or less.

TOGETHER WITH all the right title and interest of the Estate of Herbert Axberg, deceased, in a certain right of way over an existing roadway situate on the Peterson farm adjoining the 77.7 acre parcel described above. Said right of way leads from Sergeant Township Road known as the Bloomster Hollow Road in a westerly direction to the said 77.7 acre parcel.

TOGETHER WITH Right of way over existing roadway as in Deed Book Volume 25 page 819.

COPY

Premises Eleven 1-11-1

ALL THAT CERTAIN piece, parcel or tract of land situate, lying and being in the Township of Sergeant, County of McKean, State of Pennsylvania, bounded and described as follows, to wit:

BEGINNING at a post, the southwest corner of lot No. 95, and running thence by the south line thereof east 242.5 rods to the southeast corner of the same; thence by the east lines of lot nos. 95, 96, and 97, north 602.1 rods to a post, the northwest corner of lands now or formerly of L. Bayer; thence by the Bayer lands north line east 177.5 rods to a post; thence north 164 rods to the center of the Long Branch Road; thence by the center thereof North 30 degrees west 29 rods, north 50 degrees west 20 rods, west 12 rods, north 67 degrees west 11.2 rods, north 30 degrees west 8 rods and north 8 degrees east 30 rods to the south line of lot of land now or formerly of F. Seigert; thence by the south line of the Seigert lands, west 21.4 rods to a stone corner, the southwest corner of the same; thence by the west line of the Seigert lands, north 80 rods to a post in the south line of lands now or formerly of George Schleiff; thence by the south line of the same and of the J. A. Johnson lands, west 100 rods to a post, the southwest corner of the same; thence by the Johnson lands' west line north 80 rods to a post, the southeast corner of lands now or formerly of Shelander et al; thence by the Shelander's south line west 80 rods to a post, the southwest corner of the same; thence by Shelander's west line north 100 rods to a post in the south line of lot no. 101; thence by the said south line of lot no. 101 west 162 rods to a post, the northwest corner of lot no. 100; thence by the west lines of lots nos. 100, 99, 98, 97, 96, and 95, south 1107 rods to the place of beginning. Being Subdivisions Nos. 95, 96, 97, 98, 99 and parts of 91, 92 and 100 in J. Colegrove's survey and parts of Warrants nos. 2471, 2483, 2885, and 2988, and containing in all 1926 acres of land, more or less.

Premises Twelve 1-12-1

ALL THE FOLLOWING described tract of land and premises in the Township of Sergeant, County of McKean and State of Pennsylvania, bounded and described as follows, to wit:

BEGINNING at a post corner, it being the northeast corner of lot no. 56, and the southeast corner of lot no. 55 in the survey made of J. Colegrove, Esquire; thence west 320 rods to a post corner, it being the northwest corner of lot no. 63; thence south 200 rods to the southwest corner of said lot no. 63, a post corner; thence east 320 rods to the southeast corner of said lot no. 56, a post corner for the same; thence north 200 rods to the place of beginning. Being the said last no. Lots 56 and 63 agreeable to said Colegrove survey. Containing 400 acres of land, more or less.

UNDER AND SUBJECT to all exceptions and reservations, easements, and rights of way affecting the said land and more particularly under and subject to that certain agreement between John F. Tanner and Norman L. Marsh, not of record, dated 6/25/1948, wherein the said Norman L. Marsh assigned to the said John F. Tanner an equitable interest in said land acquired by him from Nicholas W. Scanlon and C. L. Burt, by written purchase contract of 12/15/1947, also not of record, and duly canceled and ended, but in which agreement Norman L. Marsh is to receive a 1/16th royalty interest in the oil, gas and coal and Nicholas W. Scanlon and C. L. Burt do in fulfillment of said agreement except and reserve unto the said Norman L. marsh of Norwich Township, McKean County, Pennsylvania, a royalty of 1/16th of all oil, gas, and coal, in on and under said land.

EXCEPTING AND RESERVING a 10 acre parcel conveyed to Leon J. Decker and Leon W. Hardleroad by deed dated 11/15/1961 and recorded in McKean County in Deed Book 406 at page 807.

