

# For Sale

717.293.4477

**iHIGH ASSOCIATES** LTD.  
An Affiliate of High Real Estate Group LLC  
Industrial/Commercial Realtors



55 YOE DRIVE  
RED LION, PA 17356

64 Acres – High Density Residential

*Brian Davison, CCIM*

Call Today! ☎ 717.293-4513

✉ [bdavison@high.net](mailto:bdavison@high.net)

*William Boben, III, CCIM, SIOR*

Call Today! ☎ 717.209.4012

✉ [bboben@high.net](mailto:bboben@high.net)



An Affiliate of High Real Estate Group LLC

Industrial/Commercial Realtors

## ► Residential Land



55 Yoe Drive  
Red Lion, PA 17356

**Available Acres:**

64 Acres

**Sale Price:**

\$1,395,000

**Description:**

64 acre parcel located in Dallastown schools and zoned High Density Residential. Located 3.5 miles from I-83 and 37 miles to Hunt Valley, MD. Previously approved for 107 single family homes now zoned for potential high density project.

Brian Davison, CCIM

Call Today! 717.293-4513

bdavison@high.net

William Boben, III, CCIM, SIOR

Call Today! 717.209.4012

bboben@high.net

### SITE INFORMATION

Municipality:	York Township
County:	York County
Location:	Red Lion
Tax Account#:	54000HJ00900000000
Deed Reference:	1792-8943
Zoning:	High Density Residential
Water & Sewer:	Public nearby
School District:	Dallastown School District
Real Estate Taxes (2017):	County: \$443.50
	Municipality: \$68.68
	School: \$2,184.15
	Total: \$2,696.37

Information furnished regarding property for sale or rent is from sources deemed reliable, but is not guaranteed. No warranty or representation is made as to accuracy thereof and is submitted subject to errors, omissions, change of price, or other conditions, prior sale or lease or withdrawal without notice. No liability of any kind is to be imposed on the broker herein.

## York County home sales up 11 percent in 2016

By **Jason Scott**, January 11, 2017 at 3:00 AM

The York County housing market ended 2016 on a high note: Sales were up 11 percent over 2015.

The Realtors Association of York and Adams Counties reported Tuesday that 5,649 homes were sold last year, up from 5,095 in 2015. It was the highest annual total **since 2006 when 5,951 homes were sold.**

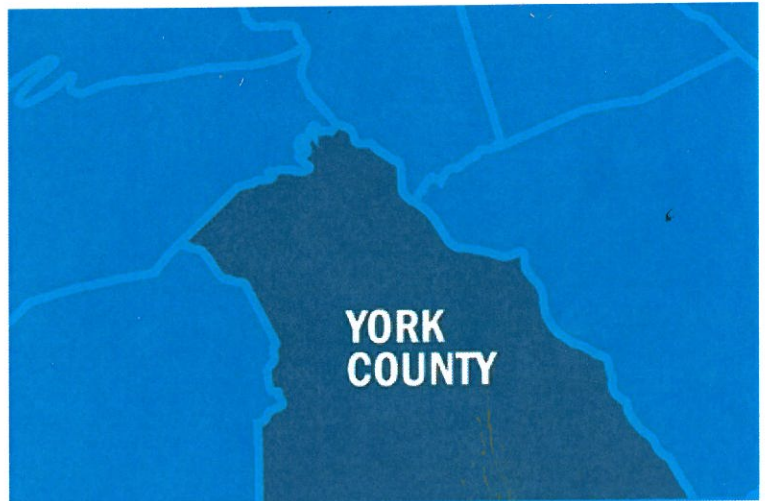
West York Area School District posted the largest percentage increase for the year among school districts with 28 percent growth. There were 374 homes sold last year in the district compared with 293 in 2015.

Dallastown Area School District finished 2016 with the most homes sold, at 609, up 17 percent from 2015.

The only school districts to post declines were Hanover and Southern York. Hanover home sales were down 5 percent to 181 in 2016, while Southern York was off 1 percent to 257 sales.

By price, Eastern York School District finished the year with a median-sale price of \$146,500, up 17 percent from 2015, the biggest jump in the county.

The median in South Eastern increased 14 percent to \$199,900 in 2016.



(Photo / File)



### **Jason Scott**

Jason Scott covers state government, real estate and construction, media and marketing, and Dauphin County. Have a tip or question for him? Email him at [jasons@cpbj.com](mailto:jasons@cpbj.com). Follow him on Twitter, [@JScottJournal](https://twitter.com/JScottJournal). Circle Jason Scott on [Google+](https://www.google.com/).

# 55 YOE DRIVE RED LION, PA 17356



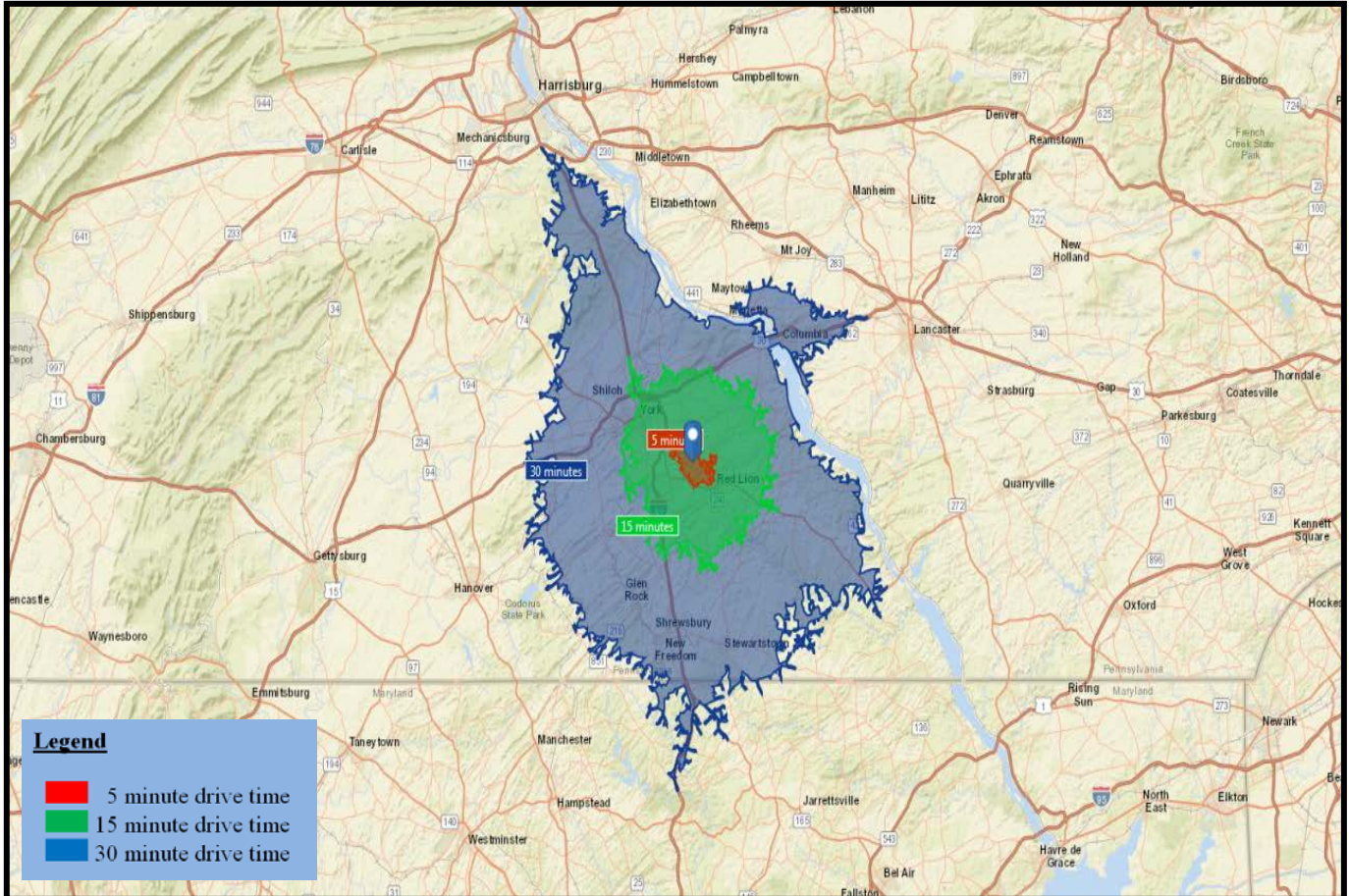
2015 Demographic Information	5 Miles	10 Miles	20 Miles
Total Population	103,620	240,492	652,883
Households	39,779	92,747	253,021
Average HH Income	\$72,945	\$70,305	\$72,506
Per Capita Income	\$28,365	\$27,371	\$28,271
Renters/Homeowners	42,214	99,474	268,756

Traffic Count	1 Miles	3 Miles	5 Miles
	18,552	56,000	51,000
	39,779	92,747	253,021



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 1853 William Penn Way • P.O. Box 10008 • Lancaster, PA 17605-0008  
 (717) 291-2284 • FAX (717) 293-4488 • www.highassociates.com

# 55 YOE DRIVE RED LION, PA 17356



## Drive Times

- Harrisburg - approximately 30 minutes
- Lancaster - approximately 30 minutes
- Maryland – less than 30 minutes
- West York – less than 30 minutes
- East York – less than 15 minutes

