

Book: **FS-5** Page: **2128**

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



***RETURN DOCUMENT TO:**
STEWART TITLE GUARANTY COMPANY -
EASTERN PA
900 WEST VALLEY ROAD, SUITE 4
WAYNE, PA 19087

Instrument Number - 202503449
Recorded On 10/20/2025 At 1:47:14 PM
* Instrument Type - UCC-1 STANDARD FORM
* Total Pages - 8
Invoice Number - 139052
* Debtor - CLERMONT SOLAR LLC
* Secured Party - WILMINGTON TRUST NA
* Customer - SIMPLIFILE LC E-RECORDING

*** FEES**

COUNTY RECORDING FEES	\$95.00
COUNTY IMPROVEMENT FEE	\$2.00
ROD IMPROVEMENT FEE	\$3.00
TOTAL PAID	\$100.00

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



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.

01B051



UCC FINANCING STATEMENT
FOLLOW INSTRUCTIONS

A. NAME & PHONE OF CONTACT AT SUBMITTER (optional) Kate White (765)244-8775
B. E-MAIL CONTACT AT SUBMITTER (optional) kate.white@klgates.com
C. SEND ACKNOWLEDGMENT TO: (Name and Address) <div style="border: 1px solid black; padding: 5px; width: 80%;"> Kate White K&L Gates LLP 4900 Main Street, Suite 650 Kansas City, MO. 64112 </div> <p style="text-align: center; margin-top: 5px;">SEE BELOW FOR SECURED PARTY CONTACT INFORMATION</p>

THE ABOVE SPACE IS FOR FILING OFFICE USE ONLY

1. **DEBTOR'S NAME:** Provide only one Debtor name (1a or 1b) (use exact, full name; do not omit, modify, or abbreviate any part of the Debtor's name); if any part of the Individual Debtor's name will not fit in line 1b, leave all of item 1 blank, check here and provide the Individual Debtor information in item 10 of the Financing Statement Addendum (Form UCC1Ad)

1a. ORGANIZATION'S NAME Clermont Solar, LLC				
OR	1b. INDIVIDUAL'S SURNAME	FIRST PERSONAL NAME	ADDITIONAL NAME(S)/INITIAL(S)	SUFFIX
1c. MAILING ADDRESS 1201 Wilson Blvd., Suite 2200		CITY Arlington	STATE VA	POSTAL CODE 22209
		COUNTRY USA		

2. **DEBTOR'S NAME:** Provide only one Debtor name (2a or 2b) (use exact, full name; do not omit, modify, or abbreviate any part of the Debtor's name); if any part of the Individual Debtor's name will not fit in line 2b, leave all of item 2 blank, check here and provide the Individual Debtor information in item 10 of the Financing Statement Addendum (Form UCC1Ad)

2a. ORGANIZATION'S NAME				
OR	2b. INDIVIDUAL'S SURNAME	FIRST PERSONAL NAME	ADDITIONAL NAME(S)/INITIAL(S)	SUFFIX
2c. MAILING ADDRESS		CITY	STATE	POSTAL CODE
		COUNTRY		

3. **SECURED PARTY'S NAME** (or NAME of ASSIGNEE of ASSIGNOR SECURED PARTY): Provide only one Secured Party name (3a or 3b)

3a. ORGANIZATION'S NAME Wilmington Trust, National Association, as Collateral Agent				
OR	3b. INDIVIDUAL'S SURNAME	FIRST PERSONAL NAME	ADDITIONAL NAME(S)/INITIAL(S)	SUFFIX
3c. MAILING ADDRESS 99 Wood Avenue South, 10th Flr.		CITY Iselin	STATE NJ	POSTAL CODE 08830
		COUNTRY USA		

4. **COLLATERAL:** This financing statement covers the following collateral:

All assets of the Debtor, whether now existing or hereafter arising, including, without limitation, goods that are to become fixtures on the real estate described in Exhibit A attached hereto, together with all proceeds and products therefrom.