COPY

Premise Twenty-Seven 1-21-1,2,3,5,6,7,8-C

ALL THOSE CERTAIN pieces, parcels, or tracts of land situate, lying and being in the Townships of Sergeant and Norwich, County of McKean, and Commonwealth of Pennsylvania, bounded and described as follows, to wit:

TRACT 1, SERGEANT TOWNSHIP 100 acres, more or less **BEGINNING** at a post, the southeast corner of lot originally surveyed and known as the Rector lot; thence east 44.5 rods to a post, the southwest corner of the Landenburg lot; thence north on said line 95 rods to a post the northwest corner of the Landenburg lot; thence east 51 rods and 5 links to a post corner; thence north 122 and 18 rods to center of old road leading from the turnpike to Martin's, a post corner on the south side; thence north 45 degrees west 3 rods along the center of the same to a post on the south side; thence west 93 rods and 17 links to a post corner; thence south 217 and 1/8 rods to the place of beginning.

Excepting from Tract 1 the following: **(a)** Excepting such rights released to the McKean and Buffalo Railroad Company by instrument dated 3/17/1875 and recorded in Misc. Book D page 202, McKean County Records; and by instrument dated 3/17/1875 and recorded in Misc. book D, page 204, McKean County Records.

(b) Excepting therefrom a tract of 1.71 acres and another tract of 3.75 acres, conveyed to the Buffalo Coal Company by deed dated 7/1/1875, and recorded in Deed Book Vol. U page 225, McKean County records, and by deed dated 7/1/1875 and recorded in Deed Book Vol. U page 224, McKean County Records.

© Also excepting therefrom a tract of 48.72 acres conveyed to Ira J. Patterson, W. Slater and George Houben by deed dated 5/6/1897 and recorded in Deed Book Vol. 94 page 550 McKean County Records, described as follows: **BEGINNING** at a post being the northeast corner of the lot deeded to Lawrence Bayer by N. F. Jones by deed dated 1/13/1887 and recorded 1/17/1887 in Deed Book Vol. 37 , page 134, McKean County records; thence south along the east of said lot 120 rods to a post corner; thence south 63 degrees 25 minutes east 29.5 rods to a post in the line of the right of way of the McKean and Buffalo Railroad, now the W.N.Y. & P.R.R.; thence along the said line of the right of way north 35 degrees 45 minutes east to a post in the said line of the right of way 73.09 rods; thence north 6 degrees 30 minutes west 86 rods to a post; thence west 54.39 rods to a post; thence south 12.7 rods to the place of beginning.

(d) Also excepting therefrom a tract of 2.32 acres of land, bounded as follows, to wit: **BEGINNING** at the intersection of the east line of a lot of land sold to George Houben by Lawrence Bayer by deed date 1897 with the center line of the highway leading from Clarmont to Colegrove; thence along the said center line of the highway north 41 degrees 15 minutes east a distance of 200 feet to a point in the center of the highway; thence along the centerline of the highway north 26 degrees 35 minute east a distance of 280 feet to a point in the center line of the highway; thence north 50 degrees 34 minutes west a distance of 433 feet to a post, being the northwest corner of the lot sold to George Houben by Lawrence Bayer as before mentioned; thence south 6 degrees 30 minutes east a distance of 680 feet to the place of beginning.

COPY

TRACT 2, SERGEANT TOWNSHIP 82 acres, more or less, being west part of lot 76 in survey made by J. Colegrove: **BEGINNING** at a post being the southwest corner of lot no. 76 in survey made by J. Colegrove; thence north 160 rods to a post in the northwest corner of said lot; thence east 82 rods to a post in the north line of said lot; thence south 160 rods to a post in the south line of said lot; thence west 82 rods to the place of beginning.

