

**RUSH TOWNSHIP ZONING HEARING BOARD**  
**104 Mahanoy Avenue**  
**Tamaqua, PA 18252**

Members:  
Wayne Postupack

Jack Cusatis

Thomas Klein

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**NOTICE OF PUBLIC HEARING**  
**RUSH TOWNSHIP**  
**ZONING HEARING BOARD**

*NOTICE IS HEREBY GIVEN THAT the Zoning Hearing Board of Rush Township, Schuylkill County, Pennsylvania, will conduct a public hearing on Tuesday, October 29, 2024, at 7:00 p.m. at the Rush Township Municipal Building, 104 Mahanoy Avenue, Village of Hometown, Tamaqua, Pennsylvania, 18252. The purpose of this hearing is to consider a special exception and variance requests made by Cathy Briesch, Carl Briesch, and Pitch Mountain PV I, LLC in connection with plans to construct a Six Megawatt (6MW) Commercial Solar Farm to be located at 0 Claremont Road, Tamaqua, Pennsylvania 18151, further identified as Schuylkill County Tax Parcel Numbers 25-04-0044.000 and 25-04-0044.001, and zoned as Woodland Preserve and Highway Commercial. The hearing shall be open onto all members of the public for attendance. The zoning application is available for public inspection at Rush Township Municipal Building during regular business hours, or by contacting Rush Township Secretary at (570) 668-2938.*

*Stanley J. Burke, Esquire  
Solicitor for Rush Township  
Zoning Hearing Board  
450 W. Market Street  
P.O. Box 232  
Pottsville, PA 17901*

Mailed: October 15, 2024

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**RUSH TOWNSHIP ZONING HEARING BOARD**

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**RUSH TOWNSHIP  
SCHUYLKILL COUNTY, PENNSYLVANIA  
APPLICATION FOR VARIANCE, SPECIAL EXCEPTION OR APPEAL BEFORE THE  
RUSH TOWNSHIP ZONING HEARING BOARD**

1.  Variance  Special Exception  Appeal

2. Name, address, telephone number, and email of ALL Property Owner(s):

Cathy and Carl Briesch, 2235 Sunhurst Drive, Hazle Township PA 18202  
570-455-6096, pitchmt@ptd.net

3. Name, address, telephone number, and email of applicant (s) (If other than Property Owner(s)):

Pitch Mountain PV I, LLC	Joene Gileguy-Konan
225 W Hubbard St.	joene.gileguy-
#200, Chicago, IL 60654	konan@engie.com
	832-362-0901

Interest of Applicant: Developer of Project

Attorney Information: Name, address, telephone number and email (If represented):

4. Describe the location of the property affected (Include Property Address, Tax Parcel #, Deed Book, Page Number, and where it is recorded):

0 Claremont Rd, Tamaqua PA 18252, Parcel # 25-04-0044.000 | Book 2767 Page 2873  
& 25-04-0044.001 Book 2190 Page 1110

5. Current zoning classification: Woodland Preserve WP & HC - Highway Commercial

6. Lot size: 1875.55 & 100 acres

7. Current use of property: Woodland preserve & hunting

8. Proposed use of property: 6MW Solar Farm on part of the property (1.7% of the property)

9. Existing buildings and improvements on property (attach additional sheets if necessary):

Structure Type:	Size:	Use:
Barn	2000 SF	Storage

Structure Type:	Size:	Use:
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**RUSH TOWNSHIP  
SCHUYLKILL COUNTY, PENNSYLVANIA  
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10. Describe in detail proposed structures or uses:  
Clearing of Trees, Grading of property and construction and use of a 6MW Solar Farm on 35 acres
11. Relief sought from the following sections of the Rush Township Zoning Ordinance:  
Section 1694 Part C #4 & Section 1694 Part D #1A  
W-P (Section 403.H.) and H-C(Section 853.N.)
12. If the property is contained within a recorded subdivision or land development plan, give **Deed book and page number** and where it is recorded:  
Not to our knowledge
13. State reasons applicant believes he/she is entitled to variance/special exception (**Include ordinance #**): The ordinance effectively prohibits commercial solar in Rush Township and we would like to argue that it is within the landowners right to host a small scale solar project for their benefit.
14. If an access point to a State Legislative Route is proposed, has the Pennsylvania Department of Transportation issued a permit for the access point?  
\_\_\_\_\_ Attach a copy of the permit.
15. Date work is scheduled to begin:  
- 5/1/2026  
\_\_\_\_\_
16. The following information shall accompany this application:
- a) A map of the lot in question, drawn to scale, indicating the lot size and showing all dimensions of lot lines and the exact location(s) on the lot of all existing and proposed buildings, fences, signs, structures landscape features and all alterations to buildings or structures. The plan shall clearly show areas requiring variance or special exceptions.
  - b) The statement indicating the present and intended use(s), height, length, width and proportion of the total lot area covered of all proposed and existing buildings, structures and additions or alterations to buildings or structures, and the height, length, width and design of all signs.
  - c) A statement indicating the number of families and/or commercial or industrial establishments to be accommodated within existing and proposed buildings on the lot. In any case including apartment buildings and townhouses, a breakdown of units by number of bedrooms shall be given or in the case of commercial and industrial uses and home occupations, the floor area to be devoted to each use shall be indicated.
  - d) The number, location, dimensions and design of parking and loading areas including the size and agreement of all spaces and means of ingress, egress and interior circulation, recreation areas, screens, buffer yards and landscaping, means of egress from the ingress to the lot, routes or pedestrian and vehicular

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traffic, and outdoor lighting.

- e) The location of all utility lines including approval of water supply and sewage disposal.
- f) The names, addresses, and telephone numbers of owners of all adjoining properties.
- g) **Check in the amount of \$500.00 (\$300.00 if Appeal Application) payable to: RUSH TOWNSHIP.**

I hereby apply for variance/special exception/appeal (circle one) and certify that the above information and accompanying information and drawings are true and correct.

10-3-2024  
Date

10-3-2024  
Date

9/30/2024  
Date

\* Care Brisch  
Signature of Applicant(s) / Owner(s)

\* Cathy Brisch  
Signature of Applicant(s) / Owner(s)

\* Joene Gileguy Konan  
Signature of Applicant(s) / Owner(s)

**\* Notes**

1. If the application is being made by the property owner(s) or equitable owner(s), **ALL owner(s) must sign the application.**
2. Applicant(s) must be present at the hearing to offer testimony regarding the application.
3. **All applications, supporting documents and the required fee must be received no less than twenty-one (21) days prior to the regularly scheduled hearing dates, typically the last Tuesday of every month. Applicant(s) is/are encouraged to verify hearing dates in advance of application submission by contacting the Zoning Officer.**

Submit application, supporting documents and fee to:

Shannon Darker, Assistant Zoning Officer  
ARRO Consulting, Inc.  
1239 Centre Turnpike  
Orwigsburg, PA 17961  
(570)-366-9534  
Email: [shannon.darker@arroconsulting.com](mailto:shannon.darker@arroconsulting.com)

# PITCH MOUNTAIN SOLAR

RUSH TOWNSHIP,  
 SCHUYLKILL COUNTY,  
 PENNSYLVANIA

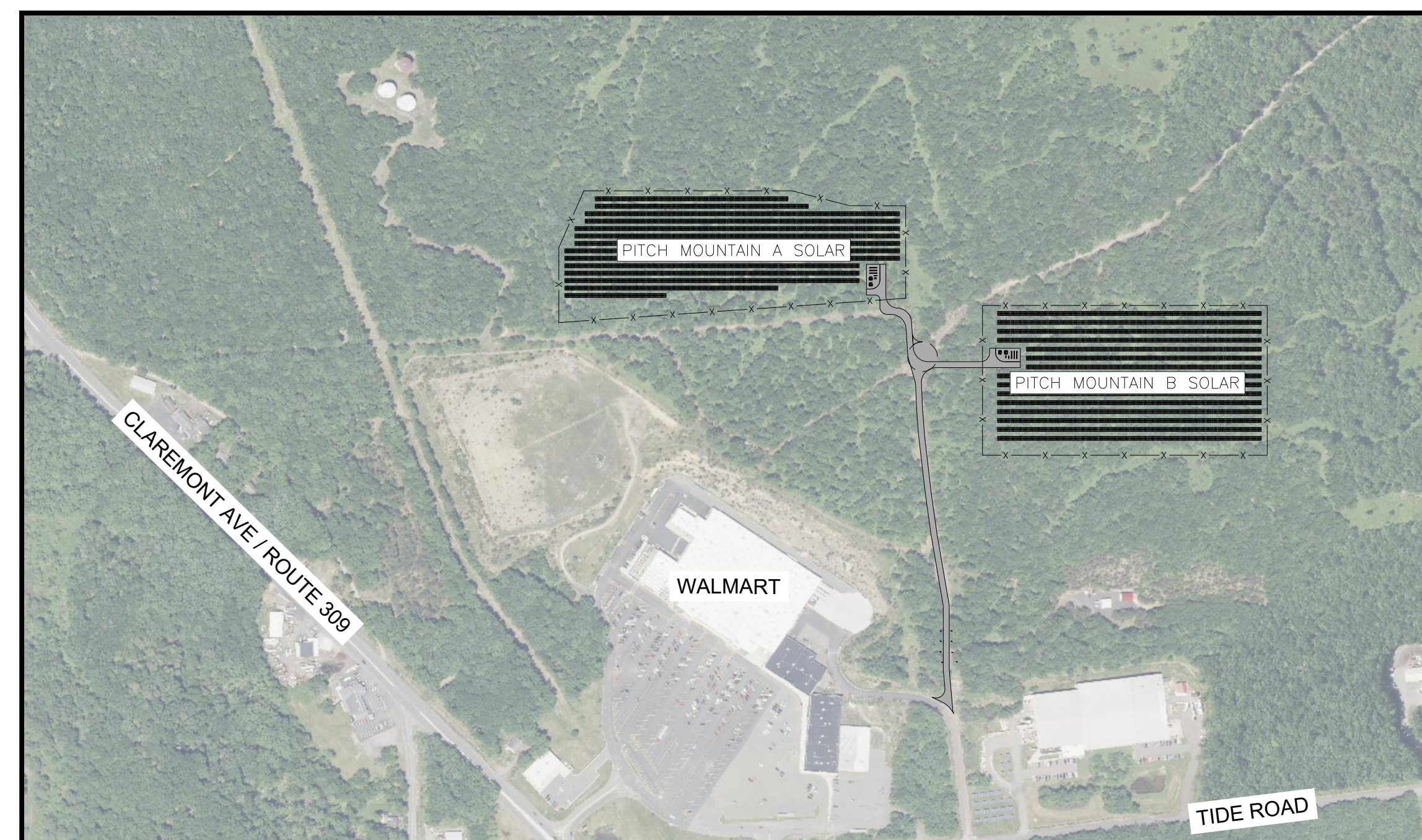
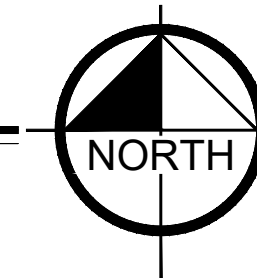
## SHEET INDEX

●	NEW DRAWING	10.07.2024 - ISSUE FOR ZONING PERMIT
△	REVISED DRAWING	
○	NO CHANGES	
—	DRAWING OMITTED	
SHEET NUMBER	SHEET TITLE	
G1.00	COVER SHEET	●
	ALTA/TOPOGRAPHIC SURVEY (BY OTHERS)	●
	CIVIL DRAWINGS	
C2.00	SITE GEOMETRY PLAN	●
C2.01	ACCESS AND INTERCONNECTION PLAN	●



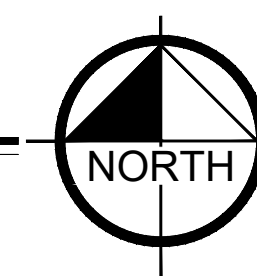
## VICINITY MAP

NOT TO SCALE



## SITE AERIAL

SCALE: 1" = 400'



## PROJECT INFORMATION

DESIGN PROFESSIONALS IN RESPONSIBLE CHARGE: ELECTRICAL — ANDREW BLUNT, P.E.  
 CIVIL — TOMISLAV PULJIC, P.E.  
 BUILDING CODE: INTERNATIONAL BUILDING CODE 2018 EDITION  
 FIRE CODE: INTERNATIONAL FIRE CODE 2018 EDITION  
 ELECTRICAL CODE: NFPA 70-14, NATIONAL ELECTRIC CODE 2014  
 SYSTEM SIZE:  
 PITCH MOUNTAIN A: 3,000kWdc/3,775kWdc  
 PITCH MOUNTAIN B: 3,000kWdc/3,775kWdc  
 RACKING TYPE:  
 PITCH MOUNTAIN A: FIXED-TILT, 28°  
 PITCH MOUNTAIN B: FIXED-TILT, 32°  
 ROW SPACING: 30.0'

## SITE INFORMATION

ZONING DISTRICT: WOODLAND PRESERVATION  
 JURISDICTION: RUSH TOWNSHIP  
 FLOOD ZONE: PROPERTY IS IN FLOOD ZONE DESIGNATION X, PER FEMA FLOOD INSURANCE RATE MAP NUMBER 42107C0205F, EFFECTIVE DATE OF 05/18/2021.  
 TOTAL PARCEL AREA: ±1,961.90 ACRES  
 PROPOSED LEASE AREA: ±140.00 ACRES

## PROJECT TEAM

<p>UTILITY</p>  <p><b>PPL Electric Utilities</b>          600 Larch St.          Scranton, PA 18509</p>	<p>DEVELOPER</p>  <p><b>ENGIE Distributed Solar &amp; Storage</b>          225 West Hubbard St, Suite 200          Chicago, IL 60654          1-877-SOCORE1</p>	<p>ELECTRICAL/CIVIL</p>  <p><b>SoCore Engineering</b>          225 West Hubbard St, Suite 200          Chicago, IL 60654          1-877-SOCORE1</p>
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THE INFORMATION DISCLOSED HEREIN WAS ORIGINATED BY AND IS THE SOLE PROPERTY OF SOCORE ENGINEERING, LLC. ALL PATENT, PROPRIETARY, DESIGN, USE, SALE, MANUFACTURING AND REPRODUCTION RIGHTS THERETO ARE HEREBY RESERVED.

