LIVE REAL ESTATE AUCTION

Thursday, June 29th at 11:AM

1540 Chambersburg Road
Gettysburg, PA 17325

Commercial Real Estate in Cumberland Township, Adams County that is zoned MX (Mixed Use) and recently had been used a showroom and warehouse operation for a Floor Tile Sales and Installation Contractor.

- **Main Building: 5216 SqFt**
  - **2752 SqFt of showroom / offices**
  - **2464 SqFt of warehouse space**
- **Detached implement / storage shed**
- **Paved and stone parking areas**
- **Great road front visibility**
- **Approximately 2.6 acres**
- **Property ID # 01-09E12-0034-000**
- **Taxes approx., $3,000.00**

Real Estate Terms: Sold subject to Bank Confirmation. Inspection by Appointment. Deposit: 10% at auction, balance in 45 days. Call auctioneer for property information or to schedule inspection.

Terms: *By Order of US Bankruptcy Court, Lawrence G. Frank, Attorney for Garretson Tile Inc. Complete terms, listing & photos will be available on website or call 717-268-0020.*

JENNINGS AUCTION GROUP

jenningsauction.com

717.268.0020

PA License #AY002059

JENNINGS AND GROSH, INC.
dba Jennings Auction Group
15 Hykes Mill Rd.
York Haven, PA 17370
717-268-0020

AGREEMENT OF PUBLIC SALE OF REAL ESTATE OFFERED BY: Garretson Tile Company, Inc., Case # 1:17-bk-01051-RNO
LOCATED AT: 1540 Chambersburg Rd., Gettysburg, PA 17325
PARCEL NO: 01-09E12-0034-000

1. Highest Bidder. This property is being sold subject to Seller confirmation. The highest and best bidder shall be the BUYER. In the event that any dispute arises between or among two or more bidders, or between any bidders and the seller or auctioneer, which disputes cannot be resolved at the time of the auction, the dispute will be submitted to The Honorable Robert N. Opel, II, Chief Bankruptcy Judge for the Middle District of Pennsylvania, for his decision.

2. The purchase price shall be the high bid price upon confirmation by the Seller.

3. Real Estate Taxes. All real estate taxes for the current tax period shall be pro-rated between the BUYER and SELLER to the date of settlement on a fiscal year basis. All real estate taxes for prior years have or will be paid by SELLER.

4. Transfer Taxes. BUYER shall pay 100% of the realty transfer taxes.

5. Terms. Handmonies equaling 10% of the purchase price shall be paid in the form of cash, good PA check, cashier's check or certified check at the conclusion of the auction and with the signing of this agreement. In lieu of cash, PA check, cashier's check or a certified check; out of state personal / business checks will only be accepted if accompanied by an irrevocable Bank Letter of Guarantee. Any checks are to be made payable to Lawrence G. Frank, Esquire. This deposit is non-refundable for any reason other than the SELLER'S inability to provide a good and marketable title. The balance due, without interest, shall be paid at settlement, which shall take place on or before August 14, 2017 when a special warranty deed will be delivered and actual possession will be given to BUYER. The BUYER shall also sign this agreement and comply with these terms of sale.

6. Forfeiture. The time for settlement shall be of the essence. In case of noncompliance by the BUYER with any terms of this Agreement, the SELLER shall have the option, in addition to all other remedies provided by law, equity and this Agreement, all such remedies being cumulative and not alternative, to exercise any one or more of the following remedies:

(a) To retain the BUYER'S deposit money as liquidated damages, regardless of whether or not, or on what terms, the property is retained or resold; and/or

(b) To resell the property at public or private sale, with or without notice to the present BUYER, and to retain any advance in price, and to hold the present BUYER liable for any loss resulting from such resale, meanwhile holding the deposit money paid hereunder as security for payment of such loss.

7. Marketable Title. A good and marketable title will be given free and clear of all liens and encumbrances. The real estate is being sold subject to any and all restrictions and rights-of-way of record in the Adams County Courthouse and which may, or may not, be visible by inspection of the premises.

Buyer's Initials_____

Seller's Initials:_____

8. Risk of Loss. SELLER shall maintain the property, grounds, and fixtures specifically sold with the property in its present condition, normal wear and tear excepted. SELLER shall bear the risk of loss for fire or other casualties until the time of settlement. In the event of damage by fire or other casualty to any property included in this sale that is not repaired or replaced prior to settlement, BUYER shall have the option of rescinding this Agreement and promptly receiving all monies paid on account of the purchase price or of accepting the property in its then condition, together with the proceeds of any insurance obtainable by SELLER. BUYER is hereby notified that BUYER may insure BUYER'S equitable interest in the property as of the time of execution of this Agreement.

9. Warranty. The BUYER expressly acknowledges and understands that the BUYER is buying the property in its present condition and that the SELLER makes no representation or warranty of any kind whatsoever with regard to the condition of the premises or any components thereof, including but not limited to, the roof, the electrical system, the plumbing system, the heating system, or any other part of the structure, or any of the improvements on the land.

A. Radon. SELLER has no knowledge concerning the presence or absence of radon. The SELLER makes no representation or warranty with regard to radon or the levels thereof.

B. Lead-Based Paint. If the building was built before 1978, there may be lead-based paint present. SELLER has no knowledge of lead-based paint and/or lead-based paint hazards in the building and has no reports or records pertaining to lead-based paint and/or hazards in the building. BUYER waives any ten (10) day lead-based paint assessment period.

C. Property Inspection. BUYER has inspected the property, or hereby waives the need for inspecting the property. BUYER understands the importance of getting an independent property inspection and has thought about this before bidding upon the property and signing this Agreement.

D. Fixtures and Personal Property. No warranty is given to Buyer as to the working / functional condition of any fixtures or equipment that shall remain on property. All other personal property that is not a fixture is reserved to Seller, which personal property shall be removed prior to settlement.

E. Ventilation / Mold. The SELLER makes no representations or warranties with regard to mold or the absence of mold, adequate or inadequate air exchange or venting, or any other matters of construction wherein mold may be present in the real estate.

F. "As Is". The property is being sold "AS IS" at the time of sale. The SELLER herein makes no representations or warranties as to the condition of the real estate or any improvement or structure erected on the real estate, including without limitation, any system or portion thereof. The Purchaser accepts the property "AS IS". No representation is made or warranty given regarding the presence or absence of any hazardous or toxic substances, materials or waste, or that the real estate is in compliance with any federal, state or local environmental laws or regulations. The Purchaser waives any claims for any liability imposed through any environmental actions. This agreement shall survive closing. A seller's disclosure (if applicable) has been made available to BUYER prior to the public auction and shall be exchanged by BUYER and SELLER upon the signing of this agreement. If the SELLER is an estate, the personal representative will not deliver a disclosure to BUYER inasmuch as they are not required by law.

10. Financing. This contract is in no way contingent upon the BUYER's ability to obtain financing. In the event the BUYER does obtain financing, the SELLER will not pay points, settlement costs, or otherwise render financial assistance to the BUYER in this regard.

Buyer's Initials_____

Seller's Initials:_____

11. Dispute Over Handmonies. In the event of a dispute over entitlement of handmoney deposits, the escrow agent holding the deposit may either retain the monies in escrow until the dispute is resolved or, if possible, pay the monies into the Bankruptcy Court to be held until the dispute is resolved. In the event of litigation for the return of deposit monies, the agent holding handmoney shall distribute the monies as directed by a final order of court or a written agreement of the parties. BUYER and SELLER agree that, in the event any agent is joined in the litigation for the return of deposit monies, attorney's fees and costs of the agent will be paid by the party joining the agent.

12. Zoning. The parties acknowledge that no representation whatsoever is made concerning the use of the property that may be permitted under local zoning ordinances, and that the BUYER has satisfied himself that the zoning of the property is satisfactory for his contemplated use thereof. The BUYER hereby waives any applicable requirement for the SELLER to provide a certification of zoning classification prior to settlement pursuant to the Disclosure Act of July 27, 1955, P.L. 288, Section 3, as amended and reacted (21 P.S. Section 613).

13. Entire Agreement. This Agreement represents the entire Agreement between the parties, and supersedes any previous Agreements or understandings, oral or written. This Agreement may not be changed or modified except in a writing signed by the parties and executed with the same degree of formality as this Agreement.

14. This Agreement shall survive closing.

SELLER:

Dated: _____ By: _____
Gregory King, President
Garretson Tile Company, Inc.

Buyer's Initials_____

Seller's Initials:_____

AGREEMENT OF BUYER(S):

I/We_____

Of _____

_____

Telephone No: _____

Social Security No: _____

hereby acknowledge that I/we have become the BUYER(S) of real estate known as:

1540 Chambersburg Rd., Gettysburg, PA 17325 PARCEL NO: 01-09E12-0034-000

for the total purchase price of $_____ subject to the foregoing conditions of sale with which I/we agree to comply.

Dated: _____ _____
Buyer

Dated: _____ _____
Buyer

Purchase Price (inclusive of Buyer's Premium if applicable) $_____

Handmoney delivered to Lawrence G. Frank, Esquire $_____
Attorney for Debtor-in-Possession

Balance due at final settlement (not including settlement costs)$_____

Jennings and Grosh, Inc. Dated:_____ By:_____
15 Hykes Mill Rd. Billie J. Jennings, President
York Haven, PA 17370 Jennings and Grosh, Inc.
P: 717-268-0020 F:866-657-2501

Garretson Tile Company, Inc. Dated:_____ By:_____
1540 Chambersburg Rd. Gregory King, President
Gettysburg, PA 17325 Garretson Tile Company, Inc.

