

For Sale

717.293.4477



406 HERSHEY ROAD
ELIZABETHTOWN, PA 17022



Ruth Devenney, CCIM, SIOR
717.293.4552 – direct line
rdevenney@high.net

- Property Information Sheet
- 2016 Budget
- Property Photos
- Location Map
- Aerial Photo/Tax Map
- Zoning Map
- Zoning Ordinance
- Tax Record Report
- Deed
- Site Plans

For Sale

717.293.4477



▶ *Retail Building*



*406 Hershey Road
Elizabethtown, PA 17022*

Available Square Feet:
7,981 total square feet available

Sale Price:
\$995,000

Description:
Single occupant, finished building in high traffic area. Perfect for retail or other visible use. Additional smaller building on site is a bonus. Plenty of parking

Ruth M. Devenney, CCIM, SIOR
717.293.4552 – direct line
rdevenney@high.net

PROPERTY INFORMATION

Main Building

Total Building Area	7,200 square feet
Construction	Metal pre-engineered building with wood front facade
Condition	Excellent
Year Constructed	2002
Floor Type	Poured concrete slab carpeted
Ceiling Height	12'+
Ceiling Type	Dropped acoustic tile with grid
Sprinklered	None
Heating/Air Conditioning	Three roof-top mounted units. Single unit. Two replaced in 2016. Propane cooling and heating.
Roof	Sloped metal roof

For Sale

406 Hershey Road
Elizabethtown, PA 17022

Wall Finishes Painted drywall

Lighting Fluorescent

Dimensions 100' x 72'

Small Additional Building

Total Building Square Feet 781 square feet with additional storage in upper floor

Construction Wood timber (log)

Condition Good

Year Constructed Rebuilt in 2003

Floor Type Linoleum

Ceiling Height 9'

Roof Asphalt shingle

Wall Finishes Drywall

Lighting Fluorescent

Dimensions 23' x 29.5' plus 11' x 12'

Site Information

Water Well

Sewer Public

Parking 42 spaces

Storage Additional storage shed

Tax Account Number (460) 24464-0-0000

Deed Reference Number 05100742

Zoning Commercial Mixed Use Interchange

Acres 1.2 acres

Topography Flat

Road Access Directly off of Rt. 283 and Rt. 743

Municipality Mount Joy Township

County Lancaster County

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.

	Annual Expenses	Per Square Foot
Taxes	\$9,081.72	\$1.14
Insurance		\$0.00
Security System	\$215.40	\$0.03
Centurylink (phone/internet)	\$2,520	\$0.31
Propane	\$3,986.40	\$0.49
Electric	\$8,811.84	\$1.10
Sewer	\$405.00	\$0.05
Snow Removal		\$0.00
Outside Maintenance		\$0.00
Total	\$25,020.36	\$3.12

