

For Lease

717.293.4477



175 GREENFIELD ROAD
LANCASTER, PA 17601

- Property Information Sheet
- Floor Plan
- Location Maps
- Aerial Photos
- Tax Maps
- Zoning Map
- Zoning Ordinance
- ESRI Site Map
- ESRI Executive Summary

For Lease

717.293.4477



► *Greenfield Corporate Center*



*175 Greenfield Road
Lancaster, PA 17601*

Available Square Feet

35,452 square feet

Lease Rate

\$5.25/SF NNN

Description

Six docks. Great for distribution. Right on Greenfield Road with great highway access and parking.

High Associates Ltd.
717.293.4477
www.highassociates.com

BUILDING INFORMATION

BLDG - 133

Total square feet available	35,452 square feet
Office square feet	1,714 square feet
Date construction	1973
Type construction	Insulated steel & metal building with block wall apron
Ceiling height	8' in office and 18' in warehouse
Floor	Concrete
Electric	120/240 volt, 400 amp, 3 Phase
Heat	Natural gas
Lighting	Fluorescent lighting
Sprinklered	Installed, but waiting municipal water pressure
Water	Public - Lancaster City
Sewer	Public - East Lampeter Sewer Authority

Acreage	4.78
Parking spaces	12-15 onsite
Total parking at building	47+ car parking
Dock doors	Six dock doors (8'x8')
Drive-in door	One drive-in (10'x14')

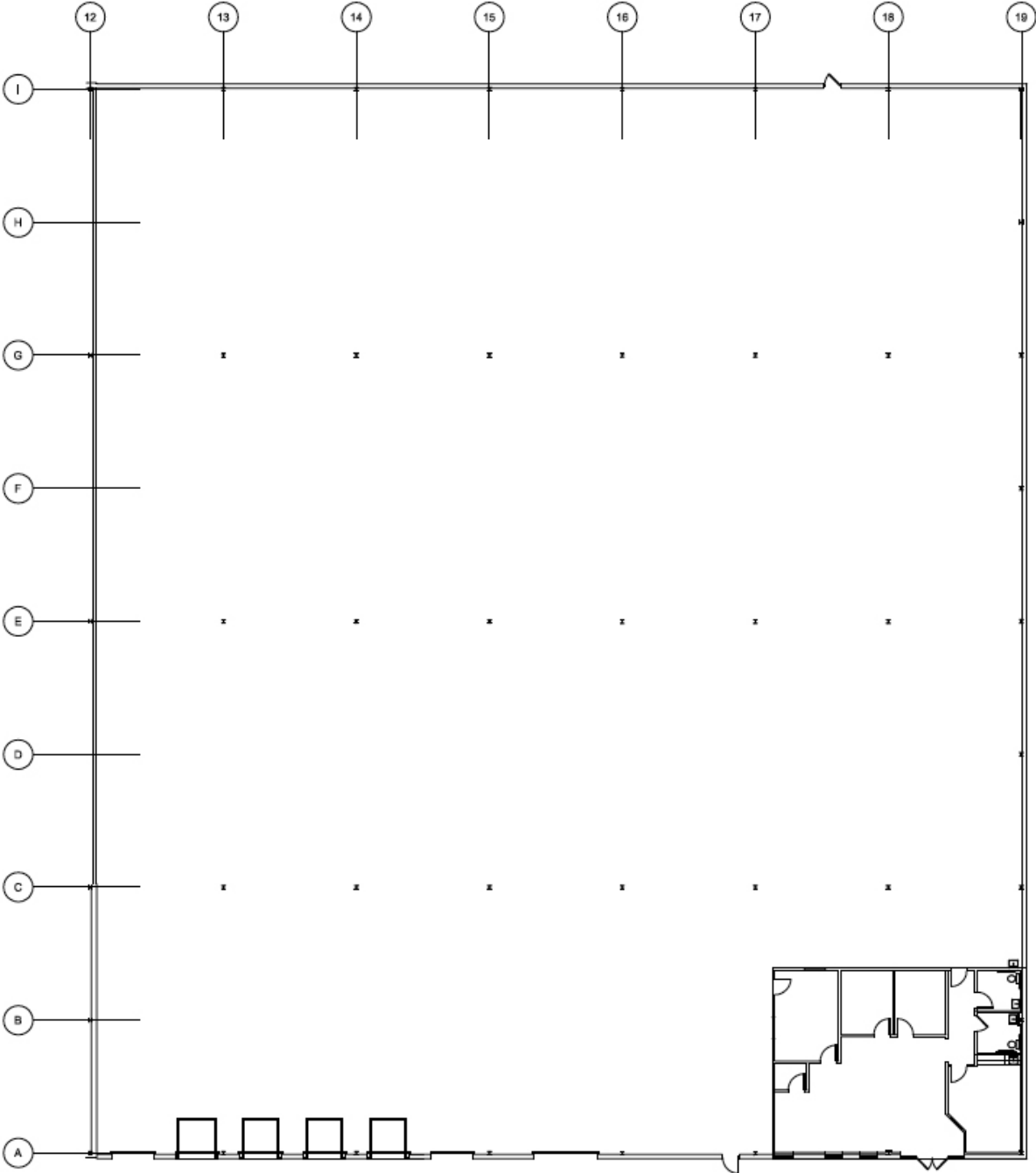
LEASING INFORMATION

Price per square foot	\$5.25/SF NNN
Monthly rent	\$15,510.25
Annual rent	\$186,123
Security deposit	One month's rent
Operating expenses	\$1.19/SF
Monthly operating expenses	\$3,515.66
Annual operating expenses	\$42,187.88

GEOGRAPHIC INFORMATION

Zoning	Business Park
Municipality	East Lampeter Township
County	Lancaster County
Parcel number	310-29954-0-0000
School District	Conestoga Valley
Local amenities	Hotels, restaurants, retail, daycare, post office, Federal Express
Distance to highway access	Adjacent to US Route 30 access
Distance to airports	Eight (8) miles to Lancaster Airport 33 miles to Harrisburg International Airport

Information furnished regarding property for 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. High Properties, the property owner, and High Associates Ltd., the broker, are indirect subsidiaries of High Real Estate Group LLC.