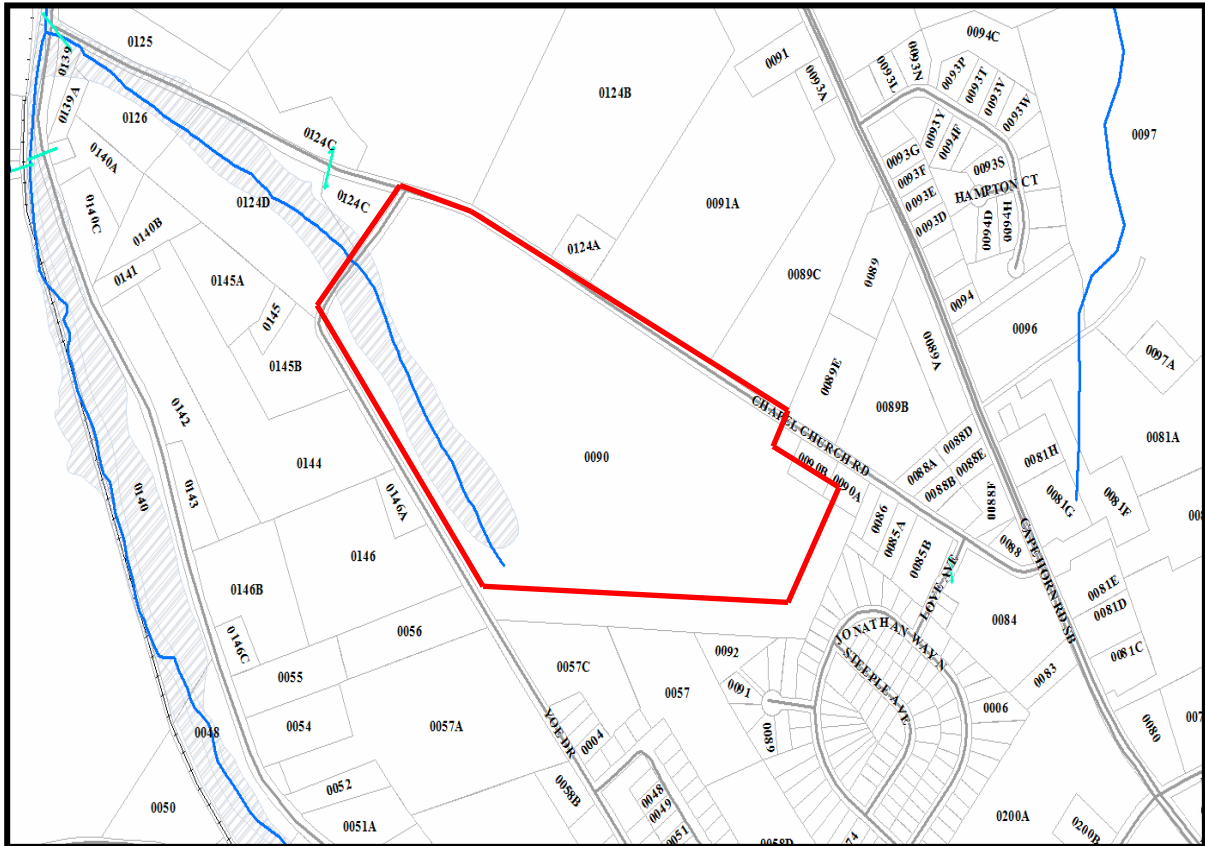
## Distances

- Harrisburg – 32 miles
- Lancaster - 28 miles
- Baltimore, Maryland – 54 miles
- Downtown York – 6.0 miles
- US Route 30 – 9.5 miles
- Interstate 83 – 3.3 miles



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# TAX MAP



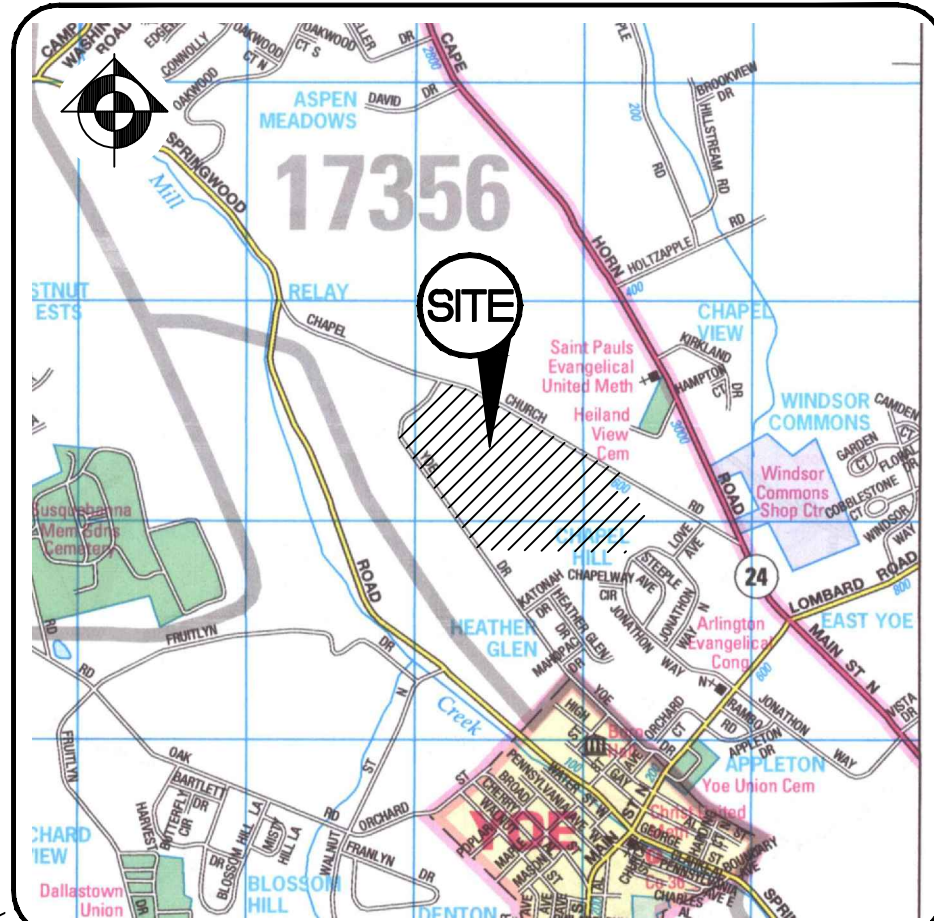
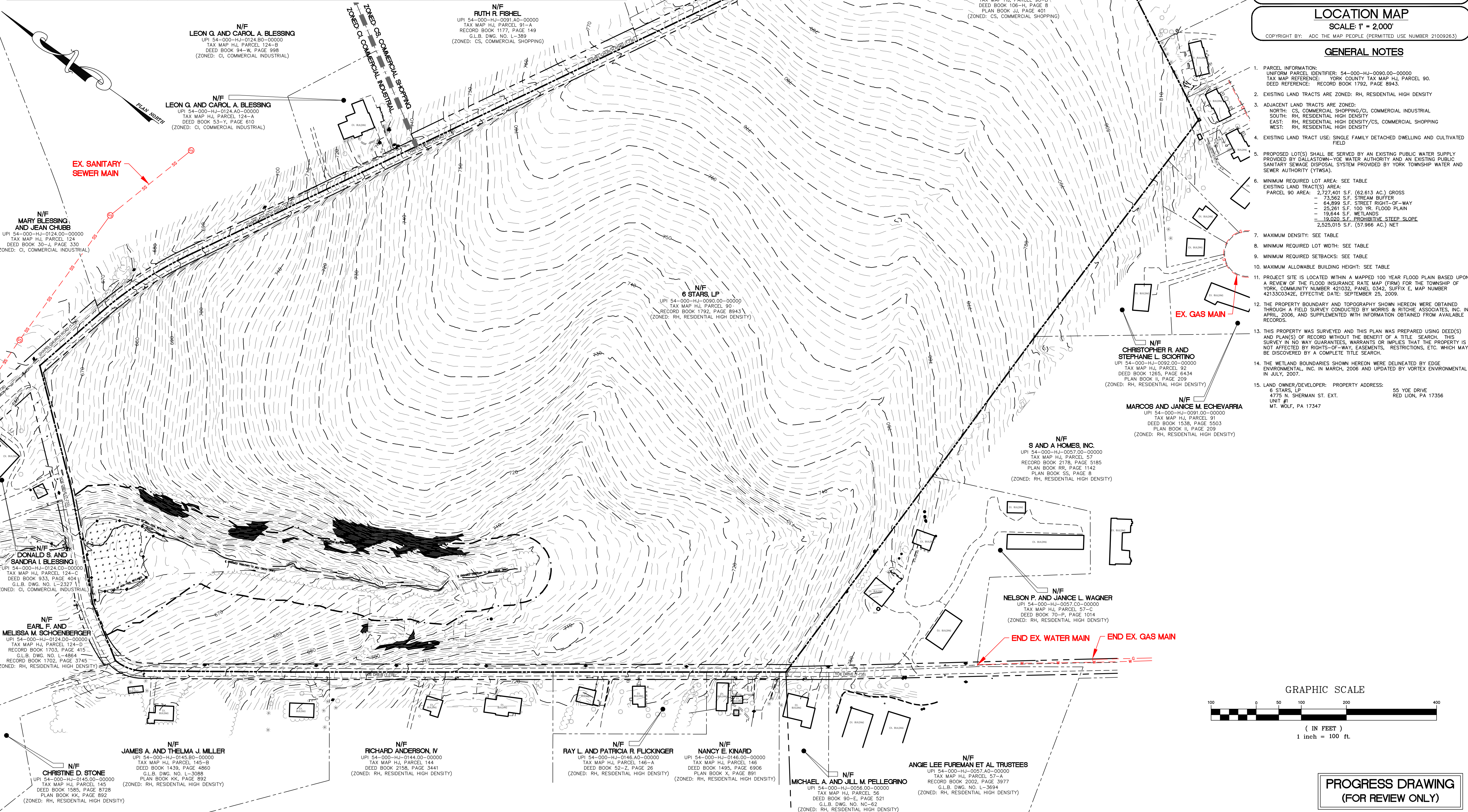
55 YOË DRIVE  
RED LION, PA 17356



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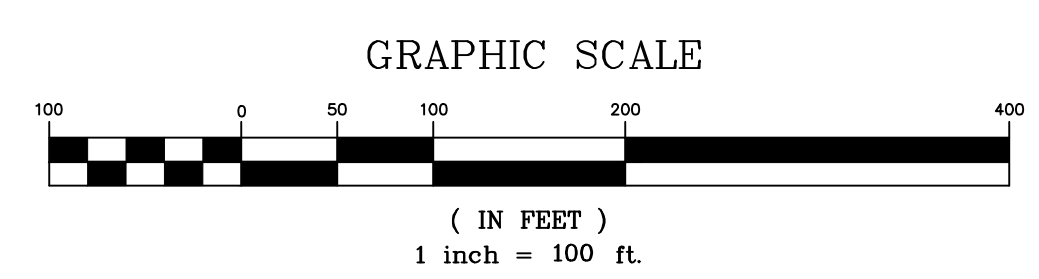
Proposed Use (RH Zone)	Zoning Status	Min. Lot Area (s.f.)	Min. Lot Width (ft.)	Setbacks (ft.)			Max. Lot Coverage	Max. Bldg. Ht. (ft)	Max. Density	
				Front	Side	Rear				
Single-Family Detached	By Right	5,000	50	20	10	25	60%	35 *	9 DU/Acre	
Single-Family Semi-Detached (duplex)	By Right	4,000	40	20	10	25	60%	35 *	9 DU/Acre	
Single-Family Attached (townhome)	By Right	2,000	20	20	10	25	60%	35 *	9 DU/Acre	
Age Restricted Community	Special Exception	See Section 265-605 of the York Township Zoning Ordinance							35 *	12 DU/Acre
Assisted Living/Congregate Senior Living	Special Exception	1,000/Bedroom	Not Specified	25	25	25	Not Specified	35 *	9 DU/Acre	
Multi-Family (apartment)	Special Exception	43,560	200	50	50	50	Not Specified	65 **	9 DU/Acre	

\* May be increased up to 45 ft with additional building setback  
 \*\* Building setback must equal building height



