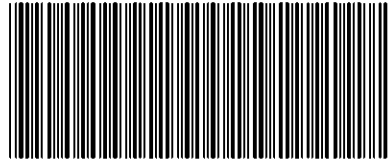


**Fred Sheeler**  
**Berks County Recorder of Deeds**

Berks County Services Center 3<sup>rd</sup> Floor  
 633 Court Street  
 Reading, PA 19601  
 Office: (610) 478-3380  
 Website: [www.berkspa.gov/departments/recorder-of-deeds](http://www.berkspa.gov/departments/recorder-of-deeds)

**INSTRUMENT # 2026003195**

RECORDED DATE: 02/02/2026 10:40:39 AM



5291412-00160

**Official Recording Cover Page**  
**Receipt for Payment**  
**This is not a bill**

**Document Type:** DEED

**Transaction #:** 6223661  
**Document Page Count:** 9  
**Operator Id:** mmartello

**PARCEL ID(s): (See doc for additional parcel #'s)**  
 28445300991065

**SUBMITTED BY:**  
 Chicago Title Philadelphia Commercial - 1515 Market St Ste  
 1325 PA 19102-1930  
 1700 MARKET ST STE 2100

PHILADELPHIA, PA 19103-3919  
 (215) 875-4146

**\* PROPERTY DATA:**

Municipality: UPPER BERN TOWNSHIP  
 School District: HAMBURG

\*\* PLEASE SEE DOCUMENT OR INDEX FOR ADDITIONAL PROPERTY DATA

**CONSIDERATION/SECURE AMT:** \$87,402,500.00  
**TAXABLE AMOUNT:** \$87,402,500.00

**FEES / TAXES:**

RECORDING FEES: DEED	\$14.75
AFFORDABLE HOUSING FEE	\$11.50
RECORDS IMPROVEMENT FUND	\$5.00
JUDICIAL FEE	\$41.25
WRIT TAX	\$0.50
ADDITIONAL PAGE FEE	\$10.00
PARCEL ID FEE	\$15.00
ADDITIONAL PAGE FEE (AFF)	\$10.00
UPPER BERN TOWNSHIP	\$437,012.50
STATE RTT	\$874,025.00
HAMBURG SD	\$437,012.50
<b>Total:</b>	<b>\$1,748,158.00</b>

**INSTRUMENT #: 2026003195**  
 Recorded Date: 02/02/2026 10:40:39 AM

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



*Fred Sheeler*

**Fred Sheeler**  
**Recorder of Deeds**

**OFFICIAL RECORDING COVER PAGE**

**PLEASE DO NOT DETACH**

**THIS PAGE IS NOW PART OF THIS LEGAL DOCUMENT**

**NOTE: If document data differs from cover sheet, document data always supersedes.**

**THIS INSTRUMENT WAS  
PREPARED BY:**

Windels Marx Lane and Mittendorf, LLP  
156 West 56<sup>th</sup> Street  
New York, New York 10019  
Attention: Real Estate Group, Floor 21

**AFTER RECORDING RETURN TO:**  
Department of Homeland Security  
U.S. Immigration and Customs Enforcement Agency  
Facilities Management Division  
500 12<sup>th</sup> Street SW, Suite 3000  
Washington, DC 20250  
Attn: Tamim Chowdhury

Tax Parcel No.: 28445300991065  
Address: 3501 Mountain Road, Hamburg, PA  
Title Insurer: Chicago Title Insurance Company

**GENERAL WARRANTY DEED**

This General Warranty Deed, dated January 26, 2026, and effective January 29, 2026 by **3501 Mountain Road Owner, LLC, a Delaware limited liability company (“Grantor”)**, whose street address is 10100 Santa Monica Boulevard, Suite 1000, Los Angeles, California 90067, in favor of the **United States of America and its assigns (“Grantee”)**, whose street address is U.S. Immigration and Customs Enforcement Agency, Facilities Management Division, 500 12th Street SW, Suite 3000, Washington, DC 20536.