6.6.16

FLOOR PLAN

NOT TO SCALE

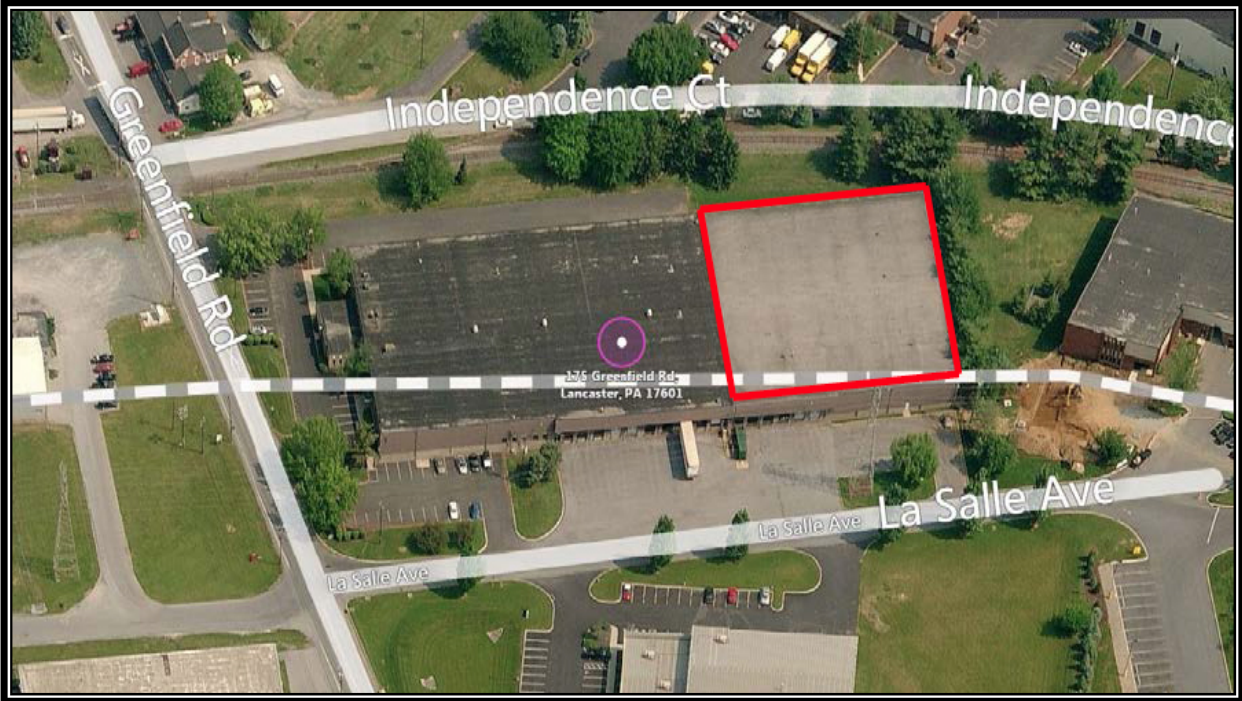
BUILDING 133

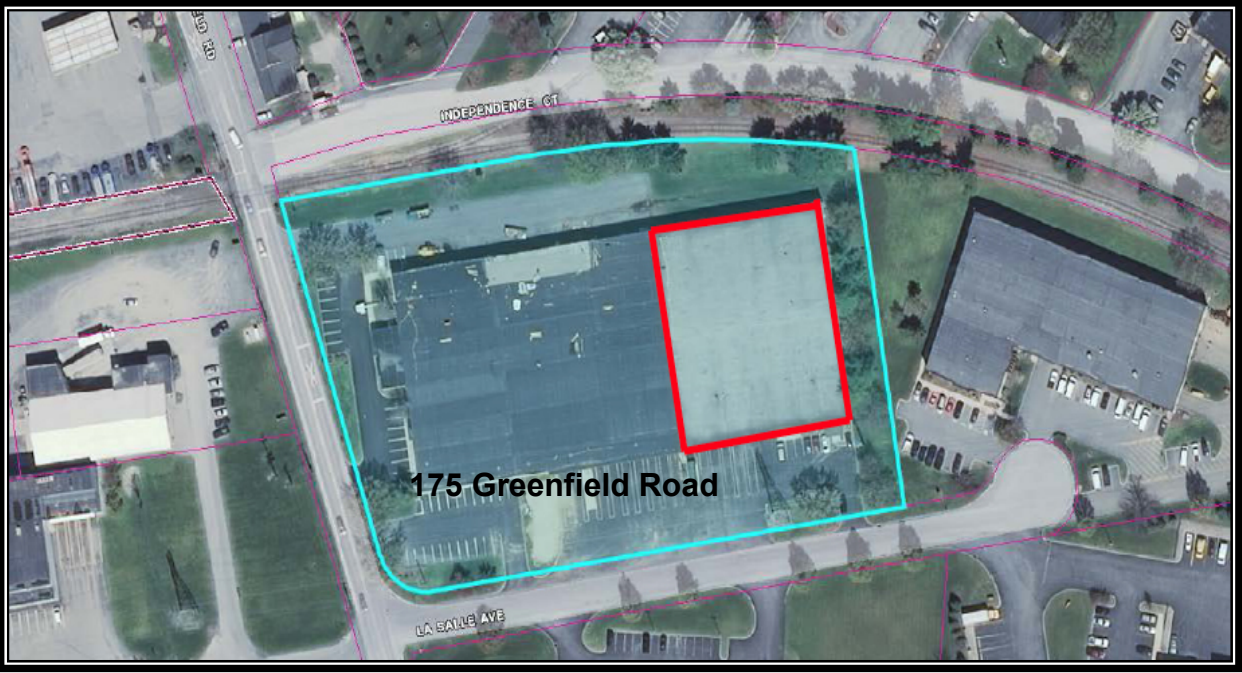
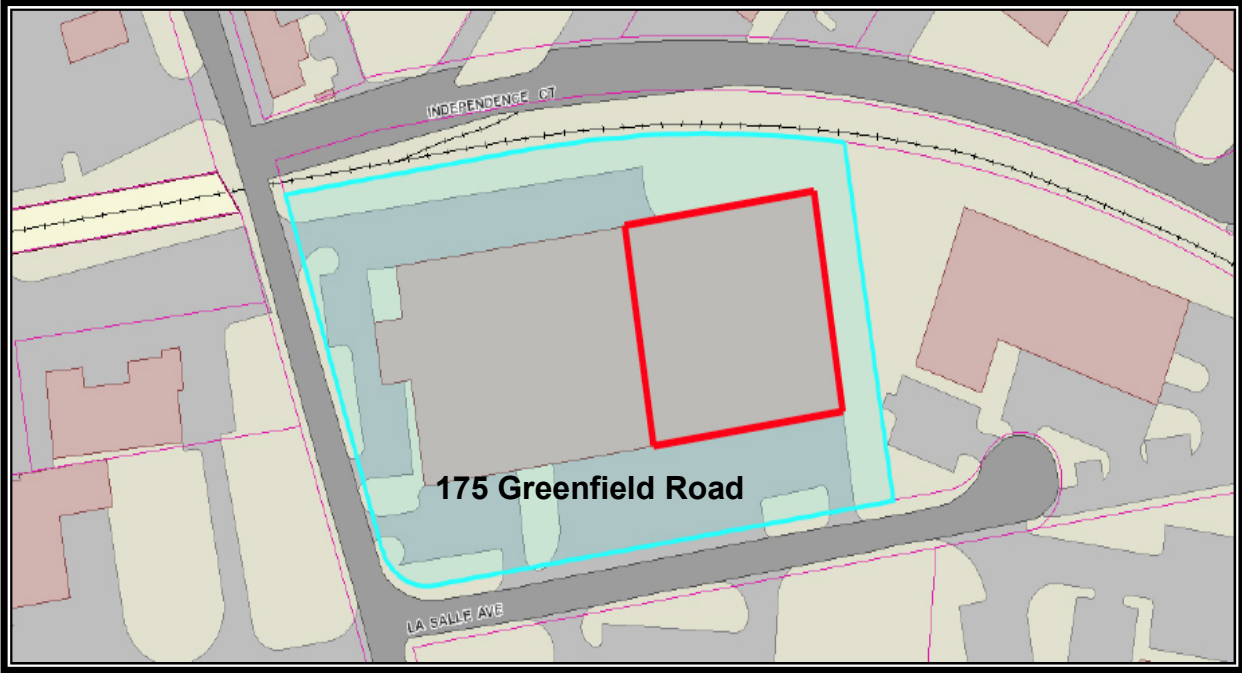
175 GREENFIELD ROAD
LANCASTER, PA
SUITE 103