5. Check <u>only</u> if applicable and check <u>only</u> one box: Collateral is <input type="checkbox"/> held in a Trust (see UCC1Ad, item 17 and Instructions) <input type="checkbox"/> being administered by a Decedent's Personal Representative	
6a. Check <u>only</u> if applicable and check <u>only</u> one box: <input type="checkbox"/> Public-Finance Transaction <input type="checkbox"/> Manufactured-Home Transaction <input type="checkbox"/> A Debtor is a Transmitting Utility	6b. Check <u>only</u> if applicable and check <u>only</u> one box: <input type="checkbox"/> Agricultural Lien <input type="checkbox"/> Non-UCC Filing
7. ALTERNATIVE DESIGNATION (if applicable): <input type="checkbox"/> Lessee/Lessor <input type="checkbox"/> Consignee/Consignor <input type="checkbox"/> Seller/Buyer <input type="checkbox"/> Bailee/Bailor <input type="checkbox"/> Licensee/Licensor	
8. OPTIONAL FILER REFERENCE DATA: McKean County Recorder of Deeds	

UCC FINANCING STATEMENT ADDENDUM

FOLLOW INSTRUCTIONS

9. NAME OF FIRST DEBTOR: Same as line 1a or 1b on Financing Statement; if line 1b was left blank because Individual Debtor name did not fit, check here

9a. ORGANIZATION'S NAME Clermont Solar, LLC	
OR	
9b. INDIVIDUAL'S SURNAME	
FIRST PERSONAL NAME	
ADDITIONAL NAME(S)/INITIAL(S)	SUFFIX

Reset

THE ABOVE SPACE IS FOR FILING OFFICE USE ONLY

10. DEBTOR'S NAME: Provide (10a or 10b) only one additional Debtor name or Debtor name that did not fit in line 1b or 2b of the Financing Statement (Form UCC1) (use exact, full name; do not omit, modify, or abbreviate any part of the Debtor's name) and enter the mailing address in line 10c

10a. ORGANIZATION'S NAME				
OR				
10b. INDIVIDUAL'S SURNAME				
INDIVIDUAL'S FIRST PERSONAL NAME				
INDIVIDUAL'S ADDITIONAL NAME(S)/INITIAL(S)				SUFFIX
10c. MAILING ADDRESS	CITY	STATE	POSTAL CODE	COUNTRY

11. ADDITIONAL SECURED PARTY'S NAME or ASSIGNOR SECURED PARTY'S NAME: Provide only one name (11a or 11b)

11a. ORGANIZATION'S NAME				
OR				
11b. INDIVIDUAL'S SURNAME	FIRST PERSONAL NAME	ADDITIONAL NAME(S)/INITIAL(S)	SUFFIX	
11c. MAILING ADDRESS	CITY	STATE	POSTAL CODE	COUNTRY

12. ADDITIONAL SPACE FOR ITEM 4 (Collateral):

<p>13. <input checked="" type="checkbox"/> This FINANCING STATEMENT is to be filed [for record] (or recorded) in the REAL ESTATE RECORDS (if applicable)</p> <p>15. Name and address of a RECORD OWNER of real estate described in item 16 (if Debtor does not have a record interest):</p>	<p>14. This FINANCING STATEMENT: <input type="checkbox"/> covers timber to be cut <input type="checkbox"/> covers as-extracted collateral <input checked="" type="checkbox"/> is filed as a fixture filing</p> <p>16. Description of real estate: See Exhibit A attached hereto and incorporated herein.</p>
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17. MISCELLANEOUS:

Exhibit A

Clermont Solar, LLC – McKean County, Pennsylvania

Premises A:

Special Warranty Deed by New Shawmut Timber Company, Inc a/d/b/a New Shawmut Timber Company, in favor of Clermont Solar, LLC, dated August 23, 2024, recorded August 30, 2024 as Book 1067, Page 485

Tax Map ID: 29-004-400, 29-009-101

Legal Description:

