



50 DENVER ROAD
DENVER, PA 17517



William Boben, CCIM, SIOR
717.209.4012 – direct line
bboben@high.net

- Property Information Sheet
- Property Photos
- Location Maps
- Aerial Photo/Tax Map
- Zoning Map
- Zoning Ordinance
- Building Plans
- Recorded Subdivision Plans (partial)
- Deeds
- ESRI Executive Summary



► Warehouse/Distribution Center



50 Denver Road
Denver, PA 17517

Building Area

130,252 square feet

Sale Price

\$6,790,000

Description

Distribution center with seventeen dock doors.
Convenient access to Route 222 and PA 76.

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Property Information

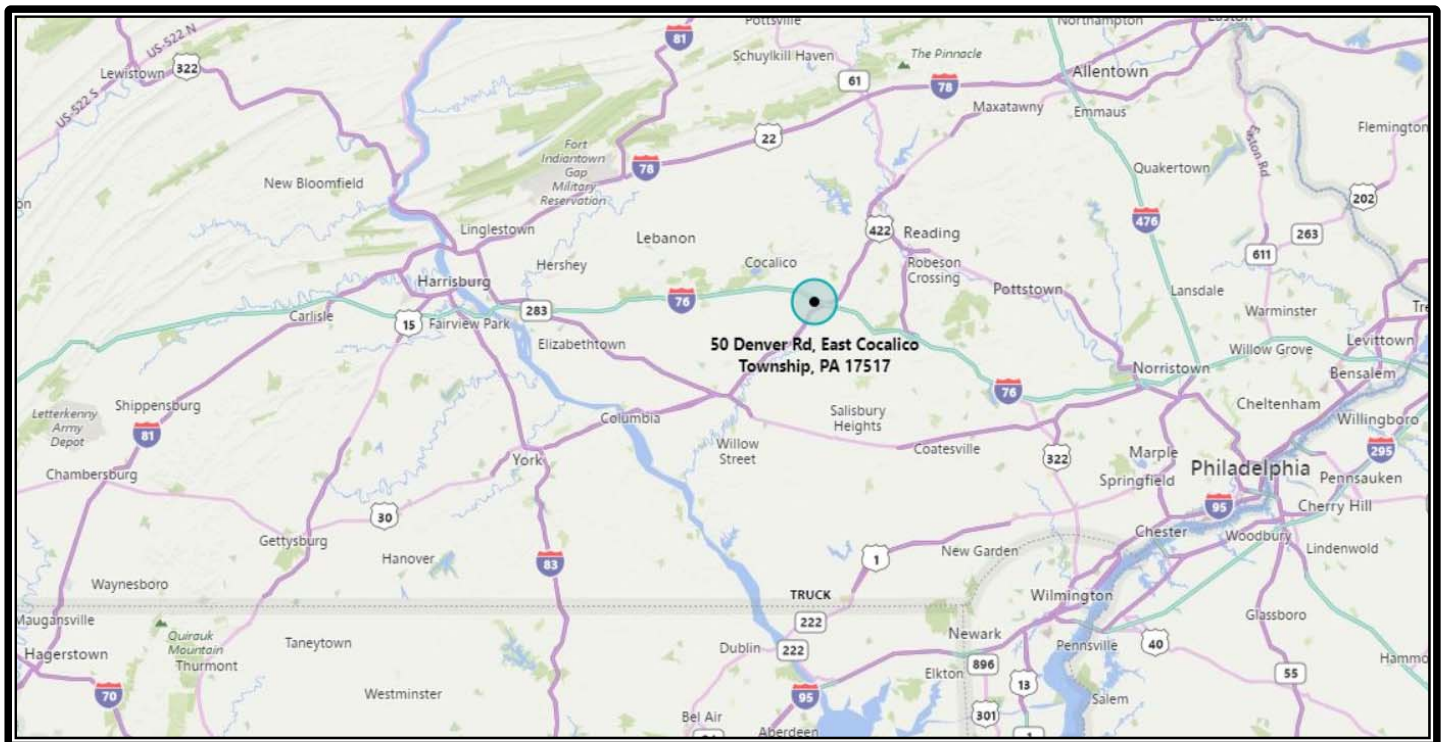
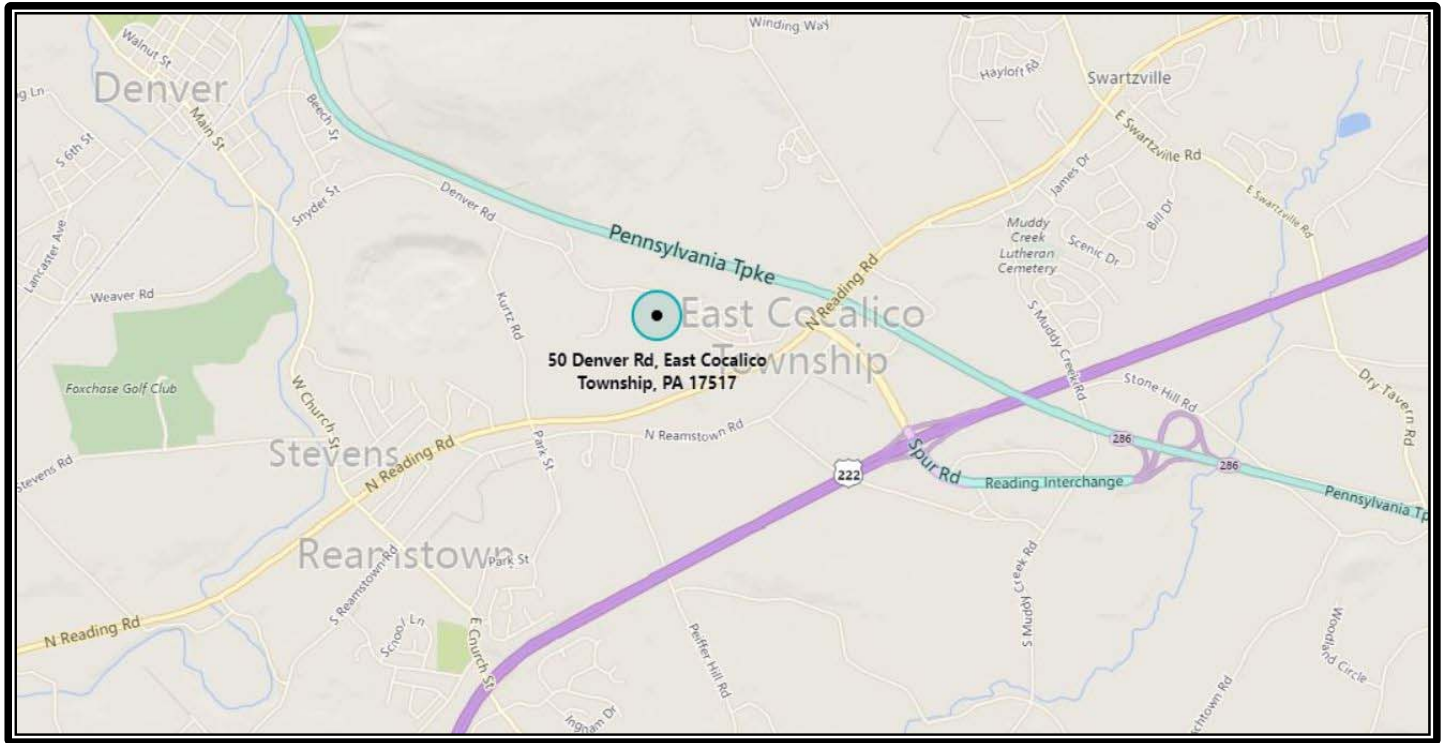
Building Area	130,252 square feet Office area: 2,000 square feet on first floor with additional second floor space
Land Area	8.8 acres
Construction	Pre-engineered steel frame and masonry block
Year Constructed	1988 & 1993
General Contractor	Schlegel Builders, Inc., Reading, PA
Flooring	6" poured concrete slab (3,000 psi minimum strength) with 4" stone base
Eave Height	18' and 25' at building end
Roof	Metal with 24/26 gauge galvanized panels with 4" insulation

Dock Doors	(17) 8' x 8' dock doors		
HVAC	(2) Sterling Alton – gas-fired air rotational units in warehouse Central HVAC in office/break areas with forced air		
Electric Service	800 amp with 480/277 volts		
Sprinkler	100% wet system with static: 68 PSI, residual: 52 PSI, Flow: 1200 GPM		
Lighting	Overhead incandescent metal halide in warehouse		
Parking	76 vehicle parking spaces		
Water/Sewer	East Cocalico Water and Sewer Authority		
Restrooms	(2) banks of dedicated men's and women's facilities		
Elevator	(1) 3,000 lb. freight elevator in mezzanine area		
Bay Size	30' x 50'		
Fans	(2) 12' x 6' louvers at east end		
Real Estate Assessment (2018)	\$3,614,100		
Real Estate Taxes (2018)	Municipal: \$ 5,948.81 County: \$10,520.65 School: To be released June 2018		
Utility Use	Electric	Natural Gas	Water/Sewer
2016 Costs	\$49,456.66	\$24,824.15	\$2,226.48
2017 Costs	\$48,637.57	\$27,637.00	\$2,061.73
Zoning	Light Industrial (I-1)		
Municipality	East Cocalico Township		
Tax Account #	080-25966-0-0000		
Deed Reference #	2441281		
Comments	Tenant interested in leasing back approximately half the space for one to two years		

Information furnished regarding property for sale or rent is from sources deemed reliable, but is not guaranteed. No warranty or representation is made as to accuracy thereof and is submitted subject to errors, omissions, change of price, or other conditions, prior sale or lease or withdrawal without notice. No liability of any kind is to be imposed on the broker herein.