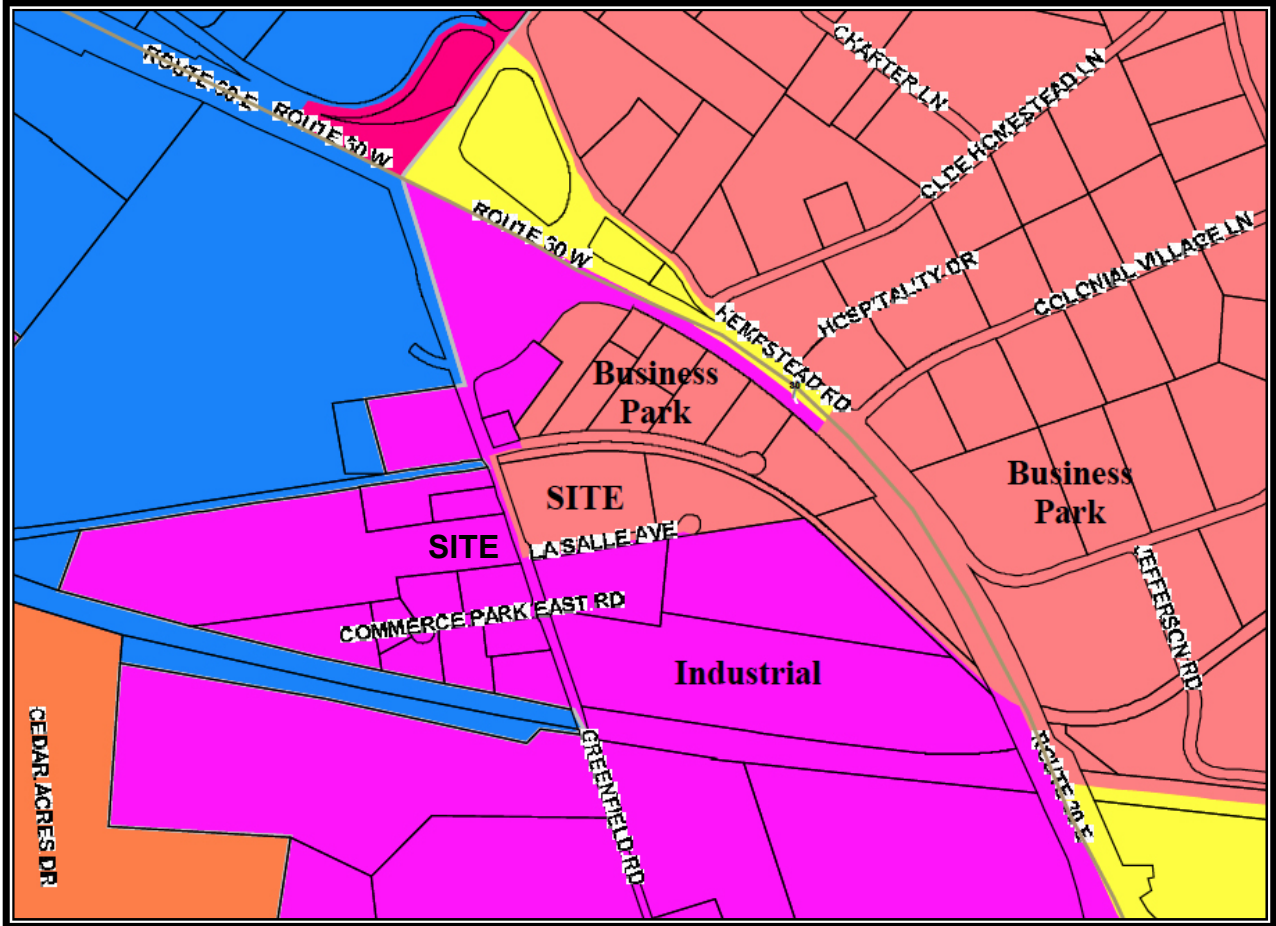
Location Map

175 Greenfield Road
Lancaster, PA 17601









Business Park Zoning

Article 14: Business Park (BP) Zoning District

Section 14010: Purpose

- A. To accommodate and to promote the development of employment centers and related uses in a well-planned and aesthetically pleasing manner that will enhance the well-being of those who work and live there, as well as the nearby residents and business owners within the community.
- B. To provide design standards that will promote environmentally sensitive, attractive and functional development.
- C. To accommodate uses that are related to, compatible with or supportive of the development and operation of business park uses.
- D. To accommodate economically productive uses of land that will not preclude future development as a business park and related uses.
- E. To maintain and implement policies, which have been established as part of the Comprehensive Plan.

Section 14020: Permitted Uses

- A. Principal uses permitted by right.
 - 1. Agricultural operation, subject to the provisions specified under Section 23030 of this Zoning Ordinance. The agricultural operation shall exclude concentrated animal feeding operations, concentrated animal operations, commercial produce operations and/or cervidae livestock operations.
 - 2. Community center for residential development as a principal or accessory use, subject to the provisions specified under Section 23170 of this Zoning Ordinance.
 - 3. Contractor storage yard, subject to the provisions specified under Section 23190 of this Zoning Ordinance.
 - 4. Convenience store, subject to the provisions specified under Section 23200 of this Zoning Ordinance.
 - 5. Day care use, center or facility as a commercial use, for children or adults containing a minimum lot area of 20,000 square feet, subject to the provisions specified under Section 23220 of this Zoning Ordinance.
 - 6. Dry cleaner and/or laundromat, subject to the provisions specified under Section 23230 of this Zoning Ordinance.
 - 7. Emergency service facility, subject to the provisions specified under Section 23250 of this Zoning Ordinance.
 - 8. Financial institution with or without drive-through service lanes, but no more than four (4) service lanes, subject to the provisions specified under Section 23280 of this Zoning Ordinance.
 - 9. Forestry, subject to the provisions specified under Section 23290 of this Zoning Ordinance.
 - 10. Garage to accommodate a commercial or public use, subject to Section 23310 of this Zoning Ordinance.
 - 11. Grocery store, subject to the provisions specified under Section 23340 of this Zoning Ordinance.
 - 12. Hospital, subject to the provisions specified under Section 23390 of this Zoning Ordinance.
 - 13. Hotel and/or motel containing a maximum of four hundred (400) rooms or rental units, subject to the provisions that are specified under Section 23400 of this Zoning Ordinance.