**LOCATION MAP**  
 SCALE: 1" = 2000'  
 COPYRIGHT BY: ADC THE MAP PEOPLE (PERMITTED USE NUMBER 21009263)

- GENERAL NOTES**
- PARCEL INFORMATION:  
 UNIFORM PARCEL IDENTIFIER: 54-000-HJ-0090.00-00000  
 TAX MAP REFERENCE: YORK COUNTY TAX MAP HJ, PARCEL 90.  
 DEED REFERENCE: RECORD BOOK 1792, PAGE 8943.
  - EXISTING LAND TRACTS ARE ZONED: RH, RESIDENTIAL HIGH DENSITY
  - ADJACENT LAND TRACTS ARE ZONED:  
 NORTH: CS, COMMERCIAL SHOPPING/CI, COMMERCIAL INDUSTRIAL  
 SOUTH: RH, RESIDENTIAL HIGH DENSITY  
 EAST: RH, RESIDENTIAL HIGH DENSITY/CS, COMMERCIAL SHOPPING  
 WEST: RH, RESIDENTIAL HIGH DENSITY
  - EXISTING LAND TRACT USE: SINGLE FAMILY DETACHED DWELLING AND CULTIVATED FIELD
  - PROPOSED LOT(S) SHALL BE SERVED BY AN EXISTING PUBLIC WATER SUPPLY PROVIDED BY DALLASTOWN-YOE WATER AUTHORITY AND AN EXISTING PUBLIC SANITARY SEWAGE DISPOSAL SYSTEM PROVIDED BY YORK TOWNSHIP WATER AND SEWER AUTHORITY (YWSWA).
  - MINIMUM REQUIRED LOT AREA: SEE TABLE  
 EXISTING LAND TRACT(S) AREA:  
 PARCEL 90 AREA: 2,727,401 S.F. (62.613 AC.) GROSS  
 - 73,562 S.F. STREAM BUFFER  
 - 64,898 S.F. STREET RIGHT-OF-WAY  
 - 25,261 S.F. 100 YR. FLOOD PLAIN  
 - 19,844 S.F. WETLANDS  
 = 19,020 S.F. PROHIBITIVE STEEP SLOPE  
 2,525,015 S.F. (57.966 AC.) NET
  - MAXIMUM DENSITY: SEE TABLE
  - MINIMUM REQUIRED LOT WIDTH: SEE TABLE
  - MINIMUM REQUIRED SETBACKS: SEE TABLE
  - MAXIMUM ALLOWABLE BUILDING HEIGHT: SEE TABLE
  - PROJECT SITE IS LOCATED WITHIN A MAPPED 100 YEAR FLOOD PLAIN BASED UPON A REVIEW OF THE FLOOD INSURANCE RATE MAP (FIRM) FOR THE TOWNSHIP OF YORK, COMMUNITY NUMBER 421032, PANEL 0342, SURVEY E, MAP NUMBER 42133C0342E, EFFECTIVE DATE: SEPTEMBER 25, 2009.
  - THE PROPERTY BOUNDARY AND TOPOGRAPHY SHOWN HEREON WERE OBTAINED THROUGH A FIELD SURVEY CONDUCTED BY MORRIS & RICHIE ASSOCIATES, INC. IN APRIL, 2006, AND SUPPLEMENTED WITH INFORMATION OBTAINED FROM AVAILABLE RECORDS.
  - THIS PROPERTY WAS SURVEYED AND THIS PLAN WAS PREPARED USING DEED(S) AND PLAN(S) OF RECORD WITHOUT THE BENEFIT OF A TITLE SEARCH. THIS SURVEY IN NO WAY GUARANTEES, WARRANTS OR IMPLIES THAT THE PROPERTY IS NOT AFFECTED BY RIGHTS-OF-WAY, EASEMENTS, RESTRICTIONS, ETC. WHICH MAY BE DISCOVERED BY A COMPLETE TITLE SEARCH.
  - THE WETLAND BOUNDARIES SHOWN HEREON WERE DELINEATED BY EDGE ENVIRONMENTAL, INC. IN MARCH, 2006 AND UPDATED BY VORTEX ENVIRONMENTAL IN JULY, 2007.
  - LAND OWNER/DEVELOPER: PROPERTY ADDRESS:  
 6 STARS, LP  
 4775 N. SHERMAN ST. EXT.  
 UNIT #1  
 MT. WOLF, PA 17347



**PROGRESS DRAWING**  
 (FOR REVIEW ONLY)

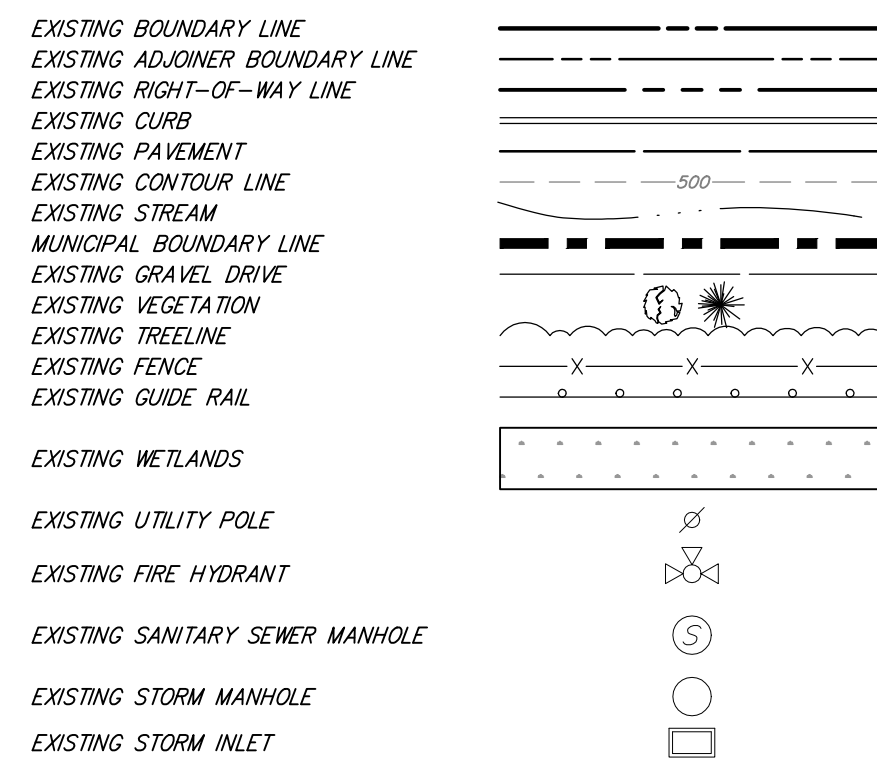
NO.	DATE	REVISIONS	COMMENTS

**site design concepts**  
 LAND DEVELOPMENT CONSULTANTS  
 127 WEST MARKET STREET SUITE 200 • YORK, PA 17401  
 T: 717.757.9114 • F: 717.840.8205 • WWW.SITDEC.COM  
 Civil Engineering • Surveying • Landscape Architecture • Land Planning • Environmental Consulting

**EXISTING SITE CONDITIONS PLAN**  
 CHAPEL KNOLL (FORMERLY KNOWN AS HARVEST VIEW)  
 FOR  
 6 STARS, LP  
 CHAPEL CHURCH ROAD AND YOE DRIVE  
 YORK TOWNSHIP, YORK COUNTY, PENNSYLVANIA

SCALE	AS NOTED
DRAWN BY	JES
CHECKED BY	JES
CONTACT	JCG
DATE	04.01.14
FILE NAME	1875-SK-1
JOB NO.	187.5
SHEET NO.	EC-1

**LEGEND**

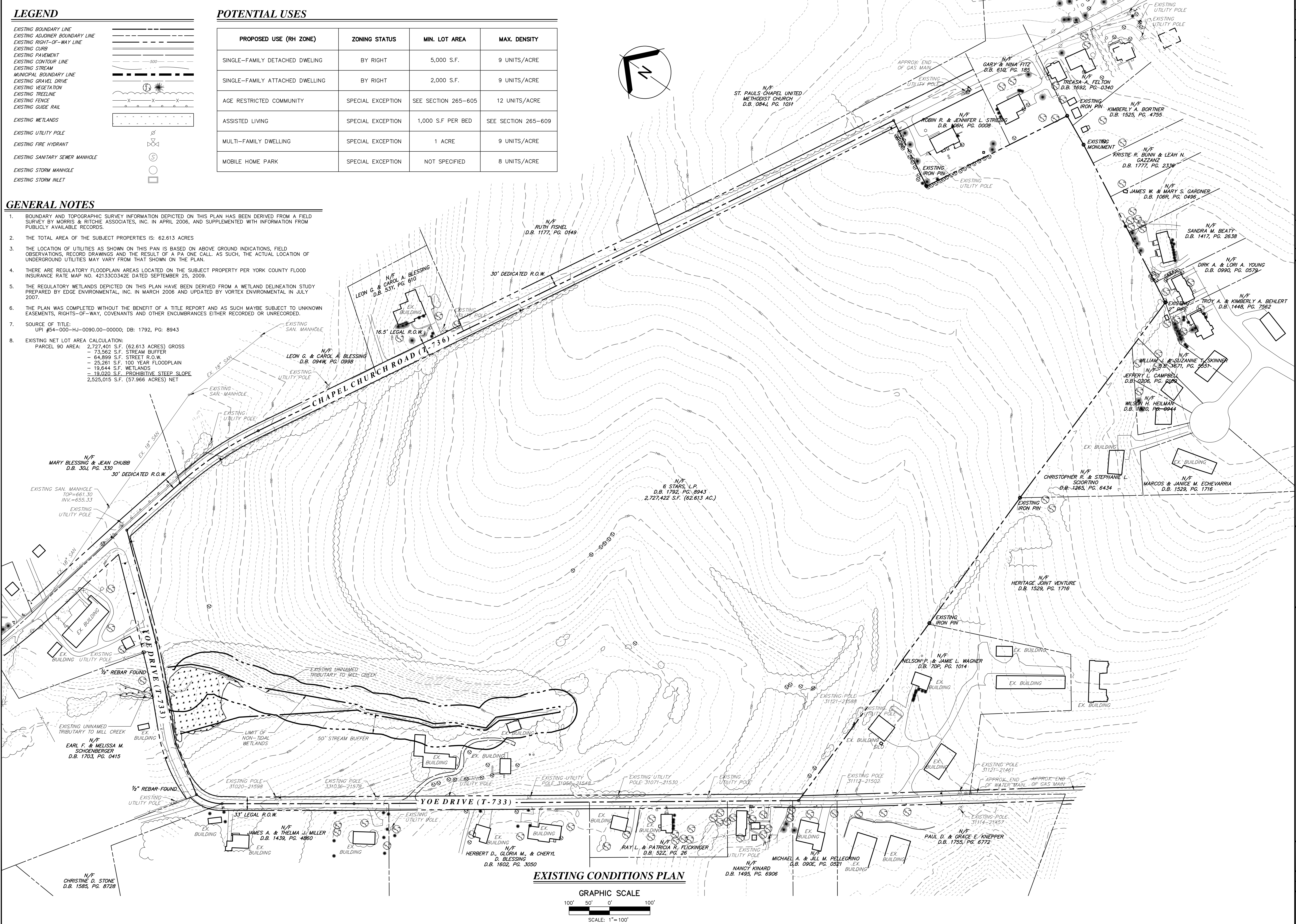


**POTENTIAL USES**

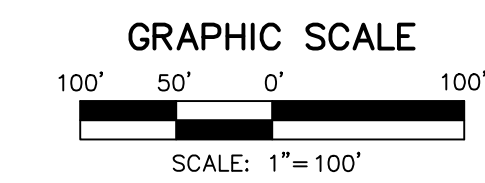
PROPOSED USE (RH ZONE)	ZONING STATUS	MIN. LOT AREA	MAX. DENSITY
SINGLE-FAMILY DETACHED DWELING	BY RIGHT	5,000 S.F.	9 UNITS/ACRE
SINGLE-FAMILY ATTACHED DWELING	BY RIGHT	2,000 S.F.	9 UNITS/ACRE
AGE RESTRICTED COMMUNITY	SPECIAL EXCEPTION	SEE SECTION 265-605	12 UNITS/ACRE
ASSISTED LIVING	SPECIAL EXCEPTION	1,000 S.F PER BED	SEE SECTION 265-609
MULTI-FAMILY DWELING	SPECIAL EXCEPTION	1 ACRE	9 UNITS/ACRE
MOBILE HOME PARK	SPECIAL EXCEPTION	NOT SPECIFIED	8 UNITS/ACRE

