

For Sale/Lease

717.293.4477



800 NEW HOLLAND AVENUE
LANCASTER, PA 17602

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

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



► Office Property



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

800 New Holland Avenue
 Lancaster, PA 17602

Available Square Feet:
 25,312 square feet

Sale Price
 \$1,399,000

Lease Rate:
 \$8.50/SF N/N/N

Description:
 Unfinished upper floor waiting for user's requirements. Tenanted first floor has \$58,000+ NOI for income, if purchased. Zoning allows for many commercial uses.

BUILDING INFORMATION

Total Building Square Feet:	25,312
Square Feet Available:	Second floor: 12,656 square feet
Stories:	Two stories
Construction Date:	1952 and updated in 1980's
Construction:	Brick façade over steel column and concrete poured floors on metal pans
Condition:	Good on first floor Second floor gutted and is in an unfinished state
HVAC:	Heat pumps
Lighting:	Fluorescent
Restrooms:	Scattered throughout
Roof:	Mansard roof with wood shingles which is decorative. Flat built-up roof.

For Sale/Lease

PROPERTY INFORMATION

Water: Public
Sewer: Public
Zoning: Business District 4 (Manheim Township)
Acres/Lot Size: 3.40 deeded acres
Parking: 114 spaces usable. Balance granted by easement to 802 New Holland Avenue

Municipality: Manheim Township
Tax Account Number: (390) 15046-0-0000
Deed Reference: 5514181
Assessment: \$1,258,400

Real Estate Taxes: County Tax: \$ 3,663.20
Municipal Tax: \$ 2,559.91
School Tax: \$24,429.70
Total RE Tax: \$30,652.18

Municipality: City of Lancaster
Tax Account Number: (336) 52091-0-0000
Deed Reference: 5514181
Assessment: \$24,000

Real Estate Taxes: County Tax: \$ 69.86
Municipal Tax: \$ 256.80
School Tax: \$ 678.16
Total RE Tax: \$1,004.83

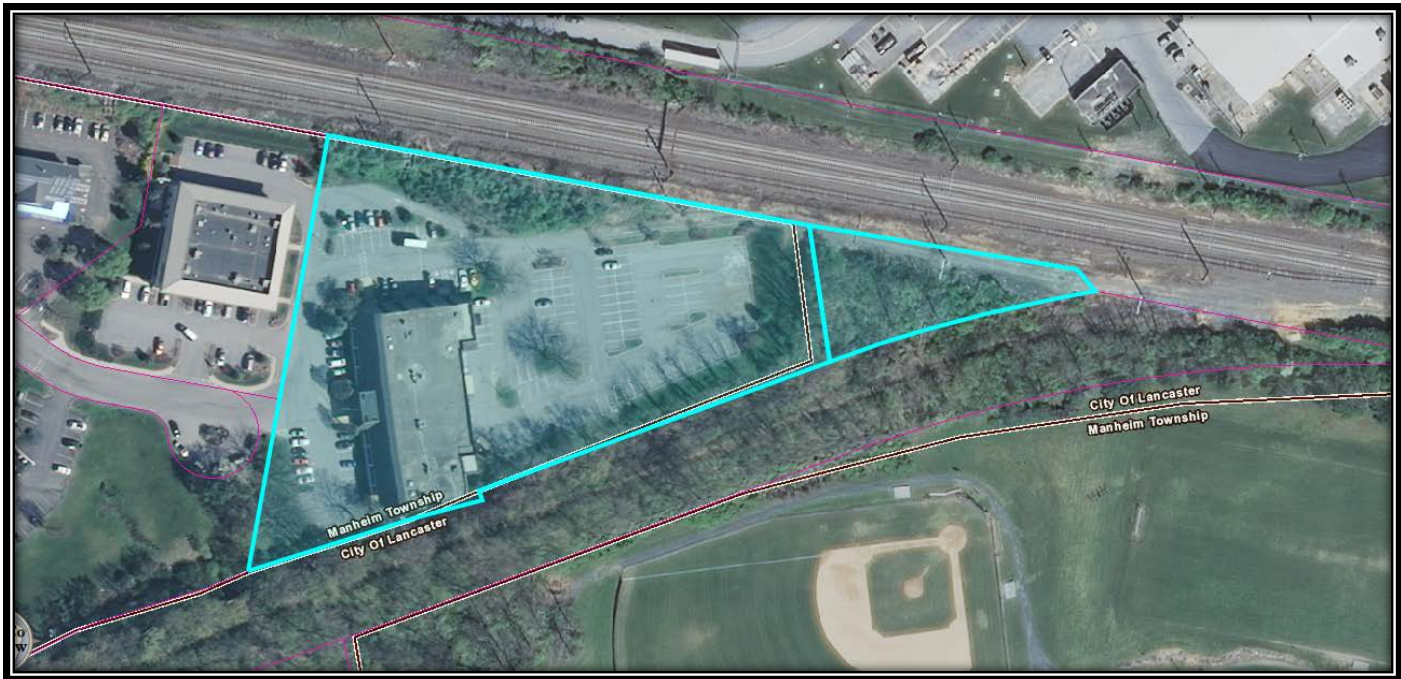
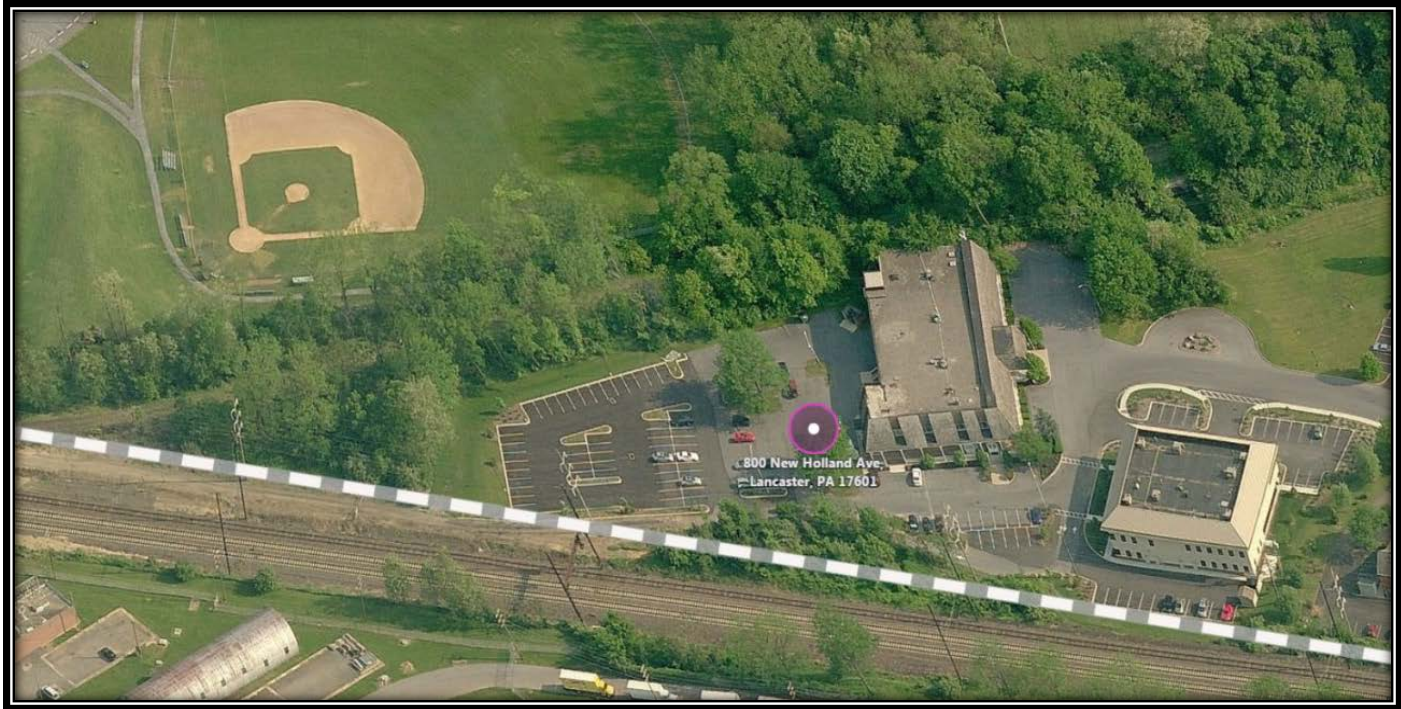
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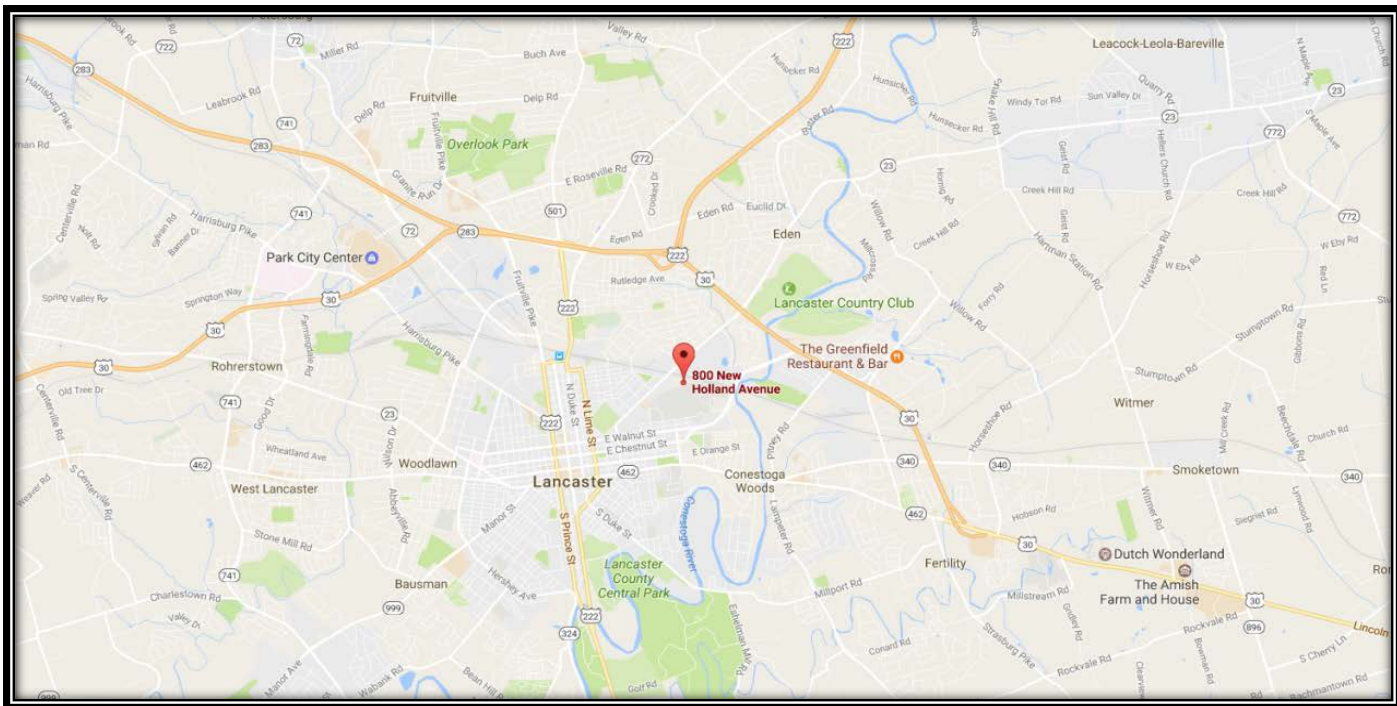
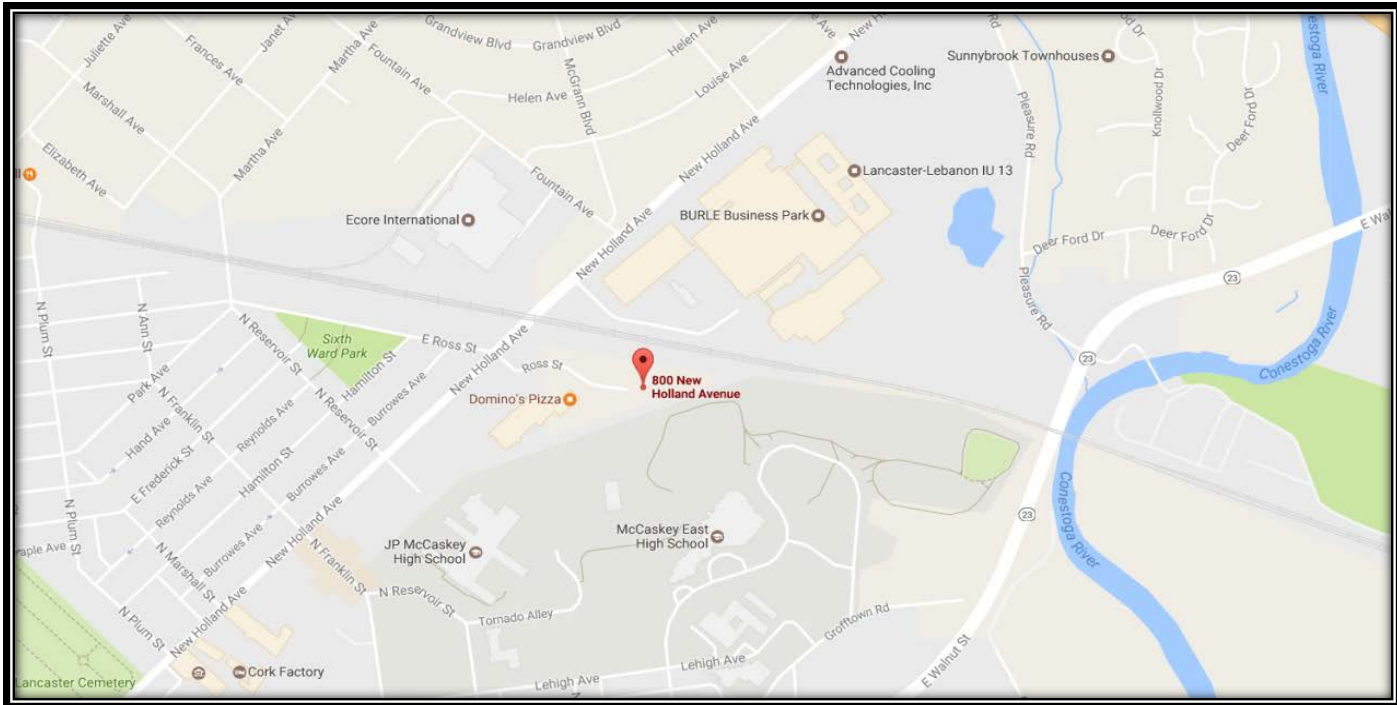
**2017 BUDGET WORKSHEET
800 NEW HOLLAND AVENUE**

