Real Estate Appraisal
Summary Report

44.48 Acre Farm
Christian Willis Herr II
Charlestown Road
Manor Township
Lancaster County, Pennsylvania

Prepared For
Penn Manor School District
PO Box 1001
Millersville, PA 17551

Date of Report
May 28, 2010

Effective Date of Valuation
May 27, 2010

Snyder Appraisal Associates, LLC
350 Highland Drive, Suite 100
Mountville, PA 17554-1265

SNYDER APPRAISAL ASSOCIATES, LLC
350 HIGHLAND DRIVE, SUITE 100
MOUNTVILLE, PA 17554-1265
717.285.7075
Fax - 717.285.7037
www.snyderassociates.us

May 28, 2010

Steve Skrocki
Penn Manor School District
PO Box 1001
Millersville, PA 17551

Re: Estimate of Market value
44.48 Acres
Charlestown Road
Manor Township
Lancaster County, Pennsylvania

Dear Mr. Skrocki:

We are transmitting a complete appraisal in a summary report of the above referenced property. I inspected the property on May 27, 2010.

The purpose of this report is to develop an opinion of market value of the 44.48 acre property described in the body of this report. The use of this report is restricted to the intended use of assisting in establishing a purchase price with the intended users being the Penn Manor School District.

A *Real Estate Appraisal in a Summary Report Format* has been prepared. This report was completed under the Standards Rule 2-2 (b) and performed under Standard 1. All three approaches to value were considered, but only the Sales Comparison Approach was developed in this report.

We have valued the land under the four tests of the Highest and Best Use and have concluded that Highest and Best Use is as transitional land to residential development.

The enclosed report provides the market data and analysis supporting the opinion of market value for the fee simple interest is:

"As Is" Market Value is $3,558,400

This opinion of value assumes a purchase in cash or its equivalent (in typically available financing terms) and negotiations free of seller or buyer duress.

The appraised value is qualified by the above extraordinary assumption, limiting conditions, certain definitions, and certifications, which are set forth above and within the attached report.

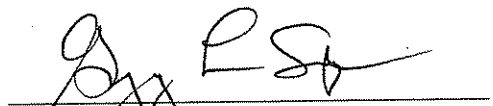
This report has been completed in compliance with the Uniform Standards of Professional Appraisal Practice adopted by the Appraisal Standards Board of the Appraisal Foundation. This appraisal has also been completed in conformity with and is subject to the requirements of the Code of Professional Ethics and Standards of Professional Conduct of the American Society of Farm Managers and Rural Appraisers with which the appraiser is affiliated.

We have verified and attest to the accuracy of all facts presented in this report.

We expect you find the details of this analysis relevant to your decisions, and we would be pleased to answer any questions you might have.

Sincerely,

SNYDER APPRAISAL ASSOCIATES, LLC



Gregory L. Snyder, ARA
PA State Certified General RE Appraiser
#GA-001309-L
Expires 6/30/2011

TABLE OF CONTENTS

Summary of Salient Facts and Conclusions i

Scope of Work 1

Definitions and Conditions 4
Type and Definition of Value Established 4
Intended Use of Appraisal 4
Intended User of Appraisal and Client 4
Statement of Limiting Conditions 5
Hypothetical Conditions 6
Extraordinary Assumptions 6
Property Rights Appraised 6

Description of Market Area and Subject Property 7
Market Area Analysis 7
Lancaster County, Pennsylvania 7
Site Analysis 23
Property Ownership/Tax Assessment 23
Location 23
Zoning 23
Utilities and Street Improvements 23
Easements 24
Acreage 24
Flood Map Information: 25
Improvement Description: 25
Environmental 25
Overall Comments 25

Analysis and Conclusions 26
Highest and Best Use: 26
Cost Approach 26
Income Approach 27
Sales Comparison Approach 27
Reconciliation 32
Exposure Time 33
Marketing Period 34

Certification 35

ADDENDA (B, E, F, G, H, I, J, K, L, M, N, O, Q)

Summary of Salient Facts and Conclusions

Owners of Record:	Christian Willis Herr II
Property Address:	Charlestown Road Lancaster, PA 17603
Property Location/Directions:	Located on Charlestown Road between S. Donerville Road and Ironstone Ridge Road. The subject is approximately 2 miles north of Millersville.
County:	Lancaster
Township:	Manor
Deed Acreage:	44.48 Acres
Assumed Acreage:	44.48 Acres
Present Use:	Cropland
Deed Reference:	5635-227
Tax Map Identification:	410-70753-0-0000
Tax Assessment:	$308,500
Zoning:	Low Density Residential (RL1)
Easements and Right of Ways:	Unrecorded typical utility and road ROWs.
FEMA Flood Map Reference:	42071C0344E (All in Zone X)
Interests Appraised:	In this appraisal the property rights appraised in this report are fee simple. Fee simple interest is defined as: "Absolute ownership unencumbered by any other interest or estate; subject only to the limitations of eminent domain, escheat, police power and taxation
Limits on Fee Simple Rights:	None

Highest and Best Use:

As Vacant:	Transitional –Residential Development
As Improved:	N/A
Overall:	Transitional – Residential Development

Date of Inspection: May 27, 2010

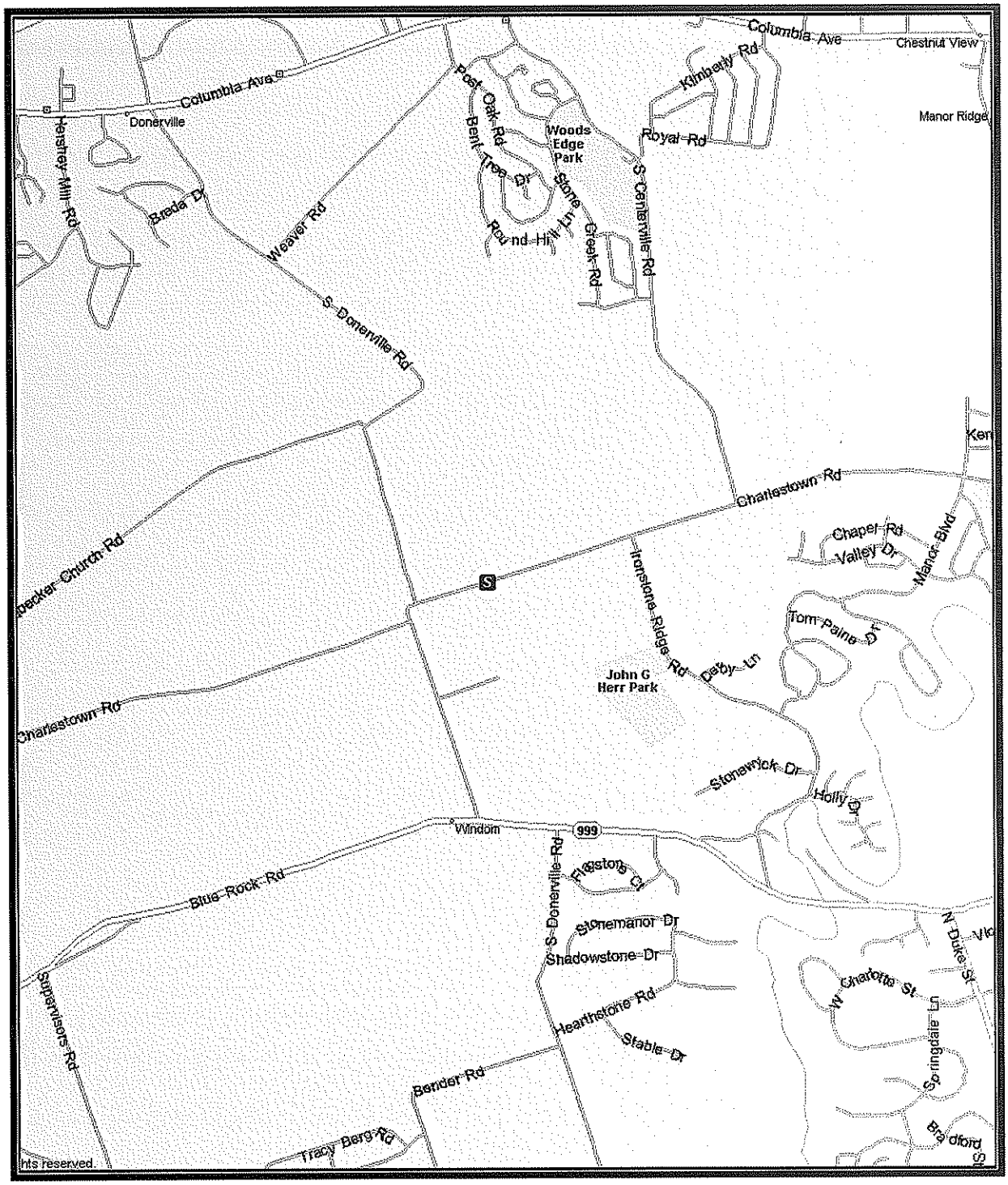
Date of Report: May 28, 2010

Effective Date of Value Opinions: May 27, 2010

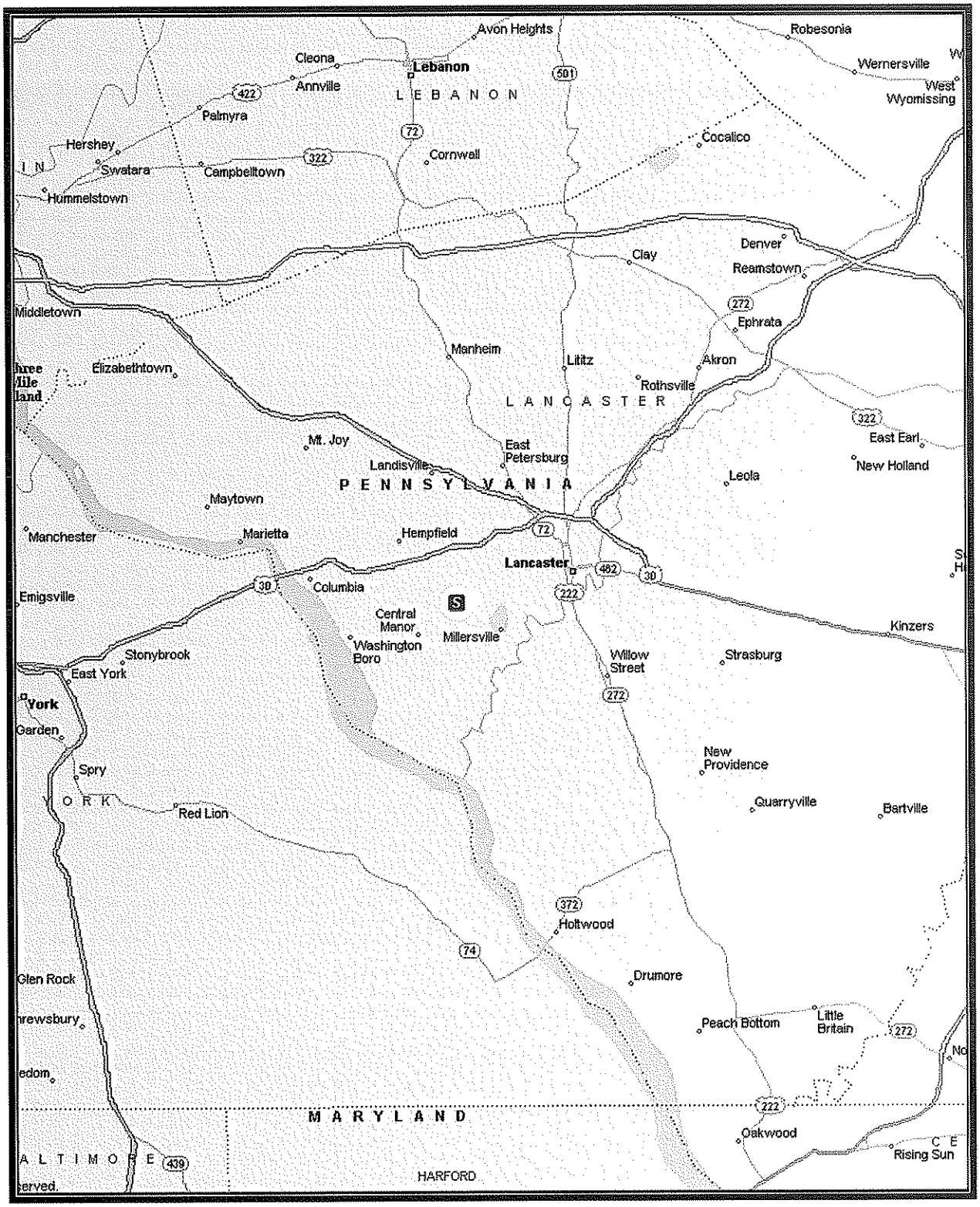
Indicated Values:

Cost Approach:	Not Developed
Income Approach:	Not Developed
Sales Comparison Approach:	$3,558,400
Final Opinion of Market Value:	**$3,558,400**

Charlestown Road



Charlestown Road, Lancaster, PA



Regional Map

Scope of Work

The scope of this Real Estate Appraisal includes:

1. Determine the type of value to be established in this report;

2. Establish the intended use and user of the report;

3. Ascertain any Limiting Conditions, Hypothetical Conditions and/or Extraordinary Assumptions;

4. Confirm the property rights being appraised;

5. Perform an on-site inspection of the subject including a walking inspection of the property boundaries and improvements to examine physical characteristics. All structures will be inspected noting the type of structure with special emphasis on determining the condition and utility;

6. Review site plans, deed, GIS data, soil maps, tax assessment records, etc. obtained from the Lancaster County public records and the Owners;

7. Research Recorder of Deeds for easements, deed restrictions, etc;

8. Review zoning ordinance with zoning officer to determine legal restrictions created by zoning ordinances;

9. Identify the subject's market area and analyze pertinent characteristics;

10. Describe the subject's market area and the site;

11. Determine the Highest and Best Use of the property:

    Highest and Best Use reflects a basic assumption about real estate market behavior; that the price a buyer will pay for a property is based on their conclusions about the most profitable use of site or property. The determination of Highest and Best Use must be based on careful consideration of prevailing market conditions, trends affecting market participation and change, and the existing use of the subject property.

    The Highest and Best Use may be defined as: The reasonably probable and legal use of vacant land or an improved property which is physically possible, appropriately supported, financially feasible and results in the highest value. The four criteria that the Highest and Best Use meet are legally permissibility, physical possibility, financial feasibility and maximum productivity.[1]

[1] The Dictionary of Real Estate Appraisal, Fourth Edition, Appraisal Institute, 2002

Because the use of land can be limited by the presence of improvements, Highest and Best Use is determined separately for the land or site as though vacant and available to be put to its Highest and Best Use, or for the property as improved.

The first determination reflects that land value is derived from potential land use. Land has limited value unless there is a present or anticipated use for it. The amount of value depends on the nature of the land's anticipated use according to the concept of surplus productivity. Among all reasonable, alternative uses, the use that yields the highest present land value, after payments of the land as though vacant. This is the "classic" definition of a land residual analysis.

For the purpose of analysis, the appraiser assumes that the parcel of land in question is vacant. Even a site with a large building on it can be made vacant by demolishing the building. The question to be answered is: If the land were vacant, what new improvement(s) should be constructed on the site?

The Highest and Best Use of a property ***as improved*** *refers to the optimal use that could be made of the property including all existing structures. The implication is that the existing improvement should be renovated or retained so long as it continues to contribute to the total market value of the property, or until the return from a new improvement would more than offset the cost of demolishing the existing building and constructing a new one.*

The determination of Highest and Best Use of land ***as though vacant*** *is useful for land or site valuation. Determining the Highest and Best Use of an improved property provides a decision regarding continued use or demolition of the property. (Reader should note that demolition is indicated when the land* ***as though vacant*** *has more value that the parcel as presently improved.)*

12. Research and collect comparable data of similar use sales in the subject's market area. Verify information with buyers, sellers, brokers, public records, and/or with other knowledgeable sources;

13. Analyze the comparables sales to determine market conditions, locational factors, physical attributes, unit sizes and other pertinent factors and/or adjustments indicated by comparable sales data;

14. Develop the Cost Approach of the subject property;

In the ***Cost Approach****, an estimate of the site's value is first derived by comparing the subject site with other similar sites, which have been sold. The subject site is*

valued in accordance with the conclusions reached in the Highest and Best Use section of this report.

Based on the physical characteristics of the property, the subject's replacement cost new can be estimated based on comparative costs derived from the market and from Marshall Valuation Service estimates. Accrued depreciation from all observed sources is then subtracted from replacement cost new to yield depreciated replacement cost. All three types of depreciation are considered. Curable and incurable physical and functional depreciation as well as external obsolescence are considered. The depreciated building value is added to the indicated land value to yield an estimate of value based on the Cost Approach.

Cost Approach was not developed since no improvements existed.

15. Develop the Income Approach of the subject property;

*The **Income Approach** analysis is concerned with the present worth of anticipated future benefits derived from the ownership of the subject property, most often expressed in terms of rental income that ownership of a property may be expected to produce. The anticipated stabilized net operating income available from the ownership of a property is then converted into a value estimate by means of the application of an appropriate rate derived from market observations.*

Income Approach was not considered a reliable approach for a development type property.

16. Develop the Sales Comparison Approach of the subject property;

*The **Sales Comparison Approach** uses the sales of similar properties as the basis of an indication of value for the subject property. This comparison may be made on a square foot, per acre or any other basis which is recognized in the marketplace and provides an adequate unit of measure of indicated value. In this appraisal, the unit of comparison is the price paid per acre of the comparable properties.*

The Sales Comparison Approach is essential to almost every appraisal of real property. This approach best mirrors the actions of buyers in the marketplace for similar type properties. In this appraisal, information has been presented on recent sales of land similar in utility and location to the subject property.

17. Reconcile into a final opinion the "As Is" market value.

After arriving at an indication of value, the results are correlated into a single conclusion of value based on the approach or approaches which have the highest quality and/or quantity of data available and the one(s) in which the appraiser has the greatest confidence.

Definitions and Conditions

Type and Definition of Value Established

The definition of **Market Value** used in this report can be stated as:

> "The most probable sales price which a property should bring in a competitive and open market under all conditions requisite to a fair sale, the buyer and seller, each acting prudently, knowledgeably and assuming the price is not affected by undue stimulus. Implicit in this definition is the consummation of a sale as of a specified date and the passing of title from seller to buyer under conditions whereby:
>
> (1) buyer and seller are typically motivated;
>
> (2) both parties are well informed or advised, and each acting in what he considers his own best interest;
>
> (3) a reasonable time is allowed for exposure in the open market;
>
> (4) payment is made in terms of cash in U.S. dollars or in terms of financial arrangements comparable thereof; and
>
> (5) the price represents the normal consideration for the property sold unaffected by special or creative financing or sales concessions granted by anyone associated with the sale."[2]

Intended Use of Appraisal

The intended use of this appraisal is for use in assisting in establishing a purchase price.

Intended User of Appraisal and Client

The intended user is the client, Penn Manor School District.

---

[2] The Dictionary of Real Estate Appraisal, Fourth Edition, Appraisal Institute 2002

Statement of Limiting Conditions

The certification of the Appraiser appearing in the appraisal report is subject to the following conditions and as set forth in the report.

1. The Appraiser assumes no responsibility for matters of a legal nature affecting the property appraised or the title thereto, nor does the Appraiser render any opinion as to the title, which is assumed to be good and marketable. The property is appraised as though under responsible ownership. Fee Simple title is assumed to be vested in the named owner.

2. Any sketch in the report may show approximate dimensions and is included to assist the reader in visualizing the property. The appraiser has made no survey of the property and does not warrant accuracy of any legal descriptions. Exact acreages have not been determined and the Appraiser assumes no responsibility for such matters.

3. The Appraiser is not required to give testimony or appear in court because of having made the appraisal with reference to the property in question, unless arrangements have been made previously.

4. Any distribution of the valuation in the report between land and improvements applies only under the existing program utilization. The separate valuations for land and buildings must not be used in conjunction with any other appraisal and are invalid if so used.

5. The Appraiser assumes that there are no hidden or unapparent conditions of the property, subsoil, or structures, which would render it more or less valuable. The Appraiser assumes no responsibility for engineering, which might be required to discover such factors.

6. Information, estimates, and opinions furnished to the appraiser, and contained in the report, were obtained from sources considered to be reliable and believed to be true and correct. The appraiser assumes no responsibility for accuracy of such items furnished to the Appraiser.