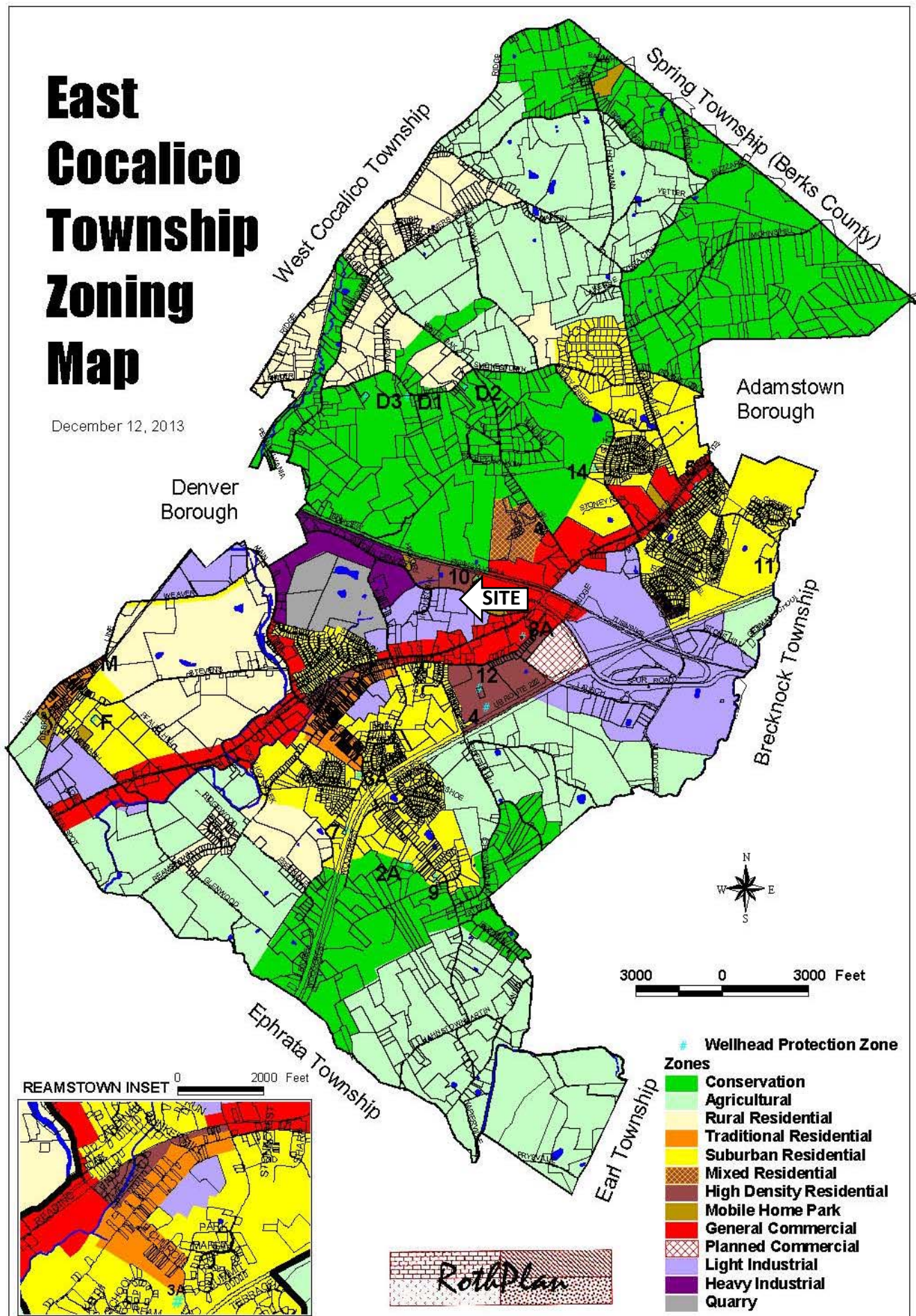






East Cocalico Township Zoning Map

December 12, 2013



Chapter 220. Zoning

Article II. Zone Regulations

§ 220-23. Light Industrial Zone (I-1).



- A. Purpose. This zone provides for a range of light industrial activities that contribute to the well-being of the Township by diversifying its economy and providing valuable employment opportunities. The required lot sizes have been kept small to accommodate the start-up industries that are likely to emerge; however, larger industrial parks have also been permitted. These areas have been located near existing public utility service areas and along major roads. Design standards have been imposed to create attractive site designs and moderate the objectionable impacts associated with industrial uses. Substantial setbacks are used to protect adjoining residences.
- B. Permitted uses.
- (1) Agriculture (excluding commercial livestock and commercial produce operations), subject to the applicable standards listed in § **220-12** of this chapter;
 - (2) Bookbinding, printing and publishing operations;
 - (3) Excavation contractors;
 - (4) Facilities for the commercial processing and warehousing of agricultural products;
 - (5) Facilities for the warehousing, sales and service of agricultural vehicles, equipment, feed, or supplies;
 - (6) Forestry uses;
 - (7) Health and recreation clubs;
 - (8) Laboratories for medical, scientific or industrial research and development;
 - (9) Machine shop;
 - (10) Manufacturing, packaging, storage and/or wholesaling of the following:

- (a) Furniture, cabinets, fixtures, office supplies, and other household appointments;
 - (b) Scientific, specialized and technical instruments and equipment;
 - (c) Audiovisual components, computers, vending machines, electronic equipment and video games;
 - (d) Finished textile products;
 - (e) Brushes, brooms and combs;
 - (f) Hot tubs, spas, saunas, and swimming pools;
 - (g) Jewelry, and other precious metals;
 - (h) Photographic, lighting and timekeeping equipment;
 - (i) Small household appliances, excluding major appliances;
 - (j) Musical instruments and sporting equipment;
 - (k) Cosmetics, toiletries and pharmaceuticals;
 - (l) Optical, dental, and medical supplies and equipment;
 - (m) Small or novelty products from prepared materials;
 - (n) Paints, varnishes, lacquers, enamels, adhesives, and allied solvents; and
 - (o) Vehicles and machinery normally associated with domestic use (e.g., recreation vehicles, personal trailers, personal vehicle trailers, livestock trailers and other similar vehicles.
- (11) Municipal services and public utilities structures;
- (12) Offices;
- (13) Processing, packaging, storage and/or wholesaling of food products excluding:
- (a) Breweries and distilleries;
 - (b) Pickling processes;
 - (c) Rendering or slaughtering operations; and
 - (d) Sugar refineries.
- (14) Recycling collection facilities as an accessory use, provided such facilities are sufficiently enclosed to prevent the scattering of debris, the materials collected are removed at regular intervals, the facility is posted to prohibit the disposal of any material, good or furnishing that cannot be placed within the actual recycling bin, and the total size of the facility is less than 300 square feet;
- (15) Repair shops for products permitted to be manufactured in this zone;
- (16) Sales, storage and/or wholesaling of the following:
- (a) Home and auto related fuels;
 - (b) Nursery and garden materials, and stock;
 - (c) Contractor supplies; and
 - (d) Lumber, tile, carpet, electrical, plumbing, heating, air conditioning, roofing, siding, doors, windows, and other structural components of buildings.

- (17) Sign makers;
 - (18) Small engine repair shops;
 - (19) Veterinary offices or animal hospitals;
 - (20) Vocational and mechanical trade schools;
 - (21) Welding shops;
 - (22) Minor municipal service or utility facilities;
 [Added 2-15-2006 by Ord. No. 2006-03^[1]
[1] Editor's Note: This ordinance also renumbered former Subsection B(22) as B(23).
 - (23) Local planned center (see § **220-121.1**).
 [Added 10-1-2008 by Ord. No. 2008-03^[2]
[2] Editor's Note: This ordinance also provided for the renumbering of former Subsection B(23) as Subsection B(25).
 - (24) Adaptive use with more than one principal use of a building that existed on October 6, 2008; or adaptive use with more than one principal use of a building that gained land development approval after October 6, 2008; both subject to the requirements listed in § **220-129.1** of this chapter.
 [Added 10-1-2008 by Ord. No. 2008-03]
 - (25) Accessory uses customarily incidental to the above permitted uses including accessory retail sales of products produced on-site so long as the sales area is no more than 10% of the total building area or 3,000 square feet, whichever is less, and accessory day-care facilities, as defined herein.
- C. Special exception uses (subject to the review procedures of § **220-142C**).
- (1) Automobile, boat, farm machinery, recreational vehicle and trailer sales, service and/or repair facilities (see § **220-69**).
 [Amended 10-1-2008 by Ord. No. 2008-03]
 - (2) Billboards (see § **220-71**).
 - (3) Communication towers and equipment (see § **220-82**).
 - (4) Heavy equipment sales, service and repair, such as excavation machinery, commercial trucks, tractor trailers, buses, mobile homes and other similar machinery (see § **220-94**).
 [Amended 10-1-2008 by Ord. No. 2008-03]
 - (5) Mass transportation depots (see § **220-104**).
 - (6) Mini-warehouses (see § **220-106**).
 - (7) Municipal service ventures (see § **220-129**).
 - (8) Recycling stations for paper, glass, plastic, and metal products (see § **220-114**).
 - (9) Truck or motor freight terminals (see § **220-124**).
 - (10) Warehousing and wholesale trade establishments (see § **220-126**).
 - (11) Regional planned center (see § **220-121.1**).
 [Added 10-1-2008 by Ord. No. 2008-03]
 - (12) Power generation facilities (see § **220-129.2**).
 [Added 6-19-2014 by Ord. No. 2014-05]

