

For Sale

717.293.4477



566 EAST MAIN STREET
NEW HOLLAND, PA 17557

 **HIGH ASSOCIATES** LTD.
An Affiliate of High Real Estate Group LLC
Industrial/Commercial Realtors

Jeffrey Kurtz, CCIM
717.293.4554 – direct line
jkurtz@high.net

- Property Information Sheet
- Property Income
- Location Maps
- Aerial Photo/Tax Map
- Zoning Map
- Zoning Ordinance
- Property Tax Information
- Deed
- Commercial Property Information Sheet



► *Great Commercial Property*



Jeffrey Kurtz, CCIM
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jkurtz@high.net

*566 East Main Street
New Holland, PA 17557*

Available Square Feet:
11,175 square feet

Sale Price:
\$775,000

Description:
Cash flowing business center. Financials can be released after receiving signed non-disclosure form. Current owner/business to stay under long term lease. Additional parking in the rear for outside storage, vehicle parking or redevelopment.

PROPERTY INFORMATION

Total Building Square Feet	11,175 square feet
Construction	Brick
Year Constructed	1950
Ceiling Height	Various
Floor Type	Various
Roof	Shingle
Water	Public
Sewer	Public

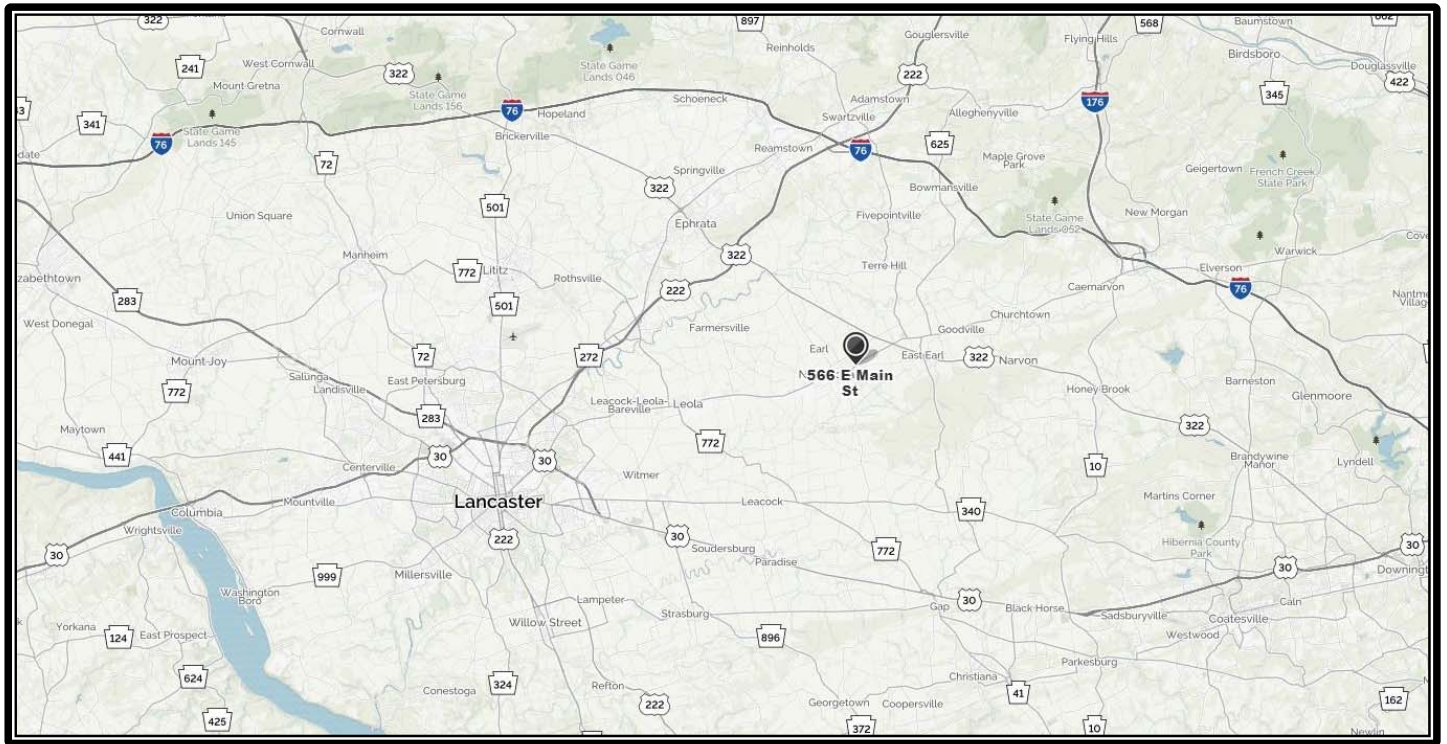
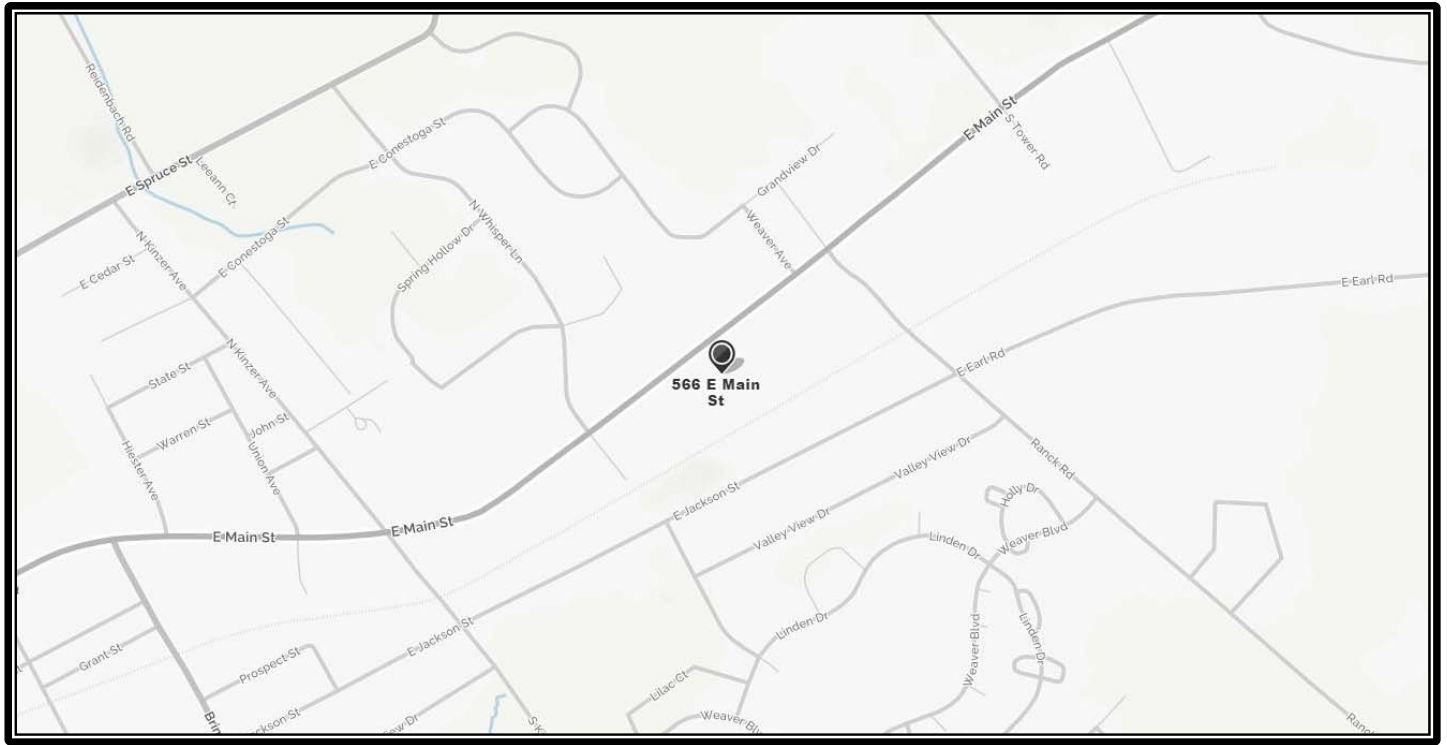
Parking	50 parking spaces
Zoning	Commercial (C-2)
Acres	1.52 acres +/-
Topography	Flat
Road Access	Rt. 23
Tax Account Number	(480) 84140-0-0000
Deed Reference Number	69290164
Municipality	New Holland Borough
County	Lancaster County
Property Assessment	\$636,800
Real Estate Taxes	County: \$ 1,853.72
	Municipality \$ 1,751.20
	School \$ 7,887.02
	Total \$11,491.94

