

# **BOROUGH OF COLUMBIA**

**Application for RACP Funding  
Capital Budget Project  
Itemization Act of 2008-41**

**Project: Phase I Renovation of  
former Ashley and Bailey Silk Mill Site  
Columbia, PA**

**June 11, 2009**

*Incorporated 1814*

*Reincorporated 1866*



*Leo S. Lutz, Mayor  
Sandra Duncan, Council President*

*Robert L. Pfannebecker, Solicitor  
Norman B. Meiskey III, Manager*

June 11, 2009

Richard Dreher, Director  
Bureau of Revenue, Cash Flow and Debt  
Office of the Budget  
7<sup>th</sup> Floor, Verizon Tower  
303 Walnut St.  
Harrisburg, PA 17101-1808

Dear Mr. Dreher,

In reference to the December 15, 2008 award letter from the Office of the Budget Commonwealth of Pennsylvania for the Redevelopment Assistance Capital Program (RCAP) Funding, this is to confirm submission of an original application with six (6) copies for the Phase 1 Renovation of the former Ashley and Bailey Silk Mill site in Columbia Borough.

Should you have any questions or need further information, please do not hesitate to contact me.

Sincere best regards,

A handwritten signature in black ink, appearing to read "Norm Meisk", written in a cursive style.

Norman B. Meiskey, III  
Borough Manager and Secretary/ Treasurer  
Encl.



COMMONWEALTH OF PENNSYLVANIA  
GOVERNOR'S OFFICE  
HARRISBURG

- ELIAS JOSEPH -  
OFFICE OF THE BUDGET  
- 7P3-3086

MARY AL SODERBERG  
SECRETARY  
OFFICE OF THE BUDGET

December 15, 2008

Mr. William Roberts  
Museum Partners, LP  
950 Homestead Road  
Newport, PA 17074

Dear Mr. Roberts:

Governor Rendell has authorized the release of \$1,000,000 in Redevelopment Assistance Capital Program (RACP) funding for the renovation of the former Ashley and Bailey Silk Mill in Columbia Borough. This project is eligible to receive funding via legislative authorization in the Capital Budget Project Itemization Act of 2008-41.

This correspondence shall serve as written notification authorizing the preparation and submission to the Office of the Budget of a formal and complete Redevelopment Assistance application for the aforementioned project. The Application Materials Handbook contains the necessary forms and instructions for the preparation of application. Prior to the completion of the application, an eligible applicant must first be identified. Redevelopment Assistance funds may only be granted to one of the following: 1) a general-purpose form of local government; 2) any public authority; 3) a federally designated Local Development District; or 4) an industrial development agency which has been certified as such by the PIDA board and which is itself or is acting through a wholly owned subsidiary which is exempt from federal taxation under section 501(c)(3) of the Internal Revenue Code of 1986. The original and six copies of the application should be submitted along with a Resolution from the eligible applicant authorizing the submission of the application for Redevelopment Assistance Capital Grant funding. The Resolution should also state the project name and grant amount being requested.

As you are aware, RACP funding is intended to provide much needed economic stimulus to the Pennsylvania economy and it is intended to assist in the immediate creation of quality, family-sustaining jobs for Pennsylvanians. In completing the application for the RACP grant, please include sufficient information and documentation indicating this project's estimated economic impact and the potential for job creation. This information is to be included in Tab 1 of the application as per the requirements listed on page 12 of the Application Materials Handbook.

As one of the selected recipients of the limited amount of RACP funding available, your organization now has the significant responsibility of ensuring that these funds are utilized for economic development in a timely manner. Therefore, it will be the policy of this Administration to require that all recipients of RACP funding MUST submit their application within six months of the date of this letter. Failure to submit the required RACP application within this timeframe may lead to the termination of any commitment of funding contained herein. It is important to note, however, that

according to existing law, applicants must be able to demonstrate that at least 50% of the required non-state funds necessary to complete the project are secured at the time of the application. Failure to document the 50% non-state funds will preclude the Office of the Budget from accepting the application and drafting a grant agreement. Once the grant agreement is fully executed for the RACP funding your organization will then have a maximum of six months to meet the terms and conditions of the grant agreement and begin construction of the aforementioned project. Failure to begin construction of the project within six months of the final execution of the grant agreement may lead to the termination of the funding commitment.

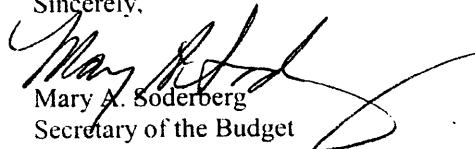
Whereas this project has now been authorized to receive RACP funding, you should know that the grant agreement you will execute requires the payment of prevailing wage rates as a condition of the contract. Questions about these rates and how they may affect your project's construction contracts should be directed to the Bureau of Labor Law Compliance, Department of Labor and Industry at 717-787-4671. Failure to comply with these requirements may result in the loss of this funding and return of any funds already provided to your project by the Commonwealth.

Your assistance in this matter is greatly appreciated and the Commonwealth of Pennsylvania looks forward to working with you for the successful completion of this project. Should you have any questions regarding this commitment or preparation of application materials, please contact Richard Dreher at (717) 787-7342. A copy of the Application Materials Handbook and additional information is available via the Office of the Budget's RACP website, <http://www.budget.state.pa.us>.

When application materials are completed, please forward to the following address:

Richard Dreher, Director  
Bureau of Revenue, Cash Flow and Debt  
Office of the Budget  
7<sup>th</sup> Floor, Verizon Tower  
303 Walnut Street  
Harrisburg, PA 17101-1808

Sincerely,

  
Mary A. Soderberg  
Secretary of the Budget

cc: Greg Fajt (Chief of Staff)  
Cathy McCormack (Governor's Office)  
Robert V. O'Brien (Labor & Industry)  
Rick Dreher (Office of the Budget)  
Jim Legates (Office of the Budget)

# APPLICATION FORMAT & STANDARD APPLICATION FORMS

## INSTRUCTIONS FOR COMPLETION

**The Application should be ordered and indexed as shown below. Use standard forms that are provided. Forms may be reproduced in word processing and spreadsheet formats.**

Tab 1.	Economic Impact	See Instructions
Tab 2.	RDA-300 Application	See Instructions & Form
Tab 3.	RDA-301 Project Budget Construction Cost Breakdown	See Instructions & Form See Instructions & Form
Tab 4.	Plans & Specifications	No Form Provided
Tab 5.	Organizational and Management Plan	See Instructions & Form
Tab 6.	List of Officers	See Instructions
Tab 7.	RACP Funding Accumulation Schedule Projected Cash Flow Schedule	See Standard Form See Instructions
Tab 8.	Project Description	See Guidelines
Tab 9.	Permits, Licensing, Regulatory, & Legal Requirements	See Instructions
Tab 10.	Resolution to File Application	No Form Provided
Tab 11.	Resolution by Host Municipality	No Form Provided
Tab 12.	Cooperation Agreement with Administrator	No Form Provided
Tab 13.	Cooperation Agreement with Host Municipality	No Form Provided
Tab 14.	Opinion of Counsel	No Form Provided
Tab 15.	Eminent Domain	No Form Provided
Tab 16.	Statement on Community Participation	No Form Provided
Tab 17.	Statement on Compliance Requirements	See Instructions

**Appendices - Other pertinent information offered by the Applicant No Form Provided**

**TAB 1**

**Tab 1**  
**Economic Impact**

The Borough of Columbia and the Columbia Economic Development Corporation are seeking RACP funds for Phase 1 of the rehabilitation of the Ashley & Bailey Silk Mill in Columbia, Lancaster County, PA. The property consists of a dilapidated building and 2.67 acres. The property is located in a Keystone Opportunity Extension Zone (KOEZ). The building has not been used for over 30 years.

Upon completion of Phase 1 of the project, the pad site will be sold to Museum Partners, LP who will perform an 8 million dollar renovation and reconstruction of the existing building. The completed project will contain approximately 55,000 +/- square feet of usable space. The principal tenant for the property will be the Turkey Hill Experience.

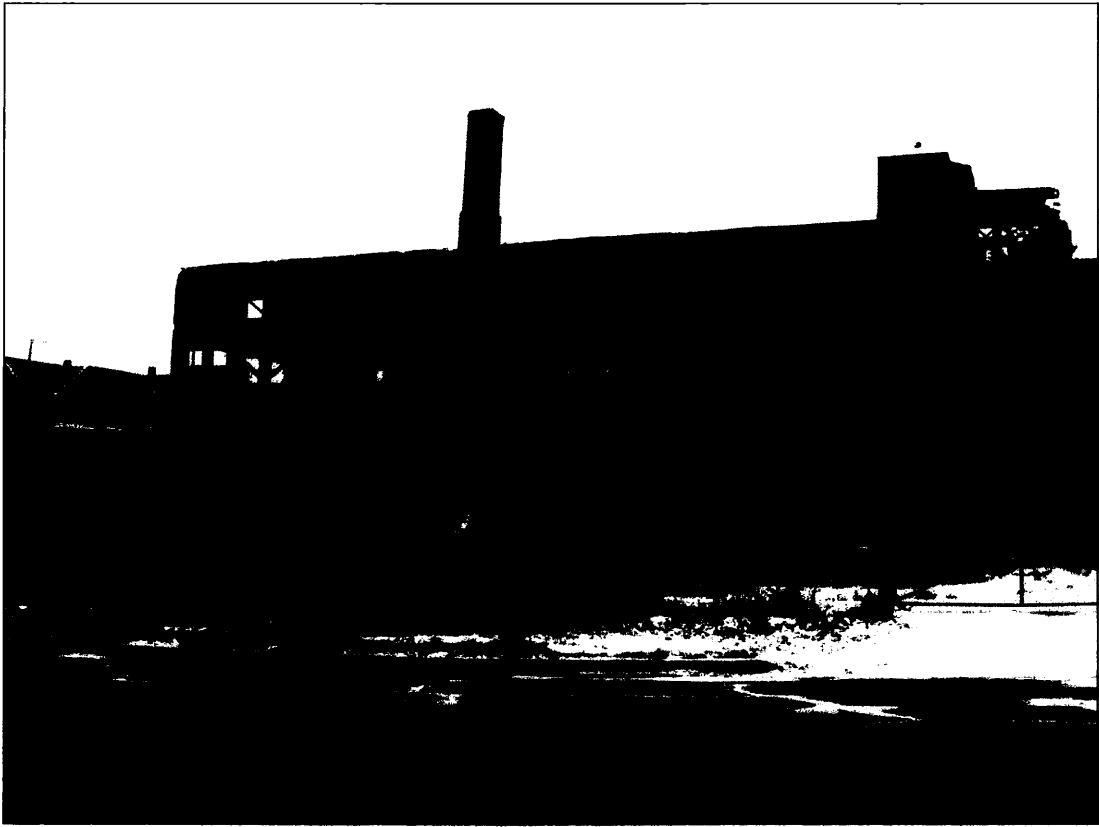
The Turkey Hill Experience will consist of approximately 20,000 square feet of museum space, interactive exhibitory and welcome center. This destination property will feature agricultural related exhibits focused on the dairy industry and ice cream production. It will also house the Turkey Hill Dairy Welcome Center. This destination site is estimated to attract between 250,000 and 350,000 visitors a year to Columbia, Lancaster County and Pennsylvania and supports two of the Commonwealth's leading industries; agriculture and tourism.

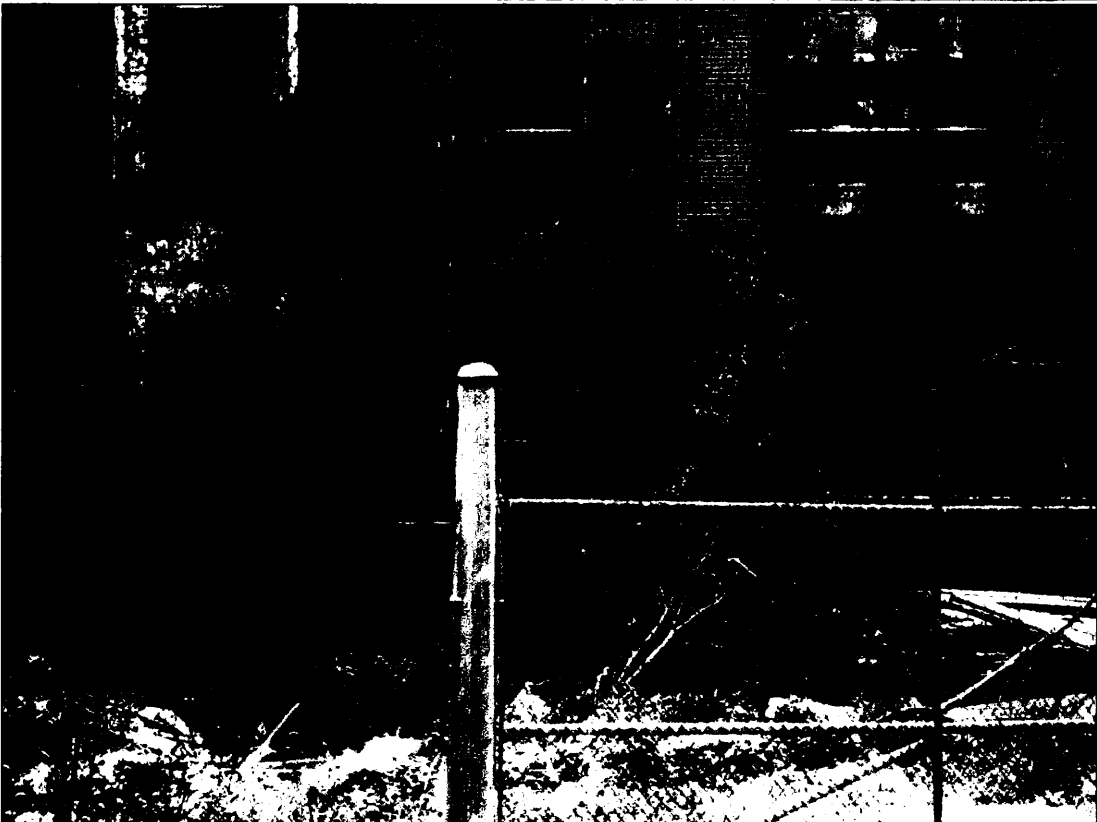
The remaining 33,000 +/- square feet of space will be used for shops a restaurant and art gallery. When the site is fully occupied, the project should generate approximately 100 full and part time employees. It will also bring thousands of visitors to Columbia Borough and provide a much needed catalyst for economic development to a town that never fully recovered from the loss of jobs caused by the closing of the silk mill.

**Ashley & Bailey Silk Mill  
Present Condition**









**TAB 2**

<b>Application Form</b> <b>RDA-300</b> <b>June 2008</b>	<b>Commonwealth of Pennsylvania</b> <b>REDEVELOPMENT ASSISTANCE CAPITAL PROJECT</b> <b>SOURCES OF FUNDS</b>	Date Received	Program Year
		Application No.	

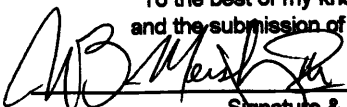
PROJECT INFORMATION					
<b>PROJECT NAME</b> Ashley & Bailey Silk Mill					
<b>GRANTEE</b> Columbia Borough					
<b>SUB-GRANTEE</b> Columbia Economic Development Corporation					
Host Municipality	Columbia Borough	Population	10,311	County - Lancaster	
Legislative District	House	98th	Project Schedule	Start Date	June 16, 2009
	Senate	36th		End Date	August 15, 2009

OFFICIAL CONTACT PERSONS			
Chief Elected Official of Municipality, or Chairperson of Redevelopment Authority / Development Authority		Contact Person	
Name & Title	Sandra L. Duncan, Council President	Name & Title	Norman B. Meiskey, Borough Manager
Organization	Borough of Columbia	Organization	Borough of Columbia
Address/Phone	308 Locust Street Columbia, PA 17512 717-684-2467	Address/Phone	308 Locust Street Columbia, PA 17512 717-684-2467 x218
Federal I. D. No.	23-6002847	Email Address:	colamanager@comcast.net

FUNDING SOURCES				
Type	Amount	Description	Secured?	Unsecured? or Other?
REDEVELOPMENT ASSISTANCE FUNDS				
MATCHING FUNDS				
A. Local Funds	\$250,000.00	Lancaster County Grant	Yes	
B. Private Funds				
C. Land	\$800,000.00	Columbia Borough - Two parcels	Yes	
Attach Appraisal				
D. Federal Funds				
E. Other				
<b>TOTAL FUNDS</b>	<b>\$2,050,000.00</b>			

Attach an explanation about any state or federal funds the project has received in the past or will receive in the future that are not being counted as matching funds

PROJECT ADMINISTRATION			
Will the Applicant administer the project?	_____	Will the Applicant designate a Project Administrator?	<u>X</u> Other? _____
Administrators:	Applicant's Staff _____		
	Sub-Applicant's Staff _____		
	Designated Administrator	Columbia Economic Development Corporation	
Are Cooperation Agreements attached?	Yes <u>X</u> No _____	Status	_____

APPLICANT'S AUTHORIZATION	
To the best of my knowledge and belief, data in this application are true and correct and the submission of the application has been duly authorized by the governing body.	
 Signature & Title of Authorized Official	6-11-09 Date

NOV 3 2005

Prepared By: Pennsylvania Land Settlements, Inc.  
Return to: Pennsylvania Land Settlements, Inc.  
Parcel ID#: 110-26157-0-0000 and 110-42899-0-0000

This Document Recorded      Doc Id: 5463705  
10/04/2005      State RTT: 0.00      Receipt #: 515799  
10:11AM      Local RTT: 0.00      Rec Fee: 46.00  
Doc Code: 01      Lancaster County, Recorder of Deeds Office

DO NOT PUBLISH

**T# 19447**

PA WARRANTY DEED

This Deed made the 30<sup>th</sup> day of September , 2005

Between **Vincent J. Giffuni and Barbara S. Giffuni**

herein designated as the **Grantor(s)**,

And **Borough of Columbia,**

herein designated as the **Grantee(s)**;

Witnesseth, That in consideration of Eight Hundred Twenty-Five Thousand and 00/100 (\$825,000.00) DOLLARS lawful money of the United States of America, to the Grantor(s) in hand well and truly paid by the Grantee(s) at or before the sealing and delivery of these presents, the receipt whereof is hereby acknowledged, and the Grantor(s) being therewith fully satisfied, do by these presents grant, bargain, sell and convey unto the said Grantee(s), their successors and assigns,



**5463705**

**Page: 1 of 7**

10/04/2005 10:11AM

TRACT A:

All THAT CERTAIN lot or tract of land situate in the Borough of Columbia, County of Lancaster and Commonwealth of Pennsylvania, as shown on Drawing No. 12-87, dated June 11, 1980, and revised August 24, 1987, by LeCates Engineers, Inc., being more fully bounded and described as follows, to wit:

BEGINNING at a point by intersecting the Eastern side of North Third Street, a sixty (60) feet wide street, with the Northern side of Linden Street, a sixty (60) feet wide street; thence along the Eastern side of North Third Street, North thirty-five degrees zero minutes West ( $N 35^{\circ} 00' W$ ), one hundred eighty-eight and nineteen hundredths (188.19) feet to a point; thence along property of Burger King by the following courses and distances: (1) North fifty-five degrees zero minutes East ( $N 55^{\circ} 00' E$ ), forty-four and twenty-nine hundredths (44.29) feet; (2) North twelve degrees twelve minutes West ( $N 12^{\circ} 12' W$ ), ten and fifty-five hundredths (10.55) feet; (3) North fifty-five degrees zero minutes East ( $N 55^{\circ} 00' E$ ), one hundred thirteen and thirty-eight hundredths (113.38) feet; (4)

-CONTINUED-

North thirty degrees four minutes West (N 30° 04' W), forty-one and sixty-four hundredths (41.64) feet; (5) North fifty-five degrees zero minutes East (N 55° 00' E), eight and seventy-five hundredths (8.75) feet; (6) North sixty-nine degrees thirty-four minutes East (N 69° 34' E), thirty-four and forty-six hundredths (34.46) feet; (7) North sixty degrees forty-two minutes East (N 60° 42' E), nineteen and sixty-nine hundredths (19.69) feet; (8) North fifty-five degrees zero minutes East (N 55° 00' E), sixty-nine and eighty-one hundredths (69.81) feet; (9) North thirty-five degrees zero minutes West (N 35° 00' W), one hundred three and six hundredths (103.06) feet to a point; thence along the Southern right of way line of PennDOT Legislative Route 1069, Section 2 (U.S. Route 30), North eighty degrees fifty-five minutes eight seconds East (N 80° 55' 08" E), two hundred fourteen and seventy-six hundredths (214.76) feet to a point; thence along the Western right of way of Fourth Street (unopened), a sixty (60) feet wide right of way, South thirty-five degrees zero minutes East (S 35° 00' E), one hundred seventeen and ninety-five hundredths (117.95) feet to a point; thence along property of Vincent J. Giffuni, South fifty-five degrees zero minutes West (S 55° 00' W), two hundred twelve (212) feet to a point; thence along the same, South thirty-five degrees zero minutes East (S 35° 00' E), one hundred twenty (120) feet to a point; thence along the Northern side of the aforesaid Linden Street, South fifty-five degrees zero minutes West (S 55° 00' W), two hundred seventy-eight (278) feet to the place of BEGINNING.

BEING THE SAME PREMISES WHICH Lancaster Industrial Development Authority, and Loew's Theatres, Inc., now by amendment of its Certificate and Articles of Incorporation, Lorillard, Inc., a New York Corporation, by Deed dated 9/14/1987 and recorded 10/2/1987 in the Recorder's Office in and for Lancaster County, Pennsylvania, in Record Book 2241, Page 586, granted and conveyed unto Vincent J. Giffuni, his heirs and assigns.

-CONTINUED-

TRACT B:

**All** THOSE TWO (2) CERTAIN lots of land situate in the Borough of Columbia, County of Lancaster and Commonwealth of Pennsylvania, together with the improvements thereon erected, more fully bounded and described according to a survey by Daniel C. Gohn, R.S., on October 23, 1965.

NO. 1

**ALL THAT CERTAIN** lot or tract of land situate on the north side of Linden Street, between North Third and North Fourth Streets, containing a one-half story brick spring house and other improvements thereon, more fully bounded and described as follows, to wit:

BEGINNING at an iron spike on the north right of way line of Linden Street, said point also being in the bed of Old Route 441 and a corner of property of Jerome S. Kaufman; thence continuing along property of Jerome S. Kaufman, North thirty-three degrees zero minutes West ( $N 33^{\circ} 00' W$ ), a distance of one hundred twenty (120) feet to an iron pin in line of other property of Jerome S. Kaufman; thence continuing along the same, North fifty-seven degrees zero minutes East ( $N 57^{\circ} 00' E$ ), a distance of eighty (80) feet to an iron pin on the west side of a twelve (12) feet wide private alley; thence continuing along the same and crossing the bed of Old Route 441, South thirty-three degrees zero minutes East ( $S 33^{\circ} 00' E$ ), a distance of one hundred twenty (120) feet to an iron pin on the north right of way line of Linden Street (unopened); thence continuing along the same, South fifty-seven degrees zero minutes West ( $S 57^{\circ} 00' W$ ), a distance of eighty (80) feet to an iron spike, the place of BEGINNING.