**GENERAL NOTES**

- BOUNDARY AND TOPOGRAPHIC SURVEY INFORMATION DEPICTED ON THIS PLAN HAS BEEN DERIVED FROM A FIELD SURVEY BY MORRIS & RITCHE ASSOCIATES, INC. IN APRIL 2006, AND SUPPLEMENTED WITH INFORMATION FROM PUBLICLY AVAILABLE RECORDS.
- THE TOTAL AREA OF THE SUBJECT PROPERTIES IS: 62.613 ACRES
- THE LOCATION OF UTILITIES AS SHOWN ON THIS PLAN IS BASED ON ABOVE GROUND INDICATIONS, FIELD OBSERVATIONS, RECORD DRAWINGS AND THE RESULT OF A PA ONE CALL. AS SUCH, THE ACTUAL LOCATION OF UNDERGROUND UTILITIES MAY VARY FROM THAT SHOWN ON THE PLAN.
- THERE ARE REGULATORY FLOODPLAIN AREAS LOCATED ON THE SUBJECT PROPERTY PER YORK COUNTY FLOOD INSURANCE RATE MAP NO. 4213300342E DATED SEPTEMBER 25, 2009.
- THE REGULATORY WETLANDS DEPICTED ON THIS PLAN HAVE BEEN DERIVED FROM A WETLAND DELINEATION STUDY PREPARED BY EDGE ENVIRONMENTAL, INC. IN MARCH 2006 AND UPDATED BY VORTEX ENVIRONMENTAL IN JULY 2007.
- THE PLAN WAS COMPLETED WITHOUT THE BENEFIT OF A TITLE REPORT AND AS SUCH MAYBE SUBJECT TO UNKNOWN EASEMENTS, RIGHTS-OF-WAY, COVENANTS AND OTHER ENCUMBRANCES EITHER RECORDED OR UNRECORDED.
- SOURCE OF TITLE:  
UPI #54-000-HJ-0090.00-00000; DB: 1792, PG: 8943
- EXISTING NET LOT AREA CALCULATION:  
PARCEL 90 AREA: 2,727,401 S.F. (62.613 ACRES) GROSS  
 - 73,562 S.F. STREAM BUFFER  
 - 64,899 S.F. STREET R.O.W.  
 - 25,261 S.F. 100 YEAR FLOODPLAIN  
 - 19,644 S.F. WETLANDS  
 = 19,020 S.F. PROHIBITIVE STEEP SLOPE  
 2,525,015 S.F. (57.966 ACRES) NET



**EXISTING CONDITIONS PLAN**



PROJ. MGR. -	JCG
DESIGN -	AMH
CADD -	AMH
CHECKED -	JCG
BY	
REVISION	
DATE	
NO.	

EXISTING CONDITIONS PLAN  
 FOR  
**55 YOË DRIVE**  
 FOR  
 6 STARS, LP  
 YORK TOWNSHIP, YORK COUNTY, PENNSYLVANIA

**Snyder Secary & Associates, LLC**  
 ENGINEERS • PLANNERS • DEVELOPMENT CONSULTANTS  
 YORK OFFICE  
 227 W. MARKET STREET  
 YORK, PA 17401  
 717.651.1010 www.snydersecary.com

PROJECT NO.  
 DATE: 06/30/16  
 SCALE: 1" = 100'  
 SHEET  
**EX-1**



# FINAL SUBDIVISION PLAN

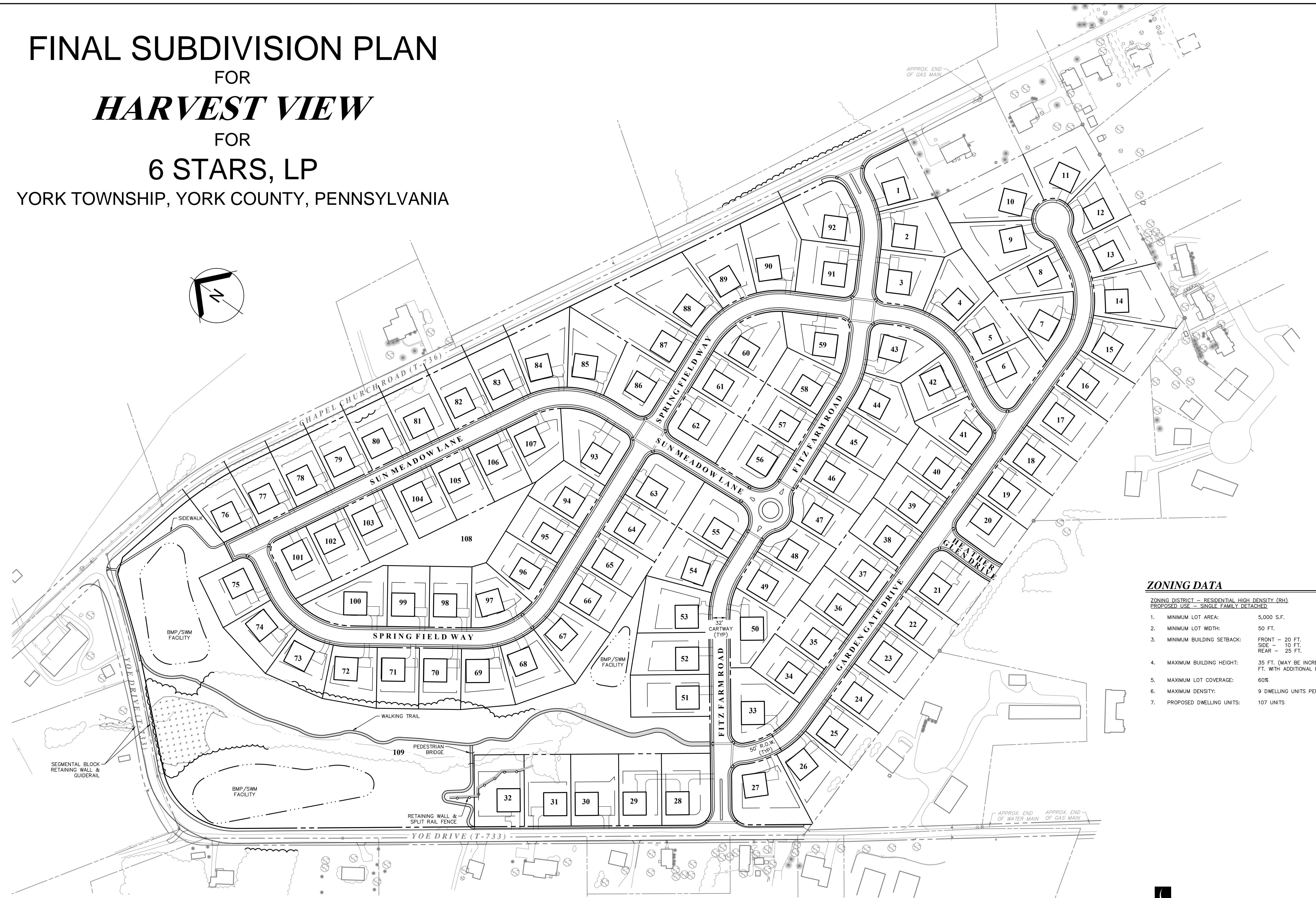
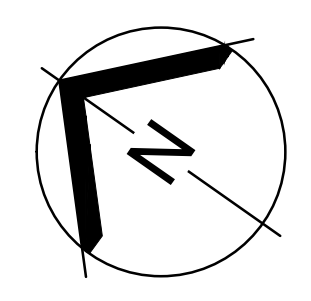
FOR