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.

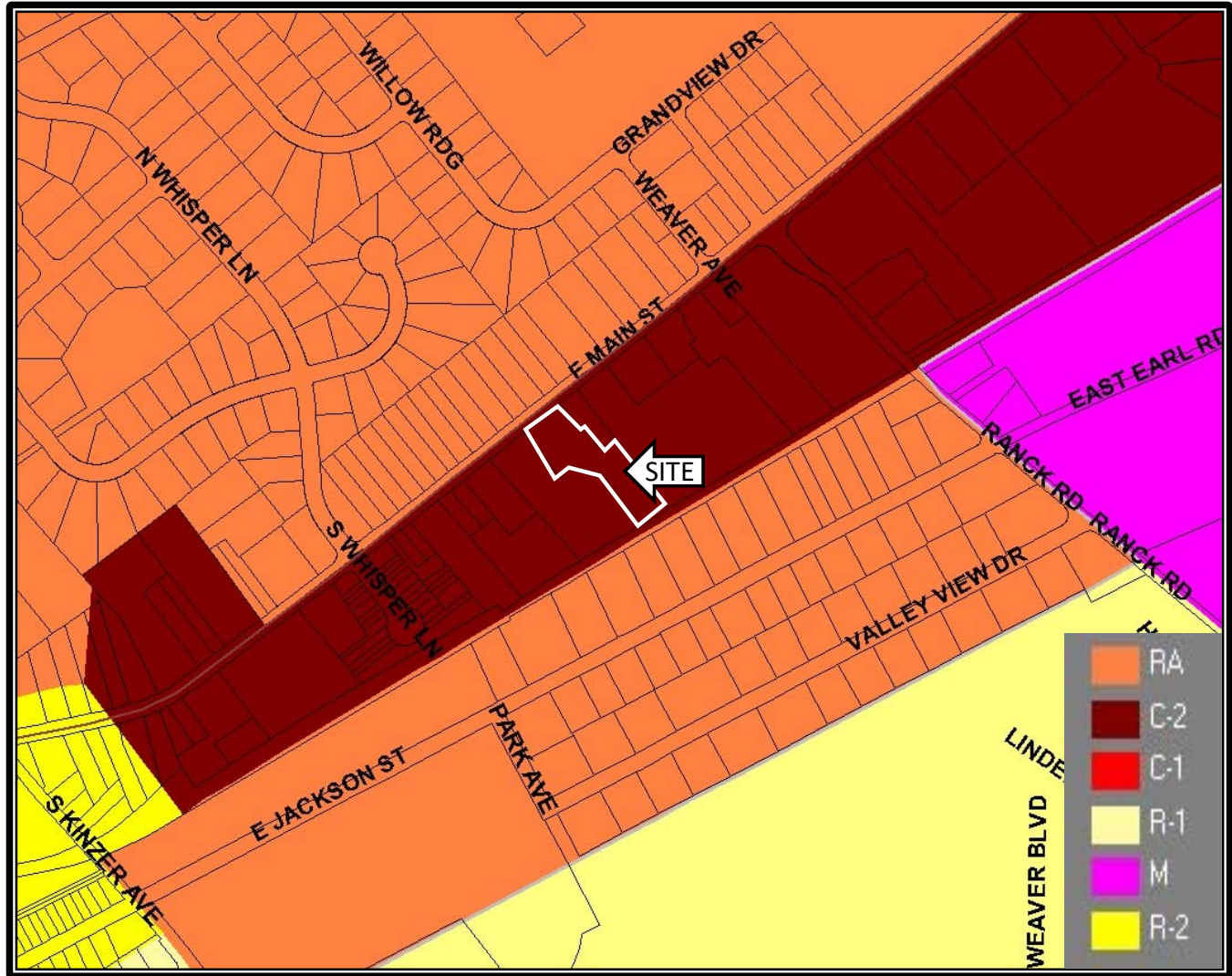












Commercial (C-2)

Part 7

C-2 Commercial Districts

§701. C-2 Commercial Districts. C-2 Commercial Districts are designed primarily to encourage the sound and appropriate commercial development of compact segments of major street or highway frontage, to provide for the special needs of a wide range of highway-type business establishments, and to make appropriate provision for the heavier, service-type business activities which often require locations on major streets or adjacent to retail business and industrial districts.

1. Use Regulations. A building or a group of buildings may be erected, and a lot may be used or occupied, for any of the following purposes, and no other, provided that each use shall comply with the area, height, and special design requirements of §701(2) and the special regulations of §913 of this Chapter:

A. Any use permitted in C-1 Commercial Districts, except the following uses which are prohibited: amusement arcades and/or gamerooms.

B. Wholesale business establishments.

C. Tourist, rooming or boarding house, for not more than eight (8) persons. [Ord. 404]

D. Motor vehicle service station, motor vehicle sales agency, public garage or automobile repair shop (but not to include car lot or trailer sales agency as a main use), provided that all facilities are located and all services are conducted within the confines of the lot.

E. Drive-in restaurant or similar use.

F. Indoor place of amusement, recreation, or assembly, not including bowling alley, skating rink, or similar large establishment.

G. Contractor or general service shop, including plumbing, heating, carpentry, welding, cabinet making, furniture repair, upholstery, and similar small shops, as provided in this Chapter.

H. Limited manufacturing as follows, on a lot area of not less than one (1) acre in size: clothing and other textile products; jewelry, novelty products from such previously prepared materials as felt, fur, glass, paper, plastics, and shell; provided that (a) such use as is permitted is not incongruous with the commercial character of the district, (b) the tract shall be landscaped, (c) each building shall be designed so as to minimize its traditional industrial appearance, and (d) all processes shall be conducted within a completely enclosed building.