-CONTINUED-



NO. 2

ALL THAT CERTAIN lot or tract of land situate at the northwest intersection of North Fourth Street and Linden Street, containing a concrete well pit and other improvements thereon more fully bounded and described as follows, to wit:

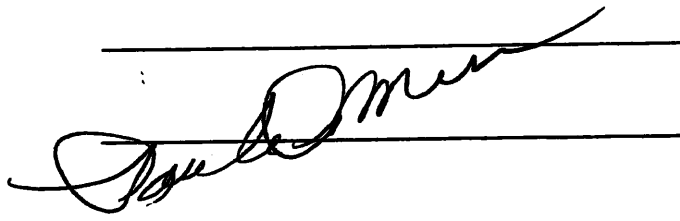
BEGINNING at an iron pin, the intersection of the north right of way line of Linden Street (unopened) and the west right of way line of North Fourth Street; thence continuing along the north right of way line of Linden Street (unopened) South fifty-seven degrees zero minutes West ( $S 57^{\circ} 00' W$ ), a distance of one hundred twenty (120) feet to an iron pin on the east side of a twelve (12) feet wide private alley; thence continuing along the same and crossing over the bed of Old Route 441, North thirty-three degrees zero minutes West ( $N 33^{\circ} 00' W$ ), a distance of one hundred twenty (120) feet to an iron pin in line of property of Jerome S. Kaufman; thence continuing along the same, North fifty-seven degrees zero minutes East ( $N 57^{\circ} 00' E$ ), a distance of one hundred twenty (120) feet to an iron pin on the west right of way line of North Fourth Street, said point also being within the bed of Old Route 441; thence continuing along the west right of way line of North Fourth Street, South thirty-three degrees zero minutes East ( $S 33^{\circ} 00' E$ ), a distance of one hundred twenty (120) feet to an iron pin, the place of BEGINNING.

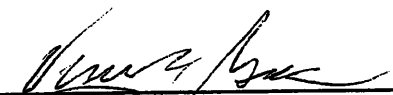
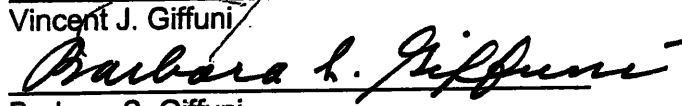
BEING THE SAME PREMISES WHICH Vincent J. Giffuni, individually, and Intown Development Company, Inc., a Pennsylvania Corporation, by Deed dated 1/17/1989 and recorded in the Recorder's Office in and for Lancaster County, Pennsylvania, in Record Book 2570, Page 632, granted and conveyed unto Vincent J. Giffuni, his heirs and assigns.

And the said grantor(s), do(es) hereby warrant specially the property hereby conveyed,

In Witness Whereof, said grantor(s) has/have hereunto set his/her/their hand(s) and seal(s) the day and year first above written.

Signed, Sealed and Delivered  
In the Presence of

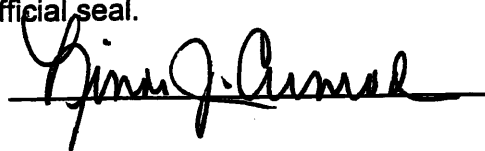
  
\_\_\_\_\_  
\_\_\_\_\_

  
\_\_\_\_\_  
Vincent J. Giffuni  
  
\_\_\_\_\_  
Barbara S. Giffuni  
\_\_\_\_\_  
\_\_\_\_\_

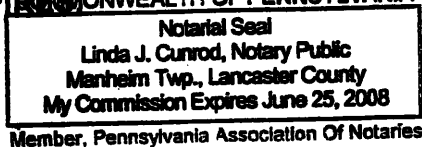
State of Pennsylvania, County of County } ss:

On this, the 30 day of September, 2005, before me, the undersigned officer, personally appeared Vincent J. Giffuni and Barbara S. Giffuni known to me (or satisfactorily proven) to be the person(s) whose name(s) is/are subscribed to the within instrument, and acknowledged that she/he/they executed the same for the purpose therein contained.

In witness whereof, I have hereunto set my hand and official seal.

  
\_\_\_\_\_

MY COMMISSION EXPIRES ~~REDACTED~~ COMMONWEALTH OF PENNSYLVANIA



I Hereby Certify that the precise address of the grantee(s) herein is

308 Locust Street  
Columbia, Pa 17512  
PC

MAY 22 2006

987061919

10:52A

25-50  
KW

OCT 29 1987

RIGHT-OF-WAY AGREEMENT

THIS AGREEMENT, made this 15<sup>th</sup> day of September, 1987, by and among VINCENT J. GIFFUNI and INTOWN DEVELOPMENT COMPANY, INC., a Pennsylvania Corporation with its principal place of business in the Borough of Columbia, Lancaster County, Pennsylvania, (hereinafter called "Grantors"), and HARRY S. DIETZ, JR. and SHIRLEY A. DIETZ, his wife, of the Borough of Columbia, Lancaster County, Pennsylvania, (hereinafter called "Grantees").

W I T N E S S E T H :

WHEREAS, the Grantor Vincent J. Giffuni has acquired title to the land situate in the Borough of Columbia, Lancaster County, Pennsylvania, said tract of land being more fully described in Exhibit "A" attached hereto and made a part hereof. The Deed to said premises bearing even date with this Agreement and which is about to be recorded herewith; and

WHEREAS, the Grantors, Vincent J. Giffuni and Intown Development Company, Inc., have acquired title to the land situate in the Borough of Columbia, Lancaster County, Pennsylvania, said tract of land being more fully described in Exhibit "B" attached hereto and made a part hereof; and

WHEREAS, the Grantees are the owners of a certain tract of land adjacent to the Grantors' said tract, as more fully described in Deed recorded in Deed Book H, Volume 58, Page 1175, in the Office of the Recorder of Deeds in and for Lancaster County, Pennsylvania; and

WHEREAS, the Grantees are desirous of obtaining an easement across a portion of Grantors' said property; and

WHEREAS, the Grantors are desirous of conveying said easement to Grantees.

NOW, THEREFORE, the parties hereto, intending to be legally bound hereby agree as follows:

1. In consideration of the sum of ONE DOLLAR (\$1.00) lawful money unto them paid by Grantees, and other good and valuable consideration, receipt of which is hereby acknowledged, Grantors hereby grant and convey to Grantees, their heirs and assigns, for use in common with Grantors, their heirs, successors and assigns, a perpetual right-of-way over and across a paved driveway on Grantors' aforesaid property, the approximate location of which right-of-way is identified with cross-hatch marks on a copy of a plan of Grantors' proposed construction, which plan is attached hereto marked Exhibit "C" and incorporated herein by reference.

2. It is agreed by the parties hereto that the aforesaid right-of-way and easement is permanent and perpetual and shall be solely for the purposes of ingress and egress by Grantees, their employees, invitees and agents, in common with Grantors, their employees, invitees and agents. Grantees, their employees, invitees and agents shall not have the right to park automobiles in any of the parking spaces on the Grantors' property.

3. It is further understood and agreed that the size and location of the aforesaid paved driveway may be changed in the course of the completion of Grantors' improvements and that nothing herein

contained shall interfere with Grantors' right to change the size or location of said paved driveway and at any time from and after the grant of this right-of-way, provided, however, that any such change does not result in the extinguishment of said right-of-way easement.

4. All the rights and liabilities herein created shall inure to the benefit of and be binding upon the heirs and assigns of the respective parties hereto.

5. It is understood by both parties hereto that this Right-of-Way Agreement shall be recorded in the Office of the Recorder of Deeds in and for Lancaster County, Pennsylvania.

IN WITNESS WHEREOF, the Parties hereto, for themselves, their heirs, successors and assigns, have caused this Agreement to be executed the day and year first above written.

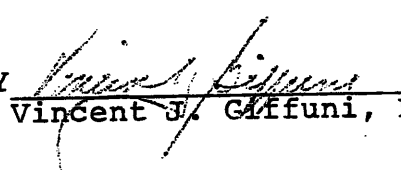
ATTEST:

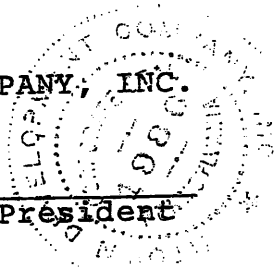


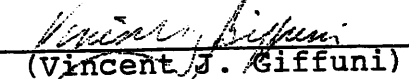
Barbara L. Smith-Giffuni  
Secretary

INTOWN DEVELOPMENT COMPANY, INC.

BY


  
Vincent J. Giffuni, President



  
(Vincent J. Giffuni) (SEAL)

GRANTORS

  
(Harry S. Dietz, Jr.) (SEAL)

  
(Shirley A. Dietz) (SEAL)

GRANTEES

COMMONWEALTH OF PENNSYLVANIA)

) SS:

COUNTY OF LANCASTER

On this, the 15th day of August, 1987, before me, a

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

Notary Public

EDNAMAY WITMER, NOTARY PUBLIC  
COLUMBIA BOROUGH, LANCASTER COUNTY  
MY COMMISSION EXPIRES DEC. 15, 1990.  
Member, Pennsylvania Association of Notaries

COMMONWEALTH OF PENNSYLVANIA)

) SS:

COUNTY OF LANCASTER

On this, the 15<sup>th</sup> day of September, 1987, before me, a

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

Notary Public

**EDNAMAY WITMER, NOTARY PUBLIC  
COLUMBIA BOROUGH, LANCASTER COUNTY  
MY COMMISSION EXPIRES DEC. 15, 1998  
Member, Pennsylvania Association of Notaries**

COMMONWEALTH OF PENNSYLVANIA) ss:  
COUNTY OF LANCASTER )

On this, the Monday of September 14, 1987, before me, a Notary Public, the undersigned officer, personally appeared HARRY S. DIETZ, JR., and SHIRLEY A. DIETZ, known to me (or satisfactorily proven) to be the persons whose names are subscribed to the within instrument and acknowledged that they executed the same for the purposes therein contained.

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

Notary Public

EDWARD WITMER, NOTARY PUBLIC -  
COLUMBIA BOROUGH, LANCASTER COUNTY  
MY COMMISSION EXPIRES DEC. 15, 1990  
Member, Pennsylvania Association of Notaries

EXHIBIT A

ALL THAT CERTAIN lot or tract of land situate in the Borough of Columbia, County of Lancaster and Commonwealth of Pennsylvania, as shown on Drawing No. 12-87, dated June 11, 1980, and revised August 24, 1987, by LeCates Engineers, Inc., being more fully bounded and described as follows, to wit:

BEGINNING at a point by intersecting the Eastern side of North Third Street, a sixty (60) feet wide street, with the Northern side of Linden Street, a sixty (60) feet wide street; thence along the Eastern side of North Third Street, North thirty-five degrees zero minutes West (N 35° 00' W) one hundred eighty-eight and ninetenn hundredths (188.19) feet to a point; thence along property of Burger King by the following courses and distances: (1) North fifty-five degrees zero minutes East (N 55° 00' E), forty-four and twenty-nine hundredths (44.29) feet; (2) North twelve degrees twelve minutes West (N 12° 12' W), ten and fifty-five hundredths (10.55) feet; (3) North fifty-five degrees zero minutes East (N 55° 00' E), one hundred thirteen and thirty-eight hundredths (113.38) feet; (4) North thirty degrees four minutes West (N 30° 04' W), forty-one and sixty-four hundredths (41.64) feet; (5) North fifty-five degrees zero minutes East (N 55° 00' E), eight and seventy-five hundredths (8.75) feet; (6) North sixty-nine degrees thirty four minutes East (N 69° 34' E), thirty-four and forty-six hundredths (34.46) feet; (7) North sixty degrees forty-two minutes East (N 60° 42' E) ninetenn and sixty-nine hundredths (19.69) feet; (8) North fifty-five degrees zero minutes East (N 55° 00' E), sixty-nine and eighty-one hundredths (69.81) feet; (9) North thirty-five degrees zero minutes West (N 35° 00' W), one hundred three and six hundredths (103.06) feet to a point; thence along the Southern right of way line of PennDOT Legislative Route 1069, Section 2 (U.S. Route 30), North eighty degrees fifty-five minutes eight seconds East (N 80° 55' 08" E), two hundred fourteen and seventy-six hundredths (214.76) feet to a point; thence along the Western right of way of Fourth Street (unopened), a sixty (60) feet wide right of way, South thirty-five degrees zero minutes East (N 35° 00' E), one hundred seventeen and ninety five hundredths (117.95) feet to a point; thence along property of Vincent J. Giffuni, South fifty-five degrees zero minutes West (S 55° 00' W), two hundred twelve (212) feet to a point; thence along the same, South thirty-five degrees zero minutes East (S 35° 00' E) one hundred twenty (120) feet to a point; thence along the Northern side of the aforesaid Linden Street, South fifty-five degrees zero minutes West (S 55° 00' W), two hundred seventy-eight (278) feet to the place of BEGINNING.

CONTAINING 2.1198 Acres.



EXHIBIT B

ALL THOSE TWO (2) CERTAIN lots of land situate in the Borough of Columbia, County of Lancaster and Commonwealth of Pennsylvania, together with the improvements thereon erected, more fully bounded and described according to a survey by Daniel C. Gohn, R.S., on October 23, 1965.

NO. 1

ALL THAT CERTAIN lot or tract of land situate on the north side of Linden Street, between North Third and North Fourth Streets, containing a one-half story brick spring house and other improvements thereon, more fully bounded and described as follows, to wit:

BEGINNING at an iron spike on the north right of way line of Linden Street, said point also being in the bed of old Route 441 and a corner of property of Jerome S. Kaufman; thence continuing along property of Jerome S. Kaufman, North thirty-three degrees zero minutes West (N 33° 00' W), a distance of one hundred twenty (120) feet to an iron pin in line of other property of Jerome S. Kaufman; thence continuing along the same, North fifty-seven degrees zero minutes East (N 57° 00' E), a distance of eighty (80) feet to an iron pin on the west side of a twelve (12) feet wide private alley; thence continuing along the same and crossing the bed of old Route 441, South thirty-three degrees zero minutes East (S 33° 00' E), a distance of one hundred twenty (120) feet to an iron pin on the north right of way line of Linden Street (unopened); thence continuing along the same, South fifty-seven degrees zero minutes West (S 57° 00' W), a distance of eighty (80) feet to an iron spike, the place of BEGINNING.

CONTAINING 0.220 Acres.

NO. 2

ALL THAT CERTAIN lot or tract of land situate at the northwest intersection of North Fourth Street and Linden Street, containing a concrete well pit and other improvements thereon more fully bounded and described as follows, to wit:

BEGINNING at an iron pin, the intersection of the north right of way line of Linden Street (unopened) and the west right of way line of North Fourth Street; thence continuing along the north right of way line of Linden Street (unopened) South fifty-seven degrees zero minutes West (S 57° 00' W), a distance of one hundred twenty (120) feet to an iron pin on the east side of a twelve (12) feet wide private alley; thence continuing along the same and crossing over the bed of old Route 441, North thirty-three degrees zero minutes West (N 33° 00' W), a distance of one hundred twenty (120) feet to an iron pin in line of property of Jerome S. Kauffman; thence continuing along the same, North fifty-seven degrees zero minutes East (N 57° 00' E), a distance of one hundred twenty (120) feet to an iron spike on the west right of way line of North Fourth Street, said point also being within the bed of old Route 441; thence continuing along the west right of way line of North Fourth Street, South thirty-three degrees zero minutes East (S 33° 00' E), a distance of one hundred twenty (120) feet to an iron pin, the place of BEGINNING.

CONTAINING 0.331 acres.

EXHIBIT C

RECORDED OR FILED  
87 OCT 29 AM 10:52  
RECORDS & DEEDS  
LANCASTER, PA.

APR 01 2005

**APPRAISAL REPORT**

**OF**

**501 NORTH THIRD STREET  
COLUMBIA, PA 17512**

**FOR**

**JEFF HELM  
COLUMBIA BOROUGH  
308 LOCUST STREET  
COLUMBIA, PA 17512**

**PREPARED BY**

**ROBERT W. HEISERMAN, JR.  
CERTIFIED GENERAL APPRAISER  
GA-001130-L**

**PATRICIA A. SHINKOSKY  
ASSISTANT TO CERTIFIED GENERAL APPRAISER**

**INSPECTION DATE  
JANUARY 26, 2005**

## **LETTER OF TRANSMITTAL**

**March 3, 2005**

**Jeff Helm  
Columbia Borough  
308 Locust Street  
Columbia, PA 17512**

**Dear Mr. Helm,**

**In accordance with your request, we have inspected the property located at 501 North Third Street, Columbia, PA, and have completed an appraisal of the real estate.**

**This appraisal was prepared for the purpose of determining the fee simple market value of the property. Based on the conclusions set forth in the accompanying report it is our opinion that the market value of the subject, as of the effective date of January 26, 2005 is \$590,100:**

**FIVE HUNDRED NINETY THOUSAND ONE HUNDRED DOLLARS  
( \$590,100)**

**This appraisal is subject to the Statement of Limiting Conditions included at the end of this report. We appreciate the opportunity to have conducted this appraisal for you and will be available to discuss any questions to this report that you may have.**

**Respectfully submitted,**



**Robert W. Heiserman, Jr.  
Certified General Appraiser  
GA-001130-L**



**Patricia A. Shinkosky  
Assistant to the Certified General Appraiser**

## **APPRAISAL AND REPORT IDENTIFICATION**

**This Appraisal conforms to one of the following definitions:**

☒ **Complete Appraisal**

The act or process of estimating value, or an estimate of value, performed without invoking the Departure Provision.

☐ **Limited Appraisal**

The act or process of estimating value, or an estimate of value, performed under and resulting from invoking the Departure Provision.

**This Report is one of the following types:**

☐ **Self-Contained Report**

A written report prepared under Standards Rule 2-2(a) of a complete or limited appraisal performed under Standard 1.

☒ **Summary Report**

A written report prepared under Standards Rule 2-2(b) of a complete or limited appraisal performed under Standard 1.

☐ **Restricted Report**

A written report prepared under Standards Rule 2-2(c) of a complete or limited appraisal performed under Standard 1.

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### **ADDENDA**

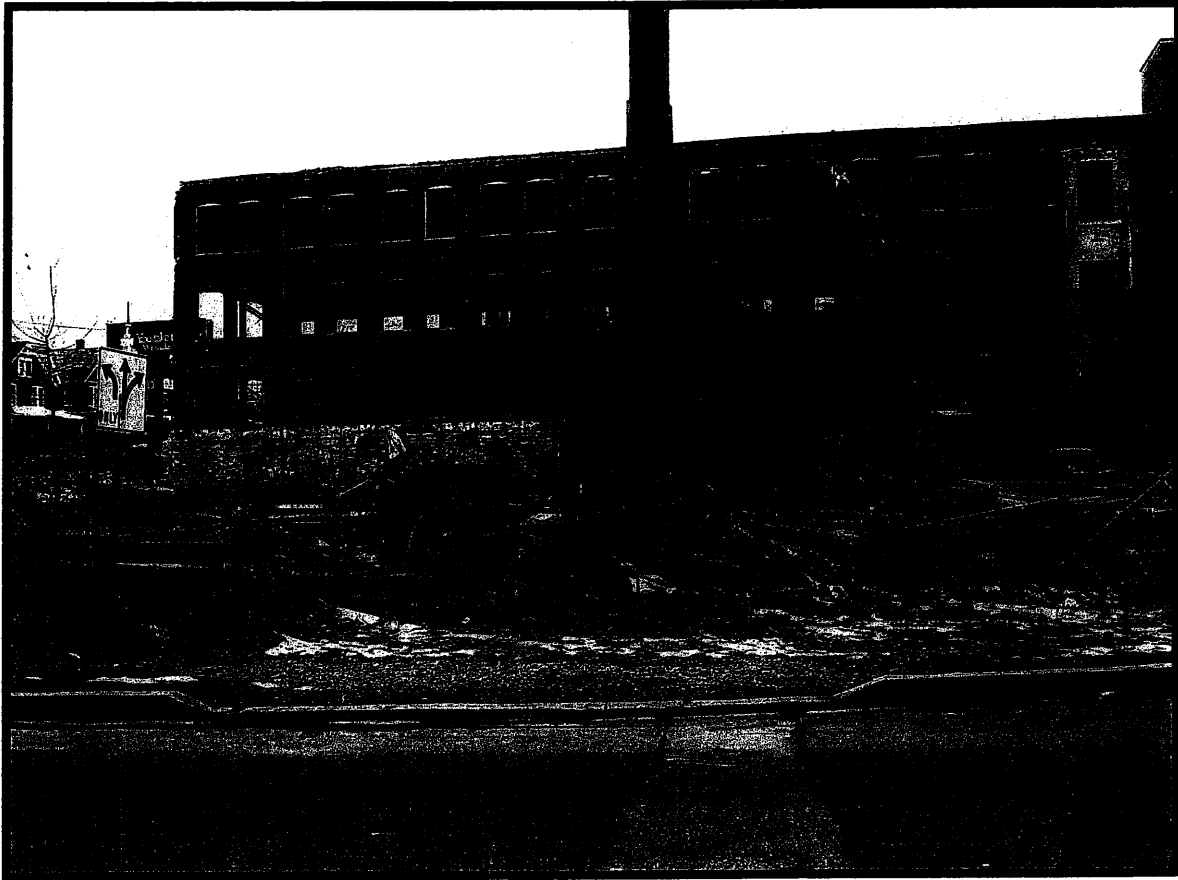
**DEED INFORMATION**  
**TAX MAP**  
**ZONING INFORMATION**  
**FLOOD MAP**  
**LICENSE OF APPRAISER**

## **SUMMARY OF SALIENT FACTS AND CONCLUSIONS**

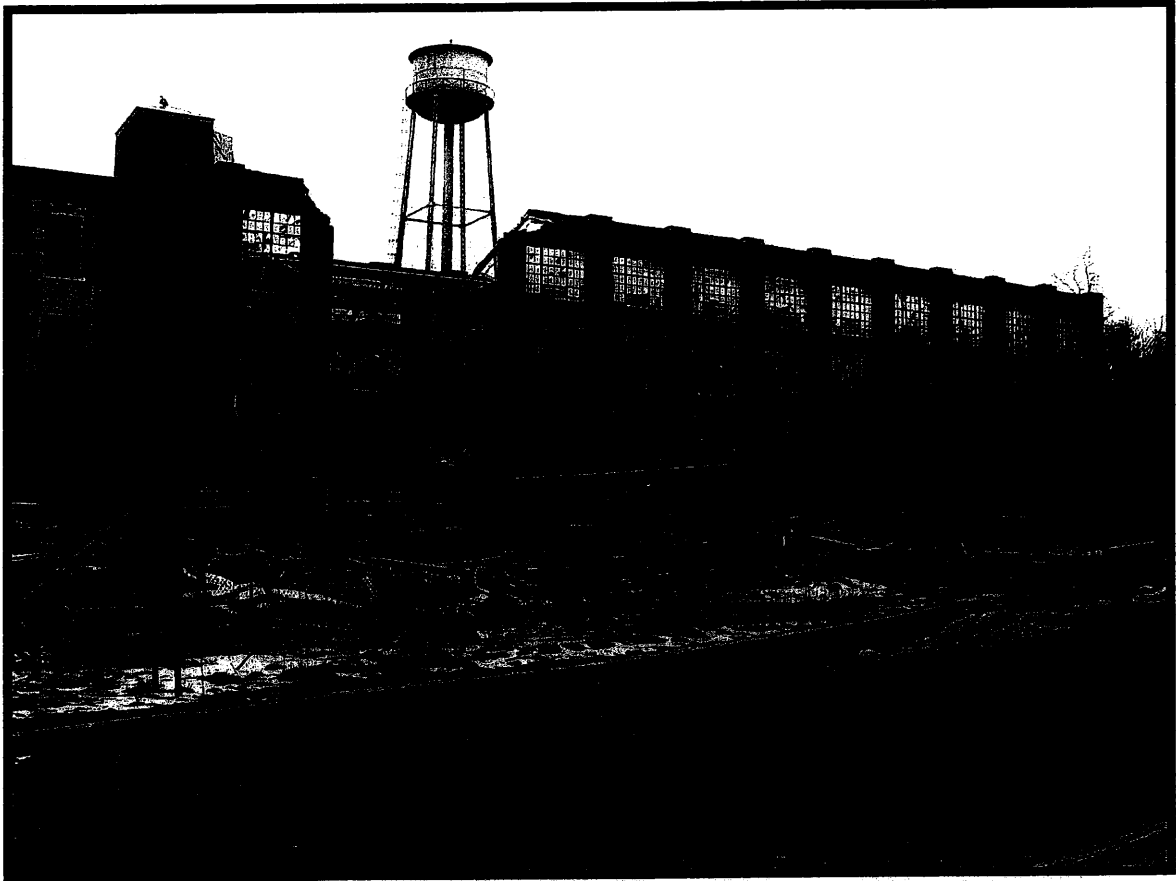
<b><u>Property Identification:</u></b>	501 N. Third Street Columbia, PA 17512
<b><u>Owner Identification:</u></b>	Vincent J. Giffuni
<b><u>Deed References:</u></b>	22410586
<b><u>Utilities:</u></b>	Public water, sewer, gas, electric and telephone are available but currently not utilized on the site.
<b><u>Tax Map:</u></b>	110-26157-0-0000
<b><u>Lot Size:</u></b>	2.10 acres M/L
<b><u>Zoning:</u></b>	HC, Highway Commercial
<b><u>Highest and Best Use:</u></b>	The subject is currently vacant land with a 3 story brick shell of an older industrial building on it. The highest and best use would be any of the permitted commercial zoning uses.
<b><u>Purpose of the Appraisal:</u></b>	The purpose of this appraisal is to estimate the Fee Simple Market Value of the subject property as of the effective date of January 26, 2005.
<b><u>Definition of Market Value:</u></b>	The most probable price a ready, willing and able buyer will pay and a seller will accept, given reasonable exposure on the open market, full knowledge and no undue duress.
<b><u>Tax Data:</u></b>	Current Assessment Value is \$ 514,500
<b><u>Estimates of Value:</u></b>	Sales Comparison Approach..... \$ 590,100 Cost Approach.....NOT APPLICABLE Income Approach.....NOT APPLICABLE
<b><u>Final Estimate of Value is:</u></b>	\$ 590,100
<b><u>Conclusion:</u></b>	The highest and best use would be commercial use.