PARCEL FIRST: BEGINNING at a one-inch (1 in.) iron rod and stones marking the Northeast corner of Warrant 2793; thence South eleven degrees forty-seven minutes West one thousand three hundred eight and seventy-eight onehundredths feet (S. 11' 47' W. 1,308.78 ft.) to a one-inch (1 in.) iron pipe and stones, said pipe being also ninety-eight and thirty-four one-hundredths feet South (98.34 ft. S.) of the New York Light and Gas Company right-of-way; thence North eighty-two degrees West nine thousand four hundred fifty-two and fifty-two onehundredths feet (N. 82° W. 9,452.52 ft.) to a one-inch (1 in.) iron pipe and stones in the West line of Warrant 2793; thence North eight degrees fifteen minutes East (N. 8° 15' E.) along the West line of Warrant 2793 one thousand three hundred thirty-one and eighty-eight one-hundredths feet (1,331.88 ft.) to a two and one-half inch (2.5 in.) iron pipe and stones marking the Northwest corner of Warrant 2793; thence South eighty-two degrees forty minutes East nine thousand two hundred sixty-seven and seventy-two one hundredths feet (S. 82° 40' E. 9,267.72 ft.) to a two and one-half inch (2.5 in.) iron pipe and stones, being a line marker on the North line of Warrant 2793; thence continuing South eighty-two degrees forty minutes East two hundred seventy-five and twenty-two one-hundredths feet (S. 82° 40' E. 275.22 ft.) to a place of beginning.

CONTAINING two hundred eighty-two acres (282 A.) of land, more or less.

TOGETHER with all improvements located thereon.

PARCEL SECOND: BOUNDED on the North and East by lands now or formerly of Henry Baird on the south by lands now or formerly of H.L. Howard; and on the West lands formerly owned by Whitehouse and known as the "Thomas" Lot and now owned by previous grantees.

CONTAINING forty acres (40 A.) more or less, of land, being part of Warrant No. 2797.

PARCEL THIRD: BEGINNING at the Northwest corner of lot now or formerly known as No. 68 at a stake and stones, bearing North eighty-two degrees West sixteen links (N. 82° W. 16 lks.) from a beech tree marked as a corner; running thence North one hundred twenty rods (N. 120 rds.) to a stake, bearing North eighty-three degrees West (N. 83° W.) from a birch marked as a corner; thence East two hundred eighty-eight rods (E. 288 rds.) to a stake, bearing East five links (E. 5 lks.) from a beech barked as a corner; thence South (crossing a highway now or formerly known as the Turnpike Road) one hundred twenty rods (S. 120 rds.) to the Northeast corner of land now or formerly of E.M. Howard; thence West, along the North line of land now or formerly of Howard and now or formerly of J.M. Senger, to the place of beginning.

CONTAINING approximately two hundred four acres (Approx. 204 A.) of land and being apart of Warrant 2797.

Premises B

Warranty Deed by Kocjancic Family Limited Partnership in favor of Clermont Solar, LLC, dated August 23, 2024, recorded August 30, 2024 as Book 1067, Page 491

Tax Map ID: 29-004-400.01

Legal Description:

ALL THAT CERTAIN piece, parcel and tract of land, as follows, situate in Sergeant Township, McKean County, Pennsylvania, being part of Warrant 2793, bounded and described as follows:

BEGINNING at a one-inch (1 in.) iron pipe in the East line of Warrant 2793, said pipe being North eleven degrees fortyseven minutes East thirty-four and ninety-eight one-hundredths feet (N. 11° 47' E. 34.98 ft.) from the center of the roadway leading from Rasselas to Clermont; thence South sixty-four degrees thirty minutes West eighty-nine and seventy-six one-hundredths feet (S. 64° 30' W. 89.76 ft.) to a one-inch (1 in.) iron pipe, said pipe being North seven degrees thirty minutes East thirty-four and ninety-eight one-hundredths feet (N. 7° 30' E. 34.98 fl.) from the center of said roadway; thence North seven degrees thirty minutes East five hundred forty-five and sixteen one-hundredths feet (N. 7° 30' E. 545.16 ft.) to a wooden stake; thence North eighty-two degrees thirty minutes West one thousand five hundred nine and forty-two one-hundredths feet (N. 82° 30' W. 1,509.42 ft.) to a two and one-half inch (2-1/2 in.) iron pipe; thence South seven degrees thirty minutes West four hundred eighty-one and eight-tenths feet (S. 7° 30' W. 481.8 ft.) to a one-inch (1 in.) iron pipe in the center of a small stream; thence North eighty-two degrees ten minutes West seven thousand six hundred twelve and forty-four one-hundredths feet (N. 82° 10' W. 7,612.44 ft.) to a one-inch (1 in.) iron pipe in the West line