EXCEPTING from tracts 1 and 2, 46.51 acres, more or less as conveyed by L. Bayer to Willard Decker, by deed dated 8/1/1898, recorded in Deed Book Vol. 101 page 227, McKean County Records, described as follow: **ALL THOSE CERTAIN** pieces or parcels of land in the said Township of Sergeant bounded as follows, to wit: **BEGINNING** at a point in the center of the highway and in the east line of the lands owned by Lawrence Bayer and known as the Rector lot and being 41 rods south from the northeast corner thereof; thence south 81 degrees 44 minutes west a distance of 18.18 rods to a point in the highway; thence south 66 degrees 55 minutes west along the highway a distance of 18.18 rods to a point in the highway; thence south 54 degrees 10 minutes west along the highway a distance of 36.36 rods to a pont in the highway; thence south 87.61 rods to a post in the north line of lands of the Buffalo Coal Company, formerly A. I. Wilcox; thence east along said north line a distance of 81.53 rods to the line of the right of way of the W.N.Y. & P. R. R. Co. formerly the McKean and Buffalo railroad Company; thence north 17 degrees 55 minutes east along the right of way of the said Railroad Company a distance of 28.5 rods to a post in the line of the right of way, being the corner lands sold by Lawrence Bayer; thence along said line north 65 degrees 25 minutes west a distance of 29.5 rods to a post in the east line of the Rector lot; thence north along said east line 79 rods to the place of beginning.

EXCEPTING from Tract 2, and the premises conveyed in Deed Book G, page 82, 85.3 acres, more or less, conveyed by Elizabeth D. Bayer, et al, to George W. Silfies by deed dated 11/11/1914 recorded in Deed Book Vol. 170 page 291, McKean County Records, bounded as follows, to wit: **BEGINNING** at a post the northeast corner of Subdivision 79; thence west 74.4 rods to post, the northeast corner of land of E.L. Keenan; thence by east line of same and of the Woodruff lot south 167.7 rods to a post in the north line of subdivision 78; thence by said line and part of no. 77, east 89.4 rods to an iron post at the southwest corner of Decker land; thence by west line of same north 87.6 rods to the center of the public road; thence by center of same southwesterly to the west line of lands deed by Jones to L. Bayer; thence by said line north 87.4 rods to the place of beginning.

One-half acre of the above described premises was conveyed by Lawrence Bayer, et al to D. A. Easterbrooke, Jr., et al, Trustees by deed dated 4/23/1873, Deed Book S, page 289, granted and conveyed by L. Bayer to L. Bayer et al Trustees by deed dated 12/17/1888 Deed Book 47 page 464.

Copy

TRACT 3, SERGEANT TOWNSHIP containing 120 acres, more or less, part of lot 79 of J. Colegrove Survey. **ALL THAT CERTAIN** 120 acres of land, more or less, in Sergeant Township, being part of Subdivision no. 79 of the Colegrove Survey and being the same tract of land conveyed by S. Gilles to J. F. Mills 3/26/1839 and recorded in Deed Book E, page 263, described as follows: **ALL THAT** tract or portion of land containing 120 acres of land to be taken off the southeast corner of the Woodruff lot (so known) to run just far enough on the south and east lines of the said lot equal distance on each of said lines from the said southeast corner (having the north line parallel with the said south line and the west line parallel with the said east line: to make the said 120 acres, more or less.

EXCEPTING 369.3 acres, more or less, part of Subdivision 79 in J. Colegrove Survey, bounded as follows, to wit: **BEGINNING** at a post the northeast corner of land deeded by L. Rogers to L. Bayer and known as the Woodruff lot; thence by north line west 75 rods to post; thence south 148 rods to post in the north line of Subdivision 78; thence by said line east 75 rods to post, the southeast corner of the Woodruff lot; thence by east line north 148 rods to the place of beginning. Containing 69.3 acres, more or less, and being part of subdivisions 79 in J. Colegrove's Survey, Sergeant Township. Reserving the right of way for a road over above described lands, which is known as the old Corduroy Road.

TRACT 4, SERGEANT TOWNSHIP, 133 acres, Part of Lot 59, J. Colegrove Survey, part Lot 19, Wilson Survey, Warrant 2699.

BEGINNING at the center of the east and west road running past D. Easterbrook's at a point in the south side of said road, being the northeast corner of the Wernag Tract; thence South on the east line of said tract one hundred fifty-two (152) rods to a post corner; thence East one hundred forty (140) rods to a post corner; thence North one hundred fifty-two (152) rods to the center of said road to a post corner on the side; thence West along the center of same to the place of beginning.

COPY

TRACT 5, SERGEANT TOWNSHIP, 746.7 acres, Subdivision 93 and parts of Lots 80-81-82 and 92 in J. Colegrove Survey.