7. Disclosure of the contents of the appraisal report is governed by the Bylaws and Regulations of the professional appraisal organization and the State and Federal laws governing the employer with which the Appraiser is affiliated.

8. Neither all, nor part of the content of the report or copy thereof (including conclusions as to the property value, property, the identity of the appraiser, professional designations, reference to professional appraisal organizations, or the firm with which the Appraiser is affiliated), shall be used for any purposes by anyone but the client specified in the report, the borrower if appraisal fee paid by same, the mortgagee or its successors and assigns, mortgage insurers, consultants, professional appraisal organizations, any state or federally approved financial institution, any department, agency, or instrumentality of the United States or any State or the District of Columbia, without the previous written consent of

the Appraiser, nor shall it be conveyed by anyone to the public through advertising, public relations, news, sales, or other media, without the written consent and approval of the Appraiser.

9. Subject to the satisfactory completion, repairs, or alterations, the appraisal report and value conclusion are contingent upon completion of the improvements in a workmanship like manner.

10. Any description of the physical condition of improvements is based on visual inspection only, with no demonstration performed. They are therefore assumed to be in normal condition unless otherwise stated. No liability is assumed for the same, or for the soundness of structural members where no engineering tests were made.

11. It is assumed the property is in full compliance with all applicable Federal, State and Local environmental regulations and laws, unless noncompliance is stated, defined, and considered in the appraisal report.

12. It is assumed that no hazardous materials or products banned by the Federal, State or Local safety commissions have been situated on the premises. No environmental impact studies were requested or made in conjunction with this appraisal, and the Appraiser hereby reserves the right to alter, amend, rescind or revise any of the value opinions, based on subsequent environmental impact studies, research or investigation.

Hypothetical Conditions

1. None

Extraordinary Assumptions

1. None

Property Rights Appraised

Fee Simple Estate is "the absolute ownership unencumbered by any other interest or estate, subject only to the limitations imposed by the governmental powers of taxation, eminent domain, police power, and escheat".[3]

The property rights being appraised are also subject to normal right-of-ways granted to governmental agencies and public utility companies for the placement and maintenance of utility distribution and drainage systems as well as other easements and agreements of record.

The Fee Simple Estate of the property was appraised. The only limitations noted are the unrecorded road easements, utility poles for electric and telephone.

[3] The Dictionary of Real Estate Appraisal, Fourth Edition, Appraisal Institute 2002

Description of Market Area and Subject Property

Market Area Analysis

The ever changing nature of the basic forces that motivate buyers and sellers within a given market area have a direct impact on the area's real estate values. The forces are usually considered in four major categories:

- Environmental conditions,
- Government controls and standards
- Economic conditions
- Social standards and ideas.

The following general analysis outlines the general economic conditions and future outlook and trends of the subject market area.

Lancaster County, Pennsylvania

INTRODUCTION

A strong work ethic, proximity to major markets, and high quality of life are all lures to Lancaster County. The proximity to major markets expedites the efficient movement of goods. Major highways, rail, and air allow ready access to East Coast markets and mid-Atlantic seaports. One-sixth of the nation's population lives within a radius of 150 miles of the county. More than 30 million people live within a day's automobile journey of Lancaster County. Location coupled with a skilled, hardworking labor force makes Lancaster a diverse industrial community.

Lancaster County, the fourth-oldest county in Pennsylvania, was carved from neighboring Chester County in 1729. It originally included present-day York and Cumberland Counties and parts of Berks, Northumberland and Lebanon Counties. Many of Lancaster County's early settlers were Mennonites, a sober and industrious religious people. Excellent farmers, they came

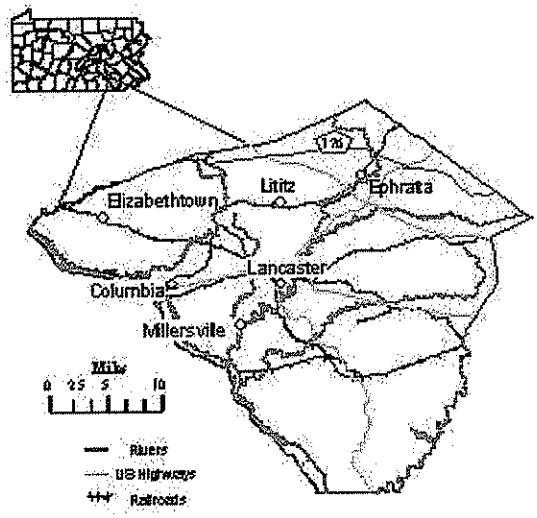
to occupy nearly 10,000 acres in the Willow Street area of the county by 1709. As other hardworking groups settled here and farmed the area, agriculture flourished, shaping the "Garden Spot of America."

Development of diverse industries helped establish economic balance and self-sufficiency for the growing county. In addition to supporting a thriving agricultural industry, Lancaster County also emerged as a center for commerce and transportation. The area became known for its quality craftsmanship in wood, leather and textile goods, grain production and milling, handicrafts and iron making.

Several of the companies formed during those early days, such as Lancaster newspapers, Armstrong World Industries (formerly Armstrong Cork Co.), and Kunzler & Company, continue to contribute significantly to Lancaster's economy. The revenue and jobs generated through tourism, agriculture, manufacturing and services combine to form a strong and stable economic base.

PHYSICAL CONSIDERATIONS

LOCATION - Lancaster County is located in southeastern Pennsylvania. The county seat, Lancaster City, is located in the approximate center of the county. Located approximately 25 miles southeast of Harrisburg, 22 miles east of York, 60 miles west of Philadelphia and 30 miles southwest of Reading, Lancaster County is bordered by the Susquehanna River on the west, Dauphin and Lebanon Counties to the north, Berks County to the northeast, Chester County to the southeast, and the State of Maryland to the south.



GEOGRAPHY - A topographical sketch of the county shows a gently undulating plain southeast of the northern Appalachians in a region attached to the Piedmont Province. The majority of the county is less than 600 feet in elevation, except in sparse sections where underlying rock is extremely resistive to the erosion process. The county elevations range from 100 to 1,200 feet above sea level. The underlying stratum includes limestone, shale and sand stone. The County contains some of the most productive non-irrigated soils in the nation.

CLIMATE - The average low temperature in the month of January is 18°F and the average high temperature in the months of July and August are 84°F. Lows are rarely below zero and highs are rarely above 100°F. Typical last frosts occur in early May. Rainfall ranges a monthly low of 2.4" in February to a monthly high of 4.5" in July.

	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec
Avg. High	36°	38°	50°	61°	71°	80°	84°	84°	76°	64°	52°	41°
Avg. Low	18°	20°	30°	38°	48°	58°	64°	62°	54°	42°	34°	24°
Mean	28°	30°	40°	50°	61°	70°	74°	74°	65°	54°	44°	34°
Avg. Precip.	2.9"	2.4"	3.0"	3.4"	3.9"	4.1"	4.5"	3.8"	3.6"	3.0"	3.4"	3.3"

SOILS – The following soils map shows broad areas that have a distinctive pattern of soils, relief, and drainage. Each map unit on the general soil map is a unique landscape. Typically, a map unit consists of one or more major soils and some minor soils. It is named for the major soils. The soils making up one unit can occur in other units but in a different pattern.

1 – Manor-Chester-Glenelg (light blue)

2 – Duffield-Hagerstown (light yellow)

3 – Ungers-Bucks-Lansdale (light green)

4 – Letort-Pequea-Conestoga (dark blue)

5 – Bedington (dark green)

6 – Clymer-Chester (dark yellow)

The general soil map can be used to compare the suitability of large areas for general land uses. Areas of suitable soils can be identified on the map. Likewise, areas where the soils are not suitable can be identified.

Because of its small scale, the map is not suitable for planning the management of a farm or field or for selecting a site for a road or building or other structure. The soils in any one map unit

differ from place to place in slope, depth, drainage and other characteristics that affect management.

Some of the boundaries of the general soil map of Lancaster County do not match those of the maps of adjoining counties and Maryland. These discrepancies exist because of changes in soil classification and different proportions of the same series in different counties.

Following are the descriptions of the various soil associations found in Lancaster County.

1. Manor-Chester-Glenelg - *Nearly level to very steep, well drained soils on broad ridgetops and side slopes; formed in residuum mica, schist, granitized schist, quartzite, and gneiss*

This unit makes up 31 percent of the county. The landscape consists of broad, gently sloping to moderately steep, rolling ridges and some steep and very steep side slopes adjacent to major streams. The unit is about 32 percent Manor soils, 30 percent Chester soils, 23 percent Glenelg soils, and 15 percent soils of minor extent. The Manor soils have medium textured subsoil. They have less clay in the subsoil than Chester or Glenelg soils. They dominantly are sloping to very steep, but some areas are gently sloping.

The Chester soils have medium textured and moderately fine textured subsoil. The combined thickness of the surface layer and subsoil is 30 to 50 inches. The soils dominantly are gently sloping, but some are nearly level or sloping.

The Glenelg soils have medium textured subsoil. The combined thickness of the surface layer and subsoil is 18 to 25 inches. The soils dominantly are sloping, but some are gently sloping or moderately steep. The minor soils are poorly drained Baile soils, moderately well drained and somewhat poorly drained Glenville soils, somewhat poorly drained Newark soils, and well drained Comus soils. This unit is generally in cropland, and most areas are well suited to this use. Some areas are wooded or are in urban development. Slope is a limitation for non-farm uses in some areas.

2. **Duffield-Hagerstown** - *Nearly level to steep, well drained soils in undulating broad valleys; formed in residuum limestone*

This unit makes up about 28 percent of the county. The landscape consists of nearly level to rolling hills in limestone valleys dissected by drainageways. The unit is 42 percent Duffield soils, 40 percent Hagerstown soils, and 18 percent soils of minor extent.
The Hagerstown soils have reddish, moderately fine textured and fine textured subsoil. The soils mainly are nearly level to sloping, but some areas are moderately steep or steep.
The Duffield soils have brownish, moderately fine textured subsoil. The soils are nearly level and gently sloping.

The soils are well drained Nolin and Chester soils, moderately well drained Clarksburg and Lindside soils, and somewhat poorly drained Newark soils. This unit mainly is in cropland, and most areas are well suited to this use. Sinkholes and the possibility of ground water contamination are limitations of the soil, and slope is a further limitation for uses in some areas.

3. Ungers-Bucks-Lansdale -*Nearly level to very steep, well drained soils on ridges, side slopes, and foot slopes; formed in residuum Triassic siltstone, conglomerate, shale, and sandstone*

This unit makes up about 19 percent of the county. The landscape consists of dissected rolling hills and moderately wide foot slopes. The unit is about 34 percent Ungers soils, 19 percent Bucks soils, 13 percent Lansdale soils, and 34 percent soils of minor extent.

The Ungers soils have a red medium textured and moderately fine textured subsoil and are more than 5 percent rock fragments in the surface layer and upper part of the subsoil. The soils dominantly are sloping and moderately steep, but some areas are gently sloping, steep, or very steep.

The Bucks soils have red medium textured and moderately fine textured subsoil and are less than 5 percent rock fragments in the surface layer and upper part of the subsoil. The soils mainly are gently sloping and sloping, but some areas are nearly level or moderately steep.

The Lansdale soils have brown, moderately coarse textured and moderately fine textured subsoil. The soils mainly are gently sloping and sloping, but some areas are moderately steep.
The minor soils are well drained Brecknock soils; moderately well drained Readington soils; moderately well drained and somewhat poorly drained Lehigh, Mount Lucas, and Rowland soils; somewhat poorly drained Abbottstown soils; poorly drained Holly soils; and somewhat poorly drained and poorly drained Bowmansville soils.

About half of this unit is used for farming, and most areas are well suited to this use. The remaining areas are mostly wooded, and some small areas are used for home sites and recreation. Slope and stoniness are the main limitations of some areas for non-farm use.

4. Letort-Pequea-Conestoga - *Nearly level to very steep, well drained soils on side slopes of ridges; formed in residuum graphitic and limestone and schist*

This unit makes up about 12 percent of the county. The landscape consists of nearly level to rolling upland valleys and ridges dissected by drainageways and a few intrusions of mica schist. The unit is about 27 percent Letort soils, 17 percent Pequea soils, 17 percent Conestoga soils, and 39 percent soils of minor extent.

The Letort soils have dark grayish brown, medium textured subsoil. The soils dominantly are gently sloping, but some areas are nearly level or sloping.

The Pequea soils have medium textured subsoil. The soils dominantly are sloping and moderately steep, but some areas are steep or very steep.

The Conestoga soils have a brown; medium textured and moderately fine textured subsoil. The dominantly are gently sloping, but some areas are nearly level or sloping.

The minor soils are well drained Manor, Chester, and Hollinger soils; somewhat poorly drained Penlaw soils; moderately well drained Clarksburg soils; and somewhat poorly drained Newark soils.

This unit is mostly in cropland, and most areas are well suited to this use. Some areas are wooded or in urban use. Slope is the main limitation for non-farm uses in some areas.

5. Bedington -*Nearly level to moderately steep, well drained soils on dissected ridgetops and side slopes; formed in residuum from acid shale*

This unit makes up about 8 percent of the county. The landscape consists of nearly smooth to rolling, dissected ridges. The unit is about 75 percent Bedington soils and 25 percent soils of minor extent.

The Bedington soils have medium textured and moderately fine textured subsoil. The soils dominantly are gently sloping and sloping, but some areas are nearly level or moderately steep.

The minor soils are moderately well drained Lindside soils and moderately well drained and somewhat poorly drained Blairton soils. This unit is mostly in cropland, and most areas are well suited to this use. Some areas are wooded or in urban uses. Slope is the main limitation for non-farm uses in some areas.

6. Clymer-Chester - *Nearly level to very steep, well drained soils on broad ridges; formed in residuum from sandstone, mica schist, and quartzite*

This unit makes up 2 percent of the county. The landscape ranges from nearly level ridgetops to very steep side slopes of ridges. The unit is about 64 percent Clymer soils, 23 percent Chester soils and 13 percent soil of minor extent.

The Clymer soils have moderately coarse textured and moderately fine textured subsoil. The soils dominantly are sloping and moderately steep, but some areas are gently sloping, steep, or very steep.

The Chester soils have medium textured and moderately fine textured subsoil. The soils dominantly are gently sloping, but some areas are nearly level.

The minor soils are well drained Manor and Glenelg soils and moderately well drained to somewhat poorly drained Glenville soils. The unit is mostly wooded. Some areas are farmed or are in non-farm use.

TRANSPORTATION -The main corridors through the county are: Route 30 east/west, Route 283 runs from Lancaster to Harrisburg, Routes 501 & 72 run from Lancaster north, and Route 222 runs southwest from Reading to and through Lancaster and south to the Maryland state line. The PA Turnpike runs east/west through the northern portion of the county. There are several small airports handling light aircraft. The Lancaster Airport is located between Neffsville and Lititz on Route 501. Harrisburg International Airport is conveniently located north on Rt. 283 just over the Dauphin County line.

SOCIAL CONSIDERATIONS

POPULATION - As shown by the following table the population of Lancaster County in 2005 was estimated to be 513,151 residents.

Year	Population	% Change
1990 Census	422,822	
2000 Census	470,658	10.16%
2010 Projection	540,823	12.97%
2020 Projection	597,975	9.56%
Source: Lancaster County Planning Commission		

EDUCATION - The County includes sixteen independent public school districts. Additionally, there are a variety of private schools located in the area. Three vocational schools are located within the County, providing opportunities for those interested in working in the trades or pursuing a technical education.

Private schools include Lancaster Catholic High School, Lancaster Christian School, Lancaster Country Day School, Lancaster Mennonite High School, Living Word Academy and Linden Hall School for Girls.

On the collegiate level, Lancaster offers a broad choice of institutions of higher education. Franklin and Marshall College, Millersville University, Elizabethtown College and Lancaster Bible College all have a long-standing place in the community. Harrisburg Area Community College and Pennsylvania State University have recently established Lancaster campuses. Outside the County, Lebanon Valley College, Dickinson College, Dickinson School of Law, Widener University School of Law and a branch campus of Temple University are easily accessible from the subject property.

DEVELOPMENT TRENDS AND PROJECTIONS - Most of the County's existing residential, commercial, and industrial development is concentrated in the Central Lancaster region, extending outward from Lancaster City along major road corridors to the northeast and northwest, including 1-76 (the PA Turnpike), US 30, US 222, and PA 283. Traditional, smaller scale development centers include boroughs, villages, and crossroad communities in rural areas. Although the County is still largely agricultural outside the major Growth Areas and corridors, a scattered pattern of "non-rural" uses (residential subdivisions and large-lot development, commercial strip development along roadways, etc.) has emerged in rural areas.

A pattern of recent scattered small developments is apparent in many rural areas outside of designated Growth Areas. However, upon closer examination, much of this development has occurred next to or very close to existing development. This pattern may not be intentional or supportive of the Lancaster County Planning Commission's goal of higher density and more

concentrated growth in designated areas, but does indicate a trend toward coordination with existing development.

To better understand recent development patterns, the LCPC has compiled information on residential and non-residential (commercial, industrial, and other) land developed between 1994 and 2002 in relation to designated (Urban and Village) Growth Areas. According to the Lancaster County Growth Tracking Report, a total of 1 1,100 acres of land and 17,869 new housing units were developed during this time period. Of this recent development, 4,483 acres and 13,657 new housing units (76% of total units) were developed inside Growth Areas and 6,617 acres and 4,212 new housing units (24% of total units) were developed outside Growth Areas. The average net density of residential development was 5.0 units per acre in Urban Growth Areas and 1.5 units per acre in Village Growth Areas for an overall density of 4.6 units per acre. Outside Growth Areas, the average net density was 0.8 units per acre, resulting in more land acreage used to accommodate fewer housing units.

ECONOMIC CONSIDERATIONS

Lancaster County has one of Pennsylvania's strongest economies. The strength of this economy is its diversity, including agriculture, tourism, and a range of business/industry sectors. Lancaster has traditionally enjoyed a reputation as a strong manufacturing County. While employment in manufacturing is still well above the national average (20% of the County total compared to 11.3% nationally in 2003), the County has lost a significant number of jobs since the 1990's, mirroring a nationwide trend.

EMPLOYMENT - Lancaster is home to more than 10,000 companies representing many economic sectors. The County's historically stable economy is broad-based for a community of 475,000 people.

The following table identifies the top employers in Lancaster County:

Major Employers	Industry Sector
Lancaster General Hospital	Health Care and Social Assistance
APTCO Auto Auction Inc	Wholesale Trades
Dart Container Corporation	Manufacturing
Masonic Homes	Health Care and Social Assistance
QVC Inc	Transportation and Warehousing
Lancaster Lebanon Intermediate Unit	Educational Services
Ephrata Community Hospital Inc	Health Care and social Assistance
RR Donnelley & Sons Company	Manufacturing
State System of Higher Education	Educational Services
Acme Markets Inc	Transportation and Warehousing
Center for Workforce Information and Analysis *2nd Quarter 2009 -Final Data*	

Labor force and unemployment:

Labor Force	County	Pennsylvania
Civilian Labor Force	272,200	6,458,000
Employed	250,400	5,876,000
Unemployed	21,800	582,000
Unemployment Rate	8.0%	9.0%
Center for Workforce Information and Analysis		
Preliminary March 2010 - Seasonally Adjusted		

AGRICULTURE - Agriculture is central to Lancaster County's identity. It is the most extensive land use in the County, with land in farms comprising approximately 383,000 acres or 63% of the overall land area. Agricultural land is throughout the County with the exception of developed communities (particularly Lancaster City and adjacent municipalities) and some areas with natural resource constraints (e. g., steep slopes). Approximately 24,000 acres (6.2%) of agricultural land are located inside designated Growth Areas while 359,000 acres (93.8%) of agricultural land are located outside of designated Growth Areas.

The Plain Sect communities are extremely important to Lancaster County's agricultural base. The Amish own an estimated 99,238 acres in the County, with 21,659 of those acres being acquired between 1984 and 2003. Between 1984 and 2003, the Amish share of Lancaster County farms increased by 266 from 1166 to 1,432 farms. This represents 41.5% of the 3,450 farms in

Lancaster County (1997 Agricultural Census). Using current market value, the worth of Amish farmland in the County is just shy of one billion dollars ($980,570,678).