## *HARVEST VIEW*

FOR

### 6 STARS, LP

YORK TOWNSHIP, YORK COUNTY, PENNSYLVANIA

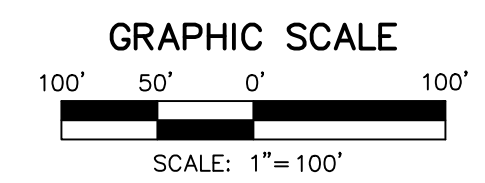


**ZONING DATA**

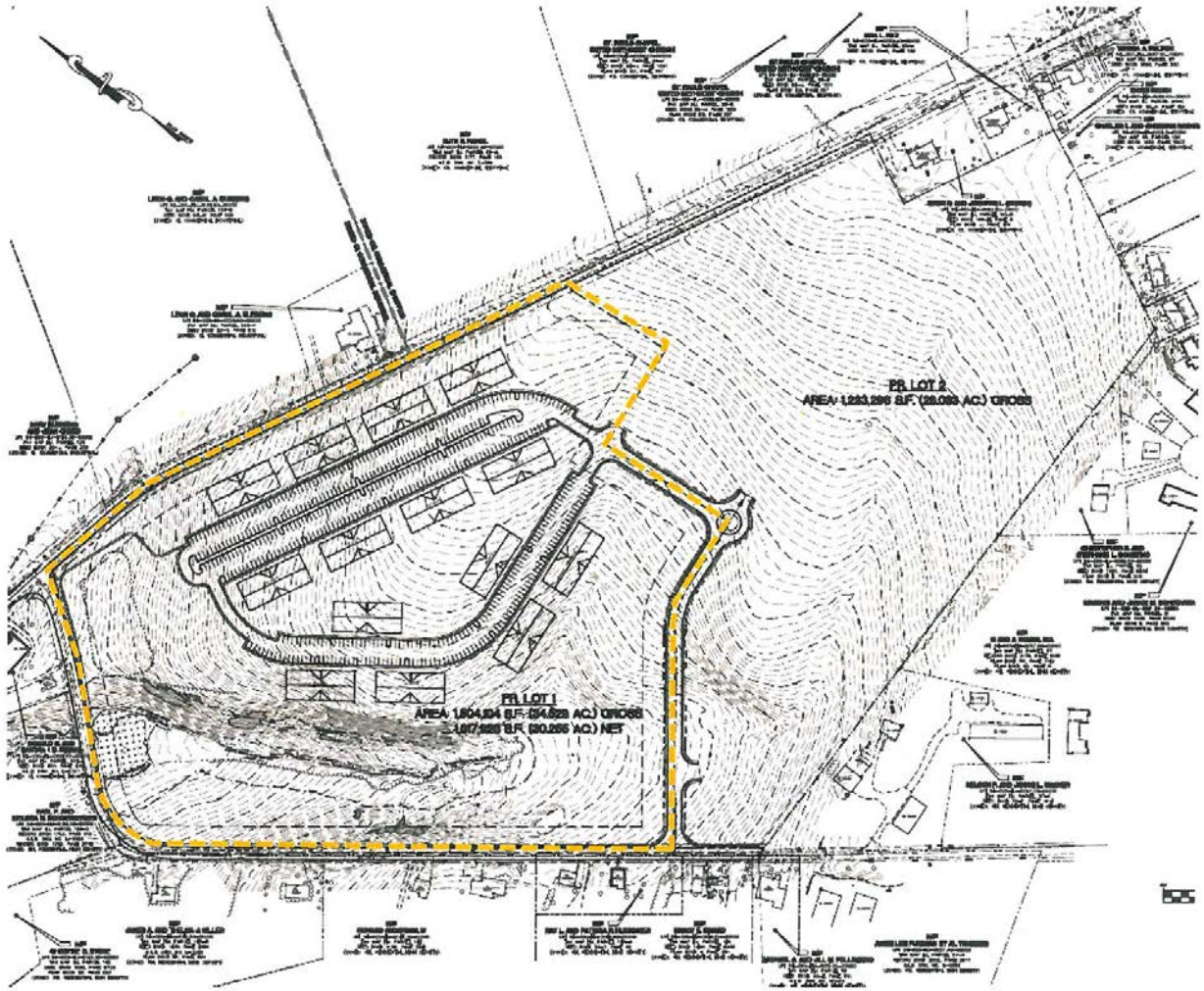
ZONING DISTRICT - RESIDENTIAL HIGH DENSITY (RH)  
 PROPOSED USE - SINGLE FAMILY DETACHED

1. MINIMUM LOT AREA:	5,000 S.F.
2. MINIMUM LOT WIDTH:	50 FT.
3. MINIMUM BUILDING SETBACK:	FRONT - 20 FT. SIDE - 10 FT. REAR - 25 FT.
4. MAXIMUM BUILDING HEIGHT:	35 FT. (MAY BE INCREASED UP TO 45 FT. WITH ADDITIONAL BUILDING SETBACK)
5. MAXIMUM LOT COVERAGE:	60%
6. MAXIMUM DENSITY:	9 DWELLING UNITS PER ACRE
7. PROPOSED DWELLING UNITS:	107 UNITS

**CONCEPTUAL SITE PLAN**



# CONCEPT PLAN 34 ACRES MULTI-FAMILY UNITS



The information herein comes from sources deemed as reliable but no warranty is made as to the accuracy and is subject to correction or change and can be withdrawn without notice.



# YORK TOWNSHIP

## ZONING ORDINANCE

6/25/2012  
Adopted 9/11/2012  
Ordinance 2012-14

**SECTION 265-403. RESIDENTIAL–HIGH DENSITY (RH) DISTRICT**

**A. Purpose**

The purpose of the RH District is to provide for the orderly expansion of urban-type residential development at a maximum density of nine (9) dwelling units per acre (based on Net Lot Area) in areas which are or could feasibly be supplied with public facilities, to provide for the general welfare through the application of higher residential densities and to otherwise create conditions conducive to carrying out the purposes of this Section.

**B. Permitted Uses**

A building may be erected or used and a lot may be used or occupied for any of the following uses:

1. Dwelling, Single-Family Detached
2. Dwelling, Single-Family Semidetached (each dwelling on individual lot)
3. Dwelling, Two-Family (both dwellings on one lot)
4. Dwelling, Single-Family Attached (townhomes on individual lots)
5. Residential Conservation Development, see Section 265-660
6. Cemetery, see Section 265-616
7. Forestry (Timber Harvesting), see Section 265-632
8. Group Home, see Section 265-637
9. House of Worship, see Section 265-643
10. Municipal Park, Playground and/or Recreation Area, see Section 265-650
11. School, Public/Private, see Section 265-666
12. Accessory use on the same lot with and customarily incidental to any of the above permitted uses including: (additional regulations found in Article 5 General Regulations or Article 6 Specific Regulations):
  - a. No Impact Home-Based Business
  - b. Bus Shelter
  - c. Communication Antenna, Accessory
  - d. Deck and/or Patio
  - e. Gazebo, Pergola, Greenhouse
  - f. Seasonal Roadside Stand
  - g. Solar and/or Geothermal
  - h. Shed and/or Detached Garage
  - i. Swimming Pool

**C. Special Exception Uses**

The following special exception uses may be allowed by the Township Zoning Hearing Board, pursuant to the express standards and criteria set forth in Article 6-Specific Regulations and the general standards set forth in Section 265-1009-Special Exceptions:

1. Age Restricted Community
2. Assisted Living/Personal Care/Skilled Nursing/Congregate Senior Living Facility
3. Bed-and-Breakfast Inn
4. Communications Antenna, Tower and Equipment
5. Conversion Apartment
6. Day-Care Center, Child or Adult
7. Dwelling, Multi-Family (townhomes, apartments and/or condominiums on a single lot)
8. Essential Services
9. Farm Market/Farm Co-op
10. Golf Course/Facility
11. Manufactured/Mobile Home Park
12. Public/Semi-Public Building and Use
13. Recreation Facility (Outdoor)
14. Roadside Market
15. The following accessory uses:
  - a. Home Occupation
  - b. Accessory Unit, Single Bedroom
  - c. Alternative Energy System (excluding solar and/or geothermal).
  - d. Day-Care, In Home
  - e. Domiciliary Care Home

**D. Minimum Setbacks**

Except as may be modified in Article 6, minimum setbacks for uses permitted in this district are:

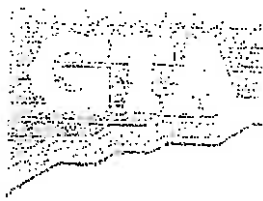
1. Residential uses:
  - a. Front - twenty (20) feet
  - b. Side - ten (10) feet (Single-Family Semidetached requires only one side setback per dwelling unit; Single-Family Attached side setbacks required for end units only)
  - c. Rear - twenty-five (25) feet

- d. Accessory structures shall be set back a minimum of six (6) feet from side and rear property lines. Accessory structures are not permitted in the front yard unless setback 100 feet from the street right-of-way.
  - 2. Non-residential uses (including accessory structures for non-residential uses):
    - a. Front - fifty (50) feet
    - b. Side - fifty (50) feet
    - c. Rear - fifty (50) feet
- E. Maximum Building Height
- 1. Principal buildings - thirty-five (35) feet. The height may be increased by one (1) foot for each additional foot that all front, side and rear setbacks are increased, but may not be increased by more than ten (10) feet.
  - 2. Accessory buildings/structures - fifteen (15) feet. The height may be increased by one (1) foot for each additional foot that all front, side and rear setbacks are increased, but may not be increased by more than five (5) feet.
- F. Lot Area, Width, Frontage and Coverage Requirements

**Table 4.B**

<b>Uses</b>	<b>Minimum Net Lot Area (square feet)</b>	<b>Minimum Lot Width (feet)</b>	<b>Minimum Lot Frontage (feet)</b>	<b>Maximum Net Lot Area Coverage</b>
<b>Single Family Detached</b>	5,000	50	40	60%
<b>Single Family Semidetached</b>	4,000	40	40	60%
<b>Two-Family Detached</b>	5,000	50	40	60%
<b>Single Family Attached</b>	2,000	20	20	60%
<b>Non-Residential Uses</b>	10,000	100	75	60%

- G. Single-Family Attached dwellings shall have no more than eight (8) connected units.



April 4, 2006

Re: Phase I Environmental Site Assessment  
**55 Yoe Drive**  
York County, Pennsylvania

In accordance with our agreement, Geo-Technology Associates, Inc. (GTA) has performed a Phase I Environmental Site Assessment (ESA) of the above referenced property, which is located southeast of the intersection of Yoe Drive and Chapel Church Road, in York Township, York County, Pennsylvania. The majority of the subject property currently consists of agricultural fields, with an area of undeveloped woodlands situated on the northwestern portion of the site. A farm complex, which includes a residence, several outbuildings, and remnants of several former outbuildings, is also located on the western portion of the site. GTA understands that the subject property is planned to be developed with single-family residences that will be serviced by public water and sewer utilities.

We appreciate the opportunity to be of assistance on this project. Should you have any questions regarding this information, or should you require additional information, please contact the undersigned at your convenience.

Sincerely,  
**GEO-TECHNOLOGY ASSOCIATES, INC.**

Brian L. Jacubiak  
Project Scientist

Mark D. Rodano  
Vice President

BLJ/MDR/kl  
060326

L:\Shared\Env\Reports\060326 55 Yoe Drive\060326-55YoeDrive-ESD-YorkCo.PA-ESA.rpt.doc

## EXECUTIVE SUMMARY

Geo-Technology Associates, Inc. (GTA) has performed a Phase I Environmental Site Assessment (ESA) of the 55 Yoe Drive (the "subject property"), as described in *Section 2.0* of this report. This ESA was performed in general accordance with American Society for Testing and Materials (ASTM) *Standard Practice for Environmental Site Assessments: Phase I Environmental Site Assessment Process (E1527-00)*.

This *Executive Summary* is limited in scope and detail and is presented for the convenience of the reader. Please refer to the written report for details concerning the environmental condition of the subject property, as well as the scope and limitations of this ESA. Do not rely on this *Executive Summary* for any purpose except that for which it was prepared. Rely only on the full report for information about the findings, recommendations, and other concerns.

The subject property, which comprises approximately 64 acres of land, primarily consists of agricultural fields, with an area of undeveloped woodlands situated on the northwestern portion of the site. A farm complex, which includes a residence, several outbuildings, and remnants of several former outbuildings, is also located on the western portion of the site. Historically, the subject property has generally consisted of similar land uses. Two heating oil above-ground storage tanks (ASTs) and indications of a third heating oil AST were observed in the vicinity of the on-site structures. No indications of a petroleum release were noted in the vicinity of the ASTs. In addition, no indications of underground storage tanks (USTs) or groundwater monitoring wells were identified in association with the subject property. The subject property was not identified as a site of known environmental concern or regulation in an environmental regulatory database report.

The surrounding vicinity currently contains residential development, agricultural fields, wooded areas, and commercial development. During the site reconnaissance, GTA personnel observed a gasoline UST on an adjoining northern property (50 Yoe Drive). The owner of the adjoining property indicated that the UST was approximately 20 years old and has been used for personal consumption. The adjoining owner informed GTA personnel that he had no knowledge of petroleum releases associated with the UST. Additionally, this adjacent property was not identified as a site of known environmental concern in an environmental database report.