BEGINNING at a post the southeast corner of Subdivision No. 97; thence by east line North two hundred twenty-nine and four-tenths (229.4) rods to a post in the southwest corner of No. 92; thence by south line East one hundred seventy-seven and five-tenths (177.5) rods to a post; thence North one hundred sixty-four (164) rods to center of road a post in the south side; thence East twenty-six and five-tenths (26.5) rods to post in the west line of No. 81; thence by said line and No. 82 North eighty (80) rods to a stone the southeast corner of fifty (50) acres contracted to F. Seigert; thence East one hundred three and eight-tenths (103.8) rods to post; thence South two hundred seventy-nine and six-tenths (279.6) rods to post the southwest corner of two (200) acres deeded to Adam Martin; thence by south line East Ninety-nine and two-tenths (99.2) rods to post in west line of No. 75; thence by said line South one hundred ninety-three and eight-tenths (193.8) rods to post, southwest corner of said lot; thence by north line of No. 79 and 94 West four hundred seven (407) rods to the place of beginning.

TRACT 6, SERGEANT TOWNSHIP, 29.8 acres, part of Subdivision 91 and 92 in J. Colegrove Survey:

BEGINNING at a point in the center of the road, the northwest corner of the above described tract of land; thence along the center of said road North thirty degrees West (N.30° W) twenty-nine (29) rods; North fifty degrees West (N. 50° W.) twenty (20) rods; West twelve (12) rods; North sixty-seven degrees West (N. 67° W) eleven and two-tenths (11.2) rods; North thirty degrees West (N. 30° W.) Eight (8) rods; North eight degrees East (N.8° E.) Thirty (30) rods to post in said Seigert's south line; thence by said line East seventy-eight and six-tenths (78.6) rods to a stone northwest corner of the above described tract; thence by west line South eighty (80) rods to post; thence by north line West twenty-six and five-tenths (26.5) rods to the place of beginning.

TRACT 7, SERGEANT TOWNSHIP, 1058.3 acres, part of Subdivision 69-70-82-83-84-85-86-88-89 and 90 in J. Colegrove Survey, part of Warrants 2488, 2885, 2405, 2988, 2408 and 2407:

BEGINNING at a post in the north line of Sergeant Township the northwest corner of Subdivision No. 68; thence by west line South one hundred twenty (120) rods to a post; thence South thirty-five degrees West (S. 35° W.) Four hundred seven (407) rods to a beech; thence South three hundred eleven (311) rods to post northeast corner of said Bayer's previous purchase; thence by north line West one hundred three and eight-tenths (103.8) rods to stone southeast corner of fifty (50) acres contracted to F. Seigert; thence by said Seigert's east line and that of G. Schlieff North one hundred sixty (160) rods to a post the northeast corner of said Schlieff's lot; thence by north line West one hundred (100) rods to post southeast corner of sixty-two and five-tenths (62.5) acres deeded to J. Perry; thence by east line North one hundred (100) rods to post in south line of Subdivision No. 89, southwest corner of fifty (50) acres contracted to J. Bloomster; thence by south line East one hundred (100) rods to post southeast corner of same; thence by East line North eighty (80) rods to post northeast corner of same; thence by North line West one hundred (100) rods to post southeast corner one hundred (100) acres deeded to Swanson and Shelander; thence by east line North seventy-six (76) rods to post; thence North thirty-six degrees East (N. 36° E) two hundred twenty-five (225) rods to post in south line of Subdivision No. 86; thence North forty-eight(48) rods to post; thence West twenty (20) rods to post; thence North one hundred sixteen (116) rods to hemlock corner in said Township line; thence by said line East three hundred forty-three and six-tenths (343.6) rods to place of beginning.

Excepting from Tract 7 the following described premises, conveyed by J.L. Bayer; et al., to Claude Slade by deed dated May 3, 1912, and recorded in Deed Book Vol. 168, page 222, containing 76 acres, part of Warrant No. 2405:

BEGINNING at a post in the center of the old State road in the line dividing the Township of Sergeant and Keating; thence by said line West one hundred sixteen (116) rods to post and stones; thence South one hundred twenty-two (122) rods to post and stones; thence East one hundred five

COPY

(105) rods to the center of said State road; thence by center of same North fifty-four degrees fifteen minutes West (N. 54° 15' W) fifteen (15) rods; North forty-three degrees thirty minutes West (N. 43° 30' W) twenty-four (24) rods; North nineteen degrees thirty minutes West (N. 19° 30' W) six (6) rods; North thirty degrees thirty minutes East (N. 30° 30' E) twenty-six (26) rods; North forty-five degrees East (N. 45° E.) ten (10) rods; North fifty-five degrees thirty minutes east (N. 55° 30' E) forty-six and seven-tenths (46.7) rods; North twenty-seven degrees thirty minutes West (N. 27° 30' W) twenty-four (24) rods, and North thirty-three degrees thirty minutes West (N. 33° 30' W) thirteen and one-tenth (13.1) rods to place of beginning.