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Property Photos

406 Hershey Road
Elizabethtown, PA 17022



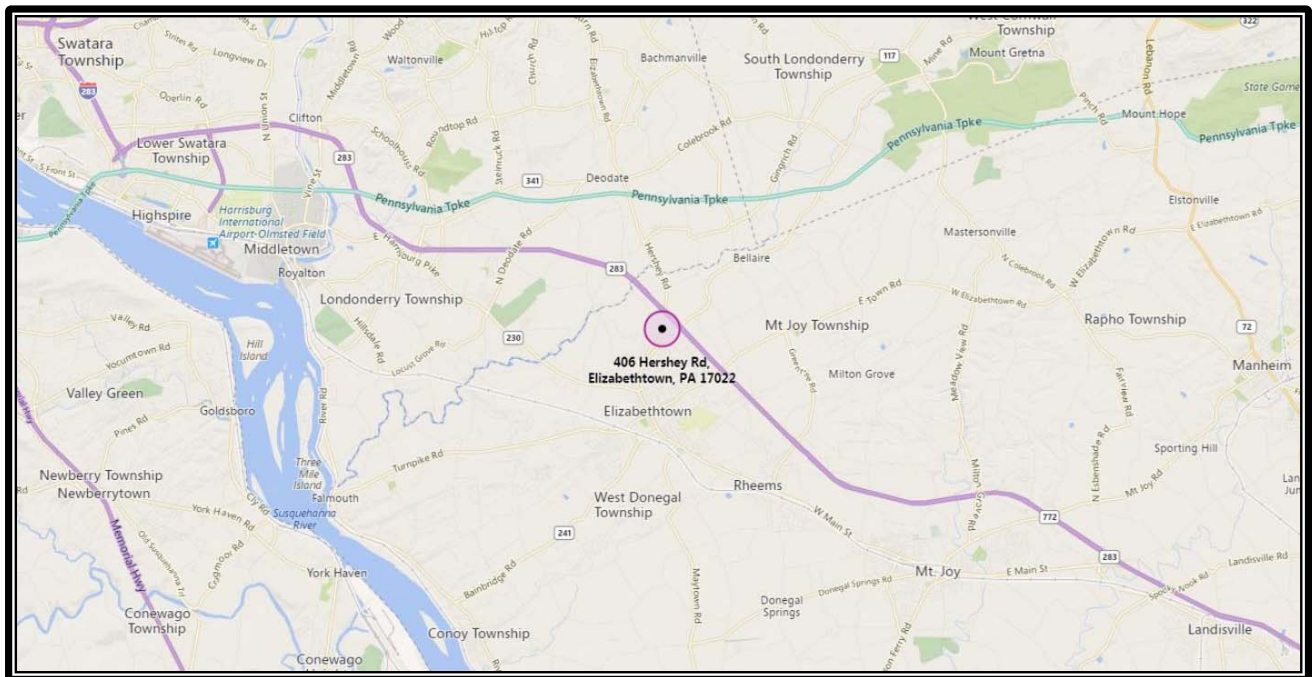
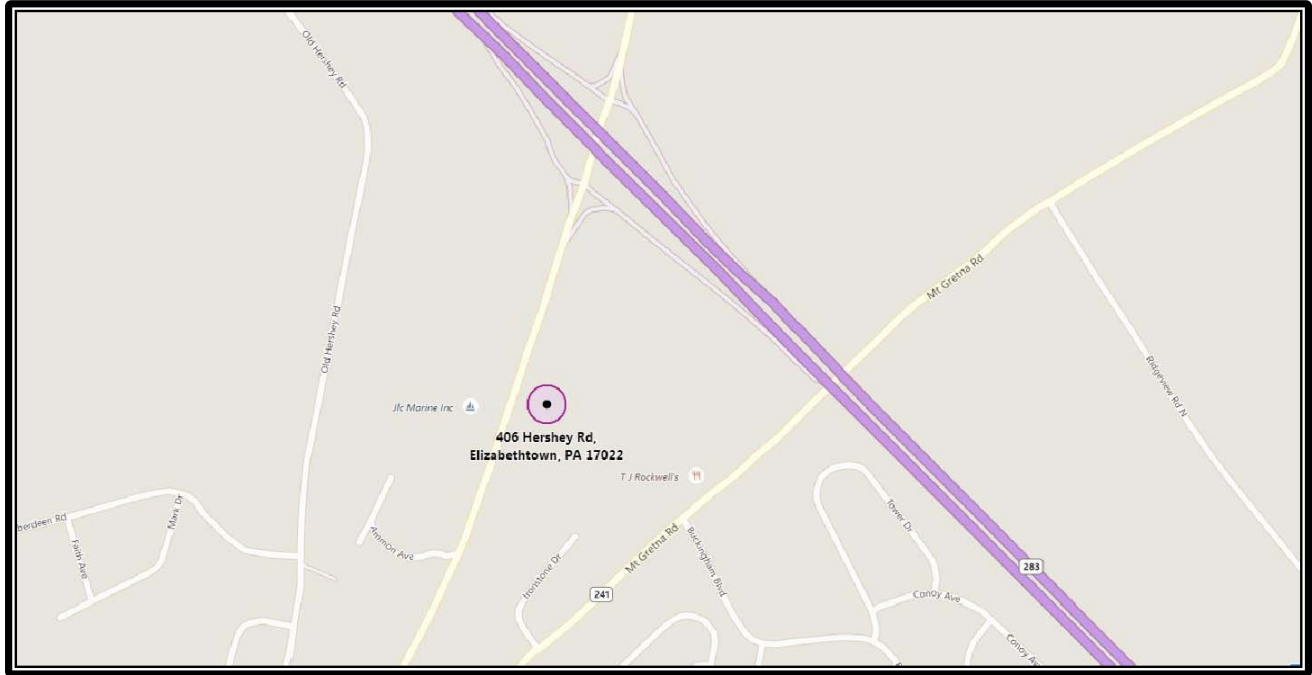
Property Photos