Although Plain Sect groups hold considerable farmland in the County and the Amish have increased their holdings, Plain Sect farmers are facing growing financial challenges to stay in farming because of high land prices and the cost of operating a successful farming operation. In response to these pressures, a growing number of them have leased out their tillable land to non-Plain Sect farmers. Plain Sect farm families, however, continue to live on the homestead to raise their families. In many cases farmers have established small businesses on their farms to supplement or provide their primary income.

While this is occurring, it should also be noted that the majority of the Amish population continue to maintain some form of agricultural production on their land. Although more Amish have purchased farms, the percent of Amish families who earn their living exclusively from farming has declined to less than half of the Amish population. Nevertheless the Amish have been a powerful force in maintaining farmland and the rural character of Lancaster County in many areas of the County. Plain Sect farmers, although challenged by the efficiencies of modem farms, have added substantial value to the economy and the cultural landscape of Lancaster.

The Statistical Summary the PA Department of Agriculture gives the following 2005 -2006 statistics:

Number of Total Farms	5,457
Land in Farms	423,000
Average Size of Farm	78
Cattle	3,142
Commercial Dairy	1,928
Hog	390
Sheep	347
Poultry	1,322

Livestock on Farms	
Hogs & Pigs	355,000
Cattle Hogs	238,100
Sheep & Lambs	6,700

Cash Receipts	
Field	$120,570,000
Field Vegetables & Potatoes	$20,181,000
Fruits	$3,809,000
Horticulture & Mushrooms	$40,483,000
Total Crops	$185,043,000
Poultry, Meat Animals & Livestock	$475,000
Dairy	$397,325,000
Total Livestock & Products	$397,800,000
Government Payments	$6,671,000
Total All	$589,514,000

The agricultural community is made up of a mixture of large scale dairy operations with 700+ cows, large poultry and swine operations to the smaller conservative farms with 35-50 cows. The large operations will till in excess of 1,000 acres and the smaller operations till 40 -70 acres.

The small operations rely heavily on family labor and often use shared equipment. Some of these small farms are operated using horses to till the farms and do not rely on any outside electrical power. The close proximity to family members is important to them and often will drive their real estate buying decisions.

GOVERNMENTAL CONSIDERATIONS

GOVERNMENT - Pennsylvania mandates the classification of counties according to population size. Lancaster County is a Third Class Pennsylvania County. Third Class counties in Pennsylvania elect three county commissioners to four year terms. The number of terms is unlimited. One commissioner must be of a minority party.

Each of the 60 municipalities is governed by an elected body - supervisors, councils, or commissioners, depending on the municipal designation. Each is responsible for establishing and administering municipal financial budgets and tax rates, as well as being responsible for land use

controls through zoning and subdivision regulations and building permits. Local officials provide road maintenance and other general services as well.

TAXATION - Taxes in Lancaster County are paid twice a year. Spring taxes, due in June, are paid to the county and municipality. Fall taxes, due October, are paid to the school districts. Agricultural land greater than ten acres is eligible for preferential taxation (Act 319 - Clean and Green Act). Tying the land assessed value to the value that it generates to the landowner is an important means of addressing tax fairness or equity to the land owner who chooses to use the land in agriculture, despite having other alternatives available. If a property does not continue to meet the requirements for participation in the Act, roll back taxes and penalties are incurred.

AGRICULTURAL CONSERVATION - Farmland preservation is consistently ranked by Lancastrians as key to the quality of life in Lancaster County and one of the highest priorities for the County's future. The County has made a commitment to farmland preservation through the Agricultural Easement Purchase program administered by the Agricultural Preserve Board, which has protected approximately 58,000 acres throughout the County. The Preserve Board's efforts are supplemented by the Lancaster Farmland Trust, a non-profit organization that also acquires easements on farmland (+20,000 acres). A healthy, viable agricultural industry is linked to an effective farmland preservation program.

ZONING AND UGBs - In 1997 the county established urban growth boundaries (UGB) for 13 urban areas in the county, each of which includes one or more boroughs or the city, and portions of the townships which border on them.

Effective agricultural zoning permits the subdivision of typically one lot of up to 2 acres per 20 to 50 acres of land. Approximately 320,000 acres of land are currently zoned for effective agricultural use in Lancaster County. Using a typical sliding scale, effective agricultural zone, (1 unit per 25 acres) approximately 12,800 new lots could be created over time throughout the county's agricultural areas alone. This represents a sizeable residential growth in the agricultural areas.

Effective agricultural zones have played a key role in maintaining the vital agricultural economies in Lancaster County. The amount of land zoned for primarily agricultural use is among the highest in counties across the nation. These agricultural zones will continue to play a central role in implementing the county's vision for its agricultural areas.

CONCLUSION

The County not only has excellent non-farm employment opportunities, but is also the number one county in Pennsylvania for total agricultural receipts. More land area is devoted to farming in Lancaster County than in any other in the state.

The county is a good location to live and work with new residents to the area commuting to other areas to work and selecting the county as a desirable place to live and raise a family.

Site Analysis

Property Ownership/Tax Assessment

Property is deed to:	Christian Willis Herr II
Deed Book and Page #	5635-227
Date of Recording and Purchase:	Transferred from Clerk of Courts for $277,000 on February 5, 1998. This was a transfer from family estate.
Tax Assessment Identification:	410-70753-0-0000
Tax Assessment:	$308,500

Location

Located on Charlestown Road between S. Donerville Road and Ironstone Ridge Road. The subject is approximately 2 miles north of Millersville.

Zoning

Manor Township: The subject is located in the Low Density Residential (RL1). Zoning allows for subdivision of a minimum 15,000 square feet. A copy of the zoning ordinance is attached as addendum O.

Utilities and Street Improvements

Water Type:	Public available
Sewage Type:	Public Available
Public Utilities:	Electric and telephone service is available.

Easements

Typical unrecorded electric, telephone and highway ROWs.

Acreage

Deeded Acreage: 44.48 **Platted Acreage:** 44.51 **Tax Map Acreage:** 44.20

Land Use:	Acres	%
Tillable	44.19	99.3%
Permanent Pasture	0.00	0.0%
Woodland	0.00	0.0%
Farmstead	0.00	0.0%
Roads & Waste	0.29	0.7%
Assumed Acreage Total	44.48	100.0%

Overall Topography: Gently slopping

Soils:

		Soil Type	Class	Yield	Slope	Farmland Importance	Hydric Soils	% of Total Acreage
1	CbA	Chester Silt Loam	1	170	0-3%	Prime	N	15%
2	CkA	Clarksburg Silt Loam	2w	125	0-5%	Prime	Y	0%
3	CnB	Conestoga Silt Loam	2e	170	3-8%	Prime	N	29%
4	DbA	Duffield Silt Loam	1	165	0-3%	Prime	N	10%
5	DbB	Duffield Silt Loam	2e	165	3-8%	Prime	N	46%

USDA Soil Capability Classification:

Soil Capability Classes			
I	25%	V	0%
II	75%	VI	0%
III	0%	VII	0%
IV	0%	VIII	0%

Flood Map Information:

The subject can be located on FEMA map 42071C0344E (map date 4/19/2005). All of the property is located in zone X.

Improvement Description:

None

Environmental

The scope of this appraisal has not included any environmental audits or testing for hazardous materials. There were no apparent environmental concerns noted. However, as in the case of all real estate, the ownership of the subject property is advised to have a complete understanding of the environmental issues surrounding the subject site. As such, a Phase I environmental audit is recommended.

Overall Comments

The tract is for the most part a rectangular property with adequate road frontage. The property is adjacent to lands owned by the Penn-Manor School District.

The property's zoning allows for a minimum of 15,000 square foot single family dwelling building lots which is comparable to many R-2 zonings. The only thing it does not allow for is duplex or multi-family properties.

Soils indicate no severe limitations to any type of residential development.

Analysis and Conclusions

Highest and Best Use:

The following is a discussion of the four criteria of the Highest and Best Use in regards to the subject property.

"As Vacant":

Legally Permissible: The subject property is located in Manor Township's Residential (R-1) zoning district. The property's present use as agriculture is permitted. However, the zoning allows for development of the subject.

Physically Possible: The farm is 99% tillable with an average yield potential for the area. The use for crop production is physically possible. Soils show no limitation to development..

Financially Feasible: The use as a cropping operation is considered financially possible. The demand development is limited by the overall market downturn. But sale data indicates that is beginning to change.

Maximally Profitable: The sale of the property for development is considered the maximally profitable use.

Final Conclusions: Because of the reasons stated above, the final conclusion of Highest and Best use is the "As Vacant" use as transitional land –residential development.

Cost Approach

The property has no improvements; therefore, the Cost Approach was not developed.

Income Approach

Since the subject property was determined to have a Highest and Best Use as a commercial and residential development property, the Income Approach was not considered to be a good indicator of value. Therefore, it was not developed in this report.

Sales Comparison Approach

The Sales Comparison Approach is a method of estimating market value where the subject property is compared to similar properties, which have been sold.

The Sales Comparison Approach was developed by selecting the most comparable sales available at the time of assignment. Four sales were selected from the general market area. These sales were selected because of their similarity in size and location in market zone.

The comparable sales are shown in detail in Addendum M.

General Discussion of Elements of Comparison

In general there is an upward adjustment if the comparable is inferior to the subject for a given element of comparison and a downward adjustment where the comparable is superior to the subject for a given element of comparison. The following chart defines the differences between the subject and the comparables.

Following is a discussion of the various adjustments made to the comparable sales.

	Sale Date	Terms	Size	Zoning	Location	Public Utilities	Access
SUBJECT			44.48	RL1	Manor	Yes	Good
COMP 1	Sep-08	Cash to Seller	32.68	R-2	Pequea	Yes	Good
COMP 2	Sep-07	Cash to Seller	12.70	R-2	West Hempfield	Yes	Good
COMP 3	Sep-07	Cash to Seller	20.03	LDR	Ephrata	Yes	Good
COMP 4	Oct-06	Cash to Seller	17.70	R-2	East Lampeter	Yes	Good

The first set of adjustments that need to be made are for building and land use differences.

Buildings: Buildings vary in use, size and function from farm to farm. No two farms have exactly the same type of buildings; therefore, the comparable sales are adjusted for differences in building value on a per acre basis. To determine the per acre value, the contributory value of each building is determined and then divided by the total acreage. The comparable sales are then either adjusted up or down based on the difference from the subjects building contributory values. Comparable 2 was zoned Residential and had a dwelling that was considered to add value to the subject.

Land Use: Existing land uses, commercial acreage versus industrial, residential, agricultural and waste were compared. The following adjustments were made for varying land uses:

	Sales Comp #1				Subject		
Type of Land	**Acres**	**$/A**	**Total Value**		**Acres**	**$/A**	**Total Value**
Developable	16.67	$84,151	$1,402,805		44.19	$84,151	$3,718,654
Limited Dev	15.80	$63,114	$997,195		0.00	$63,114	$0
Non-Dev	0.00	$42,076	$0		0.00	$42,076	$0
Waste	0.21	$0	$0		0.29	$0	$0
Total	32.68	$73,439	$2,400,000		44.48	$83,603	$3,718,654
				Land Adjustment		**$10,163**	**/Acre**

	Sales Comp #2				Subject		
Type of Land	**Acres**	**$/A**	**Total Value**		**Acres**	**$/A**	**Total Value**
Developable	12.45	$109,598	$1,364,500		44.19	$109,598	$4,843,153
Limited Dev	0.00	$93,159	$0		0.00	$93,159	$0
Non-Dev	0.00	$54,799	$0		0.00	$54,799	$0
Waste	0.25	$0	$0		0.29	$0	$0
Total	12.70	$107,441	$1,364,500		44.48	$108,884	$4,843,153
				Land Adjustment		**$1,443**	**/Acre**

	Sales Comp #3			Subject		
Type of Land	**Acres**	**$/A**	**Total Value**	**Acres**	**$/A**	**Total Value**
Developable	19.73	$99,595	$1,965,000	44.19	$99,595	$4,401,082
Limited Dev	0.00	$74,696	$0	0.00	$74,696	$0
Non-Dev	0.00	$49,797	$0	0.00	$49,797	$0
Waste	0.30	$0	$0	0.29	$0	$0
Total	20.03	$98,103	$1,965,000	44.48	$98,945	$4,401,082
			Land Adjustment	**$842**	**/Acre**	

	Sales Comp #4			Subject		
Type of Land	**Acres**	**$/A**	**Total Value**	**Acres**	**$/A**	**Total Value**
Developable	16.96	$117,925	$2,000,000	44.19	$117,925	$5,211,085
Limited Dev	0.00	$100,236	$0	0.00	$100,236	$0
Non-Dev	0.00	$58,962	$0	0.00	$58,962	$0
Waste	0.74	$0	$0	0.29	$0	$0
Total	17.70	$112,994	$2,000,000	44.48	$117,156	$5,211,085
			Land Adjustment	**$4,161**	**/Acre**	

After the comparables have been adjusted for the differences in building and land use differences, the following two adjustments are made.

Financing/Conditions of Sale: The comparable sales have been adjusted for financing terms, if necessary. This adjustment renders the sales price to cash equivalent terms where the seller makes favorable financing terms available. The present value of this difference represents an advantage to the comparable sale and warrants a negative adjustment. In addition, there is an adjustment necessary if there are any unusual circumstances surrounding the transaction such as foreclosures, bulk sales, related parties, assemblages and the like. The transaction price of a property may differ from the price of an identical property because of different financing arrangements. No adjustments were required to the comparable sales.

Market Conditions: After adjusting all the sales to a cash equivalent price, the sales must be brought current by means of a Market Condition adjustment to account for a changing market from the date of each comparable sale to the effective date of this appraisal. The market has been showing a 10% per year decline since the highs of 2006. The comparables have been adjusted at 10% per year compounded monthly.

And after the comparables were adjusted for conditions of sale and market conditions, the comparables are then adjusted for the following differences.

Location: Property values can change because of locational factors. These factors can include location to public utilities, population centers, other types of zoning, etc. All comparables were in similar locations within the county and no adjustments were made.

Parcel Size: Property values generally have an inverse relationship, as property size increases, price per acre decreases; this relationship is due to the economics of scale. Typically larger land parcels have a limited market, attracting a smaller pool of potential purchasers. No adjustment could be determined for size.

Public Utilities: The availability of public utilities can cause a change in market value. All comparables had similar availability and no adjustments were required.

Zoning: Zoning differences can limit the possible uses of a property and its future ability to subdivide. Several of the comparables were zoned R-2, but the densities allowed were considered similar and no adjustments were made.

Access: The ability access a property for development can change value. All comparables and subject had good access and no adjustments were made.

Conclusions: A range of $71,313 – 83,305 was established. Adjustments were considered for buildings, land use, financing/conditions of sale, market conditions, location, parcel size, public utilities, zoning and access differences. The mean value is $78,017. All comparables were chosen because of similar location, size and similar zoning districts.

All comparables were weighted evenly. Therefore the value of **$3,558,400** or **$80,000** per acre was considered to be the indicated value.

The value by the Sales Comparison Approach is $3,558,400 (rounded).

Sales Comparison Approach Adjustment Grid

ELEMENT OF COMPARISON	SUBJECT PROPERTY Manor	SALE #1 7108604 Pequea	SALE #2 7107625 West Hempfield	SALE #3 7107624 Ephrata	SALE #4 7106704 East Lampeter
Sales Price		$2,400,000	$1,562,500	$1,965,000	$2,000,000
Land Area (Acres)	44.48	32.68	12.70	20.03	17.70
Sales Price per Acre		73,439	123,031	98,103	112,994
Land Use	% Tillable	51%	98%	99%	96%
Adjustment	99%	10,163	1,443	842	4,161
Buildings	None	None	Yes	None	None
Adjustment		0	-15,591	0	0
Adjusted Sales Price		83,603	108,884	98,945	117,156
Financing/Conditions of Sale		Cash to Seller	Cash to Seller	Cash to Seller	Cash to Seller
Adjustment		0	0	0	0
Market Conditions		Sep-08	Sep-07	Sep-07	Oct-06
Adjustment		-12,290	-25,579	-23,245	-35,406
Adjusted Sales Price		$71,313	$83,305	$75,700	$81,750
Location	Manor	Pequea	West Hempfield	Ephrata	East Lampeter
Adjustment		0	0	0	0
Parcel Size	44.48	32.68	12.70	20.03	17.70
Adjustment	acres	0	0	0	0
Public Utilities	Yes	Yes	Yes	Yes	Yes
Adjustment	Bushels	0	0	0	0
Zoning	RL1	R-2	R-2	RLD - Low Density	R-2
Adjustment		0	0	0	0
Access	Good	Good	Good	Good	Good
Adjustment		0	0	0	0
Final Adjusted Sales Price		$71,313	$83,305	$75,700	$81,750
Total Net Adjustments		-$2,127	-$39,727	-$22,403	-$31,245
Total Net % Adjustments		-3%	-48%	-30%	-38%

Reconciliation

The three generally accepted approaches to value include the Cost, Income and Sales Comparison Approach. All three approaches to market value were considered, but only the Sales Comparison Approach was developed in the appraisal of the subject located in Manor Township, Lancaster County.

The following chart summarizes the indicated value estimates:

Cost	Not Developed
Income	Not Developed
Sales	$3,558,400

The Cost Approach is simply deriving land values from the sales database and adding the depreciated value of the improvements to arrive at an indicated Cost Approach value. Since the subject had no improvements, the Cost Approach was not developed.

The Income Approach capitalizes an income stream by using typical rental income less landlord expenses. The Income Approach was not considered to be a good indicator of value of development properties; therefore, was not developed.

Selecting the four most comparable sales from available sale data sources developed the Sales Comparison Approach.

The Sales Approach was considered to be reliable. Therefore, it is concluded that the final opinion of **Market Value** of the fee simple interests of the subject property, as of May 27, 2010 are estimated as:

$3,558,400

(Three Million Five Hundred Fifty Eight Thousand Four Hundred Dollars)

Exposure Time

Reasonable exposure time is one of series of conditions in most market value definitions. Exposure time is always presumed to precede the effective date of the appraisal. Exposure time may be defined as:

> "The estimated length of time the property interest being appraised would have been offered on the market prior to the hypothetical consummation of a sale at market value on the effective date of the appraisal; a retrospective opinion based on an analysis of past events assuming a competitive and open market." [4]

Exposure time is different for various types of property and under various market conditions. It is noted that the overall concept of reasonable exposure encompasses not only adequate, sufficient, and reasonable time but also adequate, sufficient, and reasonable effort. The estimate may be expressed as a range and can be based on one or more of the following:

- Statistical information about days on the market
- Information gathered through sales verification
- Interviews with market participants

Based on the information presented in the body of the report that follows, a reasonable exposure time for the subject property at the indicated market value is approximately twelve (12) to twenty four (24) months. [The reader should note that exposure time is different than marketing time in that exposure time is always presumed to precede the effective date of an appraisal, whereas, marketing time is a time period immediately subsequent to the date of the appraisal.]

[4] USPAP 2010-2011 Edition, The Appraisal Standards Board of the Appraisal Foundation, "Statement #6"

Marketing Period

While it is impossible to know exactly how long a marketing period might be, there are some indicators, which help to understand the basic dynamics of any market in relation to equilibrium. Due to the scope of this appraisal assignment, only a general estimate of the date of equilibrium can be made since all of the data sources are *historically focused.*

In addition to the above information regarding market activity, it should be noted that the various judgments regarding property performance and investor expectations contained within the appraisal are based on criteria, which are currently in use in this market. Therefore, the estimate of value reflects current market and investment criteria. No changes in the real estate or capital markets are required for the estimate of value to be realized.

The reasonable marketing time is an estimate of the amount of time it might take to sell a property interest in real estate at the estimated market value level during the period immediately after the effective date of an appraisal.[5] Marketing time is different from exposure time, which is always presumed to precede the effective date of an appraisal.

The estimate of marketing time uses some of the same data analyzed in the process of estimating reasonable exposure time as part of the appraisal process and is not intended to be a prediction of a date of sale.

The estimate may be expressed as a range and can be based on one or more of the following:

- Statistical information about days on market;
- Information gathered through sales verification;
- Interviews with market participants; and,
- Anticipated changes in market conditions.

Considering the information presented above regarding market activity and the orientation of the appraisal, a reasonable estimate of marketing time for the entire subject sites at the combined appraised market value is approximately twelve (12) to twenty four (24) months.