14. Hotel and/or motel designated and occupied as an “extended stay hotel”, subject to the provisions specified under Section 23400 of this Zoning Ordinance.
15. Laboratory, subject to the provisions specified under Section 23420 of this Zoning Ordinance.
16. Library, subject to the provisions specified under Section 23430 of this Zoning Ordinance.
17. Manufactured home park, subject to the provisions specified under Section 23440 of this Zoning Ordinance.
18. Manufacturing use containing building(s) that do not exceed four hundred thousand (400,000) square feet of gross floor area, subject to the provisions specified under Section 23450 of this Zoning Ordinance.
19. Medical, dental, vision care and/or counseling clinic, subject to the provisions specified under Section 23470 of this Zoning Ordinance.
20. Multi-family dwelling or development containing apartments and/or townhouses, which shall be arranged, designed and intended to be occupied primarily as a residence consisting of more than three (3) units, subject to the provisions specified under Sections 23490 and 23830 of this Zoning Ordinance.
21. Municipal use, subject to the provisions specified under Section 23500 of this Zoning Ordinance.
22. Museum, subject to the provisions specified under Section 23510 of this Zoning Ordinance.
23. Offices, subject to the provisions specified under Section 23540 of this Zoning Ordinance.
24. Parking compound, subject to the provisions contained under Section 23310 of this Zoning Ordinance.
25. Personal service facility containing a minimum lot area of twenty thousand (20,000) square feet, subject to the provisions specified under Section 23570 of this Zoning Ordinance.
26. Places of worship, subject to the provisions specified under Section 23580 of this Zoning Ordinance.
27. Principal uses permitted in combination, subject to the provisions specified under Section 23590 of this Zoning Ordinance.
28. Public utility building and/or structures, subject to the provisions specified under Section 23610 of this Zoning Ordinance.
29. Recreation that is classified as a commercial recreation use, subject to the provisions under Section 23620 of this Zoning Ordinance.
30. Recreation that is classified as a municipal use, subject to the provisions under Section 23620 of this Zoning Ordinance.
31. Recreation as a private or restrictive use, subject to the provisions specified under Section 23620 of this Zoning Ordinance.
32. Restaurant with or without drive-through service lanes, subject to the provisions under Section 23680 of this Zoning Ordinance.
33. Retail bakery or confectioner with or without a drive-through service lane, subject to the provisions specified under Section 23690 of this Zoning Ordinance.
34. Retail sales with or without a drive-through service lane, subject to the provisions specified under Section 23700 of this Zoning Ordinance.
35. School that is classified as a commercial school, public school or a private school, subject to the provisions specified under Section 23740 of this Zoning Ordinance.

36. School that is classified as a public or private school, subject to the provisions specified under Section 23740 of this Zoning Ordinance,
37. School that is classified as a vocational, mechanical and/or trade school, subject to the provisions specified under Section 23740 of this Zoning Ordinance
38. Self-storage facility, subject to the provisions specified under Section 23750 of this Zoning Ordinance.
39. Shopping center, subject to the provisions specified under Section 23770 of this Zoning Ordinance.
40. Student housing or dormitories, subject to the following criteria:
 - a. The maximum number of student housing units shall not exceed 150 on any lot.
 - b. A pedestrian and bicycle path system shall be provided that connects all principal uses within the school campus to adjoining properties and other non-motorized pathways.
 - c. Pedestrian level lighting shall be installed along sidewalks and non-motorized pathways.
 - d. All student housing units shall be located within the BP Zoning District.
 - e. All student housing residences shall be certified, in writing, that it is affiliated with the educational facility and that all housing is for the sole use of students, spouses of students, or graduates within one (1) calendar year of graduation.
 - f. The maximum limit of 150 student housing units shall not impact any other residential limits within the BP Zoning District.
41. Theater, subject to the provisions specified under Section 23820 of this Zoning Ordinance.
42. United States Post Office, such to the provisions specified by the state and federal agencies with jurisdiction.
43. Warehouse and/or distribution facility located on a lot containing a maximum of forty (40) acres, subject to the provisions specified under Section 23870 of this Zoning Ordinance.
44. Wholesale and distribution facility located on a lot containing a maximum of forty (40) acres, subject to the provisions specified under Section 23880 of this Zoning Ordinance.

B. Accessory uses permitted by right.

1. Accessory uses and structures that are customarily and clearly accessory to a permitted use are permitted by right, subject to the provisions of this Zoning Ordinance.
2. Accessory uses within developments containing multi-family dwelling units shall be limited to administrative offices, a community center, open space, private or restricted recreation uses, and/or other similar uses that directly benefit the residents of the multi-family development,
3. Alternative energy facilities as an accessory use, which may include geothermal heat pumps, solar energy systems, wind turbines or wind energy facilities, subject to the provisions specified under Section 23050.1 of this Zoning Ordinance.
4. Alternative energy facilities designed and operated as a local service area facility, which may include geothermal heat pumps, solar energy systems, wind turbines or wind energy facilities, subject to the provisions specified under Section 23050.1 of this Zoning Ordinance.
5. Car wash as an accessory use to a convenience store or grocery store, subject to the provisions specified under Section 23150 of this Zoning Ordinance.
6. Day care facility, subject to the provisions specified under Section 23220 of this Zoning Ordinance.

7. Farm-support business use as a limited impact business operation, subject to the provisions specified under Section 23260 of this Zoning Ordinance.
8. Home occupation use as a no-impact accessory residential use, subject to the provisions specified under Section 23370 of this Zoning Ordinance.
9. Recreation facilities or recreation areas, active or passive, as an accessory or subordinate use, subject to the provisions specified under Section 23620 of this Zoning Ordinance.
10. Repair facility, subject to the provisions specified under Section 23650 of this Zoning Ordinance.
11. Residential accessory building or structure for a permitted use, subject to the provisions specified on Section 23660 of this Zoning Ordinance.
12. Restaurant and/or cafeteria, subject to the provisions specified under Section 23680 of this Zoning Ordinance.
13. Retail sales of goods and services produced on-site for a permitted manufacturing, warehouse, wholesale and/or distribution use, subject to the provisions specified under Section 23700 of this Zoning Ordinance.
14. Satellite receiving and/or transmitting dish antenna with a maximum diameter of six (6) feet, which may be mounted on the side or rear façade or roof of a building or ground mounted in the side or rear yard, subject to the provisions of Section 23730 of this Zoning Ordinance.
15. Telecommunication or wireless communication facilities located on an existing building or structure, subject to the provisions specified under Section 23810 of this Zoning Ordinance.

C. Uses permitted by special exception, pursuant to the provisions specified under Section 25070 of this Zoning Ordinance.

1. Home occupation as a minimal impact accessory use to a single-family detached dwelling, subject to the provisions specified under Section 23370 of this Zoning Ordinance.
2. Restaurant use classified as a “Bring Your Own Bottle” or “BYOB”, subject to the provisions of Section 23680 of this Zoning Ordinance.
3. Roadside stand for the sale of agricultural or horticultural products, subject to the provisions specified under Section 23710 of this Zoning Ordinance.
4. Satellite receiving and/or transmitting dish antenna with a diameter of less than six (6) feet that is located on the front façade of a building and/or located as a ground mounted structure, subject to the provisions specified under Section 23730 of this Zoning Ordinance.
5. Telecommunication or wireless communication facilities with a new support tower or structure, subject to the provisions specified under Section 23810 of this Zoning Ordinance.