406 Hershey Road
Elizabethtown, PA 17022



Location Map

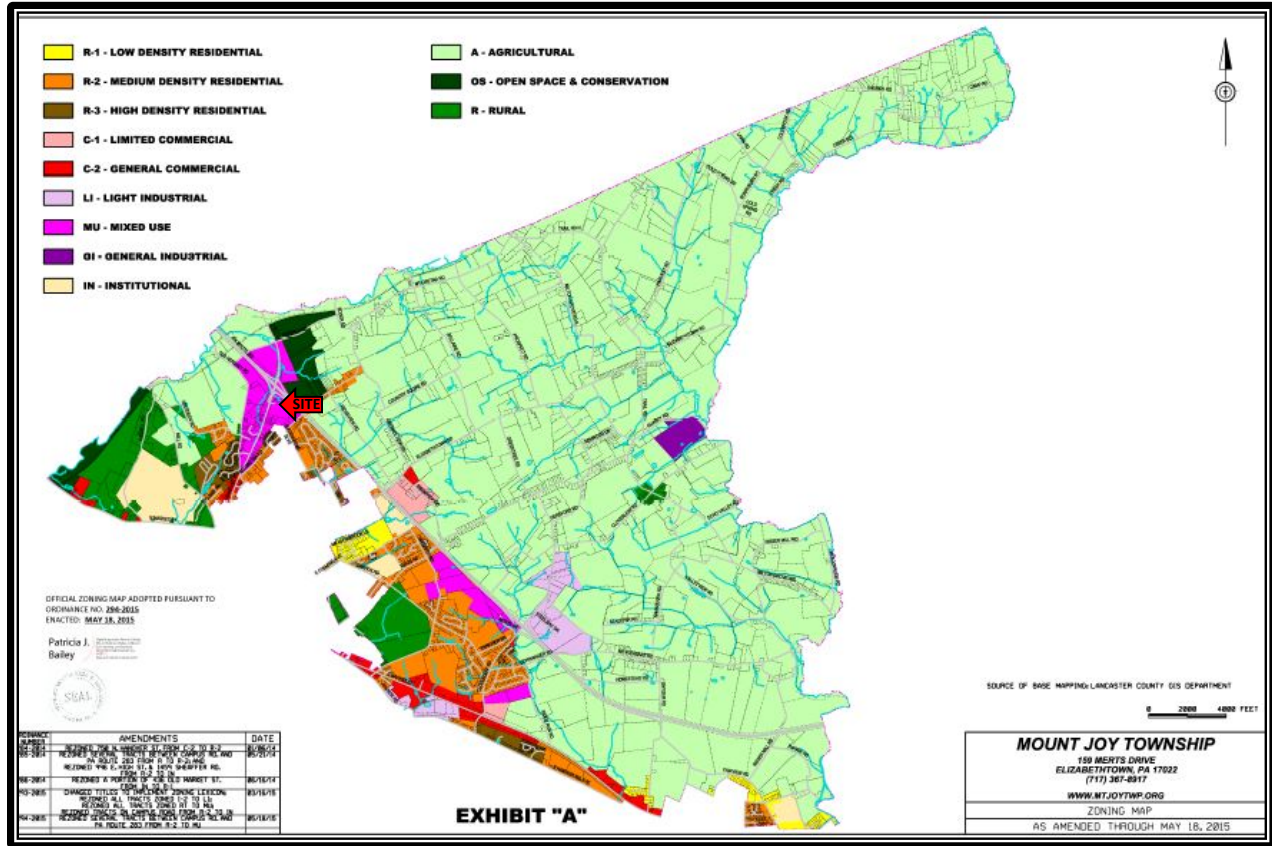
406 Hershey Rd Elizabethtown, PA 17022





Zoning Map

406 Hershey Road
 Elizabethtown, PA 17022



Chapter 135. Zoning

Article XV. MU – Mixed Use District

§ 135-141. District purpose.

The purpose of the Mixed Use (MU) District is to permit coordinated development that includes a mixture of retail, cultural, service, office, residential and institutional uses in a single structure or complex of related structures; to promote and sustain development of a neighborhood-type character; to preserve and reuse existing buildings that represent the character of the surrounding environment; and to encourage conservation of land resources, utilizing pedestrian facilities that minimize automobile travel, and the mixed-use projects by allowing greater densities than would otherwise be permitted to the extent that the proposed mix of uses, design and location warrant. This district generally coincides with public utility service areas and is within the designated growth area.

§ 135-142. Permitted-by-right uses.

Permitted-by-right uses shall be as follows:

- A. Existing dwellings and new development containing only single-family detached dwellings, single-family semidetached dwellings, townhouse dwellings meeting § 135-262, and apartment houses meeting § 135-216; provided, however, that such dwellings are located on or developed on lots containing five acres or less, existing on June 24, 2006.
- B. Mixed-use development containing uses authorized by § 135-142; provided, however, that no more than 10% of the land area of any such development or 10% of the gross floor area of any such development shall be devoted to residential uses. Buildings that contain commercial uses on the first floor and residential dwelling units above the commercial uses shall not be counted towards the maximum permissible residential uses.
- C. Group homes, in accordance with § 135-231.
- D. Home occupations and no-impact home-based businesses, in accordance with § 135-234.
- E. Park-and-ride facilities for persons using mass transit or carpooling.
- F. Banks and other financial institutions. Drive-through facilities shall be permitted subject to § 135-255.
- G. Place of worship and its customary related uses, in accordance with § 135-251.
- H. Retail sales of goods and services, including motor vehicle parts without installation, and excluding the following: 1) stores in excess of 10,000 square feet of floor area; 2) shopping centers, 3) vehicular fuel pumps and 4) vendor displays and sales uses such as flea markets.
- I. Business and professional offices, excluding office parks. This shall include associated equipment material storage facilities and similar uses so long as the use is clearly incidental and accessory to the commercial business located on the property and is conducted entirely within an enclosed building.
- J. Municipal uses.
- K. Emergency services.

- L. Medical and dental clinics.
- M. Mortuary.
- N. Parking lot.
- O. Personal service shops, including tailor, barber- or beauty shop, dressmaking, shoe repair or similar shop, excluding shopping centers.
- P. Publicly and privately owned recreation facilities.
- Q. Commercial recreation facilities, including amusement arcades, mini-golf courses, go-kart courses, batting ranges, driving ranges, bowling alleys and similar facilities subject to § 135-222.
- R. Public utility service buildings.
- S. Veterinary facilities without kennel facilities.
- T. Restaurants and taverns, including drive-through restaurants meeting § 135-255.
- U. Hotels, motels, convention centers, and community centers.
- V. Cinemas and theaters.
- W. Dry-cleaning and laundry establishments.
- X. Exercise clubs.
- Y. Libraries and museums.
- Z. Studios or galleries for teaching, dancing, art, music or similar cultural pursuits.
- AA. Child or adult day-care center.
- BB. Accessory uses customarily incidental to the above-permitted uses.
- CC. Transient merchants, in accordance with § 135-263.
- DD. Forestry and related uses; provided that the applicant provides copies of the permits and approvals from the DEP, and/or any other applicable state or federal permit authorizing such use to occur.
- EE. Health care village, in accordance with § 135-273.

§ 135-143. Special exception uses.

The following uses are permitted when special exceptions are granted by written approval of the Zoning Hearing Board. In granting any special exception, the Board may attach certain conditions to its approval which it feels are necessary requirements in order to preserve and protect the character of the district in which the proposed use would locate. The burden shall be upon the applicant to prove that the approval of the application will not be detrimental to the health, safety and general welfare of the community.

- A. Mixed-use development containing uses authorized by § 135-143; provided, however, that no more than 10% of the land area or 10% of the total gross floor area of any such development shall be devoted to residential uses. Buildings that contain commercial uses on the first floor and residential dwelling units above the commercial uses shall not be counted towards the maximum permissible residential uses.
- B. The following uses provided they are clearly accessory and incidental to any of the permitted uses under § 135-142 and § 135-143:
 - (1) Any process of manufacture, assembly or treatment, which is performed within a completely enclosed building and which normally does not constitute a nuisance by reason of odor, noise, dust or smoke, even if incidental to a permitted by right or by special exception use conducted on the premises.