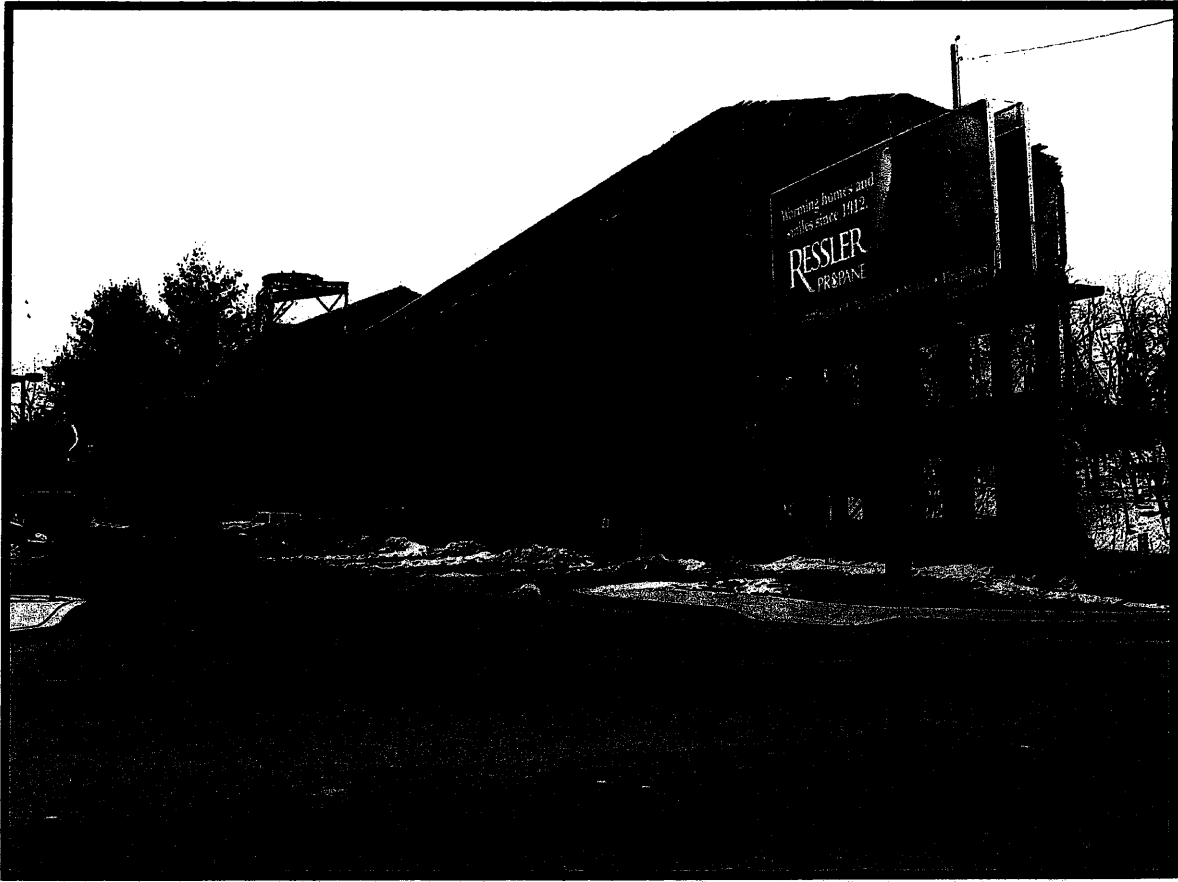
**SUBJECT PHOTO PAGES**



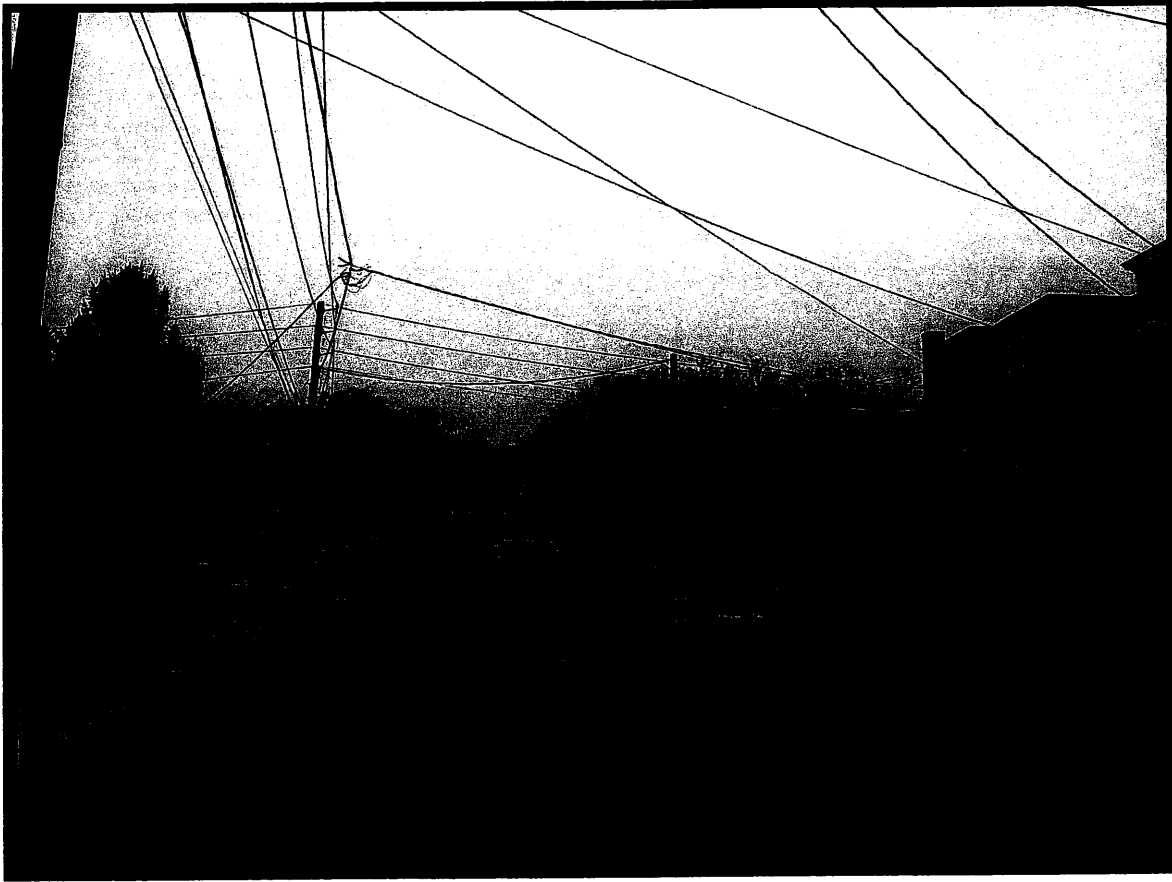
**BUILDING – SOUTH SIDE FROM LINDEN STREET**



**BUILDING – SOUTH SIDE FROM LINDEN STREET**



**BUILDING – NORTH SIDE**



**NORTH THIRD STREET – FACING NORTH**

## **DESCRIPTIVE TEXT**

## **SCOPE OF WORK**

**In accordance with your request, we have personally inspected and appraised the real property at 501 N. Third Street, Columbia, PA. The property is a 2.1-acre lot located in a Highway Commercial zone of Columbia Borough. There is a 3 story brick shell of an industrial building located along the northern side of the lot. The procedures in this report comply with the Uniform Standards of Professional Appraisal Practices. All three approaches to value were considered, however since the subject is basically vacant land, the Cost Approach and Income Approach are not applicable. The purpose of this appraisal is to estimate the Fee Simple Market Value of the subject property as of the inspection date of January 26, 2005.**

**This report is intended for use only by Columbia Borough for the purpose of determining market value and is not intended for any other use.**

## **DEFINITION OF VALUE**

**MARKET VALUE:** The most probable price in cash, terms, equivalent to cash, or in other precisely revealed terms for which the appraised property will sell in a competitive market under all conditions requisite to a fair sale, with the buyer and seller each acting prudently, knowledgeably, and for self-interest, and assuming that neither is under undue stress.

**Fundamental assumptions and conditions presumed in this definition area:**

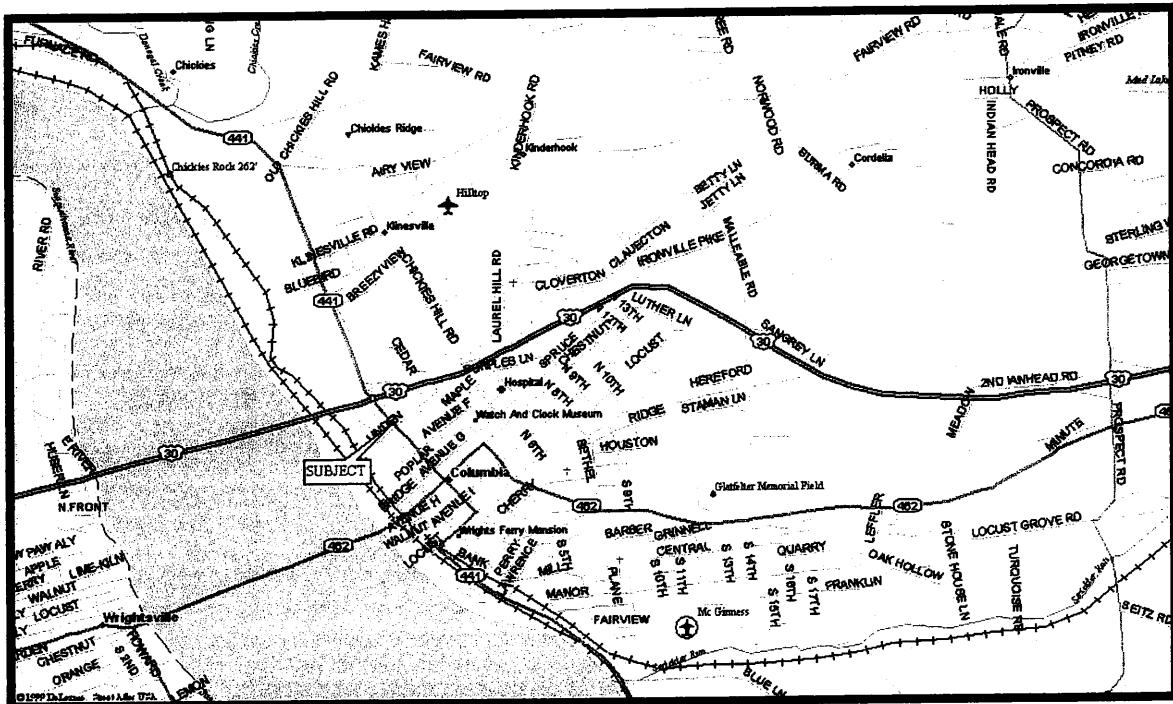
1. Buyer and seller are motivated by self-interest.
2. Buyer and seller are well informed and are acting prudently.
3. The property is exposed for a reasonable time on the open market.
4. Payment is made in cash, its equivalent or in specified financing terms.
5. Specified financing, if any, may be the financing actually in place or on terms generally available for the property type in its locale on the effective appraisal date.
6. the effect, if any, on the amount of Market Value of typical financing, services, or fees shall be clearly and precisely revealed in the appraisal report.

## **LEGAL DESCRIPTION OF OWNERSHIP**

A copy of the transfer deed of the subject property has been placed in the Addenda Section of this report. A full legal description is contained in this deed. (Deed reference number 22410586 as recorded in the Lancaster County Courthouse.) Current ownership has been more than three years.

## GENERAL LOCATION MAP

501 N. Third Street  
Columbia Borough, Lancaster County, PA





## **REGIONAL DESCRIPTION**

**(The following information was supplied by the Tri-County Regional Planning Commission)**

### **LOCATION**

**The subject property is located in the borough of Columbia which is located in the northwestern section of Lancaster County approximately twelve miles west of Lancaster City, the economic and social center of Lancaster County. Lancaster County is positioned in the eastern part of the United States, on the western fringe of a highly urbanized and industrial region, which runs from Boston, Massachusetts to Washington, D.C. The county is part of the South Central section of Pennsylvania, within the middle of the Susquehanna River Basin. The surrounding region includes portions of Lebanon, Dauphin, Cumberland and York Counties.**

### **LANCASTER AREA TRANSPORTATION**

**Lancaster is on the mail line of the AMTRAK rail system, connecting New York, Philadelphia and Chicago. The Conrail Freight System is also available. From the air, the County is serviced by the Lancaster Municipal Airport, using US Air/Allegheny Commuter and Eastern Express airlines. Additionally, the County is bordered westwardly by a non-navigable river, the Susquehanna.**

**The surrounding area provides several main thoroughfares, including Routes 30, 222, 272, 743, 501, 283, 230, 462 and the Pennsylvania Turnpike, (I-76). US 30 follows an east-west direction through the center of the county, crossing the Susquehanna River at Columbia and adjoining Interstate 83 at York, 23 miles west of Lancaster. To the east, Route 30 connects with the Downingtown Bypass and continues on to Philadelphia.**

**US 222 to the northeast connects with Reading, Allentown, Easton and intersects the Pennsylvania Turnpike just 15 miles north of the city. The southern sections of the throughway combines with PA 272 into Maryland, crossing the Susquehanna River at the Conowingo Dam for Baltimore and Washington, Also, PA 743 runs to the northwest of Elizabethtown and connects with Route 322 at the city of Hershey, crossing under the PA Turnpike five miles north of Elizabethtown.**

**Additionally, PA 501 runs north of Lancaster City, under the PA Turnpike, and connects with Interstate 78 for Allentown, Bethlehem and Easton to the east and Wilkes-Barre, Scranton and Binghampton, NY to the north. US 283 is connected to Route 30, approximately two miles northwest of Lancaster City and runs northwesterly to Harrisburg and western Pennsylvania. Route 462 (Columbia Avenue) runs westwardly from the center of Lancaster City to West Manchester, York County. Finally, PA 230 runs to the west of Elizabethtown, connecting with Middletown to the northwest.**

## **ECONOMY**

**The economy of Lancaster County is considered diversified, providing stability from extreme swings in the national economy during periods of inflation and recession. Several main sources of income include manufacturing, agriculture, tourism, retail and wholesale trades. Notably, Lancaster County is the top agricultural county and leading non-irrigated county in the United States in the value of goods produced. The County's highways, railways and air services provide for the efficient movement of goods to East Coast markets and Mid-Atlantic seaports. Over 110 million people live within a 500-mile radius of the county, representing half of all U.S. personal buying power. Lancaster County's industrial community has grown steadily since World War I. As of 1993, there were more than 70,000 employed in Lancaster County industries. In the past decade, over 130 new manufacturers and distributors have been added to the Lancaster communities. Factors attributing to the County's healthy industrial employment growth rate are the broad diversification of industrial operations and the large number of small plants that prevents economic dominion by few companies.**

**Industrial diversification in the county has continued throughout its 250-year history. According to the Lancaster Chamber of Commerce & Industry, all twenty Standard Industrial Classifications (S.I.C.) are represented within the county. The top employers in Lancaster County are Armstrong World Industries, Lancaster General Hospital, R. R. Donnelley & Sons, County of Lancaster, New Holland of North America, High Industries, Inc., First Union, School District of Lancaster, Anvil International, Tyson Foods and Yellow Freight Systems.**

**The county's preliminary seasonally unadjusted unemployment rate for August 2000 was 2.4%, compared with 3.9% for Pennsylvania and 4.0% in the nation. According to the U.S. Bureau of the Census, personal income in Lancaster County increased at an average annual rate of 3% over the decade of the 1980's, after adjustment for inflation. This compares to Pennsylvania's 1.6% increase and the nation's 2.8% increase.**

Farming has historically been the foundation of the local economy. More land area is devoted to farming in Lancaster County than in any other county in the state. The county ranks first in the state and eleventh in the nation in total value of agricultural production.

### **GEOLOGY**

A topographical sketch of the county indicates a gently undulating plain southeast of the northern Appalachians in a region attached to the Piedmont Province. The area of the county is less than 600 feet in elevation, except in sparse sections where underlying rocks are extremely resistive to the erosion process. Elevations in the county range from 100 to 1200 feet above sea level. The underlying strata include limestone, shale and sand stone.

### **POPULATION**

The 2000 population was as follows:

	<b>PERSONS</b>
<b>Columbia Borough</b>	<b>10,311</b>
<b>Lancaster County</b>	<b>470,658</b>

Lancaster County is one of the fastest growing counties in Pennsylvania, the only county to experience double-digit growth in the last decade. Population estimates for the County indicates that there was a 10.8% increase between 1990 and 2000 compared with Pennsylvania's 3.2% increase and the nation's 12.8% increase during the same period.

## **EDUCATION**

**The County includes sixteen independent public school districts, each providing excellent educational programs. Additionally, there are a variety of private schools located in the area. Three vocational schools are located within the County, providing opportunities for those interested in working in the trades or pursuing a technical education. Notably, Lancaster schools incurred a total of \$377,805,860 in expenditures for education during the 1992-1993 school year.**

**Private schools include Lancaster Catholic High School, Lancaster Christian School, Lancaster Country Day School, Lancaster Mennonite High School, Living Word Academy, Susquehanna Waldorf School and Linden Hall School for Girls.**

**On the collegiate level, Lancaster offers an excellent choice of institutions of higher education. Franklin and Marshall College, Millersville University, Elizabethtown College and Lancaster Bible College all have a long-standing place in the community. Outside the County, Lebanon Valley College, Dickinson College, Harrisburg Area Community College, Pennsylvania State University at Harrisburg, Dickinson School of Law, Widener University School of Law and a branch campus of Temple University are easily accessible from the subject property.**

## **CLIMATE**

**The climate of Lancaster County is classified "humid continental," with a dependable precipitation and a relatively long growing season. Winds affecting the County usually originate in the west and the County normally experiences mild winters and warm summers.**

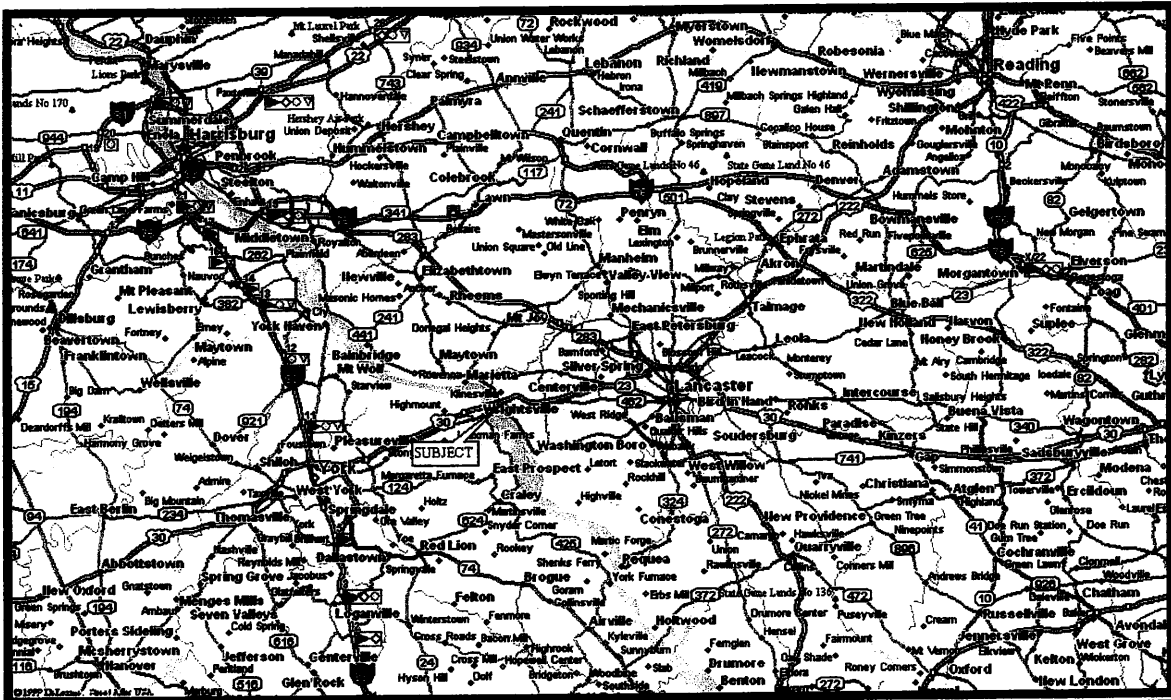
## **HEALTH CARE**

**Lancaster County is fortunate to have some of the finest health care facilities and professional staff serving local communities and surrounding areas. Specifically, the City of Lancaster contains three reputable, full care hospitals: Lancaster General, St. Joseph Hospital and the Community Hospital. Outside Lancaster City, local communities are serviced by the Ephrata Community Hospital and the Hershey Medical Center is close by. The Medical Center is involved in a joint effort with Penn State University.**

**The County and other surrounding areas also are home to a variety of general and specialized clinics.**

**In conclusion, the area surrounding the subject property has experienced dynamic population growth, sparked by economic development during recent years. Present economic indicators support a continuation of this trend.**

## REGIONAL MAP



### **NEIGHBORHOOD DESCRIPTION**

The subject property is located in Columbia Borough on the east side of North Third Street and the north side of Linden Street. Third Street is an exit off Route 30. The subject is approximately 5 blocks north of the Downtown Commercial District of Columbia Borough. The municipality is bordered by West Hempfield Township to the east and north, Manor Township to the south and the Susquehanna River to the west. The immediate area surrounding the subject is a blend of residential, commercial and older industrial property uses. The area is mature and is considered substantially developed with varying styles and types of construction. The area is complimented by amenities typically associated with older manufacturing/industrial towns. Local shopping is convenient and centered in and around the downtown business district. Major regional shopping is located to the north in Harrisburg, east towards Lancaster City and west towards York. The subject has easy access to Routes 30, 441 and 462. Red Rose Transit Authority provides public transportation. The subject is located in a good area for commercial usage.