## WITNESSETH:

That for and in consideration of the sum of Eighty-Seven Million Four Hundred Two Thousand Five Hundred and 00/100 Dollars (\$87,402,500.00), cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, Grantor does hereby grant, bargain, sell and convey, in fee simple, with General Warranty, unto said Grantee, that certain property located in Hamburg, Pennsylvania, as is more particularly described on **Exhibit A** attached hereto, together with all rights, title, and interest of Grantor in and to any alleys, streets, ways, strips, or gores abutting or adjoining the land (collectively, the "**Property**"); subject to and with the benefit of all easements, restrictions, agreements, rights of way and reservations of record insofar as the same are now in force and affect the Property.

The acquiring federal agency is the Department of Homeland Security, U.S. Immigration and Customs Enforcement Agency.

TO HAVE AND TO HOLD the Property, together with each and every title, right, privilege, appurtenance and advantage thereunto belonging, or in anywise appertaining, unto and for the use, benefit and behoof of Grantee, its successors and assigns, in fee simple forever.

[signature page follows]

**GRANTOR:**

**3501 MOUNTAIN ROAD OWNER, LLC,**  
a Delaware limited liability company

By: 

Name: \_\_\_\_\_  
Title: Authorized Signatory  
Greg Eberhardt  
Authorized Signatory

COUNTY of \_\_\_\_\_ )

STATE of \_\_\_\_\_ ) ss:

Signed and sworn to before me on the \_\_\_\_ day of January, 2026, by \_\_\_\_\_, as Authorized Signatory of \_\_\_\_\_, a \_\_\_\_\_, on behalf of the company.

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

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

My Commission Expires: \_\_\_\_\_

[Notarial Seal]

*(See Attachment)*

**CALIFORNIA JURAT**

**GOVERNMENT CODE § 8202**

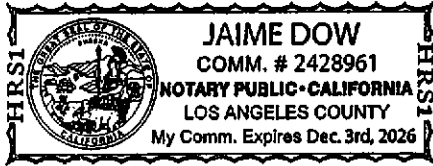


A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California

County of Los Angeles

Subscribed and sworn to (or affirmed) before me on this 26<sup>th</sup> day of January, 2026, by  
Date Month Year



(1) Gray Eberhardt

(and (2) \_\_\_\_\_),  
Name(s) of Signer(s)

proved to me on the basis of satisfactory evidence to be the person(s) who appeared before me.

Signature Jaime Dow  
Signature of Notary Public

Place Notary Seal and/or Stamp Above

**OPTIONAL**

Completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

**Description of Attached Document**

Title or Type of Document: \_\_\_\_\_

Document Date: \_\_\_\_\_ Number of Pages: \_\_\_\_\_

Signer(s) Other Than Named Above: \_\_\_\_\_



**EXHIBIT A****LEGAL DESCRIPTION****For APN/Parcel ID(s): 28445300991065 / Account No. 28024830****PARCEL ONE:**

ALL THAT CERTAIN tract of land, with the improvements thereon erected, situate in Upper Bern Township, Berks County, Pennsylvania, being shown as Tract 2 of the Preliminary/Final Plan of the Mountain Springs Annexation, prepared by DeVon R. Henne, P.L.S., Plan Number 10330 last revised on December 11, 2007 recorded in Berks County Plan Book 306, page 399 and being more fully bounded and described as follows;

BEGINNING at the northwest corner thereof, a point marked by a magnetic nail (found) near the center of the macadam cartway of State Route 4011 commonly known as Mountain Road;

Thence along Tract 1 of the Mountain Springs Annexation, following the centerline of Mountain Road, the nine (9) following courses and distances:

1. North 44 degrees 23 minutes 45 seconds East for a distance of 113.93 feet to a point of curvature;
  2. Thence along a curve to the left having a radius of 599.00 feet and an arc length of 215.46 feet, being subtended by a chord of North 34 degrees 05 minutes 28 seconds East for a distance of 214.30 feet to a point of tangency;
  3. Thence North 23 degrees 47 minutes 11 seconds East for a distance of 192.07 feet to point of curvature;
  4. Thence along a curve to the left having a radius of 314.10 feet and an arc length of 129.46 feet, being subtended by a chord of North 11 degrees 58 minutes 43 seconds East for a distance of 128.55 feet to a point of tangency;
  5. Thence North 00 degrees 10 minutes 15 seconds East for a distance of 72.27 feet to a point of curvature;
  6. Thence along a curve to the right having a radius of 592.36 feet and an arc length of 108.82 feet, being subtended by a chord of North 05 degrees 26 minutes 02 seconds East for a distance of 108.67 feet to a point of tangency;
  7. Thence North 10 degrees 41 minutes 48 seconds East for a distance of 131.46 feet to a point of curvature;
  8. Thence along a curve to the right having a radius of 192.73 feet and an arc length of 209.72 feet, being subtended by a chord of North 41 degrees 52 minutes 11 seconds East for a distance of 199.52 feet to a point of tangency;
  9. Thence North 73 degrees 03 minutes 21 seconds East for a distance of 244.57 feet to a railroad spike (set);
- Thence continuing along Tract 1, leaving Mountain Road, South 81 degrees 35 minutes 00 seconds East for a distance of 48.47 feet to an iron pin (set) on the south side of Mountain Road;
- Thence along the same, North 73 degrees 55 minutes 11 seconds East for a distance of 128.83 feet to an iron pin (set);
- Thence along the same, South 05 degrees 40 minutes 25 seconds West for a distance of 299.84 feet to an iron pin set;
- Thence along the same North 86 degrees 03 minutes 12 seconds East for a distance of 938.59 feet to an iron pin (set);
- Thence along the same North 00 degrees 56 minutes 03 seconds East, passing over an iron pin (set) at a distance of 24.68 feet from the next described point for a total distance of 250.00 feet to a railroad spike (set) near the center of the macadam cartway of said Mountain Road;
- Thence along the same, running in, along and through the center of said Mountain Road, South 82 degrees 48 minutes 21 seconds East for a distance of 127.62 feet to a magnetic signal indicating the presence of a subsurface ferrous metal object near the center of the said macadam cartway of Mountain Road;
- Thence along land of Lowell R. Kauffman, running in, along and through the said macadam cartway of Mountain Road, South 67 degrees 23 minutes 10 seconds East for a distance of 593.14 feet to a railroad spike (set) at the centerline intersections of said Mountain Road and Township Route 566 commonly known as Schoolhouse Road;
- Thence along land of Richard W. Hoffa Jr. and Connie L. Hoffa, running in, along and through the macadam cartway of said Schoolhouse Road, South 26 degrees 28 minutes 12 seconds West for a distance of 395.17 feet to a railroad spike (set);
- Thence along the same, South 20 degrees 43 minutes 25 seconds West for a distance of 230.19 feet to a railroad spike (set);
- Thence along the same, and land of Raymond J. Shilensky and Christianne E. Shilensky, continuing in, along and through said Schoolhouse Road, South 10 degrees 28 minutes 07 seconds West for a distance of 820.63 feet to a railroad spike (set);
- Thence leaving Schoolhouse Road, along land of Steven M. Fisher and Debra A. Fisher, North 76 degrees 04 minutes 49 seconds West passing over an iron pin (set) at a distance of 23.71 feet from the last described point for a total distance of 297.08 feet to a rebar (found),
- Thence along the same, South 10 degrees 26 minutes 58 seconds West for a distance of 220.08 feet to an iron pipe (found) on the north side of an earth field lane;
- Thence along land of Dale H. Stoudt, by an amicable agreement line, North 79 degrees 58 minutes 31 seconds West for a distance of 766.39 feet to a buried axle (found);
- Thence along the same, North 63 degrees 32 minutes 41 seconds West for a distance of 222.70 feet to a capped rebar (found);
- Thence along land of Larry K. Hartman and Nancy A. Hartman, North 13 degrees 15 minutes 08 seconds East for a distance of 18.85 feet to a rebar (found);
- Thence along the same North 70 degrees 10 minutes 01 seconds West for a distance of 44.35 feet to an iron pipe (found);

Thence along the same North 63 degrees 19 minutes 24 seconds West for a distance of 605.45 feet to a steel drum (found);  
Thence along land of Paul R. Faust and Eleanor E. Faust, North 64 degrees 38 minutes 35 seconds West for a distance of 216.06 feet to the point of beginning.