CONTRACTOR SHALL BE RESPONSIBLE FOR REVIEWING ALL PLANS AND SPECIFICATIONS, VERIFYING ALL EXISTING CONDITIONS PRIOR TO PROCEEDING WITH CONSTRUCTION, AND NOTIFYING SOCORE ENGINEERING IMMEDIATELY OF ANY DISCREPANCIES OR CONFLICTS.

CONTRACTOR IS RESPONSIBLE FOR THE INSTALLATION OF PROPERLY SIZED EQUIPMENT. SUBMIT SHOP DRAWINGS TO SOCORE ENGINEERING FOR APPROVAL OF CONFORMITY TO SOCORE'S DESIGN INTENT.

SOCORE ENGINEERING, LLC. SHALL RETAIN ALL COPYRIGHTS, STATUTORY AND COMMON LAW RIGHT WITH REGARD TO THESE PLANS. REPRODUCTION, CHANGES OR ASSIGNMENT TO ANY THIRD PARTY SHALL NOT OCCUR WITHOUT OBTAINING EXPRESSED WRITTEN CONSENT OF SOCORE ENGINEERING, LLC.

ALL STATEMENTS AND REQUIREMENTS SET FORTH ABOVE ARE INCORPORATED BY REFERENCE AND APPLY TO THE PLAN DRAWINGS OF EACH PAGE OF THIS DRAWING SET.

REVISIONS

REV.	DATE	ISSUANCE	DESCRIPTION
A	10/07/2024	ISSUE FOR ZONING PERMIT	ORIGINAL ISSUANCE

PROJECT NAME  
**PITCH MOUNTAIN SOLAR**  
 0 CLAREMONT RD.  
 TAMAQUA, PA 18252  
 (40.839480, -75.985919)

SHEET NAME  
**COVER SHEET**

DESIGNER: DVL  
 REVIEWER: WMM

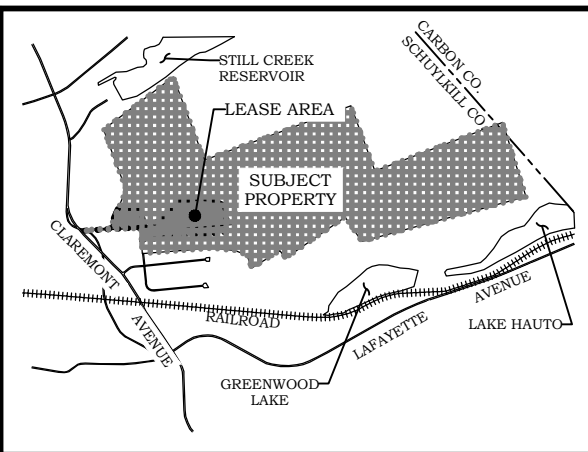
SCALE: AS NOTED  
 SHEET SIZE: 24" X 36"

STAMP  
**PRELIMINARY**  
 FOR REVIEW ONLY  
 Not for Construction Purposes.  
**SoCore Engineering**  
 Engineer: TOMISLAV PULJIC  
 P.E. No. PE00061323, Date: 10.07.2024

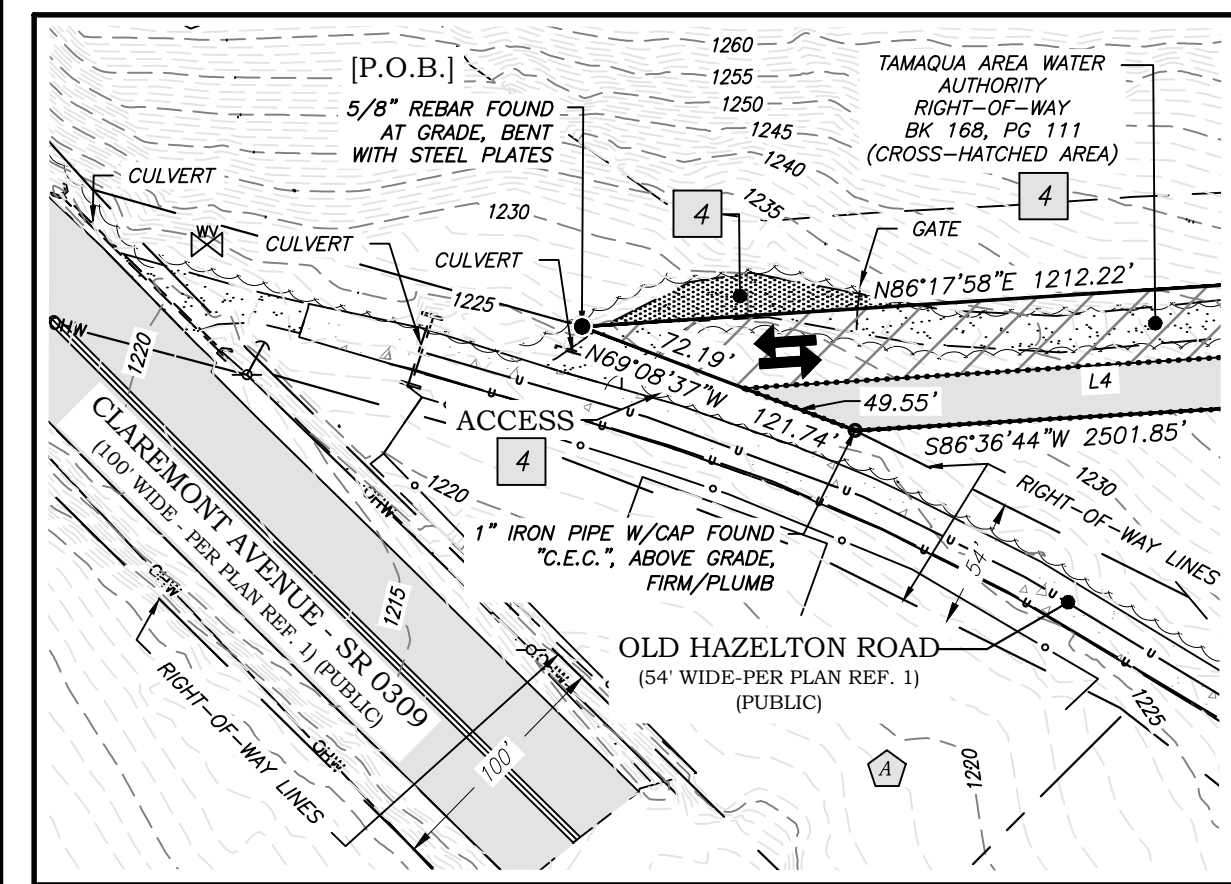
EOR: CIVIL  
 TOMISLAV PULJIC, PE  
 SHEET NUMBER

G1.00

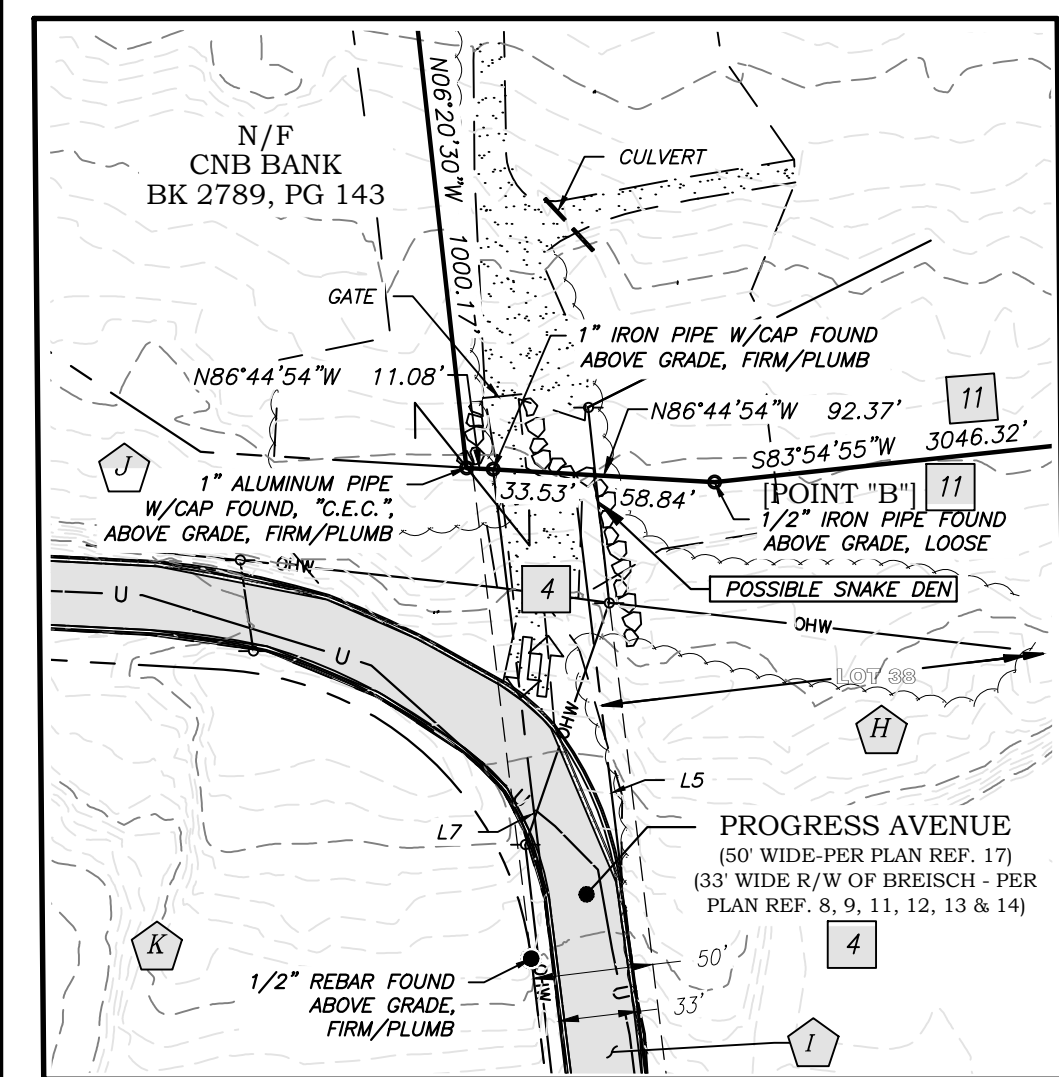




VICINITY MAP (NTS)



DETAIL "A"  
SCALE: 1" = 80'



DETAIL "B"  
SCALE: 1" = 80'

**LEGEND:**

— SUBJECT PROPERTY LINE	U UNIDENTIFIED UNDERGROUND UTILITY (PER SURFACE MARKINGS)	— N/F NOW OR FORMERLY OF
- - - ADJOINER PROPERTY LINE	● REBAR FOUND/SET (AS NOTED)	[P.O.B.] POINT OF BEGINNING
— ROAD RIGHT OF WAY	○ UNMONUMENTED ANGLE POINT	— EXISTING VEHICLE ACCESS POINT
— EDGE OF PAVEMENT	○ IRON PIPE FOUND (AS NOTED)	— PROPOSED VEHICLE ACCESS POINT
— EDGE OF GRAVEL	○ SEE TAG A, ADJOINER TABLE	— LOT NUMBER (PER PLAT REF.)
— LEASE LIMIT	○ SEE ITEM 12, SCHEDULE B, PART II	— LINE LABEL (SEE LINE TABLE)
— CENTERLINE, AS NOTED	○ SEE ITEM NO. 9, GENERAL NOTES	— COMMON OWNERSHIP
— OVERHEAD WIRES	○	— ROW OF BOULDERS
— TREE LINE	○	— GUY ANCHOR AND UTILITY POLE
— GAS LINE (PER SURFACE MARKINGS)	○	— CHAIN LINK FENCE
— WATER LINE (PER SURFACE MARKINGS)	○	
— UNDERGROUND ELECTRIC LINE	○	

**PLAN OF ALTA/NSPS LAND TITLE SURVEY**  
OF PROPERTY OWNED BY  
**KENNETH CARL BREISCH & CATHERINE A. BREISCH**  
LOCATED AT  
**OLD HAZELTON ROAD**  
RUSH TOWNSHIP, SCHUYLKILL COUNTY &  
BOROUGH OF NESQUEHONING, CARBON COUNTY  
COMMONWEALTH OF PENNSYLVANIA

PREPARED FOR:

**REVISIONS:**

NO.	DATE	DESCRIPTION
1	10/05/2023	REVISED SCHEDULE B2 NOTES PER REQUEST BY CLIENT

**encompass**  
Providing Solutions

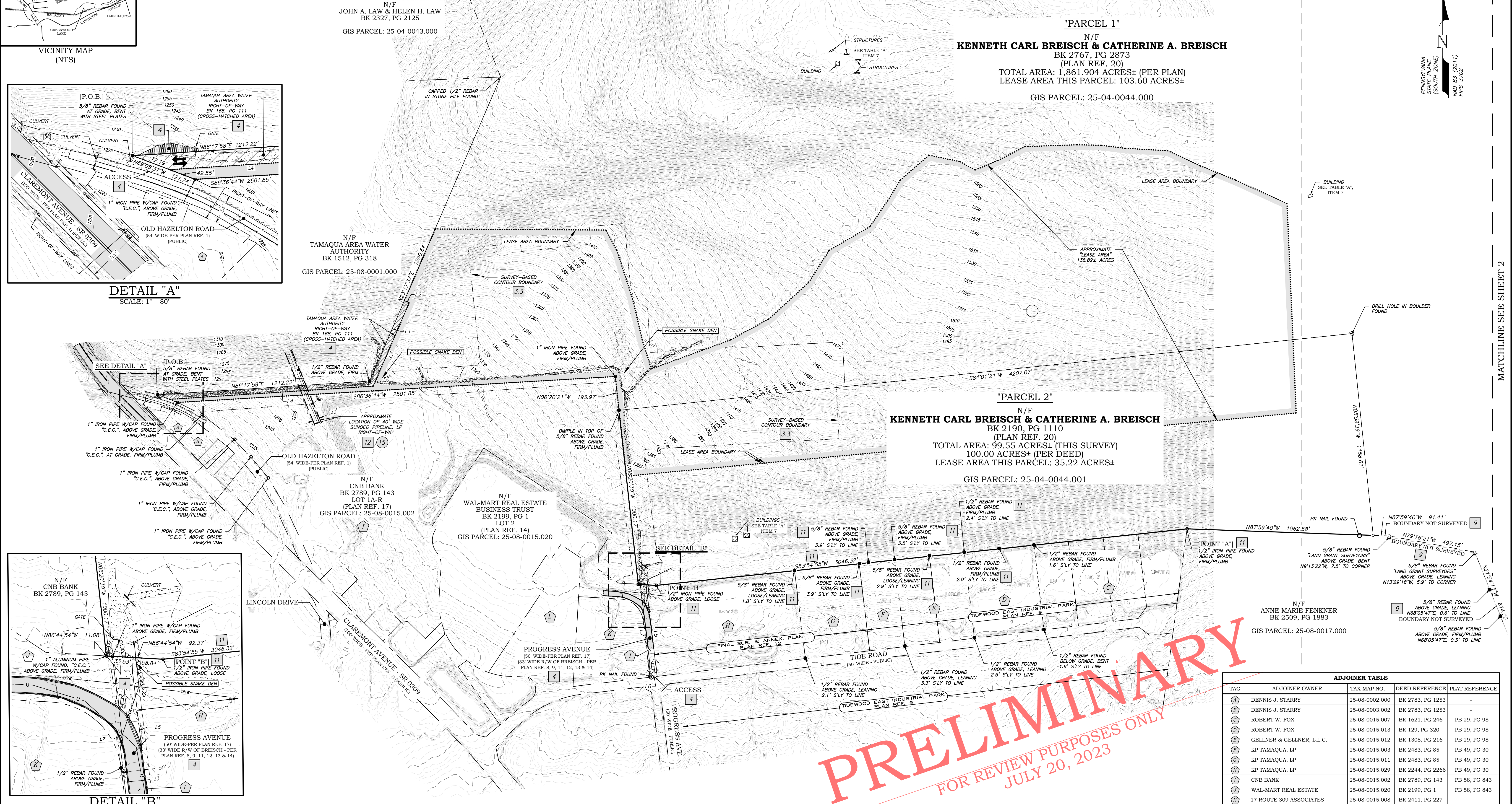
405 WATER STREET, SUITE 3  
GARDNER, MAINE 04345  
207-203-0160  
WWW.ENCOMPASSSERVICES.COM

250' 0' 250' 0' 250' 0'

HORIZONTAL SCALE IN FEET

DATE: 07/20/23 PROJECT NO: 64783  
DRAWN BY: RCC  
CHECKED BY: WJW DATE: 07/20/23 SCALE: 1" = 250'  
FIELD WORK COMPLETED: 06/28/23 SHEETS: 1 OF 2

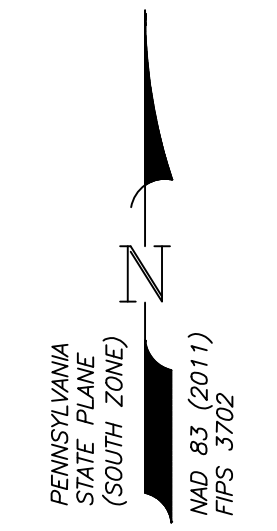
**PRELIMINARY**  
FOR REVIEW PURPOSES ONLY  
JULY 20, 2023



**ADJOINER TABLE**

TAG	ADJOINER OWNER	TAX MAP NO.	DEED REFERENCE	PLAT REFERENCE
A	DENNIS J. STARRY	25-08-0002.000	BK 2783, PG 1253	-
B	DENNIS J. STARRY	25-08-0003.002	BK 2783, PG 1253	-
C	ROBERT W. FOX	25-08-0015.007	BK 1621, PG 246	PB 29, PG 98
D	ROBERT W. FOX	25-08-0015.013	BK 129, PG 320	PB 29, PG 98
E	GELLNER & GELLNER, L.L.C.	25-08-0015.012	BK 1308, PG 216	PB 29, PG 98
F	RP TAMAQUA, LP	25-08-0015.003	BK 2483, PG 85	PB 49, PG 30
G	RP TAMAQUA, LP	25-08-0015.011	BK 2483, PG 85	PB 49, PG 30
H	RP TAMAQUA, LP	25-08-0015.029	BK 2244, PG 2266	PB 49, PG 30
I	CNB BANK	25-08-0015.002	BK 2789, PG 143	PB 58, PG 843
J	WAL-MART REAL ESTATE	25-08-0015.020	BK 2199, PG 1	PB 58, PG 843
K	17 ROUTE 309 ASSOCIATES	25-08-0015.008	BK 2411, PG 227	-
L	TAMAQUA OWNER, LLC	25-08-0015.031	BK 2543, PG 2295	PB 49, PG 59

MATCHLINE SEE SHEET 2



MATCHLINE SEE SHEET 2

"PARCEL 1"

N/F  
**KENNETH CARL BREISCH & CATHERINE A. BREISCH**  
BK 2767, PG 2873  
(PLAN REF. 20)  
TOTAL AREA: 1,861.904 ACRES± (PER PLAN)  
LEASE AREA THIS PARCEL: 103.60 ACRES±  
GIS PARCEL: 25-04-0044.000

"PARCEL 2"

N/F  
**KENNETH CARL BREISCH & CATHERINE A. BREISCH**  
BK 2190, PG 1110  
(PLAN REF. 20)  
TOTAL AREA: 99.55 ACRES± (THIS SURVEY)  
100.00 ACRES± (PER DEED)  
LEASE AREA THIS PARCEL: 35.22 ACRES±  
GIS PARCEL: 25-04-0044.001

N/F  
**JOHN A. LAW & HELEN H. LAW**  
BK 2327, PG 2125  
GIS PARCEL: 25-04-0043.000

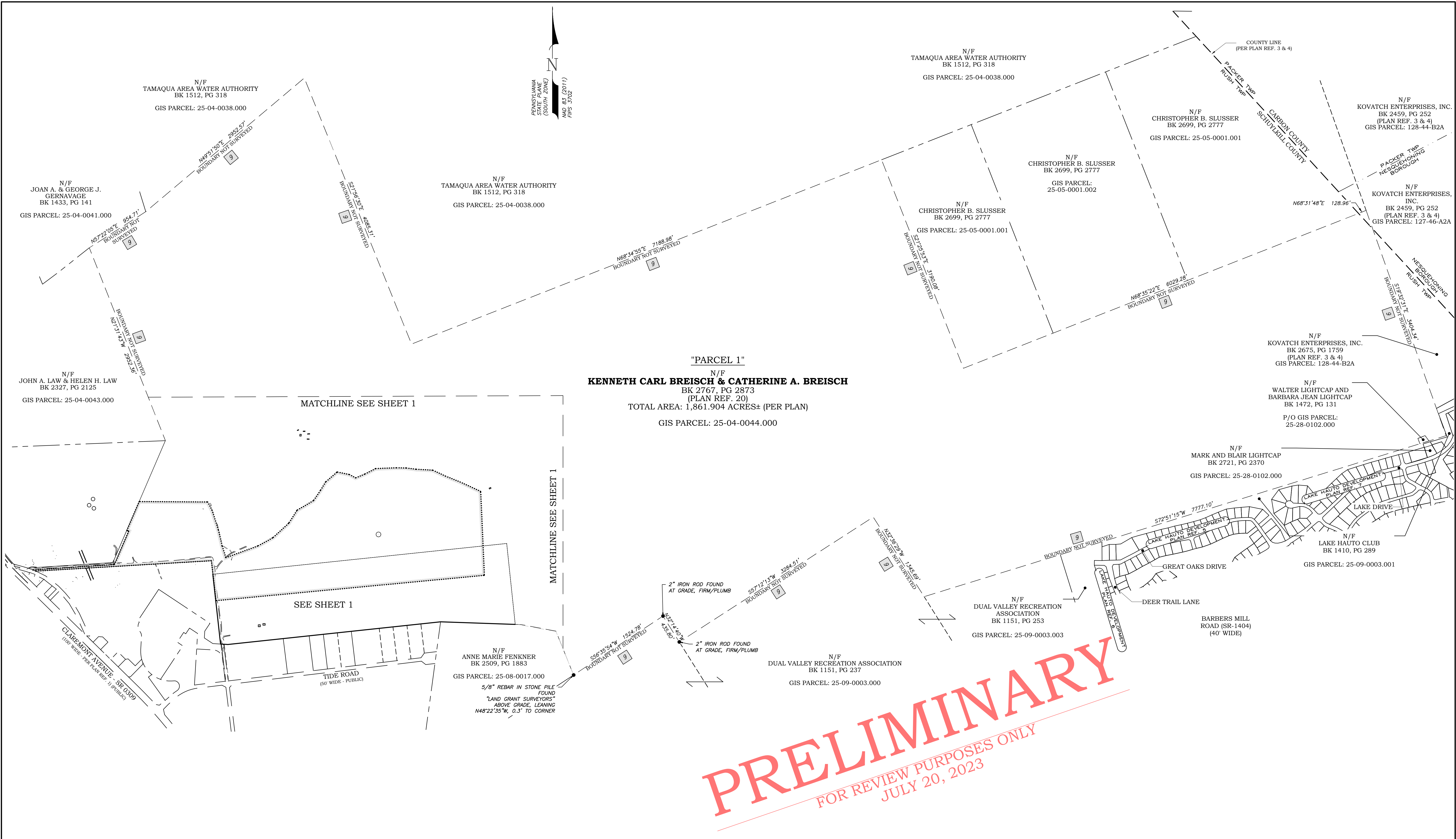
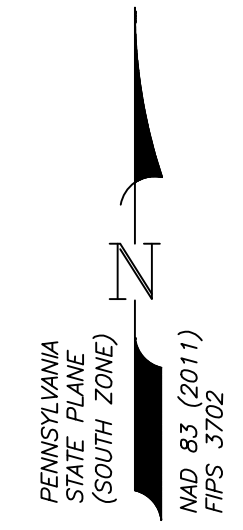
N/F  
**TAMAQUA AREA WATER AUTHORITY**  
BK 1512, PG 318  
GIS PARCEL: 25-08-0001.000

N/F  
**CNB BANK**  
BK 2789, PG 143  
(PLAN REF. 17)  
GIS PARCEL: 25-08-0015.002

N/F  
**WAL-MART REAL ESTATE BUSINESS TRUST**  
LOT 1A-R  
BK 2199, PG 1  
(PLAN REF. 14)  
GIS PARCEL: 25-08-0015.020

N/F  
**ANNE MARIE FENKNER**  
BK 2509, PG 1883  
GIS PARCEL: 25-08-0017.000





"PARCEL 1"  
 N/F  
**KENNETH CARL BREISCH & CATHERINE A. BREISCH**  
 BK 2767, PG 2873  
 (PLAN REF. 20)  
 TOTAL AREA: 1,861.904 ACRES± (PER PLAN)  
 GIS PARCEL: 25-04-0044.000

PRELIMINARY  
 FOR REVIEW PURPOSES ONLY  
 JULY 20, 2023

LEGEND:	
	SUBJECT PROPERTY LINE
	ADJOINER PROPERTY LINE
	ROAD RIGHT OF WAY
	EDGE OF PAVEMENT
	EDGE OF GRAVEL
	LEASE LIMIT
	CENTERLINE, AS NOTED
	OVERHEAD WIRES
	GAS LINE (PER SURFACE MARKINGS)
	WATER LINE (PER SURFACE MARKINGS)
	UNDERGROUND ELECTRIC LINE
	UNIDENTIFIED UNDERGROUND UTILITY (PER SURFACE MARKINGS)
	REBAR FOUND/SET (AS NOTED)
	UNMONUMENTED ANGLE POINT
	IRON PIPE FOUND (AS NOTED)
	SEE TAG A, ADJOINER TABLE
	SEE ITEM 12, SCHEDULE B, PART II
	SEE ITEM NO. 9, GENERAL NOTES
	MINOR CONTOUR LINE
	MAJOR CONTOUR LINE
	N/F
	POINT OF BEGINNING
	EXISTING VEHICLE ACCESS POINT
	PROPOSED VEHICLE ACCESS POINT
	LOT NUMBER (PER PLAT REF.)
	LINE LABEL (SEE LINE TABLE)
	COMMON OWNERSHIP
	ROW OF BOULDERS
	GUY ANCHOR AND UTILITY POLE
	CHAIN LINK FENCE

**PLAN OF ALTA/NSPS LAND TITLE SURVEY**  
 OF PROPERTY OWNED BY  
**KENNETH CARL BREISCH & CATHERINE A. BREISCH**  
 LOCATED AT  
 OLD HAZELTON ROAD  
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 COMMONWEALTH OF PENNSYLVANIA

PREPARED FOR:

REVISIONS:		
NO.	DATE	DESCRIPTION
1	10/05/2023	REVISED SCHEDULE B2 NOTES PER REQUEST BY CLIENT

405 WATER STREET, SUITE 3  
 GARDINER, MAINE 04345  
 WWW.ENCOMPASSSERVICES.COM

HORIZONTAL SCALE IN FEET

DRAWN BY: RCC	DATE: 07/20/23	PROJECT NO: 64783
CHECKED BY: WJW	DATE: 08/10/23	207-203-0160
FIELD WORK COMPLETED: 06/28/23		SHEET 2 OF 2

STEWART TITLE GUARANTY COMPANY  
ALTA COMMITMENT FOR TITLE INSURANCE  
COMMITMENT NUMBER: 20238804  
PROPERTY ADDRESS: 0 CLAREMONT ROAD, TAMAQUA, PA 18252  
PROJECT DESCRIPTION: ENGIE: PITCH MOUNTAIN PV I 23000370111  
COMMITMENT DATE: FEBRUARY 3, 2023 AT 8:00 A.M.