---

[5] Appraisal Standards Board of the Appraisal Foundation, "Advisory Opinion 7; Marketing Time Estimates", USPAP 2010-2011 Edition.

Certification

The appraiser certifies and agrees that:

1. The statements of fact contained in this report are true and correct.

2. The reported analyses, opinions, and conclusions are limited only by the reported assumptions and limiting conditions and are my personal and impartial, unbiased professional analyses, opinions and conclusions.

3. I have no present or prospective interest in the property that is the subject of this report and no personal interest with respect to the parties involved.

4. I have no bias with respect to the property that is the subject of this report or to the parties involved in this report.

5. My engagement in this assignment was not contingent upon the developing or reporting predetermined results.

6. My compensation for completing this assignment is not contingent upon the development or reporting of a predetermined value of direction in value that favors the cause of the client, the amount of the value opinion, the attainment of a stipulated result, or the occurrence of a subsequent event directly related to the intended use of this appraisal.

7. My analyses, opinions and conclusions were developed, and this report has been prepared in conformity with the Uniform Standards of Professional Appraiser Practice.

8. This appraisal report has been made in conformity with and is subject to the requirements of the Code of Professional Ethics and Standards of Professional Conduct of the appraisal organizations with which the appraiser is affiliated.

9. I have made a personal inspection of the property that is the subject of this report.

10. All contingent and limiting conditions are contained herein (imposed by terms of the assignment or by the undersigned affecting the analysis, opinions, and conclusions contained in the report).

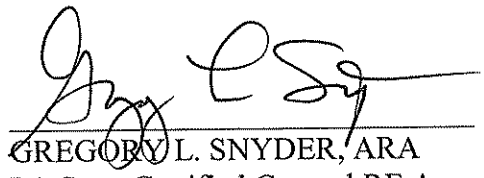
11. No professional assistance was provided.

12. I have previously completed an appraisal on this property within the last three years.

13. By reason of our investigation, we have formed the opinion, that the "As Is Market Value" of the fee simple estate in the identified real property, in accordance with the property's highest and best use, under current market conditions, and subject to all the

Assumptions and Limiting Conditions cited in this report, as of May 27, 2010, the date of valuation, was:

Three Million Five Hundred Fifty Eight Thousand Four Hundred Dollars ($3,558,400)



GREGORY L. SNYDER, ARA
PA State Certified General RE Appraiser
Certificate # GA-001309-L
Expires 6/30/2011

ADDENDA

FEB 27 1998

998012009

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

STEVE McDONALD
Recorder of Deeds

RECORDED OR FILED
98 FEB 27 AM 11:08
RECORDER OF DEEDS
LANCASTER, PA.

27.00 JT

DIST 410 MAP 1414 BLK 3 LOT 8

WIT 50 RF 1350 MH 1150 TOT 27.00

LAW OFFICES of XAKELLIS, REESE & PUGH
A PROFESSIONAL CORPORATION, 129 E. ORANGE ST., LANCASTER, PA 17602

THIS DEED

Made the 5th day of FEBRUARY, in the year Nineteen Hundred Ninety-Eight (1998).

BETWEEN CLERK OF COURT, COURT OF COMMON PLEAS IN AND FOR LANCASTER COUNTY, PA, ORPHANS' COURT DIVISION, party of the first part (hereinafter called GRANTOR) and CHRISTIAN WILLIS HERR, II, of the Township of Manor, County of Lancaster and Commonwealth aforesaid, party of the second part (hereinafter called GRANTEE);

WITNESSETH, That in consideration of Two Hundred Seventy-Seven Thousand ($277,000.00) Dollars, in hand paid, the receipt whereof is hereby acknowledged, the said GRANTOR does hereby grant and convey unto the said GRANTEE, his heirs and assigns,

ALL THAT CERTAIN lot or tract of land, situate on the South side of Charlestown Road (T-597), in the Township of Manor, County of Lancaster and Commonwealth of Pennsylvania, (Tax Map No. 14H-3-2; District No. 410), and being more fully bounded and described in accordance with Exhibit "A" attached hereto and incorporated herein by reference.

AND the GRANTOR does hereby specially warrant the property

TAXES	
Pa.	2770.00
Local	1385.00 Manor Twp
Local	1385.00 Penn Manor

1

5635 0227

Addendum B

hereby conveyed.

IN WITNESS WHEREOF, said GRANTOR has hereunto set his hand and seal the day and year first above written.

SIGNED, SEALED AND DELIVERED
IN THE PRESENCE OF

CLERK OF ORPHANS' COURT, COURT OF
COMMON PLEAS OF LANCASTER COUNTY, PA
ORPHANS' COURT DIVISION

By: C. Thomas Walker, Jr.
C. Thomas Walker, Jr., Clerk of Court

COMMONWEALTH OF PENNSYLVANIA:
: SS:
COUNTY OF LANCASTER :

On this, the 5th day of February, 1998, before me, the undersigned officer, Judge of the Orphans' Court Division, of the Court of Common Pleas in and for Lancaster County, PA, personally appeared C. Thomas Walker, Jr., Clerk of Orphans' Court, known to me (or satisfactorily proven) to be the person whose name is subscribed to the within instrument and acknowledged that he executed the same for the purposes therein contained.

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

My Term Expires the First
Monday of January, 2004.

Judge

I HEREBY CERTIFY that the precise address of the GRANTEE herein is 690 Central Manor Road (Manor Township), Lancaster, PA 17603.

XAKELLIS, REESE & PUGH

By
George C. Xakellis, Esquire

LAW OFFICES XAKELLIS, REESE, GARMAN & PUGH
A PROFESSIONAL CORPORATION, 129 E. ORANGE ST., LANCASTER, PA 17602

EXHIBIT "A"
Attached to the Deed from Clerk of Orphans Court - Court of Common Pleas in and for Lancaster County, PA, GRANTOR to Christian Willis Herr, II, GRANTEE

ALL THAT CERTAIN lot or tract of land, situate on the South side of Charlestown Road (T-597), in the Township of Manor, County of Lancaster, Commonwealth of Pennsylvania, as shown on a plan prepared by RETTEW Associates, Inc., dated December 8, 1995, drawing number 951683-01 and being more fully bounded and described as follows:

BEGINNING AT A POINT, a P.K. (set) in or near the centerline of Charlestown Road (T-597), said point being the Northeast corner of herein described tract and also being the Northwest corner of lands now or formerly of Penn Manor School District; thence along lands of said Penn Manor School District, the following five (5) courses and distances: (1) South fourteen (14) degrees, Thirty-two (32) minutes, Fifty-seven (57) seconds East (astronomic), a distance of Five Hundred Eighty-five and Seventy-five one-hundredths (585.75) feet to a rebar (set); (2) South Ten (10) degrees, Twenty-nine (29) minutes, Fifty-four (54) seconds East, a distance of Five Hundred and Fifteen and Seventy-eight one-hundredths (515.78) feet to a rebar (set); (3) South Forty-two (42) degrees, Fourteen (14) minutes, Forty-eight (48) seconds East, a distance of Three Hundred Thirteen (313) feet to a rebar (set); (4) South Seventeen (17) degrees, Fourteen (14) minutes, Sixteen (16) seconds East, a distance of Two Hundred Fifteen (215) feet to a rebar (set); and (5) North Seventy-two (72) degrees, Forty-five (45) minutes, Forty-eight (48) seconds East, a distance of Two Hundred Eighty-four (284) feet to a rebar (set); thence along lands now or formerly of Manor Township, South Seventeen (17) degrees, Fourteen (14) minutes, Sixteen (16) seconds East, a distance of Three Hundred Seventy One and Forty-two one-hundredths (371.42) feet to a rebar (set); thence along lands now or formerly of Roy H. Charles, South Seventy-three (73) degrees, Twenty-eight (28) minutes, Thirty-two (32) seconds West, a distance of One Thousand Three Hundred Seventy-five and Ninety-nine one hundredths (1,375.99) feet to a rebar (set); thence along lands now or formerly of Robert and Geraldine B. Shuman (lot 1A recorded in Subdivision Plan Book J-131-108), now or formerly of James P. and Dawn M. Doman (lot 6 recorded in Subdivision Plan Book J-149-64) and now or formerly of Samuel L. and Cynthia L. Bigler (lot 7 recorded in Subdivision Plan Book J-149-64), North Fifteen (15) degrees, Thirteen (13) minutes, Fifteen (15) seconds West, a distance of Eight Hundred Ninety-four and Nine one-hundredths (894.09) feet to a stone (found); thence along lands nor or formerly of Abram K. and Anna May Fisher the following three (3) courses and distances: (1) North Fifteen (15) degrees, Thirty-seven (37) minutes, Forty-three (43) seconds West, a distance of Four Hundred Sixty Three (463) feet to a stone (found); (2) North Seventy-one (71) degrees,

Addendum B

Forty-one (41) minutes, Thirty-two (32) seconds East, a distance of Two Hundred Twenty-Five and Twenty-three one-hundredths (225.23) feet to a stone (found); and (3) North Fifteen (15) degrees, Sixteen (16) minutes, Seventeen (17) seconds West, a distance of Five Hundred Eighty-four and Eighty-two one-hundredths (584.82) feet to P.K. (set) in or near the centerline of Charlestown Road; thence in and along the centerline of Charlestown Road, North Seventy-two (72) degrees, Twenty-two (22) minutes, Three (03) seconds East, a distance of Seven Hundred Fifty-Seven and Eighty-six one-hundredths (757.86) feet to the POINT OF BEGINNING.

Containing: 44.481 acres

BEING PART OF THE SAME PREMISES which Girvin Herr, Robert C. Herr and John G. Herr, Executors of the Estate of C. Willis Herr, by their deed dated June 5, 1958 and recorded June 5, 1958 in the Office of the Recorder of Deeds in and for Lancaster County, PA, in Deed Book I, Volume 46, Page 332, granted and conveyed unto John G. Herr, his heirs and assigns.

AND THE SAID John Girvin Herr, a/k/a John G. Herr, died July 12, 1995, leaving a Will dated February 5, 1995, duly probated August 1, 1995 and remaining of record in the Office of the Register of Wills in and for Lancaster County, PA, to 1995 Term No. 1140, wherein he appointed Christian Willis Herr, II Executor to whom Letters Testamentary were granted.

AND THE SAID Christian Willis Herr, II by Final Decree entered and filed December 3, 1997 to Term No. 36-1995-1140 was given authority in his individual capacity to purchase subject premises herein and that for this purpose, the deed be executed by the Clerk of Orphans' Court Division of the Court of Common Pleas in and for Lancaster County, PA, and accordingly notarized by its Judge.

(Tax Map No. 14H-3-2; District 410)

(1998-310;COC2WILL.JGH)

02/27/98 11:07AM 010H5927		A##
	PA TAX	$2770.00
02/27/98 11:07AM 010H5927		A##
	LOCAL TX	$1385.00
02/27/98 11:07AM 010H5927		A##
	LOCAL TX	$1385.00

XAKELLIS, REESE & PUGH, a Professional Corporation
129 East Orange Street, Lancaster, PA 17602

JOINDER

I, CHRISTIAN WILLIS HERR, II, EXECUTOR of the estate of JOHN GIRVIN HERR, a/k/a JOHN G. HERR, deceased, as an additional GRANTOR, join into this conveyance in order to release, quitclaim and discharge unto CHRISTIAN WILLIS HERR, II, individually and as GRANTEE, all the right, title and interest of the Estate of JOHN GIRVIN HERR, a/k/a JOHN G. HERR, deceased, in and to the premises herein conveyed.

DATED:
February 26, 1998

ESTATE of JOHN GIRVIN HERR,
a/k/a JOHN G. HERR, deceased

By: _____
CHRISTIAN WILLIS HERR, II
Executor

COMMONWEALTH OF PENNSYLVANIA:

COUNTY OF LANCASTER : SS:

On this, the 26th day of February, 1998, before me, the undersigned officer, personally appeared Christian Willis Herr, II, Exector of the Estate of JOHN GIRVIN HERR, a/k/a JOHN G. HERR, deceased, known to me (or satisfactorily proven) to be the person whose name is subscribed to the within deed and acknowledged that he executed the same in the capacity therein stated and for the purpose therein contained.

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

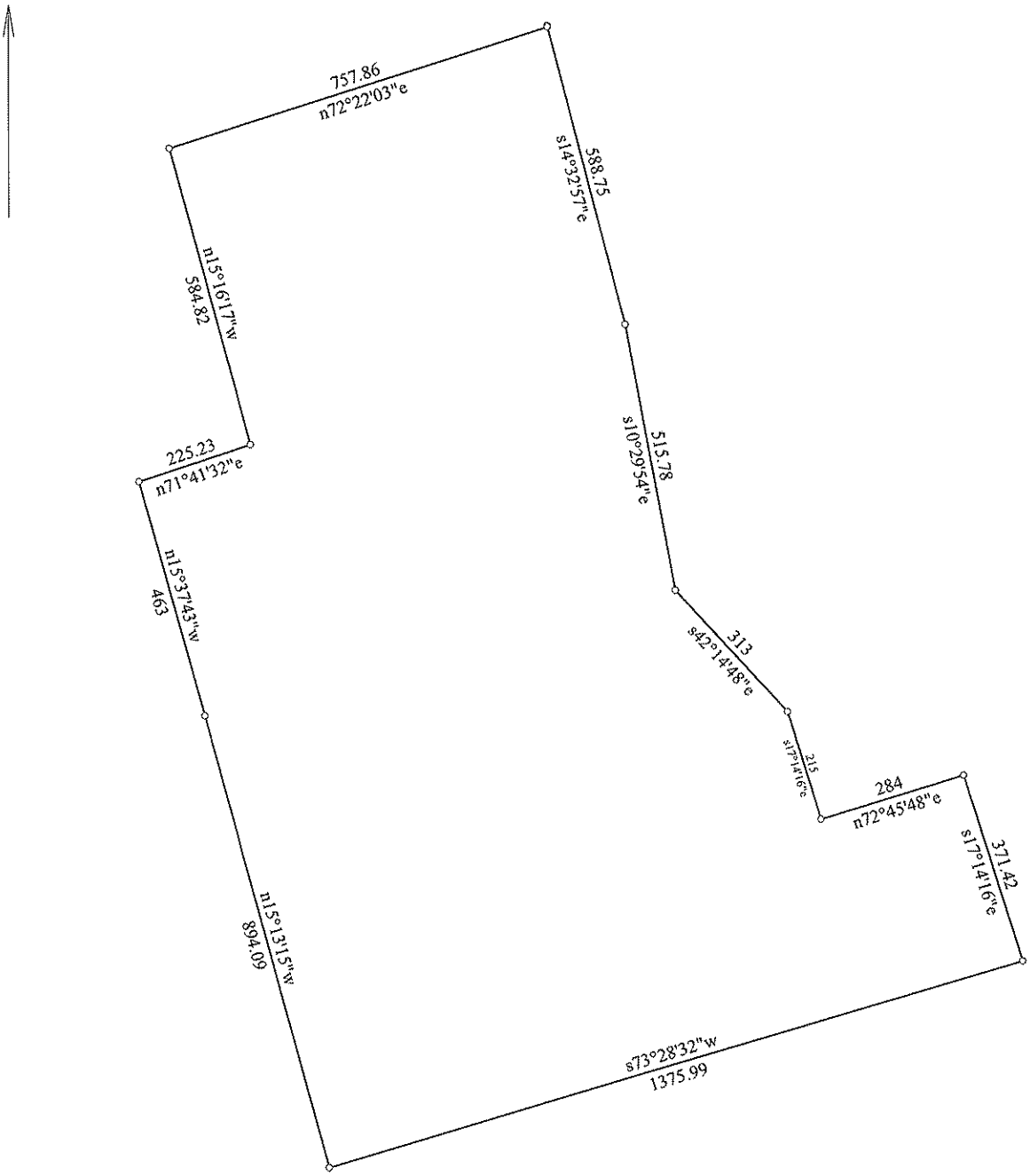
Notarial Seal
Timothy L. Breneman, Notary Public
Lancaster, Lancaster Co., PA
My Commission Expires July 21, 2001

_____
notary public

(1998-901;joinder.CWH)

5635 0231

Addendum B



Title: Christian W. Herr, II		Date: 04-29-2010
Scale: 1 inch = 325 feet	File: 2010-023 - Herr.des	

Tract 1: 44.506 Acres: 1938664 Sq Feet: Closure = n14.3808w 3.01 Feet: Precision =1/2186: Perimeter = 6589 Feet

001=s14.3257e 588.75	006=s17.1416e 371.42	011=n15.1617w 584.82
002=s10.2954e 515.78	007=s73.2832w 1375.99	012=n72.2203e 757.86
003=s42.1448e 313	008=n15.1315w 894.09	
004=s17.1416e 215	009=n15.3743w 463	
005=n72.4548e 284	010=n71.4132e 225.23	

Account # : 4107075300000					
**** PARCEL					
Owner Name	HERR CHRISTIAN WILLIS II	Owner Address	690 CENTRAL MANOR RD	Owner City	LANCASTER
Owner State	PA	Owner ZIP	17603	Owner Address 2	
Owner Address 3		Act 319	N	LERTA	N - NO
LERTA Type		LERTA Date		Descriptor	
Taxable Acres	44.20	Property Class	800 - AGRICULTURAL	Land Use Code	801 - AG - VACANT
Curb Gutter	N - NO	Public Water	01 - NONE	Gas	01 - NONE
Sidewalk	N - NO	Public Sewage	01 - NONE		
Electric	01 - AVAILABLE	One Way Street	N - NO	One Way Street Dir	
Sale Date	2/27/1998	Sale Price	$277,000.00	Tax Exemption	03 - TAXABLE
Active Flag	Y - YES	Deed Date	2/27/1998	Instrument Number	5635227
House Number		Street Pre Dir		Street Post Dir	
Street Name	CHARLESTOWN RD	Street Suffix		Homestead Flag	
Homestead Eff Year		Homestead Value	$0.00	Farmstead Value	$0.00
Ineligible Value	$0.00	Total Homestead Value	$0.00		

**** Current Assessment					
Final Total Value	$308,500.00	Final Land Value	$308,500.00	Final Building Value	$0.00
Lerta Value	$0.00	AG 319	$0.00	Taxable Value	$308,500.00

**** Valuation History					
Final Value Year	2005C	Final Value	$308,500.00	Land Value	$308,500.00
Building Value	$0.00	Lerta Value		AG 319	$0.00
Taxable Value	$308,500.00				