Subject to Boundary Line Agreement dated January 11, 2008 and recorded in Record Book 5325, page 1612.

EXCEPTING THEREOUT AND THEREFROM ALL THAT CERTAIN tract of land, with the improvements thereon erected, situate in Upper Bern Township, Berks County, Pennsylvania as conveyed by GACSD Industrial Development, LLC, a Pennsylvania limited liability company to Upper Bern Township by Deed of Dedication recorded in Berks County on August 12, 2020 as Instrument No. 2020027551.

ALSO DESCRIBED according to a Preliminary ALTA/NSPS Land Title Survey by Dynamic Survey, LLC being identified as project: J.G. Petrucci Existing Conditions; Project No. 2179-99-006S, dated January 24, 2020, as follows to wit:  
Commencing at a point near the southwest corner, a point marked by a magnetic nail (found) near the center of the macadam cartway of Mountain Road South 44 degrees 23 minutes 45 seconds West for a distance of 3.80 feet to the point of BEGINNING,

THENCE along Tract 1 of the Mountain Spring Annexation, following the centerline of Mountain Road, the nine (9) following courses and distances:

1. North 44 degrees 23 minutes 45 seconds East for a distance of 110.16 feet to a point of curvature;
  2. Thence along a curve to the left having a radius of 599.00 feet and an arc length of 215.46 feet, being subtended by a chord of North 34 degrees 05 minutes 28 seconds East for a distance of 214.30 feet to a point of tangency;
  3. Thence North 23 degrees 47 minutes 11 seconds East for a distance of 192.07 feet to the point of curvature;
  4. Thence along a curve to the left having a radius of 314.10 feet and an arc length of 129.46 feet, being subtended by a chord of North 11 degrees 58 minutes 43 seconds East for a distance of 128.55 feet to a point of tangency;
  5. Thence North 00 degrees 10 minutes 15 seconds East for a distance of 72.27 feet to a point of curvature;
  6. Thence along a curve to the right having a radius of 592.36 feet and an arc length of 108.82 feet, being subtended by a chord of North 05 degrees 26 minutes 02 seconds East for a distance of 108.67 feet to a point of tangency;
  7. Thence North 10 degrees 41 minutes 48 seconds East for a distance of 131.46 feet to a point of curvature;
  8. Thence along a curve to the right having a radius of 192.73 feet and an arc length of 209.72 feet, being subtended by a chord of North 41 degrees 52 minutes 11 seconds East for a distance of 199.52 feet to a point of tangency;
  9. Thence North 73 degrees 03 minutes 21 seconds East for a distance of 244.57 feet to a railroad spike (set);
- THENCE continuing along Tract 1, leaving Mountain Road, South 81 degrees 35 minutes 00 seconds East for a distance of 48.47 feet to an iron pin on the south side of Mountain Road;

THENCE along the same, North 73 degrees 55 minutes 11 seconds East of a distance of 128.83 feet to an iron pin;

THENCE along the same, South 05 degrees 40 minutes 25 seconds West for a distance of 299.84 feet to a point;

THENCE along the same North 86 degrees 03 minutes 12 seconds East for a distance of 938.59 feet to an iron pin;

THENCE along the same North 00 degrees 56 minutes 03 seconds East, passing over an Iron pin (set) at a distance of 24.68 feet from the next described point for a total distance of 250.00 feet to a railroad spike near the center of the macadam cartway of said Mountain Road;