I. Warehouse in conjunction with a permitted use or for products of manufacturing uses permitted in the Borough; frozen food locker.

J. Trade School.

K. An apartment house, or an apartment development/condominium development on a lot, including attached townhouse-type units, not to exceed units for more than six (6) families per structure; units for

more than six (6) families per structure when authorized by Borough Council following review and recommendation by the Planning Commission pursuant to the express criteria set forth in this Part and §912.

L. The following uses, when authorized by the Zoning Hearing Board as a special exception, subject also to the general standards specified that (a) the location is appropriate in terms of the existing and probable future land use pattern and (b) each such use shall be suitably screened by a satisfactory fence, wall, planting or other barrier where necessary to safeguard the character of the surrounding area:

(1) Bowling alley, skating rink, outdoor place of amusement, recreation or assembly, adult entertainment establishment, provided that satisfactory provisions are made to prevent traffic congestion and hazard, and all other provisions of this Part are met.

(2) Outdoor storage of ice, coal, building materials, or products of manufacturing uses permitted in the Borough (but not including junkyard or similar use) provided that the area used for such use is suitably screened from the surrounding area by a satisfactory fence, wall, planting or other barrier which is not less than six (6) feet in height.

(3) Car lot or trailer sales agency; distributing, express, or hauling station, provided that satisfactory provisions are made to safeguard highways from undue congestion and hazard.

(4) Commercial greenhouse.

(5) Laundry, dry cleaning or clothes pressing plant, provided that no inflammable liquids are utilized.

(6) Newspaper publishing.

(7) Any use of the same general character as any of the above permitted uses.

M. Accessory use on the same lot with and customarily incidental to any of the above permitted uses, and signs when erected and maintained in accordance with the provisions of Part 11 of this Chapter.

2. Area, Height and Special Design Regulations. Every building, other than buildings used for apartment or condominium purposes including townhouse-type units, hereafter erected or used exclusively as a dwelling shall comply with the area, height, and yard regulations prescribed for RA Residence Districts in §301(2) and (3) hereof. For buildings used in whole or in part for commercial, apartment or other permitted purposes, the following area and height regulations shall apply.

A. Lot Area. Every lot used for commercial or any other non-residence purpose shall be not less than six thousand (6,000) square feet in size. In the case of a dwelling or apartment use in combination with business use, a lot area of not less than four thousand (4,000) square feet per family shall be provided. For every building used for apartment or condominium purposes including townhouse-type units, a lot area of not less than four thousand (4,000) square feet per dwelling unit shall be provided.

[Ord. 404]

B. Building Area. Not more than seventy (70) percent of the area of each lot may be occupied by buildings, except that in the case of any building devoted to apartment or condominium use the percentage of the lot that may be occupied by buildings shall not exceed thirty (30%) percent and in the case of dwelling use with no commercial retail use, the maximum use area shall not exceed seventy (70%) percent which is to include areas covered with impervious and semi-impervious materials. [Ord. 427]

C. Yards. Front, side and rear yards shall be provided on each lot as follows, subject to the provisions of subsection (E)(2) of this Section.

(1) Front Yard. One (1) yard, not less than thirty-five (35) feet in depth, subject to the provisions of §911.

(2) Side Yards. For each building or group of attached buildings on a lot, two (2) yards, neither less than fifteen (15) feet in width, provided that (a) where a lot abuts a residence district, or a street on the side lot line, a side yard shall be provided which shall be not less than thirty (30) feet in width, and (b) every group of buildings devoted to apartment or condominium use shall be located not less than twenty-five (25) feet from any side property line.

(3) Rear Yard. There shall be a rear yard on each lot which shall be not less than twenty-five (25) feet in depth.

D. Height Regulations. No building shall exceed thirty-five (35) feet in height except that in the case of an apartment house or condominium such height limits may be increased to not more than sixty (60) feet, provided that the minimum side and rear yards are increased one (1) foot for each foot by which the height of a building exceeds thirty-five (35) feet.

E. Special Design Requirements. In order to encourage the sound development of street and highway frontage for business use, the following special requirements shall apply:

(1) Access. Access to the street or highway shall be controlled in the interest of public safety:

(a) Any lot or area used for the storage and movement of motor vehicles shall be physically separated from the street by a curb, planting strip, or other suitable barrier against unchanneled motor vehicle entrance or exit, except for accessways as authorized in subsection (b), below.

(b) Each separate use or group of buildings constructed as part of an integrated plan shall have not more than two (2) accessways to any one (1) street or highway.

(c) In the case of a shopping center or group of buildings constructed as part of an integrated plan, or in any other case where practicable the use of common accessways shall be provided to reduce the number and closeness of access points along the street or highway, and

all buildings shall be located upon a marginal street or similar area and not directly upon the major street or highway.

(2) Special Buffer Provision. Where a yard abuts a residence district, the required yard shall be used as a planting strip on which shall be placed a hedge, evergreens, shrubbery, or other suitable planting or screening.

(3) Prohibited Activities. No operation, equipment or use shall be objectionable or noxious, offensive or hazardous as defined in §907.

(Ord. 352, 6/3/1986, §700; as amended by Ord. 404, 8/6/1991, §§19-21; and by Ord. 427, 12/28/1993)

§702. Regulations for Adult Entertainment Establishments. Adult entertainment establishments are permitted, when authorized by the Zoning Hearing Board as a special exception, subject also to the general standards specified in §1609 of this Chapter and the following regulations:

A. No person shall operate an adult entertainment establishment without first obtaining a use and occupancy permit and all other applicable permits required by law.

B. No person operating an adult entertainment establishment shall permit, or cause to be permitted, any stock in trade which depicts, describes or relates to specified sexual activities and/or specified anatomical areas as defined herein, to be viewed from the street, sidewalk or highway.

C. Any signs must be erected and maintained in accordance with the provisions of Part 11 of this Chapter.

D. Off-street parking shall be provided in accordance with the general provisions of §908 of this Chapter.

(Ord. 352, 6/3/1986, §703)

§703. Minimum Spacing and Proximity Requirements for Adult Entertainment Establishments. For every building hereafter erected or used in whole or in part as an adult entertainment establishment, the following regulations shall apply:

A. No adult entertainment establishment shall be located within one thousand (1,000) feet of any other adult entertainment establishment.

B. No adult entertainment establishment shall be located within specified distances of certain land uses as set forth below:

(1) Eight hundred (800) feet of a residential district.

(2) Eight hundred (800) feet of any parcel of land which contains any one (1) or more of the following land uses:

(a) Amusement park.

(b) Camp (for minors' activity).

(c) Child care facility.

(d) Church or other similar religious facility.

- (e) Community center.
- (f) Museum.
- (g) Park.
- (h) Playground.
- (i) Amusement arcade.
- (j) School.
- (l) Other lands where minors congregate.

C. The distance between any two (2) adult entertainment establishments shall be measured in a straight line, without regard to intervening structures, from the closest point on the exterior wall of each establishment and any land use specified in §702(B) shall be measured in a straight line, without regard to intervening structures, from the closest point on the property line of the adult entertainment establishment to the closest point on the property line of said land use.