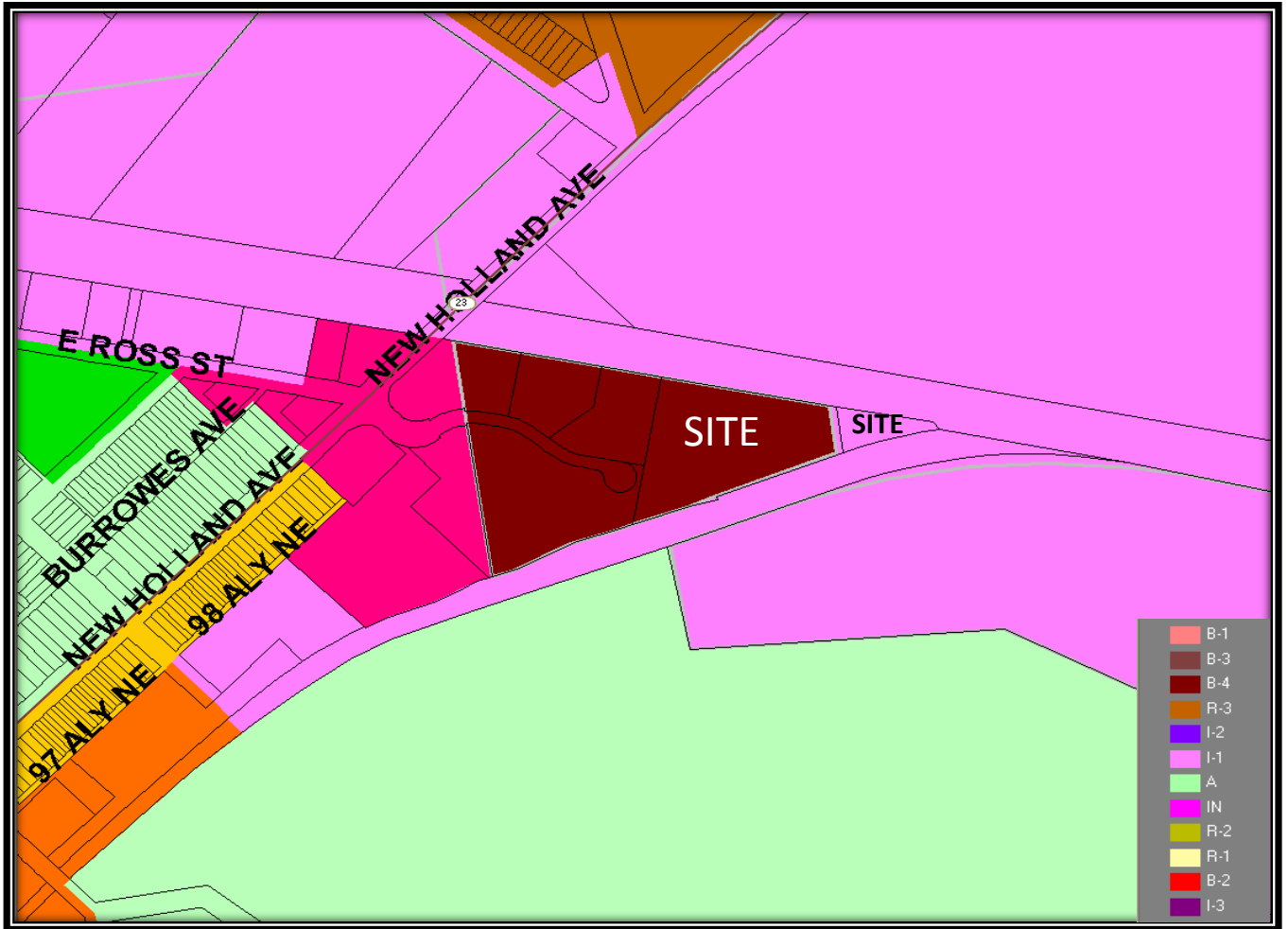
<u>ACCT#</u>	<u>ACCT NAME</u>		<u>TOTAL</u>
50000	REVENUE		
50200	Rental Income	\$	114,883.00
51150	CAM Monthly Estimated	\$	38,447.00
51165	OBE Annual Reconciliation	\$	8,000.00
51315	Utility Reimbursement	\$	3,000.00
59999	TOTAL REVENUE	\$	164,330.00
60010	REIMBURSABLE EXPENSES		
62200	Electric	\$	13,920.00
62300	Water/Sewer	\$	6,960.00
63100	RM - Misc	\$	5,100.00
63850	Trash Removal	\$	5,700.00
64000	Exterminating	\$	744.00
67450	Fire and Life Safety	\$	3,728.00
68051	Landscaping - Contract	\$	4,208.00
68100	Snow Removal	\$	13,000.00
69750	Management Fee	\$	12,000.00
73050	RE Taxes	\$	26,911.00
73400	Insurance	\$	3,512.00
74999	TOTAL REIMB EXPENSE	\$	95,783.00
80010	OWNER EXPENSE		
82200	Utilities - Nonreimb	\$	3,720.00
83100	RM - Nonreimb	\$	1,855.00
85100	Professional Services	\$	3,085.00
85200	Licenses - Fees	\$	932.00
85998	TOTAL OWNER EXPENSES	\$	9,592.00
85999	TOTAL REIMB & OWNER EXP	\$	105,375.00
	NET OPERATING INCOME	\$	58,955.00



Location Map

800 New Holland Avenue Lancaster, PA 17602





Business District (B-4) Use Zoning

Exhibits

- A. Manheim Township Zoning – B-4
- B. Recorded Deed
- C. Legal Description
- D. Realty Transfer Tax Statement of Value
- E. Cross Access and Shared Parking Easement Agreement
- F. Tax Record Report
- G. Property Detail Report
- H. 2017 Budget Worksheet
- I. Floor Plans

Township of Manheim

Uses Within Business Districts

See also applicable T-Zone Overlay District for additional use regulations.

KEY:

X = Right

SE = Special exception

C = Conditional

	B-1	B-2	B-3	B-4
Adult establishments				C
Agricultural uses and necessary buildings	X	X	X	X
Banks and financial institutions		X	X	X
Banks and financial institutions in combination with professional offices	SE	X	X	X
Bed-and-breakfast establishments	X	X	X	X
Body art establishments				SE
Houses of worship	SE	SE		
Cafes		X	X	
Commercial recreation facilities			SE	SE
Community facilities	X	X	X	X
Convenience stores		X	X	X
Conversion apartments		SE		
Day-care centers	SE	SE	SE	SE
Dwelling units in combination with professional offices or commercial uses	X	X	X	X
Education institutions			SE	SE
Forestry	X	X	X	X
Funeral homes	SE	SE		
Holiday tree sales			X	X
Hotels and motels, full-service			X	X
Hotels and motels, limited-service			X	X
Motor vehicle sales			SE	X
Motor vehicle service stations or garages			SE	X
Motor vehicle washing facilities			SE	SE
Municipal Uses	X	X	X	X
Offices, professional	X	X	X	X
Offices, medical or dental	X	X	X	X

	B-1	B-2	B-3	B-4
Office park	C			
Personal service business		X	X	X
Public parks and recreation areas	X	X	X	X
Public utility installations	X	X	X	X
Regional Stormwater Facility	X	X	X	X
Restaurants			X	X
Restaurants in combination with professional offices	SE	X	X	X
Retail sales of alcoholic beverages			SE	X
Retail sales of goods and services excluding body art establishments and adult establishments				X
Retail sales of goods and services, excluding restaurants, motor vehicle service stations and garages, motor vehicle sales, body art establishments and adult establishments		X	X	
Retail sales of lawn and garden care products and the outdoor sale of nursery stock			X	X
Supermarkets				X
Telecommunications tower	SE	SE	X	X
Telecommunications tower, attached	X	X	X	X
Temporary retail sales			X	X
Veterinary office		SE	X	X
Veterinary hospital			SE	SE
Wholesale clubs				X

ARTICLE XIV. BUSINESS DISTRICT B-4

SECTION 1401. PURPOSE

It is the purpose of this district to provide for various office and commercial uses for local residents, as well as the general public. These uses may be independent activities or part of a coordinated grouping of stores within a single building or center.

SECTION 1402. USES BY RIGHT

Uses by right shall be as follows:

1. Agricultural uses and necessary buildings, including farm dwellings and structures related to the tilling of the land, the raising of farm products, the raising and keeping of horses, cattle, and other livestock, the raising of poultry and poultry products, and the sale of farm and/or garden products on a retail basis.
2. Offices, professional and medical/dental.
3. Banks and financial institutions.
4. Banks and financial institutions in combination with professional offices.
5. Dwelling units in combination with professional offices or commercial uses.
6. Personal service businesses.
7. Supermarkets.
8. Restaurants with or without outdoor dining.
9. Restaurants in combination with professional offices.
10. Retail sales of goods and services.
11. Retail sales of alcoholic beverages.
12. Convenience stores.
13. Wholesale clubs.
14. Full-service hotels.
15. Limited-service hotels.
16. Motor vehicle service stations or garages.
17. Motor vehicle sales.
18. Retail sales of lawn and garden care products and the outdoor sale of nursery stock.
19. Public parks and public recreation areas.
20. Community facilities.
21. Public utility installations.

22. Veterinarian offices.
23. Temporary retail sales.
24. Holiday tree sales.
25. Bed-and-breakfast establishments.
26. Forestry.
27. Telecommunications tower.
28. Municipal Uses.
29. Regional Stormwater Facility.
30. Accessory buildings and uses customarily incidental to the above permitted uses.

SECTION 1403. SPECIAL EXCEPTION USES

The following uses are permitted as a special exception when authorized by the Zoning Hearing Board. In granting any special exception, the Board may attach certain conditions to its approval which, in addition to the requirements listed within this ordinance, it feels are necessary requirements in order to preserve and protect the character of the district in which the proposed use would be located.

1. Motor vehicle washing facilities.
2. Commercial recreation facilities.
3. Day-care centers.
4. Educational institutions.
5. Body art establishments.
6. Veterinary hospitals.
7. Accessory buildings and uses customarily incidental to the above special exception uses.

SECTION 1404. CONDITIONAL USES

Conditional uses shall be as follows:

1. Adult establishments.

SECTION 1405. AREA AND BULK REGULATIONS FOR PRINCIPAL BUILDINGS AND USES PERMITTED BY RIGHT

1. Maximum building height: 35 feet, unless otherwise specified in the applicable T-Zone Overlay and Section 2208 and Section 2214 of this ordinance.
2. Minimum lot requirements:
 - A. Agricultural uses/forestry:
 - (1) Minimum lot area: 10 acres.

- (2) Minimum lot width: none.
- (3) Minimum lot depth: none.
- (4) Minimum yard dimensions:
 - [a] Front yard:
 - [i] Farm dwelling: 35 feet. (See Section 2213)
 - [ii] Agribusiness structures and feedlots: 100 feet from the property line and/or 200 feet from existing dwellings on adjacent property.
 - [iii] Other permanent structures: 75 feet.
 - [b] Side yard:
 - [i] Farm dwelling, each side: 12 feet.
 - [ii] Agribusiness structures and feedlots: 100 feet from the property line and/or 200 feet from existing dwellings on adjacent property.
 - [iii] Other permanent structures: 75 feet.
 - [c] Rear yard:
 - [i] Farm dwelling: 35 feet.
 - [ii] Agribusiness structures and feedlots: 100 feet from the property line and/or 200 feet from existing dwellings on adjacent property.
 - [iii] Other permanent structures: 75 feet.
- (5) Minimum open area: 75%.
- (6) Sale of farm and/or garden products on a retail basis. Such activities shall comply with the requirements of Section 2503.1.

B. Full-service hotels:

- (1) Sewer and water. Public sewer and/or public water are required.
- (2) Minimum lot area: 200,000 square feet.
- (3) Minimum lot width:
 - [a] At street line: 300 feet.
 - [b] At front yard setback line: 300 feet.
- (4) Minimum lot depth: 300 feet.
- (5) Minimum yard dimensions:
 - [a] Front yard: 100 feet, unless otherwise specified in accordance with the applicable T-Zone Overlay or Section 2213.

[b] Side yard, each side: 50 feet; provided, however, that if the lot is adjacent to a residential district, the side yard shall be 75 feet on the side contiguous with the residential district.

[c] Rear yard: 50 feet; provided, however, that if the lot is adjacent to a residential district, the rear yard shall be 75 feet along the side contiguous with the residential district.

[d] Perimeter buffer: 10 feet.

(6) Length of building: in accordance with the applicable T-Zone Overlay.

(7) Minimum open area: 40%.

C. Limited-service hotels:

(1) Sewer and water. Public sewer and/or public water are required.

(2) Minimum lot area: 80,000 square feet.

(3) Minimum lot width:

[a] At street line: 200 feet.

[b] At front yard setback line: 200 feet.

(4) Minimum lot depth: 200 feet.

(5) Minimum yard dimensions:

[a] Front yard: 50 feet, unless otherwise specified in the applicable T-Zone Overlay or Section 223.

[b] Side yard, each side: 25 feet; provided, however, that if the lot is adjacent to a residential district, the side yard shall be 75 feet on the side contiguous with the residential district.

[c] Rear yard: 25 feet; provided, however, that if the lot is adjacent to a residential district, the rear yard shall be 75 feet along the side contiguous with the residential district.

[d] Perimeter buffer: 10 feet.

(6) Length of building: in accordance with the applicable T-Zone Overlay.

(7) Minimum open area: 20%.

D. Public parks and public recreation areas:

(1) Minimum lot area: none.

(2) Minimum lot width: 50 feet.

(3) Minimum lot depth: none.

(4) Minimum yard dimensions:

- [a] Front yard: 25 feet. (See Section 2213)
 - [b] Side yard, each side: 20 feet.
 - [c] Rear yard: 35 feet.
- (5) Minimum open area: none.
- E. Public utility installations:
 - (1) Minimum lot area: none.
 - (2) Minimum lot width: none.
 - (3) Minimum lot depth: none.
 - (4) Minimum yard dimensions:
 - [a] Front yard: 25 feet. (See Section 2213)
 - [b] Side yard, each side: 12 feet.
 - [c] Rear yard: 12 feet.
 - (5) Minimum open area: none.
 - (6) Landscaping and screening. (See Section 2512 and Section 2513)
- F. Bed-and-breakfast establishments. Such uses shall comply with the requirements of Section 2110.
 - (1) Sewer and water. Public sewer and/or public water service are required.
 - (2) Minimum lot area: 20,000 square feet.
 - (3) Minimum lot width:
 - [a] At street line: 100 feet.
 - [b] At front yard setback line: 100 feet.
 - (4) Minimum lot depth: 150 feet.
 - (5) Minimum yard dimensions:
 - [a] Front yard: in accordance with the applicable T-Zone Overlay or Section 2213.
 - [b] Side yard, each side: 25 feet.
 - [c] Rear yard: 30 feet.
 - [d] Perimeter buffer: 10 feet.
 - (6) Minimum open area: 25%.
- G. Temporary retail sales. Such use shall comply with the requirements of Section 2517.