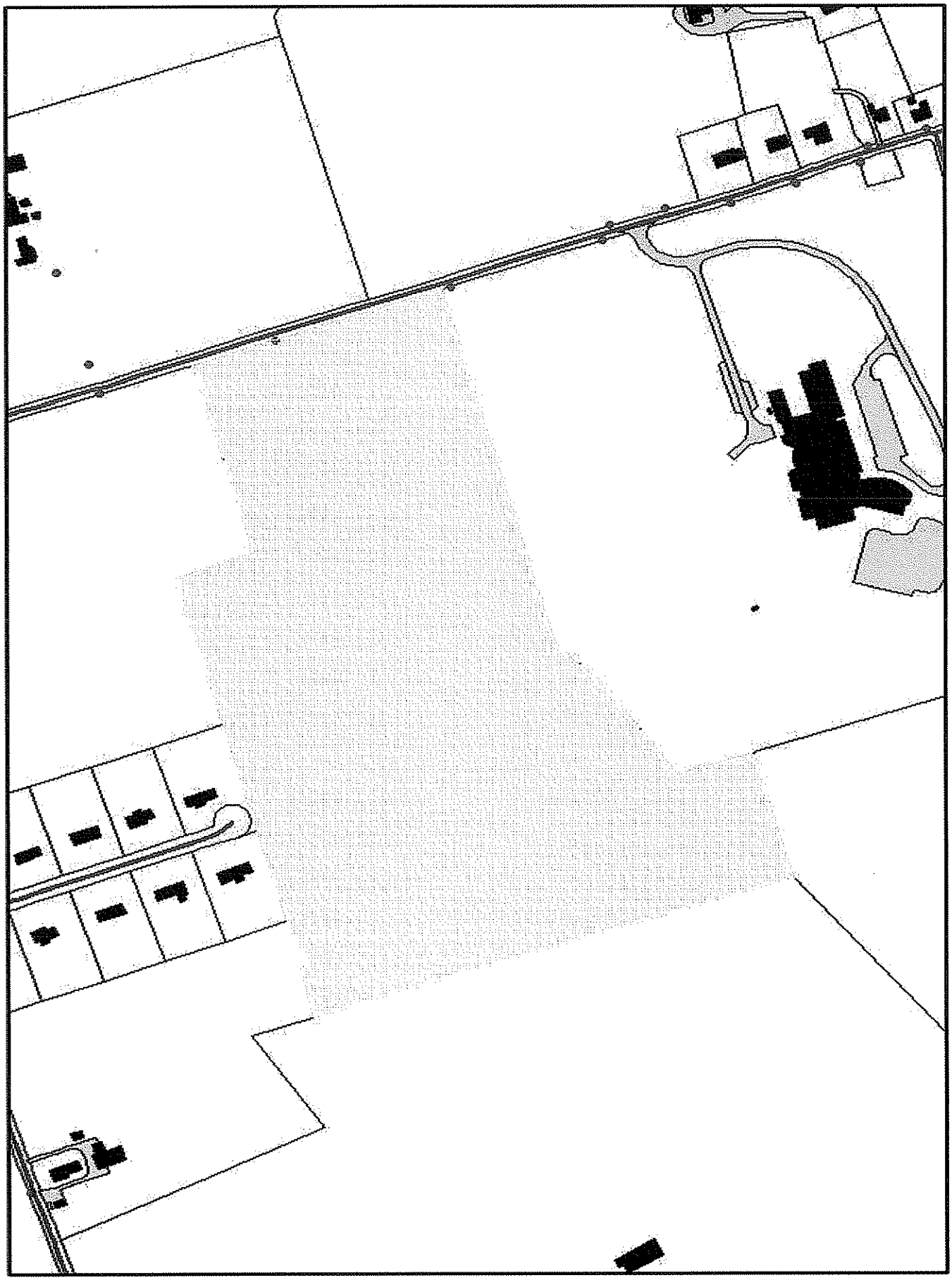
**** Valuation History					
Final Value Year	2005	Final Value	$187,200.00	Land Value	$187,200.00
Building Value	$0.00	Lerta Value		AG 319	$0.00
Taxable Value	$187,200.00				

**** Land					
Land Record Number	1	Land Type	02 - SECONDARY	Acres	1.00
Acreage Type		Res Com Flag	03 - AGRICULTURAL		

**** Land					
Land Record Number	2	Land Type	01 - PRIMARY	Acres	43.20
Acreage Type	01 - CROPLAND	Res Com Flag	03 - AGRICULTURAL		

Addendum G

Addendum H



Addendum I

United States Department of Agriculture

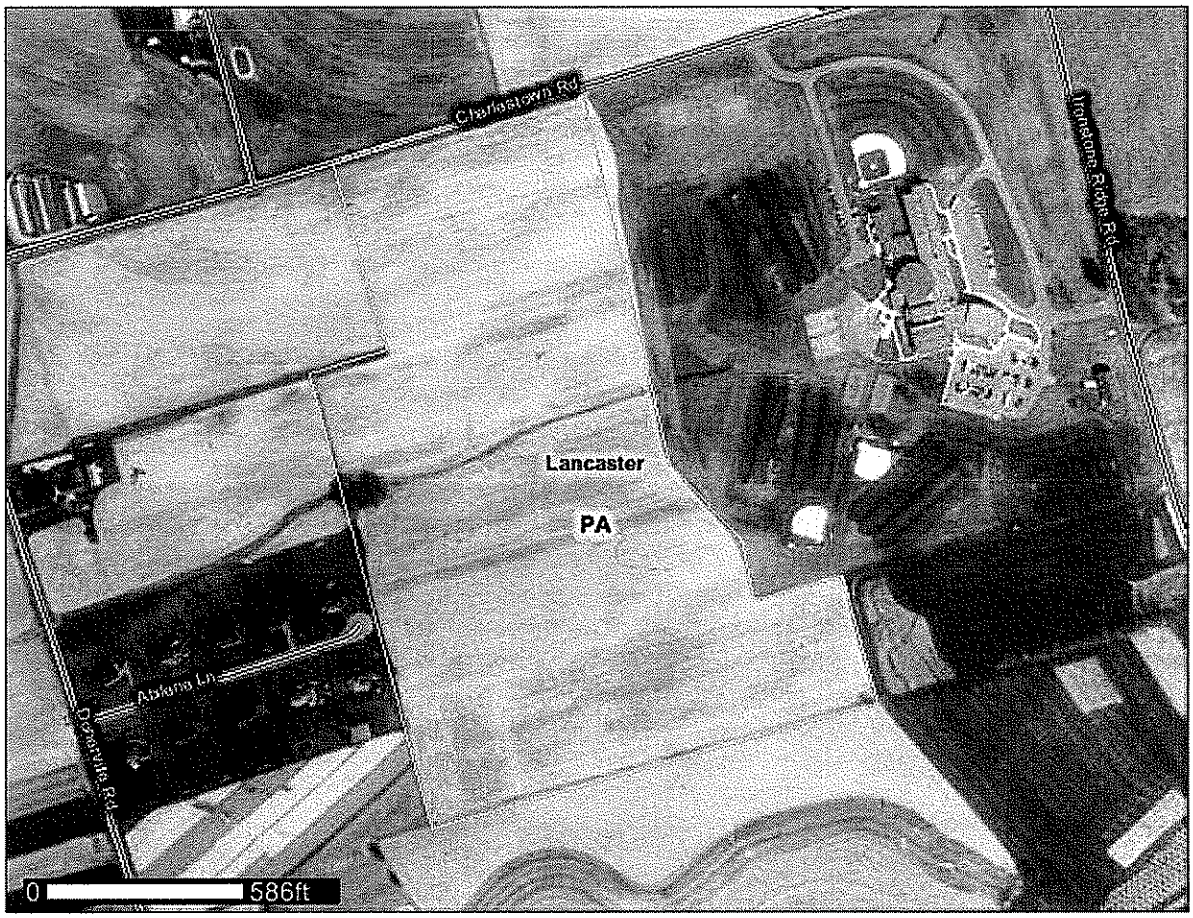
NRCS

Natural Resources Conservation Service

A product of the National Cooperative Soil Survey, a joint effort of the United States Department of Agriculture and other Federal agencies, State agencies including the Agricultural Experiment Stations, and local participants

Custom Soil Resource Report for Lancaster County, Pennsylvania

2010-023



May 28, 2010
Addendum J

Preface

Soil surveys contain information that affects land use planning in survey areas. They highlight soil limitations that affect various land uses and provide information about the properties of the soils in the survey areas. Soil surveys are designed for many different users, including farmers, ranchers, foresters, agronomists, urban planners, community officials, engineers, developers, builders, and home buyers. Also, conservationists, teachers, students, and specialists in recreation, waste disposal, and pollution control can use the surveys to help them understand, protect, or enhance the environment.

Various land use regulations of Federal, State, and local governments may impose special restrictions on land use or land treatment. Soil surveys identify soil properties that are used in making various land use or land treatment decisions. The information is intended to help the land users identify and reduce the effects of soil limitations on various land uses. The landowner or user is responsible for identifying and complying with existing laws and regulations.

Although soil survey information can be used for general farm, local, and wider area planning, onsite investigation is needed to supplement this information in some cases. Examples include soil quality assessments (http://soils.usda.gov/sqi/) and certain conservation and engineering applications. For more detailed information, contact your local USDA Service Center (http://offices.sc.egov.usda.gov/locator/app?agency=nrcs) or your NRCS State Soil Scientist (http://soils.usda.gov/contact/state_offices/).

Great differences in soil properties can occur within short distances. Some soils are seasonally wet or subject to flooding. Some are too unstable to be used as a foundation for buildings or roads. Clayey or wet soils are poorly suited to use as septic tank absorption fields. A high water table makes a soil poorly suited to basements or underground installations.

The National Cooperative Soil Survey is a joint effort of the United States Department of Agriculture and other Federal agencies, State agencies including the Agricultural Experiment Stations, and local agencies. The Natural Resources Conservation Service (NRCS) has leadership for the Federal part of the National Cooperative Soil Survey.

Information about soils is updated periodically. Updated information is available through the NRCS Soil Data Mart Web site or the NRCS Web Soil Survey. The Soil Data Mart is the data storage site for the official soil survey information.

The U.S. Department of Agriculture (USDA) prohibits discrimination in all its programs and activities on the basis of race, color, national origin, age, disability, and where applicable, sex, marital status, familial status, parental status, religion, sexual orientation, genetic information, political beliefs, reprisal, or because all or a part of an individual's income is derived from any public assistance program. (Not all prohibited bases apply to all programs.) Persons with disabilities who require alternative means

for communication of program information (Braille, large print, audiotape, etc.) should contact USDA's TARGET Center at (202) 720-2600 (voice and TDD). To file a complaint of discrimination, write to USDA, Director, Office of Civil Rights, 1400 Independence Avenue, S.W., Washington, D.C. 20250-9410 or call (800) 795-3272 (voice) or (202) 720-6382 (TDD). USDA is an equal opportunity provider and employer.

Contents

Preface.....2
How Soil Surveys Are Made.....5
Soil Map.....7
Soil Map (2010-023).....8
Legend.....9
Map Unit Legend (2010-023).....10
Map Unit Descriptions (2010-023).....10
Lancaster County, Pennsylvania.....12
CbA—Chester silt loam, 0 to 3 percent slopes.....12
CkA—Clarksburg silt loam, 0 to 5 percent slopes.....12
CnB—Conestoga silt loam, 3 to 8 percent slopes.....13
DbA—Duffield silt loam, 0 to 3 percent slopes.....14
DbB—Duffield silt loam, 3 to 8 percent slopes.....15
Soil Information for All Uses.....17
Suitabilities and Limitations for Use.....17
Building Site Development.....17
Dwellings With Basements (2010-023).....17
Land Classifications.....21
Hydric Rating by Map Unit (2010-023).....22
Nonirrigated Capability Class (2010-023).....26
Sanitary Facilities.....30
Septic System Sand Mound Bed or Trench (PA) (2010-023).....30
References.....35

How Soil Surveys Are Made

Soil surveys are made to provide information about the soils and miscellaneous areas in a specific area. They include a description of the soils and miscellaneous areas and their location on the landscape and tables that show soil properties and limitations affecting various uses. Soil scientists observed the steepness, length, and shape of the slopes; the general pattern of drainage; the kinds of crops and native plants; and the kinds of bedrock. They observed and described many soil profiles. A soil profile is the sequence of natural layers, or horizons, in a soil. The profile extends from the surface down into the unconsolidated material in which the soil formed or from the surface down to bedrock. The unconsolidated material is devoid of roots and other living organisms and has not been changed by other biological activity.

Currently, soils are mapped according to the boundaries of major land resource areas (MLRAs). MLRAs are geographically associated land resource units that share common characteristics related to physiography, geology, climate, water resources, soils, biological resources, and land uses (USDA, 2006). Soil survey areas typically consist of parts of one or more MLRA.

The soils and miscellaneous areas in a survey area occur in an orderly pattern that is related to the geology, landforms, relief, climate, and natural vegetation of the area. Each kind of soil and miscellaneous area is associated with a particular kind of landform or with a segment of the landform. By observing the soils and miscellaneous areas in the survey area and relating their position to specific segments of the landform, a soil scientist develops a concept, or model, of how they were formed. Thus, during mapping, this model enables the soil scientist to predict with a considerable degree of accuracy the kind of soil or miscellaneous area at a specific location on the landscape.

Commonly, individual soils on the landscape merge into one another as their characteristics gradually change. To construct an accurate soil map, however, soil scientists must determine the boundaries between the soils. They can observe only a limited number of soil profiles. Nevertheless, these observations, supplemented by an understanding of the soil-vegetation-landscape relationship, are sufficient to verify predictions of the kinds of soil in an area and to determine the boundaries.

Soil scientists recorded the characteristics of the soil profiles that they studied. They noted soil color, texture, size and shape of soil aggregates, kind and amount of rock fragments, distribution of plant roots, reaction, and other features that enable them to identify soils. After describing the soils in the survey area and determining their properties, the soil scientists assigned the soils to taxonomic classes (units). Taxonomic classes are concepts. Each taxonomic class has a set of soil characteristics with precisely defined limits. The classes are used as a basis for comparison to classify soils systematically. Soil taxonomy, the system of taxonomic classification used in the United States, is based mainly on the kind and character of soil properties and the arrangement of horizons within the profile. After the soil scientists classified and named the soils in the survey area, they compared the

individual soils with similar soils in the same taxonomic class in other areas so that they could confirm data and assemble additional data based on experience and research.

The objective of soil mapping is not to delineate pure map unit components; the objective is to separate the landscape into landforms or landform segments that have similar use and management requirements. Each map unit is defined by a unique combination of soil components and/or miscellaneous areas in predictable proportions. Some components may be highly contrasting to the other components of the map unit. The presence of minor components in a map unit in no way diminishes the usefulness or accuracy of the data. The delineation of such landforms and landform segments on the map provides sufficient information for the development of resource plans. If intensive use of small areas is planned, onsite investigation is needed to define and locate the soils and miscellaneous areas.

Soil scientists make many field observations in the process of producing a soil map. The frequency of observation is dependent upon several factors, including scale of mapping, intensity of mapping, design of map units, complexity of the landscape, and experience of the soil scientist. Observations are made to test and refine the soil-landscape model and predictions and to verify the classification of the soils at specific locations. Once the soil-landscape model is refined, a significantly smaller number of measurements of individual soil properties are made and recorded. These measurements may include field measurements, such as those for color, depth to bedrock, and texture, and laboratory measurements, such as those for content of sand, silt, clay, salt, and other components. Properties of each soil typically vary from one point to another across the landscape.

Observations for map unit components are aggregated to develop ranges of characteristics for the components. The aggregated values are presented. Direct measurements do not exist for every property presented for every map unit component. Values for some properties are estimated from combinations of other properties.

While a soil survey is in progress, samples of some of the soils in the area generally are collected for laboratory analyses and for engineering tests. Soil scientists interpret the data from these analyses and tests as well as the field-observed characteristics and the soil properties to determine the expected behavior of the soils under different uses. Interpretations for all of the soils are field tested through observation of the soils in different uses and under different levels of management. Some interpretations are modified to fit local conditions, and some new interpretations are developed to meet local needs. Data are assembled from other sources, such as research information, production records, and field experience of specialists. For example, data on crop yields under defined levels of management are assembled from farm records and from field or plot experiments on the same kinds of soil.

Predictions about soil behavior are based not only on soil properties but also on such variables as climate and biological activity. Soil conditions are predictable over long periods of time, but they are not predictable from year to year. For example, soil scientists can predict with a fairly high degree of accuracy that a given soil will have a high water table within certain depths in most years, but they cannot predict that a high water table will always be at a specific level in the soil on a specific date.

After soil scientists located and identified the significant natural bodies of soil in the survey area, they drew the boundaries of these bodies on aerial photographs and identified each as a specific map unit. Aerial photographs show trees, buildings, fields, roads, and rivers, all of which help in locating boundaries accurately.

Soil Map

The soil map section includes the soil map for the defined area of interest, a list of soil map units on the map and extent of each map unit, and cartographic symbols displayed on the map. Also presented are various metadata about data used to produce the map, and a description of each soil map unit.

Custom Soil Resource Report
Soil Map (2010-023)

MAP LEGEND

Area of Interest (AOI)
- Area of Interest (AOI)

Soils
- Soil Map Units

Special Point Features
- Blowout
- Borrow Pit
- Clay Spot
- Closed Depression
- Gravel Pit
- Gravelly Spot
- Landfill
- Lava Flow
- Marsh or swamp
- Mine or Quarry
- Miscellaneous Water
- Perennial Water
- Rock Outcrop
- Saline Spot
- Sandy Spot
- Severely Eroded Spot
- Sinkhole
- Slide or Slip
- Sodic Spot
- Spoil Area
- Stony Spot
- Very Stony Spot
- Wet Spot
- Other

Special Line Features
- Gully
- Short Steep Slope
- Other

Political Features
- Cities

Water Features
- Oceans
- Streams and Canals

Transportation
- Rails
- Interstate Highways
- US Routes
- Major Roads
- Local Roads

MAP INFORMATION

Map Scale: 1:4,030 if printed on A size (8.5" × 11") sheet.

The soil surveys that comprise your AOI were mapped at 1:15,840.

Please rely on the bar scale on each map sheet for accurate map measurements.

Source of Map: Natural Resources Conservation Service
Web Soil Survey URL: http://websoilsurvey.nrcs.usda.gov
Coordinate System: UTM Zone 18N NAD83

This product is generated from the USDA-NRCS certified data as of the version date(s) listed below.

Soil Survey Area: Lancaster County, Pennsylvania
Survey Area Data: Version 8, Oct 6, 2009

Date(s) aerial images were photographed: 4/8/1999

The orthophoto or other base map on which the soil lines were compiled and digitized probably differs from the background imagery displayed on these maps. As a result, some minor shifting of map unit boundaries may be evident.

Map Unit Legend (2010-023)

Lancaster County, Pennsylvania (PA071)			
Map Unit Symbol	**Map Unit Name**	**Acres in AOI**	**Percent of AOI**
CbA	Chester silt loam, 0 to 3 percent slopes	6.8	15.2%
CkA	Clarksburg silt loam, 0 to 5 percent slopes	0.2	0.5%
CnB	Conestoga silt loam, 3 to 8 percent slopes	13.0	28.9%
DbA	Duffield silt loam, 0 to 3 percent slopes	4.5	10.0%
DbB	Duffield silt loam, 3 to 8 percent slopes	20.5	45.4%
Totals for Area of Interest		**45.1**	**100.0%**

Map Unit Descriptions (2010-023)

The map units delineated on the detailed soil maps in a soil survey represent the soils or miscellaneous areas in the survey area. The map unit descriptions, along with the maps, can be used to determine the composition and properties of a unit.

A map unit delineation on a soil map represents an area dominated by one or more major kinds of soil or miscellaneous areas. A map unit is identified and named according to the taxonomic classification of the dominant soils. Within a taxonomic class there are precisely defined limits for the properties of the soils. On the landscape, however, the soils are natural phenomena, and they have the characteristic variability of all natural phenomena. Thus, the range of some observed properties may extend beyond the limits defined for a taxonomic class. Areas of soils of a single taxonomic class rarely, if ever, can be mapped without including areas of other taxonomic classes. Consequently, every map unit is made up of the soils or miscellaneous areas for which it is named and some minor components that belong to taxonomic classes other than those of the major soils.

Most minor soils have properties similar to those of the dominant soil or soils in the map unit, and thus they do not affect use and management. These are called noncontrasting, or similar, components. They may or may not be mentioned in a particular map unit description. Other minor components, however, have properties and behavioral characteristics divergent enough to affect use or to require different management. These are called contrasting, or dissimilar, components. They generally are in small areas and could not be mapped separately because of the scale used. Some small areas of strongly contrasting soils or miscellaneous areas are identified by a special symbol on the maps. If included in the database for a given area, the contrasting minor components are identified in the map unit descriptions along with some characteristics of each. A few areas of minor components may not have been observed, and consequently they are not mentioned in the descriptions, especially where the pattern was so complex that it was impractical to make enough observations to identify all the soils and miscellaneous areas on the landscape.

The presence of minor components in a map unit in no way diminishes the usefulness or accuracy of the data. The objective of mapping is not to delineate pure taxonomic classes but rather to separate the landscape into landforms or landform segments that have similar use and management requirements. The delineation of such segments

on the map provides sufficient information for the development of resource plans. If intensive use of small areas is planned, however, onsite investigation is needed to define and locate the soils and miscellaneous areas.

An identifying symbol precedes the map unit name in the map unit descriptions. Each description includes general facts about the unit and gives important soil properties and qualities.

Soils that have profiles that are almost alike make up a *soil series.* Except for differences in texture of the surface layer, all the soils of a series have major horizons that are similar in composition, thickness, and arrangement.

Soils of one series can differ in texture of the surface layer, slope, stoniness, salinity, degree of erosion, and other characteristics that affect their use. On the basis of such differences, a soil series is divided into *soil phases.* Most of the areas shown on the detailed soil maps are phases of soil series. The name of a soil phase commonly indicates a feature that affects use or management. For example, Alpha silt loam, 0 to 2 percent slopes, is a phase of the Alpha series.