### **SITE DESCRIPTION**

The subject is located on a single parcel (#110-26157-0-000) of approximately 2.1 acres on the east side of North Third Street. The site is irregular in shape and has approximately 188 feet of road frontage on North Third Street and 278 feet of road frontage on Linden Street. There is currently a 3 story brick shell, which is the remains of a factory, located on the north side of the site. Public water, sewer, gas, electric and telephone are available but are currently not utilized on the site. Access to the lot is from Linden Street. There appears to be no adverse influences, easements or encroachments visible at the property and at the time of inspection, no known adverse environmental conditions were evident on the subject's site or in the immediate vicinity of the subject. The subject's site appears to have adequate size, shape, location and topography for commercial or residential use.

## **ZONING**

**The subject is located in a Highway Commercial District of Columbia Borough. The Highway Commercial District provides for a wide range of commercial uses along the Route 462 corridor. The zoning ordinance and map of Columbia Borough has been included in the Addenda Section of this report.**

**There are two other issues that have a positive impact on the potential marketability of this property. First, the property is eligible for the Historic Tax Credit which applies to buildings on the National Registry of Historic Places. This is available if certain conditions are met, which include; substantive rehabilitation, income producing property, retention of the property for 5 years after work is completed, and compliance with the Secretary of Interiors guidelines for rehabilitation. This property has the potential of meeting these conditions and therefore should not be razed. The building has had a structural inspection performed and was found to be structurally sound, but in deteriorating condition, so work should begin as soon as possible.**

**Second, Columbia Borough is a designated Keystone Opportunity Zone. This provides real estate tax, personal property tax and earned income tax abatements on the local, county and state levels for 10 years. While it is difficult to translate these to incentives into a value, it is obvious that this would be a tremendous asset to an investor considering this property. There is no sufficient market data to convert these incentives to a dollar value for this appraisal, but it is the opinion of this appraiser that these two incentives would make the property more desirable than a competing property that lacked these programs. In conclusion, this appraiser feels that the improvements (or part of them) should be saved, demolition costs should not be deducted from the final value, and the marketability of the property is enhanced by the economic incentives available to an investor.**

## **FLOOD PLAIN**

**There is a small area of the subject located in the 500 year flood zone as shown according to the flood map. There are not many restrictions in the 500 year flood plain, therefore the minimal portions of the lot that are in the flood plains have no negative impact on the value of the subject property. The Columbia Borough flood map panel number is 420543-00001B and is effective January 6, 1982. A copy of the flood map has been included in the Addenda Section of this report.**



## **HIGHEST AND BEST USE**

The third edition of The Dictionary of Real Estate Appraisal published by the Appraisal Institute, defines “Highest and Best Use” as:

**“The reasonably probable and legal use of vacant land or an improved property, which is physically possible, appropriately supported, financially feasible and that results in the highest value. The four criteria that the highest and best use must meet are legal permissibility, physical possibility, financial feasibility and maximum profitability.”**

It further defines “Highest and Best Use of Land or a Site as though Vacant” as:

**“Among all reasonable, alternative uses, the use that yields the highest present land value, after payments are made for labor, capital and coordination. The use of a property based on the assumption that the parcel of land is vacant or can be made vacant by demolishing improvements.”**

and “Highest and Best Use of Property as Improved” as:

**“The use that should be made of a property as it exists. An existing property should be renovated or retained as is, so long as it continues to contribute to the total market value of the property or until the return from a new improvement would more than offset the cost of demolishing the existing building and constructing a new one.”**

The subject property meets the highest and best use criteria as follows:

- |                               |  |
|-------------------------------|--|
| <b>Legal Permissibility -</b> | <b>The subject occupancy is in compliance with local zoning rules and other municipal county, state or federal regulations. Nonetheless, (where applicable) the subject property may continue as a “Non-conforming” use.</b> |
| <b>Physical Possibility -</b> | <b>The layout of the land and situation of the improvements support the present uses of the subject property. If vacant, the land must be physically adaptable to the proposed use.</b>                                      |

**\*\* Continued on Next Page \*\***

## **HIGHEST AND BEST USE (Continued)**

- Financial Feasibility -** The use must be probable and not speculative. There must be an economic, social or market demand for the existing or proposed use. Based on the financial climate, the present uses of the subject property should provide a reasonable financial return to the property owner.
- Maximum Profitability -** There must be a profitable demand for such use and it must return the highest net return for the longest period of time. The occupants of the surrounding area profitably demand the continuation of the subject property under its present uses. A conversion of the property's use may diminish the property's ability to serve the needs of the surrounding area and accordingly, the profitability of the subject property.

Additionally, to render a sound estimate of the property's highest and best use, the appraiser, in all cases, must consider the location and physical characteristics of the subject site, condition and probable economic life of existing improvements, character of the neighborhood and zoning ordinances in light of the basic economic principles of real property valuation.

The highest and best use of the site as vacant may be different than the highest and best use of the improved site. This is most likely to occur for older properties, where market conditions and neighborhood changes have been significant since the period when originally constructed.

In summary, the subject property is appraised with full knowledge of its potential use. The highest and best use of the subject would be a commercial use that is a permitted use in the Highway Commercial district. This would include an investor taking full advantage of the historic tax credit available and realizing the additional tax benefits of the Keystone Opportunity Zone (KOZ). (See Zoning for discussion and analysis)

## **MARKETING TIME**

The subject property is in a desirable location. The market indicates that other commercial buildings have been selling in 9 to 12 months. Based on the history of the market and the factors relevant to the subject, 9 to 12 months would be a reasonable time frame to sell the property.

## **VALUATION SECTION**

## **APPRAISAL PROCESS**

**Typically, three approaches to valuing a property are considered in preparing an appraisal. Specifically, these methods include the:**

- 1. Sales Comparison Approach**
- 2. Cost Approach**
- 3. Income Approach**

**All three approaches to value are considered in the appraisal process, however, depending on the subject, one or more of the approaches may not be applicable.**

**The following pages include a comprehensive description of each of the above referenced valuation methods as well as calculations necessary (where applicable) in determining a respective indicated value of the subject property.**

## **SALES COMPARISON APPROACH**

**The typical activities of buyers and sellers in the market place are reflected in the sales comparison approach to value. Although individual sales may deviate from the norm, a sufficient number of transactions generally produce a pattern for which a “common denominator”, based on per square foot building values or other per unit values, is calculated. The resulting pattern provides a good indication of market value.**

**The potential market determines the scope of the applicable research. The similarities and differences between the subject and a comparable property are analyzed and adjusted, and the adjustments are combined among all of the comparable.**

**The elements of comparison for this approach include:**

- 1. Financing terms**
- 2. Condition of sale**
- 3. Market conditions (time)**
- 4. Location**
- 5. Physical characteristics**
- 6. Income characteristics**

**In applying the sales comparison approach, various appraisal principles are utilized ensuring that all relevant issues have been included in the analysis. These principles of primary importance are supply and demand, balance, substitution and externalities. The sales comparison approach is best when similar type properties in the area are being sold on a regular basis. Although there are some improvements on the site it does not impact the value and the subject was evaluated based on sales of commercially zoned vacant land.**

### COMPARABLE SALES SUMMARIES

1.

<b>Identification:</b>	<b>Parcel No.</b>
<b>Location:</b>	<b>North Front Street, Columbia, PA</b>
<b>Municipality:</b>	<b>Columbia Borough</b>
<b>Zoning:</b>	<b>Riverfront Commercial</b>
<b>Lot Size:</b>	<b>1.83 acres</b>
<b>Date of Sale:</b>	<b>2/20/2004</b>
<b>Sales Price:</b>	<b>\$ 600,000</b>
<b>Comments:</b>	<b>Similar size lot with public water and sewer available in an inferior location.</b>

2.

<b>Identification:</b>	<b>Parcel No.</b>
<b>Location:</b>	<b>4010-4014 Columbia Avenue, Columbia, PA</b>
<b>Municipality:</b>	<b>West Hempfield Township</b>
<b>Zoning:</b>	<b>C-2, Commercial</b>
<b>Lot Size;</b>	<b>2.80 acres</b>
<b>Date of Sale:</b>	<b>11/19/2001</b>
<b>Sales Price:</b>	<b>\$ 863,000</b>
<b>Comments:</b>	<b>Similar size lot with public water and sewer available in a similar location.</b>

3.

<b>Identification:</b>	<b>MLS#48065</b>
<b>Location:</b>	<b>Lot 3, Doe Run Road, Manheim, PA</b>
<b>Municipality:</b>	<b>Penn Township</b>
<b>Zoning:</b>	<b>Community Commercial</b>
<b>Lot Size:</b>	<b>1.05 acres</b>
<b>Date of Sale:</b>	<b>10/3/2001</b>
<b>Sales Price:</b>	<b>\$ 260,000</b>
<b>Comments:</b>	<b>Smaller size with public water and sewer available in a similar location.</b>

4.

<b>Identification:</b>	<b>MLS#47970</b>
<b>Location:</b>	<b>Willow Street, Willow Street, PA</b>
<b>Municipality:</b>	<b>West Lampeter Township</b>
<b>Zoning:</b>	<b>R-2, Residential</b>
<b>Lot Size:</b>	<b>2.7 acres</b>
<b>Date of Sale:</b>	<b>1/5/2001</b>
<b>Sales Price:</b>	<b>\$ 195,000</b>
<b>Comments:</b>	<b>Similar size lot with public water and sewer in an inferior location.</b>

5.

<b>Identification:</b>	<b>MLS#47930</b>
<b>Location:</b>	<b>299 Stony Battery Road, Mountville, PA</b>
<b>Municipality:</b>	<b>West Hempfield Township</b>
<b>Zoning:</b>	<b>General Industrial</b>
<b>Lot Size:</b>	<b>5.3 acres</b>
<b>Date of Sale:</b>	<b>9/29/2000</b>
<b>Sales Price:</b>	<b>\$ 442,850</b>
<b>Comments:</b>	<b>Larger lot with public water and sewer in an inferior location.</b>



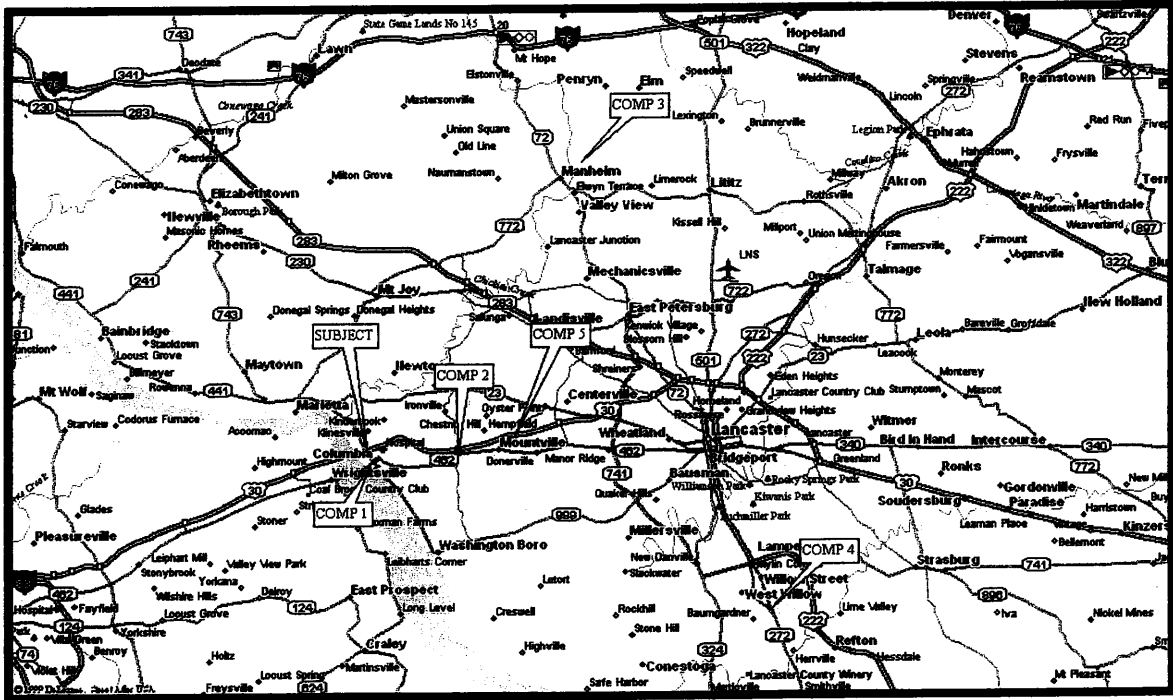
**SALES COMPARISON GRID – COMMERCIAL PROPERTIES**

<b>SALE</b>	<b>1</b>	<b>2</b>	<b>3</b>	<b>4</b>	<b>5</b>
<b>DATE OF SALE:</b>	2/20/04	11/19/01	10/3/01	1/5/01	9/29/00
<b>SALES PRICE:</b>	\$600,000	\$863,000	\$260,000	\$195,000	\$442,850
<b>LOT SIZE:</b>	1.83	2.46	1.0	2.7	5.3
<b>PER ACRE VALUE:</b>	\$327,868	\$308,214	\$260,000	\$72,222	\$83,086
<b>ADJUSTMENTS</b>					
<b>LOCATION:</b>	\$ 65,573			\$7,222	\$ 8,308
<b>ZONING:</b>				\$ 14,444	
<b>ADJUSTED VALUE:</b>	\$ 393,441	\$ 308,214	\$ 260,000	\$ 93,888	\$ 91,394
	X 30%	X 30%	X 20%	X 10%	X 10%
<b>WEIGHTED VALUE:</b>	\$ 118,032	\$ 92,464	\$ 52,000	\$ 9,388	\$ 9,139

**CONCLUSION:** An effort was made to find similarly zoned and size vacant land sales. Comparable sale 1 was adjusted 20% for its inferior location and comparable sale 4 and 5 were adjusted 10% for their inferior locations. Comparable sale 4 was adjusted 20% for its residential zoning. The comparable sales have an adjusted value ranging from \$91,394 to \$393,441. The adjusted per acre values of the five comparable sales were weighted as shown above for a final value of \$281,023 which was then applied to the subject.  $\$ 281,023 \times 2.1 = \$ 590,148$ .

**The value of the subject using the Sales Comparison Approach is  
\$ 590,100(rounded)**

## COMPARABLE MAP



## **COST APPROACH**

The principle of substitution underlies the theory of the cost approach. This principle states that a prudent purchaser would pay no more for real property than the cost of acquiring an equally desirable substitute on the open market. The principle of substitution presumes that the purchaser will consider the alternatives available to him that he will act rationally or prudently on the basis of this information about those alternatives, and that time is not a significant factor.

Substitution may assume the form of the purchase of an existing property, with the same utility, or of acquiring an investment, which will produce an income stream of the same size, with the same risk as that involved in the property in question.

As a result, the land value plus the reproduction cost of a new building generally establishes the upper limit to value. However, in order that the cost approach to value can be derived and can be equitably compared with the other approaches to value, adjustments for accrued depreciation from all causes is deducted from the reproduction cost, including:

<b><u>Physical Deterioration:</u></b>	<b>Physical wearing out of the property.</b>
<b><u>Functional Obsolescence:</u></b>	<b>Lack of desirability in terms of layout, style, and design, as compared to that of a new property, serving the same function.</b>
<b><u>External Obsolescence:</u></b>	<b>Loss of value from causes outside the property itself.</b>

Although there are some improvements on the site it does not impact the value and for the purposes of this appraisal we considered the subject as vacant land therefore; the Cost Approach is not applicable.

## **INCOME APPROACH**

**The Income Approach to value is based upon the premise that value is reflected by the present worth of a future net income stream. When the subject is an income producing property, we utilize the income stream from the property. The net operating income is determined by subtracting a vacancy amount and applicable expenses from effective gross income. A capitalization rate is developed by weighing current variable mortgage and equity requirements by the band of investment method. The subject was evaluated for its potential income. A projection can be made as if the subject were to be utilized as an income producing property. A typical investor would want to evaluate the subject from the aspect of what the return on the investment would be.**

**The subject is vacant land; therefore the Income Approach is not applicable.**

## **FINAL RECONCILIATION OF VALUE**

**SALES COMPARISON APPROACH:** The value estimate by this approach frequently is defined as the price, which a willing seller will sell, and a willing buyer will buy, neither being under any abnormal pressure. The application of this approach produces an estimate of value of a property by comparing it with similar properties of the same type and class, which have been sold recently or are currently offered for sale in the same and competing areas. **\$ 590,100**

**COST APPROACH:** The cost approach to value considers the value of the subject land as if it is vacant, to this figure is then added the depreciated replacement cost of the improvements on the property. The first step in this approach is to estimate bare land value. The next step is to estimate the replacement cost of the subject improvements. Depreciation is determined and estimated and then deducted from the cost of net to arrive at a depreciated accrued depreciation value. To this figure the value of the land as if unimproved is then added. **NOT APPLICABLE**

**INCOME APPROACH:** This approach deals with the present worth and future potential benefits of the property. This is generally measured by the net income, which a fully informed person is warranted in assuming the property will produce during the remaining useful life. After comparison with investments of similar type and class, the net income is capitalized into a value estimate. **NOT APPLICABLE**

**The subject is fundamentally vacant land and the only applicable approach is the Sales Comparison approach, therefore the value of the subject property is \$590,100.**

Signed,



**Robert W. Heiserman, Jr.  
State Certified General Appraiser  
Certificate Number: GA 001130-L**



**Patricia Shinkosky  
Assistant to the Certified General Appraiser**

## **CERTIFICATION STATEMENT**

**We certify that to the best of our knowledge and belief:**

- **We have personally inspected the subject property and no matters affecting the value have been knowingly withheld or omitted.**
- **We have no present or prospective interest in the real estate that is the subject of this appraisal report and we have neither personal interest nor bias with respect to the parties involved.**
- **The employment to make this appraisal and the fee amount is not contingent upon the reporting of a predetermined value or direction in value that favors the cause of the client(s), the amount of the value estimate, the attainment of a stipulated result, or the occurrence of a subsequent event.**
- **To the best of our knowledge and belief, the statements of fact contained in this appraisal report, upon which the analyses, opinions and conclusions expressed herein are based, are true and correct.**
- **The report analyses, opinions and conclusions are limited only by the reported assumptions and limiting conditions contained in this report, and is our personal, unbiased professional analyses, opinions and conclusions.**
- **To the best of our knowledge and belief, the reported analyses, opinions and conclusions were developed and this report has been prepared in conformity with the Code of Professional Ethics and the Uniform Standards of Professional Appraisal Practice.**
- **As of the date of this report, the Appraiser has completed requirements of the continuing education program of the State of Pennsylvania.**
- **The value estimate is based upon appropriate research and applicable appraisal techniques. In that by its nature, the appraisal of real estate is not an exact science; the end product is an opinion with which other may differ. The final estimate of value is not guaranteed and no warranty is implied or intended.**

- No one provided significant professional assistance to the individuals signing this report, unless noted otherwise herein this report.

We further certify that we are competent to perform the appraisal, which is the subject of this report. Based upon the information contained in this report and subject to all of the assumptions and limiting conditions that are cited within this report, as of January 26, 2005, the effective date of valuation, the Market Value of the subject property is \$590,100.

Signed,



**Robert W. Heiserman, Jr.**  
State Certified General Appraiser  
Certificate Number: GA 001130-L



**Patricia Shinkosky**  
Assistant to the Certified General Appraiser

### **STATEMENT OF LIMITING CONDITIONS**

**This appraisal is to be used in whole and not in part. No part of it shall be used in conjunction with any other appraisal.**

**Possession of this report or a copy thereof does not carry with it the rights of publication. It may not be used for any purposes by anyone but the client, without the previous written consent of the Appraiser or the client; and in any event, only with proper qualification.**

**This appraisal report has been performed for the previously named client. With written approval, the appraiser(s) will be glad to provide consulting services with others for a pre-arranged consulting fee, to be paid at the time of consultation.**

**Neither all nor any part of the contents of this report shall be conveyed to the public through advertising, public relations, news sales, or other media, without the written consent and approval of the author, particularly as to valuation conclusions, the identity of the Appraiser or firm with which he is connected, or any reference to the Appraisal Institute.**

**No responsibility is assumed by the Appraiser for matters, which are of legal nature, nor is any opinion of the title rendered herewith. Good title is assumed. It has also been assumed that the property will be efficiently managed and properly maintained.**

**This property has been appraised as though free and clear of all liens and encumbrances except as may be noted herein. It is also assumed there are no encroachments, zoning violations, or restrictions that would affect the subject property unless duly noted in the contents of this report.**

**The current (as of the date of appraisal) purchasing power of the dollar is the basis for the value estimates. No extreme fluctuation in economic cycles is anticipated.**

**Information, estimates and opinions contained in this report that were obtained from sources outside the office are considered reliable; however, no responsibility for accuracy is assumed.**

**If required by governmental authorities, it is assumed that any environmental impact statement prepared for the subject property will be favorable. Different conclusions from those expressed herein would otherwise result.**

**\*\*Continued on Next Page\*\***



**It is assumed that there are no hidden or un-apparent conditions of the property, (whether environmental or otherwise) subsoil or structures (unless previously addressed in this report) which would render it more or less valuable. No responsibility is assumed for such conditions or for engineering or testing which may be required to discover them.**

**It is assumed that all required licenses, consents, or other legislative or administrative authority from any local, state or national governmental or private entity or organization have been or can be obtained or renewed for any use, on which the value estimate contained in this report is based. (unless noted to the contrary)**

**Unless otherwise stated herein, the value estimate assumes that ure-formaldehyde foam insulation or other hazardous building materials were never present in the subject property. In the event that any such harmful materials, and/or their residue would be present, the value estimate contained herein may be subject to revisions.**

**The reported analyses, opinions and conclusions are limited only by the reported assumptions and limiting conditions contained in the report and is my personal, unbiased, professional analyses, opinions and conclusions. No one other than persons specifically identified within the report provided significant assistance in preparing the report.**

**The Appraiser's compensation is not contingent upon the reporting of a predetermined value or direction in value that favors the cause of the client, the amount of the value estimate, the attainment of a stipulated result or the occurrence of a subsequent event.**

**The value estimate is based upon appropriate research and applicable appraisal techniques. In that by its nature, the appraisal of real estate is not an exact science; the end product is an opinion with which others may differ. The final estimate of value is not guaranteed, and no warranty is implied or intended.**

**The Appraiser(s) herein, by reason of this report, is not required to give testimony in court with reference to the property appraised, unless previous arrangements have been made.**

**\*\*Continued on Next Page\*\***

**The value estimates contained in this report are subject to these and any other assumptions set forth in the body of this report, but which may have been omitted herein.**

**The appraisal covers the property as described in this report and the areas and dimensions as shown herein are assumed to be correct. The Appraiser has made no survey of the property and assumes no responsibility in connection with such matters. Any sketch or identified drawings or surveys of this property included in this report is only for the purpose of assisting the reader in visualizing the property.**