Buyer's Initials_____

Seller's Initials:_____

SUMMARY OF IMPORTANT CONCLUSIONS

1. Property name: 1540 Chambersburg Road, Gettysburg, PA 17325.
2. Address: 1540 Chambersburg Road, Cumberland Township, Gettysburg, PA 17325.
3. Property Identification Number: 01-09E12-0034-000
4. Property type: Commercial / Industrial
5. Date of observation of the subject property: 12/4-/012 by R. Scott Hartman authorized by Greg King of The Garretson Tile Company.
6. Current Real estate taxes and current year assessments for the subject property: $2,638.70
7. Purpose of this appraisal assignment: Determine an opinion of the fair market value of the subject property conforming to the definition of value and exposure time submitted elsewhere in this appraisal report
8. Current use of the subject property as of the property inspection: Commercial / Industrial
9. Occupancy rates: Date of observation: 100%- 12/4/2012; Effective date of value: 100%- 12/4/2012
10. Intended or proposed use of the subject property as of the effective date of value for the purposes of this appraisal: Commercial / Industrial
11. Appraisal client responsible for payment of the professional appraisal fee: ACNB Bank.
12. Appraisal assignment completed in compliance with a previous letter of engagement with the client dated 11/1/2012, which is submitted in the addendum of this report.
13. Intended Use: The intended use is to assist the Client in making a lending decision. Note: No other use is intended by Appraiser. The intended use as stated shall be used by Appraiser in determining the appropriate Scope of Work for the assignment.
14. Intended user or users of the appraisal: Intended users of the Appraisal are the Client, the Client's professional counselors including but not limited to the Client's Attorney and the Client's Accountant, and appropriate regulatory agencies. Note: No other users are intended by Appraiser. Appraiser shall consider the intended users when determining the level of detail to be provided in the Appraisal Report.
15. Hypothetical Conditions: None
16. Extraordinary Assumptions: None.
17. Jurisdictional Exception considered in this appraisal report: None
18. Existing ownership of the subject property: Fee Simple
19. Five years sales history for the subject property: No sales in last five years
20. Current sale agreements for the subject property: None
21. Significant leases for the subject property: None
22. Persons assisting in the preparation of this appraisal report other than the principal appraiser signing this report: None, other than typical administrative staff.
23. Appraisal company: Wm. A. Bigham, Inc.
24. Appraiser name and professional designation: R. Scott Hartman, PA Certified General Appraiser
25. Appraiser Certified General Real Property Appraiser License Identification Number: GA-001416-L with corresponding License Expiration Date: 6/30/2013

26. Date of report completion: 12/13/2012
27. Effective date of value: 12/4/2012
28. Business and/or other intangible assets included in this reported value: None
29. Specific attached fixtures that are classified as real estate included in this reported value: None
30. Specific items of personal property included in this reported value: None
31. Prior use of improvements: Commercial / Industrial
32. Zoning: MX – Mixed Use
33. Highest and best use as if vacant: Commercial / Industrial
34. Highest and best use as improved: Commercial / Industrial
35. Gross building area (GBA) equals 2,752sf office and 2,464sf industrial / warehouse
36. Number of buildings: One
37. Number of floors/stories: One
38. Average story height in feet (floor to floor/roof deck): 9' in office area, 16' in industrial / warehouse area
39. Clear height to finished ceiling in feet: 8' in office / 14' industrial / warehouse area
40. Building construction class: "C" & "S"
41. Overall improvement condition: Very Good
42. Overall improvement quality: Average
43. Land area: 2.62 acres
44. Effective usable land area: 2.62 acres
45. Excess marketable land area: None
46. Surplus land area: None
47. Effective age of improvements: 15
48. Total number parking spaces: 20
49. Detached garages with a building area equal to: None
50. Other detached secondary buildings: None
51. Miscellaneous structures: One
52. Value indication from the Sales Comparison Approach: $565,000
53. Value indication from the Income Capitalization Approach: $580,000
54. Value indication from the Cost Approach: N/A
55. Opinion of value: Please refer to the previous Letter of Transmittal submitted subsequently in this report.

PART TWO – IDENTIFICATION OF THE APPRAISAL PROBLEM AND SCOPE OF WORK

IDENTIFICATION OF THE SUBJECT PROPERTY – EXISTING USE – INTENDED USE – LEGAL DESCRIPTION

Property Identification Overview: The real estate that is the subject of this appraisal assignment is addressed as 1540 Chambersburg Road, Cumberland Township, Gettysburg, Adams County, PA 17325. The subject property is located approximately 3 miles west of the Borough of Gettysburg. This is an appraisal assignment concerning improved property. The subject land area is 2.62 acres. The subject improvements consist of a structure with a total of 5,216 square feet of gross building area (GBA) together with on-site improvements such as parking areas. The subject property is described in detail by the narrative description, valuation analyses, supporting information, photographs, and other pertinent exhibits submitted either in following appropriate report sections or otherwise submitted in the Addenda of this report.

Existing Use of the Subject Property as of the Effective Date of Appraisal and Value: The existing use of the subject property as of the effective date of the appraisal consists of a commercial / industrial use housing a ceramic tile supply and installation company.

Intended Use of the Subject Property as of the Effective Date of Appraisal and Value Reflected in This Appraisal Assignment: The intended use of the subject property as of the effective date of appraisal is regarded to be essentially identical to the above described existing use, that of a commercial / industrial use housing a sign production factory.

Property Identification Numbers: The subject property has the following property identification numbers obtained from the Adams County Assessor and Adams County Office of Graphical Information Systems (GIS). 01-09E12-0034-000.

Legal Description: The legal description of the subject property is submitted in the Addenda of this report, and is taken from a Deed recorded in Adams County Deed Book 4966 at Page 0229

APPRAISAL CLIENT:

The client identification for this appraisal assignment is as follows:

- Name: ACNB Bank
  c/o Karen Sowers, Real Estate Reviewer
  PO Box 3129
  Gettysburg, PA 17325

INTENDED USE OF THIS APPRAISAL REPORT

The Intended Use of this real property appraisal is to assist the Client in making a loan decision.

Note: No other use is intended by Appraiser. The Intended Use as stated was considered by Appraiser in determining the appropriate Scope of Work for the assignment.

PART THREE – PRESENTATION OF DATA

MARKET AREA, CITY, NEIGHBORHOOD AND LOCATION DATA

Regional and City Description: Regional and community information influencing the subject market area is summarized as follows for the subject State of PA, County of Adams and Cumberland Township.

Demographic Data Overview: Demographic information considered is available to the public as reported by federal, state, county and city levels of government.

Market Area Information: The subject market area type is identified by the relative size of the subject area, city or region in relation to a Metropolitan Statistical Area (MSA). A MSA is a city of at least 50,000 people or an urbanized area of a least 50,000 with a total metropolitan population of at least 100,000 designated under standards set in 1980 by the Federal Committee on MSA. The subject location MSA market area type is estimated to be Rural which is defined as a sparsely populated area located outside of a MSA.

Adams County is located in South Central Pennsylvania, with a twenty-five mile segment of the Mason-Dixon Line forming its southern boundary. The majority of the southern border is shared with Frederick County, MD with a smaller section on the eastern end in common with Carroll County, MD. The County is bounded to the west by Franklin County, PA, to the north by Cumberland County, PA and to the east by York County, PA.

The County Seat is the Borough of Gettysburg, which lies in the south central portion of Adams County, and has been the primary trading center for the surrounding agriculture, commercial and industrial districts for the past 200+ years. Adams County is divided into 13 boroughs and 21 townships, each with its own governing body. All Townships in the County are Townships of the Second Class.

Population: The total population of Adams County has grown from 78,274 as per the 1990 US Census to a 2010 population of 101,407 as reported by the Census Bureau. At the time of this report values from the 2010 Census were not available. The change in population equates to a year over year growth rate of 1.30% during the past 20 years. The above growth rate makes Adams County one of the 3 fastest growing counties in Pennsylvania over the past 10 years based on US Census data. The majority of the population of Adams County lives in the southern half on the county below US 30. The county is a "bedroom community" with the majority of the work force commuting outside of the county for employment.

Workforce and Employment: In October of 2012 (the most recent data available as of the date that this report was written) Adams County had a seasonally unadjusted unemployment rate as provided by the US Bureau of labor Statistics of 6.0%. This unemployment rate is the 7th lowest of any county in the state of Pennsylvania which had a statewide rate of 7.4%.

NEIGHBORHOOD DESCRIPTION

Neighborhood Overview: The subject neighborhood is generally described as a commercial / industrial corridor located along an unrestricted access US / State highway. The stage of the neighborhood is rated as being in a transition phase converting from predominantly residential uses due to residential growth and recent revisions to the Cumberland Township Zoning Ordinance. The following two summaries present this appraiser's opinion of: (1) The subject

property approximate neighborhood boundary, and (2) Land uses adjacent to and in the immediate area of the subject property that is an important consideration in determining the highest and best use of the subject land.