- H. Holiday tree sales. Such use shall comply with the requirements of Section 2518.
- I. Telecommunication tower. Such use shall comply with the requirements of Section 2516.
- J. Other permitted uses by right:
 - (1) Sewer and water. Public sewer and/or public water service are required.
 - (2) Minimum lot area: 40,000 square feet.
 - (3) Minimum lot width:
 - [a] At street line: 150 feet.
 - [b] At front yard setback line: 150 feet.
 - (4) Minimum lot depth: 150 feet.
 - (5) Minimum yard dimensions:
 - [a] Front yard: 50 feet, unless otherwise specified in the applicable T-Zone Overlay or Section 2213.
 - [b] Side yard, each side: 25 feet; provided, however, that if the lot is adjacent to a residential district, the side yard shall be 75 feet on the side contiguous with the residential district.
 - [c] Rear yard: 25 feet; provided, however, that if the lot is adjacent to a residential district, the rear yard shall be 75 feet along the side contiguous with the residential district.
 - [d] Adjoining buildings or structures.
 - [i] No minimum side or rear yard shall be required on either side of the common boundary of two or more separate, adjoining lots on which two or more buildings are adjoined side by side if:
 - [a] The buildings are connected by passageways, corridors or common areas; and
 - [b] Corridors or common areas are provided by cross easements for the benefit of the owners of all such buildings or structures and their respective employees, clients and/or visitors.
 - [ii] In order to reduce the continuous appearance of the adjoining buildings or structures, each of the adjoining and connected buildings on the lots, not subject to the specified minimum side yard dimensions, shall have a visual break in the building facade at minimum distances of every 60 feet. Such visual breaks may consist of projections from the building, angles of deflection of the building's center line, or variations in the color or texture of the facade.

- [e] Perimeter buffer: 20 feet.
- (6) Length of building: in accordance with the applicable T-Zone Overlay.
- (7) Minimum open area: 20%.

SECTION 1406. AREA AND BULK REGULATIONS FOR PRINCIPAL BUILDINGS AND USES PERMITTED BY SPECIAL EXCEPTION

1. Maximum building height: 35 feet, unless otherwise specified in the applicable T-Zone Overlay; however, all structures are subject to Section 2208 and Section 2214 of this ordinance.
2. Minimum lot requirements:
 - A. Motor vehicle washing facilities:
 - (1) Sewer and water. Both public sewer and public water service are required.
 - (2) Minimum lot area: 40,000 square feet.
 - (3) Minimum lot width:
 - [a] At street line: 150 feet.
 - [b] At front yard setback line: 150 feet.
 - (4) Minimum lot depth: 150 feet.
 - (5) Minimum yard dimensions:
 - [a] Front yard: 50 feet, unless otherwise specified in the applicable T-Zone Overlay or Section 2213.
 - [b] Side yard, each side: 25 feet; provided, however, that if the lot is adjacent to a residential district, the side yard shall be 75 feet on the side contiguous with the residential district.
 - [c] Rear yard: 25 feet; provided, however, that if the lot is adjacent to a residential district, the rear yard shall be 75 feet along the side contiguous with the residential district.
 - [d] Perimeter buffer: 20 feet.
 - (6) Length of building. Unless otherwise specified in the applicable T-Zone Overlay, no building shall exceed 150 feet in length.
 - (7) Minimum open area: 20%.
 - (8) All water for washing of automobiles shall be collected and discharged into an approved public sewerage facility. No water utilized for washing shall be permitted to sheet flow from the site or drain into a stormwater conveyance facility.
 - B. Commercial recreation facilities:

- (1) Sewer and water. Both public sewer and public water service are required.
 - (2) Minimum lot area: 40,000 square feet.
 - (3) Minimum lot width:
 - [a] At street line: 150 feet.
 - [b] At front yard setback line: 150 feet.
 - (4) Minimum lot depth: 150 feet.
 - (5) Minimum yard dimensions:
 - [a] Front yard: 50 feet, unless otherwise specified in the applicable T-Zone Overlay or Section 2213.
 - [b] Side yard, each side: 25 feet; provided, however, that if the lot is adjacent to a residential district, the side yard shall be 75 feet on the side contiguous with the residential district.
 - [c] Rear yard: 25 feet; provided, however, that if the lot is adjacent to a residential district, the rear yard shall be 75 feet along the side contiguous with the residential district.
 - [d] Perimeter buffer: 20 feet.
 - (6) Length of building. Unless otherwise specified in the applicable T-Zone Overlay, no building shall exceed 150 feet in length.
 - (7) Minimum open area: 20%.
 - (8) All pedestrian and vehicular traffic patterns shall be located in a manner that reduces or eliminates potential hazards to the people utilizing the facility.
- C. Day-care centers. Such use shall comply with the requirements of Section 2508.
- (1) Sewer and water. Both public sewer and public water service are required.
 - (2) Minimum lot area: 20,000 square feet.
 - (3) Minimum lot width:
 - [a] At street line: 100 feet.
 - [b] At front yard setback line: 100 feet.
 - (4) Minimum lot depth: 150 feet.
 - (5) Minimum yard dimensions:
 - [a] Front yard: 50 feet, unless otherwise specified in the applicable T-Zone Overlay or Section 2213.
 - [b] Side yard, each side: 25 feet.
 - [c] Rear yard: 50 feet.

[d] Perimeter buffer: 20 feet.

(6) Minimum open area: 20%.

D. Educational institutions:

(1) Sewer and water. Both public sewer and public water service are required.

(2) Minimum lot area: 40,000 square feet.

(3) Minimum lot width:

[a] At street line: 150 feet.

[b] At front yard setback line: 150 feet.

(4) Minimum lot depth: 150 feet.

(6) Minimum yard dimensions:

[a] Front yard: 50 feet, unless otherwise specified in the applicable T-Zone Overlay or Section 2213.

[b] Side yard, each side: 25 feet; provided, however, that if the lot is adjacent to a residential district, the side yard shall be 75 feet on the side contiguous with the residential district.

[c] Rear yard: 25 feet; provided, however, that if the lot is adjacent to a residential district, the rear yard shall be 75 feet along the side contiguous with the residential district.

[d] Adjoining buildings or structures.

[i] No minimum side or rear yard shall be required on either side of the common boundary of two or more separate, adjoining lots on which two or more buildings are adjoined side by side if:

[a] The buildings are connected by passageways, corridors or common areas; and

[b] Corridors or common areas are provided by cross easements for the benefit of the owners of all such buildings or structures and their respective employees, clients and/or visitors.

[ii] In order to reduce the continuous appearance of the adjoining buildings or structures, each of the adjoining and connected buildings on the lots, not subject to the specified minimum side yard dimensions, shall have a visual break in the building facade at minimum distances of every 60 feet. Such visual breaks may consist of projections from the building, angles of deflection of the building's center line, or variations in the color or texture of the facade.

[e] Perimeter buffer: 20 feet.

- (7) Length of building. Unless otherwise specified in the applicable T-Zone Overlay, no building shall exceed 150 feet in length.
 - (8) Minimum open area: 20%.
 - (9) All pedestrian and vehicular traffic patterns shall be located in a manner that reduces or eliminates potential hazards to people utilizing the institution.
- E. Body art establishments. Such use shall comply with the requirements of Section 2506.
- F. Veterinary hospital:
- (1) Sewer and water. Both public sewer and public water service are required.
 - (2) Minimum lot area: three acres.
 - (3) Minimum lot width:
 - [a] At street line: 100 feet.
 - [b] At front yard setback line: 100 feet.
 - (4) Minimum lot depth: 200 feet.
 - (5) Minimum yard dimensions:
 - [a] Front yard: 50 feet, unless otherwise specified in the applicable T-Zone Overlay or Section 2213.
 - [b] Side yard, each side: 25 feet; provided, however, that if the lot is adjacent to a residential district, the side yard shall be 75 feet on the side contiguous with the residential district.
 - [c] Rear yard: 25 feet; provided, however, that if the lot is adjacent to a residential district, the rear yard shall be 75 feet along the side contiguous with the residential district.
 - [d] Perimeter buffer: 20 feet.
 - (6) Minimum open area: 50%.
 - (7) Any outdoor runs or exercise areas shall be located to the side or rear of the principal building, outside of all required yards. Such areas shall be fully enclosed by an opaque fence a minimum of six feet high.
 - (8) Landscaping and screening. (See Section 2512 and Section 2513)

SECTION 1407. AREA AND BULK REGULATIONS FOR PRINCIPAL BUILDINGS AND USES PERMITTED BY CONDITION

- 1. Maximum building height: 35 feet, unless otherwise specified in accordance with the applicable T-Zone Overlay; however, all structures are subject to Section 2208 and Section 2214 of this ordinance.
- 2. Minimum lot requirements:

- A. Adult establishments. Such use shall comply with the requirements of Section 2502.
- (1) Sewer and water. Both public sewer and public water service are required.
 - (2) Minimum lot area: 40,000 square feet.
 - (3) Minimum lot width:
 - [a] At street line: 150 feet.
 - [b] At front yard setback line: 150 feet.
 - (4) Minimum lot depth: 150 feet.
 - (5) Minimum yard dimensions:
 - [a] Front yard: 50 feet, unless otherwise specified in the applicable T-Zone Overlay or Section 2213.
 - [b] Side yard, each side: 25 feet.
 - [c] Rear yard: 50 feet.
 - (6) Length of building. Unless otherwise specified in the T-Zone Overlay, no building shall exceed 150 feet in length.
 - (7) Minimum open area: 20%.
 - (8) Perimeter buffer: 20 feet.

SECTION 1408. SUPPLEMENTAL REGULATIONS

The uses in this district are also subject to applicable regulations contained in the following articles:

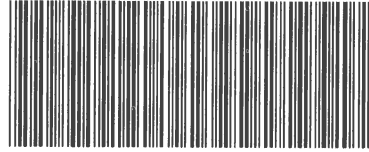
1. Article XVIII, Signs.
2. Article XX, Off-Street Parking and Loading.
3. Article XXI, Accessory Uses.
4. Article XXII, General Regulations.
5. Article XXIV, T-Zone Overlay Area.
6. Article XXV, Performance Standards.

Lancaster County

Bonnie L. Bowman
 Recorder of Deeds
 150 N. Queen Street
 Suite 315
 Lancaster, PA 17603
 Phone: 717-299-8238
 Fax: 717-299-8393



INSTRUMENT # : 6207670
 RECORDED DATE: 06/09/2015 11:48:30 AM



3722520-0041J

LANCASTER COUNTY ROD**OFFICIAL RECORDING COVER PAGE**

Page 1 of 8

Document Type: DEED	Transaction #: 3629005 - 3 Doc(s)
Transaction Reference: L.O.P., L.P.	Document Page Count: 7
Document Reference: L.O.P., L.P.	Operator Id: macrinam

RETURN TO: (keystonecentral@comcast.net) **PLEASE NOTE: Recorded documents with completed Cover Pages are returned via email to the email address(es) identified above. Keystone Central Settlement Company 2595 Interstate Drive, Suite 101 Harrisburg, PA 17110	SUBMITTED BY: (keystonecentral@comcast.net) Keystone Central Settlement Company 6310 Allentown Blvd., Suite 101 Harrisburg, PA 17112
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*** PROPERTY DATA:**
 Parcel ID #: 390-1504600000
 Municipality: MANHEIM TOWNSHIP (100%)
 School District: MANHEIM TOWNSHIP SD

*** ASSOCIATED DOCUMENT(S):**

FEES / TAXES:	
RECORDING FEE: DEED	\$13.00
CRC #6544	\$2.00
RIF #6543	\$3.00
WRIT TAX	\$0.50
AFF HSG #6557	\$11.50
PA SURCHARGE #6548	\$35.50
EXTRA PAGE FEE	\$6.00
Total:	\$71.50

INSTRUMENT # : 6207670
 RECORDED DATE: 06/09/2015 11:48:30 AM

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



Bonnie L. Bowman

Bonnie L. Bowman
 Recorder of Deeds

PLEASE DO NOT DETACH

THIS PAGE IS NOW PART OF THIS LEGAL DOCUMENT

NOTE: If document data differs from cover sheet, document data always controls.
 *COVER PAGE DOES NOT INCLUDE ALL DATA, PLEASE SEE INDEX AND DOCUMENT AFTER RECORDING FOR ADDITIONAL INFORMATION.

Prepared by:
Michael L. Solomon, Esq.
Cohen Seglias
240 North Third Street, 7th Floor
Harrisburg, PA 17101
717-234-5530

Tax Parcel ID Nos.
390-15046-0-0000
336-52091-0-0000

CORRECTIVE DEED

THIS DEED, made this 12th day of May, 2015, between **L.O.P., Limited Partnership with L.O.P., Inc., General Partner**, hereinafter called Grantor,

and

L.O.P., L.P., hereinafter called Grantee.

Whereas, by Deed dated October 30, 1997 and recorded in the Lancaster County Recorder of Deeds Office on November 3, 1997 in Record Book 5514, Page 181, the Grantor obtained title to those certain tracts of real property more fully set forth on the attachment hereto; and

Whereas, the Original Deed incorrectly identified Grantor as being of Lancaster County, and of the Commonwealth of Pennsylvania, and further attributed ownership to L.O.P., Inc., which, in fact, it does not enjoy; and

Whereas, Grantor, at the time of taking title in 1997, and at all times thereafter, was an entity of the State of Delaware; and

Whereas, Grantor and Grantee, desire to correct the errors described above.

NOW, THEREFORE, and in consideration at the sum of One Dollar (\$1.00) and other good and valuable considerations in hand paid, receipt whereof is hereby acknowledged, said Grantor does hereby grant and convey to said Grantee:

All those certain parcels of real estate set forth more fully on attachment "A" hereto.

In witness whereof the Grantor has executed this Deed the day and year above written.

In the Presence of:

L.O.P., L.P.

Stephen Eder

Robert H. Hill
Managing Member

L.O.P., Inc.