(Ord. 352, 6/3/1986, §704)

§704. Definitions. For the purpose of this Part, "adult entertainment establishments" are defined as follows:

ADULT BOOKSTORE - any establishment which has a substantial or significant portion of its stock in trade:

A. Books, films, magazines or other periodicals or other forms of audio or visual representation which are distinguished or characterized by an emphasis on depiction or description of specified sexual activities or specified anatomical areas.

B. Instruments, devices or paraphernalia which are designed for use in connection with specified sexual activities.

ADULT CABARET - a nightclub, theater, bar or other establishment which features live or media representations of performances by topless or bottomless dancers, go-go dancers, exotic dancers, strippers, or similar entertainers, where such performances are distinguished or characterized by an emphasis on specified sexual activities or specified anatomical areas.

ADULT MINI-MOTION PICTURE THEATER - an enclosed or unenclosed building with a capacity of more than five (5), but less than fifty (50), persons used for presenting any form of audio or visual material, and in which a substantial portion of the total presentation time measured on an annual basis is devoted to the showing of material which is distinguished or characterized by an emphasis on depiction or description of specified anatomical areas.

ADULT MODEL STUDIO - any place where, for any form of consideration or gratuity, figure models who display specified anatomical areas are provided to be observed, sketched, drawn, painted, sculptured, photographed, or similarly depicted, by persons paying such consideration or gratuity, except that this provision shall not apply to any "figure studio" or "school of art" or similar establishment which meets the requirements established in the

Education Code of the Commonwealth of Pennsylvania for the issuance or conferring of, and is in fact authorized thereunder, to issue and confer a diploma.

ADULT MOTEL - a motel or similar establishment offering public accommodations for any consideration, which provides patrons with materials distinguished or characterized by an emphasis on depiction or description of specified sexual activities or specified anatomical areas.

ADULT MOTION PICTURE ARCADE - any place to which the public is permitted or invited wherein coin or slug operated or electronically or mechanically controlled still or motion picture machines, projectors, or other image producing devices are maintained to show images to five (5) or fewer persons per machine at any one (1) time, and where the images so displayed are distinguished or characterized by an emphasis on depiction or description of specified anatomical areas.

ADULT MOTION PICTURE THEATER - an enclosed or unenclosed building with a capacity of fifty (50) or more persons used for presenting any form of audio or visual material, and in which a substantial portion of the total presentation time measured on an annual basis is devoted to the showing of material which is distinguished or characterized by an emphasis on depiction or description of specified sexual activities or specified anatomical areas.

ADULT NEWSRACK - any coin-operated machine or device which dispenses material substantially devoted to the depiction of specified sexual activities or specified anatomical areas.

ADULT THEATER - a theater, concert hall, auditorium or other similar establishment, either indoor or outdoor in nature which regularly features live performances which are distinguished or characterized by an emphasis on specified sexual activities or by exposure of specified anatomical areas for observation by patrons.

BATH HOUSE - an establishment for business which provides the services of baths of all kinds, including all forms and methods of hydrotherapy during which specified anatomical areas are displayed or specified sexual activity occurs. This Section shall not apply to hydrotherapy treatment practiced by, or under the supervision of, a medical practitioner. A medical practitioner, for the purpose of this Part, shall be a medical doctor, physician, chiropractor or similar professional licensed by the Commonwealth of Pennsylvania.

BODY PAINTING STUDIO - any establishment or business which provides the services of applying paint or other substance whether transparent or non-transparent to or on the human body when specified anatomical areas are exposed.

MASSAGE ESTABLISHMENT - any establishment or business which provides the services of massage and body manipulation, including exercises, heat and light treatment of the body, and all forms and methods of physiotherapy, unless operated by a medical practitioner, chiropractor or professional physical therapist licensed by the Commonwealth. This definition does not include an athletic club, health club, school, gymnasium, reducing salon, spa or similar

establishment where massage or similar manipulation of the human body is offered as an incidental or accessory service.

OUTCALL SERVICE ACTIVITY - any establishment or business which provides an outcall service which consists of individuals leaving the premises upon request or by appointment to visit other premises for a period of time for the purpose of providing any service during which time specified anatomical areas are displayed or specified sexual activity occurs.

SEXUAL ENCOUNTER CENTER -

A. Any business, agency, or person who, for any form of consideration or gratuity, provides a place where two (2) or more persons, not all members of the same family may congregate, assemble or associate for the purpose of engaging in specified sexual activity or exposing specified anatomical areas, excluding psychosexual workshops, operated by a medical practitioner as defined in this Section, licensed by the Commonwealth, to engage in sexual therapy.

B. Any other business or establishment which offers its patrons services or entertainment characterized by an emphasis on matter of depicting, describing or relating to "specified sexual activities" or "specified anatomical areas."

SPECIFIC ANATOMICAL AREAS - shall include the following:

A. Less than completely and opaquely covered human genitals, public region, buttocks, anus or female breasts below a point immediately above the top of the areolae.

B. Human male genitals in a discernibly turgid state, even if completely and opaquely covered.

SPECIFIC SEXUAL ACTIVITIES - shall include the following:

A. Actual or simulated sexual intercourse, oral copulation, anal intercourse, oral anal copulation, bestiality, direct physical stimulation of unclothed genitals, flagellation or torture in the context of a sexual relationship, or the use of excretory functions in the context of a sexual relationship, and of the following depicted sexually oriented acts of conduct: anilingus, buggery, coprophagy, coprophilia, cunnilingus, fellatio, necrophilia, pederasty, pedophilia, piquerism, sapphism, zoerasty.

B. Clearly depicted human genitals in a state of sexual stimulation, arousal or tumescence.

C. Use of human or animal masturbation, sodomy, oral copulation, coitus, ejaculation.

D. Fondling or touching of nude human genitals, pubic region, buttocks, or female breast.

E. Masochism, erotic or sexually oriented torture, beating, or the infliction of pain.

F. Erotic or lewd touching, fondling or other contact with an animal by a human being.

G. Human excretion, urination, menstruation, vaginal or anal irrigation.

(Ord. 352, 6/3/1986, §705)

§705. Regulation for Counseling Centers, Homeless Shelters, Half-Way Homes or Similar Facilities. The Zoning Hearing Board may authorize as a special exception the establishment of a counseling center, homeless shelter, halfway home or similar facility subject to other applicable sections of this Chapter and at a minimum the following requirements:

A. No such facility shall be located within one thousand (1,000) feet of any parcel of land which contains the following uses:

- (1) Any other similar facility.
- (2) School.
- (3) Child care facility.
- (4) Playground.
- (5) Park.
- (6) Other uses which are intended for minors to congregate.

B. No such facility shall be located within eight hundred (800) feet of any parcel of land which contains the following uses:

- (1) Residential district.
- (2) Church or similar religious facility.

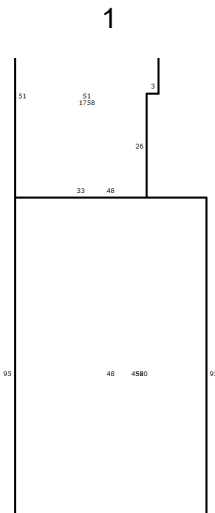
C. For purpose of this Section the distance shall be measured in a straight line without regard to intervening structures, from the closest point of the property line to the closest point of the property line of the second property line.