**"PARCEL 1": TAX PARCEL NO. 25-04-0044.000 [DEED BOOK 2767, PAGE 2873]**

WHEREAS, KENNETH CARL BREISCH & CATHERINE A. BREISCH (HEREINAFTER "BREISCH") ARE OWNERS OF TAX PARCEL IDENTIFICATION NUMBER 25-4-44 AND; WHEREAS, IT WAS DISCOVERED THAT THERE WAS AN ERROR IN THE DESCRIPTION OF THE FEBRUARY 10, 2006 DEED TO GRANTORS (BOOK 2190, PAGE 111) BEING REFERRED TO HEREIN BELOW AND; WHEREAS, THE INSTANT DEED IS MEANT TO CORRECT THE DESCRIPTION OF THE FEBRUARY 10, 2006 DEED.

ALL THAT CERTAIN PLOT, PIECE OR PARCEL OF LAND LYING, BEING AND SITUATE IN THE TOWNSHIP OF RUSH, COUNTY OF SCHUYLKILL, ALSO IN THE BOROUGH OF NESQUEHONING, COUNTY OF CARBON, COMMONWEALTH OF PENNSYLVANIA, BEING ENTIRELY TAXED IN RUSH TOWNSHIP AND MORE PARTICULARLY BOUNDED AND DESCRIBED AS FOLLOWS:

BEGINNING AT A FOUND IRON PIN ON THE EASTERN RIGHT-OF-WAY OF OLD HAZELTON ROAD 33.00' WIDE SAID IRON PIN ALSO MARKING THE SOUTHWEST CORNER OF PROPERTY BELONGING NOW OR FORMERLY TO TAMAQUA AREA WATER AUTHORITY; THENCE ALONG SAID PROPERTY OF TAMAQUA AREA WATER AUTHORITY THE FOLLOWING TWO COURSES AND DISTANCES:

- 1) NORTH EIGHTY-SIX DEGREES, SEVENTEEN MINUTES, FIFTY-EIGHT SECONDS EAST (N86°17'58"E) A DISTANCE OF ONE THOUSAND TWO HUNDRED TWELVE AND TWENTY-TWO HUNDREDS FEET (1212.22') TO A FOUND IRON PIN IN STONES;
- 2) NORTH TWENTY-THREE DEGREES, SEVENTEEN MINUTES, THIRTY-SEVEN SECONDS EAST (N23°17'37"E) A DISTANCE OF ONE THOUSAND EIGHT HUNDRED NINETY AND SIXTY-FOUR HUNDREDS FEET (1890.64') TO A FOUND IRON PIN IN STONES MARKING THE SOUTHEAST CORNER OF PROPERTY BELONGING NOW OR FORMERLY TO JOHN AND HELEN LAW;

THENCE, NORTH TWENTY-ONE DEGREES, THIRTY-ONE MINUTES, FORTY-TWO SECONDS WEST (N21°21'42"W) ALONG PROPERTY OF SAID LAW A DISTANCE OF TWO THOUSAND NINE HUNDRED FIFTY-TWO AND THIRTY-FIVE HUNDREDS FEET (2952.35') TO A FOUND IRON PIN IN STONES MARKING A CORNER OF PROPERTY BELONGING NOW OR FORMERLY TO JOHN AND GEORGE GERNAWAGE;

THENCE NORTH FIFTY-SEVEN DEGREES, TWENTY-TWO MINUTES, FIVE SECONDS EAST (N57°22'05"E) ALONG SAID PROPERTY NOW OR FORMERLY OF GENAWAGE A DISTANCE OF NINE HUNDRED FIFTY-FOUR AND SEVENTY-ONE HUNDREDS FEET (954.71') TO A FOUND IRON PIN IN STONES MARKING THE SOUTHWEST CORNER OF OTHER PROPERTY OF SAID TAMAQUA AREA WATER AUTHORITY;

THENCE ALONG PROPERTY OF SAID TAMAQUA AREA WATER AUTHORITY THE FOLLOWING THREE COURSES AND DISTANCES:

- 1) NORTH FORTY-NINE DEGREES, FIFTY-ONE MINUTES, FIFTY-SEVEN SECONDS EAST (N49°51'57"E) A DISTANCE OF TWO THOUSAND NINE HUNDRED FIFTY-TWO AND FIFTY-SEVEN HUNDREDS FEET (2952.57') TO A FOUND FIVE FOOT (5') DIAMETER STONE PILE;
- 2) SOUTH TWENTY-ONE DEGREES, FIFTY-SIX MINUTES, THIRTY SECONDS EAST (S21°56'30"E) A DISTANCE OF FOUR THOUSAND EIGHTY-FIVE AND THIRTY-ONE HUNDREDS FEET (4085.31') TO A FOUND IRON PIN IN STONES;
- 3) NORTH TWENTY-THREE DEGREES, THIRTY-FOUR MINUTES, FIFTY-FIVE SECONDS EAST (N23°34'55"E) A DISTANCE OF SEVEN THOUSAND ONE HUNDRED EIGHTY-EIGHT AND NINETY-EIGHT HUNDREDS FEET (7188.98') TO A FOUND IRON PIN IN STONES MARKING THE NORTHWEST CORNER OF PROPERTY BELONGING NOW OR FORMERLY TO CHRISTOPHER SLUSSER;

THENCE ALONG PROPERTY OF SAID SLUSSER THE FOLLOWING TWO COURSES AND DISTANCES:

- 1) SOUTH TWENTY-ONE DEGREES, TWENTY-FIVE MINUTES, FIFTY-THREE SECONDS EAST (S21°25'53"E) A DISTANCE OF THREE THOUSAND ONE HUNDRED NINETY AND EIGHT HUNDREDS FEET (3190.08') TO A FOUND IRON PIN IN STONES;
- 2) NORTH SIXTY-EIGHT DEGREES, THIRTY-FIVE MINUTES, TWENTY-TWO SECONDS EAST (N68°35'22"E) PASSING THROUGH FOUND IRON PINS AT DISTANCES OF ONE THOUSAND THREE HUNDRED SEVENTY AND SEVENTYSIX HUNDREDS FEET (1370.76') THREE THOUSAND FOUR HUNDRED TWENTY-FIVE AND THIRTY HUNDREDS FEET (3425.30') FOR A TOTAL DISTANCE OF SIX THOUSAND TWENTY-NINE AND TWENTY-EIGHT HUNDREDS FEET (6028.28') TO A FOUND IRON ROOF BOLT IN STONES ON THE PURPORTED SCHUYLKILL CARBON COUNTY LINE AND MARKING A CORNER OF PROPERTY BELONGING NOW OR FORMERLY TO KOVATCH ENTERPRISES, INC.;

THENCE ALONG PROPERTY OF SAID KOVATCH ENTERPRISES, INC. THE FOLLOWING TWO COURSES AND DISTANCES:

- 1) NORTH FORTY-EIGHT DEGREES, FORTY-EIGHT SECONDS EAST (N48°31'48" E) A DISTANCE OF ONE HUNDRED TWENTY-EIGHT AND NINETY-SIX HUNDREDS FEET (128.96') TO A FOUND IRON PIN IN CONCRETE;
- 2) SOUTH NINETEEN DEGREES, THIRTY-TWO MINUTES, THIRTY SECONDS EAST (S19°32'30"E) AND ALONG PROPERTY NOW OR FORMERLY OF LAKE HAUTO CLUB PASSING THROUGH THE PURPORTED COUNTY LINE AT A DISTANCE OF THREE HUNDRED EIGHT AND EIGHTY-THREE HUNDREDS FEET (308.83') ALSO PASSING THROUGH A FOUND IRON PIN IN CONCRETE AT A DISTANCE OF TWO THOUSAND NINE HUNDRED NINETY-TWO AND NINETY-EIGHT HUNDREDS FEET (2992.98') FOR A TOTAL DISTANCE OF THREE THOUSAND FOUR HUNDRED FOUR AND THIRTY-SIX HUNDREDS FEET (3404.36') TO A SET IRON PIN IN CONCRETE MARKING A CORNER OF SAID LAKE HAUTO CLUB;

THENCE SOUTH SEVENTY-TWO DEGREE, FIFTY-ONE MINUTES, FIFTEEN SECONDS WEST (S72°51'15"W) ALONG PROPERTY OF SAID LAKE HAUTO CLUB AND PROPERTY NOW OR FORMERLY OF DUAL VALLEY RECREATION FOR A DISTANCE OF SEVEN THOUSAND SEVEN HUNDRED SEVENTY-SEVEN AND TEN HUNDREDS FEET (7777.10') TO A SET IRON PIN IN A FOUND STONE PILE;

THENCE CONTINUING ALONG SAID DUAL VALLEY RECREATION THE FOLLOWING FOUR COURSES AND DISTANCES:

- 1) NORTH THIRTY-TWO DEGREES, THIRTY-SIX MINUTES, TWENTY-NINE SECONDS WEST (N32°36'29"W) A DISTANCE OF ONE THOUSAND THREE HUNDRED HUNDREDS FEET (435.80') TO A FOUND IRON PIN IN STONES;
- 2) NORTH FIFTY-SEVEN DEGREES, TWELVE MINUTES, THIRTEEN SECONDS WEST (S57°12'13"W) A DISTANCE OF THREE THOUSAND TWO HUNDRED EIGHTY-FOUR AND FIFTY-ONE HUNDREDS FEET (3284.51' ") TO A FOUND IRON PIN IN STONES;
- 3) NORTH THIRTY-TWO DEGREES, FOURTEEN MINUTES, FORTY SECONDS WEST (N32°14'40"W) A DISTANCE OF FOUR HUNDRED THIRTY-FIVE AND EIGHTY HUNDREDS FEET (435.80') TO A FOUND IRON PIN IN STONES;
- 4) SOUTH FIFTY-SIX DEGREES, THIRTY-FIVE MINUTES, FIFTY-FOUR SECONDS WEST (S56°35'54"W) A DISTANCE OF ONE THOUSAND FIVE HUNDRED TWENTY-FOUR AND SEVENTY-EIGHT HUNDREDS FEET (1524.78') TO A POINT BEING THE SOUTHEAST CORNER OF PROPERTY BELONGING NOW OR FORMERLY TO ANNE MARIE FENLNER;

THENCE ALONG PROPERTY OF SAID FENLNER THE FOLLOWING THREE COURSES AND DISTANCES:

- 1) NORTH TWENTY-ONE DEGREES, FIFTY-FOUR MINUTES, THIRTEEN SECONDS WEST (N21°54'13"W) A DISTANCE OF SIX HUNDRED SEVENTY-FOUR AND NO HUNDREDS FEET (674.44') TO A POINT BEING THE SOUTHWEST CORNER OF SAID FENLNER'S PROPERTY;
- 2) NORTH SEVENTY-NINE DEGREES, SIXTEEN MINUTES, TWENTY-ONE SECONDS WEST (N79°16'21"W) A DISTANCE OF FOUR HUNDRED NINETY-SEVEN AND FIFTEEN HUNDREDS FEET (497.15') TO A POINT;
- 3) NORTH EIGHTY-SEVEN DEGREES, FIFTY-NINE MINUTES, FORTY SECONDS WEST (N87°59'40"W) A DISTANCE OF NINETY-ONE AND FORTY-ONE HUNDREDS FEET (91.47') TO A POINT BEING OTHER PROPERTY NOW OR FORMERLY OF KENNETH CARL AND CATHERINE BREISCH;

THENCE ALONG SAID OTHER PROPERTY OF BREISCH THE FOLLOWING TWO COURSES AND DISTANCE:

- 1) NORTH FIVE DEGREES, FIFTY-EIGHT MINUTES, THIRTY-NINE SECONDS WEST (N5°58'39"W) A DISTANCE OF ONE THOUSAND ONE HUNDRED FIFTY-EIGHT AND SIXTY-ONE HUNDREDS FEET (1158.61') TO A SET 4" X 1/2" BRILLIANT HOLE IN A BOULDER;
- 2) SOUTH EIGHTY-FOUR DEGREES, ONE MINUTE, TWENTY-ONE SECONDS WEST (S84°01'21"W) A DISTANCE OF FOUR THOUSAND TWO HUNDRED SEVEN AND SEVEN HUNDREDS FEET (4207.07') TO A SET IRON PIN ON LINE OF PROPERTY BELONGING TO TAMAQUA ASSOCIATES, LP;

THENCE ALONG PROPERTY OF SAID TAMAQUA ASSOCIATES, LP THE FOLLOWING TWO COURSES AND DISTANCES:

- 1) NORTH SIX DEGREES, TWENTY MINUTES, TWENTY-ONE SECONDS WEST (N°20'21"W) A DISTANCE OF ONE HUNDRED NINETY-THREE AND NINETY-SEVEN HUNDREDS FEET (193.97') TO A FOUND IRON PIPE;
- 2) SOUTH EIGHTY-THREE DEGREES, THIRTY-FOUR SECONDS WEST (S86°36'44"W) A DISTANCE OF TWO THOUSAND FIVE HUNDRED ONE AND EIGHTY-SEVEN HUNDREDS FEET (2501.87') TO A FOUND ALUMINUM PIPE ON THE AFORSAID RIGHT-OF-WAY OF OLD HAZELTON ROAD;

THENCE NORTH SIXTY-NINE DEGREES, EIGHT MINUTES, THIRTY-SEVEN SECONDS WEST (N69°08'37"W) A DISTANCE OF ONE HUNDRED TWENTY-ONE AND SEVENTY-FOUR HUNDREDS FEET (121.74') TO THE PLACE OF POINT OF BEGINNING;

CONTAINING WITHIN SAID BOUNDS 1861.904 ACRES OF LAND AND MORE FULLY SHOWN HERETO THE PLAN MARKED EXHIBIT "A" TO THE INSTANT DEED.

BEING TAX PARCEL: 25-04-0044.000

BEING THE SAME PREMISES CONVEYED BY CORRECTIVE DEED FROM KENNETH CARL BREISCH AND CATHERINE A. BREISCH, HIS WIFE, TO KENNETH CARL BREISCH AND CATHERINE A. BREISCH, HIS WIFE, DATED FEBRUARY 28, 2022, AND RECORDED MARCH 2, 2022, AT BOOK 2767, PAGE 2873.

ALSO BEING THE SAME PREMISES CONVEYED BY KENNETH CARL BREISCH AND CATHERINE A. BREISCH, HIS WIFE, TO KENNETH CARL BREISCH AND CATHERINE A. BREISCH, HIS WIFE, BY DEED DATED NOVEMBER 9, 2005, AND RECORDED DECEMBER 13, 2005, AT BOOK 2182, PAGE 1958.

**"PARCEL 2": TAX PARCEL NO. 25-04-0044.001 [DEED BOOK 2190, PAGE 1110]**

(A PORTION OF THE FOLLOWING DESCRIPTION HAS BEEN CORRECTED BY THE DESCRIPTION OF "PARCEL 1" AS SET FORTH ABOVE)

ALL THAT CERTAIN PIECE OR PARCEL OF GROUND SITUATED IN THE TOWNSHIP OF RUSH, COUNTY OF SCHUYLKILL, COMMONWEALTH OF PENNSYLVANIA, BOUNDED AND DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT, SAID POINT BEING COMMON TO A CORNER OF LANDS, NOW OR FORMERLY, OF THOMAS J. AND CRYSTAL BARTOLOCCI AND ALSO BEING COMMON TO A CORNER OF LANDS, NOW OR FORMERLY, OF KENNETH C. AND CATHERINE A. BREISCH, THENCE ALONG SAID LANDS INTENDED TO BE CONVEYED BY KENNETH C. AND CATHERINE A. BREISCH (N06°23'52"W - 1000.00') TO A POINT.

THENCE THROUGH LANDS OF KENNETH C. AND CATHERINE A. BREISCH, OF WHICH THIS IS A PART, THE FOLLOWING TWO (2) COURSES AND DISTANCES:

1. (N83°57'50"E - 4207.07') TO A POINT.
2. (S06°02'10"E - 1173.19') TO A POINT, SAID POINT BEING IN LINE OF LANDS, NOW OR FORMERLY, OF EDWARD L. AND ANNA M. HARTRANFT.

THENCE ALONG SAID LANDS, NOW OR FORMERLY, OF EDWARD L. AND ANNA M. HARTRANFT (N87°35'10"W - 1064.10') TO A POINT, SAID POINT BEING COMMON TO A CORNER OF LANDS, NOW OR FORMERLY, OF TAMAQUA INDUSTRIAL DEVELOPMENT ENTERPRISES, INC.

THENCE ALONG SAID LANDS, NOW OR FORMERLY, OF TAMAQUA INDUSTRIAL DEVELOPMENT ENTERPRISES, THE FOLLOWING TWO (2) COURSES AND DISTANCES:

1. (N3°57'50"W - 3046.10') TO A POINT.
2. (N86°40'10"W - 103.49') TO A POINT, THE PLACE OF BEGINNING.

CONTAINING 100.00 ACRES.

BEING TAX PARCEL: 25-04-0044.001

BEING THE SAME PREMISES CONVEYED BY KENNETH CARL BREISCH AND CATHERINE A. BREISCH, HIS WIFE, KENNETH CARL BREISCH AND CATHERINE A. BREISCH, HIS WIFE, BY DEED DATED FEBRUARY 10, 2006, AND RECORDED FEBRUARY 13, 2006, AT BOOK 2190, PAGE 1110.

**TABLE A NOTES - ALL TRACTS**

(FOLLOWING FROM THE 2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, ARE THE TABLE A, OPTIONAL SURVEY RESPONSIBILITIES AND SPECIFICATIONS ITEMS NEGOTIATED BETWEEN THE SURVEYOR AND CLIENT):

1. MONUMENTATION - UNLESS ALREADY MARKED OR REFERENCED BY EXISTING MONUMENTS OR WITNESSES, 5/8-INCH REBAR CAPPED "ENCOMPASS" WERE SET AT PROPERTY CORNERS AS PART OF THIS SURVEY. CLIENT REQUIRE LEGIBLE PROPERTY CORNERS TO BE SET BY THIS SURVEYOR RESERVES THE RIGHT TO ADJUST THE SURVEY SHOULD FURTHER BOUNDARY EVIDENCE BE RECOVERED AS PART OF THAT PROCESS.
2. ADDRESS OF THE SUBJECT TRACT, IF ANY, (AS PROVIDED BY THE SCHUYLKILL COUNTY, PENNSYLVANIA GIS MAP VIEWER) IS DEPICTED ON THE SURVEY.
3. FLOOD ZONE DESIGNATION - ACCORDING TO FEMA FLOOD MAP SERVICE THE FLOOD INSURANCE RATE MAP (FIRM) COVERING THE SUBJECT TRACT, MAP NO. 421070205F WITH AN EFFECTIVE DATE OF MAY 18, 2021, SHOWS THAT THE SUBJECT TRACT IS LOCATED IN ZONE 'X', AN AREA OF MINIMAL FLOOD HAZARD.
4. THE GROSS LAND AREAS OF THE SUBJECT TRACT AND LEASE AREA ARE DEPICTED ON THE SURVEY.
5. SEE GENERAL NOTE 3 HEREON ADDRESSING ELEVATIONS DEPICTED HEREON.
6. NO ZONING INFORMATION WAS PROVIDED BY THE TITLE INSURER AND/OR THE CLIENT. CLIENT SHOULD CONTACT THE APPROPRIATE COUNTY DEPARTMENT TO OBTAIN APPLICABLE ZONING DIMENSIONAL REQUIREMENTS.
7. NO BUILDINGS WERE OBSERVED ON THE SURVEYED PORTION OF THE SUBJECT TRACT AT THE TIME OF THE ENCOMPASS SURVEY. APPROXIMATE FOOTPRINTS OF BUILDINGS LOCATED ON REMAINING PORTION OF THE PARENT TRACT AND DEPICTED HEREON ARE TAKEN FROM AERIAL IMAGERY AND ARE FOR REFERENCE ONLY.
8. SUBSTANTIAL FEATURES OBSERVED DURING THE SURVEY WERE LOCATED BY SAID ENCOMPASS FIELD CREWS AND ARE DEPICTED HEREON. OTHER SELECT FEATURES WERE DIGITIZED FROM AVAILABLE AERIAL PHOTOGRAPHY.
9. THERE WERE NO CLEARLY IDENTIFIED DISABLED, MOTORCYCLE AND/OR REGULAR PARKING SPACES MARKED ON THE SUBJECT TRACT.
10. NO PARTY WALLS WERE OBSERVED WITHIN THE SURVEYED TRACT AT THE TIME OF THE ENCOMPASS SURVEY.
11. UNDERGROUND UTILITIES DEPICTED HEREON ARE BASED EXCLUSIVELY ON ABOVE-GROUND STRUCTURES FOUND/LOCATED DURING THE COURSE OF THIS SURVEY. UNDERGROUND UTILITIES WHICH APPEAR TO AFFECT THE SUBJECT TRACT FOUND DURING THE COURSE OF THIS SURVEY ARE DEPICTED HEREON. A PENNSYLVANIA ONE-CALL TICKET, NUMBER 20231352364-000, WAS SUBMITTED PRIOR THE START OF FIELD INVESTIGATION. UTILITIES IDENTIFIED BY THE AGENCIES WERE LOCATED AND ARE NOTED HEREON.  
NOTE TO THE CLIENT, INSURER, AND LENDER - THE EXACT LOCATION OF UNDERGROUND FEATURES CANNOT BE ACCURATELY, COMPLETELY, AND RELIABLY DEPICTED. IN ADDITION, IN SOME JURISDICTIONS, 811 OR OTHER SIMILAR UTILITY LOCATION REQUESTS FROM SURVEYORS MAY BE IGNORED OR RESULT IN AN INCOMPLETE RESPONSE, IN WHICH CASE THE SURVEYOR SHALL NOTE ON THE PLAN OR MAP HOW THIS AFFECTED THE SURVEYOR'S ASSESSMENT OF THE LOCATION OF THE UTILITIES. WHERE ADDITIONAL OR MORE DETAILED INFORMATION IS REQUIRED, THE CLIENT IS ADVISED THAT EXCAVATION MAY BE NECESSARY. UNDERGROUND UTILITIES DEPICTED HEREON ARE BASED EXCLUSIVELY ON ABOVE-GROUND STRUCTURES FOUND/LOCATED DURING THE COURSE OF THIS SURVEY.
12. DOES NOT APPLY.
13. ADJOINER OWNER INFORMATION WAS TAKEN FROM THE SCHUYLKILL COUNTY ASSESSING RECORDS VIA ON-LINE GIS APPLICATION.
14. THE DISTANCE FROM THE SUBJECT TRACT TO THE NEAREST ROAD/STREET INTERSECTION IS DEPICTED HEREON.
15. DOES NOT APPLY.
16. NO EVIDENCE OF RECENT EARTH MOVING WORK, BUILDING CONSTRUCTION, OR BUILDING ADDITIONS WAS OBSERVED DURING THE SURVEY. (NONE OBSERVED)
17. NO EVIDENCE OF RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIRS WAS OBSERVED DURING THE SURVEY. (NONE OBSERVED) THIS SURVEYOR WAS NOT MADE AWARE OF ANY PROPOSED CHANGES IN STREET RIGHT OF WAY LINES.
18. EXCEPT AS DEPICTED HEREON, NO PLOTTABLE OFFSITE AND APPURTENANT EASEMENTS OR SERVITUDES WERE PROVIDED TO ENCOMPASS.