- (2) Lumber- and coal yards, building material storage yards, contractors' equipment and storage yards and commercial warehouses, provided such uses are within a completely enclosed building.
- (3) The storage of volatile products which are used as part of the business operation provided such products are kept within a completely enclosed building.
- C. Vehicular sales or rental establishments in accordance with § 135-267.
- D. Vehicular fueling stations, including those fueling stations that are provided as an accessory use to a retail establishment or convenience store, in accordance with § 135-268.
- E. Vehicular service or repair establishment in accordance with § 135-266.
- F. Vehicular washing facilities in accordance with § 135-269.
- G. Office park in accordance with § 135-249.
- H. Retail stores and shopping centers in excess of 10,000 square feet of gross floor area in accordance with § 135-256. If the retail use consists of home improvement and building materials sales, such use shall also comply with § 135-233.
- I. Amusement parks in accordance with § 135-215.
- J. Veterinary facilities with associated kennels in accordance with § 135-239.
- K. Miniwarehouse in accordance with § 135-245.
- L. Commercial communications antenna meeting § 135-221, other than antenna permitted by right by such section.
- M. Heliport/hangar and helipad, subject to flight takeoff and landing patterns approved by the Township.
- N. Assisted living facility.
- O. Personal care facility.
- P. Hospitals in accordance with § 135-236.
- Q. Active-adult community in accordance with § 135-352.
- R. Accessory structures and uses customarily incidental to the above special exception uses.

§ 135-144. Conditional uses.

(Reserved)

§ 135-145. Area and bulk regulations.

- A. Minimum lot area for nonresidential uses. The minimum lot area for nonresidential uses shall be 10,000 square feet.
- B. Minimum lot area for residential uses. The minimum lot area for residential uses shall be:
 - (1) The minimum lot area for single-family detached dwellings shall be 15,000 square feet.
 - (2) The minimum area for semidetached dwellings shall be 10,000 square feet.
- C. Minimum lot width. The minimum lot width for all uses shall be as follows:
 - (1) The minimum lot width for single-family detached dwellings and nonresidential principal buildings shall be 75 feet at the building setback line.

- (2) The minimum lot width for semidetached dwellings shall be 50 feet at the building setback line for each dwelling unit.
- D. Minimum lot depth. The minimum lot depth shall be 125 feet.
- E. Yards. Yards of the following minimum sizes shall be provided:
- (1) Front yard minimum depth.
 - (a) The minimum front yard building setback line from all streets shall be 35 feet from the ultimate street right-of-way as designated by § 135-301, unless a more stringent setback requirement applies for a particular use.
 - (b) In developed areas, the minimum building setback line requirements may be adjusted by right so that the proposed building may be in proper relation to adjacent buildings. Under no circumstances shall a building be permitted to encroach any closer to the ultimate right-of-way than an adjacent building.
 - (c) All accessory buildings shall have a front yard in compliance with Subsection E(1)(a) above, plus an additional 15 feet.
 - (d) Off-street parking areas shall contain a setback of at least 15 feet from the ultimate street right-of-way. No off-street loading, excluding customer pickup locations, and outdoor storage of materials, except for those materials allowed for a specific use, shall be permitted in a front yard.
 - (2) Side yard.
 - (a) All nonresidential buildings, loading areas and outdoor storage areas shall be set back at least 15 feet from each side lot line. All off-street parking lots shall be set back at least 10 feet from each side lot line. If joint parking facilities are shared by adjoining uses, one of the side yard setbacks can be waived solely for parking and/or loading facilities.
[Amended 6-15-2015 by Ord. No. 295-2015]
 - (b) Single-family detached dwellings and nonresidential principal buildings shall have two side yards, neither of which shall be less than 10 feet in width.
 - (c) Semidetached dwellings shall have one side yard per dwelling unit, which shall be a minimum of 12 feet in width.
 - (d) All accessory buildings shall have a side yard setback of six feet.
 - (3) Rear yard minimum depth.
 - (a) The rear yard minimum depth for all uses shall be 25 feet.
 - (b) All accessory buildings shall have a rear yard setback of six feet.
 - (c) Off-street parking lots, loading areas and outdoor storage areas shall be set back at least 15 feet from the rear lot line.
 - (4) Residential buffer strip.
 - (a) Any lot adjoining land within a residential district shall maintain a fifty-foot setback for nonresidential buildings, structures, off-street parking lots, loading areas and outdoor storage areas, measured from the property boundary that is shared with the residential district. Such areas shall be used for a landscape strip and screen; see § 135-299.
 - (b) Any lot adjoining land that is principally a residential use at the time of application shall maintain a fifty-foot setback for nonresidential buildings, loading areas and outdoor storage areas, measured from the principal structure on the adjoining land, provided that the setback shall be a minimum of 15 feet from the property boundary that is shared with the adjoining land that is principally a residential use at the time of application. Such areas shall be used for a landscape strip and screen; see § 135-299.

- F. Maximum lot coverage.
 - (1) Maximum building coverage.
 - (a) The total building coverage for nonresidential uses shall not exceed 50%.
 - (b) The total building coverage for residential uses shall not exceed 25%.
 - (2) Maximum impervious coverage
 - (a) The total impervious coverage for nonresidential uses shall not exceed 65%.
 - (b) The total impervious coverage for residential uses shall not exceed 30%.

§ 135-146. Height regulations.

- A. The minimum height for all principal buildings shall be 20 feet.
- B. An additional side yard setback of one foot shall be provided for every two feet, or fraction thereof, increase in height above 40 feet, except as set forth below:
 - (1) A hotel or conference center may be permitted to have a maximum height of 85 feet only if the facility has a gable roof or parapets which provide the appearance of a gable roof.
 - (2) An office building may have a maximum height of 65 feet only if the facility has a gable roof or parapets which provide the appearance of a gable roof.
 - (3) Buildings devoted to agricultural use shall be exempt from height regulations.
- C. The maximum height for all accessory buildings shall be 20 feet.

§ 135-147. Supplemental use regulations.