Subject Property Approximate Neighborhood Boundary:

- North side: Approximately 750' north to the center line of US Rt30
- East side: Gettysburg National Military Park
- South side Approximately 750' south of the center line of US Rt30
- West side: High Street / Cashtown Road

SUBJECT NEIGHBORHOOD RATINGS

Neighborhood Characteristics	Poor	Fair	Average	Good	Excellent
Adequacy of shopping			X		
Adequacy of utilities			X		
Employment opportunities			X		
Property compatibility		X			
Recreation facilities			X		
Fire and police protection					X
General appearance of properties				X	
Building upkeep and maintenance				X	
Protection from detrimental conditions				X	
Appeal to the real estate market			X		
Quality of real restate developments			X		
Retail/commercial occupancy levels			X		
Industrial occupancy levels			X		
Apartment occupancy levels				X	
Single family occupancy levels				X	
Development and growth trends		X			
Amenities			X		

Conclusion of Neighborhood Description: The perceived characteristics of the subject neighborhood as they relate to the value potential for the subject property are considered to be good.

SALES HISTORY AND CURRENT SALE, OPTION AND LISTING AGREEMENTS

USPAP requires an appraiser, when the value opinion to be developed is market value, and if the information is available to the appraiser in the normal course of business to both report and analyze all agreements of sale, option, or listings of the subject property current as of the effective date of appraisal and all sales of the subject property that occurred within three years prior to the effective date of the appraisal. This pertinent information for the subject is summarized and discussed as follows:

The above stated owner has been in ownership of the subject real estate for the past 5+ years.

There is no reported current agreement of sale or option to purchase for the subject property, nor has there been such an agreement in the 12 months prior to the effective date of this appraisal.

HISTORY, ENCUMBRANCES, REAL ESTATE TAXES AND SPECIAL ASSESSMENTS

History: Historical information concerning the subject property is limited in scope for the purposes of this assignment to information obtained during the inspection process of the subject property. Title information has not been provided for review in the completion of this assignment. Subject property is not individually listed on the National Register of Historic Places.

Property Encumbrances: Any known on-site or off-site easements, restrictions, encumbrances, leases, reservations, covenants, contracts, declarations, special assessments, ordinances, common area rights or other items of a similar nature materially influencing the value of the subject property are either described in this report section or otherwise in the following zoning and land description sections of this report.

Real Estate Taxes & Assessments:

1. Current year county and municipal taxable value = $53,000 land + $116,800 improvements = $169,800 total
2. Current County & Municipal Millage = 3.7328 and 1.50 respectively
3. Current County & Municipal Tax: $633.83 and $254.70 respectively
4. Current School District Millage: 10.3072
5. Current School District Tax: $1,750.16
6. Total County, Municipal and School District Tax: $2,638.69
7. Tax appeal: Not Recommended

LAND DESCRIPTION WITH ENVIRONMENTAL CHECKLIST

Preliminary Statement: The subject land is hereafter described in a summary format sufficient to identify the subject land based on the scope and intended use of this assignment.

Property Identification: The subject land is known as 1540 Chambersburg Road, Gettysburg, PA 17325.

Property Type: The identifiable existing use for the subject land is commercial / industrial in a commercial / industrial district. The intended use for the subject land for the purposes of this appraisal is regarded to be 100% of the total land area.

Location: The location characteristics of the subject land are summarized as follows:

- Address: 1540 Chambersburg Road, Gettysburg, PA 17325
- Nearby amenities influencing the subject land: Access to US Rt15 & US Rt30, Adams Commerce Center, Gettysburg National Military Park.
- The relationship of the subject land to the immediate surrounding area is considered to be good; with no apparent detrimental nearby conditions relating to uses, nuisances, extraordinary conditions or improvements of significance that would negatively impact the value of the subject property.

- There are significant nearby proposed and existing public or private developments that would influence the value of the subject property positively.

The overall rating of the perceived location characteristics for the subject land is considered to be average.

Land Area, Dimensions, Street Frontage, Shape and Function: These significant characteristics of the subject land are summarized as follows:

- The subject land area is reported by the public records to equal 2.62 acres.
- The representative shape of the subject land is best described as an "L" shape.
- The amount of subject land area exhibiting atypical shape, dimensions and function conditions that would not be supportive for building, driveway, parking and appropriate landscaping purposes and not otherwise useful for satisfying zoning requirements with overall diminished use potential is estimated to equal none of total land area.
- Excess land in regard to a vacant site or a site regarded to be vacant is the land area not needed to accommodate the primary highest and best use of the site. Excess land may be separated from a larger site and have an independent highest and best use. If excess land is marketable, its value as vacant land is added to the estimated value of the subject property. The subject land is not regarded to have excess land area.

The overall rating of the perceived land area, dimensions, street frontage, shape and function characteristics for the subject land is considered to be average.

Off-Site/At-Site Improvements, Street and Utilities Adjacent to the Subject Land: The off-site/at-site public improvement characteristics adjacent and available to the subject land influencing value include: One street; Asphalt pavement; On Site Septic and Well; Existing electric power; Existing telephone; Fiber optics; Cable/TV. The overall rating of the perceived off-site/at-site improvement, street and utility characteristics adjacent to the subject land is considered to be good.

Off-Site Common Area Rights and Easements Influencing the Subject Land: Off-site common area rights and easements affecting the value of the subject land other than the previously mentioned off-site/at-site improvements, streets and utilities adjacent and available to the subject land include none. The perceived gain in overall beneficial use potential for the subject land due to the above described off-site common area rights and easements accruing to the subject land is estimated to equal none of total affected land area equal to none of total subject land area.

The overall rating of the perceived off-site common area rights, easement and other characteristics for the subject land is considered to be fair.

Street and Highway Accessibility and Traffic Circulation Patterns: The street and highway systems commonly used for travel to and from the subject land consist of US Rt30 (York Road). The existing vehicular speed limit adjacent to the subject land along the primary street frontage is 55 mph.

The overall rating of the perceived street and highway accessibility and traffic circulation pattern characteristics for the subject land is considered to be very good.

Direct Site Access Including Median Restrictions: The existing direct site access characteristics for the subject land involving the adjacent streets and highways primarily considers the amount and availability of driveways with vehicular traffic movement ranging from

right-in, right-in/right out, three-way and the optimum type being full four-way all of which are influenced by medians in the center of the street separating the two opposing lanes of traffic. The overall rating of the perceived direct site access including median restrictions characteristics for the subject land is considered to be good.

View, Visibility, Corner Influence and Traffic Exposure: View and visibility in relation to adjacent streets and highways in combination with perceived traffic exposure are regarded as important features impacting real estate value for most non-residential real estate developments. This property characteristic primarily considers adjacent traffic exposure usually measured as an average annual daily traffic (AADT) count, effective visibility of the land in relation to adjacent streets and highways and corner influence contribution to exposure for the land. The subject land is not a corner location. Adjacent corner traffic controls consist of none. The overall rating of the perceived view, visibility, corner influence and traffic exposure characteristics for the subject land is considered to be good.

Topography, Grade and Drainage Conditions: The topography of the subject land expressed as a percentage of total land area is gently sloping land for about 100%. The subject land as of the date of this appraisal is regarded to be a finished site at an engineered grade ready for building development. The existing, on-site, surface drainage conditions for water run-off from the subject land is rated as good. The overall rating of the perceived topography, grade and drainage condition characteristics for the subject land is considered to be good.

Flood Zone, Wetland and On-Site Storm Water Runoff Pond Issues: The subject land area is subject to Flood Zone "X" classification that is estimated to equal 7,560 SF of land area equal to 100% of total land area. Mandatory flood insurance purchase is not required in Zone "X". The subject flood zone is illustrated on the Flood Insurance Rate Map submitted in the addenda of this report and summarized as follows:

- USPS Address: 1540 Chambersburg Road, Gettysburg, PA 17325
- Community Name: Cumberland Township
- County: Adams County, PA
- Census Tract: 314.01
- Map Number: 42001C0231D
- Effective Date: 2/18/2009
- FEMA definition of Flood Zones "B," "C," and "X": *"Zones B, C and X are the flood insurance rate zones that corresponds to the areas outside the 1-percent annual chance floodplain, areas of 1-percent annual chance sheet flow sheet flow flooding where average depths are less than 1 foot, areas of 1-percent annual chance stream flooding where the contributing drainage area is less than 1 square mile, or areas protected from the 1-percent annual chance flood by levees. No Base Flood Elevations or depths are shown within this zone. Insurance purchase is not required in these zones".*

The overall rating of the perceived flood zone and wetland issue characteristics for the subject land for the purposes of this appraisal is considered to be excellent.

Surface Soil and Subsoil Bearing Conditions: Surface soil and sub-soil bearing conditions are important characteristics that need to be considered for land valuation. This is an obvious concern when considering any improvements that are currently in-place or intended to be constructed on any parcel of land. Poor soil and sub-soil bearing characteristics, if present,

could require atypical costs such as excavation and removal of unsuitable soils together with replacement and compaction of suitable fill, piling, grade beam type of foundation, structural floor slab, parking lot fabric or other land correction of a significant cost to accommodate new improvement construction. Soil engineering studies were not available for review by this appraiser. The property inspection involved with this assignment indicates probable average sub-soil being conditions for the subject land. The overall rating of the perceived surface and sub-soil bearing condition characteristics for the subject land is considered to be average.