**GENERAL NOTES:**

1. THE SUBJECT TRACT IS A PORTION OF TWO PARCELS AS SET FORTH IN THE OPERATIVE TITLE COMMITMENT AS REFERENCED BELOW IN NOTE 2:  
PARCEL 1 - (TAX PARCEL NO. 25-04-0044.000) BEING THE SAME PREMISES AS DESCRIBED IN A CORRECTIVE DEED OF KENNETH CARL BREISCH AND CATHERINE A. BREISCH, HIS WIFE, TO KENNETH CARL BREISCH AND CATHERINE A. BREISCH, HIS WIFE, DATED FEBRUARY 28, 2022 AND RECORDED MARCH 2, 2022, IN THE OFFICE OF THE RECORDER OF DEEDS OF SCHUYLKILL COUNTY IN BOOK 2767, PAGE 2873 [THIS DEED IS MEANT TO CORRECT THE DESCRIPTION SET FORTH IN THE DEED DATED FEBRUARY 10, 2006, BOOK 2190, PAGE 1110 - BEING "PARCEL 2" HEREIN]; AND  
PARCEL 2 - (TAX PARCEL NO. 25-04-0044.001) BEING THE SAME PREMISES AS DESCRIBED IN A DEED OF KENNETH CARL BREISCH AND CATHERINE A. BREISCH, HIS WIFE, TO KENNETH CARL BREISCH AND CATHERINE A. BREISCH, HIS WIFE, DATED FEBRUARY 10, 2006 AND RECORDED FEBRUARY 13, 2006, IN THE OFFICE OF THE RECORDER OF DEEDS OF SCHUYLKILL COUNTY IN BOOK 2190, PAGE 1110. [SEE CORRECTIVE DEED RECORDED IN BOOK 2767, PAGE 2873 - BEING "PARCEL 1" HEREIN].  
THE INTRODUCTORY PORTION OF THE DEED IN BOOK 2767, PAGE 2873, STATES THAT "... IT WAS DISCOVERED THAT THERE WAS AN ERROR IN THE DESCRIPTION OF THE FEBRUARY 10, 2006 DEED..." AND THAT IT IS THE INTENTION OF THE INSTANT DEED "... TO CORRECT THE DESCRIPTION OF THE FEBRUARY 10, 2006 DEED..." (DEED BOOK 2190, PAGE 1110). THE DESCRIPTION IN THE CORRECTIVE DEED (BOOK 2767, PAGE 2873) DESCRIBES A 1,861.904-ACRE PARCEL THAT SHARES JUST TWO LINES WITH THE ABUTTING 100-ACRE PARCEL DESCRIBED IN BOOK 2190, PAGE 1110. APPARENTLY, THE REMAINING FOUR BOUNDARIES OF THE 100-ACRE PARCEL ARE UNAFFECTED BY SAID CORRECTIVE DEED.  
2. THE PROJECT FOR WHICH THIS SURVEY WAS CONDUCTED INVOLVES DEVELOPMENT OF A PROPOSED SOLAR ENERGY FACILITY AND APPURTENANCES TO BE SITED WITHIN PORTIONS OF THE TWO PARCELS REFERENCED ABOVE. SAID PORTIONS BEING DEPICTED HEREON AS "LEASE AREA". THIS PLAN IS THE RESULT OF AN ON-THE-GROUND SURVEY PERFORMED BY ENCOMPASS SERVICES IN JUNE AND JULY OF 2023 IN CONFORMANCE WITH A STEWART TITLE GUARANTY COMPANY ALTA COMMITMENT FOR TITLE INSURANCE, COMMITMENT NO. 20238804, 0 CLAREMONT ROAD, TAMAQUA, PA, 18252, HAVING A COMMITMENT DATE OF FEBRUARY 03, 2023 AT 8:00 AM.
3. HORIZONTAL/VERTICAL DATUM AND METHODS:  
(1) BEARINGS AND DISTANCES (US FEET) AS DEPICTED HEREON ARE GRID, REFERENCED TO PENNSYLVANIA STATE PLANE COORDINATE SYSTEM, SOUTH ZONE, NAD83 (2011). THE PROJECT-WIDE COMBINATION SCALE FACTOR USED FOR THIS SURVEY IS 0.99992567.  
(2) THE SURVEY DEPICTED HEREON WAS ESTABLISHED BY GPS METHODS AND PROCESSED THROUGH OPUS. THE FIELD WORK IN RELATION TO THE BOUNDARY OF THIS SURVEY WAS PERFORMED USING NETWORK ADJUSTED REAL TIME KINEMATIC (RTK) GPS, BASED ON CONTROL ESTABLISHED FROM STATIC OBSERVATIONS AND POST PROCESSED THROUGH OPUS. THE GPS EQUIPMENT USED WAS TRIMBLE R10, DUAL FREQUENCY RECEIVERS. THE RELATIVE POSITIONAL ACCURACY MEETS OR EXCEEDS 0.07' + 10PPM.  
(3) ELEVATION DATA DEPICTED HEREON WITHIN A PORTION OF THE LEASE AREA WAS DERIVED FROM SAID ON-THE-GROUND SURVEY PERFORMED BY ENCOMPASS SERVICES IN JUNE AND JULY OF 2023. THIS DATA IS REFERENCED TO NAVD83. ELEVATION DATA DEPICTED HEREON OUTSIDE OF AND ADJACENT TO SAID PORTION OF THE LEASE AREA WAS TAKEN FROM PUBLICLY-AVAILABLE LIDAR.  
(4) CONTOUR INTERVAL DEPICTED HEREON IS 2 FEET.

4. THE SUBJECT TRACT FRONTS ON OLD HAZELTON ROAD (SR 1021 OR OLD ROUTE 30Q); HOWEVER, NO CONSTRUCTED ROADWAY PROVIDES VEHICLE ACCESS TO/FROM THE SUBJECT TRACT TO/FROM SAID ADJOINING OLD HAZELTON ROAD, AT THIS LOCATION, THE TAMAQUA AREA WATER AUTHORITY HAS CONSTRUCTED A GRAVEL ACCESS TO THEIR WATER STORAGE FACILITY FROM SAID OLD HAZELTON ROAD ACROSS THE SUBJECT TRACT AND WITHIN A DEEDED 30-FOOT WIDE EASEMENT STRIP (BOOK 168, PAGE 111). THE CONSTRUCTED GRAVEL ACCESS OF SAID AUTHORITY BEGINS AT OLD HAZELTON ROAD ON LAND OF SAID AUTHORITY AS DEPICTED HEREON. IT SOON CROSSES OVER ONTO THE SUBJECT TRACT, WITHIN SAID DEEDED EASEMENT STRIP AND CONTINUES UNTIL IT TURNS AGAIN ONTO LAND OF SAID AUTHORITY. IT IS NOT CLEAR TO THIS SURVEYOR IF THE OWNER OF THE SUBJECT TRACT HAS ACCESS RIGHTS OVER THE GRAVEL ACCESS LOCATED WITHIN SAID EASEMENT STRIP OR OVER THAT PORTION OF THE GRAVEL ACCESS LOCATED ON LAND OF SAID AUTHORITY AT OLD HAZELTON ROAD.  
CONSULTATION WITH A TITLE ATTORNEY IS RECOMMENDED TO DETERMINE ACCESS RIGHTS OF THE OWNER IN SAID EASEMENT STRIP AND WHETHER THE PROPOSED USE BY THE DEVELOPER WOULD OVBURDEN SAID EASEMENT.  
THE SUBJECT TRACT APPARENTLY HAS ACCESS TO TIDE ROAD (50' WIDE, PUBLIC) VIA A 33-FOOT WIDE RIGHT-OF-WAY ACROSS LAND NOW OR FORMERLY OF CNB BANK (TAX ID NUMBER 25-08-0015.002). SAID RIGHT-OF-WAY IS DEPICTED AS "33' R/W FOR BREISCH" ON PLAN REFERENCE 8, 9, 11, 13, AND 14. ON PLAN REFERENCE 17, SAID RIGHT-OF-WAY IS DEPICTED AS "PROGRESS AVENUE, 33'" AND ON PLAN REFERENCE 17 AS "PROGRESS AVENUE, 50' RIGHT OF WAY". OTHER THAN BEING DEPICTED ON SAID PLANS, THIS SURVEYOR DID NOT FIND A DOCUMENT (DEED) ESTABLISHING SAID RIGHT-OF-WAY (OF ANY WIDTH). A GRAVEL ACCESS SITUATE WITHIN SAID 33-FOOT WIDE RIGHT-OF-WAY CROSSES THE SUBJECT TRACT TO THE PAVED PORTION OF SAID "PROGRESS AVENUE" WHICH, IN TURN, CONNECTS WITH SAID TIDE ROAD.  
CONSULTATION WITH A TITLE ATTORNEY IS RECOMMENDED TO DETERMINE THE STATUS OF SAID 33-FOOT WIDE RIGHT-OF-WAY AND WHETHER THE PROPOSED USE BY THE DEVELOPER WOULD OVBURDEN SAID RIGHT-OF-WAY.
5. ACCORDING TO INFORMATION PROVIDED BY THE CLIENT, NO WETLAND AREAS WERE FOUND WITHIN THE PROJECT LIMITS.
6. UPON SETTING REBAR MARKING CORNERS WHERE NO EXISTING MONUMENTATION WAS FOUND DURING THE INITIAL FIELD SURVEY, ENCOMPASS SERVICES RESERVES THE RIGHT TO REVISE THIS PLAN TO DEPICT AND ACCOUNT FOR ADDITIONAL EVIDENCE THAT MAY BE FOUND.
7. OWNERSHIP OF FENCES WAS NOT DETERMINED UNDER THE SCOPE OF THIS SURVEY. NOT ALL EXISTING FENCES WERE LOCATED AS PART OF THIS SURVEY, OR (I) OBSERVED IN THE PROCESS OF CONDUCTING THE FIELDWORK.
9. SUBJECT TO THE HEREINAFORE NOTES AND WITH THE FOLLOWING EXCEPTION, THE LAND SURVEYED AND SHOWN HEREON IS A PORTION OF THE LAND DESCRIBED IN THE HEREINAFORE-REFERENCED TITLE COMMITMENT ISSUED BY STEWART TITLE INSURANCE COMPANY:  
ONLY THE PORTION OF THE LAND SUBJECT TO LEASE HAS BEEN SURVEYED - THE BOUNDARIES OF THE REMAINING PORTION OF SAID LAND ARE SHOWN HEREON BASED ON PLAN REFERENCE 20 FOR REFERENCE PURPOSES ONLY.
10. THERE WAS NO EVIDENCE OF THE SUBJECT TRACT BEING USED AS A SOLID WASTE DUMP.
11. THE SOUTHERLY BOUNDARY OF "PARCEL 2" AS DEPICTED HEREON IS A STRAIGHT LINE ON THE 1/2-INCH IRON PIPE FOUND AT POINT "A" TO THE 1/2-INCH IRON PIPE FOUND AT POINT "B". (N83°54'55"W, 3,046.32') AND CONFORMS WITH THE BOUNDARY AS DEPICTED ON PLAN REFERENCE 20. OTHER MONUMENTATION FOUND ALONG THIS LINE, AND DEPICTED HEREON, APPARENTLY SET AS CORNERS OF THE LOTS ESTABLISHED AS PART OF THE DEVELOPMENT OF TIDEWOOD EAST INDUSTRIAL PARK AND DEPICTED ON PLAN REFERENCE 9 HEREON, FALL NORTHERLY OF THE SOUTHERLY BOUNDARY OF "PARCEL 2" (FROM 1.6 FEET TO 3.9 FEET NORTHERLY). ALL AS DEPICTED HEREON. THIS APPARENT DISCREPANCY HAS NOT BEEN RESOLVED AS PART OF THIS SURVEY.
12. "PARCEL 1" IS APPARENTLY SUBJECT TO A 40' WIDE SUNOOD PRELINE, LP RIGHT-OF-WAY. THE LOCATION AND ORIENTATION OF SAID RIGHT-OF-WAY AS DEPICTED HEREON IS BASED ON UTILITY MARKERS FOUND AND ON SAID RIGHT-OF-WAY AS DEPICTED ON SAID PLANS CONNECTED WITH ADJACENT PROPERTY NOW OR FORMERLY OF CNB BANK. THIS SURVEYOR WAS NOT PROVIDED WITH AN EASEMENT DEED FOR SAID RIGHT-OF-WAY.  
WATER LINE(S) ARE ALSO SITUATE WITHIN SAID RIGHT-OF-WAY BASED ON THE EXISTENCE OF WATER VALVES FOUND. THIS SURVEYOR WAS NOT PROVIDED WITH AN DEED FOR SAID WATER LINES.

13. CERTIFICATION:  
TO: STEWART TITLE GUARANTY COMPANY; KENNETH CARL BREISCH AND CATHERINE A. BREISCH; PITCH MOUNTAIN PV I:  
THIS IS TO CERTIFY THAT THIS MAP OR PLAN AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, AS SET FORTH IN THE 2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA AND NSPS, AND INCLUDES ITEMS 1-10, 11B, 12-18, OF TABLE A THEREOF. THE FIELDWORK WAS COMPLETED ON **JUNE 28, 2023**. DATE OF PLAN OR MAP: **JULY 20, 2023**.