- A. All uses shall comply with Article XXIII, General Regulations.
- B. All uses shall comply with Article XXIV, Sign Regulations.
- C. All uses shall comply with Article XXV, Parking Regulations.

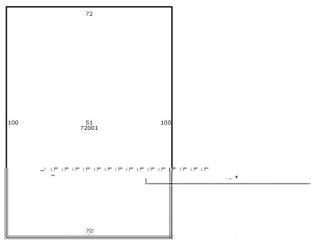
§ 135-148. through § 135-150. (Reserved)

Property Information

Property ID	460-24464-0-0000	Property Use	500 - COMM-RETAIL
Tax Year	2017 <input type="button" value="v"/>	Land Use	540 - RETAIL SERVICES
Township	460 Mount Joy Twp (Upper)	Tax Status	Taxable
Site Address	406 HERSHEY RD	Clean & Green	No

Property Sketches & Photos

1



2



Parcel photo



Related Names

Parcel Owner	LITTLE BROWN DOG LLC, 406 HERSHEY RD ELIZABETHTOWN, PA 17022
Status	Current

Assessments

Annual Billing

	Land	Building	Total	Pref. Land	Pref. Building	Pref. Total
Non-Exempt	144,000	200,300	344,300	0	0	0
Exempt	0	0	0	0	0	0
Total	144,000	200,300	344,300	0	0	0

Note: Preferential assessment values are used for taxation when preferential values are greater than zero.

Property Characteristics			
Electric	Gas	Sewage	Water
HOOKED-UP	NONE	PUBLIC SYSTEM	WELL

Market Land Valuation			
Property Type	Land Type	Sq. Ft.	Calc. Acres
COM - Commercial	2 - PRIMARY HOMESITE	52,272	1.2000

Structure 1 of 4			
Property Type	Description	Finished Sq. Ft	Year Built
COM - Commercial	1/1 RETAIL-STORE	7,200	2002

Accommodations	
Average Wall Height	14.00
Number of Stories	1.00
Percent Heated	100.00
Sprinkler Percent	0.00

Base Cost - 220	
RETAIL-STORE-METAL	7200.00 Square Ft.

Heating / Cooling	
HEAT - RETAIL STORE	7200.00 Square Ft.

Perimeter	
PERIMETER - RETAIL STORE	21.00 Ratio

Other by Quantity	
16 - OVRHD-DOORS	1.00

Sprinkler	
SPRINKLER - RETAIL STORE	0.00 Square Ft.

Porches	
24 - CVD-PORCH	384.00 Square Ft.

Wall Height	
WALLHEIGHT - RETAIL STORE	14.00 Height

Structure 2 of 4			
Property Type	Description	Finished Sq. Ft	Year Built
COM - Commercial	2/1 RETAIL-STORE	900	1945

Accommodations	
Average Wall Height	10.00
Number of Stories	1.00
Percent Heated	100.00
Sprinkler Percent	0.00

Base Cost - 220	
RETAIL-STORE-WOOD	900.00 Square Ft.

Heating / Cooling	
HEAT - RETAIL STORE	900.00 Square Ft.

Sprinkler	
SPRINKLER - RETAIL STORE	0.00 Square Ft.

Perimeter	
PERIMETER - RETAIL STORE	7.00 Ratio

Wall Height	
WALLHEIGHT - RETAIL STORE	10.00 Height

Structure 3 of 4

Property Type	Description	Finished Sq. Ft	Year Built				
COM - Commercial	Detached Structure	0	2002				
<table border="1"> <thead> <tr> <th colspan="2">Other / Miscellaneous</th> </tr> </thead> <tbody> <tr> <td>056 - Paving, Asphalt</td> <td>13000.00 Square Ft.</td> </tr> </tbody> </table>				Other / Miscellaneous		056 - Paving, Asphalt	13000.00 Square Ft.
Other / Miscellaneous							
056 - Paving, Asphalt	13000.00 Square Ft.						

Structure 4 of 4

Property Type	Description	Finished Sq. Ft	Year Built				
COM - Commercial	Detached Structure	0	2005				
<table border="1"> <thead> <tr> <th colspan="2">Sheds</th> </tr> </thead> <tbody> <tr> <td>069-04 - Storage Shed - Wood Frame</td> <td>180.00 Square Ft.</td> </tr> </tbody> </table>				Sheds		069-04 - Storage Shed - Wood Frame	180.00 Square Ft.
Sheds							
069-04 - Storage Shed - Wood Frame	180.00 Square Ft.						

No Exemptions

Sales History

Year	Document #	Sale Type	Sale Date	Sold By	Sold To	Price
2002	5100742		7/30/2002			\$0

DEED

02 JUL 30 AM 9: 52

RECORDER OF DEEDS
LANCASTER, PA

02 JUL 26 PM 2: 01
RECORDER OF DEEDS
LANCASTER, PA

MADE the 24th day of July, Two Thousand Two (2002)

BETWEEN LAURIE A. VIA, n/b/m, LAURIE A. YOST, of Elizabethtown Borough, County of Lancaster, Commonwealth of Pennsylvania, party of the first part hereinafter called the **GRANTOR**;

AND LITTLE BROWN DOG, LLC, of Elizabethtown Borough, Lancaster County and Commonwealth of Pennsylvania, parties of the second part hereinafter called the **GRANTEES**;

WITNESSETH that in consideration of **ONE AND 00/100 (\$1.00) DOLLAR** in hand paid, the receipt whereof is hereby acknowledged, the said Grantor does hereby grant and convey to the said Grantee, it's heirs and assigns;