The most proximate commercial development consisted of a self-storage facility, which was under construction at the time of GTA's site visit, approximately 200 feet southwest of the subject property. More extensive commercial development was located approximately 1,300 feet north and east of the site. Historically, land uses in the site vicinity primarily consisted of agricultural fields, undeveloped woodlands, a poultry farm, and minor residential development. A recent increase of residential development has occurred in the southern vicinity, while increased commercial development has been constructed in the northern and eastern vicinities, in addition to the self-storage facility located southwest of the site. A federal and state environmental regulatory database report identified one leaking UST (LUST) site in the site vicinity. Based on its geographic location, assumed groundwater flow direction, and its

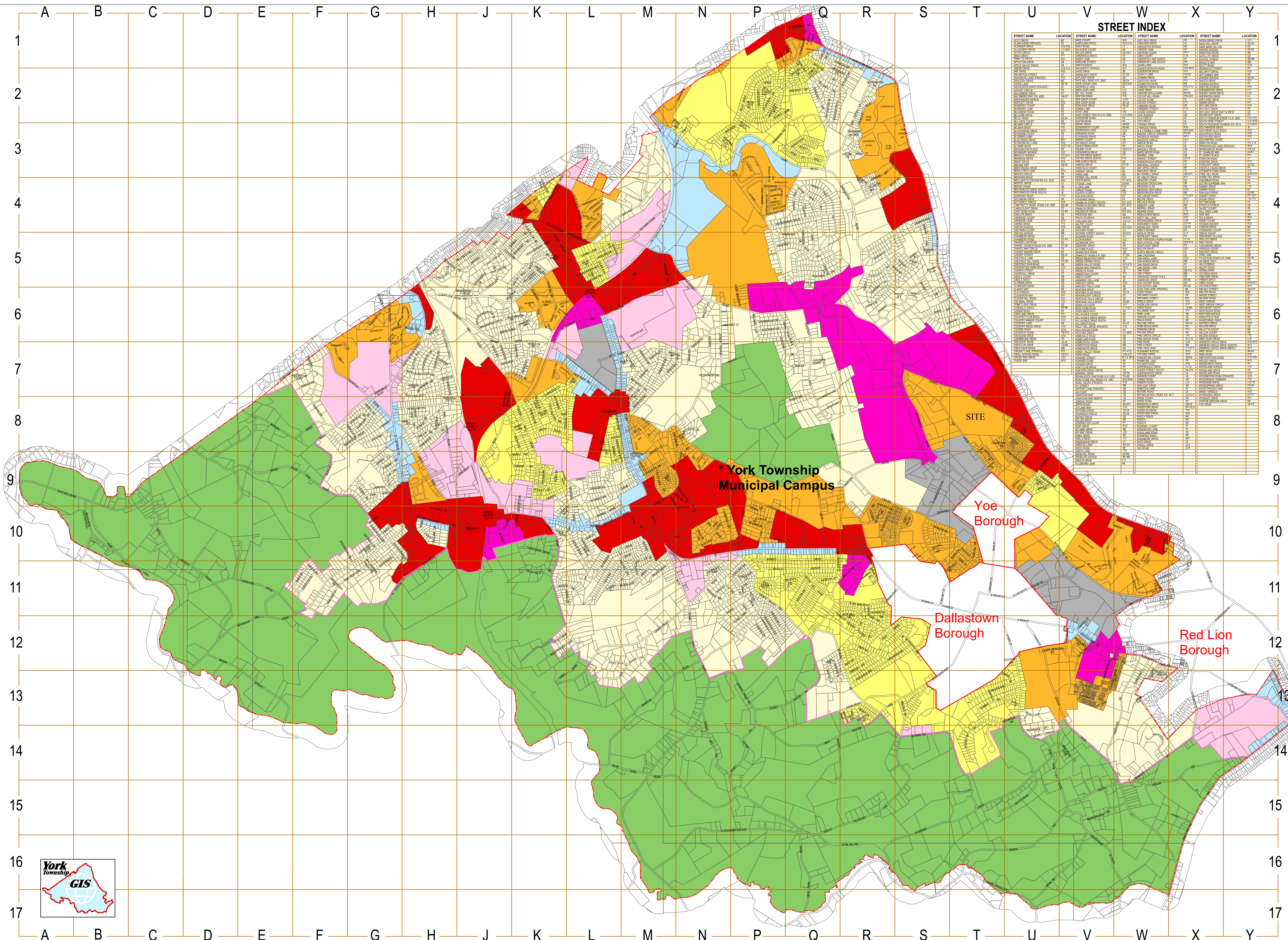


## EXECUTIVE SUMMARY

regulatory status, it is unlikely that the identified regulatory site has adversely impacted the subject property.

This Phase I ESA has revealed no evidence of recognized environmental conditions (RECs) in connection with the subject property.

Although not considered a REC at this time, several additional outbuildings were previously located on the subject property and are no longer present. Such former structures may have utilized USTs for the storage of heating oil, farm fuel, or other products. GTA recommends that if buried wastes, USTs, or contaminated media are encountered during future site activities, such materials should be removed and an environmental evaluation of the area performed.



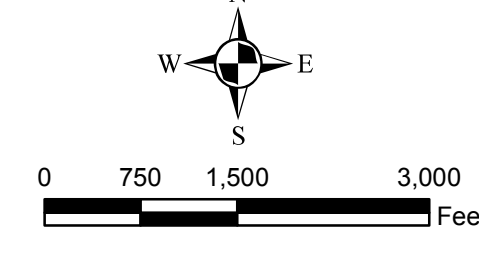
### STREET INDEX

STREET NAME	LOCATION	STREET NAME	LOCATION	STREET NAME	LOCATION	STREET NAME	LOCATION
ALDRIDGE DRIVE	10	ADAMS STREET	10	ADAMS STREET	10	ADAMS STREET	10
ALDRIDGE DRIVE	11	ADAMS STREET	11	ADAMS STREET	11	ADAMS STREET	11
ALDRIDGE DRIVE	12	ADAMS STREET	12	ADAMS STREET	12	ADAMS STREET	12
ALDRIDGE DRIVE	13	ADAMS STREET	13	ADAMS STREET	13	ADAMS STREET	13
ALDRIDGE DRIVE	14	ADAMS STREET	14	ADAMS STREET	14	ADAMS STREET	14
ALDRIDGE DRIVE	15	ADAMS STREET	15	ADAMS STREET	15	ADAMS STREET	15
ALDRIDGE DRIVE	16	ADAMS STREET	16	ADAMS STREET	16	ADAMS STREET	16
ALDRIDGE DRIVE	17	ADAMS STREET	17	ADAMS STREET	17	ADAMS STREET	17

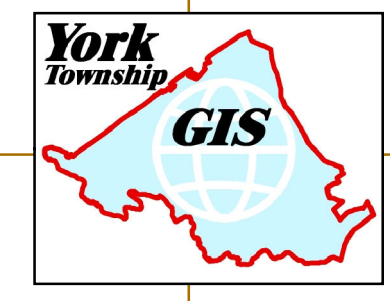


## ZONING MAP OF YORK TOWNSHIP

YORK TOWNSHIP,  
YORK COUNTY, PENNSYLVANIA



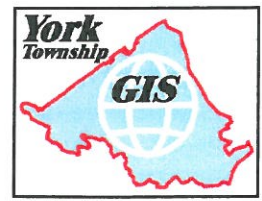
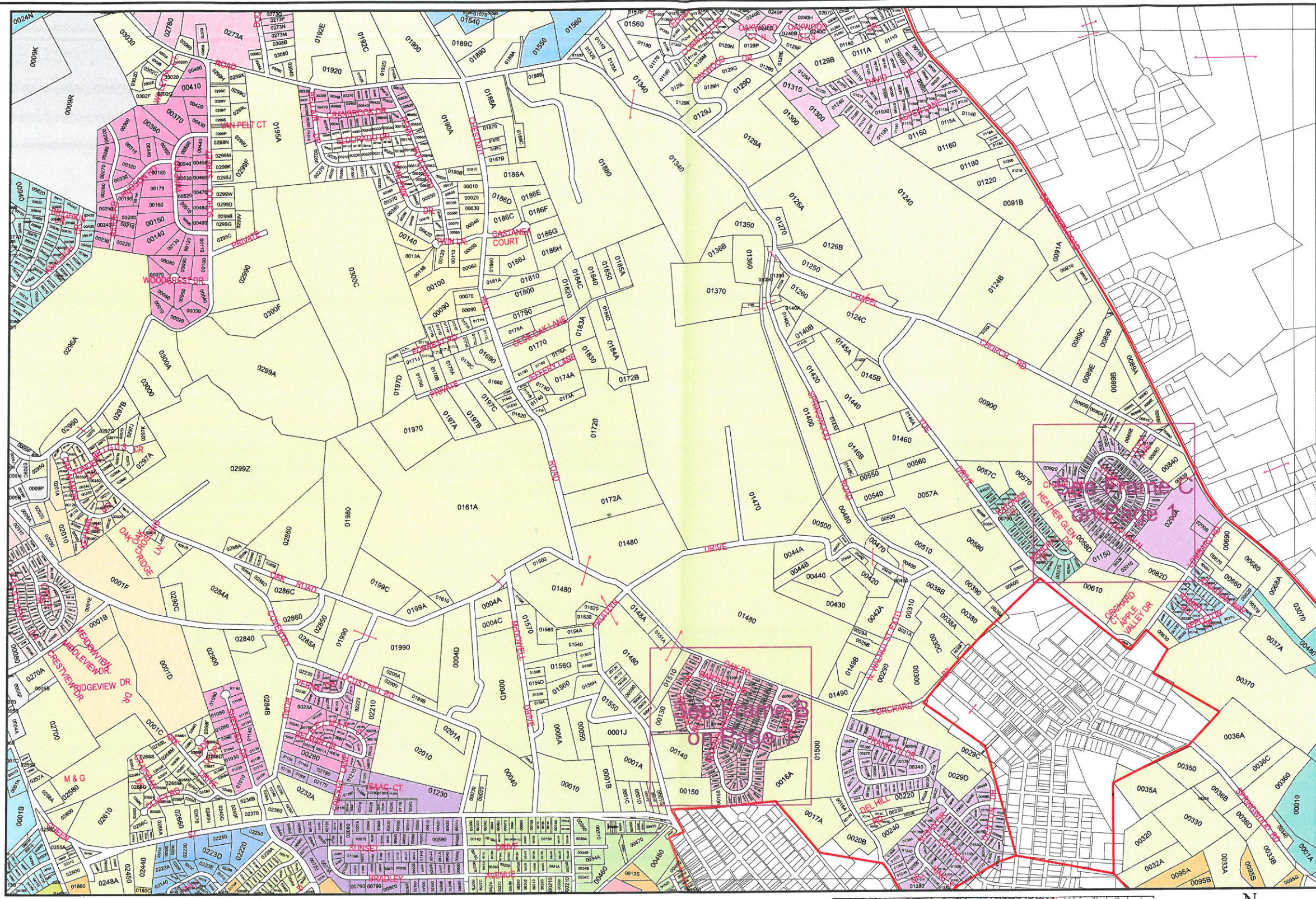
- Legend**
- Urban Growth Boundary
  - Political Boundary
- Zoning**
- RL Residential Low Density
  - RM Residential Medium Density
  - RA Residential Agricultural
  - MRC Mixed Residential - Commercial
  - CS Commercial Shopping
  - CO Commercial Office
  - I Industrial



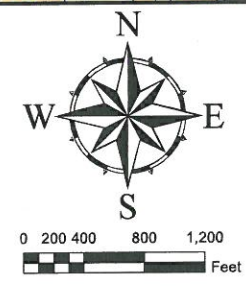
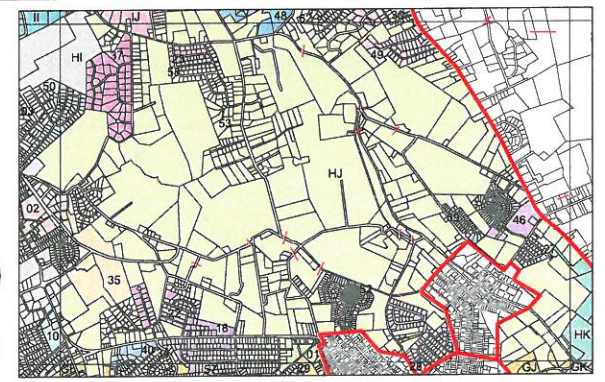
This map is a part of the Zoning Ordinance of the township of York, York County, Pennsylvania adopted on the 11th day of September, 2012.