Some map units are made up of two or more major soils or miscellaneous areas. These map units are complexes, associations, or undifferentiated groups.

A *complex* consists of two or more soils or miscellaneous areas in such an intricate pattern or in such small areas that they cannot be shown separately on the maps. The pattern and proportion of the soils or miscellaneous areas are somewhat similar in all areas. Alpha-Beta complex, 0 to 6 percent slopes, is an example.

An *association* is made up of two or more geographically associated soils or miscellaneous areas that are shown as one unit on the maps. Because of present or anticipated uses of the map units in the survey area, it was not considered practical or necessary to map the soils or miscellaneous areas separately. The pattern and relative proportion of the soils or miscellaneous areas are somewhat similar. Alpha-Beta association, 0 to 2 percent slopes, is an example.

An *undifferentiated group* is made up of two or more soils or miscellaneous areas that could be mapped individually but are mapped as one unit because similar interpretations can be made for use and management. The pattern and proportion of the soils or miscellaneous areas in a mapped area are not uniform. An area can be made up of only one of the major soils or miscellaneous areas, or it can be made up of all of them. Alpha and Beta soils, 0 to 2 percent slopes, is an example.

Some surveys include *miscellaneous areas.* Such areas have little or no soil material and support little or no vegetation. Rock outcrop is an example.

Lancaster County, Pennsylvania

CbA—Chester silt loam, 0 to 3 percent slopes

Map Unit Setting

Elevation: 300 to 1,000 feet
Mean annual precipitation: 35 to 45 inches
Mean annual air temperature: 50 to 57 degrees F
Frost-free period: 160 to 200 days

Map Unit Composition

Chester and similar soils: 100 percent

Description of Chester

Setting

Landform: Hills
Landform position (two-dimensional): Summit, shoulder
Landform position (three-dimensional): Interfluve
Down-slope shape: Linear, convex
Across-slope shape: Linear, convex
Parent material: Residuum weathered from mica schist

Properties and qualities

Slope: 0 to 3 percent
Depth to restrictive feature: 72 to 99 inches to paralithic bedrock
Drainage class: Well drained
Capacity of the most limiting layer to transmit water (Ksat): Moderately high to high (0.60 to 2.00 in/hr)
Depth to water table: More than 80 inches
Frequency of flooding: None
Frequency of ponding: None
Available water capacity: Moderate (about 7.2 inches)

Interpretive groups

Land capability (nonirrigated): 1

Typical profile

0 to 8 inches: Silt loam
8 to 41 inches: Silt loam
41 to 53 inches: Silt loam
53 to 64 inches: Loam

CkA—Clarksburg silt loam, 0 to 5 percent slopes

Map Unit Setting

Elevation: 200 to 1,500 feet
Mean annual precipitation: 32 to 48 inches
Mean annual air temperature: 48 to 57 degrees F
Frost-free period: 120 to 200 days

Map Unit Composition
Clarksburg and similar soils: 95 percent
Minor components: 5 percent

Description of Clarksburg

Setting
Landform: Valley flats
Landform position (two-dimensional): Toeslope, footslope
Landform position (three-dimensional): Base slope
Down-slope shape: Concave, linear
Across-slope shape: Linear, concave
Parent material: Residuum weathered from limestone

Properties and qualities
Slope: 0 to 3 percent
Depth to restrictive feature: 20 to 36 inches to fragipan; 60 to 99 inches to lithic bedrock
Drainage class: Moderately well drained
Capacity of the most limiting layer to transmit water (Ksat): Moderately low to moderately high (0.06 to 0.60 in/hr)
Depth to water table: About 18 to 36 inches
Frequency of flooding: None
Frequency of ponding: None
Available water capacity: Low (about 4.2 inches)

Interpretive groups
Land capability (nonirrigated): 2w

Typical profile
0 to 8 inches: Silt loam
8 to 27 inches: Silt loam
27 to 51 inches: Silt loam
51 to 84 inches: Silt loam

Minor Components

Thorndale
Percent of map unit: 5 percent
Landform: Depressions
Landform position (two-dimensional): Footslope
Landform position (three-dimensional): Base slope
Down-slope shape: Concave
Across-slope shape: Linear, concave

CnB—Conestoga silt loam, 3 to 8 percent slopes

Map Unit Setting
Elevation: 400 to 1,600 feet
Mean annual precipitation: 40 to 46 inches

Mean annual air temperature: 52 to 55 degrees F
Frost-free period: 170 to 190 days

Map Unit Composition
Conestoga and similar soils: 90 percent

Description of Conestoga

Setting
Landform: Hillsides
Landform position (two-dimensional): Shoulder
Landform position (three-dimensional): Side slope
Down-slope shape: Convex
Across-slope shape: Convex
Parent material: Residuum weathered from limestone and/or residuum weathered from schist

Properties and qualities
Slope: 3 to 8 percent
Depth to restrictive feature: 60 to 99 inches to lithic bedrock
Drainage class: Well drained
Capacity of the most limiting layer to transmit water (Ksat): Moderately high to high (0.60 to 2.00 in/hr)
Depth to water table: More than 80 inches
Frequency of flooding: None
Frequency of ponding: None
Available water capacity: Moderate (about 7.4 inches)

Interpretive groups
Land capability (nonirrigated): 2e

Typical profile
0 to 10 inches: Silt loam
10 to 38 inches: Silty clay loam
38 to 75 inches: Channery loam

DbA—Duffield silt loam, 0 to 3 percent slopes

Map Unit Setting
Elevation: 200 to 1,000 feet
Mean annual precipitation: 32 to 50 inches
Mean annual air temperature: 46 to 57 degrees F
Frost-free period: 120 to 200 days

Map Unit Composition
Duffield and similar soils: 90 percent
Minor components: 2 percent

Description of Duffield

Setting
Landform: Hills
Landform position (two-dimensional): Summit

Landform position (three-dimensional): Interfluve
Down-slope shape: Linear
Across-slope shape: Linear
Parent material: Residuum weathered from limestone and siltstone

Properties and qualities

Slope: 0 to 3 percent
Depth to restrictive feature: 48 to 120 inches to lithic bedrock
Drainage class: Well drained
Capacity of the most limiting layer to transmit water (Ksat): Moderately high to high (0.60 to 2.00 in/hr)
Depth to water table: More than 80 inches
Frequency of flooding: None
Frequency of ponding: None
Available water capacity: High (about 10.4 inches)

Interpretive groups

Land capability (nonirrigated): 1

Typical profile

0 to 10 inches: Silt loam
10 to 53 inches: Silty clay loam
53 to 72 inches: Silt loam

Minor Components

Thorndale

Percent of map unit: 2 percent
Landform: Depressions
Landform position (two-dimensional): Footslope
Landform position (three-dimensional): Base slope
Down-slope shape: Concave, linear
Across-slope shape: Linear, concave

DbB—Duffield silt loam, 3 to 8 percent slopes

Map Unit Setting

Elevation: 200 to 1,000 feet
Mean annual precipitation: 32 to 50 inches
Mean annual air temperature: 46 to 57 degrees F
Frost-free period: 120 to 200 days

Map Unit Composition

Duffield and similar soils: 90 percent
Minor components: 2 percent

Description of Duffield

Setting

Landform: Hills
Landform position (two-dimensional): Summit

Landform position (three-dimensional): Interfluve
Down-slope shape: Linear
Across-slope shape: Linear
Parent material: Residuum weathered from limestone and siltstone

Properties and qualities

Slope: 3 to 8 percent
Depth to restrictive feature: 48 to 120 inches to lithic bedrock
Drainage class: Well drained
Capacity of the most limiting layer to transmit water (Ksat): Moderately high to high (0.60 to 2.00 in/hr)
Depth to water table: More than 80 inches
Frequency of flooding: None
Frequency of ponding: None
Available water capacity: High (about 10.4 inches)

Interpretive groups

Land capability (nonirrigated): 2e

Typical profile

0 to 10 inches: Silt loam
10 to 53 inches: Silty clay loam
53 to 72 inches: Silt loam

Minor Components

Thorndale

Percent of map unit: 2 percent
Landform: Depressions
Landform position (two-dimensional): Footslope
Landform position (three-dimensional): Base slope
Down-slope shape: Concave, linear
Across-slope shape: Linear, concave

Soil Information for All Uses

Suitabilities and Limitations for Use

The Suitabilities and Limitations for Use section includes various soil interpretations displayed as thematic maps with a summary table for the soil map units in the selected area of interest. A single value or rating for each map unit is generated by aggregating the interpretive ratings of individual map unit components. This aggregation process is defined for each interpretation.

Building Site Development

Building site development interpretations are designed to be used as tools for evaluating soil suitability and identifying soil limitations for various construction purposes. As part of the interpretation process, the rating applies to each soil in its described condition and does not consider present land use. Example interpretations can include corrosion of concrete and steel, shallow excavations, dwellings with and without basements, small commercial buildings, local roads and streets, and lawns and landscaping.

Dwellings With Basements (2010-023)

Dwellings are single-family houses of three stories or less. For dwellings with basements, the foundation is assumed to consist of spread footings of reinforced concrete built on undisturbed soil at a depth of about 7 feet.

The ratings for dwellings are based on the soil properties that affect the capacity of the soil to support a load without movement and on the properties that affect excavation and construction costs. The properties that affect the load-supporting capacity include depth to a water table, ponding, flooding, subsidence, linear extensibility (shrink-swell potential), and compressibility. Compressibility is inferred from the Unified classification of the soil. The properties that affect the ease and amount of excavation include depth to a water table, ponding, flooding, slope, depth to bedrock or a cemented pan, hardness of bedrock or a cemented pan, and the amount and size of rock fragments.

The ratings are both verbal and numerical. Rating class terms indicate the extent to which the soils are limited by all of the soil features that affect the specified use. "Not limited" indicates that the soil has features that are very favorable for the specified

use. Good performance and very low maintenance can be expected. "Somewhat limited" indicates that the soil has features that are moderately favorable for the specified use. The limitations can be overcome or minimized by special planning, design, or installation. Fair performance and moderate maintenance can be expected. "Very limited" indicates that the soil has one or more features that are unfavorable for the specified use. The limitations generally cannot be overcome without major soil reclamation, special design, or expensive installation procedures. Poor performance and high maintenance can be expected.

Numerical ratings indicate the severity of individual limitations. The ratings are shown as decimal fractions ranging from 0.01 to 1.00. They indicate gradations between the point at which a soil feature has the greatest negative impact on the use (1.00) and the point at which the soil feature is not a limitation (0.00).

The map unit components listed for each map unit in the accompanying Summary by Map Unit table in Web Soil Survey or the Aggregation Report in Soil Data Viewer are determined by the aggregation method chosen. An aggregated rating class is shown for each map unit. The components listed for each map unit are only those that have the same rating class as listed for the map unit. The percent composition of each component in a particular map unit is presented to help the user better understand the percentage of each map unit that has the rating presented.

Other components with different ratings may be present in each map unit. The ratings for all components, regardless of the map unit aggregated rating, can be viewed by generating the equivalent report from the Soil Reports tab in Web Soil Survey or from the Soil Data Mart site. Onsite investigation may be needed to validate these interpretations and to confirm the identity of the soil on a given site.

Custom Soil Resource Report
Map—Dwellings With Basements (2010-023)

Addendum J

MAP LEGEND

Area of Interest (AOI)
- Area of Interest (AOI)

Soils
- Soil Map Units

Soil Ratings
- Very limited
- Somewhat limited
- Not limited
- Not rated or not available

Political Features
- Cities

Water Features
- Oceans
- Streams and Canals

Transportation
- Rails
- Interstate Highways
- US Routes
- Major Roads
- Local Roads

MAP INFORMATION

Map Scale: 1:4,030 if printed on A size (8.5" × 11") sheet.

The soil surveys that comprise your AOI were mapped at 1:15,840.

Please rely on the bar scale on each map sheet for accurate map measurements.

Source of Map: Natural Resources Conservation Service
Web Soil Survey URL: http://websoilsurvey.nrcs.usda.gov
Coordinate System: UTM Zone 18N NAD83

This product is generated from the USDA-NRCS certified data as of the version date(s) listed below.

Soil Survey Area: Lancaster County, Pennsylvania
Survey Area Data: Version 8, Oct 6, 2009

Date(s) aerial images were photographed: 4/8/1999

The orthophoto or other base map on which the soil lines were compiled and digitized probably differs from the background imagery displayed on these maps. As a result, some minor shifting of map unit boundaries may be evident.

Tables—Dwellings With Basements (2010-023)

Dwellings With Basements— Summary by Map Unit — Lancaster County, Pennsylvania						
Map unit symbol	**Map unit name**	**Rating**	**Component name (percent)**	**Rating reasons (numeric values)**	**Acres in AOI**	**Percent of AOI**
CbA	Chester silt loam, 0 to 3 percent slopes	Not limited	Chester (100%)		6.8	15.2%
CkA	Clarksburg silt loam, 0 to 5 percent slopes	Very limited	Clarksburg (95%)	Depth to saturated zone (1.00)	0.2	0.5%
				Shrink-swell (0.50)		
			Thorndale (5%)	Depth to saturated zone (1.00)		
CnB	Conestoga silt loam, 3 to 8 percent slopes	Not limited	Conestoga (90%)		13.0	28.9%
DbA	Duffield silt loam, 0 to 3 percent slopes	Somewhat limited	Duffield (90%)	Shrink-swell (0.50)	4.5	10.0%
DbB	Duffield silt loam, 3 to 8 percent slopes	Somewhat limited	Duffield (90%)	Shrink-swell (0.50)	20.5	45.4%
Totals for Area of Interest					**45.1**	**100.0%**

Dwellings With Basements— Summary by Rating Value		
Rating	**Acres in AOI**	**Percent of AOI**
Somewhat limited	25.0	55.4%
Not limited	19.9	44.1%
Very limited	0.2	0.5%
Totals for Area of Interest	**45.1**	**100.0%**

Rating Options—Dwellings With Basements (2010-023)

Aggregation Method: Dominant Condition

Component Percent Cutoff: None Specified

Tie-break Rule: Higher

Land Classifications

Land Classifications are specified land use and management groupings that are assigned to soil areas because combinations of soil have similar behavior for specified practices. Most are based on soil properties and other factors that directly influence the specific use of the soil. Example classifications include ecological site classification, farmland classification, irrigated and nonirrigated land capability classification, and hydric rating.

Hydric Rating by Map Unit (2010-023)

This rating indicates the proportion of map units that meets the criteria for hydric soils. Map units are composed of one or more map unit components or soil types, each of which is rated as hydric soil or not hydric. Map units that are made up dominantly of hydric soils may have small areas of minor nonhydric components in the higher positions on the landform, and map units that are made up dominantly of nonhydric soils may have small areas of minor hydric components in the lower positions on the landform. Each map unit is designated as "all hydric," "partially hydric," "not hydric," or "unknown hydric," depending on the rating of its respective components.

"All hydric" means that all components listed for a given map unit are rated as being hydric, while "not hydric" means that all components are rated as not hydric. "Partially hydric" means that at least one component of the map unit is rated as hydric, and at least one component is rated as not hydric. "Unknown hydric" indicates that at least one component is not rated so a definitive rating for the map unit cannot be made.

Hydric soils are defined by the National Technical Committee for Hydric Soils (NTCHS) as soils that formed under conditions of saturation, flooding, or ponding long enough during the growing season to develop anaerobic conditions in the upper part (Federal Register, 1994). Under natural conditions, these soils are either saturated or inundated long enough during the growing season to support the growth and reproduction of hydrophytic vegetation.

The NTCHS definition identifies general soil properties that are associated with wetness. In order to determine whether a specific soil is a hydric soil or nonhydric soil, however, more specific information, such as information about the depth and duration of the water table, is needed. Thus, criteria that identify those estimated soil properties unique to hydric soils have been established (Federal Register, 2002). These criteria are used to identify map unit components that normally are associated with wetlands. The criteria used are selected estimated soil properties that are described in "Soil Taxonomy" (Soil Survey Staff, 1999) and "Keys to Soil Taxonomy" (Soil Survey Staff, 2006) and in the "Soil Survey Manual" (Soil Survey Division Staff, 1993).

If soils are wet enough for a long enough period of time to be considered hydric, they should exhibit certain properties that can be easily observed in the field. These visible properties are indicators of hydric soils. The indicators used to make onsite determinations of hydric soils are specified in "Field Indicators of Hydric Soils in the United States" (Hurt and Vasilas, 2006).

References:

Federal Register. July 13, 1994. Changes in hydric soils of the United States.

Federal Register. September 18, 2002. Hydric soils of the United States.

Hurt, G.W., and L.M. Vasilas, editors. Version 6.0, 2006. Field indicators of hydric soils in the United States.

Soil Survey Division Staff. 1993. Soil survey manual. Soil Conservation Service. U.S. Department of Agriculture Handbook 18.

Soil Survey Staff. 1999. Soil taxonomy: A basic system of soil classification for making and interpreting soil surveys. 2nd edition. Natural Resources Conservation Service. U.S. Department of Agriculture Handbook 436.

Soil Survey Staff. 2006. Keys to soil taxonomy. 10th edition. U.S. Department of Agriculture, Natural Resources Conservation Service.

MAP LEGEND

Area of Interest (AOI)

- Area of Interest (AOI)

Soils

- Soil Map Units

Soil Ratings

- Capability Class - I
- Capability Class - II
- Capability Class - III
- Capability Class - IV
- Capability Class - V
- Capability Class - VI
- Capability Class - VII
- Capability Class - VIII
- Not rated or not available

Political Features

- Cities

Water Features

- Oceans
- Streams and Canals

Transportation

- Rails
- Interstate Highways
- US Routes
- Major Roads
- Local Roads

MAP INFORMATION

Map Scale: 1:4,030 if printed on A size (8.5" × 11") sheet.

The soil surveys that comprise your AOI were mapped at 1:15,840.

Please rely on the bar scale on each map sheet for accurate map measurements.

Source of Map: Natural Resources Conservation Service
Web Soil Survey URL: http://websoilsurvey.nrcs.usda.gov
Coordinate System: UTM Zone 18N NAD83

This product is generated from the USDA-NRCS certified data as of the version date(s) listed below.

Soil Survey Area: Lancaster County, Pennsylvania
Survey Area Data: Version 8, Oct 6, 2009

Date(s) aerial images were photographed: 4/8/1999

The orthophoto or other base map on which the soil lines were compiled and digitized probably differs from the background imagery displayed on these maps. As a result, some minor shifting of map unit boundaries may be evident.

Table—Nonirrigated Capability Class (2010-023)

Nonirrigated Capability Class— Summary by Map Unit — Lancaster County, Pennsylvania				
Map unit symbol	**Map unit name**	**Rating**	**Acres in AOI**	**Percent of AOI**
CbA	Chester silt loam, 0 to 3 percent slopes	1	6.8	15.2%
CkA	Clarksburg silt loam, 0 to 5 percent slopes	2	0.2	0.5%
CnB	Conestoga silt loam, 3 to 8 percent slopes	2	13.0	28.9%
DbA	Duffield silt loam, 0 to 3 percent slopes	1	4.5	10.0%
DbB	Duffield silt loam, 3 to 8 percent slopes	2	20.5	45.4%
Totals for Area of Interest			**45.1**	**100.0%**

Rating Options—Nonirrigated Capability Class (2010-023)

Aggregation Method: Dominant Condition

Component Percent Cutoff: None Specified

Tie-break Rule: Higher

Sanitary Facilities

Sanitary Facilities interpretations are tools designed to guide the user in site selection for the safe disposal of sewage and solid waste. Example interpretations include septic tank absorption fields, sewage lagoons, and sanitary landfills.

Septic System Sand Mound Bed or Trench (PA) (2010-023)

This is a system of pressurized lines that distribute effluent from a septic tank into a mound with sand under aggregate. The mound is placed on top of the mineral soil surface. About 1 to 4 feet of sand could be placed on the mineral soil surface in a sand mound system. Only the part of the soils between depths of 0 and 20 inches is considered when the soils are rated.

The soil properties and site features considered are those that affect absorption of the effluent and construction and maintenance of the system and those that may affect public health. These include depth to a water table, depth to bedrock, content of rock fragments, flooding, slope, and saturated hydraulic conductivity (Ksat). Flooding is a serious problem because it can result in improper treatment of the effluent and contamination of ground water or surface water. If Ksat is too fast or too slow, if the content of rock fragments is too high, or if the water table is too close to the surface, the effluent can contaminate the ground water. If this system is improperly installed on the steeper slopes, the effluent could flow along the surface of the soils. Additional grading may be needed in areas downslope from the system.