ALL THAT CERTAIN tract of unimproved land, being 406 Hershey Road, situated along the easterly side of Hershey Road (PA Route 743) in the Township of Mount Joy, County of Lancaster and Commonwealth of Pennsylvania, as the same appears on a final Land Development Plan bearing revised plan date of May 15, 2002, prepared for Now Wear This, Inc., by Lake Roeder Hillard & Associates, Civil Engineers, Land Surveyors, and Landscape Architects, Lancaster, PA , Project No. 546900 said Plan intended to be forthwith recorded in the Office of the Recorder of Deeds in and for Lancaster County, Pa and all the same being more fully bounded and described according to said Plan as follows:

BEGINNING at the southwesterly corner of a point in or near the middle of Hershey Road (PA Route 743), said point being the northwesterly corner of lands now or formerly of Faye R. Awad and said point also being located 3,275 feet more or less northerly of the intersection of Hershey Road and Mount Gretna Road (SR 0241); thence (1) along in or near the middle of said road, North twenty-six (26) degrees, fifty-nine (59) minutes, twenty-four (24) seconds East, a distance of one hundred twenty-five and zero hundredths (125.00) feet to a point being a corner of lands now or formerly of C&B Realty Company; thence (2) along said lands of C&B Realty Company, passing over a 3/4 inch rebar set 30.83 feet from said point, South seventy-six (76) degrees, twenty (20) minutes, zero (00) seconds East, a distance of three hundred seventy-eight and sixty-four hundredths (378.64) feet to a 1 1/2 inch iron pipe found at the northwesterly corner of lands now or formerly of Walter M., Jr and Patrice C. Hannum; thence (3) along said lands now or formerly of Hannum, South twenty-six (26) degrees, seven (07) minutes, eleven (11) seconds West, a distance of one hundred seventy-six and twelve hundredths (176.12) feet to a 1 1/2 inch iron pipe found at the northeasterly corner of lands now or formerly of Faye R. Awad; thence along said lands now or formerly of Awad the following three (3) courses and distances: (4) North sixty-two (62) degrees, thirty-seven (37) minutes, fifty-eight (58) seconds West, a distance of one hundred seventy and twenty-five hundredths (170.25) feet to a 1/2 inch rebar found; thence (5) South twenty-seven (27) degrees, thirty-six (36) minutes, twenty-seven (27) seconds West, a distance of thirty-seven and twenty-eight hundredths (37.28) feet to a 5/8 inch rebar found; thence (6) North sixty-three (63) degrees, zero (00) minutes, thirty-six (36) seconds West, a distance of two hundred and forty-seven hundredths (200.47) feet to the **POINT OF BEGINNING**, having passed over a 3/4 inch rebar set thirty (30.00) feet from the beginning point.

Handwritten: 460 - 24464 - 0-0000

BEING THE SAME PREMISES which David R. Hartmand and Marilyn F. Hartman, Husband and Wife, did by deed dated March 30, 2001 and recorded in the Lancaster County Pennsylvania Recorder of Deeds Office on April 9, 2001 in Record Book 7041, Page 322, grant and convey unto Laurie A. Via, n/b/m Laurie A. Yost, the Grantor herein.

TOGETHER with all and singular the buildings and improvements, ways, waters, water-courses, rights, liberties, privileges, hereditaments and appurtenances and 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 parties of the first part, in law, equity or other wise, howsoever, 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 messuage or tenement thereon erected, hereditaments and premises hereby granted, or mentioned and intended so to be, with the appurtenances, unto the said Grantee, it's heirs and assigns, to and for the only proper use and behoof of the said Grantee, it's heirs and assigns, forever.

UNDER AND SUBJECT to all Notes and Comments listed on said Plan;

UNDER AND SUBJECT further to the Terms and Conditions of a Declaration of Easement and Storm Water Management Agreement dated March 28, 2002 and recorded in the Lancaster County Recorder of Deeds Office on July 3, 2002 at Document ID 5093330 between the Grantor herein and the adjoining property owner Fayez R. Awad.

UNDER AND SUBJECT further to the terms and conditions of a Declaration of Easement and Storm Water Management Agreement between the Grantor and the Township of Mount Joy bearing even date herewith and intended to be forthwith recorded.

AND the said Grantor does hereby WARRANT specially the property hereby conveyed,

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

SIGNED, SEALED AND DELIVERED
IN THE PRESENCE OF

John M. Smith

Laurie A. Via

Laurie A. Via

Laurie A. Yost

Laurie A. Yost

COMMONWEALTH OF PENNSYLVANIA)
)
COUNTY OF LANCASTER)

SS:

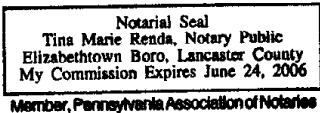
On this the 24th day of JULY, 2002, before me, a Notary Public,
Laurie A. Via, n/b/m, Laurie A. Yost, known to me (or satisfactorily proven) to be the person
whose name is subscribed to the within instrument, and acknowledged that she executed the
same for the purposes therein contained.

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

My Commission Expires:

Tina Marie Renda

Notary Public



I Certify This Document To Be
Recorded in Lancaster Co., Pa.



Steve McDonald

STEVE McDONALD
Recorder of Deeds

I HEREBY CERTIFY that the precise address of the GRANTEE herein is:

406 Hershey Road
Elizabethtown, PA 17022

John M. Smith

John M. Smith, Esquire



COMMONWEALTH OF PENNSYLVANIA
DEPARTMENT OF REVENUE
BUREAU OF INDIVIDUAL TAXES
DEPT. 280603
HARRISBURG, PA 17128-0603

REALTY TRANSFER TAX STATEMENT OF VALUE

See Reverse for Instructions

RECORDER'S USE ONLY	
State Tax Paid	950.40
Book Number	
Page Number	
Date Recorded	

Complete each section and file in duplicate with Recorder of Deeds when (1) the full value/consideration is not set forth in the deed, (2) when the deed is without consideration, or by gift, or (3) a tax exemption is claimed. A Statement of Value is not required if the transfer is wholly exempt from tax based on: (1) family relationship or (2) public utility easement. If more space is needed, attach additional sheet(s).

