

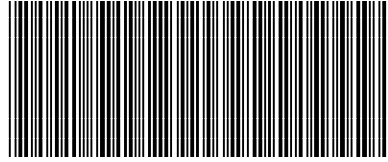
**Lancaster County**

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



INSTRUMENT # : 5860039

RECORDED DATE: 06/02/2010 02:12:22 PM



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**LANCASTER COUNTY ROD****OFFICIAL RECORDING COVER PAGE**

Page 1 of 5

**Document Type:** DEED**Transaction Reference:****Document Reference:****Transaction #:** 2664863 - 3 Doc(s)**Document Page Count:** 4**Operator Id:** boydj**RETURN TO:** (ams@skarlatoszonarich.com)

\*\*PLEASE NOTE: Recorded documents with completed  
Cover Pages are returned via email to the email address(es)  
identified above.

Anna Marie Sossong

**SUBMITTED BY:** (ams@skarlatoszonarich.com)

Anna Marie Sossong

**\* PROPERTY DATA:**

Parcel ID #: 110-2615700000

110-4289900000

Municipality: COLUMBIA BOROUGH (100%) COLUMBIA BOROUGH (0%) (0%)

School District:

**\* ASSOCIATED DOCUMENT(S):**

**CONSIDERATION/SECURED AMT:** \$1.00  
**TAXABLE AMOUNT:** \$0.00

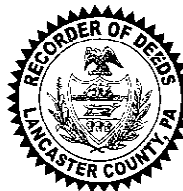
**FEES / TAXES:**

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	\$23.50
<b>Total:</b>	<b>\$53.50</b>

INSTRUMENT # : 5860039

RECORDED DATE: 06/02/2010 02:12:22 PM

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



**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.

# This Deed

Parcel No. 110-26157-0-0000 & 110-42899-0-000

Made the 26 day of June, in the year Two Thousand Ten (2010) between the BOROUGH OF COLUMBIA, (hereinafter called the Grantor),

AND

COLUMBIA ECONOMIC DEVELOPMENT CORPORATION, a Pennsylvania Non-Profit Corporation, (hereinafter called the Grantee);

WITNESSETH, That in consideration of ONE AND NO/XX DOLLAR (\$1.00), in hand paid, the receipt whereof is hereby acknowledged, the said Grantor does hereby grant and convey to the said Grantees,

ALL THAT certain lot or tract of land situate along North Third Street, a State Road (SR 0441), in the Borough of Columbia, County of Lancaster and Commonwealth of Pennsylvania, and including two (2) Brick Buildings partially demolished, as described in a survey prepared by Sanchez & Associates, Inc., dated December 18, 2009, as Drawing # 082040 being more fully bounded and described as follows, to wit:

BEGINNING at a railroad spike at the intersection of the East right of way line of North Third Street (SR 0441), a sixty (60) feet wide right of way, with the North right of way of Linden Street, a sixty (60') feet wide right of way; thence along the East right of way of North Third Street (SR 0441), North thirty-five degrees, zero minutes, no seconds West (N 35° 00' 00" W), a distance of one hundred eighty-eight and nineteen hundredths (188.19') feet to a railroad spike, thence along the lands of Michael A. Alliota the following nine (9) courses and distances; (1) North fifty-five degrees, zero minutes, and no seconds East (N 55° 00' 00" E), a distance of forty-four and twenty-nine hundredth (44.29') feet to a railroad spike; thence (2) North twelve degrees, twelve minutes, and no seconds West (N 12° 12' 00" W), a distance of ten and fifty-five hundredths (10.55') feet to a railroad spike; thence (3) North fifty-five degrees, zero minutes, and no seconds East (N 55° 00' 00" E), a distance of one hundred thirteen and thirty-eight hundredths (113.38') feet to a steel fence post; thence (4) North thirty degrees, four minutes, and no seconds West (N 30° 04' 00" W), a distance of forty-one and sixty-four hundredths (41.64') feet to a railroad spike; thence (5) North fifty-five degrees, zero minutes, and no seconds East (N 55° 00' 00" E), a distance of eight and seventy-five hundredths (8.75') feet to a railroad spike; thence (6) North sixty-nine degrees, thirty-four minutes, and no seconds East (N 69° 34' 00" E), a distance of thirty-four and forty-six hundredths (34.46') feet to a steel fence post; thence (7) North sixty degrees, forty-two minutes, and no seconds East (N 60° 42' 00" E), a distance of nineteen and sixty-nine hundredths (19.69') feet to a steel fence post; thence (8) North fifty-five degrees, zero minutes, and no seconds East (N 55° 00' 00" E), a distance of sixty-nine and eighty-one hundredths (69.81') feet to a steel fence post; thence (9) North thirty-five degrees, zero minutes, and no seconds West (N 35° 00' 00" W), a distance of one hundred three and six hundredths (103.06') feet to a steel fence post; thence along the southern right of way of the Pennsylvania Department of Transportation (SR 0030), North eighty degrees, fifty-five minutes, and eight seconds East (N 80° 55' 08" E), a distance of