- (13) Wind and/or solar farms (see § **220-129.3**).
[Added 6-19-2014 by Ord. No. 2014-05]
- D. Conditional uses (subject to the review procedures of § **220-151** of this chapter).
- (1) Automobile auctions and/or automobile parking or storage compounds (see § **220-67**); and
 - (2) Off-track betting parlors (see § **220-112**).
- E. Lot area requirements. Unless otherwise specified, each use within this zone shall have a minimum lot size of 43,560 square feet.
- F. Maximum lot coverage: 75%.
- G. Minimum lot width: 200 feet.
- H. Minimum setback requirements (principal and accessory uses).
- (1) Front yard setback. All buildings, structures (except permitted signs), off-street loading areas, dumpsters, and outdoor storage areas shall be set back at least 50 feet from the adjoining right-of-way. All parking lots shall be set back at least 20 feet from any adjoining right-of-way. The required front yard setbacks vary for properties that conform to the Township's Corridor Assessment Policy. See § **220-60** of this chapter for additional information.
 - (2) Side yard setbacks. All buildings, structures (except permitted signs), dumpsters, and off-street loading areas shall be set back at least 30 feet from any side property lines. All outdoor storage areas and off-street parking lots shall be set back at least 20 feet from any side lot lines, unless joint parking lots and/or loading areas are shared by adjoining uses. In such instances, one of the side yard setbacks can be waived solely for parking and/or loading facilities.
 - (3) Rear yard setback. All buildings, structures, dumpsters, and off-street loading areas shall be set back at least 30 feet from any rear property lines. All outdoor storage areas and off-street parking lots shall be set back at least 20 feet from any rear lot lines.
 - (4) Residential buffer strip. Any use adjoining land within a residential zone, or across a road from land within a residential zone, shall maintain a fifty-foot setback for buildings, structures, dumpsters, outdoor storage areas, off-street loading, and off-street parking areas from the residential zone. All of these setback areas shall be devoted to landscaping. (See § **220-44**.)
 - (5) Accessory recreation uses. These facilities can be developed in any side or rear yard to within 25 feet of any property line.
- I. Maximum permitted structural height. The height of any principal or accessory structure shall not exceed 50 feet, except that those uses listed in § **220-34** of this chapter may extend up to a maximum of 75 feet when erected upon or as an integral part of a building. No part of any structure exceeding 50 feet in height shall be located closer to the nearest property line than its height.
- J. Off-street loading. Off-street loading shall be provided, as specified in § **194-31** of Chapter **194**, Subdivision and Land Development. In addition, no off-street loading area shall be permitted on any side of a building facing adjoining lands within a residential zone, nor any side of a building facing an adjoining street.
- K. Off-street parking. Off-street parking shall be provided, as specified in § **220-42** of this chapter.
- L. Signs. Signs shall be permitted, as specified in § **220-45** of this chapter.

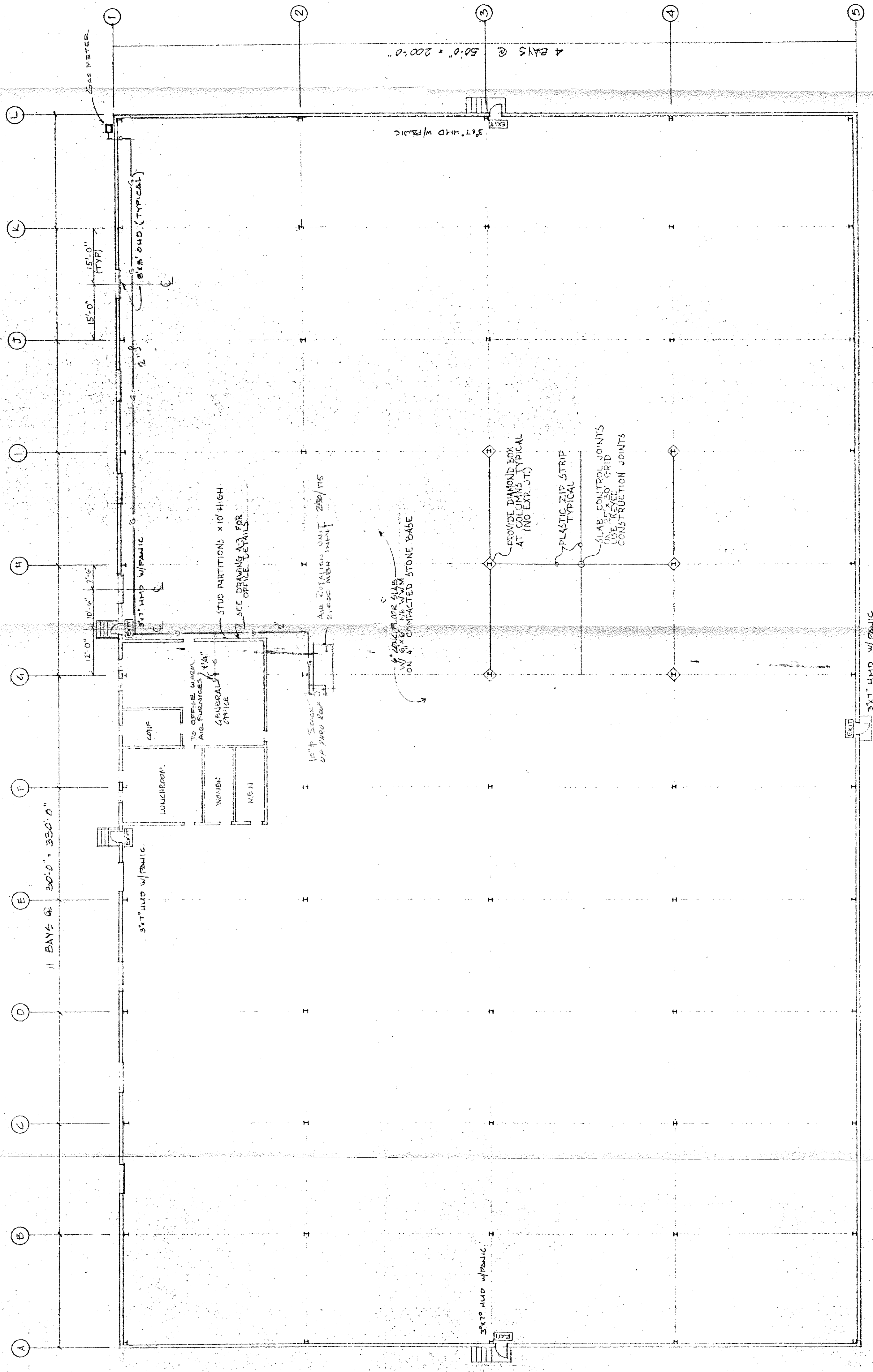
- M. Driveway and access drive requirements. All driveways serving single-family dwellings shall be in accordance with § **220-40** of this chapter. All access driveways serving other uses shall be in accordance with § **194-28** of Chapter **194**, Subdivision and Land Development.
- N. Screening. A visual screen must be provided along any adjoining lands with an existing residence and/or within a residential zone, regardless of whether or not the residentially zoned parcel is developed. (See § **220-44** of this chapter.)
- O. Landscaping.
 - (1) Any portion of the site not used for buildings, structures, parking lots, loading areas, outdoor storage areas, and sidewalks shall be maintained with a vegetative ground cover and other ornamental plantings. (See § **220-44** of this chapter.)
 - (2) A minimum twenty-foot-wide landscape strip shall be provided along all property lines. Such landscape strip can be waived for that portion of the site occupied by a joint parking lot and/or loading area shared by adjoining uses.
- P. Waste products. Dumpsters may be permitted within the side or rear yard, provided such dumpsters are screened from any adjoining roads or properties. All dumpsters shall be set back a minimum of 50 feet from any adjoining residentially zoned properties. All waste receptacles shall be completely enclosed within a fenced or masonry enclosure, equipped with a self-latching door or gate.
- Q. Industrial operations standards. All industrial operations shall be in compliance with any Commonwealth of Pennsylvania and/or federal government regulations, as required by the most recent regulations made available from these governmental bodies. For a listing of some regulations refer to § **220-48** of this chapter.
- R. Outdoor storage. Within the (I-1) Zone, outdoor storage is permitted, provided all outdoor storage areas are screened from adjoining roads and properties, and they comply with all of those setbacks specifically imposed thereon, listed in this section.
- S. All uses permitted within this zone shall also comply with the applicable general provisions in Article **III** of this chapter.

DRAWN 7M	CHECKED	DATE 3/12/92	SCALE $\frac{1}{8} = 10'$	JOB NO.	SHEET	 3B	OF 10 SHEETS
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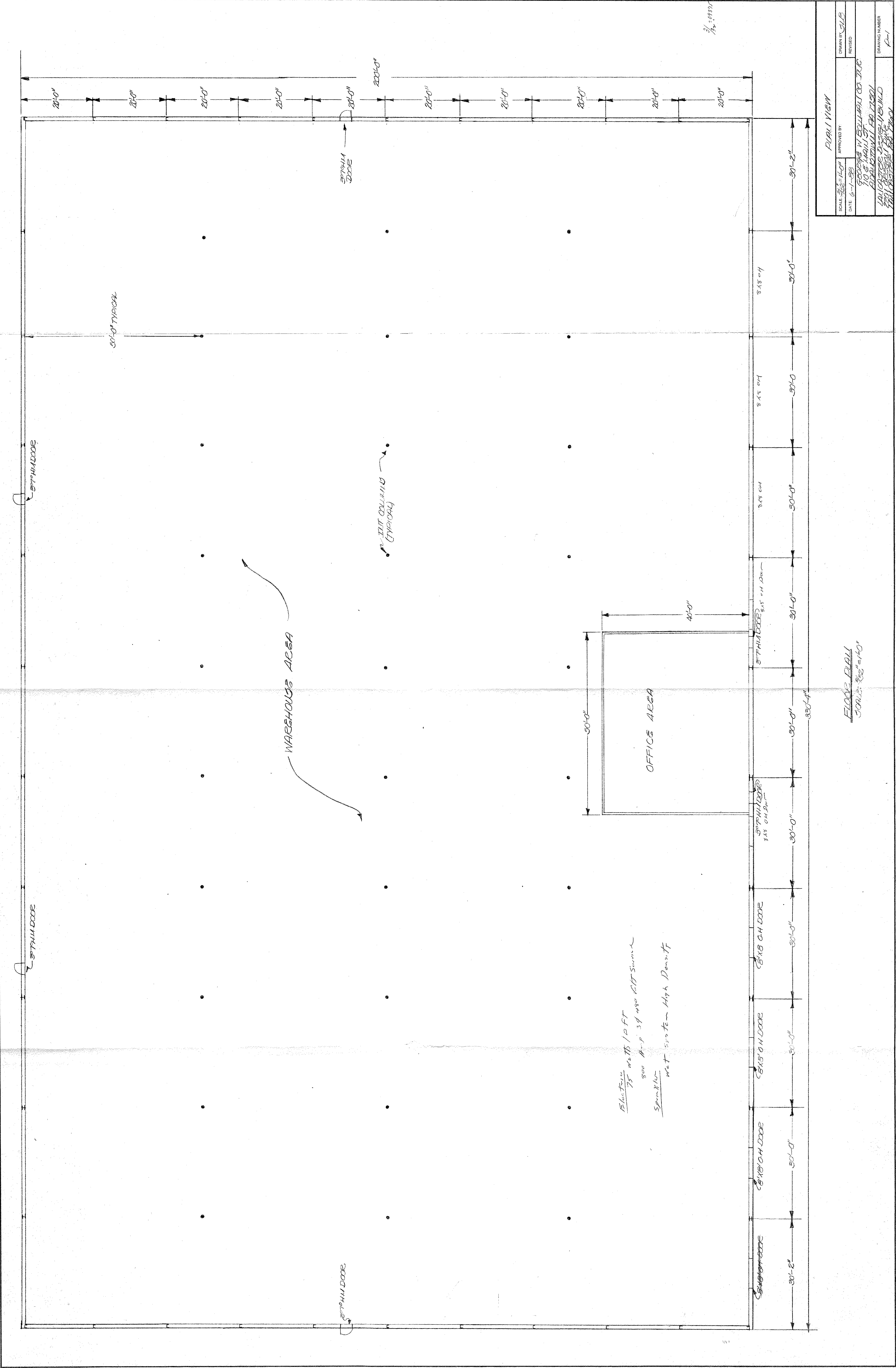
POST OFFICE BOX 109 / 1805 NORTH TENTH STREET / READING, PENNSYLVANIA 19603