D. Uses permitted by conditional use, pursuant to the provisions specified under Section 25080 of this Zoning Ordinance.

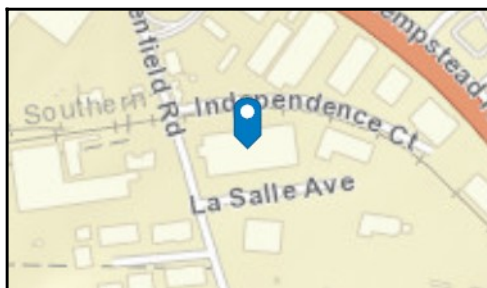
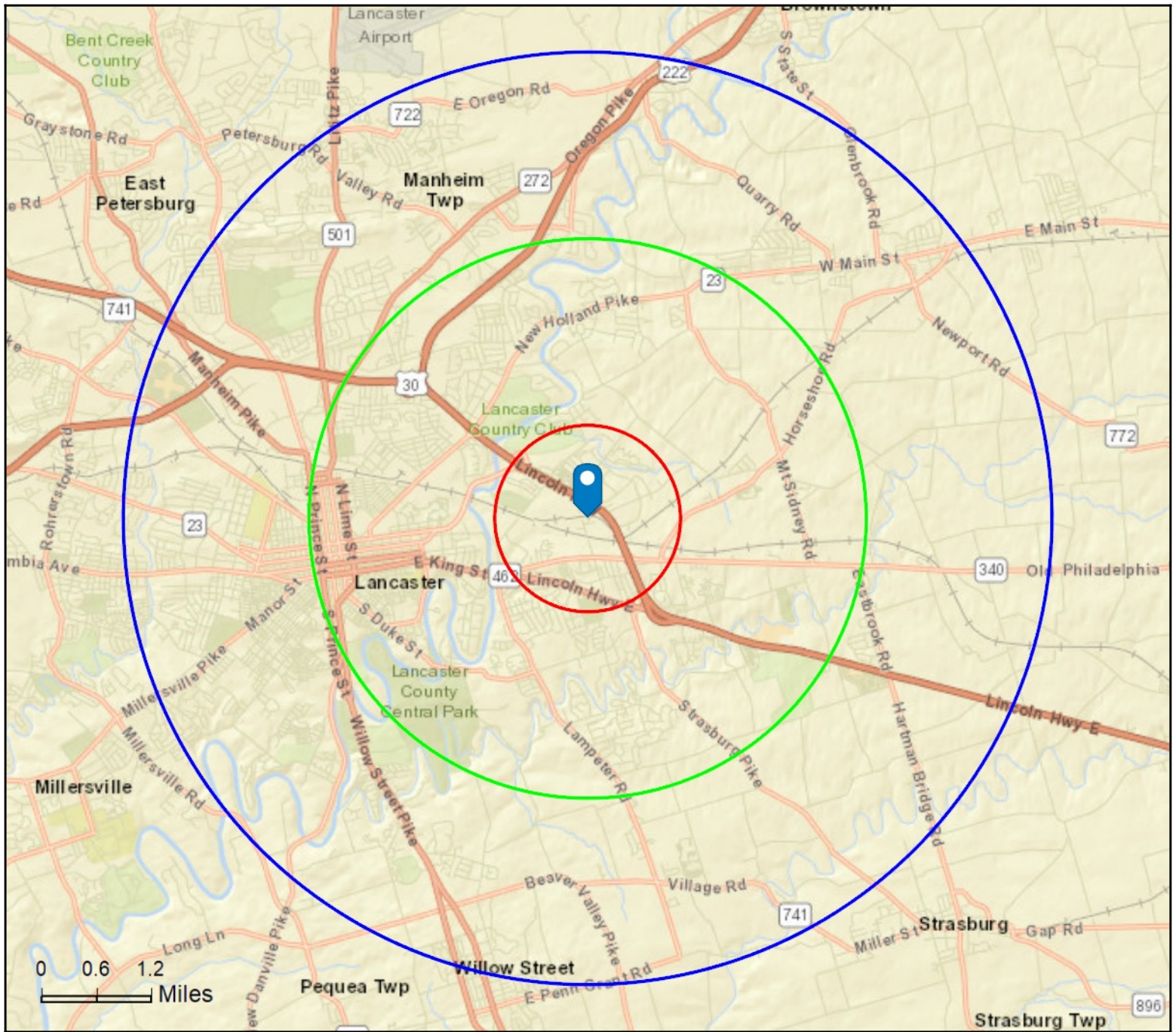
1. Alternative energy facilities as a principal use, which may include geothermal heat pumps, solar energy systems, wind turbines, wind energy facilities or wood-fired boilers, subject to the provisions specified under Section 23050.2 of this Zoning Ordinance.
2. Convention center, subject to the provisions specified under Section 23210 of this Zoning Ordinance.
3. Historic resource overlay uses and site improvements, subject to the provisions specified under Section 21050 of this Zoning Ordinance.
4. Regional impact development containing the permitted uses within the BP Zoning District, subject to the provisions specified under Section 23640 of this Zoning Ordinance.

Section 14030: Area, Dimensional and Height Requirements

- A. Unless otherwise specified by this Zoning Ordinance, the following lot size requirements shall apply:
1. Unless otherwise specified by this Zoning Ordinance, the minimum lot area for all permitted uses shall be twenty-two thousand (22,000) square feet.
 2. All uses shall be served by a public sanitary sewage disposal system and by a public water supply system.
- B. Lot width, building setback and dimensional requirements.
1. The minimum lot width shall be sixty-five (65) feet as measured at the street right-of-way line and one hundred (100) feet as measured at the front yard setback line.
 2. The minimum lot depth shall be one hundred (100) feet
 3. Unless otherwise specified, the minimum front yard setback requirements shall be as follows:
 - a. The minimum building setback line shall be fifty (50) feet, as measured from the street right-of-way line,
 - b. For areas within the BP Zoning District where existing buildings are located closer to the street than is permitted by these regulations, a new building may be placed at the same setback distance as the adjacent buildings provided that it is located within two hundred (200) feet of the adjacent buildings.
 - c. For areas within the BP Zoning District, the minimum setback requirement shall not be less than sixty (60) feet, as measured from the centerline of the street, provided that the property across the street is located within the AG, R-1, R-2 and/or R-3 Zoning Districts.
 4. The minimum side yard setback requirements shall be ten (10) feet, provided, that the requirement may be waived to allow adjoining uses to share off-street parking, loading and internal access drives.
 5. The minimum rear yard setback requirements shall be the minimum rear yard setback requirement shall be thirty (30) feet, provided, that the requirement may be waived to allow adjoining uses to share off-street parking, loading and internal access drives.
 6. All accessory buildings and structures shall comply with the minimum setback requirements specified under this section of the Zoning Ordinance.
- C. Maximum building and lot coverage requirements.
1. No more than sixty (60) percent of the lot shall be covered with buildings.
 2. No more than seventy-five (75) percent of a lot shall be covered by any combination of buildings, structures and impervious surfaces, including permeable pavement.
 3. If more than fifty (50) percent of the required off-street parking spaces are located behind the front building line, the maximum lot or impervious coverage requirement may be increased to a total of eighty (80) percent of the lot. In order to utilize this increased amount of impervious coverage, landowner shall provide landscaping between the right of way line and the front yard setback or parking lot as the case may be.
- D. Height requirements. Unless otherwise specified by this Zoning Ordinance, the permitted uses contained within the BP Zoning District shall comply with the following height requirements:
1. The maximum height of a building or structure occupied by a principal use shall be seventy (70) feet.
 2. Taller buildings or structures are permitted, provided that an additional setback of two (2) feet is provided for every one (1) foot of height in excess of seventy (70) feet up to a maximum height of ninety- five (95) feet.
 3. Principal buildings and structures for the exclusive use of agricultural operations and not for human occupancy shall not exceed sixty (60) feet in height.

175 Greenfield Rd, Lancaster, Pennsylvania, 17601
Rings: 1, 3, 5 mile radii

Prepared by Esri
Latitude: 40.04656
Longitude: -76.25399





Executive Summary

175 Greenfield Rd, Lancaster, Pennsylvania, 17601
Rings: 1, 3, 5 mile radii

Prepared by Esri
Latitude: 40.04656
Longitude: -76.25399

	1 mile	3 miles	5 miles
Population			
2000 Population	3,790	60,494	130,118
2010 Population	4,844	67,372	142,747
2019 Population	5,163	71,258	151,027
2024 Population	5,330	73,380	155,681
2000-2010 Annual Rate	2.48%	1.08%	0.93%
2010-2019 Annual Rate	0.69%	0.61%	0.61%
2019-2024 Annual Rate	0.64%	0.59%	0.61%
2019 Male Population	47.5%	49.3%	48.6%
2019 Female Population	52.5%	50.7%	51.4%
2019 Median Age	43.6	36.6	37.9

In the identified area, the current year population is 151,027. In 2010, the Census count in the area was 142,747. The rate of change since 2010 was 0.61% annually. The five-year projection for the population in the area is 155,681 representing a change of 0.61% annually from 2019 to 2024. Currently, the population is 48.6% male and 51.4% female.