**The property inspection by the Appraiser(s) is for valuation purposes only. The appraiser is not qualified as a structural inspector and no warranty nor representation concerning the condition or structural soundness of the building or any of its component parts is intended or implied.**

**The Americans with Disabilities Act (ADA) became effective January 26, 1992. The Appraiser(s) has not made a specific compliance survey and analysis of this property to determine whether or not it is in conformity with the various detailed requirements of the ADA, nor is he qualified to do so. It is possible that a compliance survey of the property together with a detailed analysis of the ADA could reveal that the property is not in compliance with one of more of the requirements of the Act. If so, this could have a negative effect on the value of the property. Since the Appraiser has no direct evidence relating to this issue, he did not consider the possibility of a non-compliance with the ADA requirements in estimating the market value of the subject property.**

**The appraiser's duties pursuant to his employment to make the appraisal are completed upon delivery and acceptance of the appraisal report. All conclusions set forth in the appraisal report were prepared by the appraiser whose signature appears on the appraisal report. No change of any item in the appraisal report shall be made by anyone other than the appraiser and the appraiser shall have not responsibility for any such unauthorized change.**

**Any distribution of the valuation in this report between land and improvements applies only under the existing program of utilization. The separate valuation for land and building must not be used in conjunction with any other appraisal and is invalid is so used.**

**Acceptance of and/or use of this appraisal report constitutes acceptance of the foregoing assumptions and limiting conditions.**

## **ADDENDA SECTION**

982057883

**Warranty Deed**

OCT 2 - 1987

4274-C

Made the 14<sup>th</sup> day of September  
Nineteen hundred and eighty-seven (1987)

13.50  
LB

**Between** LANCASTER INDUSTRIAL DEVELOPMENT AUTHORITY, a body Politic and Corporate existing under the laws of the Commonwealth of Pennsylvania, and LOEW'S THEATRES, INC., now by amendment of its Certificate and Articles of Incorporation, LORILLARD, INC., a New York Corporation qualified to do business in Pennsylvania (hereinafter called GRANTORS), parties of the First Part;

A

N

D

TAXES	
Pa.	4,750.00
Local	Columbia Bros
Local	4,750.00

VINCENT J. GIFFUNI, Married Man, of New York, New York (hereinafter called GRANTEE), party of the Second Part;

**Witnesseth,** That in consideration of FOUR HUNDRED SEVENTY-FIVE THOUSAND

and 00/100-----(\$475,000.00)----- Dollars,  
in hand paid, the receipt whereof is hereby acknowledged, the said grantors do hereby grant and convey to the said grantee, his heirs and assigns,

**All** THAT CERTAIN lot or tract of land situate in the Borough of Columbia, County of Lancaster and Commonwealth of Pennsylvania, as shown on Drawing No. 12-87, dated June 11, 1980, and revised August 24, 1987, by LeCates Engineers, Inc., being more fully bounded and described as follows, to wit:

BEGINNING at a point by intersecting the Eastern side of North Third Street, a sixty (60) feet wide street, with the Northern side of Linden Street, a sixty (60) feet wide street; thence along the Eastern side of North Third Street, North thirty-five degrees zero minutes West (N 35° 00' W), one hundred eighty-eight and nineteen hundredths (188.19) feet to a point; thence along property of Burger King by the following courses and distances: (1) North fifty-five degrees zero minutes East (N 55° 00' E), forty-four and twenty-nine hundredths (44.29) feet; (2) North twelve degrees twelve minutes West (N 12° 12' W), ten and fifty-five hundredths (10.55) feet; (3) North fifty-five degrees zero minutes East (N 55° 00' E), one hundred thirteen and thirty-eight hundredths (113.38) feet; (4)

North thirty degrees four minutes West (N 30° 04' W), forty-one and sixty-four hundredths (41.64) feet; (5) North fifty-five degrees zero minutes East (N 55° 00' E), eight and seventy-five hundredths (8.75) feet; (6) North sixty-nine degrees thirty-four minutes East (N 69° 34' E), thirty-four and forty-six hundredths (34.46) feet; (7) North sixty degrees forty-two minutes East (N 60° 42' E), nineteen and sixty-nine hundredths (19.69) feet; (8) North fifty-five degrees zero minutes East (N 55° 00' E), sixty-nine and eighty-one hundredths (69.81) feet; (9) North thirty-five degrees zero minutes West (N 35° 00' W), one hundred three and six hundredths (103.06) feet to a point; thence along the Southern right of way line of PennDOT Legislative Route 1069, Section 2 (U.S. Route 30), North eighty degrees fifty-five minutes eight seconds East (N 80° 55' 08" E), two hundred fourteen and seventy-six hundredths (214.76) feet to a point; thence along the Western right of way of Fourth Street (unopened), a sixty (60) feet wide right of way, South thirty-five degrees zero minutes East (S 35° 00' E), one hundred seventeen and ninety-five hundredths (117.95) feet to a point; thence along property of Vincent J. Giffuni, South fifty-five degrees zero minutes West (S 55° 00' W), two hundred twelve (212) feet to a point; thence along the same, South thirty-five degrees zero minutes East (S 35° 00' E), one hundred twenty (120) feet to a point; thence along the Northern side of the aforesaid Linden Street, South fifty-five degrees zero minutes West (S 55° 00' W), two hundred seventy-eight (278) feet to the place of BEGINNING.

CONTAINING 2.1198 Acres.

BEING THE SAME PREMISES which Jerome S. Kaufman, and Jessica S. Kaufman, by Deed dated July 31, 1980, and recorded in the Recorder of Deeds Office in and for the County of Lancaster, Pennsylvania, granted and conveyed unto Lancaster Industrial Development Authority, one of the Grantors herein in Deed Book O, Volume 80, Page 377.

AND THE SAID Lancaster Industrial Development Authority entered into an Installment Sale Agreement to convey the premises to Loew's Theatres, Inc., now by amendment of its Certificate and Articles of Incorporation, Lorillard, Inc., one of the Grantors herein. Said Installment Sales Agreement is recorded in the Office of the Recorder of Deeds in and for the County of Lancaster, Pennsylvania, in Deed Book O, Volume 80, Page 384.

THIS DEED IS BEING EXECUTED BY JOHN G. MALINO, as Attorney-in-Fact for LORILLARD, INC., pursuant to a Power of Attorney dated August 25, 1987, and intended for immediate recording in the Recorder's Office aforesaid herewith.

And the said grantor do hereby ~~execute~~ **SPECIALLY** the property hereby conveyed,

COMMONWEALTH OF PENNSYLVANIA  
DEPARTMENT OF REVENUE

REALTY  
TRANSFER OCT-2-87  
TAX



900.00

COMMONWEALTH OF PENNSYLVANIA  
DEPARTMENT OF REVENUE

REALTY  
TRANSFER OCT-2-87  
TAX



900.00

In Witness Whereof, said grantors have hereunto set their hand and seal the day and year first above written.

Signed, Sealed and Delivered  
In the Presence of

REGISTERED

OCT-2-1987

BOROUGH OF COLUMBIA  
LANCASTER COUNTY, PA.  
COMMONWEALTH NOTARY CLERK

LANCASTER INDUSTRIAL  
DEVELOPMENT AUTHORITY

BY: [Signature] CHAIRMAN

LORILLARD, INC.

BY: [Signature] John G. Malino

Commonwealth of Pennsylvania

County of

LANCASTER

On this, the 14th day of September, 1987, before me Jane D. Spangler

The undersigned officer, personally appeared C.E. Ireland, who acknowledged himself to be the Chairman of Lancaster Industrial Development Authority, and that he as such Officer, being authorized to do so, executed the within instrument for the purposes therein contained by signing the name of the Authority by himself as such Officer.

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

COMMONWEALTH OF PENNSYLVANIA  
DEPARTMENT OF REVENUE

REALTY  
TRANSFER OCT-2-87  
TAX



900.00

MY COMMISSION EXPIRES  
[Signature]  
[Signature]  
[Signature]  
[Signature]

COMMONWEALTH OF PENNSYLVANIA  
DEPARTMENT OF REVENUE

REALTY  
TRANSFER OCT-2-87  
TAX



900.00

[Signature]  
NOTARY PUBLIC

I Herby Certify, that the precise address of the grantee herein is

353 East 83rd Street  
New York, NY 10028

[Signature]  
ATTORNEY FOR GRANTEE

COMMONWEALTH OF PENNSYLVANIA

COUNTY OF LANCASTER

}  
} SS:  
}

ON THIS, the 14th day of September, 1987, before me, a Notary Public, in and for the Commonwealth of Pennsylvania, the undersigned officer, personally appeared JOHN G. MALINO, known to me (or satisfactorily proven) to be the person named in the foregoing instrument as Attorney-in-Fact for LORILLARD, INC., a corporation, to acknowledge said instrument in its name and for its corporate act and deed, and acknowledged that he executed the same as the act of his principal for the purposes therein contained.

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

*Danwe E. GEAR*

NOTARY PUBLIC

MY COMMISSION EXPIRES:

DANWE E. GEAR, Notary Public  
Columbia Boro, Lancaster County  
My Commission Expires Oct. 29, 1990

DO NOT PUBLISH



LANCASTER INDUSTRIAL  
DEVELOPMENT AUTHORITY  
and LORILLARD, INC.

TO

VINCENT J. GIFFONI

Dated, September 14, 19 87

PREMISES:

501-503 North 3rd Street  
Columbia Borough  
Lancaster County  
Pennsylvania

M A I L

NIKOLAUS, HOHENADEL, CHESTERS  
& UMBENHAUER  
327 LOCUST STREET  
COLUMBIA, PA. 17512

OCT 2-1987

Recorded in Lancaster Co., Pa

Bk. 2241 Pg. 586

Commonwealth of Pennsylvania

County of



*Ann J. Bunsen*

Recorder of Deeds

Recorded on this

day of

19 87

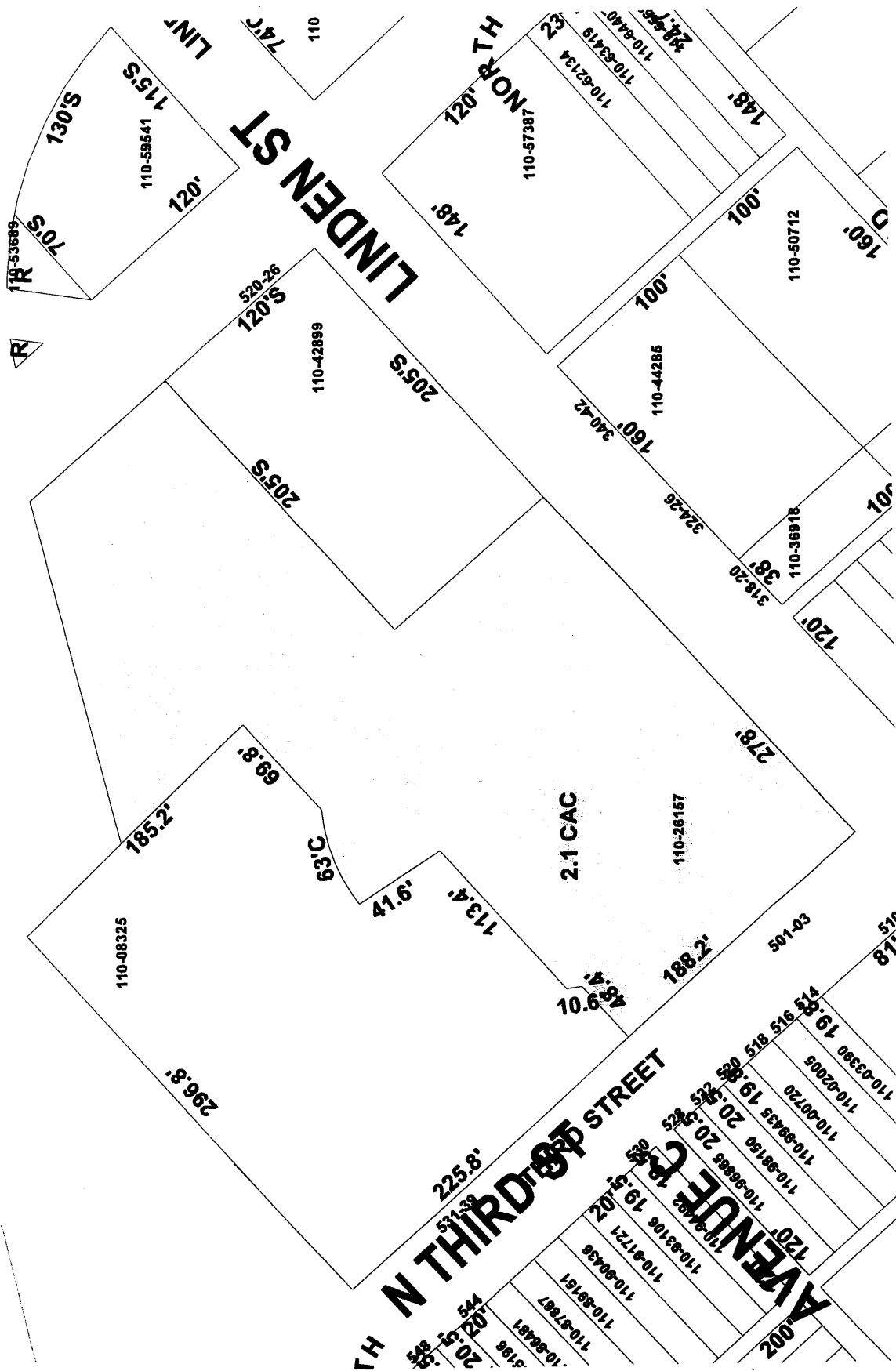
in the Recorder's Office of said County

in DEED Book 2241 Vol. 586 PAGE

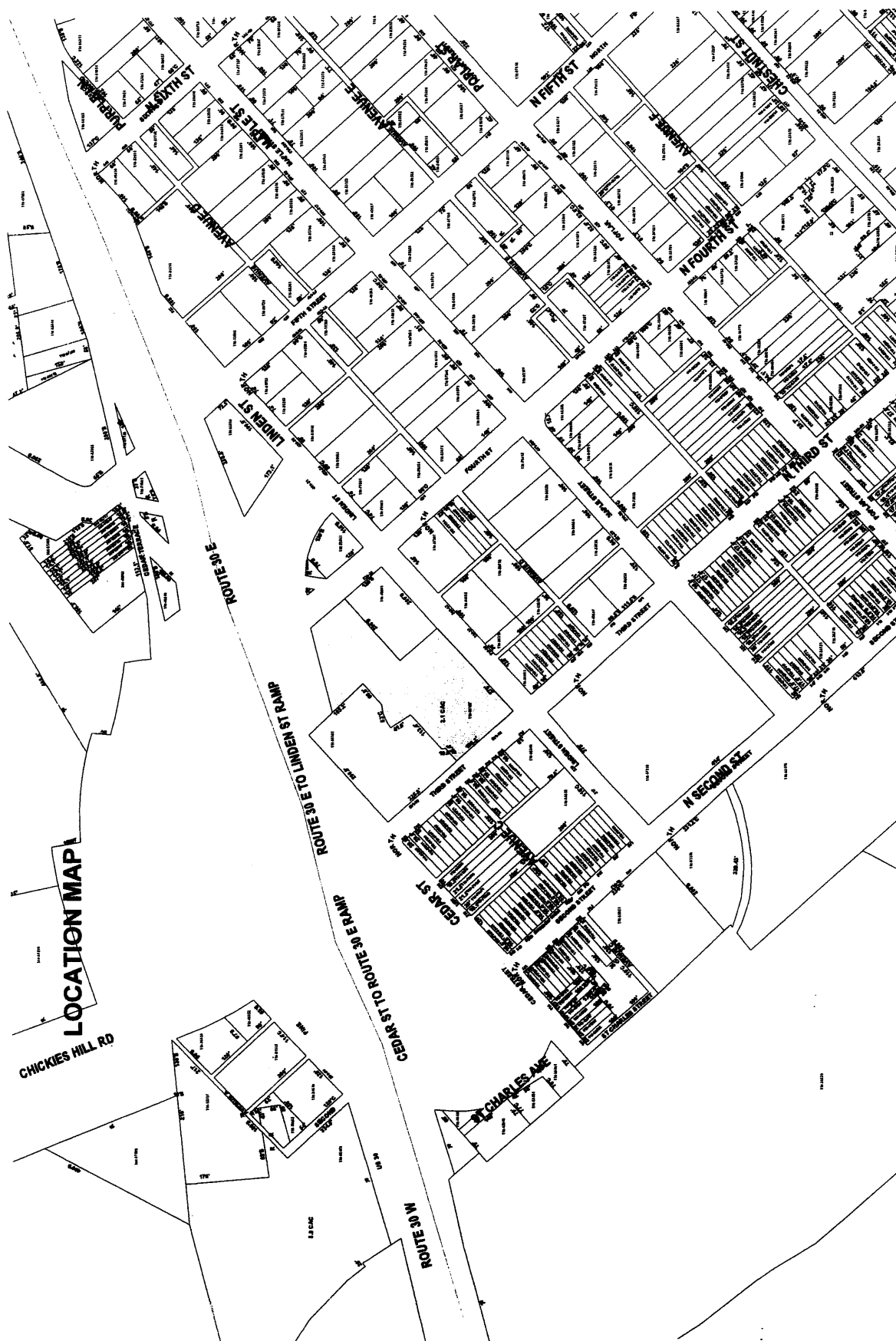
Given under my hand and seal of the said office  
the date above written

2241 589

RECORDED









ZONING MAP

Subject

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# **ZONING ORDINANCE**

## **BOROUGH OF**

## **COLUMBIA**

---

**LANCASTER COUNTY, PENNSYLVANIA**

**Ordinance No. 675**

**As Adopted by the Borough Council  
of the Borough of Columbia on August 23, 1999.**

**This Ordinance was prepared under the  
direction of the Columbia Borough Zoning Revision Committee.**

**Community Planning and Zoning Consultant**

**Urban Research and Development Corporation  
Bethlehem, Pennsylvania**

## 2. PRIMARILY NON-RESIDENTIAL DISTRICTS

TYPES OF USES (See definitions in Article 2)	ZONING DISTRICTS							
	INSR	DC & NC**	MDRB	LB	CR	HC	RC	LI & GI
<b>a. RESIDENTIAL USES</b>								
Single Family Detached Dwelling (Manufactured/mobile home shall meet the additional requirements of Section 402, but shall not be permitted within the Historic District)	P	P	P	N	N	P	P	N
Twin Dwelling, side-by-side, with each dwelling unit on its own lot	P	P	P	N	N	N	N	N
Rowhouse/Townhouse (S. 402)	P	P	P	N	N	N	N	N
Apartments (S. 402), which may include Conversion of an Existing Building into an Additional Number of Dwelling Units (S. 402)	N	P*inDC N in NC	N	N	N	N	N	N
* Provided that a permitted principal commercial use occupies the majority of the first floor fronting a public street.								
Boarding or Rooming House (S. 402)	N	N	N	N	N	SE	N	N
Retirement Community (S. 402)	SE	N	N	N	P	N	N	N
Group Home within a lawful existing dwelling unit (S.402), not including a Treatment Center	P	P	P	N	N	N	N	N
<b>b. COMMERCIAL USES</b>								
Adult Use (S. 402)	N	N	N	N	N	N	N	N in LI SE in GI
After Hours Club (Note - This use is generally prohibited by State Act 219 of 1990)	N	N	N	N	N	N	N	N
Airport	N	N	N	P	N	N	N	N
Auto Repair Garage or Service Station (S. 402)	N	N	N	N	N	P	N	N
Auto, Boat or Mobile/Manufactured Home Sales (S. 402)	N	N	N	N	N	P	N	N
Bakery	N	P	N	P	N	P	P	P
Bed and Breakfast Inn (S. 402)	N	P	P	P	P	P	P	P
Beverage Distributor, which may include retail and/or wholesale sales	N	P	N	P	N	P	N	P
Boat Marina, Boat Storage and Boat Repair	N	N	N	N	N	P	N	P
Campground (S. 402)	N	N	N	SE	SE	SE	N	N
Car Wash (S. 402)	N	N	N	SE	N	P	N	P

- P = Permitted by right (zoning decision by Zoning Officer)  
 SE = Special exception use (decision by Zoning Hearing Board)  
 N = Not Permitted  
 (S. 402) = See Additional Requirements in Section 402  
 (S. 403) = See Additional Requirements in Section 403  
 \*\* See Section 309 for additional requirements within the NC District.

TYPES OF USES (See definitions in Article 2)	ZONING DISTRICTS							
	INSR	DC & NC**	MDRB	LB	CR	HC	RC	LI & GI

**b. COMMERCIAL USES (Cont.)**

Communications Tower/Antennae, Commercial (S. 402)

- See Accessory antenna permitted by Section 402.A.10.a.

- Other, including a freestanding tower N N N SE SE N N SE

Conference Center N P N P P P P P

Construction Company or Trades- N P\* N P N P SE\* P

person's Headquarters (see also as Home Occupation)

\* Provided no outdoor storage of materials or equipment is visible from a public street or alley. Any parking of contractor's business trucks or equipment shall be off-street.

Crafts or Artisan's Studio SE P P P P P P P

(see also as Home Occupation in Section 403)

Custom Printing, Photocopying,

Faxing, Mailing or Courier Service N P P P P P P P

Exercise Club N P N P P P P P

Financial Institution (S. 402), provided N P N P P P P P

any drive-through service shall need special exception approval

Flea Market Auction House N SE N N N P P P

Funeral Home (S. 402) N SE SE P P P P P

Golf Course SE N N P P P P P

Greenhouse or Garden Center N P N P P P P P

Kennel (S. 402) N N N SE SE SE N SE

Laundromat N P N N N P P P

Laundry, Commercial or Industrial N N N P P P N P

Lumber Yard N N N P P P N P

Motel or Hotel (S. 402) N P N P P P P P

Office P P P P P P P P

Personal Services (includes tailoring, N P P P P P P P

custom dressmaking, haircutting/styling,

drycleaning, shoe repair and closely

similar uses) (See also Home Occupation)

Picnic Grove, Private N N N P P P P P

Recreation, Indoor (other than N P N P P P P P

Publicly-Owned Recreation) (S. 402)

(includes bowling alley, roller or ice skating,

batting practice and closely similar uses)

Recreation, Outdoor (other than N N N P P P P P

Publicly-Owned Recreation (including

miniature golf course, golf driving range,

amusement park, boating, fishing, and

closely similar uses)

P = Permitted by right (zoning decision by Zoning Officer)

SE = Special exception use (zoning decision by Zoning Hearing Board)

N = Not Permitted

(S. 402) = See Additional Requirements in Section 402

(S. 403) = See Additional Requirements in Section 403

\*\* See Section 309 for Additional Requirements within the NC district.