Also excepting from Tract 7 the interest conveyed by J.L. Bayer and wife, and Annabelle Sigmann and Husband to Merle E. Dickinson by deed dated January 21, 1946, and recorded in Deed Book Vol. 279, page 437, bounded as follows: .

BEGINNING at an iron pipe corner on the wire fence line being in the west boundary of the Olds Rod and Gun Club lands, and the same being North thirty-five degrees East (N. 35° E) a distance of six hundred ten (610) lineal feet from the southwest corner of a 25-acre lot heretofore purchased by the grantee from the said Olds Rod and Gun Club; thence West a distance of seventeen hundred forty-six and four-tenths (1746.4) lineal feet to a post corner; thence South a distance of twenty-four hundred ninety-four and three-tenths (2494.3) lineal feet to a post corner on the west fence line of the Olds Rod and Gun Club; thence North thirty-five degrees East (N. 35° E) along the said west boundary a distance of three thousand forty-four and nine-tenths (3044.9) lineal feet to the place of beginning.

COPY

TRACT 8. SERGEANT and NORWICH TOWNSHIPS, 363.5 acres, more or less, part of Subdivisions 40-45-57-62 and 75, J. Colegrove Survey:

BEGINNING at the southeast corner of Subdivision No. 39 as deeded to J. Colegrove; thence West on south line of lands deeded to J. Colegrove, W.F. Kittredge and G.A. Bradbrock in Nos. 39,46,56, and 63, six hundred sixty (660) rods, more or less, to said Bradbrock's southwest corner, being post and stones on A. Martin's east line; thence South on said line thirty-four (34) rods to a post, it being said Martin's southeast corner; thence West on south line of same one hundred thirty-four and four-tenths (134.4) rods to post corner in east line of No. 80; thence South on east line of same one hundred ninety-two (192) rods to post corner, being the southeast corner of same in north line of lands deeded to J.M. Bayer; thence East on said north line seventy-eight and six-tenths (78.6) rods to post corner; thence North on west line of same fifty-eight and five-tenths (58.5) rods to post, it being the extreme northwest corner of the same; thence East on north line fifty-five and eight-tenths (55.8) rods to post corner in west line of 62; thence North on same fifty-seven and five-tenths (57.5) rods to old road, it being the south line of lands deeded to G.B. Backus; thence Westerly along center of the same fifty-three and four-tenths (53.4) rods to a post, being the extreme west corner of said Backus lot; thence East on north line of same one hundred ninety (190) rods to post corner of same; thence North on same thirty-two (32) rods to post, it being the northwest corner of same; thence East on said north line one hundred sixty (160) rods to post, it being the northeast corner of same; thence South on same east line sixty-one (61) rods to center of the road; thence Easterly along the said road sixteen and five-tenths (16.5) rods to post in west line of No. 45; thence North on said line seventy-nine (79) rods to post corner; thence East three hundred thirty-seven (337) rods to post corner in west line of No. 29; thence North on same forty-three (43) rods to place of beginning.

COPY

Premises Twenty-Eight 1-28-1

ALL THAT CERTAIN piece, parcel or tract of land situate, lying and being in the Township of Sergeant, County of McKean, and State of Pennsylvania, bounded and described as follow, to wit:

BEGINNING at an iron pipe corner marking the northwest corner of the Bunker Hill farm, now owned by the Heineman Estate, and also marking the northeast corner of the farm of H. Axberg; thence north 2376 feet to an iron pipe corner; thence east 2597.2 feet to an iron pipe corner; thence south 2376 feet to an iron pipe corner on the north line of said Bunker Hill farm; thence by the north line of said Bunker Hill farm; thence by the north line of said Bunker Hill farm west 2597.2 feet to the place of beginning.. Containing 141.67 acres, more or less, said premises being laid out in accordance with survey made by C. L. Lorah, Registered Engineer, in February, 1942.