THENCE along the same, running in, along and through the center of said Mountain Road, South 82 degrees 48 minutes 21 seconds East for a distance of 127.62 feet to a railroad spike near the center of the said macadam cartway of Mountain Road;

THENCE along land of Lowell R. Kauffman, running in, along and through the said macadam cartway of Mountain Road, South 67 degrees 23 minutes 10 seconds East for a distance of 593.14 feet to a railroad spike at the centerline intersection of said Mountain Road and Township Route 566 commonly known as Schoolhouse Road;

THENCE along land of Richard W. Hoffa Jr. and Connie L. Hoffa, running in, along and through the macadam cartway of said Schoolhouse Road, South 26 degrees 28 minutes 12 seconds West for a distance of 395.17 feet to a railroad spike;

THENCE along the same, South 20 degrees 43 minutes 25 seconds West for a distance of 230.19 feet to a railroad spike;

THENCE along the same, and land of Raymond J. Shilensky and Christianne E. Shilensky, continuing in, along and through said Schoolhouse Road South 10 degrees 28 minutes 07 seconds West for a distance of 820.63 feet to a railroad spike;

THENCE leaving Schoolhouse Road, along land of Steven M. Fisher and Debra A. Fisher, North 76 degrees 04 minutes 49 seconds West a distance of 23.71 feet from the last described point for a total distance of 297.08 feet to a rebar (found);

THENCE along the same, South 10 degrees 26 minutes 58 seconds West for a distance of 220.08 feet to an iron pipe (found) on the north side of an earth field lane;

THENCE along land of Dale H. Stoudt, by an amicable agreement line, North 79 degrees 58 minutes 31 seconds West for a distance of 766.39 feet to a point;

THENCE along the same, North 63 degrees 32 minutes 41 seconds West for a distance of 222.70 feet to a capped rebar (found);

THENCE along land of Larry K. Hartman and Nancy A. Hartman, North 13 degrees 15 minutes 08 seconds East for a distance of 18.85 feet to a rebar (found);

THENCE along the same North 70 degrees 10 minutes 01 second West for a distance of 44.35 feet to an iron pipe (found);

THENCE along the same North 63 degrees 19 minutes 24 seconds West for a distance of 605.45 feet to an iron pipe (found);

THENCE along land of Paul R. Faust and Eleanor E. Faust, North 63 degrees 19 minutes 24 seconds West for a distance of 215.00 feet to the point of beginning.

EXCEPTING THEREOUT AND THEREFROM ALL THAT CERTAIN tract of land, with the improvements thereon erected, situate in Upper Bern Township, Berks County, Pennsylvania as conveyed by GACSD Industrial Development, LLC, a Pennsylvania limited liability company to Upper Bern Township by Deed of Dedication recorded in Berks County on August 12, 2020 as Instrument No. 2020027551.

THENCE along the same North 63 degrees 19 minutes 24 seconds West for a distance of 605.45 feet to an iron pipe (found);

THENCE along land of Paul R. Faust and Eleanor E. Faust, North 63 degrees 19 minutes 24 seconds West for a distance of 215.00 feet to the point of beginning.

EXCEPTING THEREOUT AND THEREFROM ALL THAT CERTAIN tract of land, with the improvements thereon erected, situate in Upper Bern Township, Berks County, Pennsylvania as conveyed by GACSD Industrial Development, LLC, a Pennsylvania limited liability company to Upper Bern Township by Deed of Dedication recorded in Berks County on August 12, 2020 as Instrument No. 2020027551.

THENCE along the same North 63 degrees 19 minutes 24 seconds West for a distance of 605.45 feet to an iron pipe (found);

THENCE along land of Paul R. Faust and Eleanor E. Faust, North 63 degrees 19 minutes 24 seconds West for a distance of 215.00 feet to the point of beginning.