GEORGE W. BOLLMAN & CO INC
EAST COCALICO TOWNSHIP
LANCASTER COUNTY, PA
PERFECT WAREHOUSE

DRAWN K.H.	CHECKED	DATE 7-18-58	SCALE 1/16" = 1'-0"	JOB NO.	SHEET	M2	OF	SHEETS
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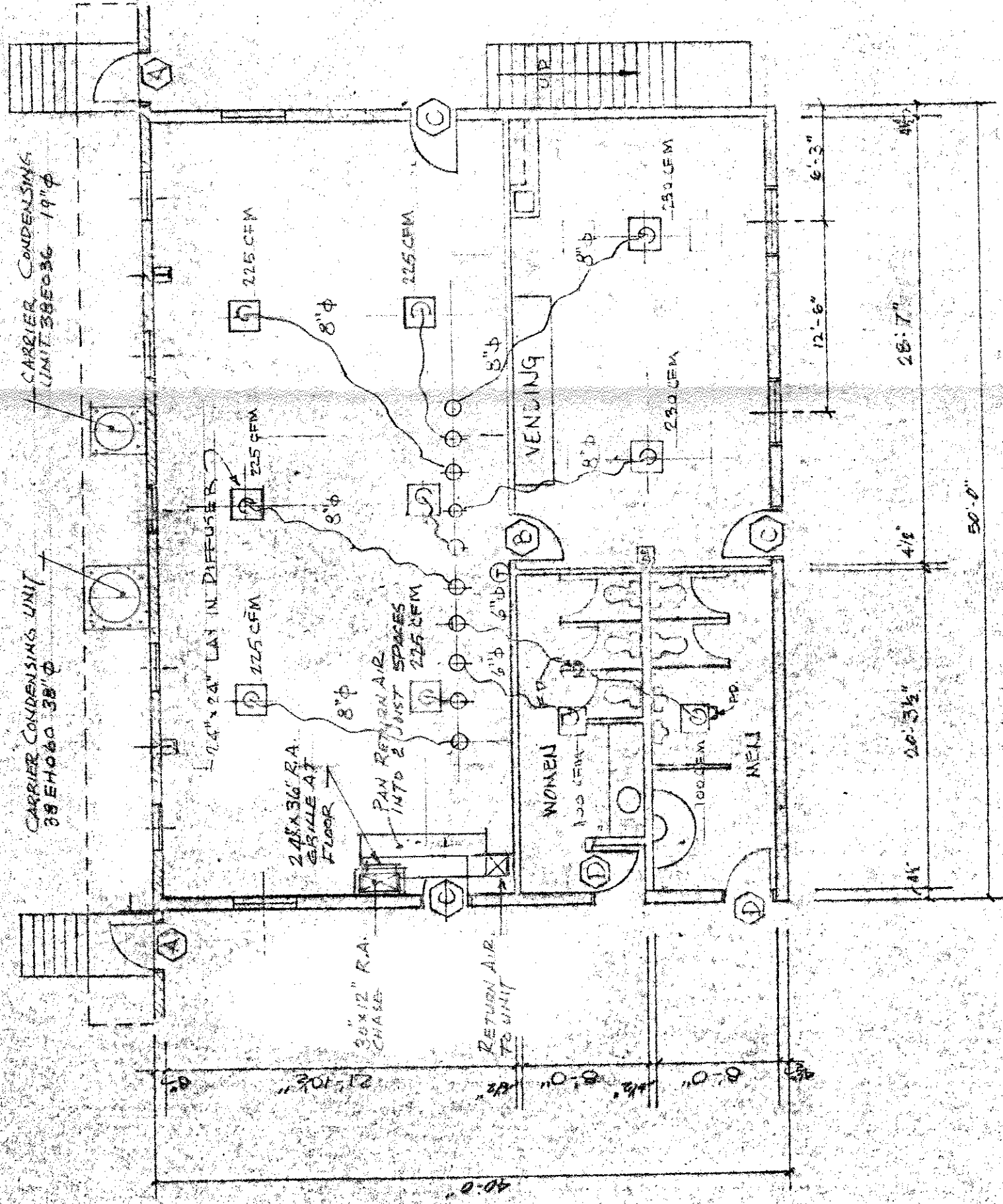


FLOOR PLAN
SCALE: 1/4" = 1'-0"

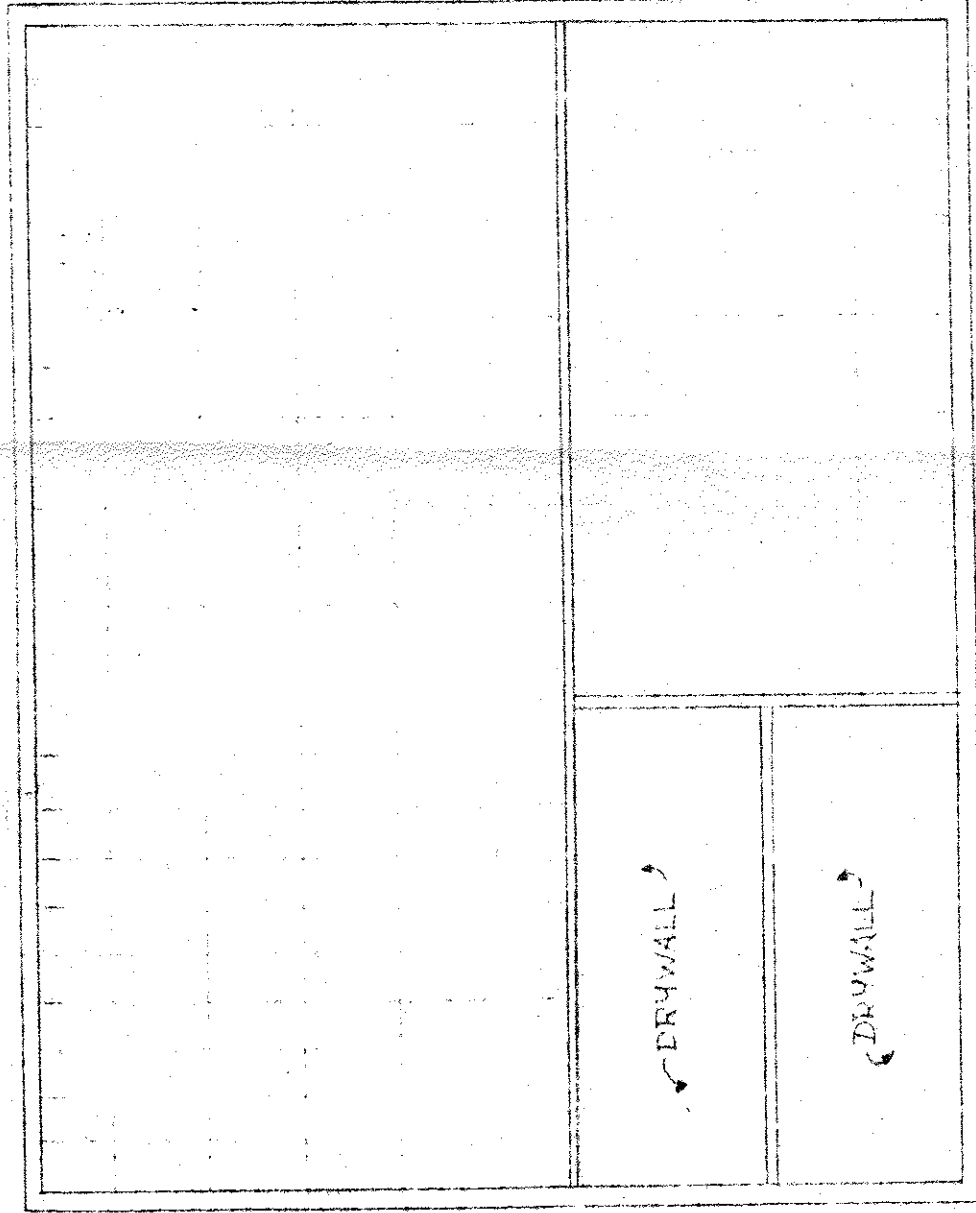


DRAWING NUMBER		1-1
PROJECT NAME		CHURCHILL BANK
PROJECT ADDRESS		100 S. MAIN ST.
PROJECT CITY		PORTLAND, ME
PROJECT STATE		ME
PROJECT ZIP		04101
PROJECT PHONE		207-855-1888
PROJECT FAX		207-855-1888
PROJECT E-MAIL		info@churchillbank.com
PROJECT WEBSITE		www.churchillbank.com
PROJECT DESCRIPTION		RENOVATION OF EXISTING BUILDING
PROJECT OWNER		CHURCHILL BANK
PROJECT ARCHITECT		PLANNING & DESIGN
PROJECT ENGINEER		PLANNING & DESIGN
PROJECT CONTRACTOR		PLANNING & DESIGN
PROJECT DATE		6-1-99
PROJECT SCALE		3/8" = 1'-0"
PROJECT DRAWN BY		JLB
PROJECT CHECKED BY		JLB
PROJECT APPROVED BY		JLB