Stephen Eder

By: Robert H. Hill
Name:
Office: PRESIDENT

STATE OF DELAWARE

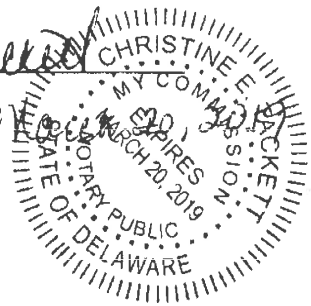
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COUNTY OF New Castle

On this the 12th day of May, 2015, before me, the undersigned Notary Public, personally appeared Robert H. Hill, known to me (or satisfactorily proven) to be the authorized person, officer or agent for L.O.P., L.P. and L.O.P., Inc., and whose name is subscribed to the within instrument, and acknowledged that he executed the same for the purpose therein contained.

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

Christine E. Sackett
Notary Public
My commission expires: March 20, 2019



The precise residence and the complete post office address of the above-named Grantee is:

10 Corporate Circle
Suite 100
New Castle, DE 19720

Michael Solomon
On behalf of Grantee

LEGAL DESCRIPTION

Situate in the Township of Manheim, County of Lancaster, Commonwealth of Pennsylvania:

TRACT NO. 2: ALL THAT CERTAIN tract of land situate on the South side of Penn Central Railroad, Main Line, East of New Holland Avenue, in the Township of Manheim, County of Lancaster and Commonwealth of Pennsylvania, as shown on a plan prepared by Huth Engineers, Inc., dated June 5, 1973, Drawing No. LA-937-6, and recorded in the Recorder of Deeds Office in and for Lancaster County, Pennsylvania, in Subdivision Plan Book J-77, Page 19, having thereon erected a one-story brick warehouse and other improvements, more fully bounded and described as follows:

BEGINNING at a point on the South line of the Penn Central Railroad, Main Line, said point being located a distance of 585 feet East of the intersection of the South line of the Penn Central Railroad, Main Line, and the Southeast line of New Holland Avenue; thence along lands now or late of Penn Central, Railroad the following six courses and distances: (1) in a line parallel to end 60 feet South of the centerline of the Penn Central Railroad, Main Line, South 72 degrees 45 minutes East, a distance of 455.13 feet to an iron pin; (2) South 00 degrees 15 minutes West, a distance of 132.09 feet to an iron pin; (3) South 76 degrees 12 minutes West, a distance of 339.80 feet to an iron pin; (4) South 13 degrees 48 minutes East, a distance of 10 feet to an iron pin; (5) South 82 degrees, 30 minutes West, a distance of 65.69 feet to an iron pin; and (6) South 78 degrees 33 minutes West, a distance of 170.80 feet to an iron pin; thence along the same, North 17 degrees 28 minutes 45 seconds East, a distance of 419.94 feet to a point on the South line of the Penn Central Railroad, Main Line, the place of **BEGINNING**.

CONTAINING: 3.077 acres, more or less.

TOGETHER WITH AND SUBJECT TO the right to use in common with others entitled thereto an access easement extending in an Easterly direction from New Holland Avenue through lands of Dutch Blue Enterprises, Inc., and being partly in the City of Lancaster and partly in the Township of Manheim, County of Lancaster and Commonwealth of Pennsylvania, as shown on a plan prepared by N.M. Lake, Inc., and being more fully bounded and described as follows:

ALL THAT CERTAIN tract of unimproved land known as a private access drive in the City of Lancaster and Township of Manheim, County of Lancaster and Commonwealth of Pennsylvania, as the same appears as a private access drive on a Final plan prepared by N.M. Lake, Inc., Civil Engineers & Land Surveyors, Willow Street, PA, and recorded in the Office of the Recorder of Deed. in and for Lancaster County, Pennsylvania, in Subdivision Plan Book J-144, Page 118, bounded and described as follows:

BEGINNING at a spike set on Southerly right-of-way line of New Holland Avenue (LR-568) and the Easterly right-of-way line of private access drive and said spike being, 35.00 feet South of centerline of New Holland Avenue (LR-568) and also being in line of Lot 3; thence along Easterly right-of-way line of private access drive and Lot 3 the following twenty-eight courses and distances: (1) along the arc of a 51.00 foot radius curve to the left 80.10 feet with a chord distance of 72.12 feet and bearing South 06 degrees 58 minutes 30 seconds West to

the point of tangency; thence (2) South 38 degrees 01 minute 30 seconds East, 9.00 feet to the start of a curve to the left; thence (3) along arc of a 70.00 foot radius curve to the left 98.63 feet with a chord distance of 90.67 feet and bearing South 78 degrees 23 minutes 27 seconds East to the point of tangency; thence (4) South 28 degrees 45 minutes 24 seconds East, 5.00 feet to a point at start of curve to right; thence (5) along arc of a 175.00 foot radius curve to the right 103.16 feet with a chord distance of 101.67 feet and bearing North 78 degrees 07 minutes 42 seconds East to the point of tangency; (6) South 02 degrees 03 minutes 20 seconds East, 7.47 feet to a point at start of a curve to the right; thence (7) along arc of a 167.59 foot radius curve to the right 34.95 feet with a chord distance of 34.89 feet and bearing South 78 degrees 41 minutes 08 seconds East to a point of tangency; (8) South 72 degrees 43 minutes East, 59.69 feet to a 3/4" iron pipe set in line of Lot 4; thence (9) continuing along Easterly right-of-way line of private access drive and along arc of a 167.59 foot radius curve to the right 78.24 feet with a chord distance of 77.53 and bearing South 59 degrees 20 minutes 30 seconds East to the point of tangency; thence (10) South 45 degrees 58 minutes East, 94.00 feet to a 3/4" iron pipe set in line of Lot 5 on the Easterly right-of-way line of said drive and start of a curve to the left; thence (11) along Easterly right-of-way line along arc of a 132.42 foot radius curve to the left 61.82 feet with a chord distance of 61.26 feet and bearing South 59 degrees 20 minutes 30 seconds East to the point of tangency; thence (12) South 72 degrees 41 minutes East, 161.24 feet to a point in line of land now or late of Martin H. Cope Co.; thence (13) along lands now or late of Martin H. Cope Co., South 17 degrees 28 minutes 45 seconds West, 85.17 feet to a point being Westerly right-of-way line of a private access drive and in line of Lot 6; thence continuing along Westerly right-of-way line of said drive; (14) North 72 degrees 43 minutes West, 49.98 feet to a point and start of a curve to the right; thence (15) along arc of a 42.59 foot radius curve to the right 53.41 feet with a chord distance of 49.98 feet and bearing North 36 degree. 46 minutes 51 seconds West to a point of reverse curvature; thence (16) along an arc of 30.00 foot radius curve to the left 37.63 feet with a chord distance of 35.21 feet and bearing North 36 degrees 46 minutes 51 seconds West to the point of tangency; thence (17) North 72 degrees 43 minutes West, 42.20 feet to a point and start of curve to the right; thence (18) along the arc of a 167.59 foot radius curve to the right 76.24 feet with a chord distance of 77.53 feet and bearing North 59 degrees 20 minutes 03 seconds West to the point of tangency; thence (19) North 45 degrees 58 minutes West, 94.90 feet to a point at start of a curve to the left; thence (20) along arc of a 132.52 foot radius curve to the left 61.82 feet with a chord distance of 61.26 feet and bearing North 59 degrees 20 minutes 20 seconds West to the point of tangency; thence (21) North 72 degrees 43 minutes West, 69.69 feet to a point at a start of a curve to the left; thence (22) along an arc of a 132.42 foot radius curve to the left 23.05 feet with a chord distance of 23.02 feet and bearing North 77 degrees 41 minutes 36 seconds West to a point; thence (23) South 02 degrees 03 minutes 20 seconds East, 7.52 feet to a point and start of curve to the left; thence (24) along arc of a 125.00 foot radius curve to the left 79.91 feet with a chord distance of 78.56 feet and bearing South 79 degrees 33 minutes 19 seconds West to a point; thence (25) South 28 degrees 45 minutes 24 seconds East, 5.00 feet to a start of a curve to the right; thence (26) along arc of a 130.00 foot radius curve to the right 93.06 feet with a chord distance of 91.09 feet and bearing South 81 degrees 45 minutes 05 seconds West; thence (27) to a point in line of lands now or late of Jay's Markets, Inc. continuing along and in private access drive and lands now or late of Jay's Markets, Inc., North 38 degrees 01 minute 30 seconds West, 143.07 feet to a spike set in centerline of said drive and being in line of Southerly right-of-way line of New Holland Avenue (LR-568); thence (28) along Southerly right-of-way line of said Avenue, North 51 degrees 58 minutes 30 seconds East, 81.00 feet to point of BEGINNING.

CONTAINING: 35,413 square feet, more or less.

TRACT NO. 3: ALL THAT CERTAIN piece of parcel of land situate in the Township of Manheim, County of Lancaster and Commonwealth of Pennsylvania, bounded and described as follows:

BEGINNING at an iron pipe at the corner in the line of lands of others distant 55.00 feet measured Northwesterly and at right angles from the centerline of spur track of the former Pennsylvania Railroad; thence (1) North 74 degrees 41 minutes 00 seconds East, 58.12 feet to an iron pipe, said pipe also being distant 55.00 feet measured Northwesterly and at right angles from the centerline of spur tract of the former Pennsylvania Railroad, said pipe also being the point of curvature in the said right-of-way; thence (2) continuing along said right-of-way and curving to the right with a radius of 1478.00 feet, an arc of 211.88 feet to an iron pipe, said pipe being distant 55.00 feet measured Northwesterly and radially from the centerline of spur tract of the former Pennsylvania Railroad; thence (3) North 13 degrees; 01 minute 54 seconds West, 32.68 feet to an iron pipe; thence (4) North 74 degrees 15 minutes 00 seconds West, 270.00 feet to an iron pipe; thence (5) South 01 degree 15 minutes 00 seconds East, 161.68 feet to an iron pipe and place of **BEGINNING**.

CONTAINING: 24,304.1729 square feet, more or less, or 0.558 of an acre, more or less.

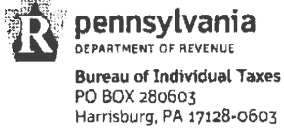
BEING PART of the same property which Martin H. Cope Co., a General Partnership, of the County of Lancaster and Commonwealth of Pennsylvania, granted and conveyed unto L.O.P., Limited Partnership with LOP, Inc., General Partner, of the County of Lancaster and Commonwealth of Pennsylvania, by deed dated October 30, 1997 and recorded November 3, 1997 in the Recorder's Office of said County in Book 5514 Page 181, and Grantor herein.

800 New Holland Avenue, Lancaster, PA 17602

Permanent Parcel No.: 390-15046-0-0000

Permanent Parcel No.: 336-52091-0-0000

REV-183 EX (04-10)



REALTY TRANSFER TAX STATEMENT OF VALUE

RECORDER'S USE ONLY	
State Tax Paid	\$0.00
Book Number	6207670
Page Number	
Date Recorded	06/09/2015 11:48:30 AM

See reverse for instructions.

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) 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 family relationship or public utility easement. If more space is needed, attach additional sheets.

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

Name	Telephone Number:		
Michael L. Solomon, Esquire	(717) 234-5530		
Mailing Address	City	State	ZIP Code
240 North Third Street, 7th Floor	Harrisburg	PA	17101

B. TRANSFER DATA

Grantor(s)/Lessor(s)	State		ZIP Code
L.O.P., Limited Partnership with L.O.P., Inc., Genl Partner	DE		19720
Mailing Address	City		
10 Corporate Circle, Suite 100	New Castle		

C. Date of Acceptance of Document

Grantee(s)/Lessee(s)	State		ZIP Code
L.O.P., L.P.	DE		19720
Mailing Address	City		
10 Corporate Circle, Suite 100	New Castle		

D. REAL ESTATE LOCATION

Street Address	City, Township, Borough	
800 New Holland Avenue	Lancaster, Manheim Township	
County	School District	Tax Parcel Number
Lancaster	90% Manheim Twp/10% Lancaster	390-15046-0-0000/336-52091-0-0000

E. VALUATION DATA - WAS TRANSACTION PART OF AN ASSIGNMENT OR RELOCATION? Y N

1. Actual Cash Consideration 1.00	2. Other Consideration +	3. Total Consideration = 1.00
4. County Assessed Value 1,057,800.00 / 12,000.00	5. Common Level Ratio Factor X 1.26	6. Fair Market Value = 1,332,828.00 / 15,120.00

F. EXEMPTION DATA

1a. Amount of Exemption Claimed 100.00	1b. Percentage of Grantor's Interest in Real Estate 100	1c. Percentage of Grantor's Interest Conveyed 100
---	--	--

Check Appropriate Box Below for Exemption Claimed.

- Will or intestate succession. _____ (Name of Decedent) _____ (Estate File Number)
- Transfer to a trust. (Attach complete copy of trust agreement identifying all beneficiaries.)
- Transfer from a trust. Date of transfer into the trust _____
If trust was amended attach a copy of original and amended trust.
- Transfer between principal and agent/straw party. (Attach complete copy of agency/straw party agreement.)
- Transfers to the commonwealth, the U.S. 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. (Attach copy of mortgage and note/assignment.)
- Corrective or confirmatory deed. (Attach complete copy of the deed to be corrected or confirmed.)
- Statutory corporate consolidation, merger or division. (Attach copy of articles.)
- Other (Please explain exemption claimed.) _____

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 <i>Michael L. Solomon</i>	Date 5/13/15
--	-----------------

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

CROSS ACCESS AND SHARED PARKING EASEMENT AGREEMENT

This Cross Access and Shared Parking Easement Agreement ("Agreement") is made this 28th day of June, 2004, by and among Grandview Plaza Lancaster L.P., a Delaware limited partnership, having a place of business at 92 Read's Way, Suite 100, New Castle, Delaware 19720 ("Grandview"); L.O.P., Limited Partnership, a DELAWARE limited partnership, having a place of business at 92 Read's Way, Suite 100, New Castle, Delaware 19720 ("**800 New Holland Pike**"); and L.O.P., Limited Partnership, a DELAWARE limited partnership, having a place of business at 92 Read's Way, Suite 100, New Castle, Delaware 19720 ("**802 New Holland Pike**").

Recitals:

The background to this Agreement is as follows:

R-1. Grandview is the owner of an approximately 3.33 acre parcel of land located east of Route 23 in Manheim Township (the "Township") and the City of Lancaster, Lancaster County, Pennsylvania. Grandview is the owner of said parcel, commonly known as the Grandview Plaza and located at 794-798 New Holland Avenue pursuant to a deed dated April 24, 2001 and recorded on April 27, 2001 in the Recorder of Deeds Office in and for Lancaster County in Lancaster County Record Book 7071, Page 338. The Grandview parcel consists of Lancaster County Tax Account Numbers 336-43295-00000 and 390-65887-00000.

R-2. 800 New Holland Pike is the owner of an approximately 3.077 acre parcel of land located east of Route 23 in the Township. 800 New Holland Pike is the owner of said parcel, commonly known as 800 New Holland Pike, pursuant to a deed dated October 30, 1997 and recorded on November 3, 1997 in Lancaster County Record Book 5514, Page 181 (Tract No. 1). The 800 New Holland Pike parcel is Lancaster County Tax Account Number 390-18046-00000.