EXCEPTING THEREOUT AND THEREFROM ALL THAT CERTAIN tract of land, with the improvements thereon erected, situate in Upper Bern Township, Berks County, Pennsylvania as conveyed by GACSD Industrial Development, LLC, a Pennsylvania limited liability company to Upper Bern Township by Deed of Dedication recorded in Berks County on August 12, 2020 as Instrument No. 2020027551.

AND ALSO BEING, AS TO PARCEL ONE, THE SAME PREMISES DESCRIBED AS FOLLOWS:

ALL THAT CERTAIN tract of land, with the improvements thereon erected, situate in Upper Bern Township, Berks County, Pennsylvania, being more fully bounded and described in accordance with a map entitled "ALTA/NSPS Land Title Survey prepared by Dynamic Survey, LLC [Russell T. Cross, PLS, PA Lic. # SU075552] - Project: J.G. Petrucci, PID #: 28445300991065, 3501 Mountain Road, Upper Bern Township, Berks County, Pennsylvania", dated January 24, 2020 and last revised September 2, 2020, as follows;

Beginning at a point on the southwest corner of Parcel One, said point being the common corner of Parcel One, Parcel Two and the easterly right of way line of Mountain Road, thence;

Along said easterly right of way line, North 43 degrees 46 minutes 59 seconds East for a distance of 126.68 feet to a point of curvature, thence;

Along a curve to the left having a radius of 505.00 feet and an arc length of 171.55 feet, a chord of North 34 degrees 03 minutes 05 seconds East for a chord distance of 170.73 feet to a point of tangency, thence;

North 24 degrees 17 minutes 33 seconds East for a distance of 233.78 feet to the point, thence;

Leaving said easterly right of way, through the bed of Mountain Road, North 65 degrees 42 minutes 27 seconds West for a distance of 32.47 feet to the point within the bed of Mountain Road, thence;

Along and through the macadam cartway of said Mountain Road, along a curve to the left having a radius of 314.10 feet and an arc length of 115.83 feet, being subtended by a chord of North 10 degrees 44 minutes 08 seconds East for a chord distance of 115.18 feet to a point of tangency, thence;

North 00 degrees 10 minutes 15 seconds East for a distance of 72.27 feet to a point of curvature, thence;

Along a curve to the right having a radius of 592.36 feet and an arc length of 108.82 feet, being subtended by a chord of North 05 degrees 26 minutes 02 seconds East for a chord distance of 108.67 feet to a point of tangency, thence;

North 10 degrees 41 minutes 48 seconds East for a distance of 131.46 feet to a point of curvature, thence;

Along a curve to the right having a radius of 192.73 feet and an arc length of 209.72 feet. Being subtended by a chord of North 41 degrees 52 minutes 11 seconds East for a distance of 199.52 feet to a point of tangency, thence;

North 73 degrees 03 minutes 21 seconds East for a distance of 244.57 feet to a railroad spike (set), thence;

Continuing along Parcel One, South 81 degrees 35 minutes 00 seconds East for a distance of 48.47 feet to an iron pin on the southerly side of Mountain Road, thence;

Along the same, North 73 degrees 55 minutes 11 seconds East of a distance of 128.83 feet to an iron pin, thence;

Leaving the southerly side of Mountain Road, along the common dividing line of GACSD Industrial Development, LLC and Mountain Spring Investors, LLC, South 05 degrees 40 minutes 25 seconds West for a distance of 299.84 feet to a point, thence;

Along the same, North 86 degrees 03 minutes 12 seconds East for a distance of 938.59 feet to an iron pin, thence;

Along the same, North 00 degrees 56 minutes 03 seconds East, for a distance of 250.00 feet to a railroad spike near the center of the macadam cartway of said Mountain Road, thence;

Along and through the cartway of said Mountain Road, South 82 degrees 48 minutes 21 seconds East for a distance of 127.62 feet to a railroad spike near the center of the said macadam cartway of Mountain Road, thence;

Along land of Lowell R. Kauffman, running in, along and through the said macadam cartway of Mountain Road, South 67 degrees 23 minutes 10 seconds East for a distance of 593.14 feet to a railroad spike at the centerline intersection of said Mountain Road and township route 566 commonly known as schoolhouse road, thence;