On-Site Easements, Restrictions, Encumbrances and Encroachments: The subject property was investigated concerning the issue of on-site easements, encumbrances and encroachments, which if present, could negatively affect the value of the subject land. This appraiser has not reviewed a title policy in this regard but has reviewed the subject deed and other documents in the public records of Adams County, PA. There are on-site easements, encumbrances and encroachments that negatively influence the value of the subject property consisting of none. The overall rating of the perceived on-site easements, restrictions, encumbrances and encroachment characteristics for the subject land is considered to be excellent.

On-Site Improvements and Vegetation: The subject land is considered vacant and clear of all buildings and other on-site improvements for the purpose of valuation of the land other than consideration of on-site easements, encumbrances and encroachments that affect the subject property. This is generally accepted appraisal theory. Existing improvements and vegetation influencing the value of the subject land are summarized as follows:

- The subject land has existing on-site improvements that would require removal at a cost estimated by this appraiser about equal to $25,000 to achieve a vacant land status.

The overall rating of the perceived on-site improvements and vegetation characteristics for the subject land is considered to be average.

Environmental, Earthquake and Other Hazard Issues: The following statements relate to environmental issues primarily consisting of the possibility of sub-soil contamination, which if present, could negatively impact the value of the subject land:

- The representatives of the owner of the subject property were interviewed and reported no environmental issues or problems concerning the subject land.
- The physical observation of the subject land as a part of this assignment indicated no environmental issues concerning the subject land.
- The subject immediate area is not regarded to be located in an earthquake hazard or other hazard prone region, and this is not a significant issue in regard to the valuation of this real estate.
- The client did not provide any environmental assessment type reports for review concerning the subject property.
- Observed or reported current or past use of hazardous materials 'in-bulk' – On-Site: No; Adjacent: No.
- Observed above ground storage tanks, underground storage tanks, sumps or 55-gallon drums which may contain hazardous materials – On-Site: No; Adjacent: No.
- Observed staining of soils: – On-Site: No; Adjacent: No.
- Observed distressed vegetation: – On-Site: No; Adjacent: No.

- Observed evidence of activities which may involve the use, handling or disposal of hazardous materials 'in-bulk' – On-Site: No; Adjacent: No.
- Observed noticeable odors – On-Site: No; Adjacent: No.
- On-site buildings built prior to 1980: No.
- Observed mold or indications of mold on on-site building structures or finish materials; No.
- Observed indication of current or past water leaks in on-site building structures: No.
- The individual performing this Environmental Checklist is not liable for failure to detect or identify possible environmental factors and hazards on the subject property. This Environmental checklist as well as this entire report must not be considered under any circumstances to be an environmental site assessment of the subject property as would be otherwise performed by an environmental professional. For the purpose of this appraisal, the subject land is considered subject to no environmental issues, problems or costs affecting the land. This is an assumption of this appraisal assignment. Please review the limiting conditions section of this report concerning an environmental disclaimer in this regard.

The overall rating of the perceived environmental, earthquake and other hazard issue characteristics for the subject land is considered to be very good.

Oil, Gas and Mineral Rights: Subject property mineral rights are described as follows: None

The overall rating of the perceived oil, gas and mineral rights characteristic for the subject land is considered to be poor.

Effective Usable Land Area: Effective usable land area is regarded to equal the total land area for the subject property less total subject land area subject to significant, atypical topographic limitations; wetland issues; on-site easements, encumbrances and encroachments; shape limitations and any other condition that renders that affected portion of the land essentially not buildable with significantly diminished use potential. Effective usable land area includes the above described perceived unusable land areas to the extent that these atypical areas could be used in satisfying setback, green space, open space and other zoning requirements. The subject property, as previously described, is regarded to have none of the total land area classified as effective unusable land area with a significantly diminished use potential and value possibly limited in instances to an amenity contribution to value. The effective usable land area for the subject land is estimated at 100% x the total estimated land area of 2.62 acres which equals 2.62 acres.

Summary of Subject Land Characteristics: The ratings of the most significant property characteristics influencing the value of the subject land reiterated from the previous property description using a rating system of poor, fair, average, good and excellent are summarized as follows:

1. Location characteristics are considered to be average.
2. Land area, dimensions, street frontage, shape and function characteristics considered to be very average.
3. Off-site/At-site improvements, streets and utilities adjacent to the subject land characteristics considered to be average.
4. Off-site common area rights, easements and other such characteristics considered to be fair.
5. Street and highway accessibility and traffic circulation pattern characteristics considered to be excellent.
6. Direct site access including median restriction characteristics considered to be good.
7. View, visibility, corner influence and traffic exposure characteristics considered to be good.
8. Topography, grade and drainage characteristics considered to be good.
9. Flood zone, wetland and on-site storm water runoff pond characteristics considered to be excellent.
10. Surface soil and sub-soil bearing condition characteristics considered to be average.
11. On-site easement, restriction, encumbrance and encroachment characteristics considered to be excellent.
12. On-site improvement and vegetation characteristics considered to be average.
13. Environmental, earthquake and other hazard characteristics considered to be very good.
14. Oil, Gas and Mineral right issues are considered to be poor.
15. The effective usable land area for the subject land is estimated at 100% x the total estimated land area of 2.62 acres which equals 2.62 acres.

ZONING AND LAND USE REGULATIONS

Zoning District: The subject site is zoned MX – Mixed Sue District. This zoning district has the following characteristics:

Purpose / Intent: See Exhibit A

Minimum Lot Size: 40,000 sq.ft.

Maximum Lot Size; None

Minimum Lot Width: 100' on aerial street locations such as subject

Setback Requirements: Minimum distance between the property line and placement of any buildings on the site is as follows: Side yard; 10 feet; Corner side yard: 50 feet; Rear yard: 10 feet; Front yard: 50 feet along aerial roadways such as subject location.

Open Yard/Open Space Requirement: The minimum amount of site area that must be utilized as open space as landscaped area exclusive of parking lots, setback areas, or building placement area is equal to 55% of the total land area for the site.

Lot Coverage: The maximum amount of site area that can be utilized for the placement of building foundation area including site area occupied by detached garages is 35%.

Height Restrictions: The maximum building height from grade level to the roofline exclusive of mechanical penthouses is 45 feet.

Parking Requirements: Dependent on use.

Permitted Uses: See Attached Exhibit A

Conditional Uses: See Attached Exhibit A

Other Property Right Restrictions Affecting the Subject Property:

- Other land use regulations and ordinances: Yes; Negative impact on value: No.
- Declarations: No; Negative impact on value: No.
- Covenants: No; Negative impact on value: No.
- Deed Restrictions: No; Negative impact on value: No.

Conclusion of Zoning Analysis:

- The subject existing use is reported to be a legal and conforming use of this land.
- Under the current zoning classification, the subject improvements reportedly could be rebuilt as they presently exist should they be destroyed by fire or by any other means of destruction.
- The name and telephone number of the zoning information source is William Naugle, the current Zoning Ordinance which is available online.

IMPROVEMENT DESCRIPTION INCLUDING SPECIFIC ATTACHED FIXTURES AND PERSONAL PROPERTY

Address: 1540 Chambersburg Road, Gettysburg, PA 17325

Property Type: The subject property improvement type is generally classified as a commercial / industrial building.

Existing Use of Improvements: The existing use of the subject property as of the effective date of the appraisal consists of a ceramic tile sales and installation company with wholesale and retail distribution.

Gross Building Area (GBA): GBA is estimated at 5,216 square feet (SF). Gross building area as it will be considered in this appraisal report conforms to the following definition: *"The total floor area of a building, excluding below-grade space, excluding unenclosed areas, measured from the exterior of the walls. All enclosed floors of the building excluding basements, mechanical equipment floors, penthouses, and the like are included in the measurement."* Attached, detached parking garages, and other secondary detached buildings are excluded from this GBA measurement and separately described elsewhere in this improvement description.

Number of Buildings: One.

Number of Floors/Stories: One level: Rooftop penthouse: No.

Average Story Height in Feet (Floor-to-floor or to roof deck): 9 feet in office / show room, 16 feet in warehouse / industrial area

Date of Observation of the Improvements: 12/4/2012.

Individual Conducting the Improvement Observation: R. Scott Hartman

Effective Date for This Improvement Analysis: 12/4/2012.

Class of Construction: The class of construction for the subject building improvements is reported since it is an important quality and reproduction cost issue. Buildings are divided into five basic class or cost groups, and the Class of Construction is the basic subdivision employed in the Marshall Valuation Service as well as a recognized standard of the real estate industry. These five classes including "A", "B", "C", "D" and "S" are defined by type of framing for supporting columns and beams, walls, floors and roof structures and fireproofing characteristics. Generally, Class "A" is the most costly classification with "B" ranked below "A", and "C" ranked below "B", and "D" ranked below "C" with "S" the lowest cost classification. It is estimated for the purposes of this appraisal that the subject building Class of Construction is type ("C") based on the following definition obtained from the Appraisal Institute 2001 Data Standards and Glossary of terms:

- Class S building: *"Frame is metal bents, columns, girders, purlins and girts without fireproofing, and of incombustible construction. Floors are wood or steel deck on steel floor joists, or concrete slab on grade. Roof is steel or wood deck on steel joists. Walls are metal skin or sandwich panels, and generally incombustible."*

- Class C building: *"Frame is masonry or concrete load-bearing walls with or without pilasters; masonry, concrete or curtain walls with full or partial open steel, wood, or concrete frame. Floors are wood or concrete plank on wood or steel floor joists, or concrete slab on grade. Roof is wood or steel joists with wood or steel deck; or concrete plank. Walls are brick, concrete block, or tile masonry, tilt-up, formed concrete, nonbearing curtain walls."*

Improvement Condition: The perceived condition of the subject property consisting of the building improvement, exterior non-building site improvements and attached fixtures based on observations obtained during the property inspection and subsequent information obtained during the appraisal process is rated by the appraiser as of the effective date of appraisal as good in the following segregated component breakdown property description. The overall subject property condition rating is considered to be very good.