R-3. 802 New Holland Pike is the owner of an approximately 1.03 acre parcel of land located east of Route 23 in the Township. 802 New Holland Pike is the owner of said parcel, commonly known as 802 New Holland Pike, pursuant to a deed dated October 30, 1997 and recorded on November 3, 1997 in Lancaster County Record Book 5514, Page 181 (Tract No. 2). The 802 New Holland Pike parcel is Lancaster County Tax Account Number 390-86116-00000.

R-4. 802 New Holland Pike has proposed to the Township a land development plan entitled Final Land Development Plan – New Building at Colonial Business Center, prepared by Calabrese Good Architects, inc., dated March 20, 2002, Job No.00534.01.LP (the "Plan").

R-5. The Township's Zoning Hearing Board granted a variance to 802 New Holland Pike on October 1, 2001 to permit shared parking with the adjacent parcels of Grandview and 800 New Holland Pike (the "Variance").

R-6 The parties hereto desire to create certain easements regarding parking, off-street loading, pedestrian access and to agree to certain other terms and conditions.

NOW, THEREFORE, in consideration of the sum of One (\$1.00) Dollar paid by 802 New Holland Pike to Grandview and 800 New Holland Pike, the receipt and adequacy of which are hereby acknowledged, and in further consideration of the above recitals and the mutual promises and covenants contained herein, and **INTENDING TO BE LEGALLY BOUND HEREBY**, the parties hereto agree as follows:

1. Recitals. The above recitals are incorporated herein by reference as if set forth in full.
2. Creation of Easements. The parties hereto hereby create two (2) easements. Each easement is subject to the provisions of the respective easement and all easements are subject to the General Provisions contained in Part III hereof.

I. Cross Access Easement

3. Grant of Easement. Grandview and 800 New Holland Avenue hereby grant and convey to 802 New Holland Avenue, its successors and assigns, for the benefit of and as an easement appurtenant to the parcel owned by 802 New Holland Avenue, a perpetual nonexclusive easement, and a free, uninterrupted and unobstructed right-of-way in common with Grandview and 800 New Holland Avenue for the purpose of vehicular and pedestrian ingress, egress and regress to and from the parcel owned by 802 New Holland Avenue to and from the parcels owned by Grandview and 800 New Holland Avenue (the "Cross Access Easement").

4. Maintenance and Repair by Grandview and 800 New Holland Avenue. Grandview and 800 New Holland Avenue shall each reconstruct, use, operate, maintain, inspect, repair, reconstruct, and replace from time to time their respective portions of the Cross Access Easement. Additionally, Grandview and 800 New Holland Avenue each have the right to modify, alter or change the size, configuration, grade or elevation of their respective portions of the Cross Access Easement or any portion thereof.

5. Financial Responsibility Related to the Cross Access Easement. In the event Grandview and/or 800 New Holland Avenue exercise their respective rights to reconstruct, use, operate, maintain, inspect, repair, reconstruct, and replace, or to modify, alter or change the size, configuration, grade or elevation of the Cross Access Easement, 802 New Holland Avenue shall have no financial responsibility incidental thereto.

6. Grandview and 800 New Holland Avenue Retained Rights. Grandview and 800 New Holland Avenue shall each have full use and enjoyment of their respective portions of the Cross Access Easement except for the purposes herein granted to 802 New Holland Avenue; provided, however, that Grandview and 800 New Holland Avenue shall not construct or permit to be constructed or maintained any building or obstruction on or over the Cross Access Easement.

II. Shared Parking Easement

7. Grant of Easement. Grandview and 800 New Holland Avenue hereby grant and convey to 802 New Holland Avenue, its successors and assigns, a perpetual, nonexclusive easement and a free, uninterrupted and unobstructed right-of-way in common with Grandview and 800 New Holland Avenue for the purpose of sharing the parking lots situate on the parcels owned by Grandview and 800 New Holland Avenue (the "**Shared Parking Easement**"). Said Shared Parking Easement is granted in order to meet the required parking for 802 New Holland Avenue as calculated on the Plan and is granted in accordance with the Variance. 802 New Holland Avenue may utilize up to thirty-nine (39) parking spaces on the Grandview parcel and up to forty-two (42) parking spaces on the 800 New Holland Avenue parcel.

8. Maintenance and Repair by Grandview and 800 New Holland Avenue. Grandview and 800 New Holland Avenue shall each reconstruct, use, operate, maintain, inspect, repair, reconstruct, and replace from time to time their respective portions of the Shared Parking Easement. Additionally, Grandview and 800 New Holland Avenue have the right to modify, alter or change the size, configuration, grade or elevation of their respective portions of the Shared parking Easement or any portion thereof.

9. Financial Responsibility Related to the Shared Parking Easement. In the event Grandview and/or 800 New Holland Avenue exercise their respective rights to reconstruct, use, operate, maintain, inspect, repair, reconstruct, and replace, or to modify, alter or change the size, configuration, grade or elevation of the Shared Parking Easement, 802 New Holland Avenue shall have no financial responsibility incidental thereto.

10. Grandview and 800 New Holland Avenue Retained Rights. Grandview and 800 New Holland Avenue shall each have full use and enjoyment of their respective portions of the Shared Parking Easement except for the purposes herein granted to 802 New Holland Avenue; provided, however, that Grandview and 800 New Holland Avenue shall not construct or permit to be constructed or maintained any building or obstruction on or over the Shared Parking Easement.

III. General Provisions Applicable to All Easements

11. Enforcement by the Township. The parties hereto agree that the Township shall have the right to enforce this Agreement as it relates to the Cross

Access Easement or the Shared Parking Easement and the provisions of the Variance against 802 New Holland Avenue, Grandview and/or 800 New Holland Avenue, by any proceeding at law, in equity or by any means permitted under the ordinances of the Township.

12. Successors in Title. The words "802 New Holland Avenue", "Grandview" and "800 New Holland Avenue" shall include the parties hereto and their respective successors and assigns. The duties and responsibilities of 802 New Holland Avenue, Grandview and 800 New Holland Avenue shall pass to their respective successors in title to such real estate.

13. Time of the Essence. Time shall be of the essence to all obligations hereunder.

14. Governing Law. This Agreement shall be governed by and construed in accordance with the laws of the Commonwealth of Pennsylvania.

15. Paragraph Headings. The headings preceding the paragraphs in this Agreement are inserted for convenience of reference only and shall not be construed in interpreting this Agreement.

IN WITNESS WHEREOF, Grandview, 800 New Holland Pike, and 802 New Holland Pike have caused this Agreement to be executed the day and year first above written.

ATTEST:

GRANDVIEW:

Grandview Plaza Lancaster L.P., a
Delaware limited partnership,
by Grandview Plaza Lancaster, Inc. its
corporate general partner

(Asst.) Secretary

By: P. H. H.
(Vice) President

(CORPORATE SEAL)

ATTEST:

(Asst.) Secretary

(CORPORATE SEAL)

ATTEST:

(Asst.) Secretary

(CORPORATE SEAL)

800 NEW HOLLAND PIKE:

L.O.P., Limited Partnership, a
~~DELAWARE~~ limited
partnership, by LOP, Inc., its corporate
general partner

By: RAHILL
(Vice) President

802 NEW HOLLAND PIKE:

L.O.P. Limited Partnership, a
~~DELAWARE~~ limited
partnership, by LOP, Inc., its corporate
general partner

By: RAHILL
(Vice) President

STATE OF DELAWARE

COUNTY OF New Castle

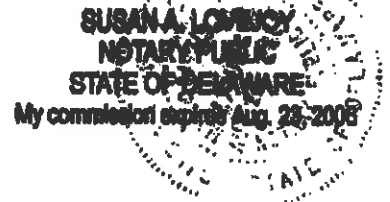
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On this, the 28th day of June, 2004, before me, a Notary Public, the undersigned officer, personally appeared Robert H. Hill, who acknowledged him/herself to be the (Vice) President of Grandview Plaza Lancaster, Inc., the general partner of Grandview Plaza Lancaster, L.P., a Delaware limited partnership, and that s/he, as such (Vice) President, being authorized to do so, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation him/herself as (Vice) President.

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

Susan A. Lovejoy

Notary Public
My Commission Expires: 8-23-06
(SEAL)



STATE OF DELAWARE

COUNTY OF New Castle

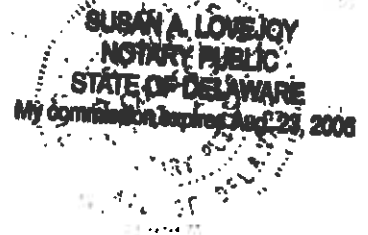
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: SS.:
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On this, the 28th day of June, 2004, before me, a Notary Public, the undersigned officer, personally appeared Robert H. Hill, who acknowledged him/herself to be the (Vice) President of LOP, Inc., the general partner of L.O.P. Limited Partnership, a Delaware limited partnership, and that s/he, as such (Vice) President, being authorized to do so, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation him/herself as (Vice) President.

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

Susan A. Lovejoy

Notary Public
My Commission Expires: 8-23-06
(SEAL)



STATE OF DELAWARE

COUNTY OF New Castle

:
: SS.:
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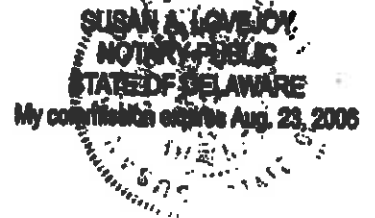
On this, the 20th day of June, 2004, before me, a Notary Public, the undersigned officer, personally appeared Robert H. Hill, who acknowledged him/herself to be the (Vice) President of LOP, Inc., the general partner of L.O.P. Limited Partnership, a Delaware limited partnership, and that s/he, as such (Vice) President, being authorized to do so, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation him/herself as (Vice) President.

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

Susan A. Lovejoy

Notary Public

My Commission Expires: 8-23-06
(SEAL)



F:\drg\2372 - Emory Hill Management Company\11777 - Grandview Plaza, L.P. - General\Documents\Emory Hill Shared Parking Easement Agreement.doc

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



Steve McDonald
STEVE McDONALD
Recorder of Deeds

Return to:

WIX, FENNER & WEIDNER
508 North Second Street
P.O. Box 845
Harrisburg, PA 17108-0845

Tax Record Report for Parcel 3901504600000 at 800 NEW HOLLAND AVE, PA

Property Address

County Lancaster

Owner Information

Owner Name	LOP LP	Owner Address	10 CORPORATE CIRCLE SUITE 100 NEW CASTLE, DE 19720
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CAMA Information

Parcel Nbr	3901504600000	Property Class	Commercial and Retail Trade
Land Use Desc	OTHER MULTI USE	District	390-Manheim Twp
School District	Manheim Twp	Sale Date	6/9/2015
Sale Price	1	Land Value	870,000
Building Value	187,800	Total Value	1,057,800
Acreage	3		

Utilities

Water	03-Public System	Sewer	03-Public System
Gas	03-Public System	Electric	02-Hooked up
Hydrant	No		

Residential and Other Common Record Info

Main Living Area	0	Upper Living Area	0
Main Unfinished Area	0	Upper Unfin Area	0
Ground Floor Area	12,656	Base Floor	0
Bedrooms	0	Full Baths	0
Half Baths	0	Num Frplc WD	0
Num Frplc GS	0	Num Families	0
Story Height	2	Year Built	0
Year Remodeled	0	Exterior Walls	04-Brick
Basement Area	0	One Way Street	No

Mobile Home Info

Pad Number	0	Registration Number	0
MH - Tip out area	0	Manufacturer	0

Tax records last updated Lancaster County: December 20, 2016; Lebanon County: April 5, 2017
Information is deemed to be reliable, but is not guaranteed. See [copyright notice](#).

Property Detail Report for:



800 NEW HOLLAND AVE, LANCASTER, PA, 17602-2179

Owner Information:

Owner Name: **LOP LP**
Mailing Address: **10 CORPORATE CIR STE 100, NEW CASTLE, DE, 19720-2418**
Vesting Code: _____ Phone Number: _____

Location Information:

Legal Description: _____
County: **LANCASTER** FIPS Code: **42071** Census Trct/Blk: **000200 / 2**
APN: **390-15046-0-0000** Alternative APN: _____ Map Ref: _____
Twnshp-Rnge-Sect: **--** Legal Book/Page: _____ Tract No: _____
Legal Lot: _____ Legal Block: _____
Subdivison: _____

Last Market Sale Information:

Sale Date: **6/9/2015** Sale Price: _____ 1st Mtg Amount: _____
Sale Doc No: **6207670** Price Per SqFt: _____ 1st Mtg Int Type: _____
Transfer Doc No: _____ Price Per Acre: _____ 2nd Mtg Amount: _____
1st Mtg Doc No: _____ 2nd Mtg Int Type: _____
Sale Type: _____
Deed Type: _____
Title Company: _____
Lender: _____
Seller Name: _____

Property Characteristics:

Building Area: **12,656** Total Rooms: _____ Construction: **BRICK**
Living Area: **12,656** Bedrooms: _____ Heat Type: **YES**
Garage Area: _____ Baths: **0** Air Cond: **YES**
Basement Area: _____ Fireplace: _____ Roof Type: _____
Parking Type: _____ No of Stories: **2** Roof Material: _____
Yr Built/Effective: **1952 / 1975** Quality: _____ Style: _____
Pool Code: _____

Tax and Value Information:

Assessed Value: **\$1,057,800** Assessed Year: **2016** Est Market Val: _____
Land Value: **\$870,000** Property Tax: **\$26,916** Assessor Appd Val: _____
Improvement Value: **\$187,800** Improvement %: **17.75** Tax Exemption: _____

Site Information:

Assessor Acres: **3** Zoning: _____ Land Use Code: **244**
Assessor Lot SqFt: **130,680** No of Buildings: _____ Land Use Desc: **OFFICE BUILDING**
Lot W/D: **0 /** Res/Comm Units: _____ County Use Code: **400**
Calculated Acres: **3.2714** Sewer Type: _____
Calculated Lot SqFt: **142,502** Water Type: _____

"CLICK HERE TO VIEW 2018 REASSESSMENT DATA"

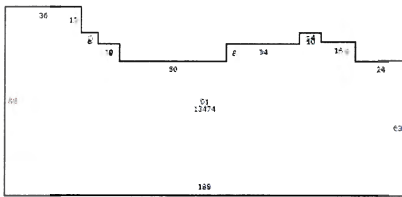
Property Information

Property ID	390-15046-0-0000	Property Use	500 - COMM-RETAIL
Tax Year	2017 ▾	Land Use	579 - OTHER MULTI USE
Township	390 Manheim Twp	Tax Status	Taxable
Site Address	800 NEW HOLLAND AVE	Clean & Green	No