(Ord. 352, 6/3/1986; as added by Ord. 404, 8/6/1991, §22)

Property Information

Property ID	480-84140-0-0000	Property Use	500 - COMM-RETAIL
Tax Year	2018 <input type="button" value="v"/>	Land Use	566 - OFFICE/PROFESSIONAL BUILDING
Township	480 New Holland Boro	Tax Status	Taxable
Site Address	566 E MAIN ST	Clean & Green	No

Property Sketches & Photos



Related Names

Parcel Owner	AMOR JAMES M & PATRICIA E, 213 N KINZER AVE NEW HOLLAND, PA 17557
Status	Current

Assessments

Annual Billing

	Land	Building	Total	Pref. Land	Pref. Building	Pref. Total
Non-Exempt	231,200	405,600	636,800	0	0	0
Exempt	0	0	0	0	0	0
Total	231,200	405,600	636,800	0	0	0

Note: Preferential assessment values are used for taxation when preferential values are greater than zero.

Property Characteristics

Electric	Gas	Sewage	Water
HOOKED-UP	NONE	PUBLIC SYSTEM	PUBLIC SYSTEM

Market Land Valuation

Property Type	Land Type	Sq. Ft.	Calc. Acres
COM - Commercial	2 - PRIMARY HOMESITE	43,560	1.0000
COM - Commercial	6 - RESIDUAL	22,651	0.5200

Structure 1 of 2

Property Type	Description	Finished Sq. Ft	Year Built
COM - Commercial	1/1 OFFICE #1	8,076	1950

Section 1

Occupancies		
Occupancy	Finished Area	Wall Height
344 - Office Building	3,516 Sq. Ft.	8

Exterior Walls	
Brick, Solid	3516.00 Sq.Ft.

Heating, Cooling & Ventilation	
Heat Pump	3516.00 Sq.Ft.

Section 2

Occupancies		
Occupancy	Finished Area	Wall Height
344 - Office Building	4,560 Sq. Ft.	8

Exterior Walls	
Stud Walls-Wood Siding	4560.00 Sq.Ft.

Heating, Cooling & Ventilation	
Electric	4560.00 Sq.Ft.

Structure 2 of 2

Property Type	Description	Finished Sq. Ft	Year Built
COM - Commercial	Detached Structure #1	20,300	1967

Other / Miscellaneous	
056 - Paving, Asphalt	20300.00 Square Ft.

No Exemptions

Sales History						
Year	Document #	Sale Type	Sale Date	Sold By	Sold To	Price
2001	69290164		1/26/2001			\$0

Billing & Collection info for this District is not available for display. Please contact the following person or office:

New Holland Borough
 436 East Main Street
 New Holland, PA 17557
 (717) 354-4567

001004779

56072 03

RECORDED & FILED
01 JAN 26 PM 4:30
DEED
RECORDER OF DEEDS
LANCASTER, PA

TAXES	
Pa.	3890.00
Local	1945.00
Local	1945.00

New Holland

Eastern Lane CO

THIS INDENTURE made the 24th of January in the year Two Thousand One (2001).

BETWEEN, HORST PROPERTIES, a Pennsylvania Limited Partnership, (hereinafter called the Grantor) party of the one part,

AND

JAMES M. AMOR and PATRICIA E. AMOR, husband and wife, (hereinafter called the Grantee) party of the other part,

WITNESSETH that the said Grantor for and in consideration of the sum of Three Hundred Eighty-Nine Thousand and 00/100 (\$389,000.00) Dollars, 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 thereof, 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, their heirs and assigns,

ALL THAT CERTAIN tract of land, being known as 566 East Main Street, with improvements erected thereon, situated along the southerly side of East Main Street (PA Route 23) in the Borough of New Holland, County of Lancaster, and Commonwealth of Pennsylvania, as the same appears as Lot No. 1 on a final plan bearing revised plan date of October 1, 1998, prepared for Horst Properties by Ranck Lake Roeder Hillard & Beers, Civil Engineers, Land Surveyors, and Landscape Architects, New Holland, Pennsylvania, Project No. 520500 and said plan being recorded in the Office of the Recorder of Deeds in and for Lancaster County, Pa. in Subdivision Plan Book J-201, Page 122, and all the same being more fully bounded and described as follows:

BEGINNING at the northeasterly corner a point in East Main Street (Pennsylvania Route 23), southerly of the centerline thereof, and said point also being the northwesterly corner of lands now or late of J. Nelson and Norma H. Horst; thence along said lands of Horst the following 4 courses and distances: (1) South 29 22' 04" East 106.89 feet to a 3/4-inch iron pipe set; thence North 63 05' 59" East 14.49 feet to a 5/8-inch rebar found; then South 29 16' 42" East 102.43 feet to a 3/4-inch iron pipe set; thence North 60 40' 00" East 54.84 feet to a 5/8-inch rebar found in line of lands now or late of Carlos R. Leffler, Inc.; thence along said lands of Leffler, South 28 32' 19" East 330.59 feet to a 3/4-inch iron pipe set in line of lands now or late of Michael J. and Yvonne M. McGee and said pipe also being set on the southerly right-of-way line of a 45-foot wide railroad right-of-way; thence along the southerly railroad right-of-way line and

DIST MAP 24140 BLK 2 LOT 200
WT 50 RF 1300 SF 200 AH 1150 TOT 2700

6929 0164

being along said lands of McGee and along lands now or late of Alan R. and Carol A. Diffenbach, respectively, South 67 55' 52" West 105.00 feet to a 3/4-inch iron pipe set at the southeasterly corner of Lot No. 2; thence along Lot No. 2 the following four courses and distances: (1) North 28 32' 19" West 252.50 feet to a 3/4-inch iron pipe set; thence (2) North 64 50' 15" West 100.83 feet to a 3/4-inch iron pipe set; thence (3) South 60 32' 23" West 50.06 feet to a 3/4-inch iron pipe set; thence (4) North 29 27' 37" West 192.03 feet to a point in East Main Street, southerly of the centerline thereof; thence in said East Main Street, North 60 22' 29" East 145.00 feet to the point of beginning.

CONTAINING: 1.520 acres to deed line
 1.462 acres to road right-of-way line

BEING PART OF THE SAME PREMISES WHICH Lancaster Industrial Development Authority, by Deed dated November 13, 1995 and recorded March 6, 1996 in the Recorder's Office in and for Lancaster County, Pennsylvania, in Record Book 4894, Page 225, granted and conveyed unto Horst Properties, a limited partnership, its successors and assigns.

