

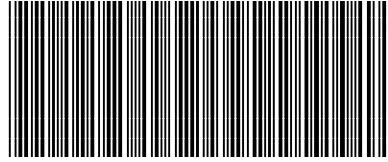
**Lancaster County**

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



INSTRUMENT # : 5963591

RECORDED DATE: 11/18/2011 04:14:37 PM



3223971-00420

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

Page 1 of 7

**Document Type:** DEED**Transaction Reference:** R18683-01/CHRCA**Document Reference:** R18683-01/CHRCA**RETURN TO:** (kahrens@n-hlaw.com)

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

Tina Ahrens  
Nikolaus & Hohenadel, LLP  
327 Locust Street  
Columbia, PA 17512

**Transaction #:** 3186751 - 3 Doc(s)**Document Page Count:** 6**Operator Id:** boydj**SUBMITTED BY:** (kahrens@n-hlaw.com)

Tina Ahrens  
Nikolaus & Hohenadel, LLP  
327 Locust Street  
Columbia, PA 17512

**\* PROPERTY DATA:**

Parcel ID #: 110-2737300000

110-8683600000

Municipality: COLUMBIA BOROUGH (100%)

COLUMBIA BOROUGH (0%) (0%)

School District: COLUMBIA BOROUGH

COLUMBIA BOROUGH

**\* ASSOCIATED DOCUMENT(S):****FEES / TAXES:**

RECORDING FEE: DEED	\$13.00
CRC #6544	\$2.00
RIF #6543	\$3.00
WRIT TAX	\$0.50
AFF HSG #6557	\$11.50
PA SURCHARGE #6548	\$23.50
EXTRA PAGE FEE	\$4.00
<b>Total:</b>	<b>\$57.50</b>

INSTRUMENT # : 5963591

RECORDED DATE: 11/18/2011 04:14:37 PM

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



**Bonnie L. Bowman**  
Recorder of Deeds

**PLEASE DO NOT DETACH****THIS PAGE IS NOW PART OF THIS LEGAL DOCUMENT****NOTE: If document data differs from cover sheet, document data always controls.****\*COVER PAGE DOES NOT INCLUDE ALL DATA, PLEASE SEE INDEX AND DOCUMENT AFTER RECORDING FOR ADDITIONAL INFORMATION.**

Prepared by and Return to:

Nikolaus & Hohenadel, LLP  
327 Locust Street  
Columbia, PA 17512  
717/684-4422

File #18683

Parcel ID # 110-27373-0-0000

110-86836-0-0000

19 River Front &, 16 Union Street, Columbia, PA

**DO NOT PUBLISH**

This Deed, made the 15th day of November, 2011,

Between

**BOROUGH OF COLUMBIA, a Pennsylvania Municipality**

(hereinafter called the Grantor),

and

**COLUMBIA ECONOMIC DEVELOPMENT CORPORATION, a Pennsylvania Non-Profit Corporation**

(hereinafter called the Grantee),

Witnesseth, that the said Grantor for and in consideration of the sum of **Three Hundred Fifty Thousand And 00/100 Dollars (\$350,000.00)** lawful money of the United States of America, unto it well and truly paid by the said Grantee, at or before the sealing and delivery hereof, the receipt whereof is hereby acknowledged, has granted, bargained and sold, released and confirmed, and by these presents does grant, bargain and sell, release and confirm unto the said Grantee, its successors and/or assigns:

**PREMISES A**

**LOT 1**

**ALL THAT CERTAIN** tract and or parcel of land lying and being situated in the Borough of Columbia, Lancaster County, Pennsylvania, being more fully bounded and described as follows:

**BEGINNING** at a point, said point being located on the northern line of a right-of-way, fifty feet (50') in width, for Union Street, said point being located fifty-five and seven hundredths feet (55.07'), more or less, from the centerline of the westernmost set of rails of the Pennsylvania Lines, LLC, a subsidiary of Norfolk Southern Railway Company; thence along the northern line of said right-of-way for Union Street, South thirty-two degrees, forty-six minutes, sixteen seconds West (S 32°46'16" W), three hundred ninety-nine and thirty-one hundredths feet (399.31'), more or less, to a point at lands now or formerly of Safe Harbor Water Power Company. Thence along lands now or formerly of Safe Harbor Water Power Company following courses and distances:

- North thirty-nine degrees, thirty-nine minutes, zero seconds West (N 39°39'00" W), five hundred forty and fifty-seven hundredths feet (540.57'), more or less, to a point;

- North fifty-two degrees, six minutes, fourteen seconds West (N 52°06'14" W), five hundred thirty-three and one hundredths feet (533.01'), more or less, to a point at the southern line of a right-of-way sixty feet (60') in width for Locust Street;
- Thence along the southern right-of-way line for Locust Street, North thirty-eight degrees, twenty minutes, eighteen seconds East (N 38°20'18" E), one hundred ninety-eight and twenty-five hundredths feet (198.25'), more or less, to a point at a common boundary with lands now or formerly of the Pennsylvania Lines, LLC, a subsidiary of Norfolk Southern Railway Company; thence continuing along the common boundary of the lands now or formerly of Safe Harbor Water Power Company and Pennsylvania Lines, LLC, a subsidiary of Norfolk Southern Railway Company, the following courses and distances:
- South fifty-five degrees, fifty minutes, forty-two seconds East (S 55°50'42" E), two hundred thirty and fifty-one hundredths feet (230.51') passing through an existing concrete monument two and fifty-one hundredths feet (2.51'), more or less, from the beginning of this course, to a point;
- North thirty-eight degrees twenty minutes, eighteen seconds East (N 38°20'18" E) forty-three and zero hundredths feet (43.00') to a point;
- South fifty-five degrees, fifty minutes, forty-two seconds East (S 55°50'42" E), two hundred sixty and forty-nine hundredths feet (260.49'), to a point;

Thence continuing through lands formerly of Safe Harbor Water Power Company the following courses and distances;

- South fifty-two degrees, twenty-one minutes East (S 52°21'00" E), one hundred seventy-three and seventy-seven hundredths feet (173.77') to a point;
- South fifty-three degrees, fourteen minutes, fourteen seconds East (S 53°14'14" E), three hundred fifty-nine and sixty-eight hundredths feet (359.68') to a point, the place of beginning.

Containing approximately 297,460 square feet (6.83 Acres, more or less).

**THE ABOVE TRACT DOES NOT INCLUDE THE FOLLOWING DESCRIBED PARCEL TO BE RETAINED BY THE BOROUGH OF COLUMBIA PURSUANT TO A PROPOSED SUBDIVISION PLAN FOR THE BOROUGH OF COLUMBIA AND NORFOLK SOUTHERN RAILWAY CORPORATION:**

Beginning at a point, said point being located on the northern line of a right-of-way, fifty feet (50') in width, for Union Street, said point also being a common corner of lands now or formerly of Safe Harbor Water Power Company and, the Northfork Southern Railway Company, said point also being located thirty-two and forty-one hundredths feet (32.41'), more or less, from the centerline of the westernmost set of rails of the Norfolk Southern Railway Company; thence along the northern line of said right-of-way for Union Street, South thirty-two degrees, forty-six minutes, sixteen seconds West (S 32° 46' 16" W), twenty-two and sixty-six hundredths feet (22.66') to a point; thence through lands now or formerly of Safe Harbor Water Power Company the following courses and distances:

- North fifty-three degrees, fourteen minutes, fourteen seconds West (N 53° 14' 14" W), three hundred fifty-nine and sixty-eight hundredths feet (359.68') to a point;

- North fifty-two degrees, twenty minutes, fifty-six seconds West (N 52° 20' 56" W), one hundred seventy-three and seventy-six hundredths feet (173.76') to a point, said point being on a common boundary line of lands now or formerly of Safe Harbor Water Power Company and, the Norfolk Southern Railway Company; thence along said boundary line the following courses and distances:
- South fifty-five degrees, fifty minutes, forty-two seconds East (S 55° 50' 42" E), three hundred seventy-one and sixty-four hundredths feet (371.64') to a point;
- South thirty-two degrees, forty-six minutes, eighteen seconds West (S 32° 46' 18" W), three and zero hundredths feet (3.00') to a point;
- South fifty-five degrees, twenty-two minutes, forty-four seconds East (S 55° 22' 44" E), one hundred sixty and fifty hundredths feet (160.50') to a point on the northern line of a right-of-way, fifty feet (50') in width, for Union Street and the place of BEGINNING.