TYPES OF USES (See definitions in Article 2)	ZONING DISTRICTS							
	INSR	DC & NC**	MDRB	LB	CR	HC	RC	LI & GI
<b>b. COMMERCIAL USES (Cont.)</b>								
Repair Service, Household Appliance	N	P	P	P	P	P	P	P
Restaurant with drive-through service (S. 402)	N	N	N	N	N	P	N	N
Restaurant, without drive-through service	P	SE	P	P	P	P	P	
Retail Store (not including uses listed individually in this table)	N	P*	SE*	P***	SE	P	P*	N
* Limited to indoor sales and display, except for clearly accessory and customary activities, such as sidewalk sales. Any parking of delivery trucks in the DC district shall be off-street.								
Target Range (S. 402)	N	N	N	N	SE	N	N	N
Tavern which may include a State- licensed micro-brewery	N	P in DC N in NC	N	SE	SE	P	P	N
Theater, Indoor, other than an Adult Use	N	P	N	P	P	P	P	P
Trade/ Hobby School	P	P	N	P	P	P	P	P
Veterinarian Office (S. 402)	N	P	N	P	P	P	P	P
Wholesale Sales - see under Industrial Uses								
<b>c. INDUSTRIAL USES</b>								
Asphalt Plant	N	N	N	N	N	N	N	N in LI SE In GI
Building Supplies and Building Materials, Wholesale Sales of	N	N	N	N	P	P	N	P
Distribution as a principal use (other than Trucking Company Terminal)	N	N	N	N	N	N	N	P
Finishing of Previously Prepared Resin, Vinyl, Polymer or Rubber Products	N	N	N	P	N	N	N	P
Industrial Equipment Sales, Rental and Service, other than vehicles primarily intended to be operated on public streets	N	N	N	P	N	N	N	P
Junk - outdoor storage, display or processing of, other than within an approved junkyard or solid waste disposal area	N	N	N	N	N	N	N	N
Junk Yard (S. 402)	N	N	N	N	N	N	N	N in LI SE in GI
Liquid Fuel Storage, Bulk, for off- site distribution, other than: auto service station, routine propane sales as accessory to a retail sales use, pre-packaged sales, or fuel tanks for company vehicles	N	N	N	N	N	SE***	N	N in LI SE in GI

P = Permitted by right (zoning decision by Zoning Officer)

SE = Special exception use (zoning decision by Zoning Hearing Board) N = Not Permitted

(S. 402) = See Additional Requirements in Section 402 (S. 403) = See Additional Requirements in Section 403

\*\* See Section 309 for additional requirements within the NC district.

\*\*\* Within the LB District, no retail establishment shall exceed a total floor area of 100,000 square feet.

TYPES OF USES (See definitions in Article 2)	ZONING DISTRICTS							
	INSR	DC & NC**	MDRB	LB	CR	HC	RC	LI & GI
<b>c. INDUSTRIAL USES (Cont.)</b>								
Manufacture and/or bulk processing of the following, provided manufacturing occurs only indoors:								
- Apparel, Textiles, Shoes and Apparel Accessories (see also Crafts Studio)	N	SE	N	P	N	N	N	P
- Cement, Gypsum, Concrete or Plaster Products	N	N	N	N	N	N	N	P
- Ceramics Products (other than Crafts Studio)	N	N	N	P	N	N	N	P
- Chemicals, Bulk Manufacture or Bulk Storage of Highly Hazardous or Toxic Chemicals	N	N	N	N	N	N	N	N in LI SE in GI
- Chemical Products that are not highly hazardous or toxic	N	N	N	N	N	N	N	SE
- Electrical and Electronic Machines, Supplies and Equipment	N	N	N	P	N	N	N	P
- Fabricated Metal Products (Ammunition or Explosives)	N	N	N	SE	N	N	N	P
- Food and Beverage Products, at an industrial scale as opposed to a clearly retail scale (not including uses listed individually in this table)	N	N	N	P	N	SE	N	P
- Furniture and Wood Products (not including raw paper pulp)	N	N	N	P	N	P	N	P
- Glass and Glass Products (other than crafts studio)	N	N	N	P	N	N	N	P
- Incineration, Reduction, Distillation, Storage or Dumping of Slaughterhouse Refuse, Rancid Fats, Garbage, Bones, Dead Animals or Offal (other than within an approved solid waste facility)	N	N	N	N	N	N	N	N
- Jewelry and Optical Goods	N	N	N	P	N	N	N	P
- Leather, Clay and Pottery Products (other than crafts studio)	N	N	N	P	N	N	N	P
- Manufactured or Modular Housing	N	N	N	N	N	N	N	P
- Metal Products, Primary	N	N	N	N	N	N	N	SE in LI P in GI

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SE = Special exception use (zoning decision by Zoning Hearing Board)

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(S. 402) = See Additional Requirements in Section 402

(S. 403) = See Additional Requirements in Section 403

\*\* See Section 309 for additional requirements within the NC District.

\*\*\* Limited to storage of less than 10,000 gallons on a lot, and provided such storage is setback a minimum of 100 feet from any lot line of a dwelling.

TYPES OF USES (See definitions in Article 2)	ZONING DISTRICTS							
	INSR	DC & NC**	MDRB	LB	CR	HC	RC	LI & GI
<b>c. INDUSTRIAL USES (Cont.)</b>								
Manufacture and/or bulk processing of the following, provided manufacturing occurs only indoors:								
- Microelectronic Components	N	N	N	P	N	N	N	P
- Paper and Cardboard Products (not including manufacture of raw paper pulp)	N	N	N	P	N	N	N	P
- Paper - Raw Pulp	N	N	N	N	N	N	N	N in LI SE in GI
- Paving or Roofing Materials, other than bulk manufacture of asphalt	N	N	N	N	N	N	N	P
- Pharmaceuticals	N	N	N	P	P	N	N	P
- Plastics, Polymers, Resins or Vinyl	N	N	N	N	N	N	N	P
- Products from Previously Manufac- tured Materials, such as glass, leather, plastics, cellophane, textiles, rubber or synthetic rubber	N	N	N	P	N	N	N	P
- Rubber, Natural or Synthetic	N	N	N	N	N	N	N	P
- Scientific, Electronic and Other Precision Instruments	N	N	N	P	N	N	N	P
- Soaps, Detergents, Paints, Varnishes or Enamels	N	N	N	N	N	N	N	P
- Transportation Equipment	N	N	N	N	N	N	N	P
Mineral Extraction (S. 402) and related processing, stockpiling and storage	N	N	N	N	N	N	N	N In LI SE in GI
Packaging	N	N	N	P	N	N	N	P
Package Delivery Services Distribution Center	N	N	N	N	N	N	N	P
Photo Processing, Bulk	N	N	N	P	N	N	N	P
Printing or Bookbinding	N	N	N	P	N	N	N	P
Recycling Collection Center (S. 402)	N	N	N	SE	SE	SE	N	SE
Recycling Center, Bulk (other than a solid waste disposal or transfer facility)	N	N	N	N	N	N	N	SE
Research and Development, Engineering or Testing Facility or Laboratory	N	N	N	P	N	N	N	P
Sawmill/ Planing Mill	N	N	N	N	N	N	N	P
Self-Storage Development (S. 402)	N	N	N	N	N	SE	N	P
Slaughterhouse or Stockyard	N	N	N	N	N	N	N	N in LI SE in GI
Solid Waste Landfill (S. 402)	N	N	N	N	N	N	N	N in LI SE in GI
Solid Waste Transfer Facility or Waste to Energy Facility (S. 402)	N	N	N	N	N	N	N	N in LI SE in GI

P = Permitted by right (zoning decision by Zoning Officer)

SE = Special exception use (zoning decision by Zoning Hearing Board)

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(S. 403) = See Additional Requirements in Section 403

\*\* See Section 309 for additional requirements within the NC District.



TYPES OF USES (See definitions in Article 2)	ZONING DISTRICTS							
	INSR	DC & NC**	MDRB	LB	CR	HC	RC	LI & GI
<b>c. INDUSTRIAL USES (Cont.)</b>								
Trucking Company Terminal (S. 402)	N	N	N	N	N	N	N	SE
Warehousing (S.402)	N	N	N	N	N	N	N	P
Welding	N	N	N	N	N	N	N	P
Wholesale Sales	N	N	N	P	N	SE	N	P
<b>d. INSTITUTIONAL USES</b>								
Cemetery without Crematorium	P	N	N	N	N	N	N	N
Crematorium	N	N	N	N	N	N	N	N in LI SE in GI
College or University - Educational and Support Buildings	P	P	N	P	P	P	P	P
Community Center or Library	P	P	P	P	P	P	P	P
Cultural Center or Museum	P	P	P	P	P	P	P	P
Day Care Center, Adult (S. 402)	P	P	P	P	P	P	P	P
Day Care Center, Child (S. 402) (See also as an accessory use)	P	P	P	P	P	P	P	P
Hospital (S. 402)	P	P	N	P	P	P	P	P
Membership Club, other than an "After Hours Club" or "Tavern"	N	P	N	P	P	P	P	P
Nursing Home or Personal Care Home (S. 402)	P	P	SE	P	P	P	P	P
Place of Worship (S. 402)	P	SE	P	P	P	P	P	P
Retirement Community - See under Residential								
School, Public or Private, Primary or Secondary (S.402)	P	P	P	P	P	P	P	N
Treatment Center (S. 402)	N	N	N	N	N	N	N	N in LI SE in GI

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SE = Special exception use (zoning decision by Zoning Hearing Board)

N = Not Permitted

(S. 402) = See Additional Requirements in Section 402

(S. 403) = See Additional Requirements in Section 403

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TYPES OF USES (See definitions in Article 2)	ZONING DISTRICTS							
	INSR	DC & NC**	MDRB	LB	CR	HC	RC	LI & GI
<b><u>e. PUBLIC/SEMI-PUBLIC</u></b>								
Borough-Owned Uses	P	P	P	P	P	P	P	P
Government Facility, other than uses separately in this Section 306	SE	SE	SE	SE	SE	SE	SE	P
Emergency Services Station, which may include a supporting social club building or facility	P	SE	N	P	P	P	SE	P
Publicly-Owned Recreation	P	P	P	P	P	P	P	P
Public Utility Facility (See also Section 114)	SE	SE	N	SE	SE	SE	SE	P
Swimming Pool, Non-household (S. 402)	P	N	N	P	P	P	P	P
U.S. Postal Service Facility, which may include a leased facility	N	P	N	P	P	P	P	P
<b><u>f. ACCESSORY USES</u></b>								
See list of additional permitted uses in Section 306.C., such as "Residential Accessory Structure or Use"								
See Additional Requirements in Section 403 for Specific Accessory Uses.								
Day Care Center accessory to a lawful Place of Worship	P	P	P	P	P	P	P	P
Day Care, Child (see S. 403):								
- Group Day Care Home	P	P	P	P	P	P	P	P
- Family Day Care Home	P	P	P	P	P	P	P	P
Home Occupation, General (S. 403)	SE	P	P	P	P	P	P	P
Home Occupation, Light (S. 403)	P	P	P	P	P	P	P	P
Telephones (Outdoor Pay) or Vending Machines - See Section 403								
<b><u>g. MISCELLANEOUS USES</u></b>								
Parking Lot as the Principal Use of a Lot	N	P	N	N	N	P	SE	P
Raising of Livestock (S. 402)	N	N	N	SE	SE	N	N	N
Crop Farming	P	N	N	P	P	P	P	P
All Uses that will be unable to comply with the performance standards of this ordinance, especially including the "Environmental Protection" requirements of Article 5	N	N	N	N	N	N	N	N

P = Permitted by right (zoning decision by Zoning Officer)

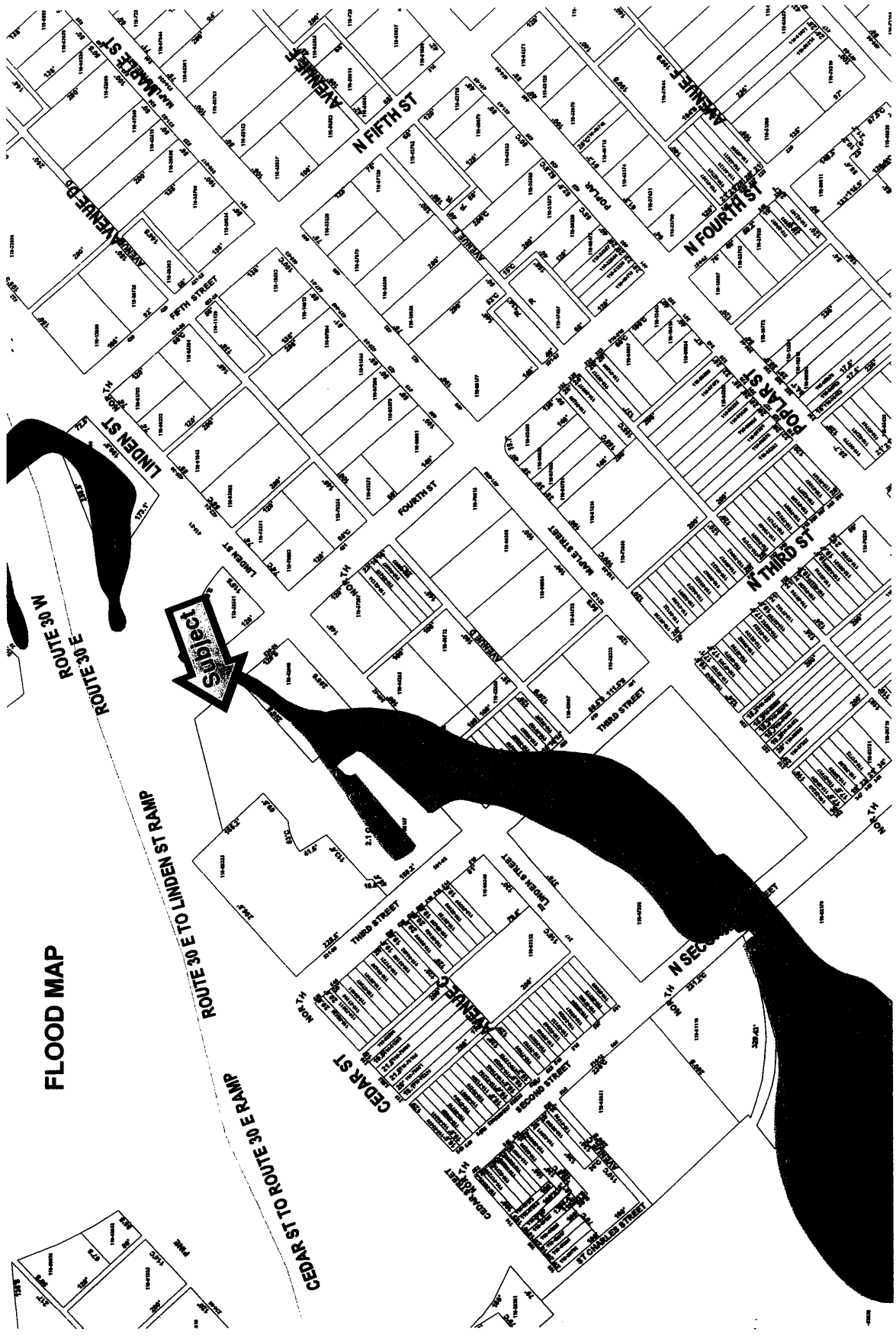
SE = Special exception use (zoning decision by Zoning Hearing Board)

N = Not Permitted

(S. 402) = See Additional Requirements in Section 402

(S. 403) = See Additional Requirements in Section 403

\*\* See Section 309 for additional requirements within the NC District.



FLOOD MAP

Commonwealth of Pennsylvania  
Department of State  
Bureau of Professional and Occupational Affairs  
PO Box 2649 Harrisburg PA 17105-2649

E02 248558

Certificate Type

Certified General Appraiser

Certificate Status

Active

Initial Certification Date

09/23/1993

ROBERT W HEISERMAN JR  
27 W MARKET STREET  
MARIETTA PA 17547

Certificate  
Number

GA001130L

Expiration Date

06/30/2005

  
Deputy Commissioner of Professional and Occupational Affairs

  
Signature

# TAB 3

<b>Application Form</b> <b>RDA-301</b> June 2008		<b>Commonwealth of Pennsylvania</b> <b>REDEVELOPMENT ASSISTANCE CAPITAL PROJECT</b> <b>USES OF FUNDS</b>			Date Received  
		ORIGINAL ____	REVISION ____	AMENDMENT ____	Application No.  
<b>PROJECT NAME</b> <b>GRANTEE</b> <b>SUB-GRANTEE</b>		Ashley & Bailey Silk Mill Columbia Borough Columbia Economic Development Corporation			
LINE ITEM	BUDGET CATEGORY	REDEVELOPMENT ASSISTANCE	LOCAL MATCH	TOTAL	
1	Operation & Maintenance	Typical Match			
2	Administration	Typical Match			
3	Legal	Typical Match		\$ 50,000.00	
4	Financing/Accounting	Typical Match		\$ 25,000.00	
5	Interest During Construction				
6	Architectural/Engineering	Typical Match	\$250,000.00	\$285,000.00	
	A. Feasibility Study	Typical Match			
	B. Surveys	Typical Match			
	C. Design	Typical Match		\$ 30,000.00	
	D. Inspection Services	Typical Match			
	E. Other (Specify)	Typical Match			
7	Permits			\$ 20,000.00	
8	Land	\$360,800.00		\$1,000,000.00	
	A. Title Insurance				
	B. Easement				
	C. Purchase				
	D. Donation		\$800,000.00		
	E. Other (Specify)				
9	Construction				
	A. Construction (See Page 2)	\$639,200.00		\$639,200.00	
	B. Contingency ( ____ % of Construction )				
10	Other				
	A.				
	B.				
	C.				
<b>TOTAL PROJECT COST</b>		\$1,000,000.00	\$1,050,000.00	\$2,050,000.00	
<b>APPLICANT'S AUTHORIZATION</b>			<b>COMMONWEALTH APPROVAL</b>		
Approval of the Project Financing Plan is hereby requested.			The Project Financing Plan is hereby granted.		
SEAL	<u>Borough of Columbia</u> <small>Applicant</small> <u>[Signature]</u> <small>Signature of Authorized Official</small> <u>Borough Manager &amp; Secretary Treas.</u> <small>Title</small> <u>NORMAN B. MEISKEY JR</u> <small>Typed/Printed Name</small> <u>6/11/09</u> <small>Date</small>		<b>Commonwealth of Pennsylvania</b> <b>Office of the Budget</b>  <hr/> <small>Signature of Authorized Official</small> <hr/> <small>Title</small> <hr/> <small>Typed/Printed Name</small> <hr/> <small>Date</small>		

**(Include in Tab 3 after RDA-301)**

(Indicate Each Phase, Each Component, and Contracts under Each)  
(Show Totals for Each Phase, Each Component, and Each Contract)

<u>PROJECT PHASES, COMPONENTS, &amp; CONTRACTS</u>	<u>COST</u>
Gas Line to Building	\$ 27,000.00
Storm Water System & Sanitary Sewer	175,000.00
Sidewalk & Curbing off site	40,000.00
Street Overlay	30,000.00
Water System to Building	66,000.00
Site excavation & Retaining walls	160,000.00
Construction Consulting	31,200.00
<u>Building Demolition</u>	<u>110,000.00</u>
TOTAL CONSTRUCTION COST	\$639,200.00

## Columbia Economic Development Corp

CEDC / Columbia BORO Work Schedule  
Turkey Hill Experience / Columbia Silk Mill

2009

ID	Task Name	Duration	Start	Finish	June	July	August	September	October	November	December	January	February	March										
0	Land / Building / Design	11.2 wks?	Mon 6/1/09	Mon 8/17/09	24	31	7	14	21	28	5	12	19	26	3	10	17	24	31	7	14	21	28	7
1	Engineering Site	3 wks	Mon 6/1/09	Fri 6/19/09																				
2	Engineering Structural	6 wks	Mon 6/22/09	Fri 7/31/09																				
3	Architectural	9 wks	Tue 6/16/09	Mon 8/17/09																				
4	Permits	2 wks	Tue 8/4/09	Mon 8/17/09																				
5	Plumbing Design	4 wks	Mon 6/22/09	Fri 7/17/09																				
6	Sprinkler Design	4 wks	Mon 6/22/09	Fri 7/17/09																				
7	HVAC Design	6 wks	Mon 6/22/09	Fri 7/31/09																				
8	Electrical Design	6 wks	Mon 6/22/09	Fri 7/31/09																				
9	Legal	6 wks	Mon 6/1/09	Mon 8/17/09																				
10	Construction Stakeout	4 wks	Mon 6/8/09	Mon 8/10/09																				
11	Construction Consulting	11.18 wks	Mon 6/1/09	Mon 8/17/09																				
12	Site Work	9 wks	Mon 6/15/09	Fri 8/14/09																				
13	Offsite Work	9 wks	Mon 6/15/09	Fri 8/14/09																				
14	Gas	4 wks	Mon 6/15/09	Fri 7/10/09																				
15	Water	4 wks	Mon 6/22/09	Fri 7/17/09																				
16	Sidewalk / Curb	5 wks	Mon 6/22/09	Fri 7/24/09																				
17	Street Overlay	4 wks	Mon 7/20/09	Fri 8/14/09																				
18	Onsite Work	9.2 wks?	Mon 6/15/09	Mon 8/17/09																				
19	Stream Permit	0 wks?	Mon 6/15/09	Mon 6/15/09																				
20	Erosion / Sediment Controls	4 wks	Mon 6/15/09	Fri 7/10/09																				
21	Site Excavation / Grading	8.18 wks	Mon 6/22/09	Mon 8/17/09																				
22	Storm Water System	8.18 wks	Mon 6/22/09	Mon 8/17/09																				
23	Sanitary Sewer	5 wks	Tue 7/14/09	Mon 8/17/09																				
24	Retaining Walls	5 wks	Tue 7/14/09	Mon 8/17/09																				
25	Building Demolition	8 wks	Tue 6/23/09	Mon 8/17/09																				
26																								
27																								
28	Delivery - Pad Ready	0 wks	Mon 8/17/09	Mon 8/17/09																				

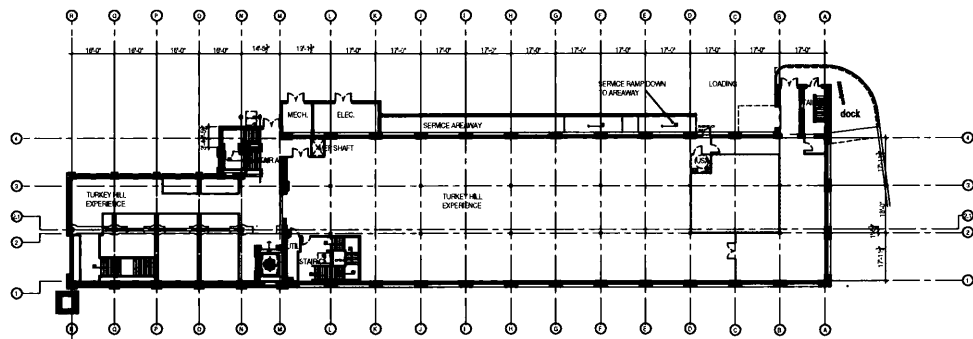


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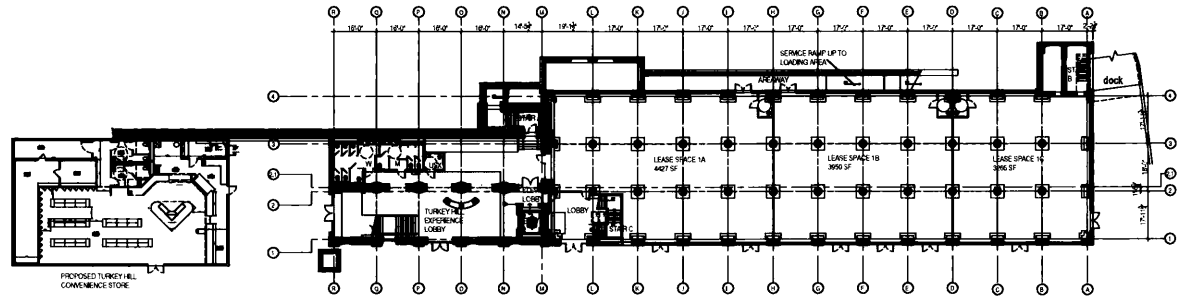


LEFEVRE ARCHITECTS INC. 128 East Grant Street, Suite 101, Lancaster, PA 17602  
 Phone: 717-299-6186 Fax: 717-299-6277