This map has been modified to reflect all amendments thereto adopted thru September 11, 2012 as identified below:

Ordinance No.            Date  
2012-13                    09/11/2012



# York Township 2005 Tax Maps



**SHEET 5**

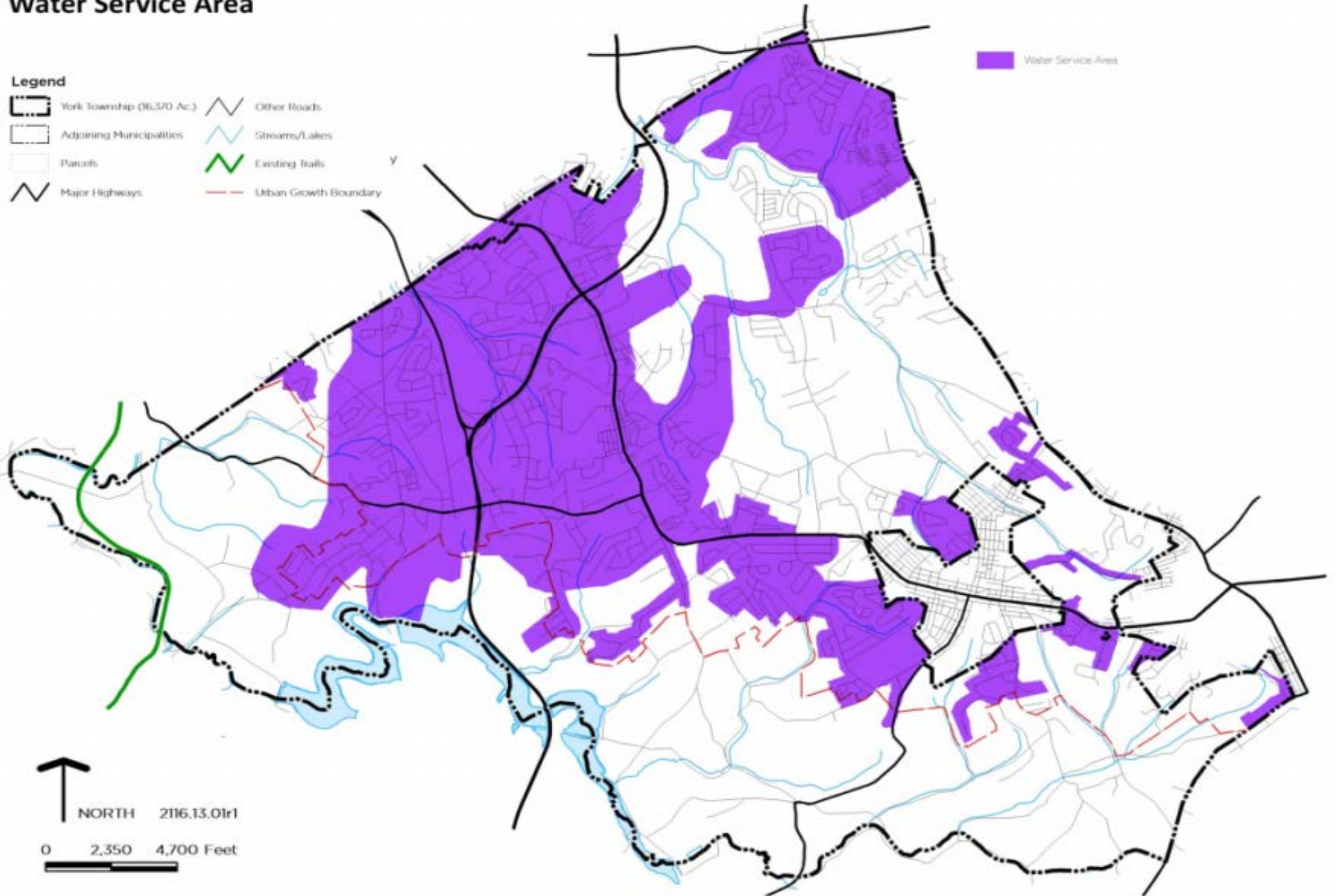
F:\GIS\DrawMap\_Documentation\DrawMap\_2005.mxd 3/4/4 10:52:20 AM GEM

# Water Service Area

## Legend

- York Township (66,570 Ac.)
- Adjoining Municipalities
- Parcels
- Major Highways
- Other Roads
- Streams/Lakes
- Existing Trails
- Urban Growth Boundary

Water Service Area

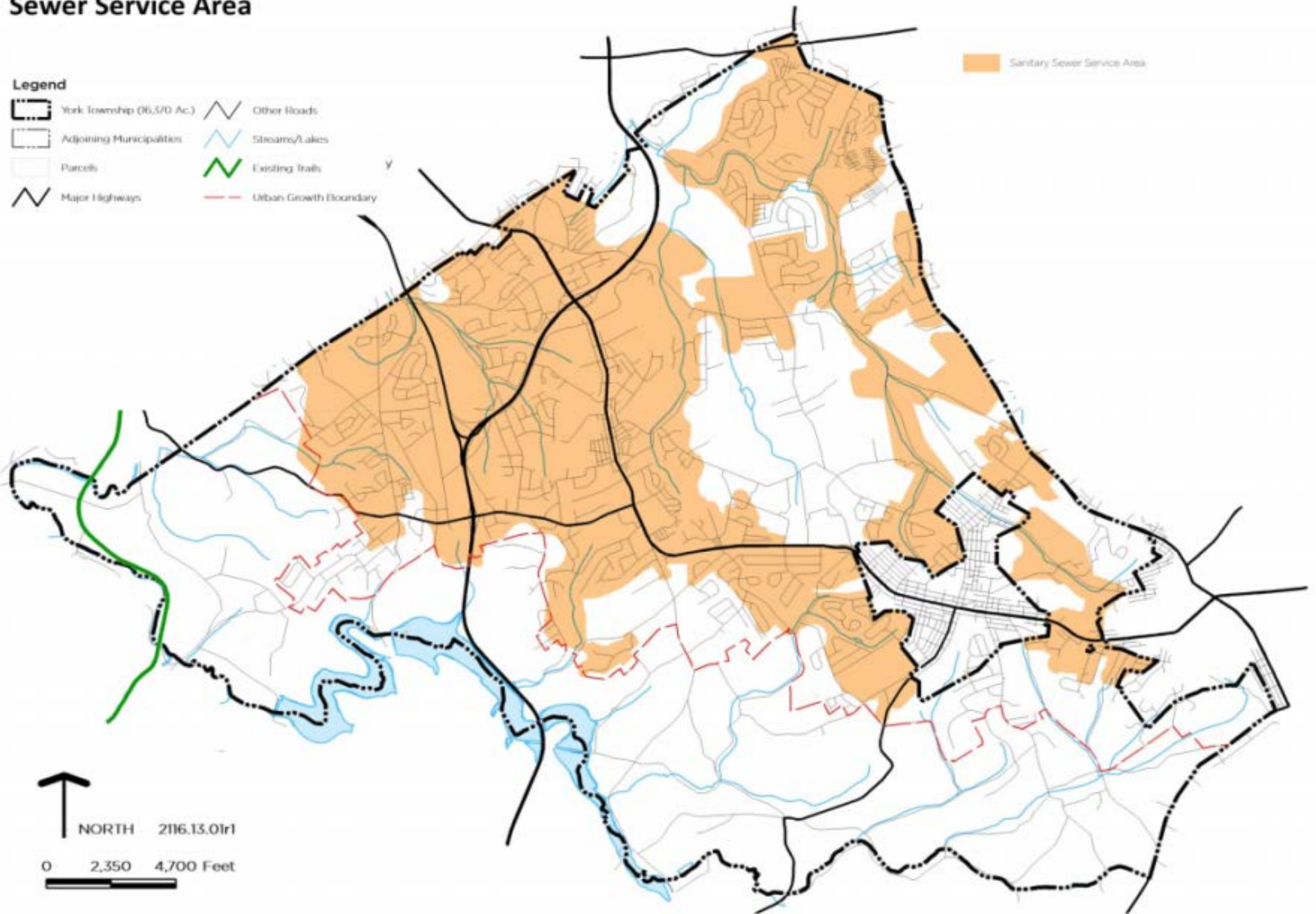


# Sewer Service Area

## Legend

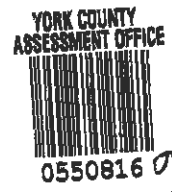
- York township (66,570 Ac.)
- Adjoining Municipality
- Parcels
- Major Highways
- Other Floods
- Streams/Lakes
- Existing Trails
- Urban Growth Boundary

Sanitary Sewer Service Area



Deed  
15301

UPI No. 54000HJ00900000000  
55 Yoe Drive, York Township  
UPI No. 54000GJ01800000000  
581 Green Valley Road, York Township



# THIS DEED

made this the 23rd day of February, 2006, between **GARY L. FITZ**, joined by his wife, **NINA L. FITZ**, **DAVID G. FITZ**, joined by his wife, **RUTH A. FITZ**, **SUSAN J. DONECKER**, joined by her husband, **TERRY M. DONECKER**, **LINDA A. FITZ**, joined by her husband, **ALEXANDER B. BURGER, JR.** of York County, Pennsylvania, and **PHILIP E. FITZ**, a single man, of the Commonwealth of Massachusetts, as tenants in common,

R

Grantor(s)

and

a

**6 STARS, LP**, a Pennsylvania limited partnership, with its principal office in York County,

Grantee(s)