Property Sketches & Photos

1

Parcel photo



Related Names

Parcel Owner	LOP LP, 10 CORPORATE CIRCLE SUITE 100 NEW CASTLE, DE 19720
Status	Current
Deed Document #	6207670

Assessments

Annual Billing

	Land	Building	Total	Pref. Land	Pref. Building	Pref. Total
Non-Exempt	870,000	187,800	1,057,800	0	0	0
Exempt	0	0	0	0	0	0
Total	870,000	187,800	1,057,800	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	PUBLIC SYSTEM	PUBLIC SYSTEM	PUBLIC SYSTEM

Market Land Valuation

Property Type	Land Type	Sq. Ft.	Calc. Acres
COM - Commercial	2 - PRIMARY HOMESITE	87,120	2.0000
COM - Commercial	7 - SECONDARY	43,560	1.0000

Structure 1 of 3

Property Type	Description	Finished Sq. Ft	Year Built
COM - Commercial	1/1 OFFICE	12,656	1952

Accommodations

Average Wall Height	9.00
Number of Stories	2.00
Percent Heated	100.00
Sprinkler Percent	0.00

Heating / Cooling

HEAT - OF/MD/BNK/GT	27388.00 Square Ft.
---------------------	---------------------

Perimeter

PERIMETER - OF/MD/BNK/GT	23.00 Ratio
--------------------------	-------------

Sprinkler

SPRINKLER - OF/MD/BNK/GT	0.00 Square Ft.
--------------------------	-----------------

Wall Height

WALLHEIGHT - OF/MD/BNK/GT	9.00 Height
---------------------------	-------------

Base Cost - 400

OFFICE-MSNRY	25372.00 Square Ft.
--------------	---------------------

Base Cost - 402

TYP4-BSM-STG-MSNRY	2016.00 Square Ft.
--------------------	--------------------

Exterior Wall Type

BRICK	0.00 NONE
-------	-----------

Other by Area

35 - ATT-SHED	90.00 Square Ft.
---------------	------------------

Porches

24 - CVD-PORCH	4416.00 Square Ft.
24 - CVD-PORCH	976.00 Square Ft.

Structure 2 of 3

Property Type	Description	Finished Sq. Ft	Year Built
COM - Commercial	Detached Structure	0	1975

Other / Miscellaneous

056 - Paving, Asphalt	31600.00 Square Ft.
-----------------------	---------------------

Structure 3 of 3

Property Type	Description	Finished Sq. Ft	Year Built
COM - Commercial	Detached Structure	0	1985

Sheds

063-04 - Enclosed Shed - Wood Frame	200.00 Square Ft.
-------------------------------------	-------------------

No Exemptions

Sales History

Year	Document #	Sale Type	Sale Date	Sold By	Sold To	Price
2015	6207670	DEED	6/9/2015	LOP LTD PARTNERSHIP	LOP LP	\$1
2015	6207670	DEED	6/9/2015	LOP LTD PARTNERSHIP	LOP LP	\$1

Billing & Collection info for this District is not available for display. Please contact the following person or office:

Patricia J. Kabel, Tax Collector
1840 Municipal Drive
Lancaster, PA 17601
(717) 569-6408

No Delinquent Taxes

Tax Record Report for Parcel 3365209100000 at 800 NEW HOLLAND AVE, PA

Property Address

County Lancaster

Owner Information

Owner Name	LOP LP	Owner Address	10 CORPORATE CIRCLE SUITE 100 NEW CASTLE, DE 19720
------------	--------	---------------	--

CAMA Information

Parcel Nbr	3365209100000	Property Class	Trans-Utility-Transportation Comm.
Land Use Desc	ELECTRIC UTILITY	District	336-Lancaster City (Ward 6)
School District	Lancaster	Sale Date	6/9/2015
Sale Price	1	Land Value	12,000
Building Value	0	Total Value	12,000
Acreage	0.40		

Utilities

Water	03-Public System	Sewer	03-Public System
Gas	03-Public System	Electric	01-Available
Hydrant	No		

Residential and Other Common Record Info

Main Living Area	0	Upper Living Area	0
Main Unfinished Area	0	Upper Unfin Area	0
Ground Floor Area	0	Base Floor	0
Bedrooms	0	Full Baths	0
Half Baths	0	Num Frplc WD	0
Num Frplc GS	0	Num Families	0
Story Height	0	Year Built	0
Year Remodeled	0	Basement Area	0
One Way Street	No		

Mobile Home Info

Pad Number	0	Registration Number	0
MH - Tip out area	0	Manufacturer	0

Tax records last updated Lancaster County: December 20, 2016; Lebanon County: April 5, 2017
Information is deemed to be reliable, but is not guaranteed. See [copyright notice](#).

Property Detail Report for:



800 NEW HOLLAND AVE, LANCASTER, PA, 17602-2179

Owner Information:

Owner Name: **LOP LP**
Mailing Address: **10 CORPORATE CIR STE 100, NEW CASTLE, DE, 19720-2418**
Vesting Code: _____ Phone Number: _____

Location Information:

Legal Description: _____
County: **LANCASTER** FIPS Code: **42071** Census Trct/Blk: **000200 / 2**
APN: **336-52091-0-0000** Alternative APN: _____ Map Ref: _____
Twnshp-Rnge-Sect: **--** Legal Book/Page: _____ Tract No: _____
Legal Lot: _____ Legal Block: _____
Subdivison: _____

Last Market Sale Information:

Sale Date: **6/9/2015** Sale Price: _____ 1st Mtg Amount: _____
Sale Doc No: **6207670** Price Per SqFt: _____ 1st Mtg Int Type: _____
Transfer Doc No: _____ Price Per Acre: _____ 2nd Mtg Amount: _____
1st Mtg Doc No: _____ 2nd Mtg Int Type: _____
Sale Type: _____
Deed Type: _____
Title Company: _____
Lender: _____
Seller Name: _____

Property Characteristics:

Building Area: _____ Total Rooms: _____ Construction: _____
Living Area: _____ Bedrooms: _____ Heat Type: _____
Garage Area: _____ Baths: **0** Air Cond: _____
Basement Area: _____ Fireplace: _____ Roof Type: _____
Parking Type: _____ No of Stories: _____ Roof Material: _____
Yr Built/Effective: **/** Quality: _____ Style: _____
Pool Code: _____

Tax and Value Information:

Assessed Value: **\$12,000** Assessed Year: **2016** Est Market Val: _____
Land Value: **\$12,000** Property Tax: **\$546** Assessor Appd Val: _____
Improvement Value: _____ Improvement %: _____ Tax Exemption: _____

Site Information:

Assessor Acres: **0.4** Zoning: _____ Land Use Code: **880**
Assessor Lot SqFt: **17,424** No of Buildings: _____ Land Use Desc: **UTILITIES**
Lot W/D: **0 /** Res/Comm Units: _____ County Use Code: **483**
Calculated Acres: **0.4315** Sewer Type: _____
Calculated Lot SqFt: **18,796** Water Type: _____

["CLICK HERE TO VIEW 2018 REASSESSMENT DATA"](#)

Pay Taxes

Property Information

Property ID	336-52091-0-0000	Property Use	400 - TRANS-UTILTY
Tax Year	2017	Land Use	483 - ELECTRIC UTILITY
Township	336 Lancaster City (W6)	Tax Status	Taxable
Site Address	800 NEW HOLLAND AVE	Clean & Green	No

No Property Sketches or Photos

Related Names

Parcel Owner	LOP LP, 10 CORPORATE CIRCLE SUITE 100 NEW CASTLE, DE 19720
Status	Current

Assessments

Annual Billing

	Land	Building	Total	Pref. Land	Pref. Building	Pref. Total
Non-Exempt	12,000	0	12,000	0	0	0
Exempt	0	0	0	0	0	0
Total	12,000	0	12,000	0	0	0

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

Property Characteristics

Electric	Gas	Sewage	Water
AVAILABLE	PUBLIC SYSTEM	PUBLIC SYSTEM	PUBLIC SYSTEM

Market Land Valuation

Property Type	Land Type	Sq. Ft.	Calc. Acres
COM - Commercial	6 - RESIDUAL	17,424	0.4000

No Structure Information

No Exemptions

Sales History

Year	Document #	Sale Type	Sale Date	Sold By	Sold To	Price
2015	6207670	DEED	6/9/2015	LOP LTD PARTNERSHIP	LOP LP	\$1
2015	6207670	DEED	6/9/2015	LOP LTD PARTNERSHIP	LOP LP	\$1

Billing

NOT A CERTIFIED COPY - FOR INFORMATIONAL PURPOSES ONLY

Billing Pd.	Tax Billed	Discount/Pen.	Total Billed	Total Paid	Balance Due	Date Paid
January	\$44.82	(\$0.90)	\$43.92	\$43.92	\$0.00	2/13/2017

Note: Payment amounts may only reflect the Lancaster County amounts

Tax Amounts - January

Fund Desc.	Rate Type	Tax Rate	2% Discount if paid by 4/30/2017	Base Tax if paid by 6/30/2017	10% Penalty if paid after 6/30/2017
Lancaster City	Millage	0.000000	\$0.00	\$0.00	\$0.00
Lancaster County	Millage	3.735000	\$43.92	\$44.82	\$49.30
Total			\$43.92	\$44.82	\$49.30

Please contact the following person or office with any questions regarding county collected current year taxes

Lancaster County Treasurer
150 North Queen Street
P.O. Box 1447
Lancaster, PA 17608
(717) 299-8222

No Delinquent Taxes

REVISIONS:

1.
2.
3.
4.

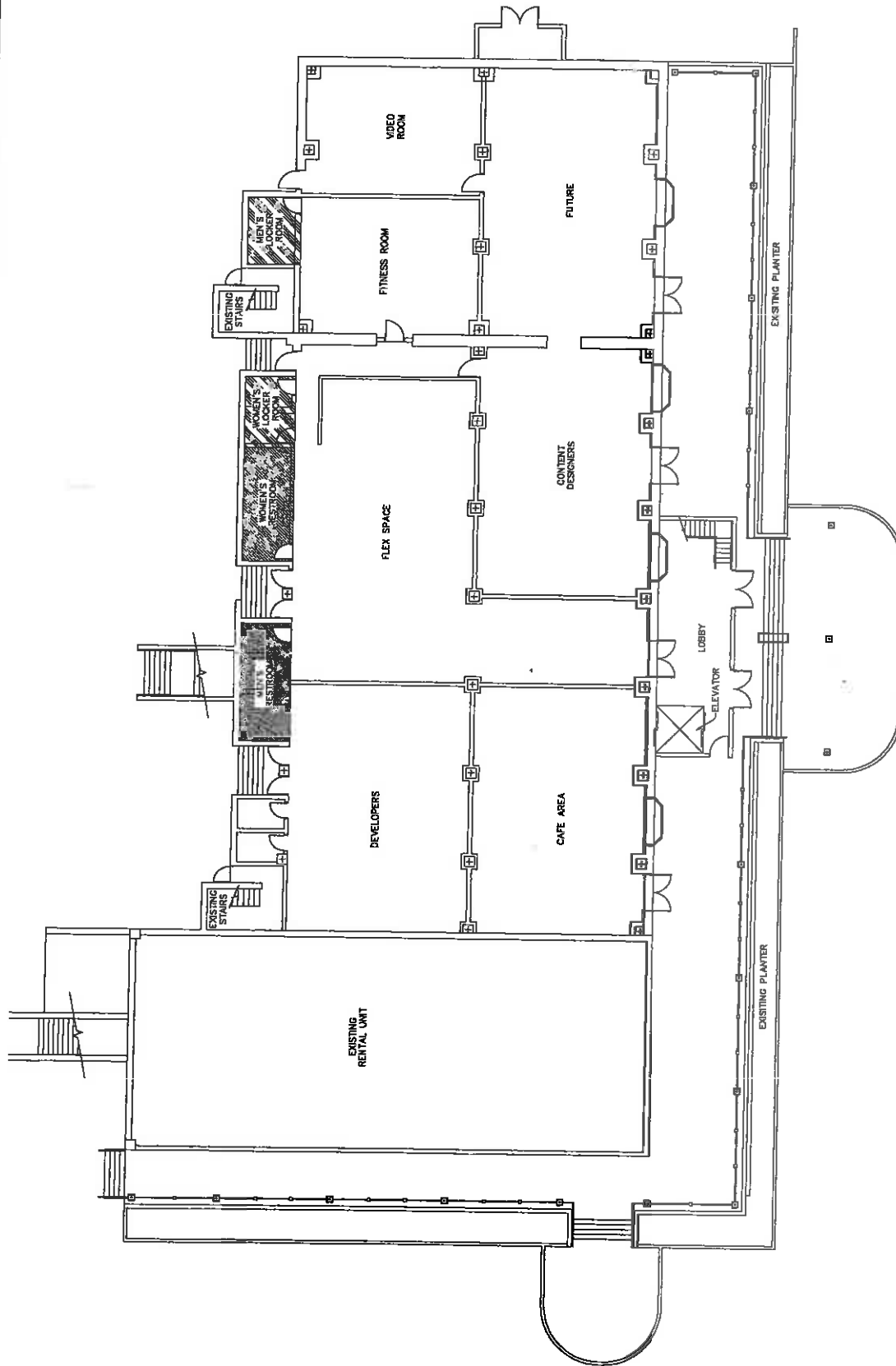
800 NEW HOLLAND AVE FACILITY
 800 New Holland Ave
 Lancaster, PA

2009 004 PROJECT: 704
 2009 004 PROJECT: 704
 2009 004 PROJECT: 704
 2009 004 PROJECT: 704



DRAWING TITLE
 1st Floor Plan
 PROJECT:
 800 NEW HOLLAND AVE FACILITY
 DRAWN BY:
 J. BENTLEY
 SCALE:
 1/8" = 1'-0"
 DATE:
 December 1, 2009
 SHEET #

I-1



FIRST FLOOR PLAN

REVISIONS:
1.
2.
3.
4.