Architect: Lefeuvre Architects Inc.  
 Date: 4.7.2008  
 Scale: 1/16" = 1'-0"



**B** SECOND FLOOR PLAN  
 SCALE: 1/16" = 1'-0"



**A** FIRST FLOOR PLAN  
 SCALE: 1/16" = 1'-0"

**LEFEVRE**  
 ARCHITECTS INC.  
 128 East Grant Street  
 Suite 101  
 Lancaster, PA 17602  
 Phone: 717-299-6186  
 Fax: 717-299-6277

THE  
 TURKEY HILL  
 EXPERIENCE  
 HISTORIC ADAPTIVE  
 REUSE OF THE  
 ASHLEY & BAILEY SILK MILL  
 501503 NORTH 3RD ST.  
 COLUMBIA, PA

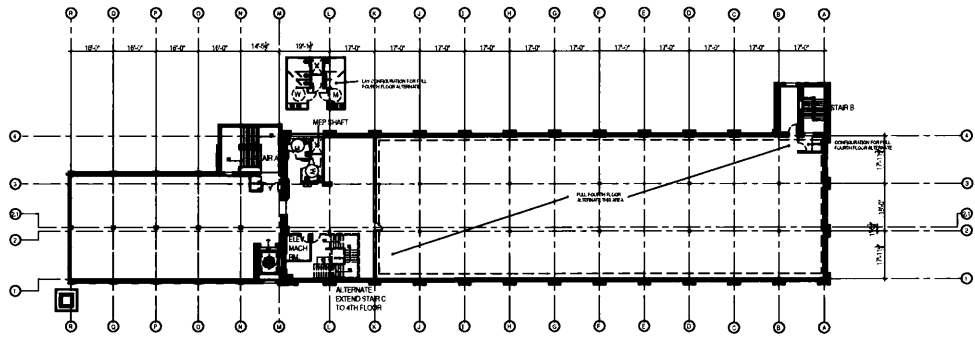
a development by  
 US Development Corporation  
 Project

FIRST FLOOR PLAN SECOND FLOOR PLAN	
Drawing Title	
Project No.	1000000000
Sheet No.	1000000000
LFA PIN	WBSK/CLA
Date	4.7.2008
Scale	1/16" = 1'-0"
By	MAN

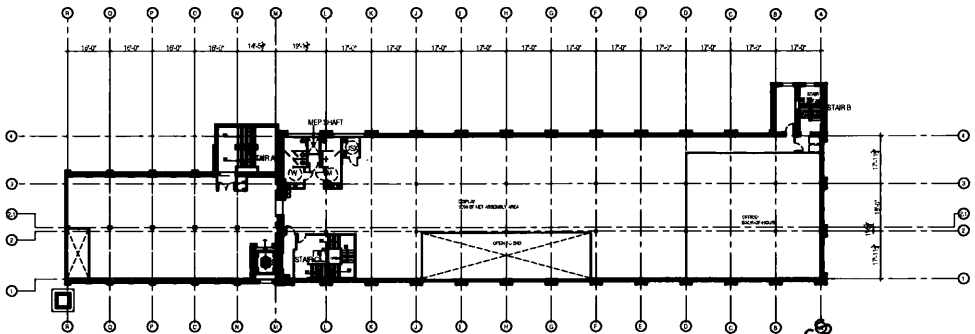
progress  
 update -  
 not for  
 construction

**A1.1**  
 Drawing No.

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**B** FOURTH FLOOR PLAN  
SCALE: 1/16" = 1'-0"



**A** THIRD FLOOR PLAN  
SCALE: 1/16" = 1'-0"

progress  
update -  
not for  
construction

**LFEVRE**  
ARCHITECTS INC.

128 East Grant Street  
Suite 101  
Lancaster, PA 17602  
Phone: 717-299-6168  
Fax: 717-299-6277

THE  
TURKEY HILL  
EXPERIENCE  
HISTORIC ADAPTIVE  
REUSE OF THE  
ASHLEY & BAILEY SILK MILL  
501503 NORTH 3RD ST.  
COLUMBIA, PA

a development by

180 Development  
Corporation

THIRD FLOOR PLAN  
FOURTH FLOOR PLAN

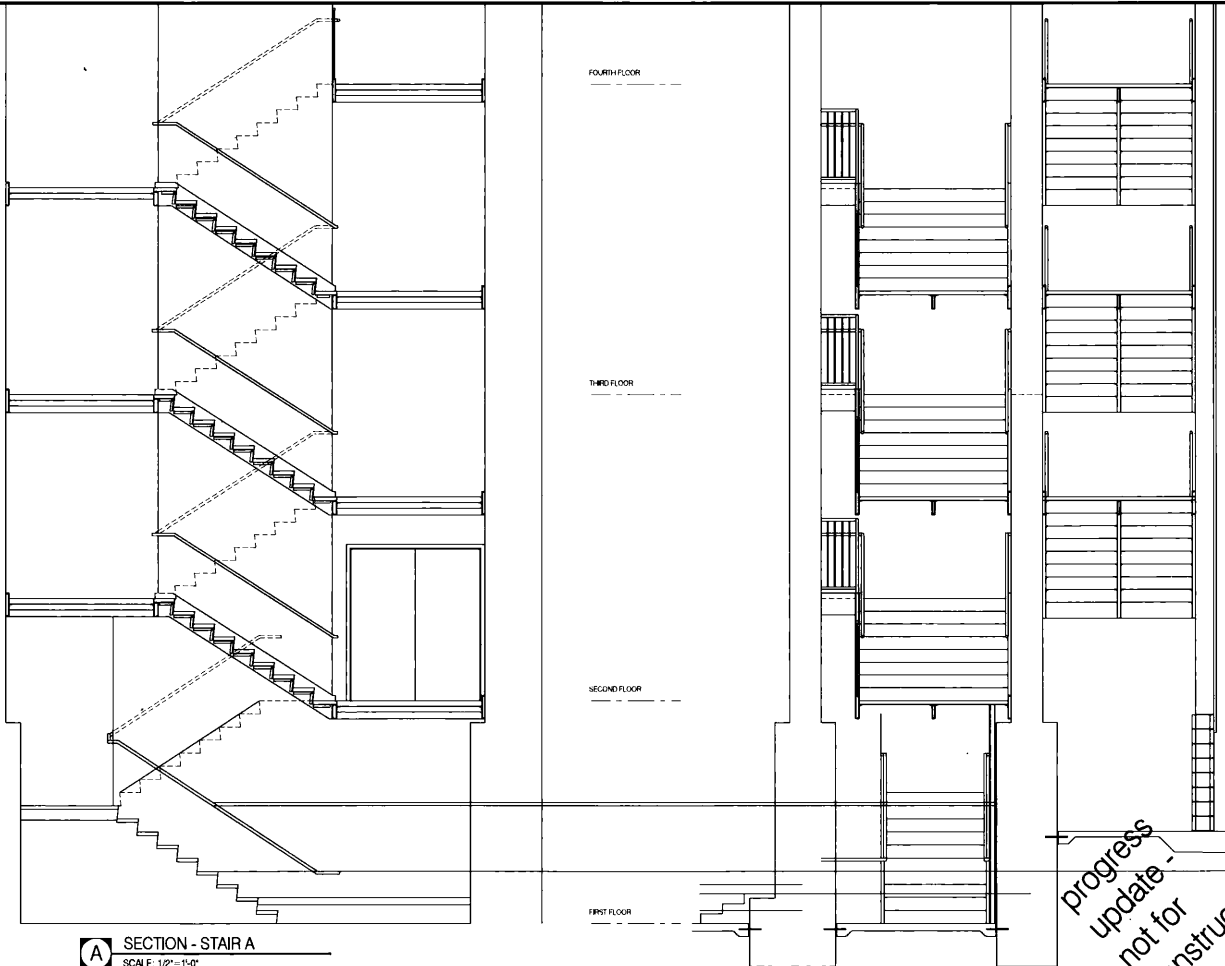
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Reviewed by: [blank]  
Date: [blank]

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Date: 4.7.2008  
Scale: 1/16" = 1'-0"  
By: MROB

**A1.2**  
Drawing No.

July 17, 2008, 3:46pm  
LFEVRE ARCHITECTS, INC.  
128 EAST GRANT STREET  
SUITE 101  
LANCASTER, PA 17602  
717-299-6168  
717-299-6277

April 07, 2008, 3:45pm  
File Name  
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**LEFEVRE  
TUNK  
ARCHITECTS INC**

128 East Grant Street  
Suite 101  
Lancaster, PA 17602  
Phone: 717-299-6188  
Fax: 717-299-6277

THE  
TURKEY HILL  
EXPERIENCE  
HISTORIC ADAPTIVE  
REUSE OF THE  
ASHLEY & BAILEY SILK MILL  
501/503 NORTH 3RD ST.  
COLUMBIA, PA

a development by



113 development  
corporation  
Project:

Drawing Title: \_\_\_\_\_

Revisions

no.	revising	date

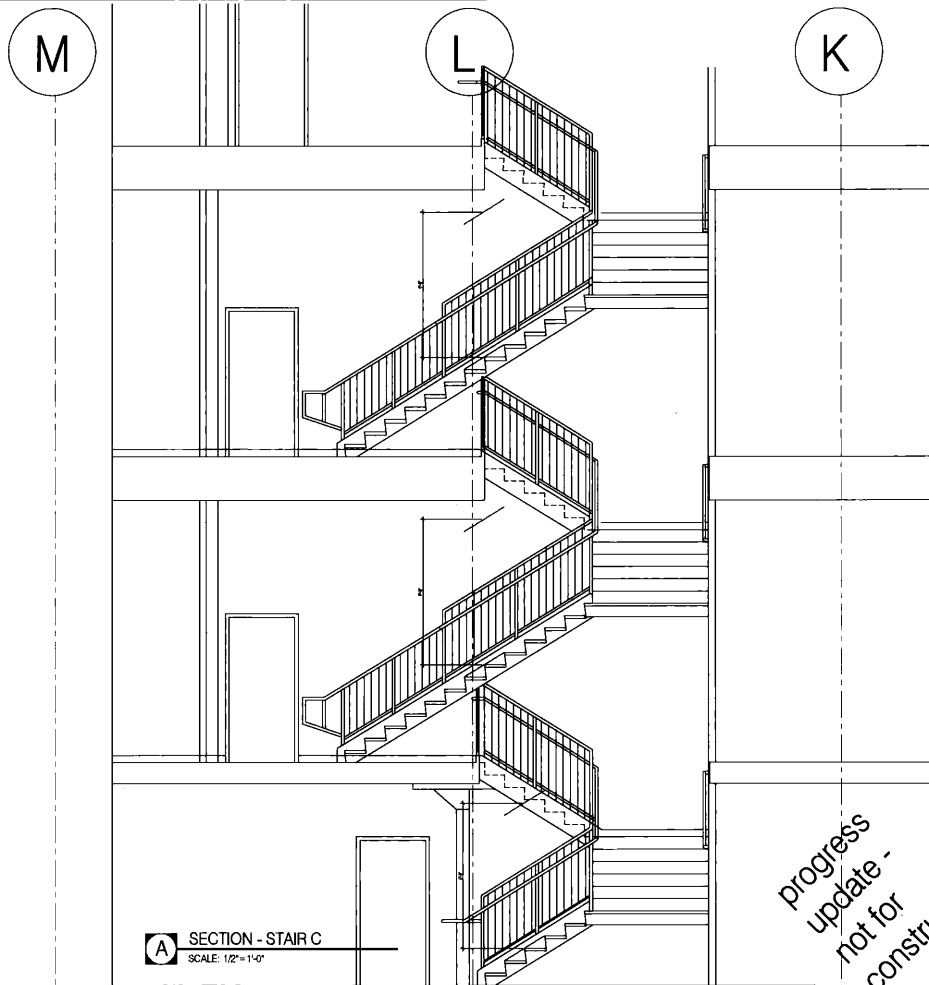
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Date	4.7.2009
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April 07, 2008, 3:45pm  
 LFA: J. Lefevre  
 J. Lefevre  
 J. Lefevre  
 J. Lefevre



**A** SECTION - STAIR C  
 SCALE: 1/2" = 1'-0"

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 not for  
 construction

**LEFEVRE  
 FUNK**  
 ARCHITECTS INC  
 128 East Grant Street  
 Suite 101  
 Lancaster, PA 17602  
 Phone: 717-299-6188  
 Fax: 717-299-6277

THE  
 TURKEY HILL  
 EXPERIENCE  
 HISTORIC ADAPTIVE  
 REUSE OF THE  
 ASHLEY & BAILEY SILK MILL  
 501/503 NORTH 3RD ST.  
 COLUMBIA, PA

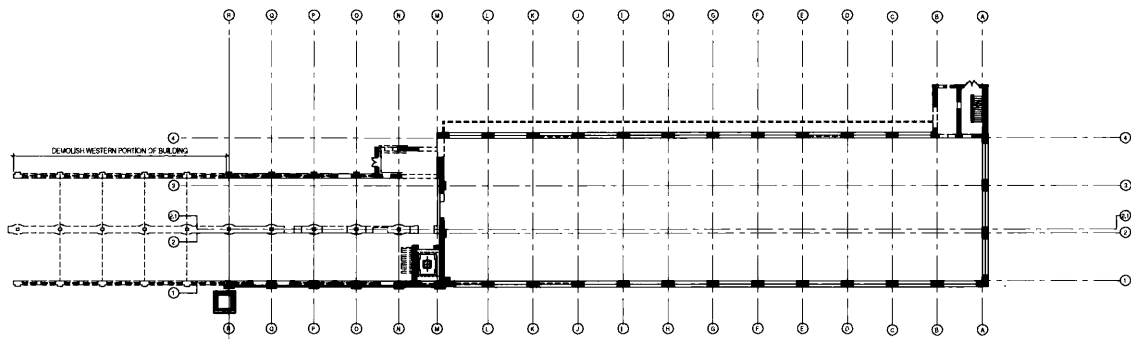
a development by  
  
 183 development corporation  
 Project:

Drawing Title:		
Revision	No.	Date

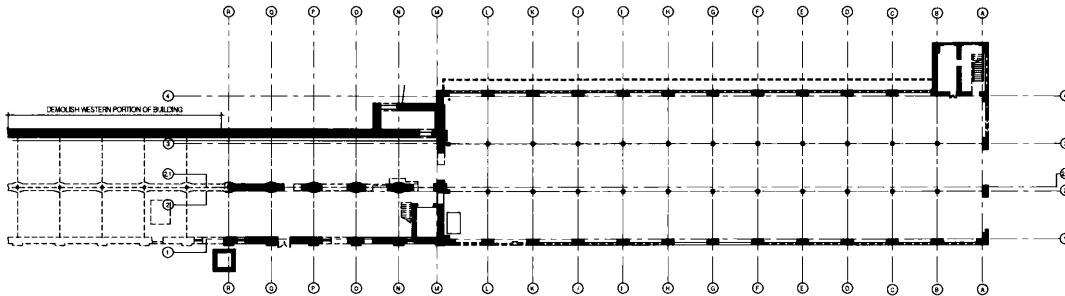
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Aug 07 2008 3:45pm  
LFEVRE TUNK ARCHITECTS, INC.  
128 East Grant Street  
Suite 101  
Lancaster, PA 17602  
Phone: 717-299-6188  
Fax: 717-299-6277



**B** SECOND FLOOR DEMOLITION PLAN  
SCALE: 1/16" = 1'-0"



**A** FIRST FLOOR DEMOLITION PLAN  
SCALE: 1/16" = 1'-0"

progress  
update -  
not for  
construction

**LFEVRE  
TUNK  
ARCHITECTS INC**

128 East Grant Street  
Suite 101  
Lancaster, PA 17602  
Phone: 717-299-6188  
Fax: 717-299-6277

**THE  
TURKEY HILL  
EXPERIENCE**

HISTORIC ADAPTIVE  
REUSE OF THE  
ASHLEY & BAILEY SILK MILL  
501508 NORTH 3RD ST.  
COLUMBIA, PA

a development by

185  
development  
corporation  
Project

DEMOLITION PLANS:  
FIRST FLOOR PLAN  
SECOND FLOOR PLAN

Drawing Title

Project

Sheet

Scale

Date

By

Check

Approved

Signature

Stamp

Notes

Revisions

Comments

Drawings

Files

Links

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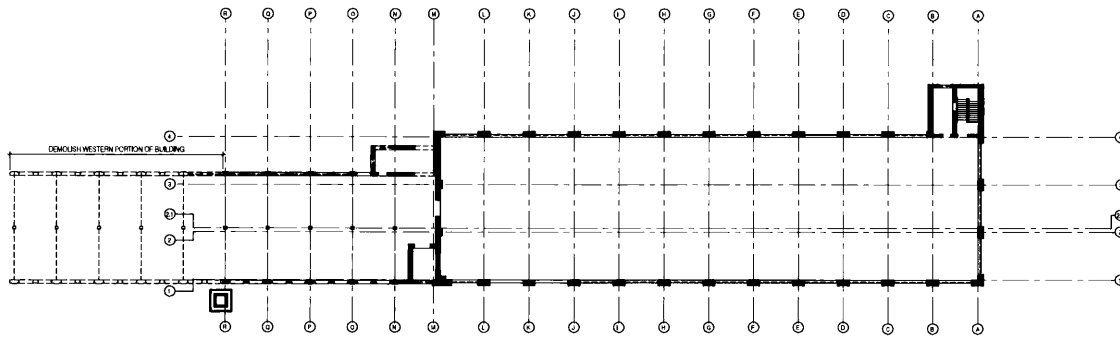
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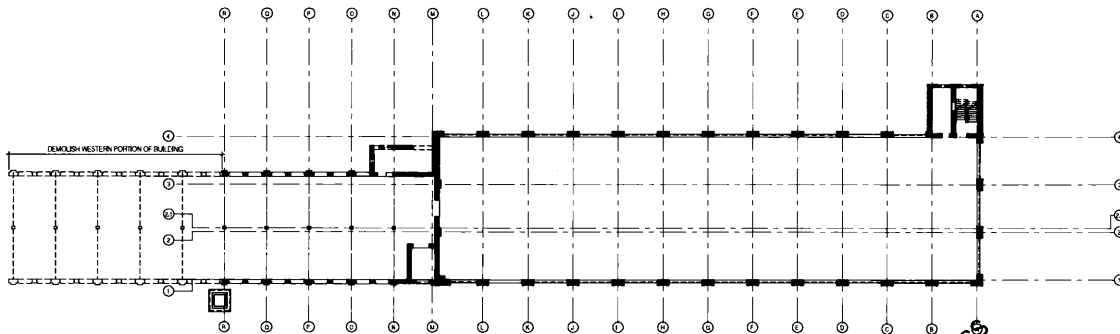
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**B** FOURTH FLOOR DEMOLITION PLAN  
 SCALE: 1/16" = 1'-0"



**A** THIRD FLOOR DEMOLITION PLAN  
 SCALE: 1/16" = 1'-0"

progress  
 update -  
 not for  
 construction

**LEFEVRE  
 ARCHITECTS INC**

128 East Grant Street  
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 ASHLEY & BAILEY SILK MILL  
 501-503 NORTH 3RD ST.  
 COLUMBIA, PA

a development by  
 ISB Architecture  
 Project

DEMOLITION PLANS:  
 THIRD FLOOR PLAN  
 FOURTH FLOOR PLAN

Drawing Title	
Revision	
By	
Check	
Date	
Scale	
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**D1.2**  
 Drawing No.

July 17, 2008 3:45pm  
 Lefeuvre Architects, Inc.  
 128 East Grant Street  
 Suite 101  
 Lancaster, PA 17602  
 Phone: 717-299-6188  
 Fax: 717-299-6277





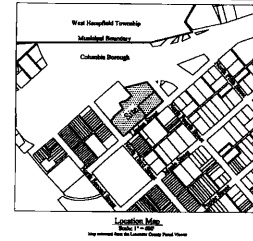
# FINAL LAND DEVELOPMENT PLAN

## For

# The Turkey Hill Experience

Columbia Borough, Lancaster County, Pennsylvania

Location : 501-503 North Third Street



CONSULTING ENGINEERS  
SANCHEZ & ASSOCIATES, INC.  
460 North George Street  
Middletown, Pennsylvania 17351  
(717) 875-0401

### CERTIFICATE FOR COLUMBIA BOROUGH PLANNING COMMISSION'S FINAL PLAN APPROVAL

At a meeting on \_\_\_\_\_, 20\_\_\_\_, the Columbia Borough Planning Commission approved this plan, including the separate set of plans and information which are filed with the Planning Commission in accordance with the provisions of the Pennsylvania Planning Code, Act 247 of 1968, as amended, and the provisions of the Columbia Borough Ordinance.

By \_\_\_\_\_, President  
Development in this jurisdiction

### CERTIFICATE FOR COUNTY OF LANCASTER PLANNING COMMISSION REVIEW

The County of Lancaster Planning Commission, in compliance with the Pennsylvania Municipalities Planning Code, Act 247 of 1968, as amended, reviewed this plan in accordance with the provisions of the Pennsylvania Planning Code, Act 247 of 1968, as amended, and the provisions of the County of Lancaster Planning Commission Ordinance No. 100-100. This certificate does not constitute approval or disapproval of the plan by the County of Lancaster Planning Commission, and the Commission does not warrant or guarantee that this plan complies with the various ordinances, rules, regulations, or laws of the local municipality, the Commonwealth, or the Federal Government.

On this, the \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, before me,

### RECORD OF DEEDS CERTIFICATE

Recorded in the office for the recording of Deeds, in and for Lancaster County, Pennsylvania, in Book \_\_\_\_\_, Page \_\_\_\_\_.

Witness my hand and seal of office this \_\_\_\_\_ day of \_\_\_\_\_, A.D. 20\_\_\_\_.

Notary

### CERTIFICATE OF OWNERSHIP AND ACKNOWLEDGEMENT OF PLAN

Corporation  
COMMONWEALTH OF PENNSYLVANIA  
COUNTY OF LANCASTER

On this, the \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, before me,

the undersigned official, personally appeared \_\_\_\_\_,

of Columbia Borough, who being duly sworn according to law,

deposes and says that the signature in the \_\_\_\_\_ of

the property shown on this plan, that he/she is authorized to execute

and file in behalf of the corporation, that the plan shown was made

in the exercise of the corporation's power, and that the corporation desires

to be the owner of the property shown on this plan, and that the corporation desires

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to be the owner of the property shown on this plan, and that the corporation desires

### General Notes:

1. Information submitted: 305.25 T.A. of Turkey Hill Road 400 ft. from the street and 15 ft. from the 1985 vertical datum.
2. Boundaries: 305.25 T.A. of Turkey Hill Road 400 ft. from the street and 15 ft. from the 1985 vertical datum.
3. PA ONE CALL: Designated by PA ONE CALL as a utility line.
4. Sewerage service is available from the Columbia Borough Sewer Authority to provide public sewerage service as indicated on the drawings.
5. Water service is available from the Columbia Water Company to provide public water service as indicated on the drawings. A Highway Company easement (H.C.E.) is shown for the water service line.
6. Stormwater: The stormwater system includes collection system of storm water and shall be installed with drainage to an existing stormwater pipe. Stormwater collection system shall be installed to comply with the drainage from a drainage area of 88,000 sq. ft.
7. All construction shall conform to the requirements of the Borough of Columbia.
8. The purpose of this plan is to combine two existing lots and to construct a new building, and building within the lot proposed for construction and rehabilitation of the existing 4-story building.
9. Stormwater Collection and Management: An agreement is required in accordance with the ordinance regarding the collection and management of stormwater for the stormwater management system as indicated on the drawings.
10. The stormwater management system includes collection system of storm water and shall be installed with drainage to an existing stormwater pipe. Stormwater collection system shall be installed to comply with the drainage from a drainage area of 88,000 sq. ft.
11. Utility representation of proper materials, full structural representation of the drawings may vary, as materials shown, upon any property within the Borough is subject to the review of the Borough of Columbia.
12. Flood Plain: A 100-year flood plain is indicated on the property as defined from the FEMA Flood Map. The 100-year flood plain is indicated on the drawings as shown by the FEMA Flood Map.
13. Existing: All existing structures, including the existing 4-story building, shall be demolished and replaced with a new building.
14. The building, this plan is shown to be located on the lot of Columbia Avenue and 15th Street. The Borough of Columbia has issued a Certificate of Zoning and the lot is shown to be located on the lot of Columbia Avenue and 15th Street.
15. Addition of Access Drive: The property owner is required to provide access to the property from the lot of Columbia Avenue and 15th Street. The access drive is shown on the drawings as indicated.
16. Water: On November 17, 2008, the Columbia Borough Planning Commission granted a water service to the lot of Columbia Avenue and 15th Street. The water service is shown on the drawings as indicated.
17. The stormwater management system includes collection system of storm water and shall be installed with drainage to an existing stormwater pipe. Stormwater collection system shall be installed to comply with the drainage from a drainage area of 88,000 sq. ft.