Containing approximately 7,071 square feet (0.16 acres).

#### **PREMISES B**

**ALL THAT CERTAIN** tract, parcel or lot of land being situate in the Borough of Columbia, County of Lancaster, Commonwealth of Pennsylvania being shown as Lot 4 on the Final Subdivision Plan for Columbia Water Company, prepared by D.C. Gohn Associates, Inc. on January 13, 2011, last revised on June 24, 2011, and recorded in the Lancaster Recorder of Deeds office as Document Number 2011-0186-J, on July 22, 2011, and being more fully bounded and described as follows, to wit:

**BEGINNING** at a concrete monument on the east line of Union Street, the northwest corner of Lot 4, thence along the south line of lands of Pennsylvania Line LLC the following 3 courses and distances: (1) on a course of South 55 degrees 23 minutes 00 seconds East, a distance of 101.58 feet to an iron pin; (2) on a course of South 32 degrees 46 minutes 00 seconds West, a distance of 31.42 feet to an iron pin; (3) on a course of South 61 degrees 51 minutes 58 seconds East, a distance of 339.80 feet to an iron pin on the west line of lands of Lancaster City; thence along the west line of lands of Lancaster City on a course of South 28 degrees 07 minutes 33 seconds West, a distance of 249.46 feet to a concrete monument at the northeast corner of Lot 5; thence along the north line of Lot 5 the following 2 courses and distances: (1) on a course of North 65 degrees 44 minutes 46 seconds West, a distance of 1.04 feet to a point; (2) on a course of North 76 degrees 06 minutes 28 seconds West, a distance of 485.47 feet to a concrete monuments on the east line of Union Street; thence along the east line of Union Street on a course of North 32 degrees 46 minutes 00 seconds East, a distance of 413.10 feet to a concrete monument; the point or place of Beginning.

**CONTAINING** an area of 144,028.3 square feet or 3.31 acres of land, which includes an access right-of-way for Lancaster City.

**SAVING AND RESERVING**, unto the Safe Harbor Water Power Corporation, its successors or assigns, the right, privilege and easement to withdraw the water from or to swell water back along, upon or over the property conveyed herein (Premises A and B) to

such height as Safe Harbor Water Power Corporation, its successors or assigns may desire, all damages to the property conveyed herein (Premises A and B), or any improvements thereto and incident thereto being released.

**PARCEL NO. 1 BEING** part of the same premises which The Pennsylvania Railroad Company, by Deed dated February 1, 1952, and recorded March 25, 1952, in the Office of the Recorder of Deeds in and for the County of Lancaster, Pennsylvania, in Book B-42, Page 42, granted and conveyed unto Safe Harbor Water Power Corporation, its successors and/or assigns.

**PARCEL NO. 2 BEING** part of the same premises which Irvin W. Shadle & Ruth N. Shadle, his wife, by Deed dated December 22, 1945, and recorded October 8, 1946, in the Office of the Recorder of Deeds in and for the County of Lancaster, Pennsylvania, in Book K-38, Page 221, granted and conveyed unto Safe Harbor Water Power Corporation, its successors and/or assigns.


And the said Grantor, for itself, its successors and assigns, does, by these presents, covenant, grant and agree, to and with the said Grantee, its successors and assigns, that it, the said Grantor, and its successors and assigns, all and singular, the hereditaments and premises herein described and granted, or mentioned and intended so to be, with the appurtenances, unto the said Grantee, its successors and assigns, against it, the said Grantor, and its successors and assigns, will specially warrant and defend against the lawful claims of all persons claiming by, through or under the said Grantor but not otherwise.

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

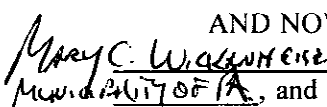
ATTEST:

BOROUGH OF COLUMBIA



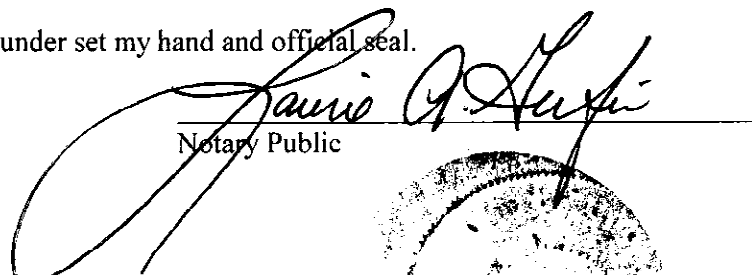
By:   
COUNCIL PRESIDENT  
Mary C Wickenheiser