5P  
10N

WITNESSETH, that in consideration of the sum of THREE MILLION TWO HUNDRED TWENTY FIVE THOUSAND AND 00/100 DOLLARS (\$3,225,000.00), in hand paid, the receipt whereof is hereby acknowledged, the said Grantors do hereby convey unto the said Grantee, its heirs and assigns,

**TRACT NO. 1 - 55 Yoe Drive**

ALL THAT CERTAIN tract of land lying and situate in York Township, York County, Pennsylvania more particularly described as follows, to wit:

BEGINNING at a white oak stump; thence by line of lands of Henry Anstine Estate and John H. Barley and along road, south eighty-one and one-fourth (81 ¼ ) degrees East, ninety-three and one tenth (93.1) perches to a stone; thence along said road and line of land of the said John H. Barley, North thirty-six and one fourth (36 ¼ ) degrees East, twenty-six and five tenths (26.5) perches to a peg; thence along said road and line of land of same North thirty and one-half (30 ½ ) degrees East, seventeen (17) perches to a peg in a public road; thence along said public road and lands of George W. Sechrist, North fifty-three (53) degrees West, fifty-four and five-tenths (54.5) perches to a stone; thence along said road and lands now or formerly of Adam Sechrist and Eli Kaltreider, North fifty-four (54) degrees West, eighty-one and two-tenths (81.2) perches to a peg; thence along said road and lands of the said Eli Kaltreider, North sixty-nine (69) degrees West, eighteen and five-tenths (18.5) perches to a peg in said road; thence by the same, South forty-six and three-fourths (46 ¾ ) degrees West, forty-two and six-tenths (42.6) perches to a peg in a road; thence

along said road and lands now or formerly of Charles Sechrist; now or formerly Levi Kaltreider, Thomas Burk and Levi Poff, South twenty-eight (28) degrees East, ninety (90) perches to a white oak stump and the place of BEGINNING. Containing sixty-five (65) acres and seventy (70) perches neat measure.

IT BEING the same premises that the Estate of Treva M. Fitz by Gary L. Fitz, Susan J. Donecker and David G. Fitz, Co-Executors, by deed dated May 25, 2005 and recorded in the York County Recorder of Deeds Office in Deed Book 1727, Page 8663, conveyed unto Gary L. Fitz, David G. Fitz, Susan J. Donecker, Linda A. Fitz, and Philip E. Fitz, as tenants in common, Grantors herein.

LESS, HOWEVER, the following adverse conveyances:

1. Deed Book 61-Q, Page 185 (Map HJ, Parcel 90A, Plan T-101) to Gary L. Fitz
2. Deed Book 103-L, Page 440 (Map HJ, Parcel 90B, Plan JJ-401) to Jennifer L. Fitz

**TRACT NO. 2 – 581 Green Valley Road**

ALL THAT CERTAIN tract of land lying and situate in York Township, York County, Pennsylvania more particularly described as follows, to wit:

BEGINNING at a stone marking a corner of the lands of Cletus Godfrey, Earl Chronister and S. A. Myers, and running thence along the land of Cletus Godfrey, South eighty-seven and on-half ( $87 \frac{1}{2}$ ) degrees West, four hundred thirty-seven (437) feet to a stone; thence along land of the William Welsh Estate, South seventy-three (73) degrees West, four hundred sixty-one (461) feet to a point in the center line of Pennsylvania State Highway Route #66050; thence along said State Highway, South seventeen (17) degrees East, seven hundred and sixty-seven (767) feet to a point at the intersection of a public road with this State Highway; thence along the said public road, North fifty-three (53) degrees East, one hundred seventy-five (175) feet to a point in said public road; thence along the said public road, North fifty and three-fourths ( $50 \frac{3}{4}$ ) degrees East, six hundred thirty-eight (638) feet to a point in said public road; thence along land of Earl Chronister, due North three hundred seventy-one (371) feet to the place of BEGINNING; CONTAINING an area of eleven (11) acres and thirty-five (35) perches.

IT BEING the same premises that the Estate of Treva M. Fitz by Gary L. Fitz, Susan J. Donecker and David G. Fitz, Co-Executors, by deed dated May 25, 2005 and recorded in the York County Recorder of Deeds Office in Deed Book 1727, Page 8656, conveyed unto Gary L. Fitz, David G. Fitz, Susan J. Donecker, Linda A. Fitz, and Philip E. Fitz, as tenants in common, Grantors herein

LESS, HOWEVER, the following adverse conveyances:

1. Deed Book 49-K, Page 156 (Map GJ, Parcel 181)
2. Deed Book 65-L, Page 969 (Map GJ, Parcel 180D)
3. Land Record Book 1319, Page 742 (Map GJ, Parcel 182)
4. Land Record Book 1583, Page 5175 (Map GJ, Page 181A)

5. Land Record Book 1622, Page 7652 (Map GH, Parcels 180A and 183)

UNDER AND SUBJECT, NEVERTHELESS, to the same conditions, restrictions, rights of way, exceptions and reservations as exist by virtue of prior recorded instruments, deeds and conveyances or statutorily imposed.

TOGETHER with all and singular the said property, improvements, ways, waters, water courses, rights, liberties, privileges, hereditaments and appurtenances whatsoever thereunto belonging, or in anywise appertaining, and the reversions and remainders, rents, issues and profits thereof, and all the estate, right, title, interest, property, claim and demand whatsoever, of the said party of the first party, in law, equity or otherwise howsoever, of, in and to the same and every part thereof,

TO HAVE AND TO HOLD the said lot or piece of ground above described, with the message or tenement thereon erected, hereditaments and premises hereby granted, or mentioned and intended so to be, with the appurtenances, unto the said Grantee, his heirs and assigns, to and for the only proper use and behoof of the said Grantee, his heirs and assigns, forever.

AND THE Grantors hereby covenant and agree that they will warrant SPECIALLY the property hereby conveyed.

This conveyance is not intended as a merger of the tracts referenced herein.

IN WITNESS WHEREOF, the said Grantors have hereunto set their hands and seals the day and year first above written.

WITNESS:

*John D. Miller*  
*for all*

*Gary L. Fitz*  
\_\_\_\_\_  
Gary L. Fitz

*Nina L. Fitz*  
\_\_\_\_\_  
Nina L. Fitz

*David G. Fitz*  
\_\_\_\_\_  
David G. Fitz

*Ruth A. Fitz*  
\_\_\_\_\_  
Ruth A. Fitz

*Susan J. Donecker*  
\_\_\_\_\_  
Susan J. Donecker



*John F. ...*  
*or to all*

*Tom Donecker*  
Terry M. Donecker

*Linda A. Fitz*  
Linda A. Fitz

*Alexander B. Burger, Jr.*  
Alexander B. Burger, Jr.

*Philip E. Fitz*  
Philip E. Fitz

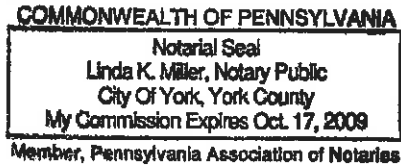
COMMONWEALTH OF PENNSYLVANIA :  
: SS  
COUNTY OF YORK :

On this, the <sup>13<sup>RD</sup></sup> day of *February*, 2006, before me a notary appeared, GARY L. FITZ, NINA L. FITZ, DAVID G. FITZ, RUTH A. FITZ, SUSAN J. DONECKER, TERRY M. DONECKER, LINDA A. FITZ, ALEXANDER B. BURGER, JR., and PHILIP E. FITZ, known to me (or satisfactorily proven) to be the persons whose names are subscribed to the within instrument, and acknowledged that they executed the same for the purposes therein contained.

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

*Linda K. Miller*

Notary Public



I HEREBY CERTIFY that the precise residence and complete post office address of the Grantees herein is 4775 N. Sherman St. Ext. Unit 1, Mt. Wolf, Pa 17347

*[Signature]*  
Attorney for Grantees

VACANT LAND ADDENDUM TO LISTING CONTRACT

VLA

This form recommended and approved for, but not restricted to use by, the members of the Pennsylvania Association of REALTORS® (PAR).

1 BROKER (Company) High Associates LTD.
2 LICENSEE(S) Brian Davison
3 SELLER 6 Stars LP
4 PROPERTY 55 Yoe Dr, Red Lion, PA 17356
5 DATE OF LISTING CONTRACT

6 1. ADDITIONAL PROPERTY INFORMATION

A. Seller represents that the following utility connections are available and located as follows (list name of service provider):

Electric Location/Provider Met Ed
Gas Location/Provider Columbia
Telephone Location/Provider
Water Type: Public On-site (well) Community Other
Provider/Location Lancaster/Yoe water
Sewer Type: Public On-site septic Community Other
Provider/Location Yoe's Temp.

Has an on-site system been approved? Yes No Has a percolation test been performed? Yes No
If yes, was the percolation rate approved? Yes No Are plans for septic design available? Yes No
Other

B. If applicable, is the subdivision complete? Yes No If yes, are plans available? Yes No

2. ADDITIONAL DUTIES OF SELLER

A. Within days of the Starting Date of the Listing Contract, Seller will provide to Broker copies of inspection reports, environmental surveys, available title reports, boundary surveys, and existing notes and mortgages that may continue to affect the Property after settlement.
B. Seller will not permit any real estate signs, other than those belonging to Broker, to be placed on the Property during the term of the Listing Contract.

3. LAND USE RESTRICTIONS OTHER THAN ZONING

A. If checked below, the Property, or a portion of it, is preferentially assessed for tax purposes or has limited developments rights under the following Act(s):
Farmland and Forest Land Assessment Act - Act 319 of 1974, 72 P.S. §5490.1 et seq. (Clean and Green Program)
Open Space Act - Act 515 of 1965, 16 P.S. §11941 et seq. (an Act enabling certain counties of the Commonwealth to covenant with land owners for preservation of land in farm, forest, water supply, or open space uses)
Agricultural Area Security Law - Act 43 of 1981, 3 P.S. §901 et seq. (Development Rights)
Other

B. Seller is aware that the buyer of the Property will need to determine the tax implications that will or may result from the sale of the Property to the buyer or that may result in the future as a result in any change in use of the Property

C. If Property is enrolled in the Clean and Green Program, Seller must submit notice of the sale and any proposed changes in the use of Seller's remaining enrolled Property to the County Assessor 30 days before the transfer of title to the buyer.

4. ADDITIONAL DISCLOSURES

In addition to disclosure listed on a separate statement, Seller has knowledge of the following conditions affecting the Property:

Contamination by one or more substances that requires remediation;
The presence of wetlands, flood plains, or any other environmentally sensitive areas, whose development is limited or prevented by law;
The presence of one or more substances whose removal or disposal is subject to any law or regulation;
Violations of any law or regulation caused by the handling or disposing of any material waste or the discharge of any material into the soil, air, surface water, or ground water;
The presence of underground fuel or liquid storage tanks.

Explain any items checked above:

All other terms and conditions of the Listing Contract remain unchanged and in full force and effect.

SELLER [Signature] 6 Stars LP DATE 4/25/16
SELLER DATE
SELLER DATE

BROKER (Company Name) High Associates LTD.
ACCEPTED BY Brian Davison DATE



Pennsylvania Association of REALTORS®

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