Median Age

The median age in this area is 43.6, compared to U.S. median age of 38.5.

Race and Ethnicity

2019 White Alone	77.0%	62.0%	68.1%
2019 Black Alone	7.2%	12.8%	10.5%
2019 American Indian/Alaska Native Alone	0.5%	0.5%	0.5%
2019 Asian Alone	4.1%	4.1%	4.2%
2019 Pacific Islander Alone	0.1%	0.1%	0.1%
2019 Other Race	7.4%	15.7%	12.4%
2019 Two or More Races	3.7%	4.8%	4.3%
2019 Hispanic Origin (Any Race)	18.5%	31.9%	26.4%

Persons of Hispanic origin represent 26.4% of the population in the identified area compared to 18.6% of the U.S. population. Persons of Hispanic Origin may be of any race. The Diversity Index, which measures the probability that two people from the same area will be from different race/ethnic groups, is 70.8 in the identified area, compared to 64.8 for the U.S. as a whole.

Households

2019 Wealth Index	71	73	81
2000 Households	1,668	22,863	50,239
2010 Households	2,049	25,151	54,852
2019 Total Households	2,160	26,490	57,641
2024 Total Households	2,221	27,264	59,372
2000-2010 Annual Rate	2.08%	0.96%	0.88%
2010-2019 Annual Rate	0.57%	0.56%	0.54%
2019-2024 Annual Rate	0.56%	0.58%	0.59%
2019 Average Household Size	2.39	2.57	2.53

The household count in this area has changed from 54,852 in 2010 to 57,641 in the current year, a change of 0.54% annually. The five-year projection of households is 59,372, a change of 0.59% annually from the current year total. Average household size is currently 2.53, compared to 2.50 in the year 2010. The number of families in the current year is 35,808 in the specified area.

Data Note: Income is expressed in current dollars. Housing Affordability Index and Percent of Income for Mortgage calculations are only available for areas with 50 or more owner-occupied housing units.

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2019 and 2024. Esri converted Census 2000 data into 2010 geography.



Executive Summary

175 Greenfield Rd, Lancaster, Pennsylvania, 17601
Rings: 1, 3, 5 mile radii

Prepared by Esri
Latitude: 40.04656
Longitude: -76.25399

	1 mile	3 miles	5 miles
Mortgage Income			
2019 Percent of Income for Mortgage	16.9%	17.8%	17.0%
Median Household Income			
2019 Median Household Income	\$57,161	\$52,164	\$55,264
2024 Median Household Income	\$63,372	\$56,560	\$60,380
2019-2024 Annual Rate	2.08%	1.63%	1.79%
Average Household Income			
2019 Average Household Income	\$75,798	\$69,792	\$74,402
2024 Average Household Income	\$84,864	\$78,067	\$83,149
2019-2024 Annual Rate	2.29%	2.27%	2.25%
Per Capita Income			
2019 Per Capita Income	\$31,428	\$26,084	\$28,481
2024 Per Capita Income	\$35,039	\$29,153	\$31,796
2019-2024 Annual Rate	2.20%	2.25%	2.23%

Households by Income

Current median household income is \$55,264 in the area, compared to \$60,548 for all U.S. households. Median household income is projected to be \$60,380 in five years, compared to \$69,180 for all U.S. households

Current average household income is \$74,402 in this area, compared to \$87,398 for all U.S. households. Average household income is projected to be \$83,149 in five years, compared to \$99,638 for all U.S. households

Current per capita income is \$28,481 in the area, compared to the U.S. per capita income of \$33,028. The per capita income is projected to be \$31,796 in five years, compared to \$36,530 for all U.S. households

Housing			
2019 Housing Affordability Index	127	112	118
2000 Total Housing Units	1,759	24,587	53,402
2000 Owner Occupied Housing Units	990	12,493	29,677
2000 Renter Occupied Housing Units	678	10,370	20,562
2000 Vacant Housing Units	91	1,724	3,163
2010 Total Housing Units	2,178	26,662	58,044
2010 Owner Occupied Housing Units	1,107	13,357	31,112
2010 Renter Occupied Housing Units	942	11,794	23,740
2010 Vacant Housing Units	129	1,511	3,192
2019 Total Housing Units	2,289	28,165	61,229
2019 Owner Occupied Housing Units	1,076	13,081	30,498
2019 Renter Occupied Housing Units	1,084	13,409	27,143
2019 Vacant Housing Units	129	1,675	3,588
2024 Total Housing Units	2,355	28,994	63,072
2024 Owner Occupied Housing Units	1,091	13,310	31,034
2024 Renter Occupied Housing Units	1,130	13,954	28,338
2024 Vacant Housing Units	134	1,730	3,700

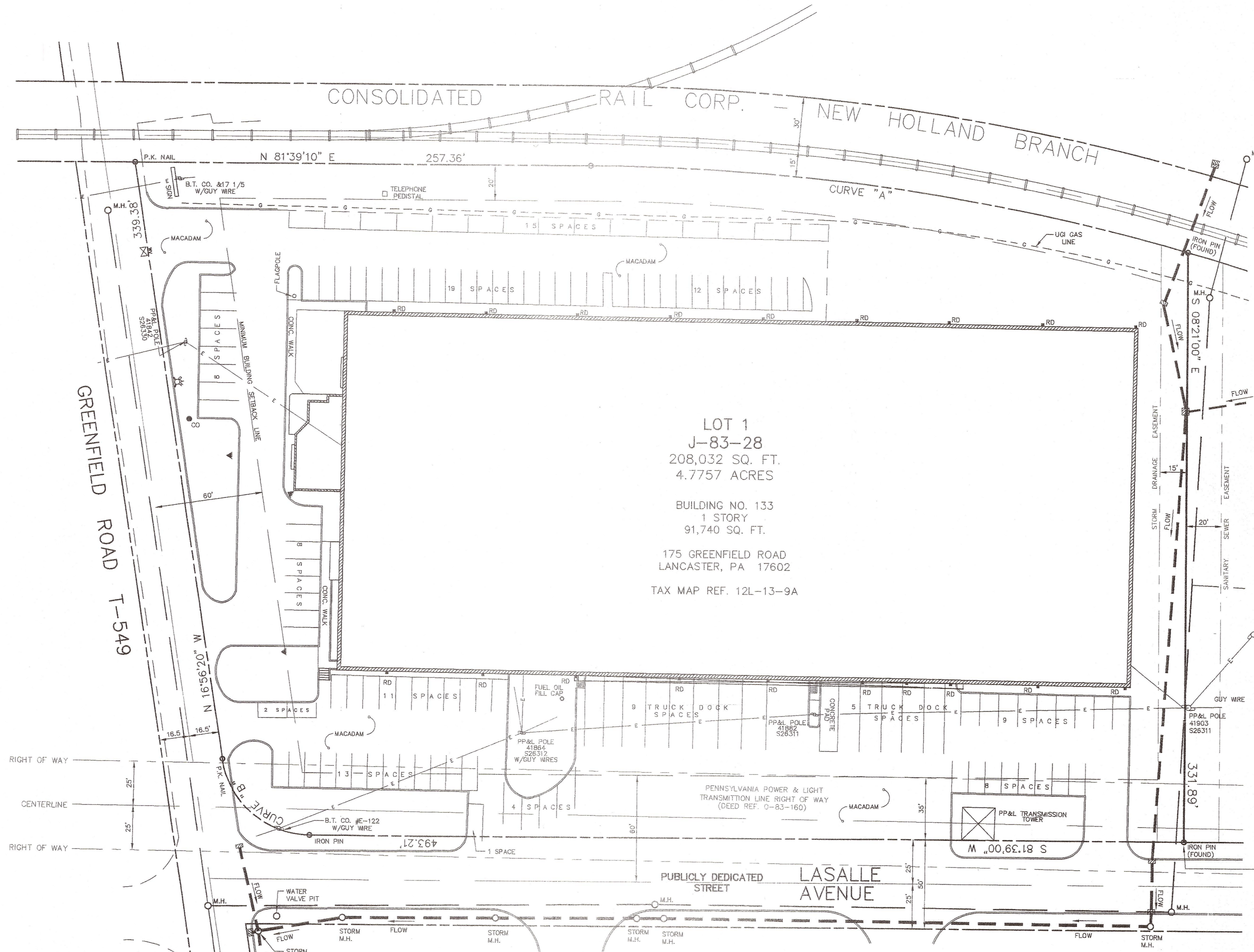
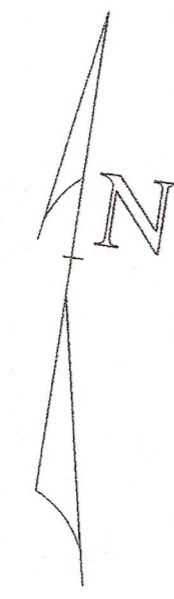
Currently, 49.8% of the 61,229 housing units in the area are owner occupied; 44.3%, renter occupied; and 5.9% are vacant. Currently, in the U.S., 56.4% of the housing units in the area are owner occupied; 32.4% are renter occupied; and 11.2% are vacant. In 2010, there were 58,044 housing units in the area - 53.6% owner occupied, 40.9% renter occupied, and 5.5% vacant. The annual rate of change in housing units since 2010 is 2.40%. Median home value in the area is \$192,268, compared to a median home value of \$234,154 for the U.S. In five years, median value is projected to change by 1.77% annually to \$209,876.