FLOOR PLAN
SCALE: 3/8" = 1'-0"



OFFICE PLAN FIRST FLOOR
SCALE: 1/8" = 1'-0"



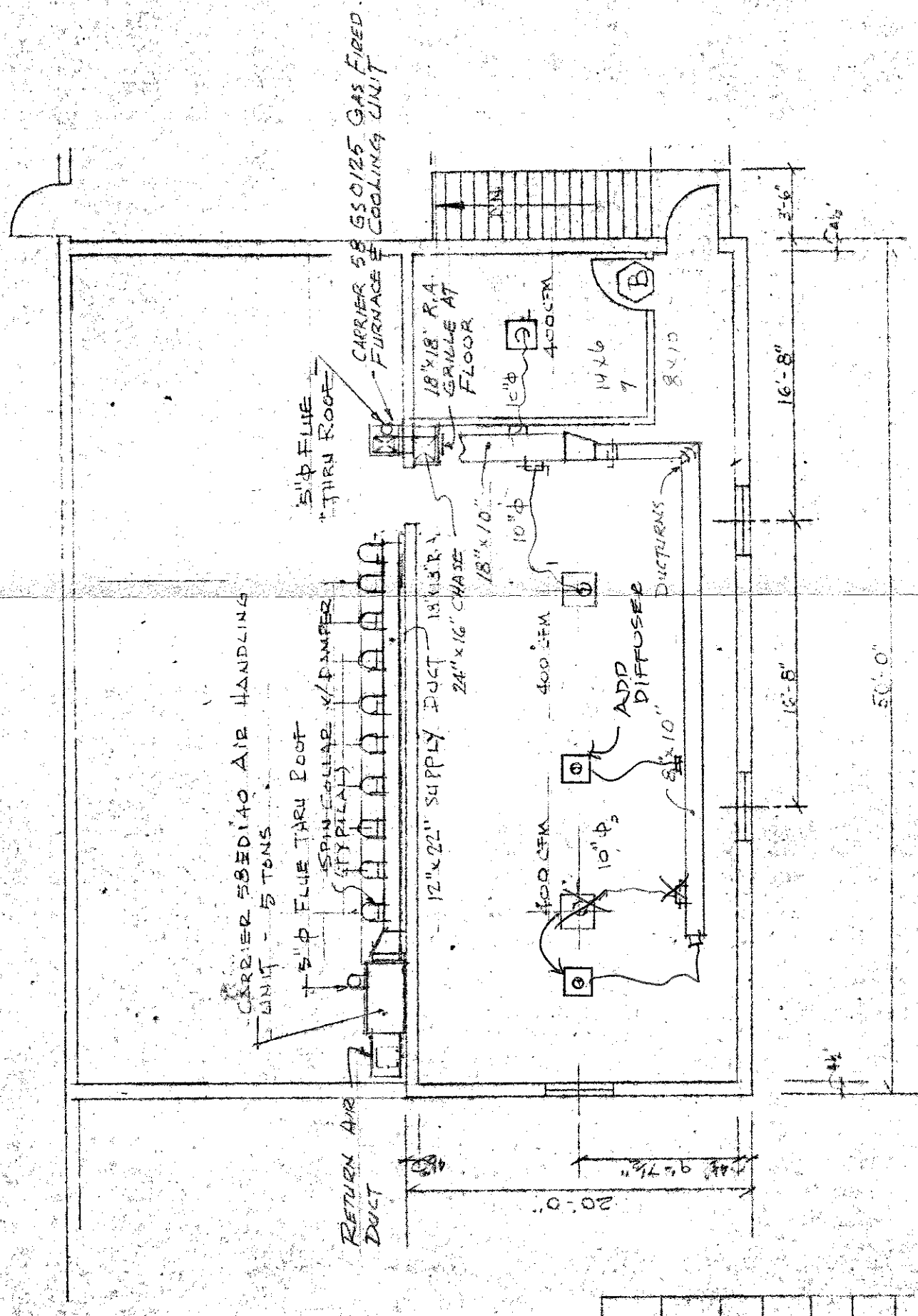
REFLECTED CEILING PLAN FIRST FLOOR
SCALE: 1/8" = 1'-0"

DOOR SCHEDULE

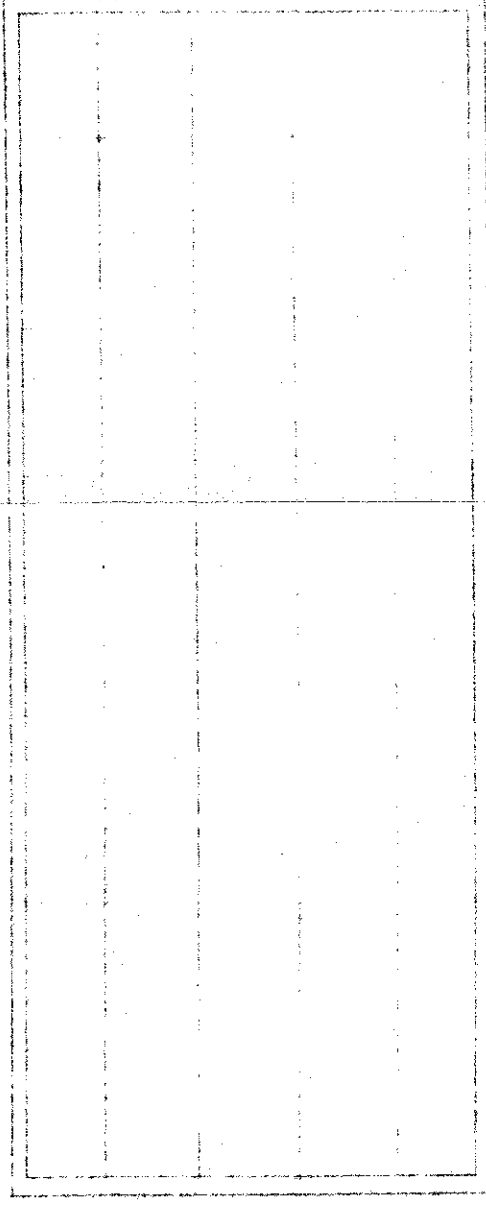
SYN	SIZE	MATERIAL	THRESH	BUTTS	LOCK	CLOSURE	FINISH	REMARKS	NOTES
A	3'-0" x 7'-0" 1/2	H.M.							
B	3'-0" x 6'-8" 1/2	H.M.							
C	3'-0" x 6'-8" 1/2	H.M.							
D	3'-0" x 6'-8" 1/2	H.M.							
E	3'-0" x 6'-8" 1/2	H.M.							

FINISH SCHEDULE

LOCATION	FLOOR	FINISH	WALL	CLG	REMARKS
GENERAL OFFICE	4'-0"	PAINTED	4'-0"	ACT	
RECEPTION	4'-0"	PAINTED	4'-0"	ACT	
LUNcheon	4'-0"	PAINTED	4'-0"	ACT	
CONFERENCE	4'-0"	PAINTED	4'-0"	ACT	
GENERAL OFFICE	4'-0"	PAINTED	4'-0"	ACT	



OFFICE PLAN SECOND FLOOR
SCALE: 1/8" = 1'-0"



REFLECTED CEILING PLAN SECOND FLOOR
SCALE: 1/8" = 1'-0"

REVISIONS

BY	DATE	DESCRIPTION

SCHLEGEL BUILDERS, INC.
POST OFFICE BOX 109 / 1805 NORTH TENTH STREET / READING, PENNSYLVANIA 19603

GEORGE W. BALMAIN & CO. INC.
EAST LEBANON, OHIO 43025
LAKESIDE, OHIO 44130
20700 WAREHOUSE

RECEIVED
SEP 15 1988
SCHLEGEL BUILDERS, INC.

DRAWN: M-1
CHECKED: M-1
DATE: 7-16-88
SCALE: 1/8" = 1'-0"
JOB NO.:
SHEET: M-1



NOTES:

1. All work shall be in accordance with the latest edition of the Pennsylvania Department of Transportation (PennDOT) Standard Specifications for Construction.
2. The property owner shall be responsible for obtaining all necessary permits and approvals from the appropriate authorities.
3. The proposed construction shall be in accordance with the latest edition of the Pennsylvania Department of Transportation (PennDOT) Standard Specifications for Construction.
4. The proposed construction shall be in accordance with the latest edition of the Pennsylvania Department of Transportation (PennDOT) Standard Specifications for Construction.
5. The proposed construction shall be in accordance with the latest edition of the Pennsylvania Department of Transportation (PennDOT) Standard Specifications for Construction.
6. SWALE LININGS TO EXTEND ENTIRE WIDTH 'C' OF SWALES.