(SR 0030), North eighty degrees, fifty-five minutes, and eight seconds East (N 80° 55' 08" E), a distance of two hundred fourteen and seventy-six hundredths (214.76') feet to a railroad spike; thence along the West right of way line of North Fourth Street (Portion Unopened), a sixty (60') feet wide right of way, South thirty-five degrees, zero minutes, and no seconds East (S 35° 00' 00" E), a distance of two hundred thirty-seven and ninety-five hundredths (237.95') feet to an Iron Pin; thence along the North right of way line of Linden Street South fifty-five degrees, zero minutes, and no seconds West (S 55° 00' 00" W), a distance of four hundred ninety and no hundredths (490.00') feet to a railroad spike being the place of BEGINNING.

CONTAINING an area of 2.704 Acres more or less.

BEING the same premises which Vincent J. Giffuni and Barbara S. Giffuni, by Deed dated September 30, 2005, and recorded October 4, 2005, in the Office of the Recorder of Deeds, in and for the County of Lancaster, to Document ID #5463705, granted and conveyed unto the Borough of Columbia, Grantor herein.

TOGETHER with all and singular, the tenements, hereditaments and appurtenances is the same belonging or in anywise appertaining, and the reversion and reversions, remainder and remainders, rents, issues, and profits thereof; and also all the estate, right, title, interest, property, claim and demand whatsoever, both in law and equity, of the said Grantor, of, in, to or out of the said premises, and every part and parcel thereof.

UNDER AND SUBJECT nevertheless, that the hereby granted property shall be and remain subject to the terms and conditions set forth in the Consent Order and Agreement, dated April 28, 2010 by and between the Commonwealth of Pennsylvania Department of Environmental Protection, Borough of Columbia, Columbia Economic Development Corporation and Museum Partners, L. P. and intended to be recorded herewith in and for Lancaster County, Commonwealth of Pennsylvania in which the parties covenant and agree that the Grantees shall (a) use the aforesaid described property for commercial and industrial activity only, excluding schools, nursing homes and other residential-style facilities and recreational areas; (b) honor and maintain the institutional control of prohibiting access to or use of groundwater at the aforesaid described property for any potable and commercial agricultural purposes; and (c) maintain engineering control, if necessary, to demonstrate attainment in whole or in part with the site specific standard for the Identified Contamination.

AND, the Grantee for itself, its successors and assigns by the acceptance of this indenture, agrees with Grantor, its successors and assigns, that the said restrictions and conditions shall be covenants running with the land and that any deed of conveyance of the said premises or any part thereof to any person or entity, said restrictions and conditions shall be incorporated by reference to this indenture and the record hereof as fully as the same contained herein.

TO HAVE AND TO HOLD the said premises, with all and singular the appurtenances, unto the said party of the second part, its successors and assigns, to and for the only proper use and behoof of the said party of the second part, its successors and assigns forever.