TOGETHER WITH AND UNDER AND SUBJECT TO a 20-foot wide utility easement, such easement in common with Lot No. 2 on the Plan aforesaid, more fully described as follows:

ALL THAT CERTAIN tract of land being located within Lot No. 1, as the same appears as a 20-foot wide sewer easement and a 20-foot wide utility easement, situated along the southerly side of East Main Street (PA Route 23) in New Holland Borough, County of Lancaster, and Commonwealth of Pennsylvania, on a final plan bearing revised plan date of October 1, 1998, prepared for Horst Properties by Ranck Lake Roeder Hillard & Beers, Civil Engineers, Land Surveyors, and Landscape Architects, New Holland, Pennsylvania, Project No. 520500 and said plan being recorded in the Office of the Recorder of Deeds in and for Lancaster County, Pennsylvania, in Subdivision Plan Book J-201, Page 122, and all the same being more fully bounded and described as follows:

BEGINNING at the northeasterly corner a point on the southerly right-of-way line of East Main Street (PA Route 23), said right-of-way line being parallel to and 25 feet from the middle of PA Route 23 and said beginning point being located South 60 degrees 22 minutes 29 seconds West, 39.04 feet from an "x" cut in sidewalk on the easterly lot line of Lot No. 1 within which the herein described easement is located; thence (1) from said beginning point, and being along the westerly edge of the 2 story brick and frame office building, South 29 degrees 27 minutes 37 seconds East, 212.00 feet to a point, being 21.62 feet from the southwesterly corner of the aforementioned building corner; thence (2) South 1 degrees 10 minutes 24 seconds East, 27.02 feet to a point in line of Lot No. 2, thence (3) along said Lot No. 2, North 64 degrees 50 minutes 15 seconds West, 46.97 feet to a point; thence (4) continuing through Lot No. 1, North 29 degrees 27 minutes 37 seconds West, 115.83 feet to a point; thence (5) North 38 degrees 41 minutes 40 seconds West, 82.58 feet to a point on the southerly right-of-way line of East Main Street; thence (6) along the said right-of-way line, North 60 degrees 22 minutes 29 seconds East, 20.25 feet to a point; thence (7) continuing through Lot No. 1, South 38 degrees 41 minutes 40 seconds East, 81.01 feet to a point; thence (8) North 29 degrees 27 minutes 37 seconds West,

6929 0165

80.00 feet to a point on the aforementioned right-of-way line; thence (9) along the said right-of-way line, North 60 degrees 22 minutes 29 seconds East, 20.00 feet to the point of BEGINNING.

CONTAINING 8,777 square feet.

Account No. 480-84140-0-0000.

This Deed is executed pursuant to a Power of Attorney dated December 3, 2000 and intended for recording contemporaneously herewith in the Office aforesaid.

AND the said Grantor covenants that it will warrant SPECIALLY the property hereby conveyed.

IN WITNESS WHEREOF the undersigned Grantor has executed this Deed the day and year first above written.

WITNESS:

HORST PROPERTIES, a Pennsylvania Limited Partnership by its General Partners

BY THE ABRAM S. HORST, JR. FAMILY LIMITED PARTNERSHIP, General Partner

BY: ASH REAL ESTATE COMPANY, INC., Sole General Partner

BY William R. Horst (SEAL)
William R. Horst, President *-Vice*

ATTEST: Robert L. Horst (SEAL)
Robert L. Horst, Secretary

BY: Abram S. Horst, III (SEAL)
Abram S. Horst, III, Agent for Clyde W. Horst, General Partner

00*5*61\$ LOCAL TX
RXX 01/26/01 4:30PM 010H8341
00*5*61\$ LOCAL TX
RXX 01/26/01 4:30PM 010H8341
00*38*0.00 PA TAX
RXX 01/26/01 4:30PM 010H8341

I hereby certify that the precise residence of the within grantee is:

213 North Kinzer Avenue
New Holland, PA 17557

I Certify This Document To Be
Recorded in Lancaster Co. Pa.



Steve McDonald
STEVE McDONALD
Recorder of Deeds

APPEL & YOST, LLP

BY Kenneth H. Howard
Kenneth H. Howard

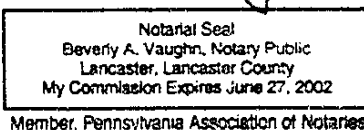
6929 0166

COMMONWEALTH OF PENNSYLVANIA)
)SS.
COUNTY OF LANCASTER)

On this, the 24th day of January, 2001, before me, a Notary Public, the undersigned officer personally appeared WILLIAM R. HORST, who acknowledged himself to be the ~~President~~ ^{Vice} President of ASH REAL ESTATE COMPANY, INC., Sole General Partner of THE ABRAM S. HORST, JR. FAMILY LIMITED PARTNERSHIP, General Partner of HORST PROPERTIES, a Pennsylvania limited partnership, and that he 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 as President.

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

Beverly A. Vaughn
Notary Public

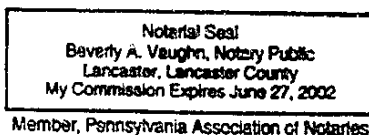


COMMONWEALTH OF PENNSYLVANIA)
)SS.
COUNTY OF LANCASTER)

On this, the 26th day of January, 2001, before me, a Notary Public, the undersigned officer personally appeared ABRAM S. HORST, III, known to me (or satisfactorily proven) to be the person whose name is subscribed to the within instrument as Attorney-in-Fact for CLYDE W. HORST, General Partner of HORST PROPERTIES, a Pennsylvania limited partnership, and acknowledged that he executed the same as the act of his principal for the purposes therein contained.

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

Beverly A. Vaughn
Notary Public



6929 0167

COMMERCIAL PROPERTY INFORMATION SHEET

CPI

This form recommended and approved for, but not restricted to use by, the members of the Pennsylvania Association of REALTORS® (PAR)

1 PROPERTY 566 E Main St, New Holland, PA
2
3 OWNER James M Amor, Patricia E Amor
4 Owner is providing information to help Broker market the Property. This Statement is not a substitute for any inspections or warranties that a buyer
5 may wish to obtain. This Statement is not a warranty of any kind by Owner or a warranty or representation by any listing real estate broker (Agent for
6 Owner), any real estate broker, or their agents.
7 Property Type: [X] Office [] Retail [] Industrial [] Multi-family [] Land [] Institutional
8 [] Hospitality [] Other:
9
10 1. OWNER'S EXPERTISE Owner does not possess expertise in contracting, engineering, environmental assessment, architecture, or other areas related to the
11 construction and conditions of the Property and its improvements, except as follows:
12
13 2. OCCUPANCY Do you, Owner, currently occupy the Property? [X] Yes [] No
14 If no, when did you last occupy the Property?
15 3. DESCRIPTION
16 A. Land Area:
17 B. Dimensions:
18 C. Shape:
19 D. Building Square Footage:
20 4. PHYSICAL CONDITION
21 A. Age of Property: earliest section ~1930 Additions: last addition 1985
22 B. Roof
23 1. Age of roof(s): 6 yrs [] Unknown
24 2. Type of roof(s): Asphalt shingle
25 3. Has the roof been replaced or repaired during your ownership? [X] Yes [] No
26 4. Has the roof ever leaked during your ownership? [X] Yes [] No
27 5. Do you know of any problems with the roof, gutters, or downspouts? [] Yes [X] No
28 Explain any yes answers you give in this section:
29
30
31 C. Structural Items, Basements and Crawl Spaces
32 1. Are you aware of any water leakage, accumulation, or dampness in the building or other structures? [] Yes [X] No
33 2. Does the Property have a sump pump? [] Yes [X] No
34 3. Do you know of any repairs or other attempts to control any water or dampness problem in the building or other structures?
35 [] Yes [X] No
36 4. Are you aware of any past or present movement, shifting, deterioration, or other problems with walls, foundations, floors, or other
37 structural components? [] Yes [X] No
38 Explain any yes answers that you give in this section, describing the location and, if applicable, the extent of the problem and the date and person
39 by whom any repairs were done, if known:
40
41
42 D. Mechanical Systems
43 1. Type of heating: [X] Forced Air [] Hot Water [] Steam [] Radiant
44 [] Other:
45 2. Type of heating fuel: [X] Electric [] Fuel Oil [] Natural Gas [] Propane (on-site) [] Central Plant
46 [] Other types of heating systems or combinations:
47
48 3. Are there any chimneys? [] Yes [X] No If yes, how many?
49 Are they working? [] Yes [] No When were they last cleaned?
50 4. List any buildings (or areas in any buildings) that are not heated: None
51
52 5. Type of water heater: [X] Electric [] Gas [] Oil Capacity:
53 [] Other:
54