800 NEW HOLLAND AVE FACILITY
 800 NEW HOLLAND AVE
 LANCASTER, PA

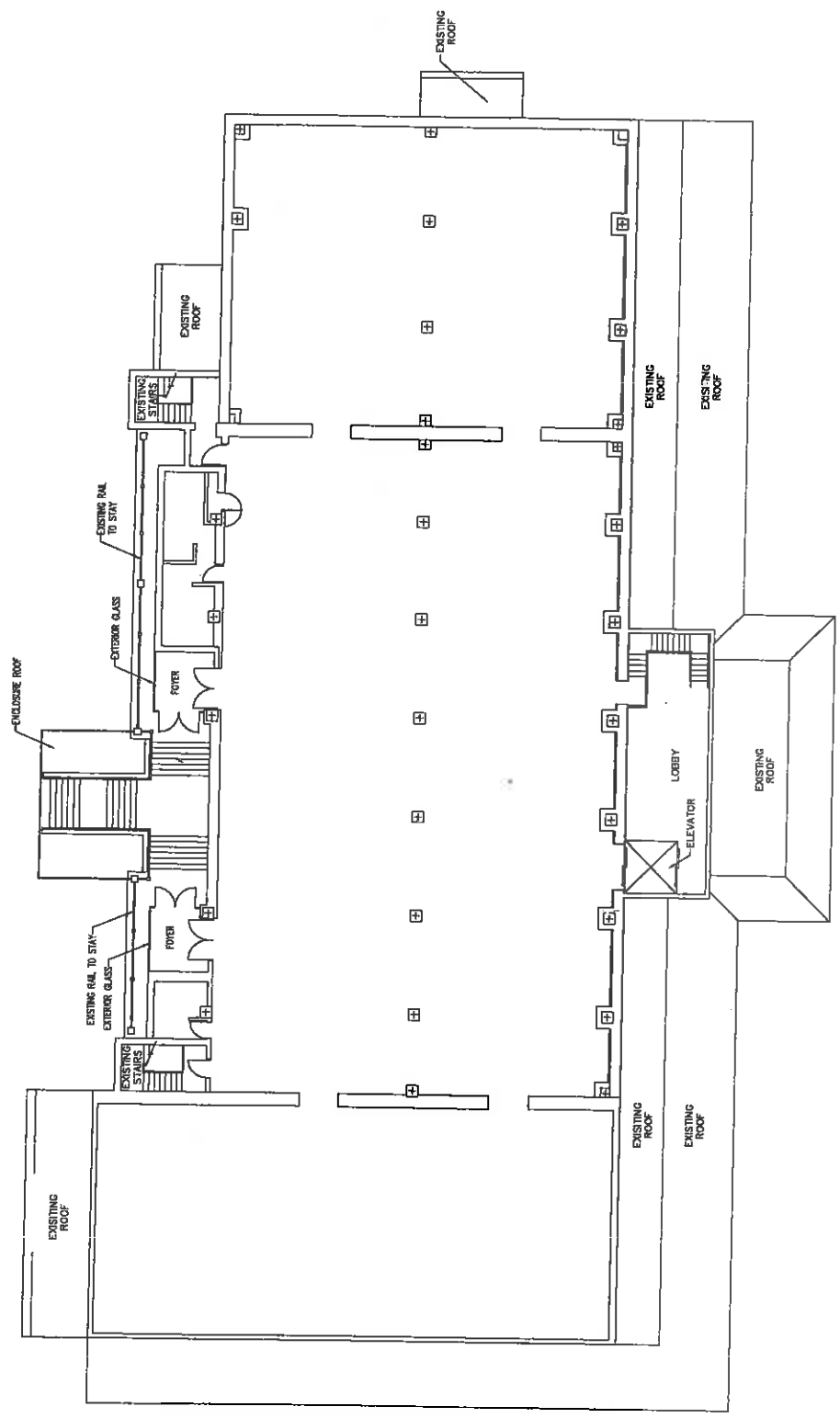
FOOD SERVICE
 EQUIPMENT



DRAWING TITLE
 2nd Floor Plan

PROJECT:
 800 NEW HOLLAND AVE FACILITY
 DRAWN BY:
 J. [unreadable]
 SCALE:
 1/4" = 1'-0"
 DATE:
 December 1, 2008
 SHEET #:

1-2



SECOND FLOOR PLAN

EXISTING ELEVATIONS
 TUNNEL & MACHINE ROOM (LOWER LEVEL) 296.81'
 FIRST FLOOR 308.81'
 SECOND FLOOR 317.81'

GENERAL NOTES
 WHERE DIMENSIONS ARE MARKED WITH A PLUS AND MINUS (+/-), SUCH MEASUREMENTS MAY BE ADJUSTED IN THE FIELD TO ACCOMMODATE THE ACTUAL CONDITIONS.

ALL STRUCTURAL STEEL, INCLUDING LINTELS, SHALL BE IN ACCORDANCE WITH THE LATEST AISC SPECIFICATIONS.

STEEL JOISTS SHALL BE FABRICATED AND INSTALLED IN ACCORDANCE WITH THE LATEST SJI SPECIFICATIONS.

NEW FOOTINGS SHALL BE 6" BELOW FINISH GRADE OR 18" INTO UNDISTURBED SOIL, WHICHEVER IS LOWER.

GENERAL NOTES
 ALL CONTRACTORS SHALL CHECK ALL DIMENSIONS AND VERIFY ALL CONDITIONS SHOWN ON THESE DRAWINGS WHICH PERTAIN TO THEIR OWN WORK AT THE JOB SITE AND SHALL REPORT ANY DISCREPANCIES IMMEDIATELY TO THE ARCHITECT.

UNLESS NOTED OTHERWISE, INTERIORS, EXTERIORS, BEAMS, STEEL JOISTS, STUDS @ 16" O.C., PARTITIONS SHALL BE ABOVE CEILING LINE. APPLY TWO BEADS OF ACACRYLIC CAULKING UNDER STUD TRACK AND AT JOINTS WHERE DRYWALL PARTITIONS MEET MASONRY WALLS.

WHERE CONCRETE BLOCK PARTITIONS OR WALLS ARE INDICATED, THEY SHALL BE BUILT TO THE UNDERSIDE OF THE STRUCTURE ABOVE. WHERE NEW MASONRY IS SHOWN BY THE EXISTING CONSTRUCTION AND THE NEW BLOCK TIED INTO THE EXISTING MASONRY.

ALL OPENINGS THROUGH WALLS BUILT TO THE STRUCTURE ABOVE FOR THE PASSAGE OF DUCTS, CONDUIT, PIPING, WIRING, ETC. SHALL BE PROTECTED WITH LOOSE FIBERGLASS INSULATION.

WHERE CONCRETE BLOCK WALLS ARE TO RECEIVE A DRYWALL FINISH, THE DRYWALL SHALL BE 1/2" THICK AND LAMINATED DIRECTLY TO THE MASONRY WITH MASTIC.

ALL CONCRETE FOR FOOTINGS, BEAMS, SLABS AND COLUMNS SHALL HAVE A MINIMUM COMPRESSIVE STRENGTH OF 5000 PSI AT 28 DAYS. NO ADMIXTURE IS TO BE PERMITTED. CONCRETE SHALL NOT BE Poured AT 50°F OR LESS AND IF THE TEMPERATURE IS LIKELY TO FALL WITHIN TWO HOURS.

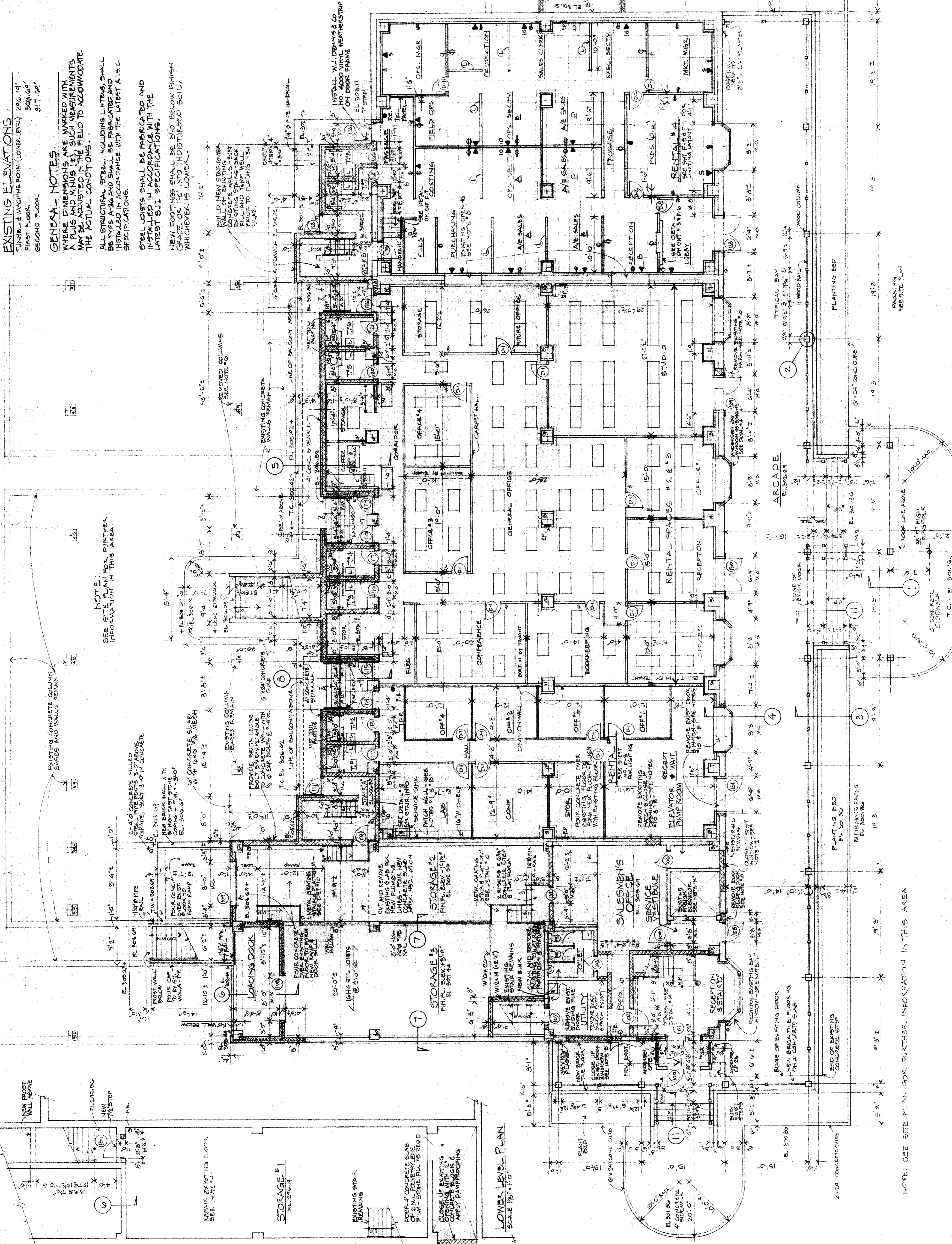
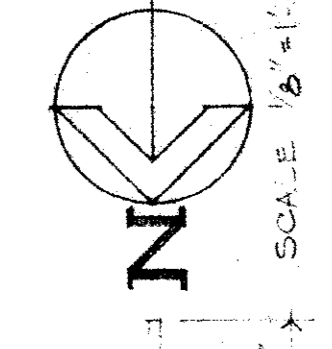
NO ANTI-FREEZE SHALL BE ADDED TO MASONRY MORTAR. A MAXIMUM OF 1% OF TALLIX MAY BE ADDED AS A PLASTICIZER IN COLD WEATHER. MASONRY MAY BE LAID IN COLD WEATHER PROVIDED APPROVED COLD WEATHER TECHNIQUES ARE USED.

INSTALL 20# ABC TYPE DST CHEMICAL-FAST EATING NAILS WHERE INDICATED BY ○ FE. MOUNT TOP AT 5'-0" AFF MAXIMUM.

NOTES FOR RENTALS # 1 & 2
 SEE SHEET A-3 FOR SYMBOL LEGEND
 SEE DETAIL SHEETS F-1, F-2, F-3, F-4, F-5 AND SPECIFICATIONS FOR FINISHING THE STRIPES - ALSO REFER TO NOTES.
 SEE SHEETS F-6 & F-7 FOR LIGHTING & CEILING LAYOUTS.

ELECTRICAL EQUIPMENT
 FIN. FL. ELEV. 317' (TOP PER 2-4-12)

BUILD NEW MASONRY WALLS ON TOP OF EXISTING PER 8 WALL PER 8.1.1. CONCRETE SLAB ON G-1 MILL PORTLAND-CEMENT PLANK OVER DAMPED STONE FILL EXISTING PIER'S REVEAL



NOTE:
 SEE SITE PLAN FOR FURTHER INFORMATION IN THIS AREA.

NOTE: SEE SITE PLAN FOR FURTHER INFORMATION IN THIS AREA.

LOWER LEVEL PLAN
 SCALE 1/8" = 1'-0"

ALTERATIONS AND ADDITIONS
MARTIN H. COPE COMPANY
 NEW HAVEN AVENUE AT HOBBS STREET, LANCASTER, PA.

FIRST FLOOR PLAN

ROBERT F. VANDERLICE, JR., ARCHITECT
 2838 PEPPERIDGE GREEN, LANCASTER, PA. 17307

REV./ISSUE	DATE	SHEET
5	DEC 79	A-2 OF 8
4	MAY 79	
3	JUNE 78	

DEMOLITION NOTES

- 6. REMOVE ALL PIPING, ELECTRICAL CONDUIT, WIRING, DUCTS, BRACKETS AND SUPPORTS FOR THE SAME THAT PASS THROUGH ANY EXTERIOR OR INTERIOR WALL AND WILL BE EXPOSED TO VIEW, IF SUCH ARE UNNECESSARY FOR OPERATION.
- 7. REMOVE WIRE MESH AND SUPPORTS FROM WALLS OF SECOND FLOOR NORTH AREA.
- 8. REMOVE ALL CONSTRUCTION - EXCEPT CHANNEL JACKS - FROM OPENINGS IN CROSS WALLS, TWO ON 1st FLOOR & FOUR ON 2nd FLOOR.
- 9. REMOVE STEEL BRACE PROTECTION AND CONCRETE INSULATION FROM BRACES ON 1st FLOOR INTERIOR COLUMNS. REMOVE FLOOR WITH GRANULAR FILL - SEE NOTE "D".
- 10. REMOVE ALL LOOSE CONCRETE INSULATION AND OTHER DEBRIS FROM SITE - NO BURNING SHALL BE PERMITTED.

REPAIR NOTES

- A. INSPECT AND REPAIR EXISTING FLASHINGS AND SCOPING ON BUILDING EXCEPT CHIMNEY - PUT ROOF IN A CLASS "A" CONDITION.
- B. PATCH ALL EXISTING HOLES AND OPENINGS - INCLUDING THOSE CAUSED BY DEMOLITION - IN BRICK MASONRY WITH MATCHING BRICK BACK AND MORTAR. POINT ALL EXPOSED JOINTS THAT HAVE LOST MORE THAN 1/4" OF MORTAR.
- C. REMOVE AND REPLACE ALL BROKEN OR LOOSE BRICK TILE OF EXISTING LOADING DOCK - NEW BRICK TO MATCH EXISTING BRICK. PATCH WITH 3/8" QUARRY TILE PAVEMENT.
- D. REMOVE AND REPLACE ALL BROKEN OR LOOSE GRANULITE FLOORING AND/OR BRICKS. REPLACE WITH MATCHING 6"x6" UNITS.
- E. INSPECT ALL CORK INSULATION ON WALLS.