SWALE DATA TABLE

SWALE NO.	TYPE	A (FT.)	B (FT.)	C (FT.)	S1 (FT.)	S2 (FT.)	VEL (FPS)	CAF (CFS)
1	Grass	0.63	1.0	9	4	5	1.44	4.4
2	Grass	0.63	1.0	9	4	5	1.44	4.4
3	Grass	0.63	1.0	9	4	5	1.44	4.4
4	Grass	0.63	1.0	9	4	5	1.44	4.4
5	Grass	0.63	1.0	9	4	5	1.44	4.4

LOW FLOW CHANNEL DETAIL

NO SCALE

EMERGENCY SPILLWAY DETAIL

NO SCALE

SECTION THROUGH POND

SCALE: HORIZ. 1" = 20' VERT. 1" = 2'

CONCRETE OUTLET STRUCTURE FOR DETENTION POND NO. 2

NO SCALE

STORM SEWER AND UNDERDRAIN PIPES 1 AND 2

NO SCALE

EMERGENCY SPILLWAY DETAIL

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NO SCALE

SECTION THROUGH POND

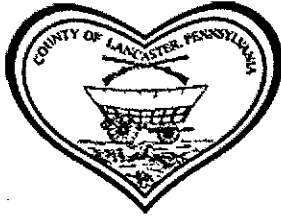
SCALE: HORIZ. 1" = 20' VERT. 1" = 2'

CONCRETE OUTLET STRUCTURE FOR DETENTION POND NO. 2

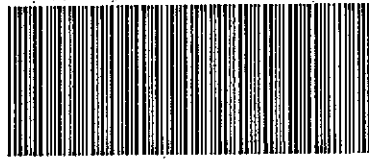
NO SCALE

Lancaster County

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



INSTRUMENT # : 2016-0432-J
RECORDED DATE: 12/20/2016 01:41:05 PM



3842689-0006\$

LANCASTER COUNTY ROD**OFFICIAL RECORDING COVER PAGE**

Page 1 of 11

Document Type: SUBDIVISION PLANS & OTHER PLANS

Transaction Reference:

Document Reference:

Transaction #: 3722838 - 2 Doc(s)

Document Page Count: 10

Operator Id: hhair

RETURN TO: ()

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

SUBMITTED BY: ()

DIEHM & SONS

LANCASTER COUNTY ROD BONNIE L. BOWMAN

SUBDIVISION PLANS & OTHER PLANS

2016-0432-J 12/20/2016 01:41:05 PM

RCD Fees: \$33.00 Taxes: \$0.00 Page 1 of 11

*** PROPERTY DATA:**

Parcel ID #:

Municipality:

School District:



*** ASSOCIATED DOCUMENT(S):**

FEES / TAXES:

RECORDING FEE: SUBDIVISION PLANS & OTHER PLANS

\$9.50

CRC #6544 \$2.00

RIF #6543 \$3.00

WRIT TAX \$0.50

EXTRA PAGE FEE \$18.00

Total: \$33.00

INSTRUMENT # : 2016-0432-J
RECORDED DATE: 12/20/2016 01:41:05 PM

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



Bonnie L. Bowman

Bonnie L. Bowman
Recorder of Deeds

PLEASE DO NOT DETACH
THIS PAGE IS NOW PART OF THIS LEGAL DOCUMENT

NOTE: If document data differs from cover sheet, document data always controls.

*COVER PAGE DOES NOT INCLUDE ALL DATA, PLEASE SEE INDEX AND DOCUMENT AFTER RECORDING FOR ADDITIONAL INFORMATION

Prepared by: Lancaster County Planning Commission

Return to: DIEHM & SONS, INC.
15 TOLL GATE ROAD
LITITZ PA 17543

District #: 080

CERTIFIED ON December 20, 2016

LANCASTER COUNTY ROD BONNIE L. BOWMAN
SUBDIVISION PLANS & OTHER PLANS
2016-0432-J 12/20/2016 01:41:05 PM
RCD Fees: \$33.00 Taxes: \$0.00 Page 2 of 11



Re: LCPC File #: 82-149-2

A request to review the plan identified below was received by the Lancaster County Planning Commission on **January 22, 2016** and was reviewed at the Commission meeting on **February 22, 2016**.

Plan Name: W.E.H. Enterprises, L.P.

Application Classification: Final

Municipality: East Cocalico Township

Project Location: South side of Denver Road, approximately 450' east of Industrial Way

Proposed Use: Industrial

Number of Lots/Units: 2/1

Total Acreage: 19.055

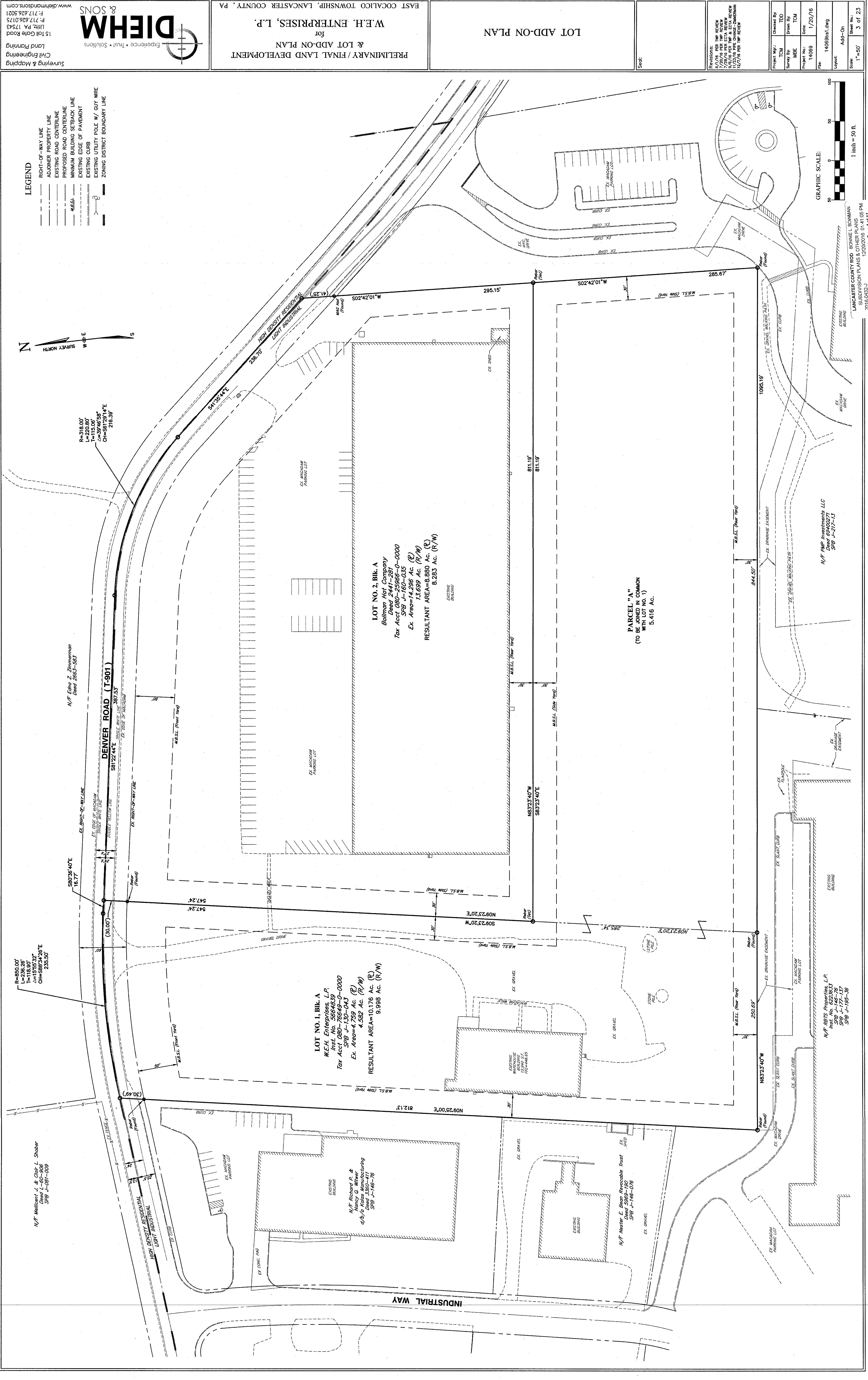
Property Owner(s): W.E.H. Enterprises, L.P., c/o Bill Hartman
5 Industrial Way Denver, PA 17517-9305

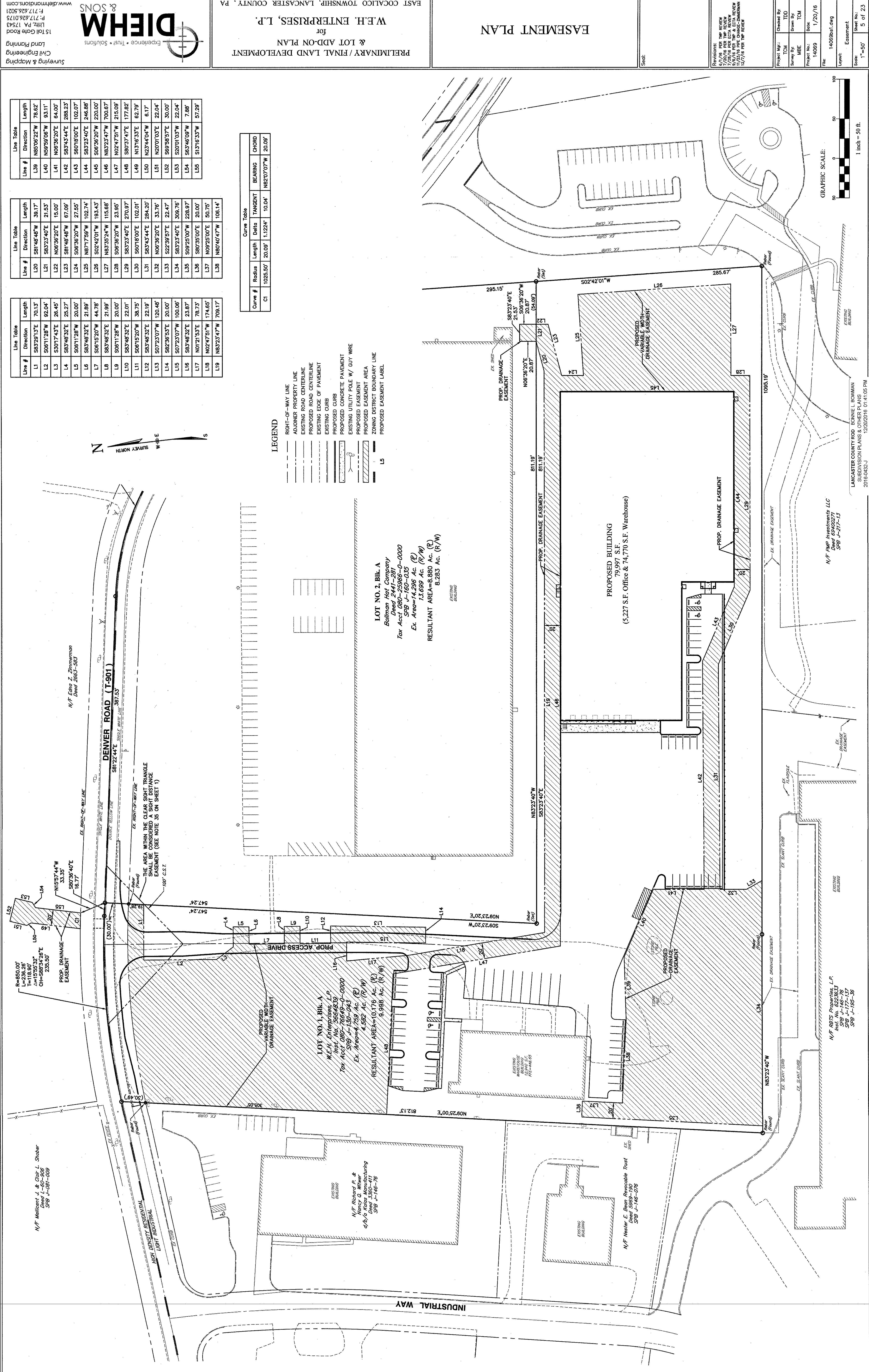
Bollman Hat Company
110 East Main Street Adamstown, PA 19501-5009