55 Buyer Initials: CPI Page 1 of 6 Owner Initials:

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- 56 6. Type of plumbing: Copper Galvanized Lead PVC Unknown
 57 Other: _____
 58 7. Are you aware of any problems with plumbing or heating systems or fixtures on the Property? Yes No
 59 If yes, explain: _____
 60
 61 8. Type of air conditioning: Central Electric Central Gas Wall None Capacity: _____
 62 List any buildings (or areas of any buildings) that are not air conditioned: _____
 63
 64 9. Type of electric service: _____ AMP 220 Volt 3-phase 1-phase KVA: _____
 65 Other: _____
 66 Transformers: _____ Type: _____
 67 Are you aware of any problems or repairs needed in the electrical system? Yes No If yes, explain: _____
 68
 69 10. Are you aware of any problems with any item in this section that has not already been disclosed? Yes No
 70 If yes, explain: _____
 71
 72

- 73 E. Site Improvements
 74 1. Are you aware of any problems with storm-water drainage? Yes No
 75 2. Are you aware of any past or present problems with driveways, parking areas, sidewalks, curbs, other paved surfaces, or retaining walls on
 76 the Property? Yes No
 77 Explain any yes answers that you give in this section, describing the location and, if applicable, the extent of the problem and the date and person
 78 by whom any repairs were done, if known: _____
 79
 80

- 81 F. Other Equipment
 82 1. Exterior Signs: Yes No How many? 1 Number Illuminated: 1
 83 2. Elevators: Yes No How many? _____ Cable Hydraulic rail
 84 Working order? Yes No Certified through (date) _____ Date last serviced _____
 85 3. Skylights: Yes No How many? TWO
 86 4. Overhead Doors: Yes No How many? _____ Size: _____
 87 5. Loading Docks: Yes No How many? _____ Levelers: Yes No
 88 6. At grade doors: Yes No How many? 7
 89 7. Are you aware of any problems with the equipment listed in this section? Yes No
 90 If yes, explain: _____
 91

- 92 G. Fire Damage
 93 1. To your knowledge, was there ever a fire on the Property? Yes No
 94 2. Are you aware of any unrepaired fire damage to the Property and any structures on it? Yes No
 95 If yes, explain location and extent of damage: _____
 96 H. Are you aware of any problems with water and sewer lines servicing the Property? Yes No
 97 If yes, explain: _____
 98

- 99 I. Alarm/Safety Systems
 100 1. Fire: Yes No In working order? Yes No
 101 If yes, connected to: Fire Department Yes No Monitoring Service: Yes No
 102 2. Fire extinguishers: Yes No
 103 3. Smoke: Yes No In working order? Yes No
 104 4. Sprinkler: Yes No Inspected/certified? Yes No
 105 Wet Dry Flow rate: _____
 106 5. Security: Yes No In working order? Yes No
 107 If yes, connected to: Police Department Yes No Monitoring Service Yes No
 108 6. Are there any areas of the Property that are not serviced by the systems in this section? Yes No
 109 If yes, explain: Security only for Front Main Door & Dental Office
 110

- 111 5. ENVIRONMENTAL
 112 A. Soil Conditions
 113 1. Are you aware of any fill or expansive soil on the Property? Yes No
 114 If yes, were soil compaction tests done? Yes No If yes, by whom? _____
 115
 116 2. Are you aware of any sliding, settling, earth movement, upheaval, subsidence, or earth stability problems that have occurred on or affect the
 117 Property? Yes No

118 Buyer Initials: _____ CPI Page 2 of 6 Owner Initials: _____

119 3. Are you aware of any existing or proposed mining, strip-mining, or any other excavations that might affect the Property?
120 Yes No

121 Explain any yes answers you give in this section: _____
122 _____
123 _____

124 B. Hazardous Substances

125 1. Are you aware of the presence of any of the following on the Property?

126 Asbestos material: Yes No

127 Formaldehyde gas and/or ureaformaldehyde foam insulation (UFFI): Yes No

128 Discoloring of soil or vegetation: Yes No

129 Oil sheen in wet areas: Yes No

130 Contamination of well or other water supply: Yes No

131 Proximity to current or former waste disposal sites: Yes No

132 Proximity to current or former commercial or industrial facilities: Yes No

133 Proximity to current, proposed, or former mines or gravel pits: Yes No

134 Radon levels above 4 picocuries per liter: Yes No

135 Use of lead-based paint: Yes No

136 Note: If Property contains a residence with one to four dwelling units, and the structure was constructed, or construction began, before
137 1978, you must disclose any knowledge of lead-based paint and any reports and/or records of lead-based paint on the Property.

138 Are you aware of any lead-based paint or lead-based paint hazards on the Property? Yes No

139 If yes, explain how you know of it, where it is, and the condition of those lead-based paint surfaces: _____
140 _____
141 _____

142 Are you aware of any reports or records regarding lead-based paint or lead-based paint hazards on the Property? Yes No

143 If yes, list all available reports and records: _____
144 _____
145 _____

146 2. To your knowledge, has the Property been tested for any hazardous substances? Yes No

147 3. Are you aware of any storage tanks on the Property? Yes No Aboveground Underground

148 Total number of storage tanks on the Property: _____ Aboveground _____ Underground

149 Are all storage tanks registered with the Pennsylvania Department of Environmental Protection? Yes No

150 If no, identify any unregistered storage tanks: _____

151 Has any storage tank permit ever been revoked pursuant to a federal or state law regulating storage tanks? Yes No

152 Have you ever been ordered to take corrective action by a federal or state agency citing a release, or danger of release, from a storage tank?

153 Yes No

154 Do methods and procedures exist for the operation of tanks and for the operator's/owner's maintenance of a leak detection system, an
155 inventory control system, and a tank testing system? Yes No Explain: _____
156 _____
157 _____

158 Has there been any release or any corrective action taken in response to a release from any of the storage tanks on the Property?

