

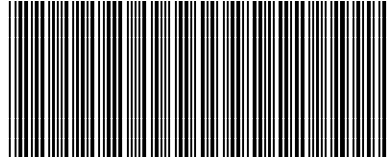
**Lancaster County**

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



INSTRUMENT # : 5963592

RECORDED DATE: 11/18/2011 04:14:38 PM



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

Page 1 of 6

**Document Type:** DEED**Transaction Reference:** R18683-01/CHRCA**Document Reference:** R18683-01/CHRCA**Transaction #:** 3186751 - 3 Doc(s)**Document Page Count:** 5**Operator Id:** boydj**RETURN TO:** (kahrens@n-hlaw.com)

\*\*PLEASE NOTE: Recorded documents with completed  
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identified above.

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

**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	\$2.00
STATE RTT	\$3,500.00
COLUMBIA BOROUGH	\$3,500.00
<b>Total:</b>	<b>\$7,055.50</b>

INSTRUMENT # : 5963592

RECORDED DATE: 11/18/2011 04:14:38 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**DO NOT PUBLISH**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**

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

(hereinafter called the Grantor),

and

**COLUMBIA HERITAGE RIVER COTTAGE ASSOCIATION, INC., 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.

**PREMISES A 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.

**PREMISES B 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.

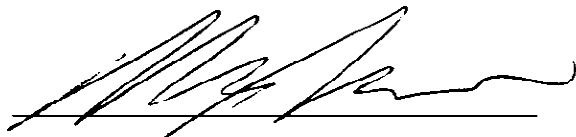
**ALL BEING** the part of the same premises which Safe Harbor Water Power Corporation by Deed of even date herewith and intended to be recorded prior to this Deed, granted and conveyed unto Borough of Columbia, its successors and/or assigns.

**AND ALL BEING** the same premises which Borough of Columbia, by Deed of even date herewith and intended for recording immediately prior to this Deed, granted and conveyed unto Columbia Economic Development Corporation, its successors and/or assigns.

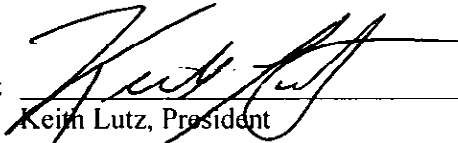
**And** the said Grantor, for itself, its successors and assigns, does, by these presents, covenant, grant and agree, to and with the said Grantee, its successors and assigns, that it, the said Grantor, and its successors and assigns, all and singular, the hereditaments and premises herein described 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:



**COLUMBIA ECONOMIC DEVELOPMENT  
CORPORATION**

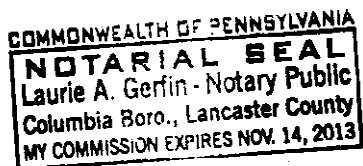
By:   
Keith Lutz, President

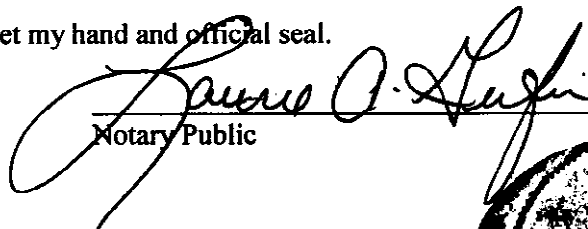
Commonwealth of Pennsylvania } ss  
County of Lancaster

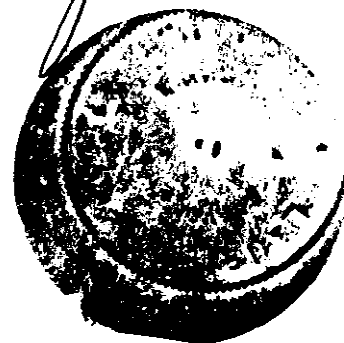
AND NOW, this 15th day of November, 2011, before me, the undersigned Notary Public, appeared **KEITH LUTZ**, who acknowledged himself to be the President of **COLUMBIA ECONOMIC DEVELOPMENT CORPORATION**, a corporation, and he, as such President being authorized to do so, executed the foregoing instrument for the purposes therein contained.

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

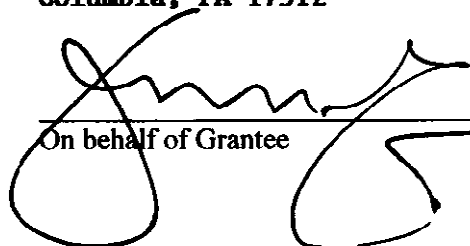
My commission expires:



  
\_\_\_\_\_  
Notary Public



Grantee Address:  
**116 North Eighth Street,  
Columbia, PA 17512**

  
\_\_\_\_\_  
On behalf of Grantee