Data Note: Income is expressed in current dollars. Housing Affordability Index and Percent of Income for Mortgage calculations are only available for areas with 50 or more owner-occupied housing units.

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2019 and 2024. Esri converted Census 2000 data into 2010 geography.

NOTES:

- UNDERGROUND UTILITY LOCATIONS ARE APPROXIMATE AND SHOULD BE VERIFIED PRIOR TO ANY CONSTRUCTION.
- SUBJECT TO RIGHTS GRANTED TO BELL TELEPHONE COMPANY OF PENNSYLVANIA FOR CONSTRUCTION AND MAINTENANCE OF TELEPHONE FACILITIES WITHIN THIS PROPERTY, AS DESCRIBED IN AGREEMENT RECORDED IN DEED G-83-860, NO WIDTH OR EXACT LOCATION OF EASEMENT IS DESCRIBED IN THE AGREEMENT. THIS AGREEMENT COVERS ALL FACILITIES WITHIN LOT 1.
- SUBJECT TO RIGHTS GRANTED TO BELL TELEPHONE COMPANY OF PENNSYLVANIA FOR CONSTRUCTION AND MAINTENANCE OF TELEPHONE FACILITIES ALONG GREENFIELD ROAD, AS DESCRIBED IN AGREEMENT RECORDED IN DEED A-77-579, NO WIDTH OR EXACT LOCATION OF EASEMENT IS DESCRIBED IN THE AGREEMENT.
- SUBJECT TO RIGHTS GRANTED TO PENNSYLVANIA POWER AND LIGHT COMPANY FOR THE CONSTRUCTION AND MAINTENANCE OF ELECTRIC LINES AS DESCRIBED IN AGREEMENT RECORDED IN DEED O-83-160, RIGHT-OF-WAY AS SHOWN ON THIS PLAN.
- RIGHTS GRANTED TO EAST LAMPETER SEWER AUTHORITY FOR A SANITARY SEWER EASEMENT AS DESCRIBED IN AGREEMENT RECORDED IN DEED Y-62-1182 DO NOT AFFECT THIS PROPERTY.
- RIGHTS GRANTED IN X-55-179 AND Y-55-481 DO NOT AFFECT THIS PROPERTY.
- RIGHTS GRANTED TO PENNSYLVANIA POWER AND LIGHT COMPANY IN DEEDS E-66-267, H-81-47, K-81-296, T-82-542, R-82-623 AND 3429-442, DO NOT AFFECT THIS PROPERTY.
- RIGHTS GRANTED TO BELL TELEPHONE COMPANY OF PENNSYLVANIA IN DEEDS H-59-866 AND 2750-131 DO NOT AFFECT THIS PROPERTY.
- RIGHTS GRANTED TO PENNSYLVANIA POWER AND LIGHT COMPANY IN DEEDS C-92-25 AND 2454-169 DO NOT AFFECT THIS PROPERTY.
- SUBJECT TO ALL CONDITIONS SHOWN ON SUBDIVISION PLAN RECORDED IN SUBDIVISION PLAN BOOK J-83, PAGE 28.
- TERMS OF AGREEMENT RECORDED IN DEED BOOK X-55, PAGE 179 SMF DEED BOOK Y-55, PAGE 481 DO NOT AFFECT THIS PROPERTY.
- THERE ARE NO VISIBLE ENCRUMPTIONS ONTO THIS PROPERTY.
- THE PROPERTY SHOWN ON THIS DRAWING DOES NOT FALL WITHIN A SPECIAL FLOOD HAZARD AREA AS SHOWN ON COMMUNITY PANEL NUMBER #21771 0005 B OF THE EAST LAMPETER TOWNSHIP FLOOD INSURANCE RATE MAP.
- THERE ARE 110 MARKED PARKING SPACES ON THIS PROPERTY. THERE ARE NO MARKED HANDICAP PARKING SPACES.

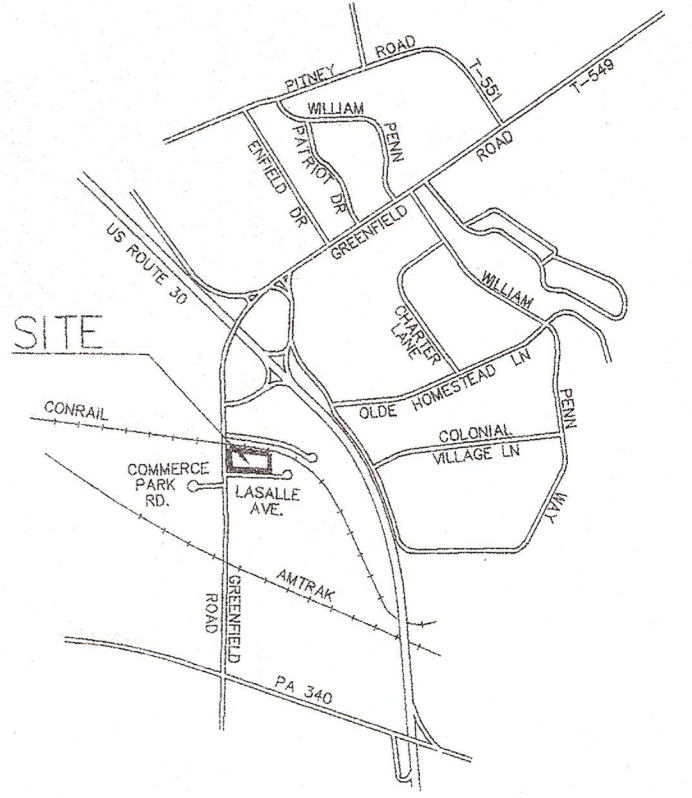


LOT 1
J-83-28
208,032 SQ. FT.
4.7757 ACRES

BUILDING NO. 133
1 STORY
91,740 SQ. FT.