Improvement Deferred Maintenance: The perceived deferred maintenance situation for the subject property consisting of the building improvement, exterior non-building site improvements and attached fixtures based on observations obtained during the property inspection and subsequent information obtained during the appraisal process is rated by the appraiser as of the effective date of appraisal as excellent with minimal atypical probable expenditures in this regard in the immediate future.

Improvement Quality: The perceived quality as a cost related issue for the subject property consisting of the building improvement, exterior non-building site improvements, attached fixtures and any personal property assets based on observations obtained during the property inspection and subsequent information obtained during the appraisal process is rated by the appraiser as of the effective date of appraisal as average.

Improvement Percentage Completion:

Percentage Occupancy Based on Building Rentable Area as of Date of Observation: 100% as of the 12/4/2012 date of observation, and 100% as of 12/4/2012 equal to the effective date for the real property appraisal.

Age Characteristics for the Buildings, Non-Building Site Improvements, Attached Fixtures and Specified Personal Property Assets Included in the Subject Property:

- Date of original building construction: Residential – 1970
- Date of building additions: Industrial – 1999.
- Average actual building age in years based on pro-rata building area is estimated at 28 as of the effective date of value of 12/4/2012.
- Significant building renovation and remodeling dates: None
- Significant attached fixtures and personal property replacement, renovation and remodeling dates: None
- Effective age of the subject property including the building, exterior non-building site improvements and any specified attached fixtures and personal property included in this analysis in years as of the effective date of this appraisal and value considering existing condition and the impact of any replacements, remodeling and renovation of these assets is estimated to be 20 years.
- Original economic life/typical building life/life expectancy in years for the subject building considers "Typical Building Lives" reported on pages 5 through 15 in the Marshall Valuation Service (MVS) Section 97 "Life Expectancy Guidelines." MVS reports that typical building lives, exclusive of atypical situations, are *"Recommended life expectancies, in years, of buildings*

included in the Marshall Valuation Service by type of occupancy and class and quality of construction," and also that these typical building lives are. . . *"Based on appraiser's opinions and studies of actual mortality, condition of survivors, and ages at which major reconstruction or change of occupancy has taken place."* These typical building lives consider the building(s) exclusive of exterior non-building site improvement assets, attached fixture assets and any personal property assets that typically have original life expectancies much lower than that of the building. The original economic life in years of the subject building considering the subject predominate building occupancy type and sub-type also considering the perceived overall quality and class or construction of the subject building is estimated by this analysis to equal: 50 years

- Remaining economic life or life expectancy in years for the subject property including all real estate assets, attached fixture assets and personal property assets based on this age related analysis is estimated to equal the original economic life of the subject property estimated to equal 50 years less the effective age of the subject property estimated to equal 20 years equals 30 years as of the effective date of appraisal and value as of 12/4/2012.

Narrative Description of Improvements:

Building Section Number: 1

Function/Use: Office Retail Showroom & Support Area

Location in the Building: First Floor

Floor Cover: Ceramic Tile and Marble

Wall Décor: None

Ceiling Finish: 2' x 4' lay-in acoustical tile in a suspended metal grid

Story Height/Floor to Floor Height: Total floor height: 9 ft; Clear ceiling height: 8 ft.

Lighting: None: 2' x 4' drop-in florescent fixtures with prismatic lens. Electrical System: Average.

Plumbing: Water closet = 1; Lavatory = 1; Floor drains = 1; Kitchen sink-multi-bowl = 1; Janitor service sink = 1; Water heater = 1.

Heating, Ventilation and Cooling System Type: Forced Warm Air and Central Air Conditioning.

Condition of Interior Finish and Decoration: Good.

Gross Floor Area: floor area equals 2,560 sq.ft.

Building Section Number: 2

Function/Use: Warehouse; Manufacturing, Assembly; Production; Toilet/Restroom; Shipping and Receiving.

Location in the Building: First Floor.

Floor Cover: Sealer/hardener.

Wall Décor: None

Ceiling Finish: None

Story height/floor to floor height: Total floor height: 16 ft.; Clear ceiling height: 14 ft.

Lighting & Electrical: florescent fixtures with prismatic lens; Surface mounted; Electrical system: Average.

Plumbing: Water closet = 1; Lavatory = 1; Floor drains = 1; Kitchen sink-multi-bowl = 1; Janitor service sink = 1; Water heater = 1.

Heating, Ventilation and Cooling System Type: None.

Condition of Interior Finish and Decoration: Good

Gross Floor Area: Floor area equals about 2,464 sq. ft.

Excavation and Site Preparation: Excavation and site preparation characteristics are described as follows:

- Excavation amount: None other than typical footings, foundations.
- Fill requirements: None.
- Site preparation: Quality/cost rating estimated at average to achieve an engineered graded site = Average.

Foundation: Foundation system characteristics are described as follows:

- Foundation footings: Unknown and assumes conventional masonry footing system.
- Features: Frost footing depth foundation walls, serving as bearing walls.
- Remodeling/renovation since original construction: None
- Condition: Good.

Frame: Independent frame system characteristics are described as follows:

- Wood Pre Engineered System.
- Remodeling / Renovation since original construction: None
- Condition: Very Good.

Exterior Walls above Grade Level: Exterior wall systems above grade level consist of concrete or masonry wall; curtain wall; pre-engineered wall; single wall construction; wood or steel stud wall described as follows:

- Pre Engineered system description: Percentage of total wall area: 50% in Industrial Section.
- Masonry Wall / Steel Siding: 50% - Office / Show Room
- Windows. Metal with double pane glass.
- Main entry door features: Metal; Insulated glass.
- Service Doors: Color clad metal door & frames
- Scuppers & downspouts: Yes.
- Remodeling/renovation since original construction: Significant.
- Condition: Good.

Elevator Systems: None.

Roof Structure: Roof structure is described as follows with multiple roof structure systems followed by percentage of total roof structure for each roof system type:

- Wood w/wood deck: 100%.
- Roof slope: 4 inch per 1 foot
- Remodeling/renovation since original construction: None
- Condition: Very Good.

Roof Cover Including Insulation: Metal Pre Engineered:

- Additional features: Roof insulation: 100% in Office / Show Room / None in Industrial Section
- Replacement and/or repair since original construction: As Needed.
- Condition: Very Good.

Surfaced Parking, Driveway, Aprons and Loading Areas: Exterior parking lot and driveway construction characteristics are described as follows:

- Type of paving and percentage of total surfaced area: Crushed Stone: 100% of total surfaced area.
- Total number of parking spaces: 20.
- Surfaced parking total area in square feet excluding curbing and landscaped island: 3,000+/-.
- Parking lot equipment and improvements: None.
- Driveway count: One.
- Repairs/replacement since original construction: As Needed.
- Condition: Good.
- Effective age in years considering average actual age and condition: 10.

Curbing for Parking and Driveway Areas: None.

On-Site Storm Sewer System Including Retention Ponds: None.

Landscaping and Other Yard Improvements: Minor.

Detached Garage and Other Secondary Building Areas: Shed.

Other Feature: None.

Tanks – Buried, Surface or Inside Building Fixtures: Two 100 gallon above ground propane tanks.

Attached Fixtures: None.

Appliances: None.

Part 6

Mixed-Use Districts

§27-601. General Provisions.

1. *Permitted Uses*. Uses are permitted in by right, as special exceptions, and as conditional uses in mixed-use districts in accordance with §27-602.

2. *Special Exception Uses*. The Zoning Hearing Board is authorized to grant special exceptions for uses specified in §27-602.

3. *Conditional Uses*. The Board of Supervisors is the authorizing body to grant conditional uses specified in §27-602.

4. Applications for special exception and conditional uses must meet the following criteria:

A. The use shall not generate high levels of noise, noxious odors, air pollution or glare.

B. The manner, location and hours of operations and of deliveries to the premises shall be compatible with the daily cycle of active and quiet periods associated with any adjacent or nearby residential uses.

C. The use shall complement other uses in the district, creating a mixed-use character that contributes toward an increased rate of pedestrian access to local services, minimized auto-trip generation, and additional security for district businesses.

D. Additional criteria specified in Sections of this Part and §27-1902 shall be met for conditional uses and special exception uses, when appropriate.

E. The applicant shall prepare a site plan as part of the application submission.

5. *Off-Street Parking and Loading*. Off-street parking and loading shall be provided in accordance with Part 13.

6. *Buffers*. Buffers shall be provided in accordance with Part 12.

7. *Sewer and Water Facilities*. All development in mixed-use districts shall be served by water and sanitary sewer facilities acceptable to the Board of Supervisors and subject to the approval of the Pennsylvania Department of Environmental Protection or its successor agency and the appropriate municipal authority providing water and sewer facilities.