159 Yes No

160 If yes, have you reported the release to and corrective action to any governmental agency? Yes No

161 Explain: _____
162 _____
163 _____

164 4. Do you know of any other environmental concerns that may have an impact on the Property? Yes No

165 Explain any yes answers you give in this section: _____
166 _____
167 _____

167 C. Wood Infestation

168 1. Are you aware of any termites/wood-destroying insects, dryrot, or pests affecting the Property? Yes No

169 2. Are you aware of any damage to the Property caused by termites/wood-destroying insects, dryrot, or pests? Yes No

170 3. Is the Property currently under contract by a licensed pest control company? Yes No

171 4. Are you aware of any termite/pest control reports or treatments for the Property in the last five years? Yes No

172 Explain any yes answers you give in this section: Termite infestation Spring 2014, TX and no evidence
173 since.
174 _____
175 _____

175 D. Natural Hazards/Wetlands

176 1. To your knowledge, is this Property, or part of it, located in a flood zone or wetlands area? Yes No

177 2. Do you know of any past or present drainage or flooding problems affecting the Property? Yes No

178 3. To your knowledge, is this Property, or part of it, located in an earthquake or other natural hazard zone? Yes No

179 Explain any yes answers you give in this section: _____
180 _____
181 _____

182 Buyer Initials: _____

Owner Initials: _____

183 6. UTILITIES

184 A. Water

- 185 1. What is the source of your drinking water? Public Community System Well on Property
- 186 Other: _____
- 187 2. If the Property's source of water is not public: _____
- 188 When was the water last tested? _____
- 189 What was the result of the test? _____
- 190 Is the pumping system in working order? Yes No
- 191 If no, explain: _____
- 192
- 193 3. Is there a softener, filter, or other purification system? Yes No
- 194 If yes, is the system: Leased Owned
- 195 4. Are you aware of any problems related to the water service? Yes No
- 196 If yes, explain: _____
- 197

198 B. Sewer/Septic

- 199 1. What is the type of sewage system? Public Sewer Community Sewer On-site (or Individual) sewage system
- 200 If on-site, what type? Cesspool Drainfield Unknown
- 201 Other (specify): _____
- 202 2. Is there a septic tank on the Property? Yes No Unknown
- 203 If yes, what is the type of tank? Metal/steel Cement/concrete Fiberglass Unknown
- 204 Other (specify): _____
- 205 3. When was the on-site sewage disposal system last serviced? _____
- 206 4. Is there a sewage pump? Yes No
- 207 If yes, is it in working order? Yes No
- 208 5. Are you aware of any problems related to the sewage system? Yes No
- 209 If yes, explain: _____
- 210

211 C. Other Utilities

212 The Property is serviced by the following: Natural Gas Electricity Telephone

213 Other: _____

214 7. TELECOMMUNICATIONS

- 215 A. Is a telephone system included with the sale of the Property? Yes No
- 216 If yes, type: old PAX still present. We are all using internet based phones
- 217 B. Are ISDN lines included with the sale of the Property? Yes No
- 218 C. Is the Property equipped with satellite dishes? Yes No
- 219 If yes, how many? _____ Location: _____
- 220 D. Is the Property equipped for cable TV? Yes No
- 221 If yes, number of hook-ups: None Location: _____
- 222 E. Are there fiber optics available to the Property? Yes No
- 223 Is the building wired for fiber optics? Yes No
- 224 Does the Property have T1 or other capability? Yes No

224 8. GOVERNMENTAL ISSUES/ZONING/USE/CODES

225 A. Compliance, Building Codes & OSHA

- 226 1. Do you know of any violations of federal (including ADA), state, or local laws or regulations relating to this Property? Yes No
- 227 2. Do you know of any violations of building codes or municipal ordinances concerning this Property? Yes No
- 228 3. Do you know of any health, fire, or safety violations concerning this Property? Yes No
- 229 4. Do you know of any OSHA violations concerning this Property? Yes No
- 230 5. Do you know of any improvements to the Property that were done without building or other required permits? Yes No
- 231 Explain any yes answers you give in this section: _____
- 232
- 233

234 B. Condemnation or Street Widening

235 To your knowledge, is the Property located in an area where public authorities are contemplating proceedings for highway, thoroughfare, rail, or utility construction, a redevelopment project, street widening or lighting, or other similar public projects? Yes No

236 If yes, explain: _____

237 C. Zoning

- 238 1. The Property is currently zoned Commercial by the
- 239 (county, ZIP) Lancaster
- 240 2. Current use is: conforming non-conforming permitted by variance permitted by special exception
- 241 3. Do you know of any pending or proposed changes in zoning? Yes No
- 242 If yes, explain: _____
- 243
- 244
- 245

246 Buyer Initials: _____

Owner Initials: _____

309 B. Is the Property, or a portion of it, preferentially assessed for tax purposes under the Open Space Act (16 P.S. §11941 et seq.)
310 (an Act enabling certain counties of the Commonwealth to covenant with landowners for preservation of land in farm, forest, water supply,
311 or open spaces uses)? Yes No

312 Note: This Act enables counties to enter into covenants with owners of land designated as farm, forest, water supply, or open space land on an
313 adopted municipal, county or regional plan for the purpose of preserving the land as open space. A covenant between the owner and
314 county is binding upon any Buyer of the Property during the period of time that the covenant is in effect (5 or 10 years). Covenants
315 automatically renew at the end of the covenant period unless specific termination notice procedures are followed. When a breach of the
316 covenant occurs, the then-owner is required to pay roll-back taxes and interest. A roll-back tax is the difference in the amount of taxes
317 paid and the taxes that would have been paid in the absence of the covenant. The roll-back taxes are charged for each year that the
318 Property was subject to the covenant, limited to the past 5 years.

319 C. Is the Property, or a portion of it, preferentially assessed for tax purposes or enrolled in any program, other than Clean & Green and Open Space,
320 that contains any covenants, subdivision restrictions, or other restrictions affecting the Property? Yes No
321 Explain any yes answers you give in this section: _____
322 _____
323 _____

324 **14. SERVICE PROVIDER/CONTRACTOR INFORMATION**

325 A. Provide the names, addresses and phone numbers of the service providers for any Maintenance Contracts on the Property (e.g., elevators, other
326 equipment, pest control). Attach additional sheet if necessary: _____
327 *

328 _____
329 _____
330 B. Provide the names, addresses and phone numbers of the service providers for any Alarm/Safety Contracts on the Property (e.g., security alarm
331 system, sprinkler system, fire/smoke). Attach additional sheet if necessary: _____
332 *

333 _____
334 _____
335 C. Provide the names, addresses and phone numbers of the service providers for any utilities on the Property (e.g., water, water softener, sewage,
336 on-site sewage service, natural gas, electric, telephone). Attach additional sheet if necessary: _____
337 _____
338 _____
339 _____
340 _____
341 _____
342 _____
343 _____

344 The undersigned Owner represents that the information set forth in this document is accurate and complete to the best of Owner's knowledge. Owner
345 permits Broker to share information contained in this document with prospective buyers/tenants and other real estate licensees. OWNER ALONE IS
346 RESPONSIBLE FOR THE ACCURACY OF THE INFORMATION CONTAINED IN THIS STATEMENT. Owner will notify Broker in writing of
347 any information supplied on this form which is rendered inaccurate by a change in the condition of the Property following completion of this form.
348

349 OWNER James M. Amor DATE 8/16/18

350
351
352 OWNER Patricia E. Amor DATE 8/16/18

353
354
355 OWNER _____ DATE _____

356
357
358
359
360 BUYER _____ DATE _____

361
362 BUYER _____ DATE _____

363
364
365 BUYER _____ DATE _____
366
367



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