A CORRESPONDENT - All inquiries may be directed to the following person:

Name	John M. Smith Esquire	Telephone Number:	
		Area Code	(717) 367-1370
Street Address	222 S. Market St., Suite 201	City	Elizabethtown, PA
		State	PA
		Zip Code	17022

B TRANSFER DATA

Grantor(s)/Lessor(s)				Date of Acceptance of Document			
Laurie A. Via n/b/m Laurie A. Yost				Little Brown Dog, LLC			
Street Address				Street Address			
463 E. Park Street				463 E. Park Street			
City	State	Zip Code		City	State	Zip Code	
Elizabethtown	PA	17022		Elizabethtown	PA	17022	

C PROPERTY LOCATION

Street Address	406 Hershey Road	City, Township, Borough	Mount Joy Township
County	Lancaster	School District	Elizabethtown School District
		Tax Parcel Number	460-24464-0-0000

D VALUATION DATA

1. Actual Cash Consideration	2. Other Consideration	3. Total Consideration
1.00	+ -0-	= 1.00
4. County Assessed Value	5. Common Level Ratio Factor	6. Fair Market Value
86,400	x 1.10	= 95,040

E EXEMPTION DATA

1a. Amount of Exemption Claimed	1b. Percentage of Interest Conveyed
0	100%

2. Check Appropriate Box Below for Exemption Claimed

5100742
Page: 4 of 4
07/30/2002 11:37AM

- Will or intestate succession _____ (Name of Decedent) _____ (Estate File Number)
- Transfer to Industrial Development Agency.
- Transfer to a trust. (Attach complete copy of trust agreement identifying all beneficiaries.)
- Transfer between principal and agent. (Attach complete copy of agency/straw party agreement.)
- Transfers to the Commonwealth, the United States and Instrumentalities by gift, dedication, condemnation or in lieu of condemnation. (If condemnation or in lieu of condemnation, attach copy of resolution.)
- Transfer from mortgagor to a holder of a mortgage in default. Mortgage Book Number _____, Page Number _____
- Corrective or confirmatory deed. (Attach complete copy of the prior deed being corrected or confirmed.)
- Statutory corporate consolidation, merger or division. (Attach copy of articles.)
- Other (Please explain exemption claimed, if other than listed above.) Transfer is without consideration to the LLC soley owned by the Grantor / Individual. Tax is paid on computed value. \$950.40 State and \$950.40 Local

Under penalties of law, I declare that I have examined this Statement, including accompanying information, and to the best of my knowledge and belief, it is true, correct and complete.

Signature of Correspondent or Responsible Party	Date
John M. Smith Esquire	7/24/02

FAILURE TO COMPLETE THIS FORM PROPERLY OR ATTACH APPLICABLE DOCUMENTATION MAY RESULT IN THE RECORDER'S REFUSAL TO RECORD THE DEED.



ALL PROFESSIONAL ENGINEERS ARE REQUIRED TO MAINTAIN A CURRENT AND VALID PROFESSIONAL ENGINEERING LICENSE. THIS LICENSE IS VALID FOR THE STATE OF FLORIDA ONLY. ANY ENGINEER WORKING IN ANY OTHER STATE MUST BE LICENSED IN THAT STATE. ANY ENGINEER WORKING IN ANY OTHER COUNTRY MUST BE LICENSED IN THAT COUNTRY. ANY ENGINEER WORKING IN ANY OTHER JURISDICTION MUST BE LICENSED IN THAT JURISDICTION. ANY ENGINEER WORKING IN ANY OTHER COUNTRY MUST BE LICENSED IN THAT COUNTRY. ANY ENGINEER WORKING IN ANY OTHER JURISDICTION MUST BE LICENSED IN THAT JURISDICTION.



BUILDING DATA (PA. DEPT. L&I)

OWNER: D-4
 24 PERSONS
 20 PERSONS
 20 PERSONS
CONSTRUCTION TYPE: EXISTING WOOD FRAME STRUCTURE
FOUNDATION: FOUNDATION AS SHOWN ON THE PLANS
ROOFING: ROOFING AS SHOWN ON THE PLANS
MECHANICAL SYSTEMS: MECHANICAL SYSTEMS AS SHOWN ON THE PLANS
PLUMBING: PLUMBING AS SHOWN ON THE PLANS
ELECTRICAL: ELECTRICAL AS SHOWN ON THE PLANS
INSULATION: INSULATION AS SHOWN ON THE PLANS
GLAZING: GLAZING AS SHOWN ON THE PLANS
SCREENING: SCREENING AS SHOWN ON THE PLANS
PAINT: PAINT AS SHOWN ON THE PLANS
FINISHES: FINISHES AS SHOWN ON THE PLANS
OTHER: OTHER AS SHOWN ON THE PLANS

CONSTRUCTION CODE REQUIREMENTS

1. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE FLORIDA BUILDING CODE, 6-109.01, AS AMENDED.
2. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE FLORIDA ELECTRICAL CODE, 6-109.02, AS AMENDED.
3. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE FLORIDA MECHANICAL CODE, 6-109.03, AS AMENDED.
4. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE FLORIDA PLUMBING CODE, 6-109.04, AS AMENDED.
5. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE FLORIDA INSULATION CODE, 6-109.05, AS AMENDED.
6. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE FLORIDA GLAZING CODE, 6-109.06, AS AMENDED.
7. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE FLORIDA SCREENING CODE, 6-109.07, AS AMENDED.
8. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE FLORIDA PAINT CODE, 6-109.08, AS AMENDED.
9. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE FLORIDA FINISHES CODE, 6-109.09, AS AMENDED.
10. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE FLORIDA OTHER CODE, 6-109.10, AS AMENDED.