175 GREENFIELD ROAD
LANCASTER, PA 17602

TAX MAP REF. 12L-13-9A



LOCATION MAP
SCALE: 1" = 2000'

- LEGEND
- M.H. SANITARY SEWER MANHOLE
 - ^{SD} SANITARY SEWER LATERAL CLEANOUT
 - M.H. STORM SEWER MANHOLE
 - ^{SI} STORM SEWER INLET
 - AC AIR CONDITIONER
 - ☆ WALK LIGHT
 - ⬤ SPOTLIGHT
 - ⊥ UTILITY POLE
 - OVERHEAD UTILITY LINES
 - UNDERGROUND UTILITY LINES
 - ⊥ WATER VALVE
 - WATER LINE
 - ⊥ GAS VALVE
 - GAS LINE
 - ROOF DRAIN

LEGAL DESCRIPTION
TRACT 7

ALL THAT CERTAIN piece, parcel or tract of land situated on the North side of LaSalle Avenue, and on the East side of Greenfield Road, T-549, located in East Lampeter Township, Lancaster County, Pennsylvania, being known as Lot 1, Block B, of Greenfield Industrial Park, as shown on a plan prepared by Huth Engineers, Incorporated, Drawing No. LA-798-6, recorded in Subdivision Plan Book J-83, Page 28, said tract being more fully bounded and described as follows:

BEGINNING at the Southeast corner thereof, at a point on the North right-of-way line of LaSalle Avenue, said point being a corner of Lot 2; thence extending along LaSalle Avenue, the two (02) following courses and distances: [1] South eighty-one (81) degrees thirty-nine (39) minutes West, a distance of four hundred ninety-three and twenty-one hundredths (493.21) feet to a point; and [2] on a line curving to the right, having a radius of fifty and zero hundredths (50.00) feet, an arc length of seventy-one and five hundredths (71.05) feet, a chord bearing of North fifty-seven (57) degrees thirty-eight (38) minutes forty (40) seconds West, and a chord distance of sixty-five and twenty-two hundredths (65.22) feet to a point on the East right-of-way line of Greenfield Road, T-549; thence extending along Greenfield Road, North sixteen (16) degrees fifty-six (56) minutes twenty (20) seconds West, a distance of three hundred thirty-nine and thirty-eight hundredths (339.38) feet to a point in line of lands of Penn Central Railroad New Holland Branch; thence extending along the same, the two (02) following courses and distances: [1] North eighty-one (81) degrees thirty-nine (39) minutes ten (10) seconds East, a distance of two hundred fifty-seven and thirty-six hundredths (257.36) feet to a point; and [2] on a line curving to the right, having a radius of one thousand two hundred forty-five and thirteen hundredths (1245.13) feet, an arc length of three hundred forty and nineteen hundredths (340.19) feet, a chord bearing of North eighty-nine (89) degrees twenty-eight (28) minutes forty-five (45) seconds East, and a chord distance of three hundred thirty-nine and thirteen hundredths (339.13) feet to a point, a corner of Lot 2; thence extending along Lot 2, South eight (08) degrees twenty-one (21) minutes East, a distance of three hundred thirty-one and eighty-nine hundredths (331.89) feet to the place of BEGINNING.

CURVE "A"
Δ = 15°39'15"
R = 1245.13'
T = 171.16'
L = 340.19'
CH = N 89°28'45" E
DIST = 339.13'

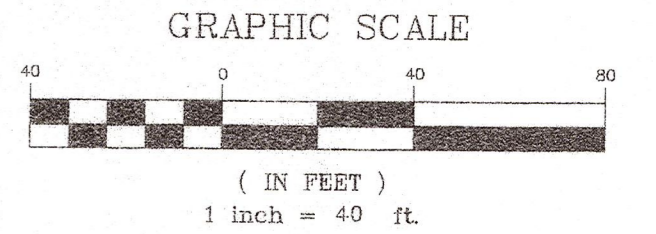
CURVE "B"
Δ = 81°24'40"
R = 50.00'
T = 43.02'
L = 71.05'
CH = N 57°38'40" W
DIST = 65.22'

SURVEYOR'S CERTIFICATE

I am a registered public surveyor in the State of Pennsylvania.

I hereby certify to High Properties (Borrowing Entity), to Commonwealth Land Title Insurance Company (Title Insurer), and to Jackson National Life Insurance Company (Lender) and to any of their affiliates, successors and assigns, that I understand that the aforementioned Title Insurer will rely on the accuracy and completeness of the survey plot and the truth of my certifications in insuring a policy of title insurance assuring the validity and priority of the lien of a mortgage or deed of trust on the premises and the Lender will so rely in determining whether to fund the related loan. I further certify I have surveyed, on the ground, the property legally described herein; that this plot of survey is a true, and accurate drawing and representation of said property and of the size, location, exterior dimensions and boundaries thereof; that the street address(es), locations and dimensions of all buildings, and the locations of all parking areas, of any other improvements upon said property, of all fences thereon, of all recorded and/or visible easements, of all streets, roads, utility lines (to their points of connection with the public systems) and the rights-of-way which affect, benefit or burden said property are correctly and currently showing hereon; that there are no discrepancies, conflicts, gaps, boundary disputes, shortages in areas, encroachments of improvements over boundary lines from or onto said property or upon easements, overlapping of improvements, visible easements, overlapping of easements, roads, alleys, rights-of-way or building setback lines which affect said property, except as shown hereon; that there are no fences, lightposts or other improvements appurtenant to said property which are located within the boundary lines of adjoining properties, except as shown hereon; that the legal description of said property, as set out hereon, is correct, complete and accurate; and that any portion of said property which is located in a flood plain or in any other flood hazard or flood danger area, as designated by applicable governmental authorities, is shown and identified as such herein. This survey is made in accordance with the Minimum Standard Detail Requirements for ALTA/ACSM Land Title Survey jointly established and adopted by ALTA and ACSM in 1992, and includes Items 1,2,3,4,6,7(b)(1), 8,9,10,11 and 13 of Table A thereof, and (ii) pursuant to the Accuracy Standards (as adopted by ALTA and ACSM and in effect on the date of this certification of an Urban Survey).

JAY H. EBERSOLE
PUBLIC SURVEYOR
No. 30203-1
Nov 30, 2000



CONTAINING 4.7757 Acres

DATE	REVISION
NOV 30, 2000	REVIEW COMMENTS

ALTA/ACSM LAND TITLE SURVEY
OF
LOT 1 LASALLE AVE.
GREENFIELD
INDUSTRIAL PARK

EAST LAMPETER TWP.
NOVEMBER 13, 2000
JOB NO. 3779

LANCASTER CO., PA
SCALE: 1" = 40'
DWG. NO. L-564A

WEBER SURVEYORS, INC.
1076 CENTERVILLE ROAD
LANCASTER, PENNSYLVANIA 17601
Phone (717) 898-9466 Fax (717) 898-9365

Bldg. 133

717.293.4477



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