REVISIONS:			
NO.	DATE	DESCRIPTION	
1	10/05/2023	REVISED SCHEDULE B2 NOTES PER REQUEST BY CLIENT	

DRAWN BY: RCC DATE: 07/20/23 PROJECT NO: 64783  
CHECKED BY: JAC DATE: 07/20/23 SCALE: N/A  
FIELD WORK COMPLETED: 06/28/23 SHEET 1 OF 3

**PLAN OF ALTA/NSPS LAND TITLE SURVEY**  
OF PROPERTY OWNED BY  
**KENNETH CARL BREISCH & CATHERINE A. BREISCH**  
LOCATED AT  
**OLD HAZELTON ROAD**  
RUSH TOWNSHIP, SCHUYLKILL COUNTY &  
BOROUGH OF NESQUEHONING, CARBON COUNTY  
COMMONWEALTH OF PENNSYLVANIA

PREPARED FOR:

**encompass**  
Providing Solutions  
405 WATER STREET, SUITE 3  
GARDINER, MAINE 04345  
207-203-0160  
WWW.ENCOMPASSSERVICES.COM

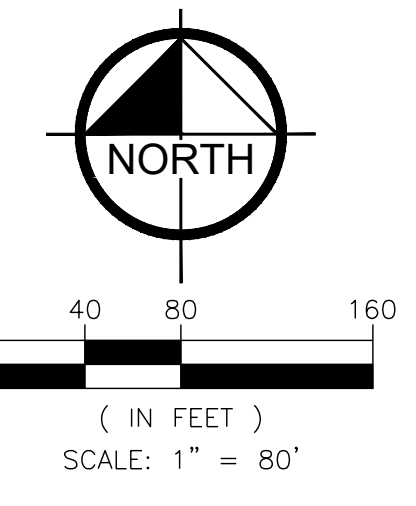
REVISIONS:

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FIELD WORK COMPLETED: 06/28/23 SHEET 1 OF 3

**PRELIMINARY**  
FOR REVIEW PURPOSES ONLY  
JULY 20, 2023

FILE PATH: S:\CHIT\COMPANY DATA\NEW FOLDER STRUCTURE\PROJECTS\PITCH MOUNTAIN\_PA\_GALE\ENGINEERING AND DESIGN\DRAWINGS\C2.00 - SITE GEOMETRY PLANDWG 9/25/2024 BY: VS64-38



**ENGIE**  
 ENGIE Distributed Solar & Storage  
 225 West Hubbard St, Suite 200  
 Chicago, IL 60654

DEVELOPER  
**SoCore Engineering**  
 225 West Hubbard St, Suite 200  
 Chicago, IL 60654  
 1-877-SOCORE1

ENGINEER

REV.	DATE	ISSUANCE	DESCRIPTION
A	10/07/2024	ISSUE FOR ZONING PERMIT	ORIGINAL ISSUANCE

PROJECT NAME  
**PITCH MOUNTAIN SOLAR**  
 0 CLAREMONT RD.  
 TAMAGUA, PA 18252  
 (40.839480, -75.985919)

SHEET NAME  
**SITE GEOMETRY PLAN**

DESIGNER: DVL  
 REVIEWER: WMM

SCALE: AS NOTED  
 SHEET SIZE: 24" X 36"

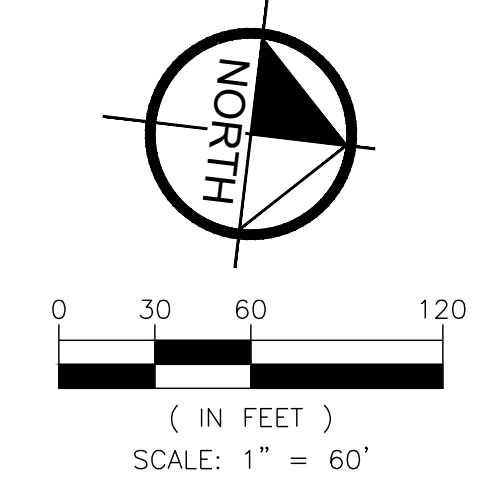
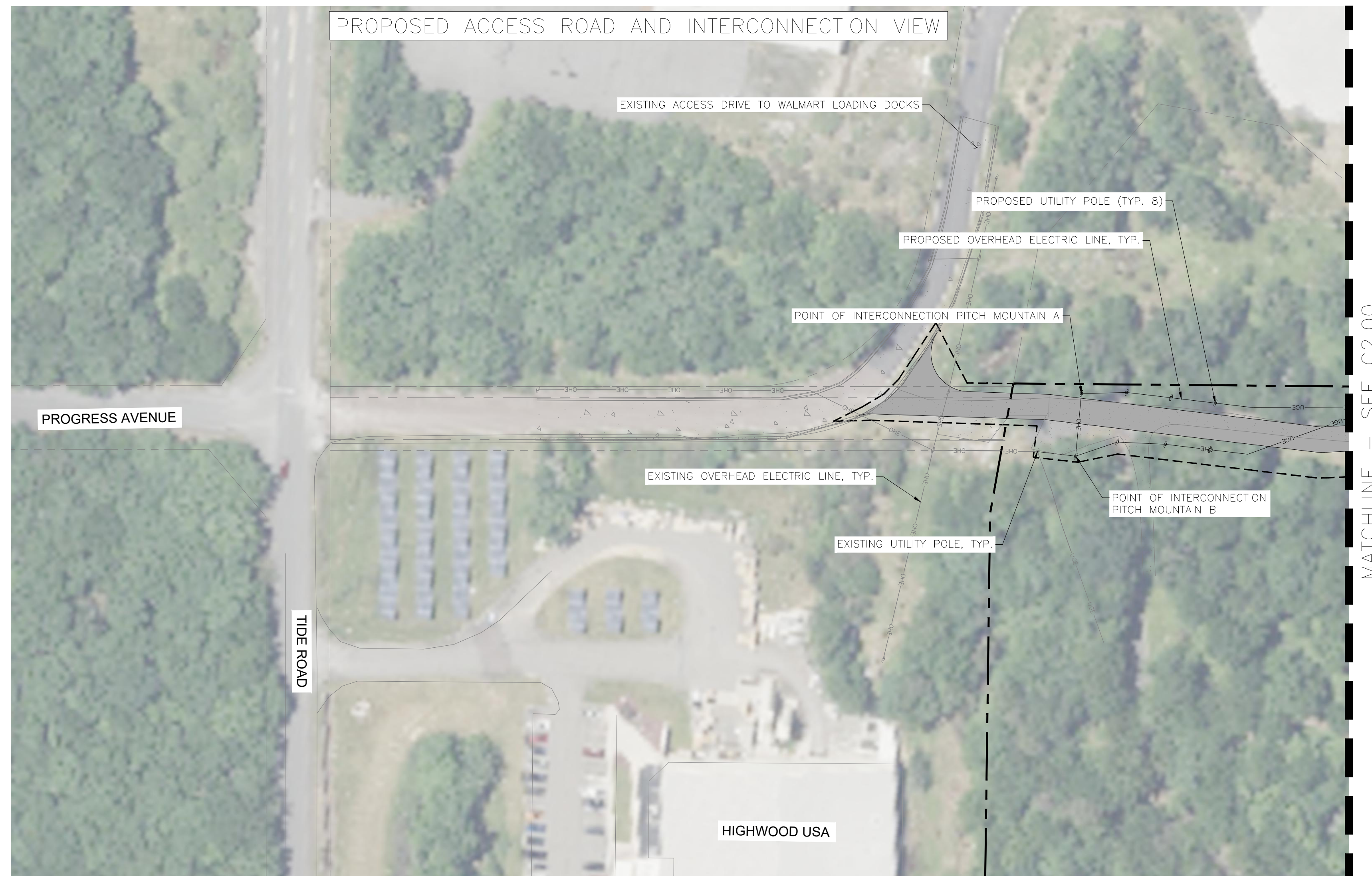
STAMP  
**PRELIMINARY**  
 FOR REVIEW ONLY  
 Not for Construction Purposes.  
**SoCore Engineering**  
 Engineer: TOMISLAV PULJIC  
 P.E. No. PE0061321, Date: 10/07/2024

EOR: CIVIL  
 TOMISLAV PULJIC, PE

SHEET NUMBER  
**C2.00**



FILE PATH: S:\CHIT\COMPANY DATA\NEW FOLDER STRUCTURE\PROJECTS\PITCH MOUNTAIN\_PA\_GALE\ENGINEERING AND DESIGN\DRAWINGS\C2.00 - SITE GEOMETRY PLANDWG 9/25/2024 BY: VS6438



**ENGIE**  
 ENGIE Distributed Solar & Storage  
 ENGIE North America Inc.  
 225 West Hubbard St, Suite 200  
 Chicago, IL 60654  
 DEVELOPER  
**SoCore Engineering**  
 225 West Hubbard St, Suite 200  
 Chicago, IL 60654  
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 ENGINEER

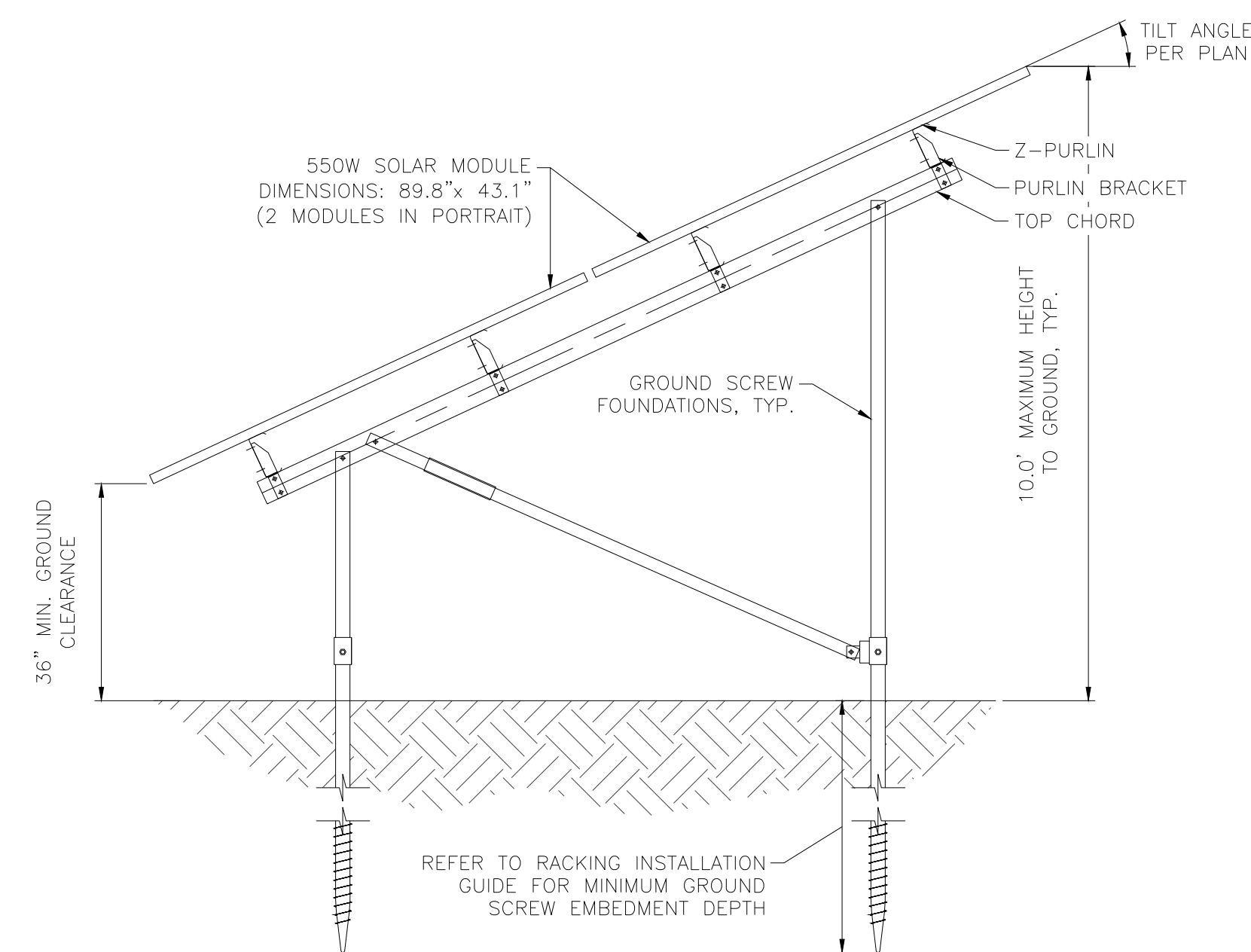
REV.	DATE	ISSUANCE	DESCRIPTION
A	10/07/2024	ISSUE FOR ZONING PERMIT	ORIGINAL ISSUANCE

PROJECT NAME  
**PITCH MOUNTAIN SOLAR**  
 0 CLAREMONT RD.  
 TAMAQUA, PA 18252  
 (40.839480, -75.985919)

SHEET NAME  
**ACCESS AND INTERCONNECTION PLAN**  
 DESIGNER: DVL  
 REVIEWER: WMM  
 SCALE: AS NOTED  
 SHEET SIZE: 24" X 36"

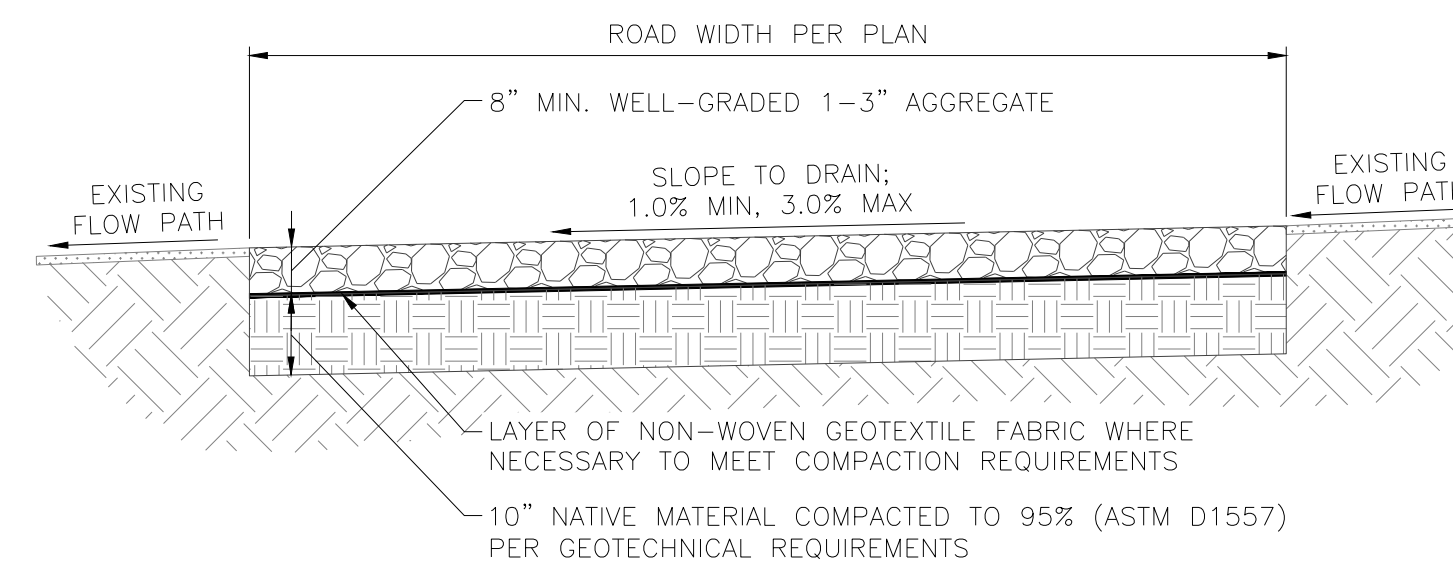
STAMP  
**PRELIMINARY**  
 FOR REVIEW ONLY  
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**SoCore Engineering**  
 Engineer: TOMISLAV PULJIC  
 P.E. No. PE0061321, Date: 10/07/2024

EOR: CIVIL  
 TOMISLAV PULJIC, PE  
 SHEET NUMBER



NOTES:  
 1. REFER TO RACKING INSTALLATION GUIDE FOR DETAILED INSTRUCTIONS AND EMBEDMENT DEPTH.