Certified for Recording by:


Senior Community Planner

DSS/BLS/fe





15 Toll Gate Road
Lithi, PA 17543
Civil Engineering
Land Planning
Surveying & Mapping

DIEHM & SONS
Experience • Trust • Solutions

PRELIMINARY / FINAL LAND DEVELOPMENT
& LOT ADD-ON PLAN
for
W.E.H. ENTERPRISES, L.P.
EAST COCALICO TOWNSHIP, LANCASTER COUNTY, PA

EASEMENT PLAN

Revisions:
9/7/16 FOR THE REVIEW
9/20/16 FOR THE REVIEW
7/29/16 PER ECTA REVIEW
11/23/16 PER ECTA REVIEW
11/23/16 PER ECTA REVIEW
12/7/16 FOR THE REVIEW

Checked By: TCM
Survey By: TCM
MDE: TCM
Project No.: 14069
Date: 1/20/16
File: 14069a1.dwg
Layout: Easement
Scale: 1"=50'
Sheet No.: 5 of 23

13.50
ON

COMMONWEALTH LAND
TITLE INSURANCE COMPANY

JUL 21 1988
3:03 PM
1988

This Indenture Made this 21st day of July

Between **ABRAM N. ZIMMERMAN and EDNA Z. ZIMMERMAN, husband and wife**

and **GEO. W. BOLLMAN & CO., INC.**

(hereinafter called the Grantor s),

(hereinafter called the Grantee),

Witnesseth That the said Grantor s for and in consideration of the sum of **FIVE HUNDRED THOUSAND FIVE HUNDRED AND 00/100 DOLLARS** ----- (\$500,500.00) -----

lawful money of the United States of America, unto them well and truly paid by the said Grantee , at or before the sealing and delivery hereof, the receipt whereof is hereby acknowledged, have granted, bargained and sold, released and confirmed, and by these presents do grant, bargain and sell, release and confirm unto the said Grantee , its successors and assigns,

ALL THAT CERTAIN lot or piece of land being all of Lot 2, as shown on the Final Plan for Geo. W. Bollman & Co., Inc., recorded in Subdivision Plan Book "J", Volume 160, Page 35, Lancaster County Records, and being located on the south side of Pennsylvania State Route 1030, known as "Denver Road", in the Township of East Cocalico, County of Lancaster, and Commonwealth of Pennsylvania, and being more fully bounded and described as follows to wit:

BEGINNING at a spike in Pennsylvania State Route 1030, "Denver Road", said spike being the northeast corner of property now or late of Richard M. and Juanita F. Canfield, and the northwest corner of the herein described Lot 2; thence in said SR' 1030, the three (3) following bearings and distances: (1) South 71 degrees 46 minutes 4 seconds East, a distance of 387.53 feet to a point at a point of curvature; (2) on a line curving to the right, having a radius of 318.00 feet, a central angle of 39 degrees 47 minutes, an arc distance of 220.80 feet, a chord bearing of South 51 degrees 52 minutes 34 seconds East, and a chord distance of 216.39 feet, to a point at a point of tangency; and (3) South 31 degrees 59 minutes 4 seconds East, a distance of 236.70 feet to a point; thence leaving said SR 1030, and along property now or late of John K. and Alice M. Steffy, South 12 degrees 18 minutes 41 seconds West, a distance of 580.80 feet, to a rebar; thence still along Steffy property and property now or late of WICU, respectively, North 73 degrees 47 minutes 4 seconds West, a distance of 844.50 feet, to a rebar; thence along the aforementioned Canfield property, North 19 degrees East, a distance of 832.58 feet, to a spike, the place of beginning.

CONTAINING IN AREA 14.30 acres of land.

DISTRICT - 080; MAP - J-160-035; BLOCK - 0 ; PARCEL -

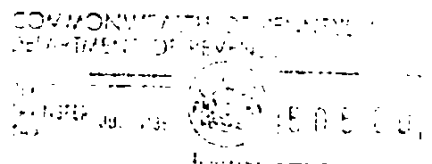
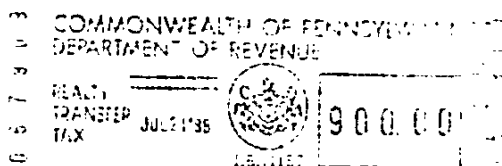
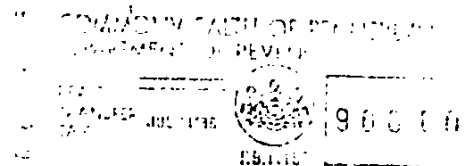
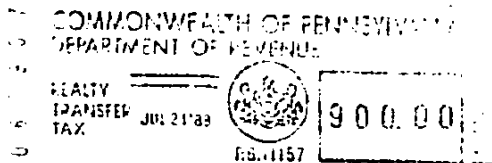
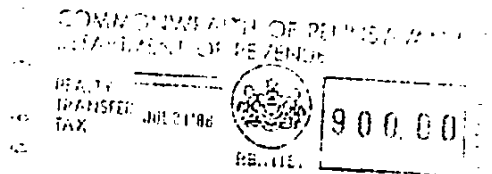
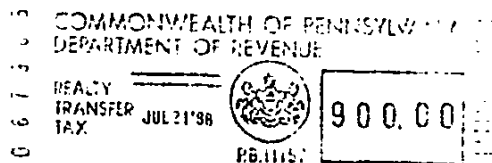
continued

TAXES	
Pa	5005.00
Local	2502.50
Local	2502.50

East Cocalico
Scholar

DIST-080 MAP - J-160-035 BLK-C LOT-2 988035347

BEING part of the same premises which Abel G. Weber and Ida R. Weber by Deed dated March 31, 1964 and recorded in the Recorder of Deeds Office in and for Lancaster County, Pa., in Deed Book M, Volume 53 page 1041 granted and conveyed unto Abram N. Zimmerman and Edna Z. Zimmerman, his wife, as tenants by the entireties, their heirs and assigns.



Together with all and singular the buildings and improvements, ways, streets, alleys, driveways, passages, waters, water-courses, rights, liberties, privileges, hereditaments and appurtenances, whatsoever unto the hereby granted premises belonging, or in any wise appertaining, and the reversions and remainders, rents, issues, and profits thereof; and all the estate, right, title, interest, property, claim and demand whatsoever of the said Grantor s as well at law as in equity, of, in, and to the same.

To have and to hold the said lot or piece of ground above described with the buildings and improvements thereon erected hereditaments and premises hereby granted, or mentioned, and intended so to be, with the appurtenances, unto the said Grantee , its successors and assigns, to and for the only proper use and behoof of the said Grantee , its successors and assigns forever.

And the said Grantors , for themselves, their heirs, Executors and Administrators

do , by these presents, covenant, grant and agree, to and with the said Grantee , its successors and assigns, that they the said Grantor s. their heirs all and singular the hereditaments and premises herein above described and granted, or mentioned and intended so to be, with the appurtenances, unto the said Grantee , its successors and assigns, against them, the said Grantors, their heirs and against all and every person or persons whomsoever lawfully claiming or to claim the same or any part thereof, by, from or under him, her, them or any of them shall and will specially WARRANT and forever DEFEND.

have
In Witness Whereof, The said Grantor s. caused these presents to be duly executed the day and year first herein above written.

Sealed and Delivered
IN THE PRESENCE OF US:

Edna Z. Zimmerman (as to 1st)

Abram N. Zimmerman (SEAL)
ABRAM N. ZIMMERMAN

Edna Z. Zimmerman (SEAL)
EDNA Z. ZIMMERMAN

COMMONWEALTH OF PENNSYLVANIA
COUNTY OF LANCASTER

On this, the 21st day of July 1988,

(IND.)

Abram N. Zimmerman and Edna Z. Zimmerman, husband and wife
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.

or

(CORP.)

who acknowledged himself to be the _____ of _____
a corporation, and that he as such
being authorized to do so, executed the foregoing instrument for the purpose therein contained by
signing the name of the corporation by himself as

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

Nanci K. Reese NOTARY PUBLIC

NANGI K. REESE, Notary Public
Lancaster City, Lancaster County
My Commission Expires 1-24-91

MAIL

DEED.

ABRAM N. ZIMMERMAN and EDNA Z.
ZIMMERMAN, husband and wife

TO

GEO. W. BOLLMAN, CO., INC.

PREMISES: R.D. #3 Denver Road
East Cocalico Township
Lancaster County
Pennsylvania

EW.