8. *Natural and Landscaped Areas*. Except as provided for in specific Sections of this Part, all portions of a tract not occupied by buildings and required improvements shall be maintained as landscaped areas consisting of natural environmental features and/or planted vegetation.

9. *Performance Standards*. Any activity or use in mixed-use districts shall comply with the performance standards of Part 7.

(*Ord. 11/25/2003*, §600; as amended by *Ord. 08-120*, 4/17/2008, §B)

§27-602. Permitted Uses – Mixed-Use Districts.

Use Classification / Districts	VMX	MX	BP	TND
Retail commerce, including:				
1. Stores and personal service shops dealing directly with customers.	SE	P		SE
2. Restaurants or other similar establishments, but excluding drive-in facilities.	SE	P		SE
3. Banks, which may include drive-in facilities.	CU	SE	CU	CU
4. Cinemas or similar recreational or cultural establishments.	CU	P		CU
5. Exercise or fitness facilities.	SE	P		SE
6. Studios for dance, art, music or photography.	SE	P		SE
7. Nursery schools or day care centers.	SE	P	CU	SE
8. Self-service storage facilities.	CU	CU		
Business or professional offices, including;				
1. Operations designed to attract and serve customers or clients on the premises, such as the offices of physicians, lawyers, other professions, veterinarians (but excluding animal boarding facilities), insurance & stock brokers, travel agents, & government entities.	SE	P	P	SE
2. Operations designed to attract little or no customer or client traffic other than employees of the entity operating the principal use	P	P	P	P
Hotels, motels or inns	CU	P	CU	CU
Bed & breakfast establishments	CU	P		CU
Not-for-profit museums, libraries or other educational, cultural, religious, civic or philanthropic uses of a similar nature	CU	P		CU
Golf courses				CU
Campgrounds	CU	CU		
Public and not-for-profit private recreation	CU	P	CU	CU
Transit stations, public utility facilities	CU	CU	CU	CU
Single-family detached residential dwellings (SFD)	CU	CU	CU	P
Two-family residential dwellings (2F)	P	CU		P
Single-family attached residential dwellings (SFA)	P	P		P
Multi-family residential dwellings (MF)	P	P		P
Residences, in mixed-use commercial-residential or institutional-residential buildings	P	P		P
Drive-in facility		CU		
Public garage, motor-vehicle sales, service or repair shop, gasoline service station and motor vehicle parking lot	CU	CU	CU	
Media Operations		P		
Forestry	P	P	P	P
Theater, concert hall, or similar establishment [*Ord. 08-120*]		CU	CU	
Theme/amusement/entertainment/water parks [*Ord. 08-120*]		CU	CU	

P Permitted
SE Special Exception
CU Conditional Use

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(*Ord. 11/25/2003*, §601; as amended by *Ord. 08-120*, 4/17/2008, §C)

§27-603. Development Standards – Mixed-Use Districts.

Standards	Districts				
	RO	VMX	MX	BP	TND
Maximum Tract Density (units per developable acre)	4.0	4.0	12.0	–	4.0
Maximum Tract Density (floor-area ratio [FAR])	0.3	0.3	0.6	0.4	0.15
Minimum Tract Area (square feet)	10,000	10,000	40,000	80,000	–
Minimum Tract Area (acres)	–	–	–	–	100
Maximum Building Coverage (% of tract)	35	35	30	25	25
Maximum Impervious Coverage (% of tract)	50	50	45	40	35
Central Water and Sewer Facilities Required	No	No	Yes	Yes	Yes
Maximum Height - Principal Structures (feet)	35	35	45	35	35
Maximum Height - Accessory Structures (feet)	16	16	50% height of tallest prin. Struct.		16
Minimum Lot Width at Right-of-Way Line (feet)	40	40	100	200	20
Minimum Lot Width at Building Setback Line (feet)	40	40	120	250	40
Minimum setbacks from streets (feet):					
Any building face to local street [*Ord. 110-2004*]	25	25	25	25	25
Any building face to arterial street ultimate right-of-way	40	40	50	50	50
Any building face to collector street ultimate right-of-way	30	30	40	40	30
Any building face to common parking area	10	10	10	10	10
Surface parking areas to arterial street ultimate right-of-way	20	20	20	20	20
Surface parking areas to collector street ultimate right-of-way	15	15	15	15	15
Surface parking areas to local street ultimate right-of-way	10	10	10	10	10
Minimum principal structure setbacks from tract perimeter (feet):					
From other like-zoned tracts	10	10	10	20	10
From any residential district boundary line	15	15	40	50	30
From other district boundary lines	20	15	20	30	20
Minimum accessory structure setbacks from tract perimeter (feet):					
From other like-zoned tracts	8	10	10	10	10

Standards	Districts RO	VMX	MX	BP	TND
From any residential district boundary line	15	15	35	40	15
From other district boundary lines	10	10	20	20	20
Minimum surface parking areas, driveways, interior roadways setbacks from tract perimeter (feet):					
From other like-zoned tracts	5	5	10	10	10
From any residential district boundary line	10	10	30	30	30
From other district boundary lines	10	10	15	15	15
Minimum principal building spacing (feet):					
Window wall to windowless wall	20	20	20	20	20
Window wall to window wall					
a) Front to front	40	40	50	60	40
b) Rear to rear	35	35	45	55	35
c) End to end	25	25	35	45	25
d) Front to rear	40	40	50	60	40
e) Front to end	40	40	50	60	40
f) Rear to end	35	35	45	55	35

(*Ord. 11/25/2003*, §602; as amended by *Ord. 110-2004*, 11/1/2004)

§27-604. VMX Village Mixed-Used District.

1. *Intent.* The intent of the VMX Village Mixed-use District is to maintain and reinforce the historic, mixed-use, and pedestrian-oriented character of existing low-to-moderate intensity residential and commercial areas on Routes 97 (Baltimore Pike), 134 (Taneytown Road), Business 15 (Emmitsburg Road), and 34 (Biglerville Road). Furthermore, it is the intent to:

A. Reinforce these low-intensity, mixed-use areas, following the precedent of traditional villages, by keeping a variety of different, reasonably compatible uses together in a closely-knit setting.

B. Encourage the use and re-use of existing structures and discourage their demolition.

C. Sustain the historic character of these areas through the sensitive integration of new development into the physical structure of a village.

D. Reinforce the pedestrian-scaled and -oriented character of these areas by encouraging a diversity of relatively-small-scaled land uses and business enterprises.

E. Allow for the development of land and buildings within these areas for a variety of uses, either individually or as part of compatible mixed-use developments incorporating both residential and non-residential uses, and for civic, public, and

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semi-public uses.

F. Provide for convenient, local services for township residents living in and near to these areas and opportunities for short-distance trips by automobile or alternate means, such as by bicycle or on foot.

2. *Permitted Uses.* Uses are permitted in VMX Village Mixed-Use Districts in accordance with §27-602.

3. *Development Standards.* Uses shall occur in accordance with the standards of §27-603.

4. *Commercial Uses.* Commercial uses shall be contained in multi-story, mixed-use structures with commercial uses on the ground level and office and/or dwellings on the upper levels. The greatest dimension of a structure, measured parallel to exterior walls, shall not exceed 75 feet. The maximum ground level footprint of a commercial building shall be 5,000 square feet. The minimum distance between structures shall be 10 feet, except that all structures connected by a common roof line or effectively connected by means of intervening covered areas shall be considered as one structure.

5. *Orientation of Commercial Premises.* Patron access to commercial premises shall be by way of a door or similar opening giving access directly from the sidewalk along the front of the property or directly from the street right-of-way.

(*Ord.11/25/2003*, §603)

§27-605. MX Mixed-Use District.

1. *Intent.* The intent of the MX Mixed-Use District is to provide for the combining of offices, stores and shops, hotels and inns, higher-intensity residential uses, and civic, public, and semi-public uses in the township center in the vicinity of the intersection of US Route 30 and Herr's Ridge Road (as defined in the Comprehensive Plan) and secondary Township centers (as delineated in the Land Use Plan of the Comprehensive Plan) on Business Route 15 (Emmitsburg Road), Route 34 (Biglerville Road), and Business Route 15 (Old Harrisburg Road). It is the purpose of these regulations to encourage a diversification of uses in each MX Mixed-Use District and to promote close interrelationships among different uses; high-quality, visually-attractive, and environmentally-responsible site design and buildings; efficient circulation systems; conservation of land and energy resources; reduced rates of auto-trip generation; and increased opportunities for pedestrian circulation. In addition, the specific intent of the district is to:

A. Encourage the development of land and buildings along designated roadways for a variety of uses, either individually or together within the same building, for compatible mixed-use developments.

B. Permit the development of functionally-related land uses in a manner that is more efficient, environmentally-sensitive, and mutually-supporting than conventional sprawling, strip-type, low-intensity suburban development.

C. Minimize potential traffic hazards by encouraging planned, physically-integrated, multiple-use facilities that utilize a reduced number of access driveways when compared to conventional strip-type development.

D. Minimize auto-trip generation through maximizing opportunities for pedestrian movement and patronage of multiple facilities in a development district

that emphasizes the interrelationship of uses and structures.

E. Establish a framework for development that anticipates and encourages the necessary conditions for a high level of pedestrian circulation.

F. Provide for natural and landscaped areas convenient to office and commercial concentrations, so as to function for the general benefit of the community as places for relaxation, recreation, and social activity.