- H. FILL ALL HOLES IN SLAB IN LOWER LEVEL WITH 3000 PSI MIX CONCRETE. PATCH SMALL HOLES WITH EPOXY CEMENT PATCHING COMPOUND.
- I. REMOVE EXISTING GLASS BLOCK WINDOWS WHERE INDICATED. CLOSE UP OPENINGS WITH FACE BRICK OR CONCRETE BLOCK AS INDICATED.
- J. REMOVE EXISTING GLASS AND CAST STONE. TRIM AND CLOSE UP OPENING WITH MATCHING FACE BRICK.
- K. REPAIR EXISTING ELEVATOR (DOOR, COLUMNS AS SHOWN) AND REPAIR THE LATEST APPLICABLE CODES AND REGULATIONS.
- L. RESTORE EXISTING BAY WINDOW. REMOVE METAL CLADDING. REPLACE DAMAGED MOULDING WITH NEW STOCK. REPLACE SASH WITH NEW STOCK SASH WITH INSULATING GLASS AND SECTO IN PLASTIC GRID. REPLACE PLATE GLASS SECTION WITH STOCK PICTURE WINDOW WITH INSULATING GLASS AND SNAP-IN PLASTIC GRID.

NOTE 'X'

- 1. REMOVE EXISTING GLASS BLOCK & CAST STONE TRIM - REPLACE WITH FACE BRICK - SEE NOTE "I".
- 2. REMOVE EXISTING GLASS BLOCK (CAST STONE TRIM - REPLACE WITH FACE BRICK - SEE NOTE "I").
- 3. REMOVE EXISTING GLASS BLOCK & CAST STONE TRIM - REPLACE WITH FACE BRICK - SEE NOTE "I".
- 4. REMOVE EXISTING GLASS BLOCK & CAST STONE TRIM - REPLACE WITH FACE BRICK - SEE NOTE "I".
- 5. REMOVE EXISTING GLASS BLOCK & CAST STONE TRIM - REPLACE WITH FACE BRICK - SEE NOTE "I".

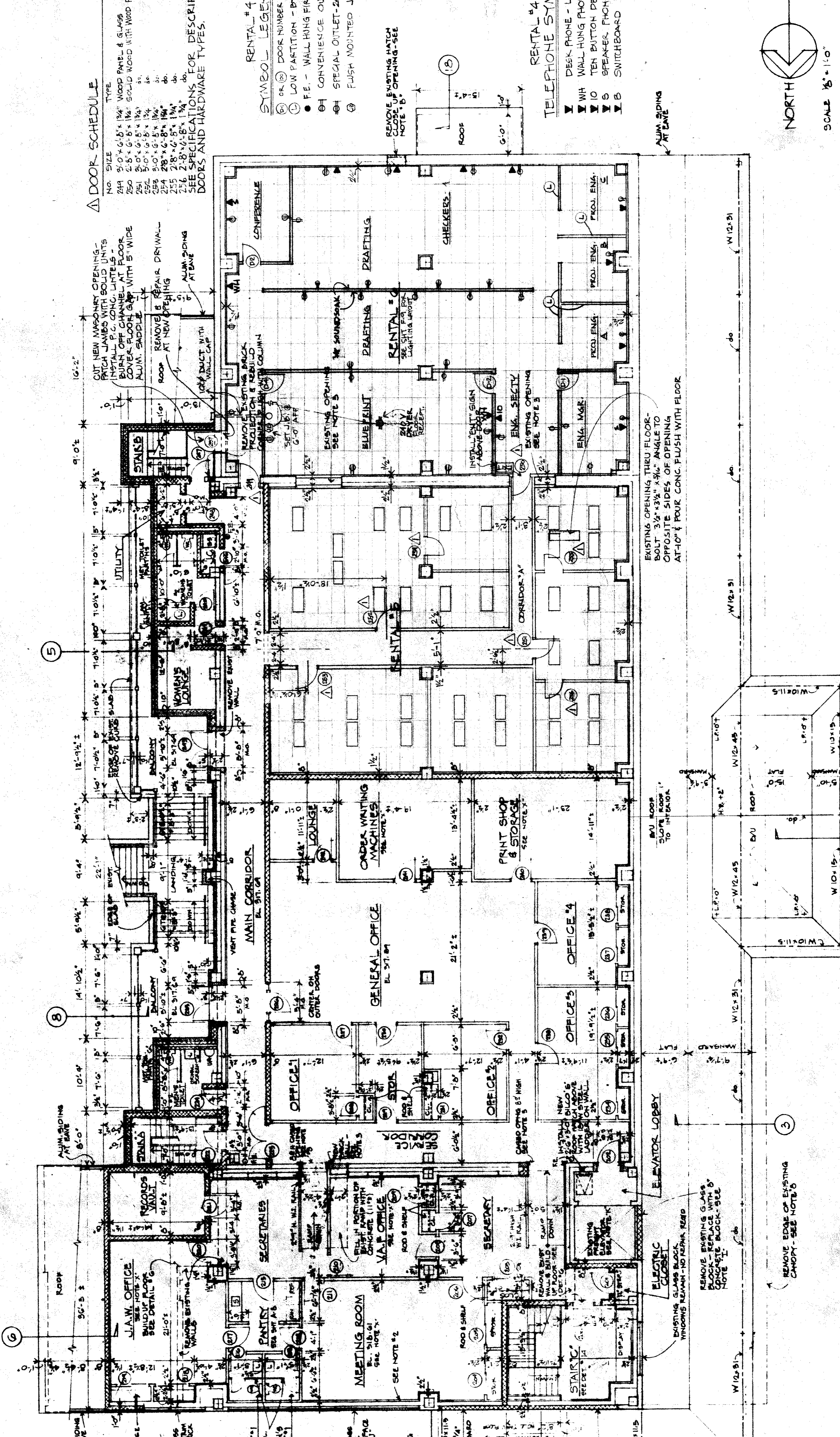
DOOR SCHEDULE

NO.	SIZE	TYPE
244	2'-0" x 6'-6"	1 1/2" WOOD PANEL & GLASS
250	2'-5" x 6'-6"	1 1/2" SOLID WOOD WITH WOOD PAN
251	2'-5" x 6'-6"	1 1/2" SOLID WOOD WITH WOOD PAN
252	2'-0" x 6'-6"	1 1/2" SOLID WOOD WITH WOOD PAN
253	2'-0" x 6'-6"	1 1/2" SOLID WOOD WITH WOOD PAN
254	2'-0" x 6'-6"	1 1/2" SOLID WOOD WITH WOOD PAN
255	2'-0" x 6'-6"	1 1/2" SOLID WOOD WITH WOOD PAN
256	2'-0" x 6'-6"	1 1/2" SOLID WOOD WITH WOOD PAN
257	2'-0" x 6'-6"	1 1/2" SOLID WOOD WITH WOOD PAN
258	2'-0" x 6'-6"	1 1/2" SOLID WOOD WITH WOOD PAN
259	2'-0" x 6'-6"	1 1/2" SOLID WOOD WITH WOOD PAN
260	2'-0" x 6'-6"	1 1/2" SOLID WOOD WITH WOOD PAN

SEE SPECIFICATIONS FOR DESCRIBE DOORS AND HARDWARE TYPES.

RENTAL #4 & TELEPHONE SYMB

- 1. DECK PHONE - LOW
- 2. WALL HUNG PHONE
- 3. TEN BUTTON PHONE
- 4. SPEAKER PHONE
- 5. SWITCHBOARD



RENTAL #4 & TELEPHONE SYMB
 DECK PHONE - LOW
 WALL HUNG PHONE
 TEN BUTTON PHONE
 SPEAKER PHONE
 SWITCHBOARD

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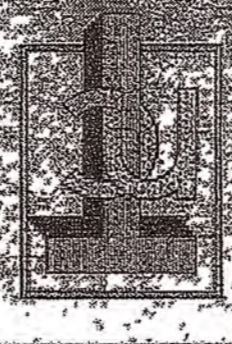
RENTAL #4 & TELEPHONE SYMB
 DECK PHONE - LOW
 WALL HUNG PHONE
 TEN BUTTON PHONE
 SPEAKER PHONE
 SWITCHBOARD

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 SWITCHBOARD

RENTAL #4 & TELEPHONE SYMB
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 SPEAKER PHONE
 SWITCHBOARD

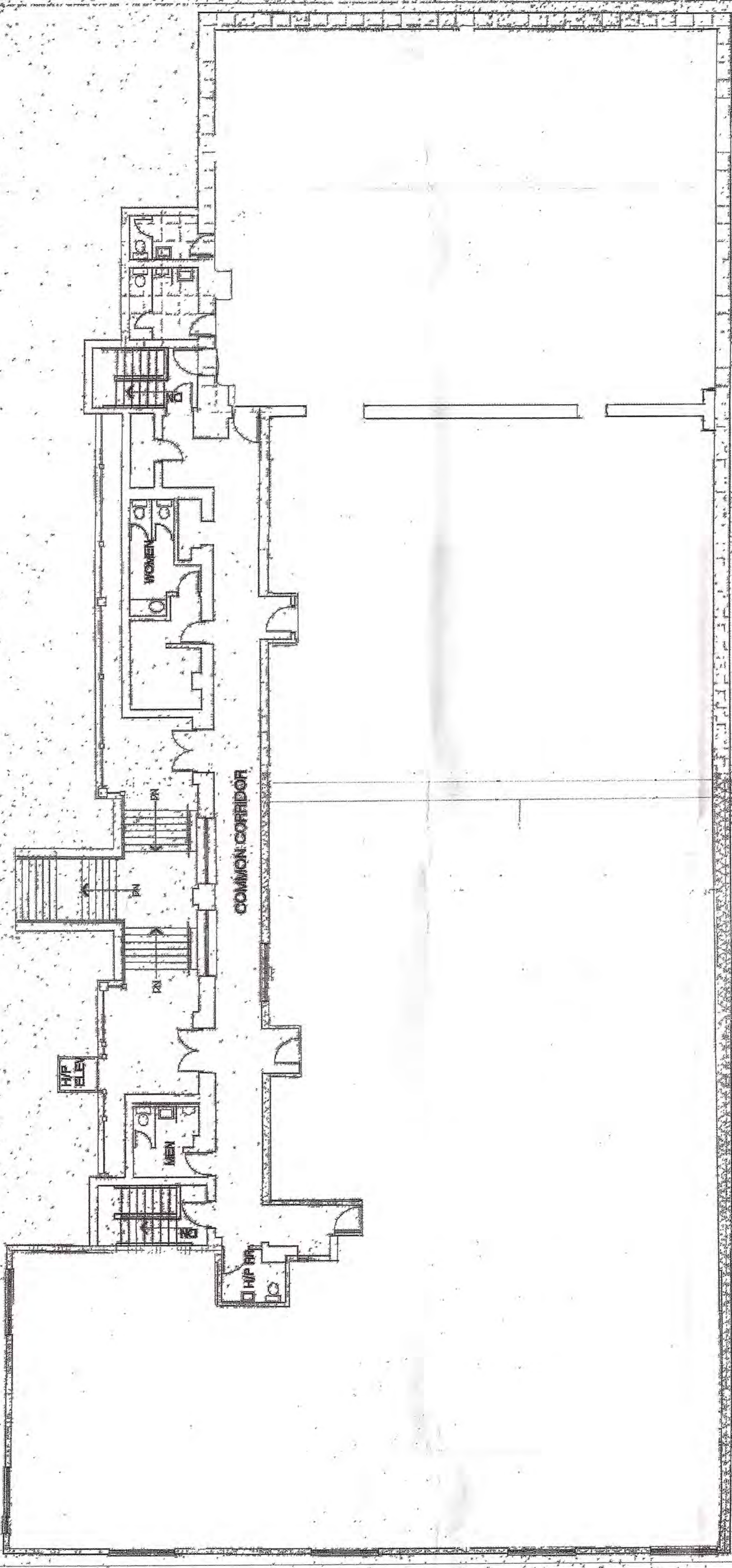
RENTAL #4 & TELEPHONE SYMB
 DECK PHONE - LOW
 WALL HUNG PHONE
 TEN BUTTON PHONE
 SPEAKER PHONE
 SWITCHBOARD

N. C. TAYLOR
CONSULTING INC.
1000 W. HOLLAND AVENUE
LANCASTER, PA 17602



COLONIAL BUSINESS CENTER
SECOND FLOOR PLAN
DATE: 2-2-2015
DRAWING NO. 15029

A3



SECOND FLOOR PLAN

1/8"=1'-0"

DEFINITIONS:
GROSS SQUARE FOOTAGE:
GROSS SQUARE FOOTAGE IS MEASURED FROM THE OUTSIDE OF EXTERIOR WALLS AND FROM THE CENTERLINE OF WALLS WHICH DIVIDE TENANT SPACES. IT INCLUDES RESTROOMS.

NET SQUARE FOOTAGE:
NET SQUARE FOOTAGE IS MEASURED FROM THE INSIDE OF EXTERIOR WALLS AND FROM THE INSIDE OF WALLS WHICH DIVIDE TENANT SPACES. IT INCLUDES RESTROOMS. DEDUCTIONS ARE MADE FOR COLUMNS AND PROJECTIONS ENCLLOSING STRUCTURAL ELEMENTS.

OVERALL SF :

TOTAL GROSS LEASEABLE SPACE: 11,865 SF

OVERALL GROSS SQUARE FEET: 13,708 SF

SITE PLAN APPROVED
BY: [Signature] DATE: 02/02/2015
DATE: FEB 2 2015
DEPARTMENT OF PLANNING & ZONING
1840 MUNICIPAL TRUST
LANCASTER, PA 17602



An Affiliate of High Real Estate Group LLC
Industrial/Commercial Realtors

www.highassociates.com

1853 William Penn Way
Lancaster, PA 17601
717.291.2284
FAX 717.293.4488
1.800.638.4414

5000 Ritter Road
Suite 201
Mechanicsburg, PA 17055
717.697.2422
FAX 717.697.0870
1.800.213.0094

495 Highlands Boulevard
Suite 103
Coatesville, PA 19320
610.380.8437
FAX 610.380.0583

11020 David Taylor Drive
Suite 130
Charlotte, NC 28262
704.688.0800
FAX 704.688.0801

6497 Parkland Drive
Suite E
Sarasota, FL 34243
941.756.5599
FAX 941.758.7614

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