

### List of Exhibits

Exhibit A – Closing Escrow Agreement

Exhibit B – Assignment of Contracts Agreement

### List of Schedules

Schedule 1.4 – List of Excluded Assets

Schedule 4.1(b) – Assets Subject to Leasehold Interest

Schedule 4.1(f) – Consents and Approvals

Schedule 4.1(g) - No Violations

Schedule 4.1(j) – Undisclosed Liabilities

Schedule 4.1(l)(i) – List of Contracts

Schedule 4.1(m)(i) –Rights in Real Property and Leases

Schedule 4.1(m)(ii) – Easements and Rights of Way

Schedule 4.1(m)(iii) – Options and Rights of First Refusal

Schedule 4.1(m)(v) – Taxes and Assessments

Schedule 4.1(m)(vi) – Necessary Repairs to Real Property

Schedule 4.1(n) – Litigation

Schedule 4.1(q) – Violations of Law

Schedule 4.1(r) – Permits

Schedule 4.1(s)(iv) – Environmental Conditions

Schedule 5.1(c) – Assigned Contracts

Schedule 5.1(d) – Buyer Consents and Approvals

Schedule 5.1(e) – No Buyer Violations

Schedule 6.2(d) – Missing Easements

Schedule 6.6 – Seller’s Rates & Fees

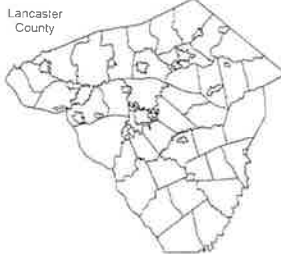
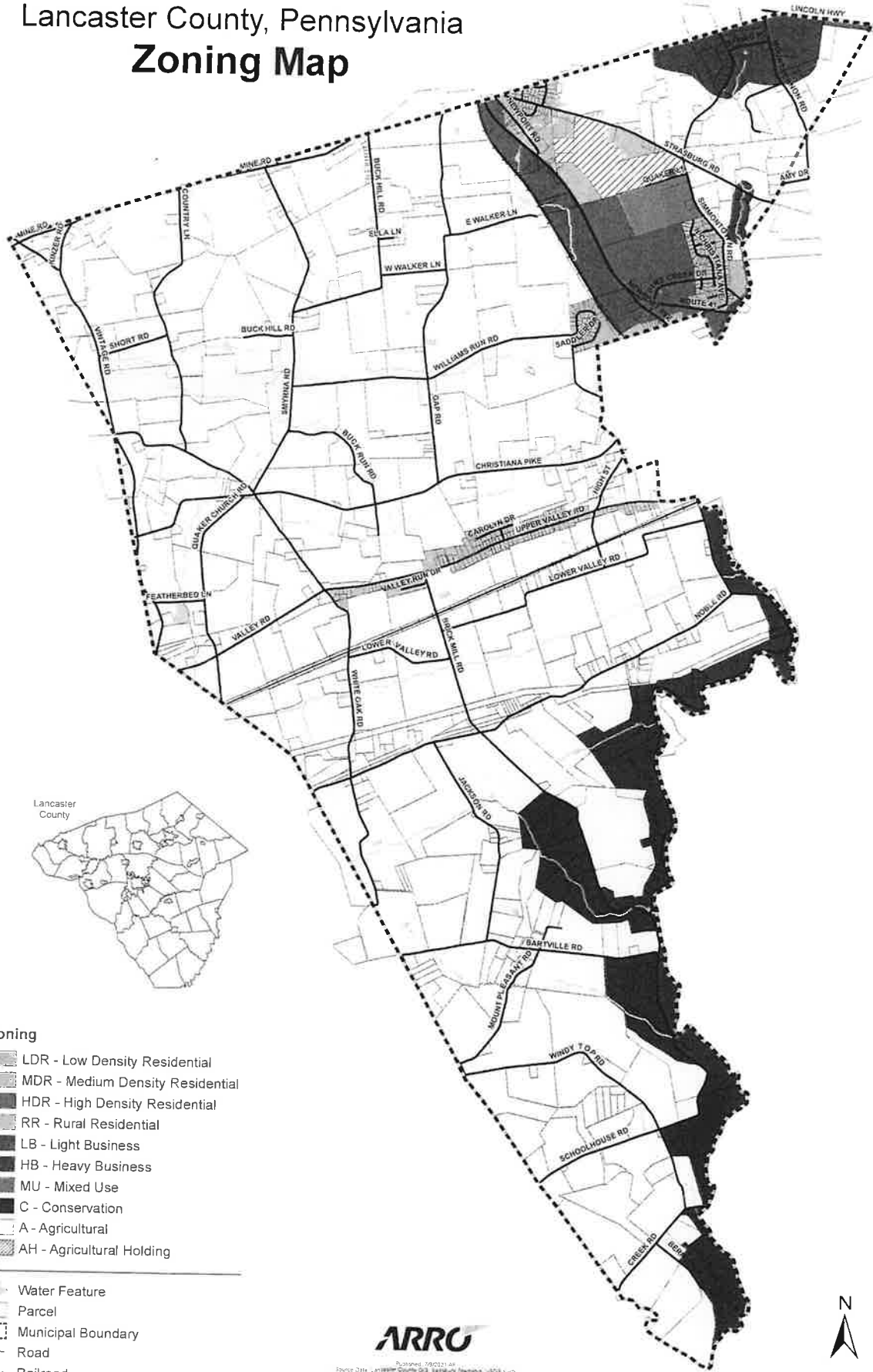