TOGETHER WITH the right of way over and across the above described tract of land to the same extent and as fully as said right of way was conveyed to Willard R. Merrell by the deed above recited.

Premises Twenty-Four 10-24-1

ALL THAT CERTAIN piece, parcel, or tract of land situate, lying and being in the Township of Keating, County of McKean, State of Pennsylvania, bounded and described as follow:

BEGINNING at an iron pipe, the northwest corner of lot 33 of the Bingham Estate allotment in said Township and County; thence along the east line of that portion of Bingham lot 27 conveyed to Walter E. Perry by deed recorded in McKean County Deed Book 281 page 410, north 43 degrees west 14.8 rods to an iron pin; thence south 82 .5 degrees west 50.6 rods to an iron pipe; thence south 67.75 degrees west 11.7 rods to an iron pin in the south line of said lot 27; thence along said line north 89 and 3/8 degrees east 70.9 rods to the place of beginning. Containing 3.0 acres, more or less.

Premises Twenty-Six 10-26-1

ALL THAT CERTAIN piece, parcel or tract of land situate, lying and being in the Township of Keating, County of McKean and Commonwealth of Pennsylvania, bounded and described as follows, to wit:

BEGINNING at a point in the southwest corner of a lot contracted to be sold to William Ripley by the Trustees of the Bingham Estate; thence south 89.5 degrees east along the south line of said Ripley lot 101.2 perches; thence along the west line of lot 194 conveyed to Isaac Brown by the said Bingham Trustees south 4 degrees west 79.84 perches; thence along the south line of Keating Township north 85.25 degrees west 101.2 perches to a point; thence north 4 degrees east on a line parallel with the east line of the land hereby conveyed 79.84 perches, more or less, to the place of beginning. Containing 50 acres, be the same, more or less.

COPY

ALSO, a 50 foot wide right of way described as follows: **BEGINNING** at a point which is the intersection of the western right of way line of Township Road #347, commonly known as Irons Hollow Road, and the south boundary line of lot Nº 25, now or formerly the property of Otis Carl; thence a distance of 245 feet, more or less in a southeasterly direction along the western right of way line of Township Road 347, commonly know as the Irons Hollow Road, to the point of beginning of this conveyance; thence south 60 degrees 15 minutes west a distance of 810 feet to a point; thence southwesterly from said point to the northeastern corner of the parcel conveyed above.

Premises Forty-Seven 10-47-1

All that piece or parcel of land in Keating Township, McKean County, Pennsylvania, described as follows:

BEGINNING at the southwest corner of Lot 27 of the Bingham Estate allotment in said Township and County, thence along the south line of said lot south 86 and 7/8 degrees east 118.5 rods, thence South 2 ½ degrees west 99.6 rods, thence south 87.4 degrees east, 24.5 rods; thence south 1 ½ degrees west, 81.1 rods; thence south 4 degrees west 79.84 rods; thence 85.25 degrees west, 149 rods; thence north 2.63 degrees east 90.51 rods; thence north 4.75 degrees east 158.8 rods to the place of beginning, containing 214.8 acres and being part of Warrant 2239.

And also hereby conveying to the grantee herein a right of way over other lands of former grantor south of the iron pipe at the northwest corner of said property, and following the following courses and distances and being 25 feet wide; north 69 degrees west, 6.64 rods, thence north 76 degrees west 8.80 rods; thence north 84 ¼ degrees west 64 rod; thence north 2 ¼ degrees east 23.44 rods, thence north 5 ¼ degrees west 8 rods, thence 13 ½ degrees west 9 rods to Route 6, at a point in Route 6, one mile southwest of the junction of said Route 6 and township road T 347.