Along land of Richard W. Hoffa Jr. and Connie L. Hoffa, running in, along and through the macadam cartway of said schoolhouse road, South 26 degrees 28 minutes 12 seconds West for a distance of 395.17 feet to a railroad spike, thence;

Along the same, South 20 degrees 43 minutes 25 seconds West for a distance of 230.19 feet to a railroad spike, thence;

Along the same, and land of Raymond J. Shilensky and Christianne E. Shilensky, continuing in, along and through said schoolhouse road South 10 degrees 28 minutes 07 seconds West for a distance of 820.63 feet to a railroad spike, thence;

Leaving schoolhouse road, along land of Steven M. Fisher and Debra A. Fisher, North 76 degrees 04 minutes 49 seconds West a distance of 297.08 feet to a rebar (found), thence;

Along the same, South 10 degrees 26 minutes 58 seconds West for a distance of 220.08 feet to an iron pipe (found) on the North side of an earth field lane;

Along land of Dale H. Stoudt, by an amicable agreement line, North 79 degrees 58 minutes 31 seconds West for a distance of 766.39 feet to a point;

Along the same, North 63 degrees 32 minutes 41 seconds West for a distance of 222.70 feet to a capped rebar (found), thence;

Along land of Larry K. Hartman and Nancy A. Hartman, North 13 degrees 15 minutes 08 seconds East for a distance of 18.85 feet to a rebar (found), thence;

Along the same North 70 degrees 10 minutes 01 second West for a distance of 44.35 feet to an iron pipe (found), thence;

Along the same North 63 degrees 19 minutes 24 seconds West for a distance of 605.45 feet to an iron pipe (found) at the common corner of Parcel One and Parcel Two, thence;

Along the common dividing line of Parcel One and Parcel Two, North 63 degrees 19 minutes 24 seconds West for a distance of 181.27 feet to the point of beginning.

PARCEL TWO:

ALL THAT CERTAIN tract of land situate in Upper Bern Township, Berks County, Pennsylvania, located and fronting on the southeast side of the public road Legislative Route #06030 leading from Shartlesville toward Hamburg, and about one mile north of Shartlesville, being more fully bounded and described as follows, to wit:

BEGINNING at a point in the above-named public road, said point being 23.3 feet west of and 52 feet north of the northwest corner of the near adjacent frame storage shed on other lands of Joseph R. and Mabel D. Kauffman, thence in and along said public road, North fifty-four degrees forty-eight minutes East one hundred sixty feet to a point, thence passing through

an iron stake set on line and along the south side of the private field entrance and exit over other lands, South fifty-four degrees twenty-five minutes East two hundred fifteen feet to an iron stake, thence along other lands of Joseph R. and Mabel D. Kauffman, South thirty-five degrees thirty-five minutes West one hundred fifty feet to an iron stake, and North fifty-four degrees thirty-nine minutes West two hundred sixty-seven and sixty-six hundredths feet to the place of beginning. EXCEPTING THEREOUT AND THEREFROM ALL THAT CERTAIN tract of land, with the improvements thereon erected, situate in Upper Bern Township, Berks County, Pennsylvania as conveyed by GACSD Industrial Development, LLC, a Pennsylvania limited liability company to Upper Bern Township by Deed of Dedication recorded in Berks County on August 12, 2020 as Instrument No. 2020027554.