G. Preserve and enhance the functional values of natural and landscaped areas for developed areas, including groundwater recharge, runoff control, and microclimate moderation.

2. *Permitted Uses.* Uses are permitted in MX Mixed-Use Districts in accordance with §27-602.

3. *Development Standards.* Uses shall occur in accordance with the standards of §27-603.

4. *Building Size and Spacing.* The greatest dimension of a structure, measured parallel to exterior walls, shall not exceed 200 feet. The minimum distance between structures shall be 10 feet, except that all structures connected by a common roof line or effectively connected by means of intervening covered areas shall be considered as one structure.

5. *Pedestrian Circulation Provisions for Natural and Landscaped Areas.* Natural and landscaped areas, as provided for in §27-601, shall predominantly consist of natural environmental features or planted and maintained vegetation, but up to 20% of the total area may also consist of exterior common use areas such as pedestrian paths, sidewalks, plazas, courtyards, and recreational amenities. Whenever practicable, ground surfaces in common use areas shall be constructed of pavers in a sand setting bed with permeable joints, or similar partly-pervious surface treatments.

6. *Specific Use Criteria.* Certain uses shall adhere to the use criteria specified in this Section as part of the land development plan submission. Specific use criteria in this Section shall supersede §27-603, "Development Standards for Mixed Use Districts."

A. *Theme/Amusement/Entertainment/Water Parks and Theater/Concert Hall Establishments.* The following specific use criteria is applicable and shall be followed for theater, concert hall or similar establishments:

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Standard	Minimum Requirement	Design Requirements
Master Planning and Design		
Master Plan	Site Plan	**Park and Resort Master Plan.** The applicant must provide the Township with a master plan including: all building(s) and placement orientation, parking layout, forecasted water and sewer needs and line locations, pedestrian walkways, ride locations, stormwater facilities and best management practices for runoff, park entrance/admissions location, security measures, handicap accessibility, pedestrian accessibility, park expansion plans (rides, resort businesses and parking). The applicant shall provide the Township with the park and resort's gateway design concepts and entry point locations, signage needs and anticipated attractions mix (restaurant, park rides, hotel accommodations, etc.).
Attendance Projections	Projection data	Applicant must provide: 1 Estimated annual park and resort attendance. 2 Estimated number of families coming to the park during peek season. 3. Estimated number of families during peek time of day. 4. Anticipated park capacity. 5. Attendance trends (if applicable) in the case of park expansion. A trend chart shall be provided that acknowledges known increases or decreases in park attendance.
Emergency Services Forecasting	Facility and personnel needs	1. Applicant must provide future fire, police and ambulance requirements of the park and resort. 2. The applicant must demonstrate his ability to provide the required or forecasted emergency services.
Park and Resort Security	Security Plan	Applicant must provide a security plan including: 1. Park and resort security demands. 2. Staffing requirements. 3. Police demands placed on the Township. 4. Planned security facilities and or structures.
Park and Resort Spending Projections		Applicant must provide park and resort per capita spending projections.
Parking	Parking layout	Parking lots, overflow parking areas, and parking space calculations should be shown on the master plan.

Standard	Minimum Requirement	Design Requirements
Parking and Circulation	Parking and Circulation Plan	Applicant must provide the park and resort parking layout, projected vehicle parking spaces, vehicle and pedestrian circulation plan. **Pervious Pavement Requirements:** 1. 30% of the total number of parking spaces shall be constructed of pervious parking materials. 2. Grass and mulch are examples of pervious ground cover; gravel and pavement are examples of impervious surfaces. **Overflow/Reserve Parking Lots:** 1. Overflow/reserve parking lots shall be designed in accordance with §27-1301.11. 2. Shall be shown on the master plan and subsequent land development plans.
Egress/Ingress	2 points of access	The master plan shall provide two separate points of ingress/egress into the park and resort primary tract. The ingress/egress separation distance must be a minimum of 100 feet.
Traffic	Traffic Impact Study	In accordance with the Township Subdivision Land Development Ordinance, §22-413 (answer pending)
Natural Environment	Site Analysis Plan	A map denoting the site's environmental features is required including: 1. Park and resort security demands. 2. Floodplains, steep slopes, hydric soils and wetlands. 3. Woodlands and natural drainage depressions. 4. Hedge rows and stone walls. 5. Structures or cultural features known or suspected to be 80 years of age or older.
Minimum Primary Tract Area	50 acres	Theme/amusement/entertainment/water park use (including all lands within the full master plan) shall be a minimum of 50 acres.
Maximum Tract Area	200 acres	Theme/amusement/entertainment/water park (including all lands within the full master plan including any and all expansion plans) shall be a maximum of 200 acres.
Perimeter Tract Buffer	100 feet	No buildings or parking facilities shall be located within the buffer area.
Maximum Impervious Coverage	65%	
Open Space	35%	Park and resort lands within the master plan shall be planted and included in all overall landscaping plan. The perimeter tract park buffer may be included within the 35% open space.
Central Water and Sewer Facilities	Required	Anticipated water and sewer capacity needs shall be provided. The applicant shall demonstrate the ability to provide adequate water and sewer for its use.

Home Back Next

Standard	Minimum Requirement	Design Requirements
Maximum Height		
Buildings	90 feet or 8 stories	Buildings as well as any indoor water or amusement rides shall meet the maximum 90 feet height requirement. Building height measurements shall be certified by a certified engineer.
Rides and Rides Located Within Enclosed	100 feet	Applicant must demonstrate that the ride will be in compliance with ASTM F 770-88 standard.
Structures/Buildings		Practice for operation procedures for amusement rides and devices. Ride height measurement shall be certified by a certified engineer.
Minimum Lot Width	500 feet	Lot width shall be measured at the front lot line.
Minimum Lot Depth	200 feet	
Lighting	Lighting Plan	Applicant must provide a detailed lighting plan as part of the final land development plan. 1. Lighting should be directed downward and should not be directed outside the property line. Laser light shows should also follow this directive. 2. Install lighting in accordance with §27-1301.10.
Signage	Signage Plan	Applicant must submit a signage plan package during final subdivision/land development plan approval process including: 1. Gateway signage. 2. Parking and circulation/directional signage. 3. Park attraction signage. 4. Off-site signage. All signs shall be in accordance with Chapter 19, "Signs."
Park Operations	Operations Plan	Applicant must submit an operation plan that includes: 1. Hours of operation on exterior activities. 2. Procedures alerting the Township of outdoor events including parades, laser or firework displays, and outdoor concerts/events. 3. Park audio system information.

[*Ord. 08-120*]

(*Ord. 11/25/2003*, §604; as amended by *Ord. 08-120*, 4/17/2008, §D)

§27-606. BP Business Park District.

1. *Intent*. The intent of the BP Business Park District is to provide for business and professional offices that require large floor areas in their operations. Furthermore, it is the intent to:

A. Create a setting for development that ensures compatibility with adjacent and neighboring uses and that anticipates and accommodates subsequent development.

B. Coordinate access for development alongside highways, and to support the maintenance of a high level of service on roadways, especially with respect to traffic safety.

C. Preserve and enhance the functional values of open space and landscaping for developed areas, including groundwater recharge, runoff control, microclimate moderation, noise attenuation, and visual buffering.

2. *Permitted Uses*. Uses are permitted in BP Business Park Districts in accordance with §27-602.

3. *Development Standards*. Uses shall occur in accordance with the standards of §27-603.

4. *Pedestrian Circulation Provisions for Natural and Landscaped Areas*. Natural and landscaped areas, as provided for in §27-601, shall predominantly consist of natural environmental features or planted and maintained vegetation, but up to 20% of the total area may also consist of exterior common use areas such as pedestrian paths, sidewalks, plazas, courtyards, and recreational amenities. Whenever practicable, ground surfaces in common use areas shall be constructed of pavers in a sand setting bed with permeable joints, or similar partly-pervious surface treatments.

(*Ord. 11/25/2003*, §605)

§27-607. TND Traditional Neighborhood Development.

Traditional neighborhood development shall occur in compliance with the Traditional Neighborhood Development Ordinance, adopted June 21, 2001 and as may be amended by the Board of Supervisors.

(*Ord. 11/25/2003*, §606)

ADAMS COUNTY, Pennsylvania — Interactive GIS Mapping

Subject Property

The geographic information contained on this page is NOT to be construed as a "legal description". While every effort has been made to ensure the highest accuracy, the information at best is only as good as the source document. The County of Adams assumes no liability either for any errors, omissions, or inaccuracies in the information provided regardless of their cause or for any decision made, action taken, or action not taken by the user in reliance upon any maps or information provided herein.