**1** FIXED TILT SOLAR RACKING - GROUND SCREW FOUNDATION  
 SCALE: 1" = 2'

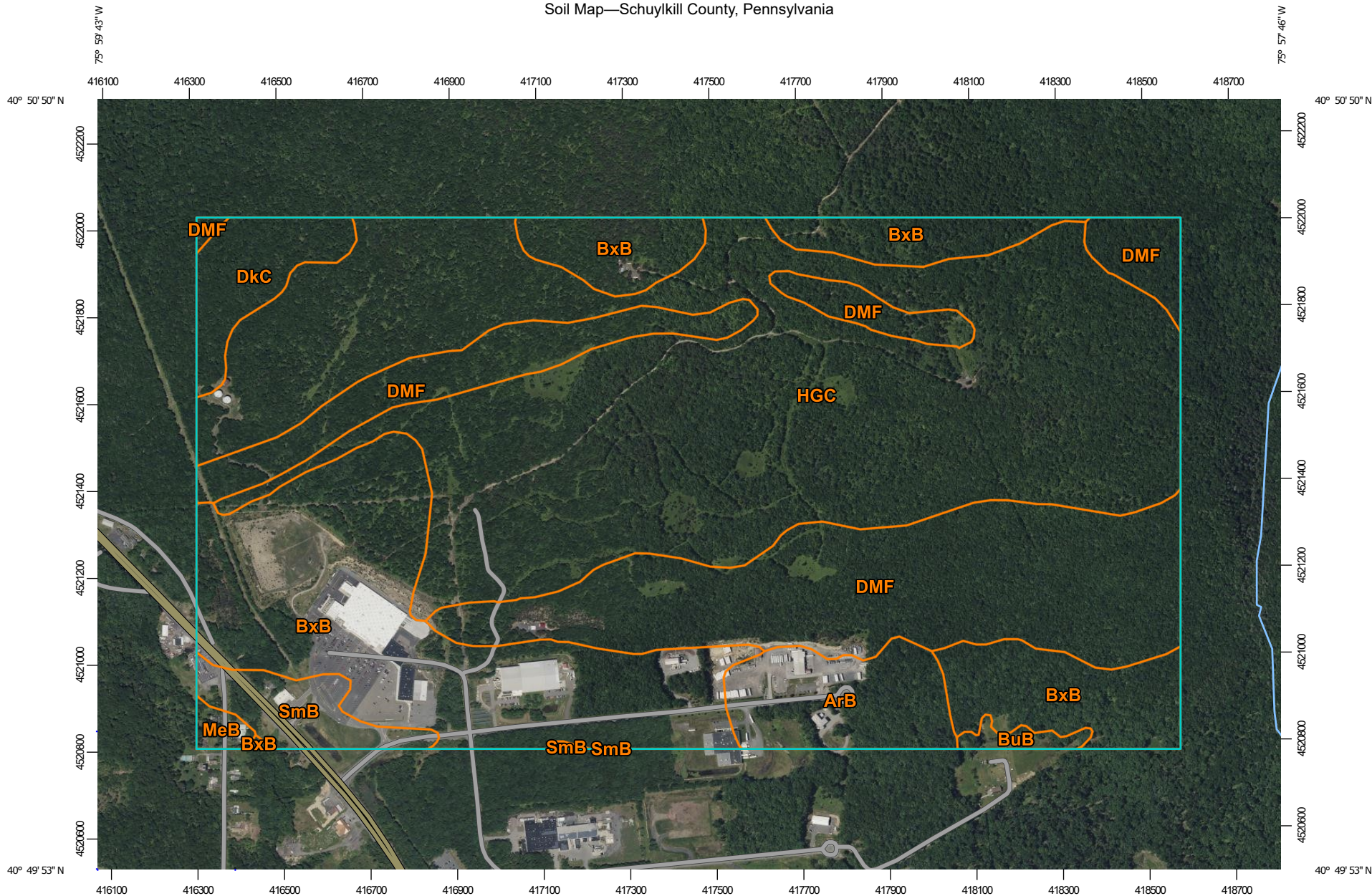


NOTES:  
 1. REFER TO EROSION CONTROL DETAILS FOR CONSTRUCTION ENTRANCE DETAILS.  
 2. REFER TO EARTHWORK SPECIFICATIONS FOR AGGREGATE AND GEOTEXTILE FABRIC REQUIREMENTS.  
 3. ACCESS ROADWAYS SHALL BE CONSTRUCTED IN A WAY THAT MAINTAINS EXISTING DRAINAGE FLOW PATHS AND PREVENTS PONDING OF STORMWATER.

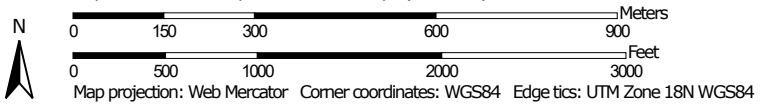
**2** GRAVEL ACCESS DRIVE  
 SCALE: 1" = 2'



Soil Map—Schuylkill County, Pennsylvania




Map Scale: 1:12,500 if printed on A landscape (11" x 8.5") sheet.



## MAP LEGEND

### Area of Interest (AOI)

 Area of Interest (AOI)

### Soils

 Soil Map Unit Polygons

 Soil Map Unit Lines

 Soil Map Unit Points

### Special Point Features



Blowout



Borrow Pit



Clay Spot



Closed Depression



Gravel Pit



Gravelly Spot



Landfill



Lava Flow



Marsh or swamp



Mine or Quarry



Miscellaneous Water



Perennial Water



Rock Outcrop



Saline Spot



Sandy Spot



Severely Eroded Spot



Sinkhole



Slide or Slip



Sodic Spot



Spoil Area



Stony Spot



Very Stony Spot



Wet Spot



Other



Special Line Features

### Water Features



Streams and Canals

### Transportation



Rails



Interstate Highways



US Routes



Major Roads



Local Roads

### Background



Aerial Photography

## MAP INFORMATION

The soil surveys that comprise your AOI were mapped at 1:20,000.

Please rely on the bar scale on each map sheet for map measurements.

Source of Map: Natural Resources Conservation Service

Web Soil Survey URL:

Coordinate System: Web Mercator (EPSG:3857)

Maps from the Web Soil Survey are based on the Web Mercator projection, which preserves direction and shape but distorts distance and area. A projection that preserves area, such as the Albers equal-area conic projection, should be used if more accurate calculations of distance or area are required.

This product is generated from the USDA-NRCS certified data as of the version date(s) listed below.

Soil Survey Area: Schuylkill County, Pennsylvania

Survey Area Data: Version 20, Sep 5, 2024

Soil map units are labeled (as space allows) for map scales 1:50,000 or larger.

Date(s) aerial images were photographed: Jun 3, 2022—Jul 20, 2022

The orthophoto or other base map on which the soil lines were compiled and digitized probably differs from the background imagery displayed on these maps. As a result, some minor shifting of map unit boundaries may be evident.

## Map Unit Legend

Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
ArB	Andover extremely stony loam, 0 to 8 percent slopes	28.0	4.1%
BuB	Buchanan channery loam, 3 to 8 percent slopes	3.2	0.5%
BxB	Buchanan channery loam, 3 to 8 percent slopes, rubbly	161.8	23.4%
DkC	Dekalb channery sandy loam, 8 to 25 percent slopes, rubbly	17.5	2.5%
DMF	Dekalb and Lehigh extremely stony soils, steep	151.5	21.9%
HGC	Hazleton-Clymer association, sloping	310.1	44.9%
MeB	Meckesville loam, 3 to 8 percent slopes	2.8	0.4%
SmB	Shelmadine very stony silt loam, 0 to 8 percent slopes	15.3	2.2%
<b>Totals for Area of Interest</b>		<b>690.2</b>	<b>100.0%</b>

## 102924-3 Pitch Mtn PV 1, LLC – Notification List

### 25-04-0044.000 – 0 East of Claremont

### 25-04-0044.001 - 0 North End of Progress

#### Owner(s) & Applicant(s)

Kenneth Carl & Catherine A. Breisch  
2235 Sunhurst Drive  
Hazle Township, PA 18202

#### Applicant

Pitch Mountain PV I, LLC  
225 West Hubbard Street, #200  
Chicago, IL 60654  
Ph. 832-362-0901  
Email: [joene.gileguy-konan@engie.com](mailto:joene.gileguy-konan@engie.com)

Wayne Postupack  
189 Ben Titus Road  
Tamaqua, PA 18252

Jack Cusatis  
8 Bernhard Road  
Barnesville, PA 18214

Thomas Klein  
137 Ben Titus Road  
Tamaqua, PA 18252

Stephen Roetz  
48 Holland Street  
Tamaqua, PA 18252

Frank Yeneskie  
64 Bernhard Rd.  
Barnesville, Pa. 18214

William L. J. Burke, Esquire  
Burke & Burke  
P.O. Box 248  
Shenandoah, PA 17976-0248

Jennifer McGrath, Court Reporter  
Schuylkill County Courthouse  
401 North Second Street  
Pottsville, PA 17901

Rush Township Board of Supervisors  
104 Mahanoy Avenue  
Tamaqua, PA 18252

Lake Hauto Club  
140 Maple Terrace  
Nesquehoning, PA 18240

### Adjoining Property Owners

25-05-0001.000 – East & West of Rush Twp Line  
25-05-0001.001 – West of Rush Twp Line  
25-05-0001.002 – West of Rush Township Line  
Christopher B. Slusser  
1620 North Church Street  
Hazleton, PA 18202

25-05-0002.000 – 0 RR Lake Drive  
128-44-B2A – 420 West Railroad Street  
Kovatch Enterprises Inc.  
420 West Railroad Street  
Nesquehoning, PA 18240

25-04-0038.000 – 97 Ye Old Dam Road  
25-08-0001.000 – East Side of Claremont  
Tamaqua Area Water Authority  
320 East Broad Street  
Tamaqua, PA 18252

25-04-0041.000 – 58 Ye Old Dam Road  
Joan A & George L Gernavage  
58 Ye Old Dam Road  
Tamaqua, PA 18252

25-04-0043.000 – 0 Still Creek Drive  
John A & Helen H Law  
594 Claremont Avenue  
Tamaqua, PA 18252

25-08-0002.000 – 0 Intersection of Claremont  
Avenue & Old Hazleton  
Dennis J Starry  
52 Mahanoy Aven  
Tamaqua, PA 18252

25-08-0015.002 – 0 Claremont Avenue  
CNB Bank  
31 South Second Street  
PO Box 42  
Clearfield, PA 16830

25-08-0015.020 – 0 North Side of Tide  
Walmart Real Estate Business Trust  
Attn. Property Tax Department  
PO Box 8050, MS 0555  
Bentonville, AR 72712-8050



## 102924-3 Pitch Mtn PV 1, LLC – Notification List

### Adjoining Property Owners

25-08-0015.029 – 87 Tide Road  
25-08-0015.011 – 0 North Side of Tide  
25-08-0015.003 – 0 Tide Road  
KP Tamaqua LP  
c/o Highwood USA LLC  
87 Tide Road  
Tamaqua, PA 18252

25-08-0015.012 – 105 Tide Road  
Gellner & Gellner, LLC  
PO Box 208  
Hometown, PA 18252

25-08-0015.013 – 0 North Side of Tide  
25-08-0015.007 – 0 Tide Road  
Robert W Fox  
135 Tide Road  
PO Box 71  
Tamaqua, PA 18252

25-08-0017.000 – 123 Progress Avenue  
Anne Marie Fenkner  
123 Progress Avenue  
Tamaqua, PA 18252

25-09-0003.000 – 0 West of Deer Trail  
25-09-0003.003 – 0 Lake Drive  
Dual Valley Recreation Association  
Suzanne K Stianche  
218 Great Oaks Drive  
Nesquehoning, PA 18240

25-09-0003.001 – 0 Great Oak Drive  
122D-44-A9 – 140 Maple Terrace  
Lake Hauto Club  
140 Maple Terrace  
Nesquehoning, PA 18240

25-28-0102.000 – 307 Lake Drive  
Mark & Blair Lightcap  
Susan Reim  
Barbara Kratzer  
620 Brooklawn Avenue  
Woodbury Heights, NJ 08097