AND ALSO BEING, AS TO PARCEL TWO, THE SAME PREMISES DESCRIBED AS FOLLOWS:

ALL THAT CERTAIN tract of land situate in Upper Bern Township, Berks County, Pennsylvania, being more fully bounded and described in accordance with a map entitled "ALTA/NSPS Land Title Survey, J.G. Petrucci, Parcel ID# 28445300787686, 3527 Mountain Road, Upper Bern Township, Berks County, Pennsylvania", prepared by Dynamic Survey, LLC, dated 01/24/2020 and last revised 09/02/2020, as follows:

Beginning at a point on the southwest corner of Parcel Two, lands now or formerly of GACSD Industrial Development LLC, said point being the common corner of Parcel Two, lands now or formerly of Larry K. & Nancy A. Hartman, and the easterly right of way line of Mountain Road, thence;

Along the easterly right of way line of Mountain Road, a curve to the left having a radius of 4,242.69 feet, a central angle of 02 degrees 06 minutes 35 seconds, an arc length of 156.23 feet, a chord bearing of North 54 degrees 22 minutes 17 seconds East and a chord distance of 156.22 feet to a point, thence;

Along the same, North 53 degrees 19 minutes 00 seconds East, a distance of 3.20 feet to a point and common corner of Parcel One and Parcel Two, thence;

Leaving the easterly right of way line, along the dividing of Parcel One and Parcel Two, South 54 degrees 25 minutes 00 seconds East, a distance of 181.27 feet to a point and corner of lands now or formerly Larry K. & Nancy A. Hartman, thence;

Along the dividing line of Parcel Two and lands now or formerly of Larry K. & Nancy A. Hartman, South 35 degrees 35 minutes 00 seconds West, a distance of 150.00 feet to a point, thence;

Still along the same, North 54 degrees 39 minutes 00 seconds West, a distance of 232.56 feet to a point and place of beginning.

EXCEPTING THEREOUT AND THEREFROM ALL THAT CERTAIN tract of land, with Improvements thereon erected, situate in Upper Bern Township, Berks County, Pennsylvania, as conveyed by GACSD Industrial Development, LLC, a Pennsylvania limited liability company to Upper Bern Township by Deed of Dedication recorded in Berks County on August 12, 2020 as Instrument No. 2020027554 and EXCEPTING THEREOUT AND THEREFROM ALL THAT CERTAIN tract of land, with improvements thereon erected, situate in Upper Bern Township, Berks County, Pennsylvania, as conveyed by GACSD Industrial Development, LLC, a Pennsylvania limited liability company to Upper Bern Township by Deed of Dedication recorded in Berks County on August 12, 2020 as Instrument No. 2020027551.

**Parcel One:** Being the same premises that Richard N. Miller and Donna M. Miller, husband and wife, by Special Warranty Deed dated February 17, 2020, and recorded February 19, 2020, in Berks County, Pennsylvania, as Instrument No. 2020006201, granted and conveyed unto GACSD Industrial Development, LLC, a Pennsylvania limited liability company, in fee.


**Parcel Two:** Being the same premises that Terrie L. Moseman, executrix of the Estate of Eleanor E. Faust, deceased, by Indenture dated May 27, 2020, and recorded June 12, 2020, in Berks County, Pennsylvania, as Instrument No. 2020019234, granted and conveyed unto GACSD Industrial Development, LLC, a Pennsylvania limited liability company, in fee.

**Parcels One and Two:** Being the same premises that GACSD Industrial Development, LLC, a Pennsylvania limited liability company, by Special Warranty Deed [of Annexation] dated July 08, 2020, and recorded August 12, 2020, in Berks County, Pennsylvania, as Instrument No. 2020027553, granted and conveyed unto GACSD Industrial Development, LLC, a Pennsylvania limited liability company, in fee.

And being the same premises which GACSD Industrial Development, LLC, a Pennsylvania limited liability company by Deed dated September 06, 2024, effective September 10, 2024 and recorded September 19, 2024 in Berks County in Instrument No. 2024027405 conveyed unto 3501 Mountain Road Owner, LLC, a Delaware limited liability company, in fee

**CERTIFICATE OF RESIDENCE**

I hereby certify that the precise residence of Grantee is:  
Tamim Chowdhury, Real Estate Contracting Officer  
DHS Facilities Management Division  
500 12<sup>th</sup> Street SW  
Suite 3000  
Washington, DC 20536

  
\_\_\_\_\_  
Grantee /Agent for Grantee