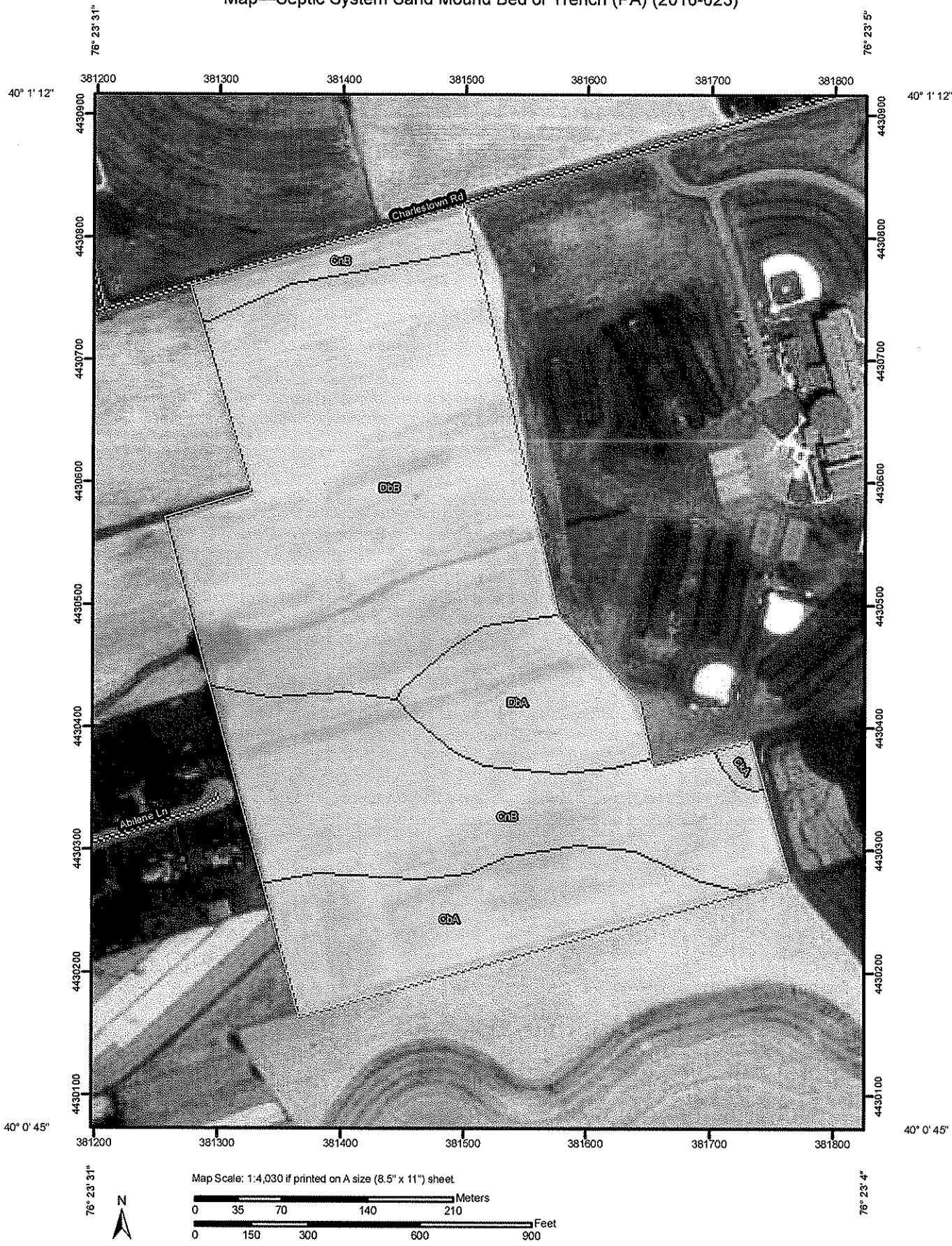
The ratings are both verbal and numerical. Rating class terms indicate the extent to which the soils are limited by all of the soil features that affect the specified use. "Not limited" indicates that the soil has features that are very favorable for the specified use. Good performance and very low maintenance can be expected. "Slightly limited" indicates that the soil has features that are favorable for the specified use. The limitations are minor and can be easily overcome. Good performance and low maintenance can be expected. "Moderately limited" indicates that the soil has features that are somewhat favorable for the specified use. The limitations can be overcome or minimized by special planning, design, or installation. Fair performance and moderate maintenance can be expected. "Very limited" indicates that the soil has one or more features that are unfavorable for the specified use. The limitations generally cannot be overcome without major soil reclamation, special design, or expensive installation procedures. Poor performance and high maintenance can be expected.

Numerical ratings indicate the severity of individual limitations. The ratings are shown as decimal fractions ranging from 0.01 to 1.00. They indicate gradations between the point at which a soil feature has the greatest negative impact on the use (1.00) and the point at which the soil feature is not a limitation (0.00).

The map unit components listed for each map unit in the accompanying Summary by Map Unit table in Web Soil Survey or the Aggregation Report in Soil Data Viewer are determined by the aggregation method chosen, which is displayed on the report. An aggregated rating class is shown for each map unit. The components listed for each map unit are only those that have the same rating class as listed for the map unit. The percent composition of each component in a particular map unit is presented to help the user better understand the percentage of each map unit that has the rating presented.

Other components with different ratings may be present in each map unit. The ratings for all components, regardless of the map unit aggregated rating, can be viewed by generating the Selected Soil Interpretations report with this interpretation included from the Soil Reports tab in Web Soil Survey or from the Soil Data Mart site. Onsite investigation may be needed to validate these interpretations and to confirm the identity of the soil on a given site.

Custom Soil Resource Report
Map—Septic System Sand Mound Bed or Trench (PA) (2010-023)



MAP LEGEND

Area of Interest (AOI)
- Area of Interest (AOI)

Soils
- Soil Map Units

Soil Ratings
- Very limited
- Moderately limited
- Slightly limited
- Not limited
- not rated or not available

Political Features
- Cities

Water Features
- Oceans
- Streams and Canals

Transportation
- Rails
- Interstate Highways
- US Routes
- Major Roads
- Local Roads

MAP INFORMATION

Map Scale: 1:4,030 if printed on A size (8.5" × 11") sheet.

The soil surveys that comprise your AOI were mapped at 1:15,840.

Please rely on the bar scale on each map sheet for accurate map measurements.

Source of Map: Natural Resources Conservation Service
Web Soil Survey URL: http://websoilsurvey.nrcs.usda.gov
Coordinate System: UTM Zone 18N NAD83

This product is generated from the USDA-NRCS certified data as of the version date(s) listed below.

Soil Survey Area: Lancaster County, Pennsylvania
Survey Area Data: Version 8, Oct 6, 2009

Date(s) aerial images were photographed: 4/8/1999

The orthophoto or other base map on which the soil lines were compiled and digitized probably differs from the background imagery displayed on these maps. As a result, some minor shifting of map unit boundaries may be evident.

Tables—Septic System Sand Mound Bed or Trench (PA) (2010-023)

Septic System Sand Mound Bed or Trench (PA)— Summary by Map Unit — Lancaster County, Pennsylvania						
Map unit symbol	**Map unit name**	**Rating**	**Component name (percent)**	**Rating reasons (numeric values)**	**Acres in AOI**	**Percent of AOI**
CbA	Chester silt loam, 0 to 3 percent slopes	Slightly limited	Chester (100%)	Slope (0.25)	6.8	15.2%
CkA	Clarksburg silt loam, 0 to 5 percent slopes	Moderately limited	Clarksburg (95%)	Low potential seasonal high water table (0.67)	0.2	0.5%
				Potential karst (0.30)		
				Slope (0.18)		
CnB	Conestoga silt loam, 3 to 8 percent slopes	Slightly limited	Conestoga (90%)	Slope (0.40)	13.0	28.9%
				Potential karst (0.30)		
DbA	Duffield silt loam, 0 to 3 percent slopes	Slightly limited	Duffield (90%)	Potential karst (0.30)	4.5	10.0%
				Slope (0.18)		
DbB	Duffield silt loam, 3 to 8 percent slopes	Slightly limited	Duffield (90%)	Slope (0.40)	20.5	45.4%
				Potential karst (0.30)		
Totals for Area of Interest					**45.1**	**100.0%**

Septic System Sand Mound Bed or Trench (PA)— Summary by Rating Value		
Rating	**Acres in AOI**	**Percent of AOI**
Slightly limited	44.9	99.5%
Moderately limited	0.2	0.5%
Totals for Area of Interest	**45.1**	**100.0%**

Rating Options—Septic System Sand Mound Bed or Trench (PA) (2010-023)

Aggregation Method: Dominant Condition

Component Percent Cutoff: None Specified

Tie-break Rule: Higher

References

American Association of State Highway and Transportation Officials (AASHTO). 2004. Standard specifications for transportation materials and methods of sampling and testing. 24th edition.

American Society for Testing and Materials (ASTM). 2005. Standard classification of soils for engineering purposes. ASTM Standard D2487-00.

Cowardin, L.M., V. Carter, F.C. Golet, and E.T. LaRoe. 1979. Classification of wetlands and deep-water habitats of the United States. U.S. Fish and Wildlife Service FWS/OBS-79/31.

Federal Register. July 13, 1994. Changes in hydric soils of the United States.

Federal Register. September 18, 2002. Hydric soils of the United States.

Hurt, G.W., and L.M. Vasilas, editors. Version 6.0, 2006. Field indicators of hydric soils in the United States.

National Research Council. 1995. Wetlands: Characteristics and boundaries.

Soil Survey Division Staff. 1993. Soil survey manual. Soil Conservation Service. U.S. Department of Agriculture Handbook 18. http://soils.usda.gov/

Soil Survey Staff. 1999. Soil taxonomy: A basic system of soil classification for making and interpreting soil surveys. 2nd edition. Natural Resources Conservation Service, U.S. Department of Agriculture Handbook 436. http://soils.usda.gov/

Soil Survey Staff. 2006. Keys to soil taxonomy. 10th edition. U.S. Department of Agriculture, Natural Resources Conservation Service. http://soils.usda.gov/

Tiner, R.W., Jr. 1985. Wetlands of Delaware. U.S. Fish and Wildlife Service and Delaware Department of Natural Resources and Environmental Control, Wetlands Section.

United States Army Corps of Engineers, Environmental Laboratory. 1987. Corps of Engineers wetlands delineation manual. Waterways Experiment Station Technical Report Y-87-1.

United States Department of Agriculture, Natural Resources Conservation Service. National forestry manual. http://soils.usda.gov/

United States Department of Agriculture, Natural Resources Conservation Service. National range and pasture handbook. http://www.glti.nrcs.usda.gov/

United States Department of Agriculture, Natural Resources Conservation Service. National soil survey handbook, title 430-VI. http://soils.usda.gov/

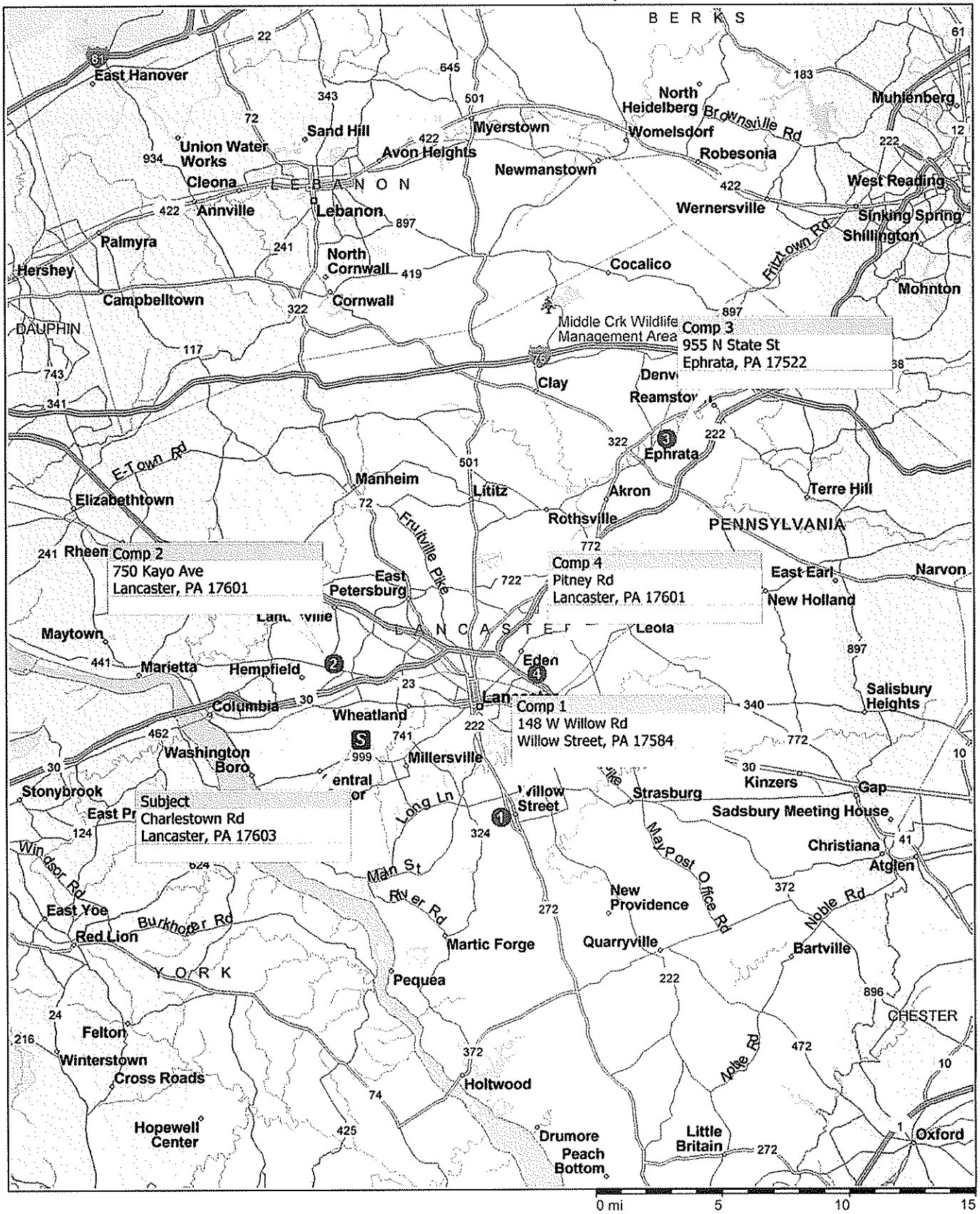
United States Department of Agriculture, Natural Resources Conservation Service. 2006. Land resource regions and major land resource areas of the United States, the Caribbean, and the Pacific Basin. U.S. Department of Agriculture Handbook 296. http://soils.usda.gov/

United States Department of Agriculture, Soil Conservation Service. 1961. Land capability classification. U.S. Department of Agriculture Handbook 210.

County: Lancaster **Township:** Manor

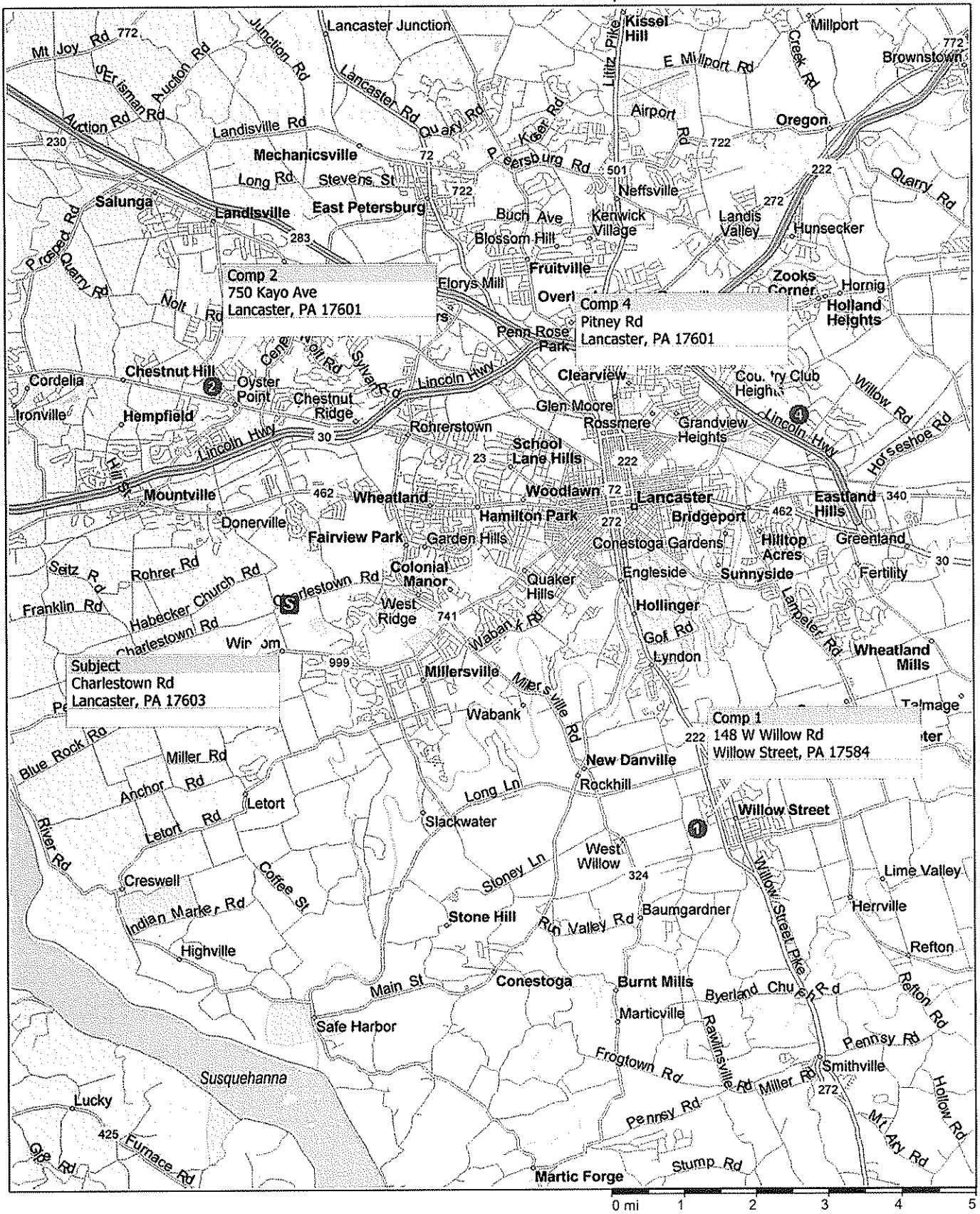
Community Panel: 42071C0344E **Map Date:** April 19, 2005