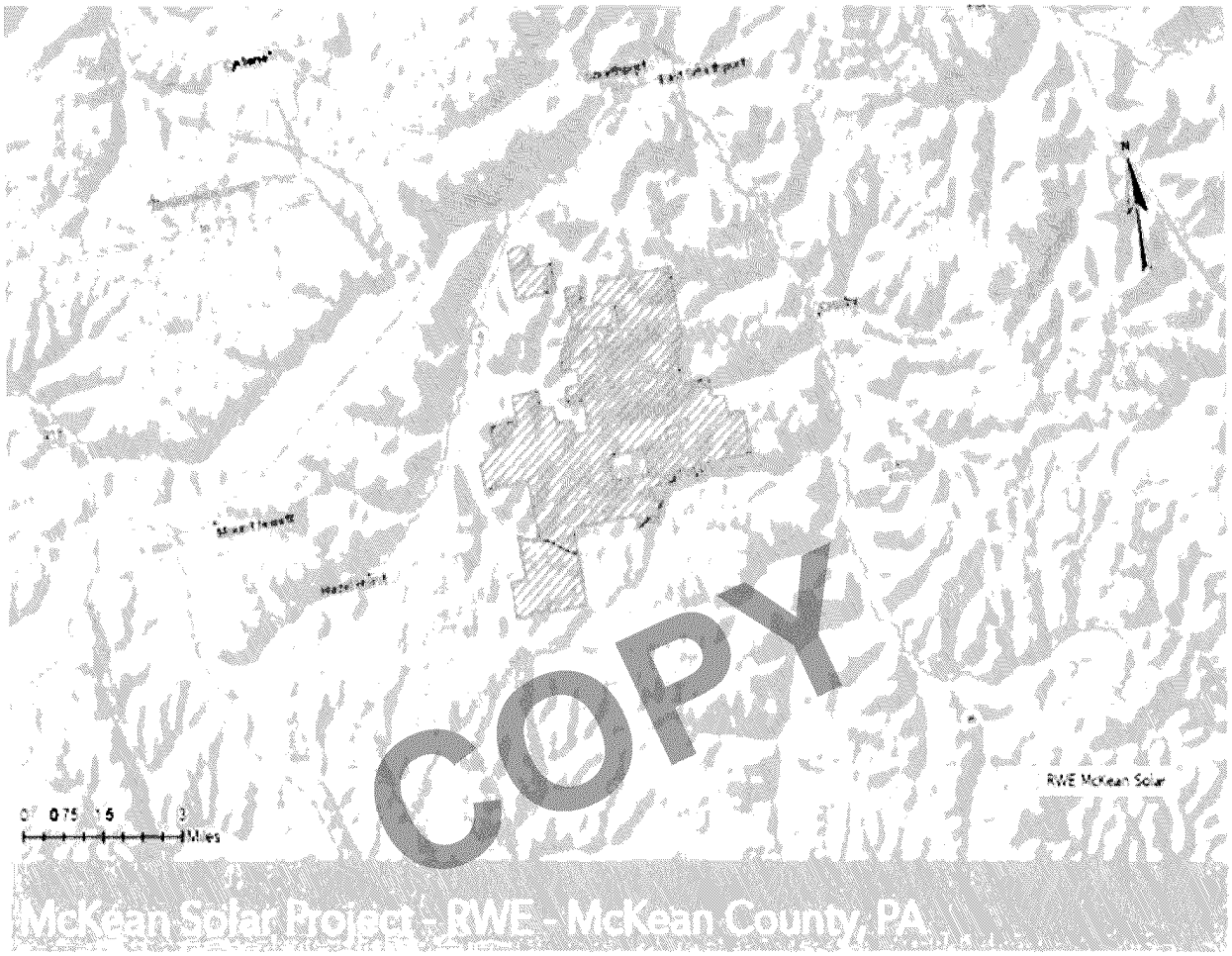
Former grantors reserved the right to develop and use a certain spring on the land herein conveyed, said spring being 400-500 feet southeasterly from the northwest corner of said land, it being understood that any pipes from said spring shall be laid at a sufficient depth so as not to hinder any future timber management. No large trees shall be cut in such water operation without consent of grantee herein.

COPY

Also excepting thereout and therefrom (Premises Forty-Seventh) the premises conveyed in Deed from Hammermill Paper Company to Walter E. Perry and Ruby I. Perry, husband and wife, dated November 11, 1957 and recorded November 19, 1957 in Volume 371, Page 125.

EXHIBIT A-1 to Amendment

Site Plan depicting the
"Property"



COPY

Tracts SU0801 and SU0805