of Warrant 2793, said pipe being also South eight degrees fifteen minutes West one hundred fifty-five and one-tenth feet (S. 8' 15' W. 155.1 ft.) from the Tennessee Gas Transmission Line right-of-way; thence north eight degrees fifteen minutes East one thousand three hundred thirty-one and twenty-two one-hundredths feet (N. 8' 15' E. 1,331.22 ft.) to a one-inch (1 in.) iron pipe and stones; thence South eighty-two degrees East nine thousand four hundred fifty-two and fiftytwo one-hundredths feet (S. 82' E. 9,452.52 ft.) to a one-inch (1 in.) iron pipe and stones in the East line of Warrant 2793; thence South eleven degrees forty-seven minutes West one thousand three hundred twenty-three and ninety-six onehundredths feet (S. 11' 47' W. 1,323.96 ft.) to the place of beginning.

CONTAINING two hundred sixty-two acres (262 A.) of land, more or less, and being shown as Parcel No. 2 on a map recorded with the hereinafter recited deed.

TOGETHER WITH the full right, liberty and privilege of passageway on an existing dirt roadway leading from the highway leading from Clermont to Rasselas Northwardly to the North line of Warrant 2793, together with a right of ingress, egress and regress in and upon the same.

Premises C

Special Warranty Deed by KWI Holdings in favor of Clermont Solar, LLC, dated August 21, 2024, recorded August 30, 2024 as Book 1067, Page 497.

Tax Map ID: 29-004-400.02

Legal Description:

ALL THOSE CERTAIN pieces, parcels and tracts of land situate, lying and being in the Township of Sergeant, McKean County, Pennsylvania, being part of Warrant No. 2793, and bounded and described as follows:

FIRST: BEGINNING at a one inch (1 in.) iron pipe in the West line of Warrant 2793, said point being North eight degrees fifteen minutes East one thousand three hundred thirty-one and twenty-two one-hundredths feet (N. 8' 15' E. 1,331.22 ft.) from the Southwest corner of Warrant 2793; thence North eight degrees fifteen minutes East one thousand three hundred thirty-one and eighty-eight one-hundredths feet (N. 8' 15' E. 1,331.88 ft.) to a one inch (1 in.) iron pipe; thence South eighty-two degrees ten minutes East seven thousand six hundred twelve and forty-four one- hundredths feet (S. 82' 10' E. 7,612.44 ft.) to a one inch (1 in.) iron pipe in the center of a small stream; thence South seven degrees thirty minutes West one thousand three hundred eight and seventy-eight one-hundredths feet (S. 7' 30' W. 1,308.78 ft.) to a one inch (1 in.) iron

pipe, said pipe being North seven degrees thirty minutes East six hundred eleven and sixteen one-hundredths feet (N. 7' 30' E. 611.16 ft.) from the center of road leading from Rasselas to Clermont; thence North eighty-two degrees twenty minutes West seven thousand six hundred forty-three and forty-six one-hundredths feet (N. 82' 20' W. 7,643.46 ft.) to the place of beginning.

CONTAINING two hundred twenty-seven acres (227 A.) of land, more or less.

SECOND: BEGINNING at a one inch (1 in.) iron pipe in the east line of Warrant 2793, said pipe being south eleven degrees forty-seven minutes west twenty-six and four-tenths feet (S. 11° 47' W. 26.4 ft.) from the center of the road leading from Rasselas to Clermont; thence South sixty-four degrees thirty minutes West four hundred thirty and ninetyeight one-hundredths feet (S. 64° 30' W. 430.98 ft.) to a one inch (1 in.) iron pipe being South seven degrees thirty minutes West twenty-six and four-tenths feet (S. 7° 30' W. 26.4 ft.) from the center of said roadway; thence South seven degrees thirty minutes West nine hundred twenty-nine and ninety-four one-hundredths feet (S. 7° 30' W. 929.94 ft.) to a one inch (1 in.) iron pipe; thence South eighty-two degrees twenty minutes East two hundred fifty-nine and thirty-eight one-hundredths feet (S. 82° 20' E. 259.38 ft.) to a one inch (1 in.) iron pipe in the East line of Warrant 2793; thence North eleven degrees forty-seven minutes East one thousand two hundred fifty-eight and sixty-two one- hundredths feet (N. 11° 47' E. 1,258.62 ft.) to the place of beginning.