***Appendix B***

***Sadsbury Township Zoning Map***



# Sadsbury Township Lancaster County, Pennsylvania Zoning Map



- Zoning**
- LDR - Low Density Residential
  - MDR - Medium Density Residential
  - HDR - High Density Residential
  - RR - Rural Residential
  - LB - Light Business
  - HB - Heavy Business
  - MU - Mixed Use
  - C - Conservation
  - A - Agricultural
  - AH - Agricultural Holding

- Water Feature
- Parcel
- Municipal Boundary
- Road
- Railroad



Revised: 09/2021 as of  
 Source Data: Lancaster County GIS, Sadsbury Township, 2020  
 Cartography: Joseph, NAO, 11/22/2021, Lancaster, Pennsylvania, South Park, 2022-11-05  
 © Lancaster County, 2021. All rights reserved. Sadsbury\_Township\_Zoning\_2021\_Landscape



0 750 1,500 3,000  
 Feet

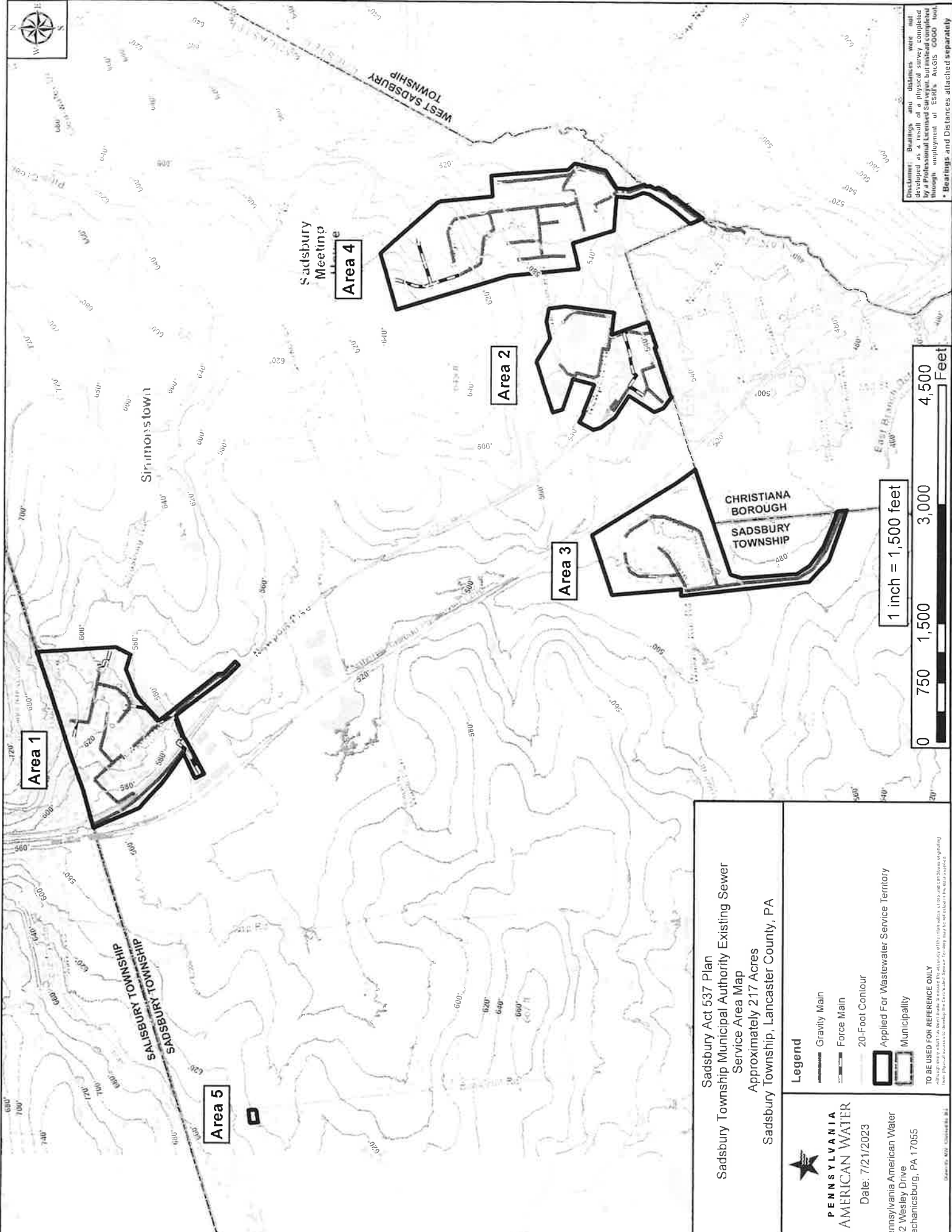


***Appendix C***

***Sadsbury Township Municipal Authority Existing Sewer Service Area Map***







Disclaimer: Bearings and distances were not developed as a result of a physical survey completed by a Professional Licensed Surveyor, but instead completed through employment of ESRI's ArcGIS "GOOD" tool.