719-00-1502

RECORDED OR FILED
88 JUL 21 PM 3:03
RECORD OF DEEDS
LANCASTER, PA.

Recorded in Lancaster Co., Pa.
Pk 2441 Pg 281
Nanci K. Reese
Notary Public
Lancaster County, Pa.

MAIL

The address of the above-named Grantee

is 110 E. MAIN ST, ADAMSTOWN, PA 19501

Nanci K. Reese

On behalf of the Grantee

Nanci K. Reese

2441

284

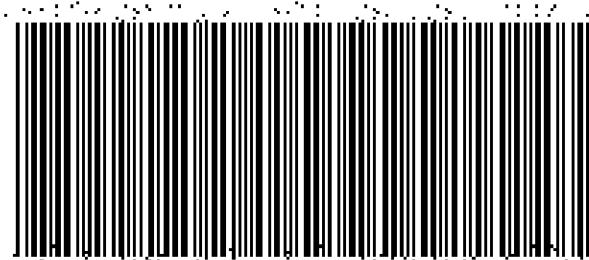
Lancaster County

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



INSTRUMENT # : 6307582

RECORDED DATE: 12/22/2016 02:28:47 PM



3843390-0024T

LANCASTER COUNTY ROD**OFFICIAL RECORDING COVER PAGE**

Page 1 of 4

Document Type: DEED**Transaction Reference:** 56423-1**Document Reference:** Deed**Transaction #:**

3723385 - 7 Doc(s)

Document Page Count:

3

Operator Id:

macrinam

RETURN TO: (Email)

Jessika Warnick
126 East King Street
Lancaster, PA 17602

SUBMITTED BY:

Jessika Warnick
126 East King Street
Lancaster, PA 17602

*** PROPERTY DATA:**

Parcel ID #: 080-2596600000

Municipality: EAST COCALICO TOWNSHIP
(100%)

School District: COCALICO SD

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

RECORDING FEE: DEED	\$13.00
CRC #6544	\$2.00
RIF #6543	\$3.00
WRIT TAX	\$0.50
AFF HSG #6557	\$11.50
PA SURCHARGE #6548	\$35.50
STATE RTT	\$3,500.00
EAST COCALICO TOWNSHIP	\$1,750.00
COCALICO SD	\$1,750.00
Total:	\$7,065.50

INSTRUMENT # : 6307582

RECORDED DATE: 12/22/2016 02:28:47 PM

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



A handwritten signature in cursive script that reads "Bonnie L. Bowman".

Bonnie L. Bowman
Recorder of Deeds

PLEASE DO NOT DETACH**THIS PAGE IS NOW PART OF THIS LEGAL DOCUMENT**

NOTE: If document data differs from cover sheet, document data always controls.

*COVER PAGE DOES NOT INCLUDE ALL DATA, PLEASE SEE INDEX AND DOCUMENT AFTER RECORDING FOR ADDITIONAL INFORMATION.

Prepared By/

Return to: Derek P. Dissinger, Esquire
Barley Snyder LLP
126 East King Street
Lancaster, PA 17602

Property Address: Part of 50 Denver Road, Denver, PA 17517
East Cocalico Township, Lancaster County, Pennsylvania

Parcel ID #: Part of 080-25966-0-0000

This Deed,

Made this 19th day of December, in the year Two Thousand Sixteen (2016),

Between **BOLLMAN HAT COMPANY**, formerly known as GEO. W. BOLLMAN & CO., INC., a Pennsylvania corporation with and office address of 110 East Main Street, Adamstown, Pennsylvania 19501, Party of the first part, hereinafter referred to as the Grantor;

AND

WEH ENTERPRISES, LP, a Pennsylvania limited partnership, with an office address of 5 Industrial Way, Denver, Pennsylvania 17517, Party of the second part, hereinafter referred to as the Grantee.

Witnesseth, that in consideration of Three Hundred Fifty Thousand and 00/100 Dollars (\$350,000.00), in hand paid, the receipt whereof is hereby acknowledged, the Grantor does hereby grant and convey to the Grantee, its successors and assigns:

ALL THAT CERTAIN lot of land known as Parcel "A", as shown on a Preliminary/Final Land Development and Lot Add-On Plan, prepared by Diehm & Sons, Inc. (Project No. 14069), recorded even date herewith in the Office of the Recorder of Deeds in and for Lancaster County, Pennsylvania, as Instrument No. 2016-0432-J. Said lot situated on the south side of Denver Road (T-901), located in the Township of East Cocalico, County of Lancaster, Commonwealth of Pennsylvania, bounded and described as follows:

BEGINNING at a rebar, said point being the northwest corner of the within-described lot, thence by lands of Lot No. 2 of the above-referenced plan South eighty-three degrees twenty-three minutes forty seconds East ($583^{\circ}23'40''E$) eight hundred eleven and nineteen hundredths (811.19) feet to a rebar, thence by lands of PMP Investments, LLC, South two degrees forty-two minutes one second West ($502^{\circ}42'01''W$) two hundred eighty-five and sixty-seven hundredths (285.67) feet to a rebar, thence by lands of PMP Investments, LLC and RBTS Properties, L.P.,

respectively, North eighty-three degrees twenty-three minutes forty seconds West (N83°23'40"W) eight hundred forty-four and fifty hundredths (844.50) feet to a rebar, thence by land of WEH Enterprises, LP North nine degrees twenty-three minutes twenty seconds East (N09°23'20"E) two hundred eighty-five and thirty-four hundredths (285.34) feet to the point of BEGINNING

BEING PART OF THE SAME PREMISES which Abram N. Zimmerman and Edna Z. Zimmerman, husband and wife, by deed dated July 21, 1988, and recorded July 21, 1988, in the Office of the Recorder of Deeds in and for Lancaster County, Pennsylvania to Deed Book 2441, Page 281, granted and conveyed unto Geo. W. Bollman & Co., Inc., a Pennsylvania corporation, its successors and assigns.

AND THE SAID Geo. W. Bollman & Co., Inc., a Pennsylvania corporation, changed its name to Bollman Hat Company by filing Articles of Amendment with the Commonwealth of Pennsylvania, Department of State on August 17, 1990, effective January 1, 1991.

UNDER AND SUBJECT TO all easements, covenants, conditions, rights-of-way, and restrictions of record to the extent legal and still in full force and effect.

TOGETHER WITH all and singular the buildings and improvements, ways, streets, alleys, driveways, passages, waters, water-courses, rights, liberties, privileges, hereditaments and appurtenances, whatsoever unto the hereby granted premises belonging, or in anywise appertaining, and the reversions and remainders, rents, issues and profits thereof; and all the estate, right, title, interest, property, claim and demand whatsoever of it, the said grantor, as well at law as in equity, of, in and to the same.

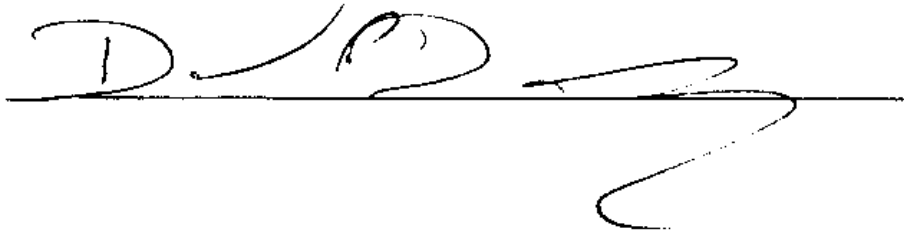
AND THE SAID Grantor does hereby specially warrant the property hereby conveyed.

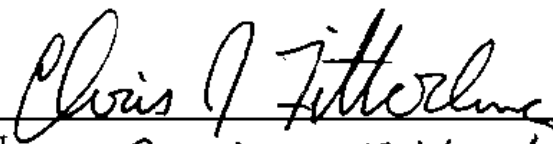
[Signature on Following Page]

In Witness Whereof the Grantor has caused these presents to be executed the day and year above written.

Witnesses:

BOLLMAN HAT COMPANY,
a Pennsylvania corporation

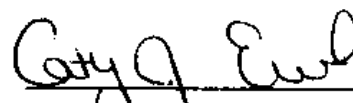


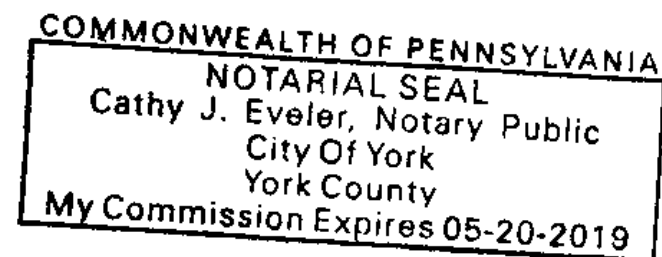
By: 
Name: Chris I Fitterling
Title: Exec VP

COMMONWEALTH OF PENNSYLVANIA :
: ss
COUNTY OF Lancaster :

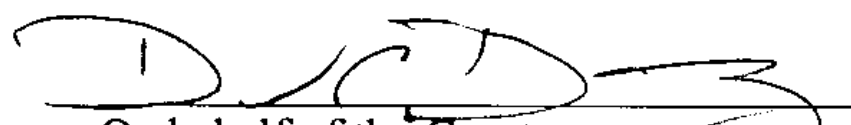
On this, the 19th day of December, 2016, before me, the undersigned officer, personally appeared Chris I. Fitterling, who acknowledged himself/herself to be the Executive Vice President, of BOLLMAN HAT COMPANY, a Pennsylvania corporation, and that as such officer, being authorized to do so, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by himself/herself as such officer.

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


Notary Public



I hereby certify that the precise address of the within Grantee is 5 Industrial Way, Denver, Pennsylvania 17517.


On behalf of the Grantee

717.293.4477



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

1853 William Penn Way
Lancaster, PA 17601

717.291.2284
FAX 717.293.4488
1.800.638.4414

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

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

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

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

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1853 William Penn Way | Lancaster, PA 17601 | 717.293.4477 | www.highassociates.com