CONTAINING eight acres (8 A.) of land, more or less.

Further granting unto the Grantee herein, its heirs and assigns, the full right, liberty and privilege of passageway on an existing dirt roadway leading from the highway from Clermont to Rasselas northwardly to the north line of Warrant 2793, together with a right of ingress, egress and regress in and upon the same.

Premises D

Deed by Christine Imbrogno, John W. Kocjancic, Jr, Suzanne L. Grumley, Rosemary Duncan, James D. Kocjancic, Beverly J. Gamble and Joseph F. Kocjancic in favor of Clermont Solar, LLC, dated August 19, 2024, recorded August 30, 2024 as Book 1067, Page 503.

Tax Map ID: 29-004-400.03 and 29-004-400.05

Legal Description:

ALL THOSE CERTAIN pieces, parcels and tracts of land situate, lying and being in the Township of Sergeant, McKean County, Pennsylvania, being part of Warrant No. 2793, and bounded and described as follows:

FIRST: BEGINNING at a wooden stake and stones marking the Southwest corner of Warrant 2793; thence North eight degrees fifteen minutes East one thousand three hundred thirty-one and twenty-two one-hundredths feet (N. 8° 15' E. 1,331.22 ft.) to a one-inch (1 in.) iron pipe; thence South eighty-two degrees twenty minutes East seven thousand six hundred forty-three and forty-six one-hundredths feet (S. 82° 20' E. 7,643.46 ft.) to a one-inch (1 in.) iron pipe; thence South seven degrees thirty minutes West one thousand three hundred eight and seventy-eight one-hundredths feet (S. 7° 30' W. 1,308.78 ft.) to a State Forest corner on the East line of the road leading from Rasselas to Clermont; thence along the South line of Warrant 2793 North eighty-two degrees thirty minutes West eight hundred fifty and eight one-hundredths feet (N. 82° 30' W. 850.08 ft.) to a point; thence continuing North eighty-two degrees thirty minutes West four thousand nine hundred seventy-seven and seventy-two one hundredths feet (N. 82° 30' W. 4,977.72 ft.) to a pipe; thence South seven degrees thirty minutes West sixty feet (S. 7° 30' W. 60 ft.) to a pipe; thence North eighty-two degrees thirty minutes West one thousand seven hundred ninety-nine and eighty-two one-hundredths feet (N. 82° 30' W. 1,799.82 ft.) to the place of beginning.

CONTAINING two hundred twenty-seven acres (227 A.) of land, more or less, and being shown as Parcel No. 5 on a map recorded with the hereinafter recited deed.

SECOND: BEGINNING at a stone corner marking the Southeast corner of Warrant 2793; thence North eighty-two degrees thirty minutes West one hundred ninety-nine and ninety-eight one-hundredths feet (N. 82° 30' W. 199.98 ft.) to a post and stones corner; thence North seven degrees thirty minutes East one thousand three hundred eight and seventy-eight one-hundredths feet (N. 7° 30' E. 1,308.78 ft.) to a one-inch (1 in.) iron pipe; thence South eighty-two degrees twenty minutes East two hundred fifty-nine and thirty-eight one-hundredths feet (S. 82° 20' E. 259.38 ft.) to a one-inch (1 in.) iron pipe in the East line of Warrant 2793; thence South eleven degrees forty-seven minutes West one thousand three hundred eight and seventy-eight one-hundredths feet (S. 11° 47' W. 1,308.78 ft.) to the place of beginning.

CONTAINING nine acres (9 A.) of land, more or less, and being shown as Parcel No. 6 of a map recorded with the hereinafter recited deed.

FURTHER granting and conveying unto the Grantees herein, their heirs and assigns, the full right, liberty and privilege of passageway on an existing dirt roadway leading from the highway leading from Clermont to Rasselas northwardly to the north line of Warrant 2793, together with a right of ingress, egress and regress in and upon the same.