• Bearings and Distances attached separately



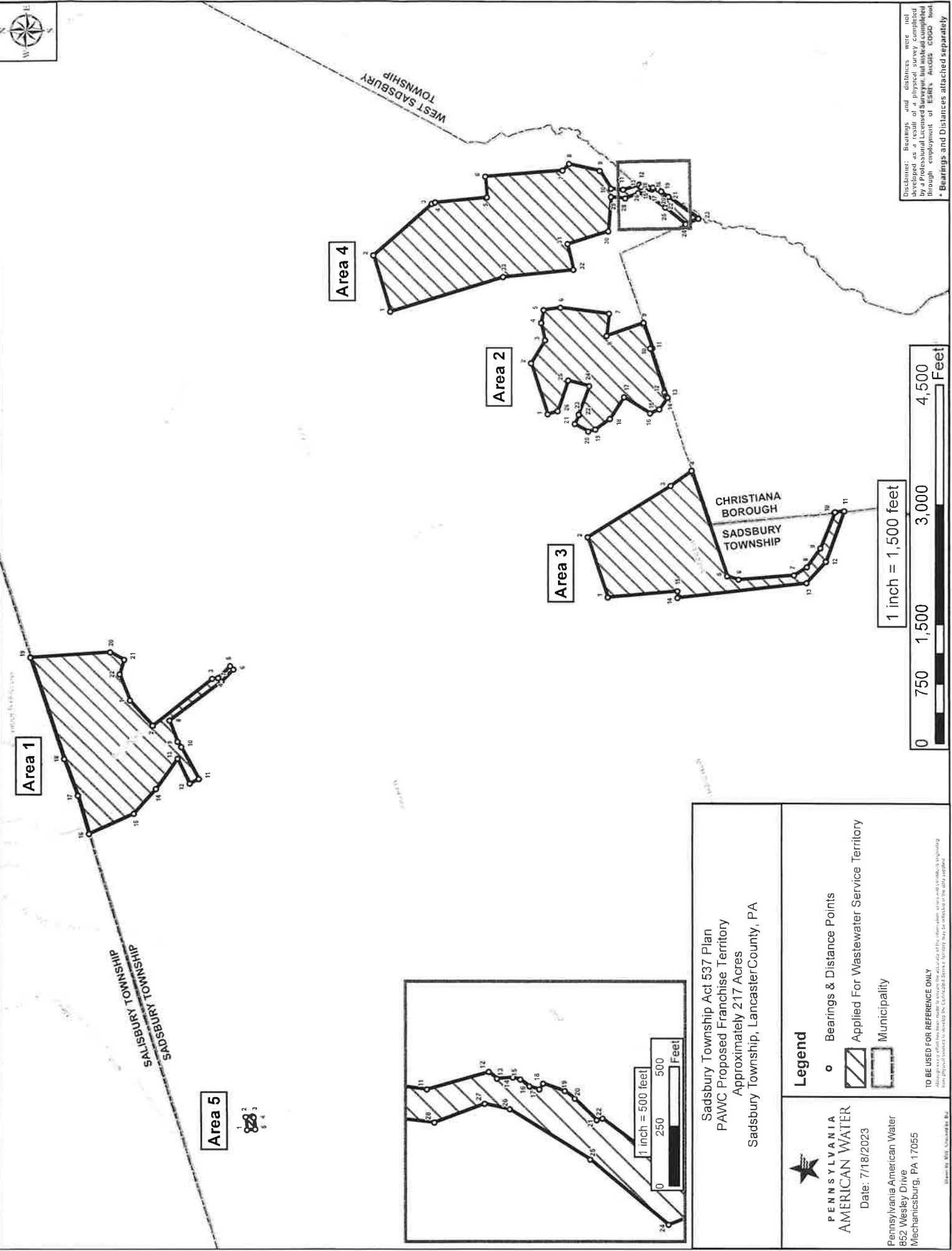
<p><b>PENNSYLVANIA AMERICAN WATER</b></p> <p>Date: 7/21/2023</p> <p>Pennsylvania American Water 852 Wesley Drive Mechanicsburg, PA 17055</p>	<p>Sadsbury Act 537 Plan Sadsbury Township Municipal Authority Existing Sewer Service Area Map Approximately 217 Acres Sadsbury Township, Lancaster County, PA</p>	<p><b>Legend</b></p> <ul style="list-style-type: none"> <li> Gravity Main</li> <li> Force Main</li> <li> 20-Foot Contour</li> <li> Applied For Wastewater Service Territory</li> <li> Municipality</li> </ul>
	<p><b>TO BE USED FOR REFERENCE ONLY</b></p> <p><small>Although every effort has been made to ensure the accuracy of the information, errors and omissions originating from third parties or beyond the Control Service Territory may be reflected in the data provided.</small></p>	



***Appendix D***

***Pennsylvania American Water Company Proposed Franchise Territory***



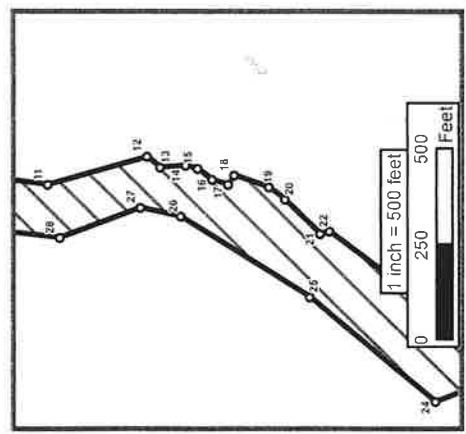


Disclaimer: Bearings and distances were not developed as a result of a physical survey completed through employment of ESR's. ACCURACY: GPOD, best.

• Bearings and Distances attached separately



1 inch = 1,500 feet



Sadsbury Township Act 537 Plan  
 PAWC Proposed Franchise Territory  
 Approximately 217 Acres  
 Sadsbury Township, Lancaster County, PA

 <b>PENNSYLVANIA          AMERICAN WATER</b> Date: 7/18/2023 Pennsylvania American Water 852 Wesley Drive Mechanicsburg, PA 17055	<b>Legend</b> <ul style="list-style-type: none"> <li>○ Bearings &amp; Distance Points</li> <li>▨ Applied For Wastewater Service Territory</li> <li>▭ Municipality</li> </ul>
	<p><b>TO BE USED FOR REFERENCE ONLY</b></p> <p><small>Although every effort has been made to ensure the accuracy of the information shown on this drawing, the user should verify all information before physical reliance is placed on the information shown. No responsibility shall be assumed for any errors or omissions.</small></p>