AND the said Grantor, for itself, its successors or assigns, does by these presents, covenant, grant and agree to and with the said Grantee, its successors and assigns, that they, the said Grantor, its successors and assigns, all and singular the hereditaments and premises hereinabove described and granted or mentioned, and intended so to be, with appurtenances, unto the said Grantee, its successors and assigns,

against the said Grantor and its successors and assigns and against all and every other person or persons whomsoever, lawfully claiming or to claim the same or any part thereof, by, from, or under them, or any of them, shall and will by these presents, warrant and forever defend.

AND the said Grantor hereby covenants and agrees that they will warrant specially the property hereby conveyed.

IN WITNESS WHEREOF, the said Grantor has hereunto set his hand and seal the day and year first above written.

BOROUGH OF COLUMBIA

Mary C. Wickenden  
Borough Council President

[Signature]  
Secretary/Treasurer

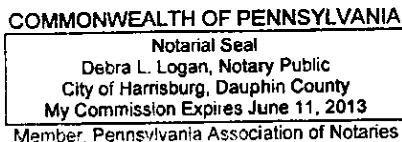
COMMONWEALTH OF PENNSYLVANIA )  
COUNTY OF LANCASTER ) SS

On this, the 2nd day of June, 2010, before me, a Notary Public, the undersigned officer, personally appeared Norman B. Weisky III who acknowledged himself/herself to be the Secretary/Treasurer of the Borough of Columbia and that he/she as such Officer, being authorized to do so, executed the foregoing instrument for the purposes therein contained by signing the name of the Borough of Columbia as such Officer.

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

Debra L. Logan  
Notary Public

My Commission Expires:



I hereby certify that the precise residence of the Grantee in the within Deed is

15 N 3rd Street  
Columbia PA 17512

[Signature]  
Grantee or Attorney for Grantee

REV-183 EX (7-08) (F1)

pennsylvania  
DEPARTMENT OF REVENUEBureau of Individual Taxes  
PO BOX 280603  
Harrisburg PA 17128-0603**REALTY TRANSFER TAX  
STATEMENT OF VALUE****See Reverse for Instructions****RECORDER'S USE ONLY**

State Tax Paid	\$0.00
Book Number	5860039
Page Number	
Date Recorded	06/02/2010 02:12:22 PM

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 <u>David T. Mountz, Esq.</u>	Telephone Number: <u>(717) 684-6941</u>
Street Address <u>553 Locust Street</u>	City <u>Columbia</u>
	State <u>PA</u>
	ZIP Code <u>17512</u>

**B. TRANSFER DATA****Date of Acceptance of Document**

Grantor(s)/Lessor(s) <u>Borough of Columbia</u>	Grantee(s)/Lessee(s) <u>Columbia Economic Development Corporation</u>
Street Address <u>308 Locust Street</u>	Street Address <u>15 North Third Street</u>
City <u>Columbia</u>	City <u>Columbia</u>
State <u>PA</u>	State <u>PA</u>
ZIP Code <u>17512</u>	ZIP Code <u>17512</u>

**C. REAL ESTATE LOCATION**

Street Address <u>501 North 3rd Street &amp; 520 North 4th Street</u>	City, Township, Borough <u>Columbia Borough</u>
County <u>Lancaster</u>	School District <u>Columbia</u>
	Tax Parcel Number <u>1102615700000/1104289900000</u>

**D. VALUATION DATA**

1. Actual Cash Consideration <u>950,000.00</u>	2. Other Consideration <u>+ 0.00</u>	3. Total Consideration <u>= 950,000.00</u>
4. County Assessed Value <u>546,800.00</u>	5. Common Level Ratio Factor <u>X 1.35</u>	6. Fair Market Value <u>= 738,180.00</u>

**E. EXEMPTION DATA**

1a. Amount of Exemption Claimed <u>100.00</u>	1b. Percentage of Grantor's Interest in Real Estate <u>100%</u>	1c. Percentage of Grantor's Interest Conveyed <u>100%</u>
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**2. Check Appropriate Box Below for Exemption Claimed**

- ☐ 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/straw party. (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. (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, if other than listed above.) \_\_\_\_\_

**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

*David T. Mountz**6/2/10*

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