Commonwealth of Pennsylvania } ss  
County of Lancaster

AND NOW, this 15th day of November, 2011, before me, the undersigned Notary Public, appeared  who acknowledged himself to be the <sup>Council</sup> ~~President~~ of BOROUGH OF COLUMBIA, a ~~Municipality of PA~~, and he, as such ~~Council President~~ being authorized to do so, executed the foregoing instrument for the purposes therein contained.

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

My commission expires:  
COMMONWEALTH OF PENNSYLVANIA  
**NOTARIAL SEAL**  
Laurie A. Gerfin - Notary Public  
Columbia Boro., Lancaster County  
MY COMMISSION EXPIRES NOV. 14, 2013

  
Notary Public



Grantee Address:

15 N. Third St., Columbia, Pa. 17512

Daryl T. Mott

On behalf of Grantee



Bureau of Individual Taxes  
PO BOX 280603  
Harrisburg, PA 17128-0603

# REALTY TRANSFER TAX STATEMENT OF VALUE

See reverse for instructions.

## RECORDER'S USE ONLY

State Tax Paid	\$0.00
Book Number	5963591
Page Number	
Date Recorded	11/18/2011 04:14:37 PM

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

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

Name BOROUGH OF COLUMBIA Telephone Number: (717) 684-2467  
Mailing Address 308 Locust Street City Columbia State Pa. ZIP Code 17512

### B. TRANSFER DATA

Grantor(s)/Lessor(s) BOROUGH OF COLUMBIA  
Mailing Address 308 Locust Street  
City Columbia State Pa. ZIP Code 17512

### C. Date of Acceptance of Document

Grantee(s)/Lessee(s) COLUMBIA ECONOMIC DEVELOPMENT CORPORATION  
Mailing Address 15 North Third Street  
City Columbia State Pa. ZIP Code 17512

### D. REAL ESTATE LOCATION

Street Address ① 16 UNION Street City, Township, Borough Columbia Borough  
② 19 RIVER FRONT  
County LANCASTER School District Columbia Borough S.D. Tax Parcel Number ① 10-86836-0-0000  
② 110-27373-0-0000

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

1. Actual Cash Consideration <u>* 350,000.00</u>	2. Other Consideration <u>+ 0.00</u>	3. Total Consideration <u>= * 350,000.00</u>
4. County Assessed Value <u>① 350,000.00</u> <u>② 1,046,900.00</u>	5. Common Level Ratio Factor <u>X 1.31</u>	6. Fair Market Value <u>① 458,500.00</u> <u>② * 1,371,439.00</u>

### F. EXEMPTION DATA

1a. Amount of Exemption Claimed <u>100 %</u>	1b. Percentage of Grantor's Interest in Real Estate <u>100 %</u>	1c. Percentage of Grantor's Interest Conveyed <u>100 %</u>
---	---	---

### Check Appropriate Box Below for Exemption Claimed.

- ☐ Will or intestate succession. \_\_\_\_\_ (Name of Decedent) \_\_\_\_\_ (Estate File Number)
- ☐ Transfer to a trust. (Attach complete copy of trust agreement identifying all beneficiaries.)
- ☐ Transfer from a trust. Date of transfer into the trust \_\_\_\_\_  
If trust was amended attach a copy of original and amended trust.
- ☐ Transfer between principal and agent/straw party. (Attach complete copy of agency/straw party agreement.)
- ☐ Transfers to the commonwealth, the U.S. and instrumentalities by gift, dedication, condemnation or in lieu of condemnation. (If condemnation or in lieu of condemnation, attach copy of resolution.)
- ☐ Transfer from mortgagor to a holder of a mortgage in default. (Attach copy of mortgage and note/assignment.)
- ☐ Corrective or confirmatory deed. (Attach complete copy of the deed to be corrected or confirmed.)
- ☐ Statutory corporate consolidation, merger or division. (Attach copy of articles.)
- ☒ Other (Please explain exemption claimed.) Transfer to an industrial development authority.

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

Signature of Correspondent or Responsible Party

Date

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