CONTACT PERSON

NAME: _____
 PHONE: _____
 ADDRESS: _____

A1



OWNER:
 MS. LAUREE YORK
 1075 YORK ROAD INC.
 1174-262-3335 Fax: 1174-262-1819

REGISTERED ARCHITECT:
 ASSOCIATES ARCHITECTURE
 1174-262-3335 Fax: 1174-262-1819

DATE: _____
SCALE: _____

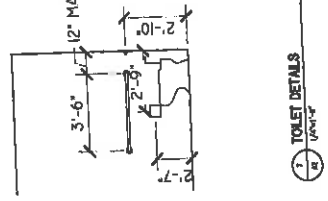
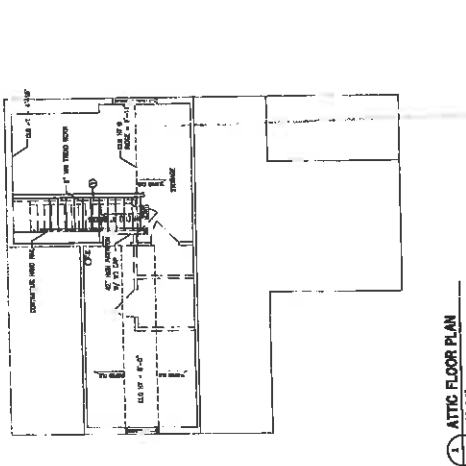
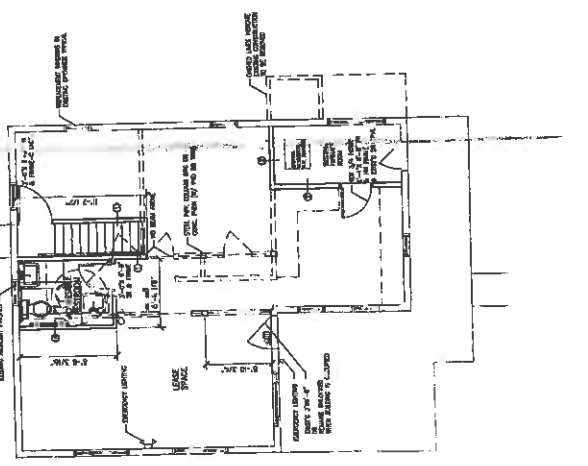
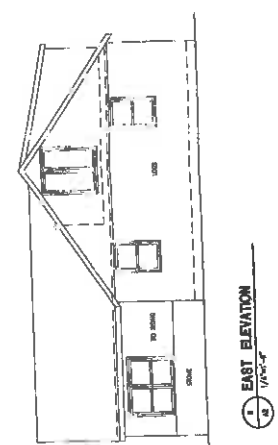
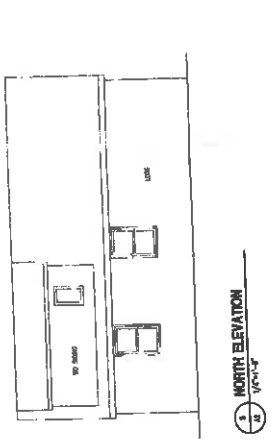
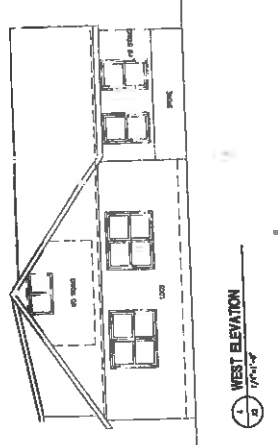
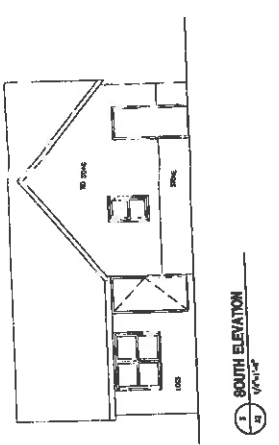
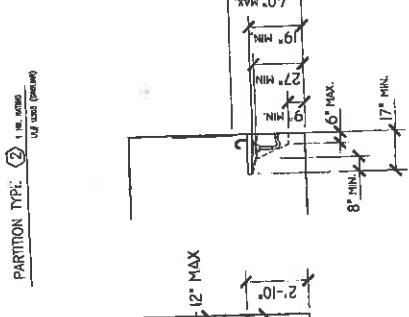
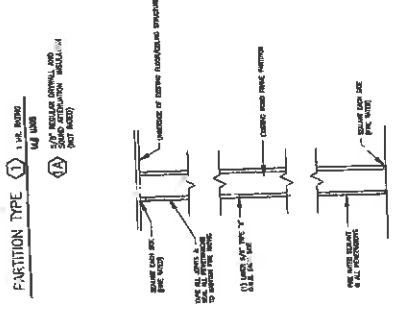
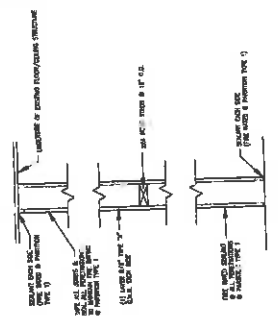


Professional seal and registration information for the architect, including the name and state of licensure.

Vertical text on the left side of the page, likely containing project details, dates, and contact information.

<p>OWNER MRS. LAURENCE 1177 W. 11th St. Seattle, WA 98144</p>	
<p>ARCHITECT COLLETTA ASSOCIATES ARCHITECTURE 1177 W. 11th St. Seattle, WA 98144</p>	
DATE	NOV 1988
SCALE	AS SHOWN
PROJECT NO.	1177 W. 11th St.
DATE	NOV 1988
SCALE	AS SHOWN
PROJECT NO.	1177 W. 11th St.

A2



717.293.4477



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Industrial/Commercial Realtors

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