Wed., 12/19/2012

Legend

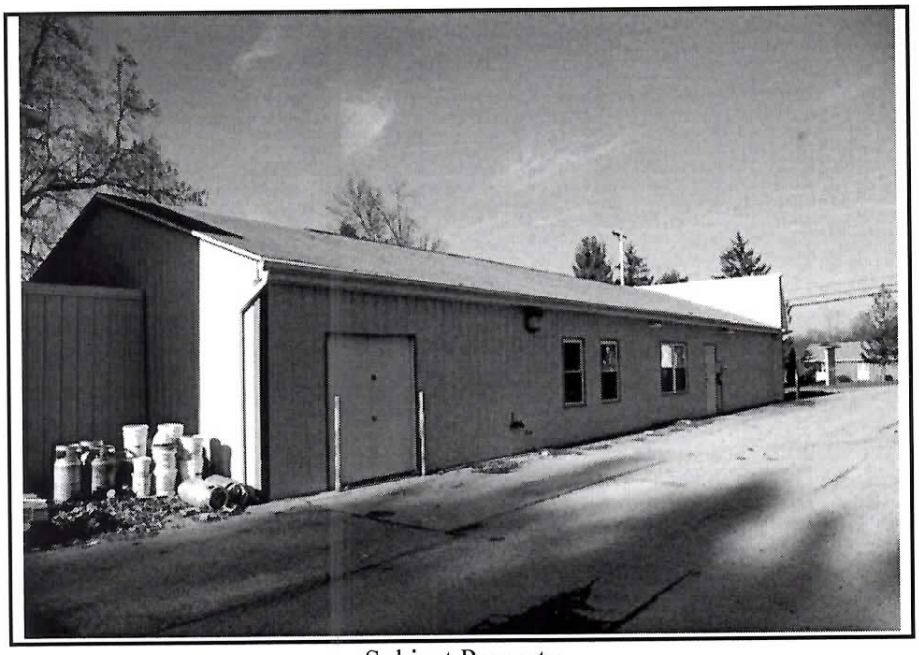
- Adams County Parcels
- Municipal Boundaries
- Municipal Building
- Major streams
- Stream tributaries
- FEMA 100-Year Flood Zone
- Soils
- Geologic Formations
- 5' Contours
- 25' Contours
- Fire Stations
- Police Stations
- Interstate
- Major Roads
- Roads
- Railroads
- Polling places
- Voting Districts
- School Districts
- Gettysburg National Military Park
- Michaux State Forest
- Pa. State Game Lands # 249
- Adams County Land Conservancy
- Preserved Farms
- Agricultural Security Areas
- 1" = 100' Tax Maps
- 1" = 400' Tax Maps

N W E S

ADAMS COUNTY GIS

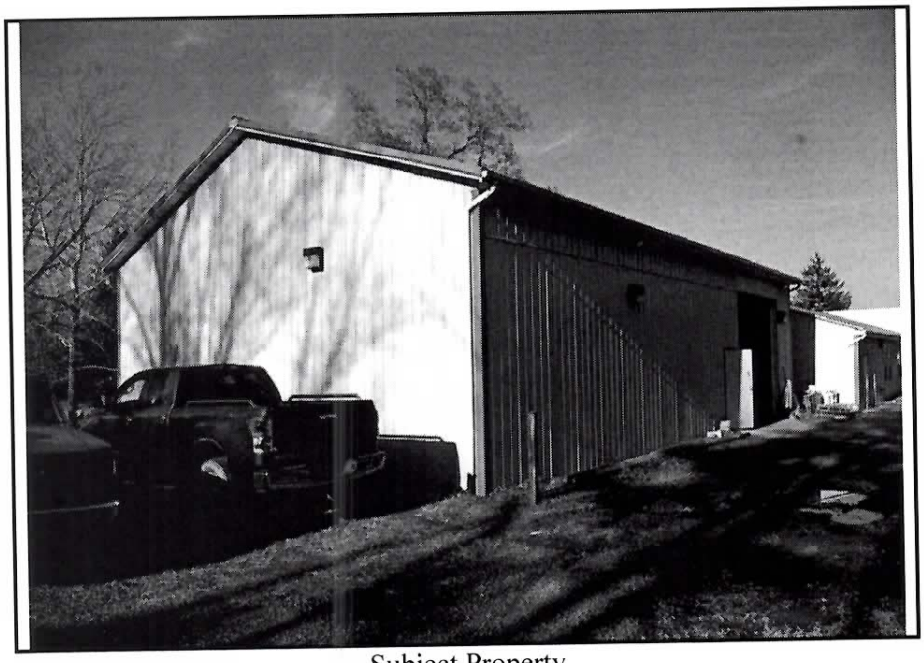
Subject Photos

Subject Property
Signage



Subject Property
Left Side View

Subject Property
Left Side View of Industrial Portion



Subject Property
Rear View

Subject Property
Driveway View

Subject Property
Driveway View

Subject Property
Rear View

Subject Property
Right Side View

Subject Property
View Across Street

Subject Property
Show View

Subject Property
Office

Subject Property
Bathroom in Show Room Area

Subject Property
Tool Room

Subject Property
Warehouse / Industrial Area

Subject Property
Stock Room

Stamp # 2007-017906 Consideration $200,000.00
Doc Cumberland Township Affi N
CommonWealth of Pennsylvania $2,000.00
Cumberland Township $1,000.00
Gettysburg Area School District $1,000.00
By : FEE USER Total : $4,000.00

Image ID: 00000147202I Type: GEN
Recorded: 09/04/2007 at 10:27:11 AM
Fee Amt: $4,040.00 Page 1 of 3
Instr# 200700018782
Adams County, PA
Patsy S. Goohenauer Recorder of Deeds
BK4966 PG229

DEED

This Deed, made the 29th day of August, in the year of our Lord two thousand seven (2007).

between

GERALD T. GARRETSON AND JUNE K. GARRETSON, husband and wife, of P. O. Box 3037, Gettysburg, Pennsylvania 17325, Grantors,

and

GARRETSON TILE COMPANY, a Pennsylvania corporation, with its main office at 1540 Chambersburg Road, Gettysburg, Pennsylvania 17325, Grantee.

Witnesseth, that in consideration of the sum of Two Hundred Thousand Dollars ($200,000.00), in hand paid, the receipt whereof is hereby acknowledged, the said Grantors do hereby grant and convey to the said Grantee, **all** those two tracts of land situate in Cumberland Township, Adams County, Pennsylvania, bounded and described as follows:

TRACT NO. 1:

BEGINNING at a Point in the Lincoln Highway at lands formerly of Esta L. Swisher; thence in said Lincoln Highway, South 52 degrees 45 minutes East 275 feet to a point at lands now or formerly of Hans G. Enggren and wife; thence by said lands South 38 degrees 45 minutes West 283.2 feet to lands now or formerly of Wayne Cluck; thence by said lands, North 49 degrees 45 minutes West 275 feet to an iron pin at said lands formerly of Esta L. Swisher; thence by said lands, North 38 degrees 45 minutes East 268.8 feet to the place of **BEGINNING. CONTAINING** 1 acre and 119 perches, more or less.

TRACT NO. 2:

BEGINNING at a point at lands now or formerly of John J. Sherman and lands now or formerly of John W. Settle; thence by lands now or formerly of John W. Settle, North 49 degrees 45 minutes West 191.4 feet to an iron pin at lands now or formerly of Esta L. Swisher; thence by said lands, North 38 degrees 45 minutes East 200 feet to an iron pin at other lands now or formerly of Gerald T. Garretson; thence by said lands, South 49 degrees 45 minutes East 191.4 feet to lands now or formerly of John J. Sherman; thence by said lands, South 38 degrees 45 minutes West 200 feet to the place of **BEGINNING.**

PHILLIPS & PHILLIPS ATTORNEYS AT LAW 101 WEST MIDDLE STREET GETTYSBURG, PA 17325

PHILLIPS & PHILLIPS ATTORNEYS AT LAW 101 WEST MIDDLE STREET GETTYSBURG, PA 17325

Tract No. 1 ground above described being the same which Floyd E. McDannell and Billie Ann McDannell, husband and wife, by deed dated October 7, 1970, and recorded in the office of the Recorder of Deeds of Adams County, Pennsylvania, in Deed Book 287 at page 779, conveyed to Gerald T. Garretson and June K. Garretson, husband and wife, the Grantors herein.

Tract No. 2 above described being the same which John J. Sherman and Jennie Sherman, husband and wife, by deed dated September 8, 1972, and recorded in the office of the aforesaid Recorder of Deeds in Deed Book 303 at page 844, conveyed to Gerald T. Garretson and June K. Garretson, husband and wife, the Grantors herein.

And the said Grantors do hereby covenant and agree that they will warrant specially the property hereby conveyed.

In Witness Whereof, said Grantors have hereunto set their hands and seals the day and year first above written.

Witness:

Gerald T. Garretson (SEAL)

June K. Garretson (SEAL)

Image ID: 000001472022 Type: GEN
Page 2 of 3

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Image ID: 000001472023 Type: GEN
Page 3 of 3

BK 4966 PG 231

State of Pennsylvania,

County of Adams.

On this, the 29th day of August, 2007, before me, a Notary Public in and for said State and County, the undersigned officer personally appeared Gerald T. Garretson and June K. Garretson, 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.

In Witness Whereof, I have hereunto set my hand and official seal.

Nancy K. Kepner
Notary Public

My commission expires:

NOTARIAL SEAL
NANCY K KEPNER
Notary Public
GETTYSBURG BOROUGH,ADAMS COUNTY
My Commission Expires Nov 3, 2008

Certificate of Residence and Address

I do hereby certify that the precise residence and complete post office address of the within named Grantee is:

P.O. Box 30606
Gettysburg, PA 17325

Christina M Simpson
Attorney for Grantee

Dated: 8/29/07

PHILLIPS & PHILLIPS ATTORNEYS AT LAW 101 WEST MIDDLE STREET GETTYSBURG, PA 17325