### Certification of Plan Accuracy

I hereby certify that, to the best of my knowledge, the plan shown and described herein is true and correct to the accuracy required by the Borough of Columbia.

### Certification of Survey Accuracy

I hereby certify that, to the best of my knowledge, the survey shown and described herein is true and correct to the accuracy required by the Borough of Columbia.

### Certification of Stormwater Management Plan

I hereby certify that, to the best of my knowledge, the Stormwater Management Plan shown and described herein is true and correct to the accuracy required by the Borough of Columbia.

### SITE DATA:

Zoning: HC - Highway Commercial District  
Acreage: Lot 1 - 2.12 Ac. +/-  
Lot 2 - 0.98 Ac. +/-  
Total Acres - 3.10 Ac. +/-  
No. of Lots: 1 (Combine 2 Lots)  
Min Area Req: 15,000 sq. ft.  
Existing Use: Vacant  
Proposed Use: Convenience Store/Retail/Office/Restaurant  
Density: 0.37 Units/Acre  
Min. Yard Req: Front Yard 15 ft.  
Side Yard 10 ft.  
Rear Yard 15 ft.  
Min. Lot Width: 80 ft.  
Max Bldg. Height: 90 ft or 6 stories, whichever is more restrictive  
Max Lot Coverage: Bldg - 60%  
Impervious - 90%  
Exist. Lot Coverage: 89.11%  
Prop. Lot Coverage: 81.34%  
Sanitary Sewer: Public  
Water Service: Public

### Sheet Index

1. Title Sheet
2. Final Land Development Plan
3. 20 Scale Site Plan
4. Existing Conditions Plan
5. E & S Details & Notes
6. Details & Profiles
7. Stormwater Management Plan
8. Pre-Development Drainage Plan
9. Landscape Plan
10. Lighting Plan
11. Lighting Details
12. Retaining Walls & Details
13. Water Service Details
14. Details
15. Sanitary Sewer Details
16. Boundary Plat & Easements

Developer: Columbia Economic Development Corporation  
361 Locust Street  
Columbia, PA 17512  
Owner: Columbia Borough  
308 Locust Street  
Columbia, PA 17512  
Source of Title: Deed # 05463705  
Tax Acct: 110961570000

APPROVAL PRINT ONLY  
NOT FOR CONSTRUCTION

DATE	REVISION	BY	CHKD
11-17-08	1	James B. Sanchez	
11-17-08	2	James B. Sanchez	
11-17-08	3	James B. Sanchez	
11-17-08	4	James B. Sanchez	
11-17-08	5	James B. Sanchez	
11-17-08	6	James B. Sanchez	
11-17-08	7	James B. Sanchez	
11-17-08	8	James B. Sanchez	
11-17-08	9	James B. Sanchez	
11-17-08	10	James B. Sanchez	
11-17-08	11	James B. Sanchez	
11-17-08	12	James B. Sanchez	
11-17-08	13	James B. Sanchez	
11-17-08	14	James B. Sanchez	
11-17-08	15	James B. Sanchez	
11-17-08	16	James B. Sanchez	

DATE: October 28, 2008  
SCALE: None  
SHEET: 1 OF 1  
DRAWING NO: 28-080

# **Normal Capacity Requirements:**

Public Restroom: 8 @ 400 gal = 3,200  
 Office: 24 People @ 15 gal = 360  
 Canteen: 10 employees @ 15 gal = 150  
 Restaurant: 20 seats @ 20 gal = 400  
 Basement: 20 seats @ 20 gal = 400

# **Water Service Capacity Requirements:**

4800 gal (Based on average use)  
 Use 4" domestic service line - copper  
 Use 8" fire service line - ductile iron

# **Right-of-Way Table:**

Delivery	Right-of-Way	Available Area
Street	300 ft	300 ft
Front	300 ft	300 ft

Note: Data derived from Right-of-Way table.  
 % slope from delivery: 1.1 to 1.5 % West and  
 2.0 to 2.5 % East. Also shown in 1" scale.

# **Parking Space Calculations:**

Standard	5 ft x 10 ft	12 ft
Handicap	12 ft x 18 ft	4
Handicap	12 ft x 18 ft	2

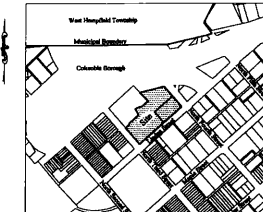
Total Spaces: 128

# **Space Req'd:**

Office: 1 Space/300 sq ft  
 Retail: 1 Space/200 sq ft  
 Restaurant: 1 Space/100 sq ft  
 Total Spaces Req'd: 128 Spaces



NOTE: A MINIMUM OF THREE (3) WORKING DAYS  
 PRIOR TO THE START OF THE CONSTRUCTION SHALL  
 BE REQUIRED FOR THE SUBMITTAL OF THE FINAL  
 INFORMATION (DRAWINGS AND SPECIFICATIONS) TO THE  
 CITY OF COLUMBIA, PENNSYLVANIA.



Location Map  
 Scale: 1" = 500'

Location Map was prepared from the Columbia County Road Map

# **SITE DATA:**

Zoning: HC - Highway Commercial  
 Lot: 1 - 2.12 Ac. +/-  
 Lot: 2 - 2.12 Ac. +/-  
 Total Area: 4.24 Ac. +/-  
 (1 Contained 2 Lanes)  
 No. of Lots: 2  
 Building Use: Various  
 Current Use: Various  
 0.31 Undeveloped  
 Min. Yard Req.: Front Yard 15 ft  
 Side Yard 10 ft  
 Rear Yard 15 ft  
 Min. Lot Width: 80 ft  
 Min. Lot Depth: 100 ft or 4 stories, whichever  
 is more restrictive  
 Min. Lot Coverage: 30%  
 Max. Lot Coverage: 80%  
 Prop. Lot Coverage: 81.34%  
 Existing Lot Coverage: 81.34%  
 Public Water Service: Public

# **Proposed Lot Coverage:**

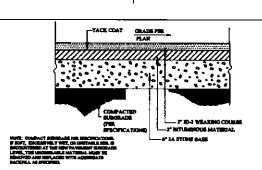
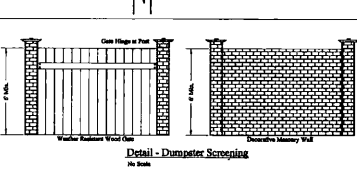
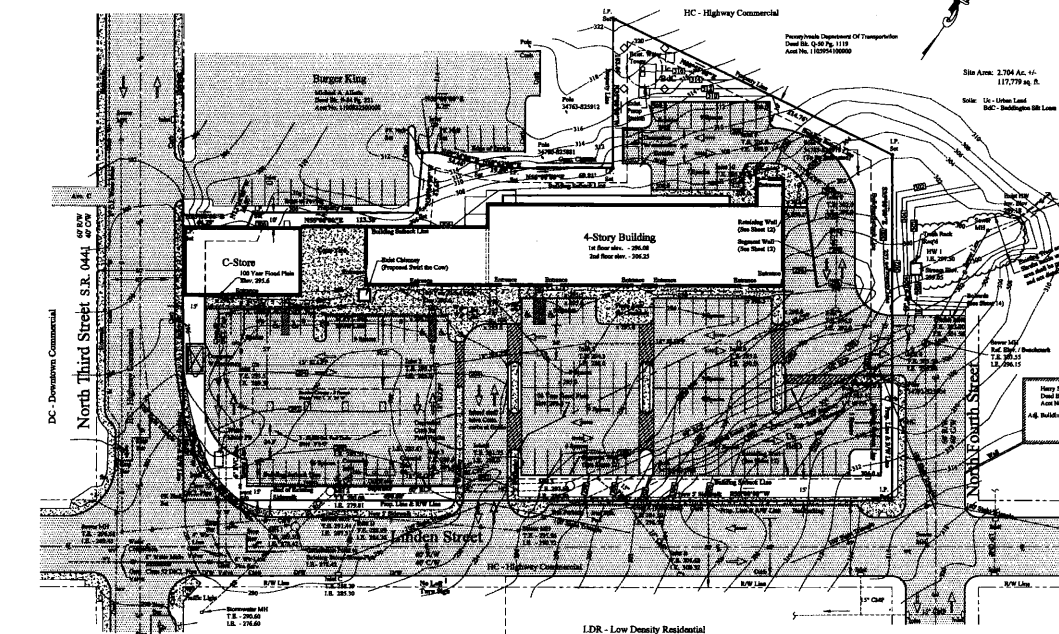
	sq. ft.	%
Slipage	19,728	16.78 %
Paving/Street	42,208	32.75 %
Concrete Walkways	13,956	11.83 %
Total Impervious	95,792	81.34 %
Open	21,968	18.66 %
Total	117,779	100.00 %

# **Existing Lot Coverage:**

	sq. ft.	%
Slipage	19,728	16.78 %
Paving/Street	42,208	32.75 %
Concrete Walkways	13,956	11.83 %
Total Impervious	104,561	89.11 %
Open	12,218	10.89 %
Total	117,779	100.00 %

# **Notes:**

1. Reference elevation: 305.15 T.B. of Survey MHI located on North Fourth Street.
2. Benchmark - 305.15 T.B. of Survey MHI located on North Fourth Street.
3. PA USE CALL - Design Booklet No. 1000000 issued by the Department of Transportation, Inc. in August 2006.
4. Refer to sheet T.B. 17 for the Document Extension.
5. Property owner will be on open approval of final plan. Elevation will be 1" to 1" scale, or 1" to 1" scale.

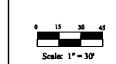


- Sanitary Sewer Notes:**
1. When any existing or proposed sewer line crosses an existing or proposed water line, the sewer line shall be an 18" pipe.
  2. All sanitary sewer lines shall be installed and constructed in accordance with the latest standards of the Borough of Columbia as set forth in Borough Ordinance Chapter 15, General and Sanitary Sewer, and shall be subject to the Borough Engineer's approval.
  3. Protection of existing water and sewer lines during construction. The existing sanitary sewer shall be protected during construction of the proposed water line. The contractor shall be responsible for any damage to the existing sanitary sewer during construction.
  4. Sanitary Sewer Pipe Materials shall be PVC 1000 2015 using tight joints unless otherwise noted.

Columbia Borough  
 Economic Development Corporation

Source of Title:  
 Deed # 05463785  
 Tax Acct: 110261570000

Owner: Columbia Borough  
 308 Locust Street  
 Columbia, PA 17512



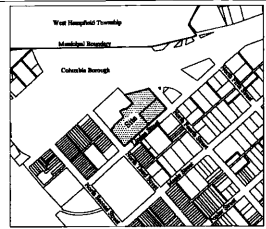
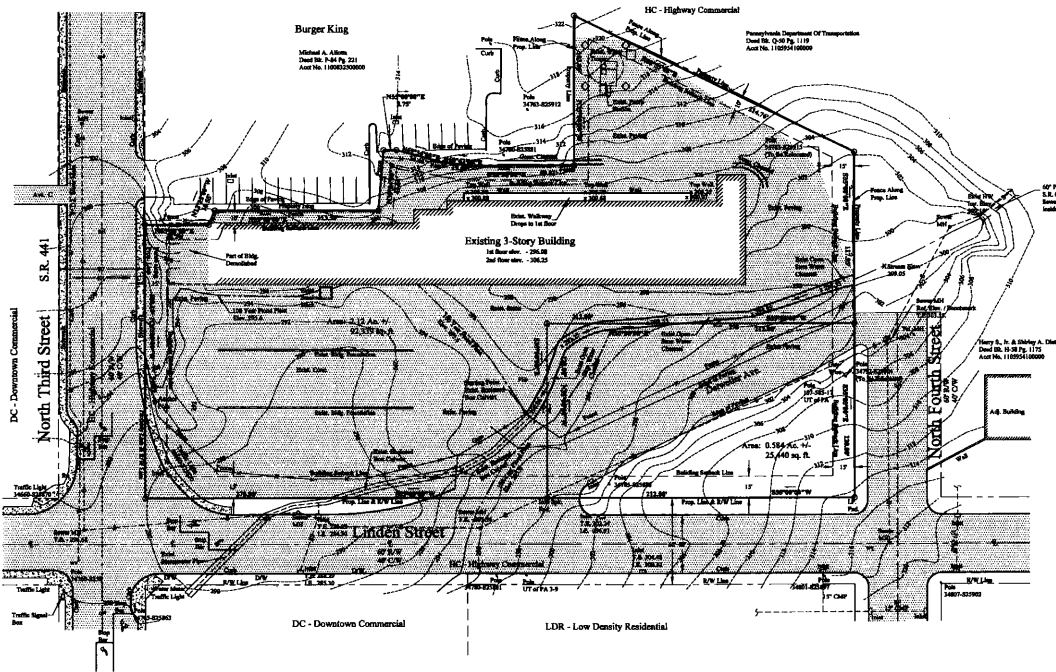
CONSULTING ENGINEER:  
**SANCHEZ & ASSOCIATES, INC.**  
 1000 Locust Street, Suite 1700  
 Philadelphia, Pennsylvania 19101  
 (717) 675-6041

**The Turkey Hill Experience**  
 501-503 North Third Street  
 Columbia Borough, Lancaster County, Pennsylvania

**Final Land Development Plan**

DATE: January 3, 2009  
 SCALE: 1" = 30'  
 DRAWN BY: S.A.P.  
 SHEET: 2 OF 2  
 DRAWING NO.: 08-204





#### SITE DATA:

Zoning: HC - Highway Commercial District  
 Lot 1: 2.12 AC +/-  
 Lot 2: 0.28 AC +/-  
 Total Area: 2.40 AC +/-  
 (1 Combined 2 Lots)  
 Fronting Lot: 120.00 ft  
 Proposed Lot: 120.00 ft  
 Depth: 120.00 ft  
 Min. Lot Width: 80.00 ft  
 Max. Lot Width: 90.00 ft or 8' wider, whichever is more suitable  
 Min. Lot Coverage: 10.00%  
 Max. Lot Coverage: 30.00%  
 Buffer Lot Coverage: 10.00%  
 Setback: 10.00 ft  
 Setback: 10.00 ft  
 Setback: 10.00 ft  
 Setback: 10.00 ft

#### Existing Lot Coverage

	sf	%
Buildings	19,200	16.33 %
Driveways	43,800	36.50 %
Walkways/Com.	1,950	1.63 %
Total Impervious	64,950	54.46 %
Open	117,779	98.00 %

1. Subdivision shown on 180.15 T.R. of 180.15 located on North Third Street.
2. Subdivision shown on 180.15 T.R. of 180.15 located on North Third Street.
3. PA 0001 CALL - City of Columbia, Pa. 180.15 noted by Borough & Associates, Inc. in August 2008.

Columbia Borough  
Economic Development Corporation

CONSULTING ENGINEERS:  
 SANCHEZ & ASSOCIATES, INC.  
 1000 North Third Street  
 Lancaster, Pennsylvania 17601  
 (717) 399-0001

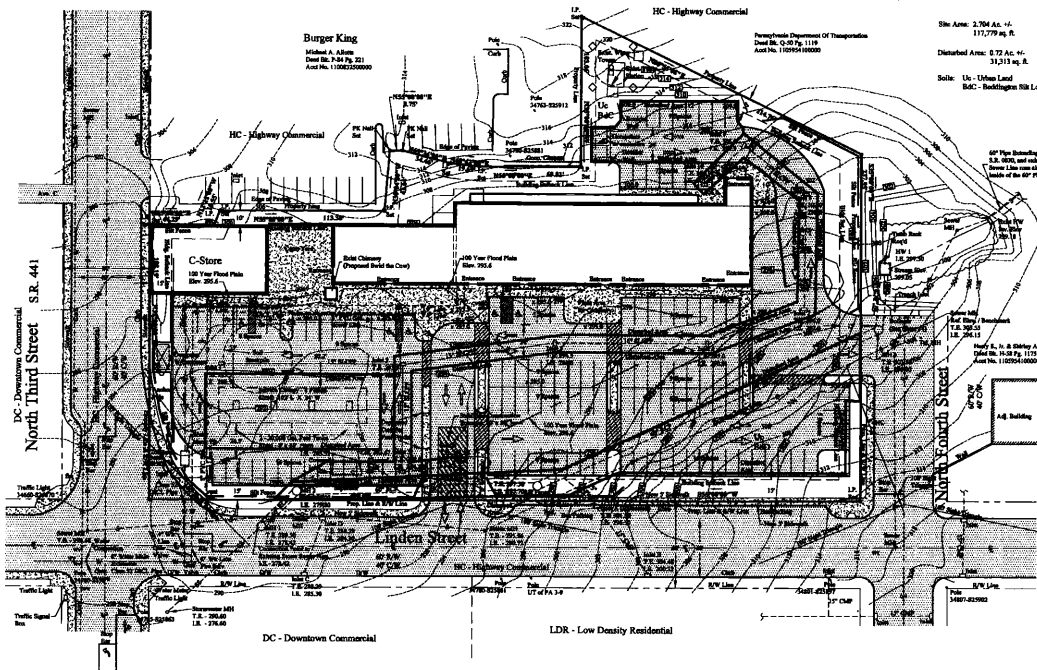
The Turkey Hill Experience  
 501-503 North Third Street  
 Columbia Borough, Lancaster County, Pennsylvania  
 Existing Site Plan



DATE: October 30, 2008  
 SCALE: 1" = 30'  
 SHEET: 3 OF 3  
 DRAWING NO.: 18-000

Existing Lot Coverage		Proposed Lot Coverage	
	%		%
Edge	19.200	Edge	19.258
Paving/Stone	83.803	Paving/Stone	82.044
Walkways/Cans.	1.890	Walkways/Cans.	11.958
Total Impervious	104.893	Total Impervious	95.788
Open	12.258	Open	21.981
Total	117.779	Total	117.779

Proposed Lot Coverage		Proposed Lot Coverage	
	%		%
Edge	19.258	Edge	19.258
Paving/Stone	82.044	Paving/Stone	82.044
Walkways/Cans.	11.958	Walkways/Cans.	11.958
Total Impervious	95.788	Total Impervious	95.788
Open	21.981	Open	21.981
Total	117.779	Total	117.779



#### Construction Sequence Notes

- All north disturbance activities shall proceed in accordance with the following sequence. Each stage shall be completed in compliance with Chapter 102 regulations before any following stage is initiated. Clearing and grubbing shall be limited only to those areas described in each stage.
- Immediately upon clearing sufficient dimensions to permit the installation of sediment control measures, the operator shall implement appropriate best management practices to eliminate the potential for accelerated erosion and sediment pollution.
- At least 7 days before starting any north disturbance activities, the operator shall contact all contractors involved in these activities, the landowner, all appropriate municipal officials, the service and sediment control plan preparer, and a representative of the Lancaster County Conservation District to schedule an on-site pre-construction meeting.
- Before implementing any activities to the approved erosion and sediment control plan or variance to that plan which may affect the effectiveness of the approved E & S control plan, the operator must receive approval of the revisions from the Lancaster County Conservation District.
- The operator shall remove from the site, recycle or dispose of all building materials and waste in accordance with the Department's Solid Waste Management Regulations at 25 PA Code 260.1 et seq and 372.1 et seq.
- Before disposing of soil or receiving borrow for the site, the operator must ensure that such soil or borrow was not an erosion and sediment control plan approved by the Lancaster County Conservation District, which is being implemented and maintained according to Chapter 102 regulations.
- Reclamation of Utility Trenches: Spoil material shall be placed on the up slope side of the trench, leaving the length of open trench to that which will be beneficial to the site, immediately stabilizing, and immediately applying any official BMP's.
- Limit of disturbance shall be field marked prior to excavation.
- All areas disturbed during removal of temporary BMP's shall be repaired and permanent stabilization applied.

#### Sequence of Construction

The contractor shall notify the Lancaster County Conservation District at least seven (7) days prior to starting earth moving activities.

- Install silt fence, stone filter, and stabilized construction entrance as shown on the drawing. Install inlet protection.
- Perform site grading. Protect large disturbed areas with sediment traps, temporary seeding, or temporary stone cover.
- Install the temporary stone cover system.
- Install the sediment stone cover system.
- Install any additional sediment control, sediment trap, or stone trap, and seeding system.
- Place stone on paved areas, and install paving.
- Install landscaping and seeding.
- Remove all fence and inlet protection.

Note: Notify the Lancaster County Conservation District prior to removing the silt fence and inlet protection.

#### Seeding Schedule

Type	Formula	Seed	Lime	Fertilizer	Mulch
Temporary	Penetrate Formula C or equal	Penetrate Formula C - 100% 2.5lb/1000 sq	Polysulfated Agricultural Lime 2000lb/1000 sq	10-20-20 Analysis Commercial Fertilizer 2000lb/1000 sq	Straw 12000lb/1000sq
Permanent	Penetrate Formula B or equal	Penetrate Formula B - 100% 2.5lb/1000 sq	Polysulfated Agricultural Lime 2000lb/1000sq	10-20-20 Analysis Commercial Fertilizer 2000lb/1000 sq	Straw 12000lb/1000sq
Strip Seeding (Grass Seed 3:1)	Penetrate Formula B or equal	Penetrate Formula B - 100% 2.5lb/1000 sq	Polysulfated Agricultural Lime 2000lb/1000sq	10-20-20 Analysis Commercial Fertilizer 2000lb/1000 sq	Straw 12000lb/1000sq

#### Legend

800 Feet  
Disturbed Area

#### Erosion and Sediment Control Plan

Source of Title:  
Deed # 05463705  
Tax Acct: 1102615700000

Owner:  
Columbia Borough  
308 Locust Street  
Columbia, PA 17512

Scale: 1" = 30'

DATE: October 26, 2008

SCALE: 1" = 30'

DRAWN BY: R.A.B.

SHEET 4 OF 4

DRAWING NO. 08-0042

CONSULTING ENGINEER:  
SANCHEZ & ASSOCIATES, INC.  
1000 North Third Street  
Lancaster, Pennsylvania 17602  
(717) 875-8001

Activity	Start Date	End Date	Duration
Grubbing	10/26/08	11/02/08	7 days
Clearing	11/02/08	11/09/08	7 days
Grading	11/09/08	11/16/08	7 days
Seeding	11/16/08	11/23/08	7 days
Stabilization	11/23/08	12/07/08	15 days

DATE: 10/26/08

DATE: 10/26/08

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