2010-023 - Location Map



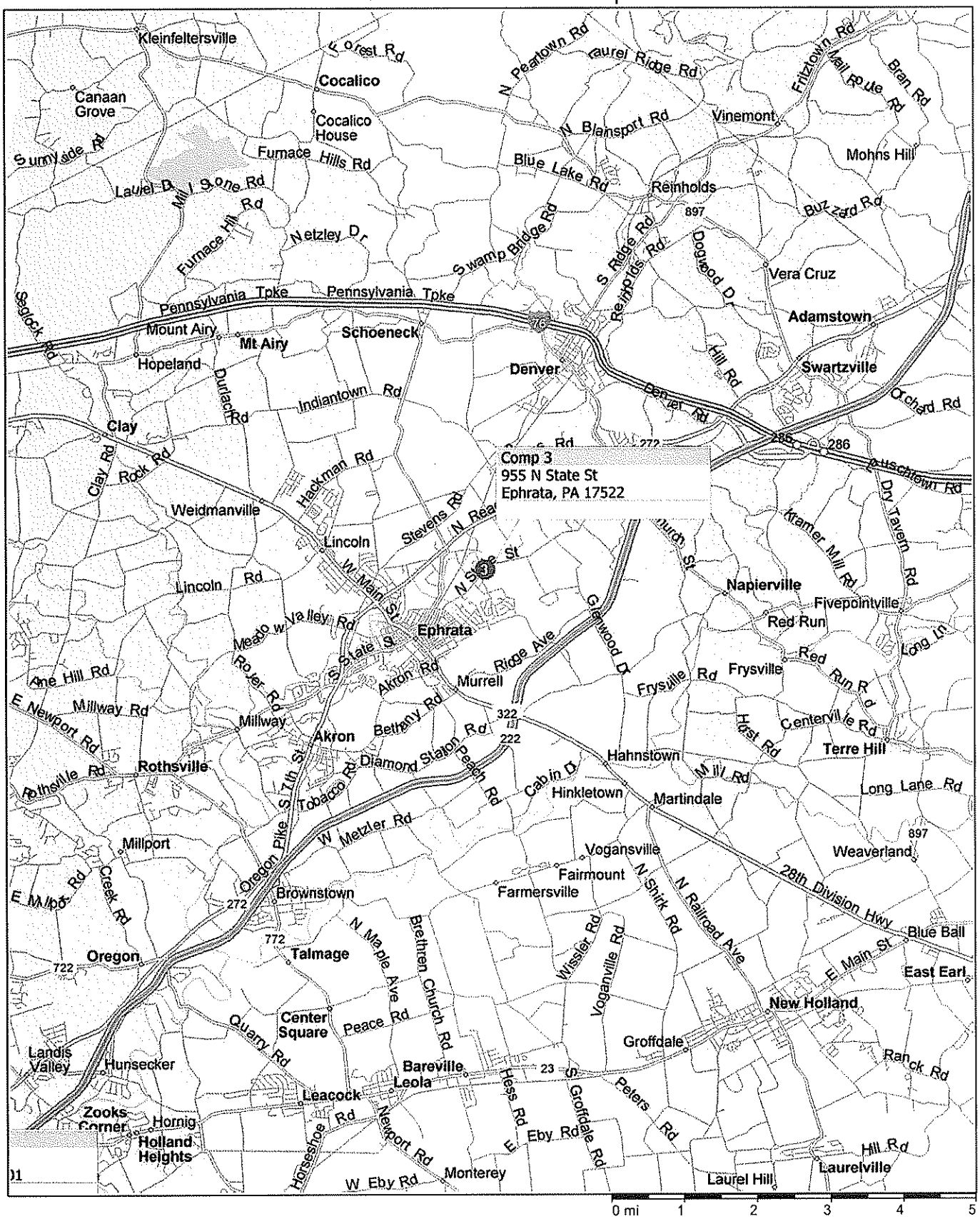
Addendum L

2010-023 - Location Map



Addendum L

2010-023 - Location Map



Addendum L

Sales Analysis

Property Identification

Seller (Grantor)	Nancy Balmer-Stauffer	**Date Sold**	September-08
Buyer (Grantee)	Willow Valley Assoc.	**Sale Price**	$2,400,000
Street Address	148 W Willow Rd	**Financing**	None
County	Lancaster	**Cash Equivalency**	$2,400,000
Township	Pequea	**Zoning**	R-2
School District	Penn-Manor	**Type of Operation**	Res Dev
Nearest Town	Willow Street	**Tax Parcel ID**	510-48994 & 54027
Distance From	Adjacent	**Market Assessment Value**	$283,400
Deed Book & Page	5735126	**Act #**	None
		Assessed Value	$283,400

Land Analysis

	Acres	%	Value Per Acre	Soil Class	
Developable	16.67	51%	$84,151	Class I	0%
Limited Dev.	15.80	48%	$63,114	Class II	92%
Non-Developable	0.00	0%	$42,076	Class III	8%
	0.00	0%	$0	Class IV	0%
Waste	0.21	1%	$0	Class V	0%
Total	32.68		$73,439	Class VI	0%
				Class VII	0%
Total Land Contributory Value			**$2,400,000**	Class VIII	0%

Soil Type	Acres	Slope	Class	Hydric	Prime Farmland	Yield
CkA Clarksburg Silt Loam	16.00	0-5%	2w	Y	Prime	125
LdB Letort Silt Loam	14.10	3-8%	2e	N	Prime	170
MaC Manor Silt Loam	2.60	8-15%	3e	N	State	115
--	0.00					0
--	0.00					0
--	0.00					0
--	0.00					0
--	0.00					0
--	0.00					0
--	0.00					0
--	0.00					0
--	0.00					0
--	0.00					0

Road Frontage: 549 Feet
Topography: Rolling
Flood Plain: None
Hydric Soils: 49%
Utilities : Public Sewer
Easements: Typical ROWs
Cons Easements: None
Market Zone: IV

Proximity to UGB/VGB: Within Miles
Environmental Issues None
Est. Amt Developable: 99%
Physical Limits to Development:
Hydric Soils
% of Prime Farmlands and State Importance: 100%
Residential Subdivisions: # and acreage

7108604

Improvement Analysis

	Improvement		Unit	Condition	Utility	RCN	% Depr.	CV
1	Modular Home	1,152	Sq Ft	Avg+	Avg	$93,139	100%	$0
2		0	Sq Ft			$0	0%	$0
3		0	Sq Ft			$0	0%	$0
4		0	Sq Ft			$0	0%	$0
5		0	Sq Ft			$0	0%	$0
6		0	Sq Ft			$0	0%	$0
7		0	Sq Ft			$0	0%	$0
8		0	Sq Ft			$0	0%	$0
9		0	Sq Ft			$0	0%	$0
10		0	Sq Ft			$0	0%	$0

Total CV	**0**
Total % Depreciation	**100%**
Improvement Contribution/Acre	**$0**
% of Total Sales Price	**0%**

Comments

R-2 zoned tract located between residential subdivisions west of Willow Street. Modular home is considered to have no CV.

Maps, Photos, Etc.

Sales Analysis

Property Identification

Seller (Grantor)	Terry Sherman	**Date Sold**	September-07
Buyer (Grantee)	Ellwood, LLC	**Sale Price**	$1,562,500
Street Address	750 Kayo Ave	**Financing**	Bank
County	Lancaster	**Cash Equivalency**	$1,562,500
Township	West Hempfield	**Zoning**	R-2
School District	Hempfield	**Type of Operation**	Res Dev
Nearest Town	Mountville	**Tax Parcel ID**	300-76400
Distance From	2 miles northeast	**Market Assessment Value**	$256,500
Deed Book & Page	5651649	**Act #**	319
		Assessed Value	$135,400

Land Analysis

	Acres	%	Value Per Acre
Developable	12.45	98%	$109,598
Limited Dev.	0.00	0%	$93,159
Non- Developable	0.00	0%	$54,799
	0.00	0%	$109,598
Waste	0.25	2%	$0
Total	12.70		$107,441

Soil Class	
Class I	0%
Class II	100%
Class III	0%
Class IV	0%
Class V	0%
Class VI	0%
Class VII	0%
Class VIII	0%

Total Land Contributory Value **$1,364,500**

Soil Type	Acres	Slope	Class	Hydric	Prime Farmland
CbB Chester Silt Loam	10.50	3-8%	2e	N	Prime
DbB Duffield Silt Loam	2.00	3-8%	2e	N	Prime
--	0.00				
--	0.00				
--	0.00				
--	0.00				
--	0.00				
--	0.00				
--	0.00				
--	0.00				
--	0.00				
--	0.00				
--	0.00				

Road Frontage: 664 Feet
Topography: Gently Sloping
Flood Plain: None
Hydric Soils: 0%
Utilities : Public Water
Easements: Typical ROWs
Cons Easements: None
Market Zone: I

Proximity to UGB/VGB: Within Miles
Environmental Issues None
Est. Amt Developable: 98%
Physical Limits to Development: Few
% of Prime Farmlands and State Importance: 100%
Residential Subdivisions: >25,000 SF w/ Public Utilities

7107625

Improvement Analysis

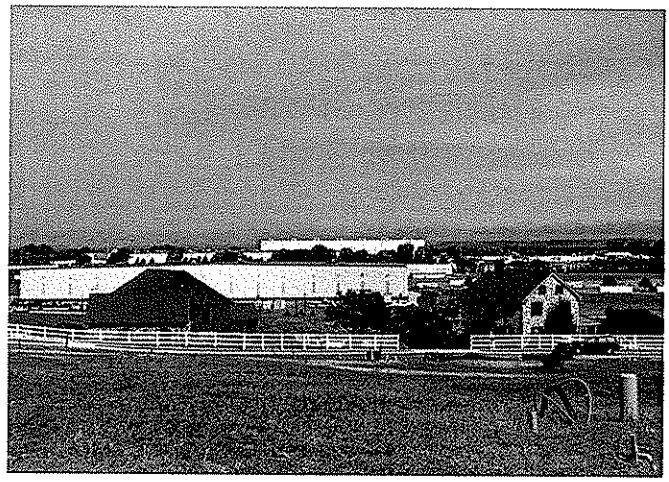
	Improvement		Unit	Condition	Utility	RCN	% Depr.	CV
1	Dwelling	1,914	Sq Ft	Good	Avg+	$239,250	37%	$150,000
2	Bank Barn	1,960	Sq Ft	Avg+	Avg	$49,000	29%	$35,000
3	Garage	800	Sq Ft	Avg+	Avg	$20,000	35%	$13,000
4		0	Sq Ft			$0	0%	$0
5		0	Sq Ft			$0	0%	$0
6		0	Sq Ft			$0	0%	$0
7		0	Sq Ft			$0	0%	$0
8		0	Sq Ft			$0	0%	$0
9		0	Sq Ft			$0	0%	$0
10		0	Sq Ft			$0	0%	$0

Total CV	**198,000**
Total % Depreciation	**36%**
Improvement Contribution/Acre	**$15,591**
% of Total Sales Price	**13%**

Comments

Residentially zoned tract with a dwelling and bank barn. Property has been subdivided since sale and 4 acres with dwelling has been sold on 4/08 for $350,000. 41 lots have been created. Located adjacent to other development.

Maps, Photos, Etc.



Sales Analysis

Property Identification

Seller (Grantor)	Green Dragon, Inc	**Date Sold**	September-07
Buyer (Grantee)	Gardel, LLC	**Sale Price**	$1,965,000
Street Address	955 North State St	**Financing**	Bank
County	Lancaster	**Cash Equivalency**	$1,965,000
Township	Ephrata	**Zoning**	RLD - Low Density
School District	Ephrata	**Type of Operation**	Res Dev
Nearest Town	Ephrata	**Tax Parcel ID**	270-32107
Distance From	Adjacent	**Market Assessment Value**	$207,000
Deed Book & Page	5654253	**Act #**	None
		Assessed Value	$207,000

Land Analysis

	Acres	%	Value Per Acre	Soil Class	
Developable	19.73	99%	$99,595	Class I	0%
Limited Devel	0.00	0%	$74,696	Class II	36%
Non-Developable	0.00	0%	$49,797	Class III	64%
--	0.00	0%	$0	Class IV	0%
Roads & Waste	0.30	1%	$0	Class V	0%
Total	20.03		$98,103	Class VI	0%
				Class VII	0%
Total Land Contributory Value			**$1,965,000**	Class VIII	0%

Soil Type		Acres	Slope	Class	Hydric	Prime Farmland
HbC	Hagerstown Silty Clay Loam	11.90	8-15%	4e	N	State
UaB	Ungers Loam	6.60	3-8%	2e	N	Prime
--		0.00				
--		0.00				
--		0.00				
--		0.00				
--		0.00				
--		0.00				
--		0.00				
--		0.00				
--		0.00				
--		0.00				
--		0.00				

Road Frontage:	788 Feet	**Proximity to UGB/VGB:**	Within Miles
Topography:	Rolling to gently sloping	**Environmental Issues**	None
Flood Plain:	None	**Est. Amt Developable:**	98%
Hydric Soils:	0%	**Physical Limits to Development:**	
Utilities :	Public Available		Few
Easements:	Typical ROWs	**% of Prime Farmlands and State Importance:**	100%
Cons Easements:	None	**Residential Subdivisions:**	>10,000 SF w/ Public Utilities
Market Zone:	I		

7107624

Improvement Analysis

	Improvement		Unit	Condition	Utility	RCN	% Depr.	CV
1	None	0	Sq Ft			$0	0%	$0
2		0	Sq Ft			$0	0%	$0
3		0	Sq Ft			$0	0%	$0
4		0	Sq Ft			$0	0%	$0
5		0	Sq Ft			$0	0%	$0
6		0	Sq Ft			$0	0%	$0
7		0	Sq Ft			$0	0%	$0
8		0	Sq Ft			$0	0%	$0
9		0	Sq Ft			$0	0%	$0
10		0	Sq Ft			$0	0%	$0

Total CV	**0**
Total % Depreciation	**0%**
Improvement Contribution/Acre	**$0**
% of Total Sales Price	**0%**

Comments

Bareland tract located adjacent to the Green Dragon Farmers Market. Good road frontage on two roads and adjacent to existing development. Gently sloping to rolling with good views.

Maps, Photos, Etc.

Sales Analysis

Property Identification

Seller (Grantor)	Lancaster Country Club	**Date Sold**	October-06
Buyer (Grantee)	FKK LLC	**Sale Price**	$2,000,000
Street Address	Pitney Road	**Financing**	Bank
County	Lancaster	**Cash Equivalency**	$2,000,000
Township	East Lampeter	**Zoning**	R-2
School District	Conestoga Valley	**Type of Operation**	Res Dev
Nearest Town	Lancaster	**Tax Parcel ID**	310-55364
Distance From	1 mile northeast	**Market Assessment Value**	$148,900
Deed Book & Page	5562352	**Act #**	None
		Assessed Value	$148,900

Land Analysis

	Acres	%	Value Per Acre
Developable	16.96	96%	$117,925
Limited Devel	0.00	0%	$100,236
Non-Developable	0.00	0%	$58,962
--	0.00	0%	$117,925
Roads & Waste	0.74	4%	$0
Total	17.70		$112,994

Total Land Contributory Value **$2,000,000**

Soil Class	
Class I	41%
Class II	56%
Class III	3%
Class IV	0%
Class V	0%
Class VI	0%
Class VII	0%
Class VIII	0%

Soil Type	Acres	Slope	Class	Hydric	Prime Farmland
DbB Duffield Silt Loam	9.80	3-8%	2e	N	Prime
DbA Duffield Silt Loam	7.30	0-3%	1	N	Prime
HbC Hagerstown Silty Clay Loam	0.50	8-15%	4e	N	State
CkA Clarksburg Silt Loam	0.10	0-5%	2w	Y	Prime
--	0.00				
--	0.00				
--	0.00				
--	0.00				
--	0.00				
--	0.00				
--	0.00				
--	0.00				
--	0.00				

Road Frontage: 1,946 Feet
Topography: Level to Slightly Rolling
Flood Plain: None
Hydric Soils: 1%
Utilities : Public Available
Easements: Typical ROWs
Cons Easements: None
Market Zone: III

Proximity to UGB/VGB: Within Miles
Environmental Issues None
Est. Amt Developable: 96%
Physical Limits to Development:
Few
% of Prime Farmlands and State Importance: 100%
Residential Subdivisions: >7,500 SF w/ Public Utilities

7106704

Improvement Analysis

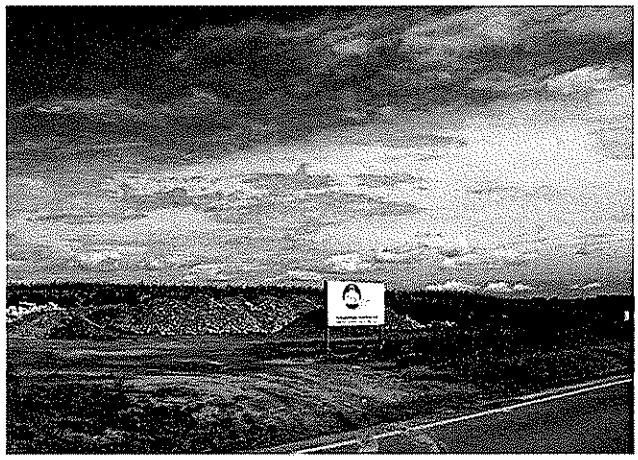
	Improvement		Unit	Condition	Utility	RCN	% Depr.	CV
1	None	0	Sq Ft			$0	0%	$0
2		0	Sq Ft			$0	0%	$0
3		0	Sq Ft			$0	0%	$0
4		0	Sq Ft			$0	0%	$0
5		0	Sq Ft			$0	0%	$0
6		0	Sq Ft			$0	0%	$0
7		0	Sq Ft			$0	0%	$0
8		0	Sq Ft			$0	0%	$0
9		0	Sq Ft			$0	0%	$0
10		0	Sq Ft			$0	0%	$0

Total CV	**0**
Total % Depreciation	**0%**
Improvement Contribution/Acre	**$0**
% of Total Sales Price	**0%**

Comments

Bareland tract located adjacent to the Lancaster County Country Club and the Greenfield Industrial Park. Good access to Rt. 30. This parcel has been transferred to Country Club Apartments Assoc LP for same price on April 21, 2008. FKK, LLC held the property for the present owners till approvals and funding were completed. FKK is part of the contracting company building the apartments.

Maps, Photos, Etc.



Environmental Addendum

Owners Name: Christian Willis Herr II
Size of Tract: 44.48 Acres

This form is to assist the appraiser in detecting the presence of hazardous substances or wastes while conducting the appraisal. Any concerns should be noted on the Farm Map, i.e. USTs, wells, manure storages, etc.

BUILDING INSPECTION:
Was each building inspected both inside and out for the presence of hazardous substances and wastes? N/A (Y/N)
Each building should be inspected even if no contributory value is given.
Concerns Noted (Chemical drum storage, seepage, discoloration, chemical odors, vegetation kill, etc.,):
None

UNDERGROUND STORAGE TANKS:
Have all usual locations for UST's been viewed? Y (Y/N) Do UST locations lend themselves to contaminate ground water if leakage occurred? N/A (Y/N) Identify size and location of UST's on plat.
Concerns Noted: (Soil type, location to streams or ponds, vegetation kill, etc.)
None

MANURE HANDLING:
Is there a manure storage site on property? N (Y/N) Is it properly maintained? N/A (Y/N)
How is the manure disposed of? N/A Is any sludge being dumped? N (Y/N)
Concerns Noted:
None

FARM DUMPS:
Were any refuse dumps found? Ravines N (Y/N) Woods N/A (Y/N) Sinkholes N (Y/N)
Other N (Y/N)
Concerns: Noted
None

OIL AND GAS WELLS/COAL MINES:
Has area been reclaimed? N (Y/N) Are strip pits still open? N (Y/N) Are oil and gas wells active? N (Y/N) If inactive, are they capped? N/A (Y/N)
Concerns Noted:
None

SURFACE WATER AND WETLANDS:
Observe all lakes, ponds, and streams for oil and/or foreign matter on the surface. Is there a chemical odor or unusual odor not typical of farm operation? N (Y/N) Are wetlands being filled or manipulated? N (Y/N)
Concerns Noted:
None

Is the farm on or close to any properties on the CERCLA or State Lists? N (Y/N)

From Visual inspection, do surrounding properties present any concerns? N (Y/N)

Section 217 (RL1) Low Density Residential Flex Zone

217.1. **Purpose** - This Zone accommodates low-density suburban residential development growth within the Township. This Zone coincides with expected public sewer and public water service areas. Based upon the findings and recommendations of the Township's Official Sewage Plan, residential development in this Zone is only permitted when both public sewer and public water are utilized. This ensures efficient use of the planned public utilities services areas by preventing their premature development with problematic on-lot utilities. Nonresidential uses have been largely excluded from this Zone to ensure a pleasant neighborhood setting. In order to allow for more flexibility of design, regulations are more flexible that those of the (RL) Low Density Residential Zone. Clustering provisions are furnished via special exception review.

217.2. **Permitted Uses**

1. Agricultural, horticultural and forestry-related uses, subject to the standards listed in Section 201 of this Ordinance;
2. Single-family detached dwellings provided that both public sewer and public water are utilized;
3. Public and/or nonprofit parks;
4. Public uses and public utilities structures;
5. Churches and related uses - but not to exceed 20,000 square feet in building area (See Section 413); and,
6. Accessory uses customarily incidental to the above permitted uses.

217.3. **Special Exceptions** (Subject to the review procedures listed in Section 605.3. of this Ordinance.)

1. Churches and related uses greater than 20,000 square feet but not to exceed 70,000 square feet in building area (See Section 413);
2. Home occupations (See Section 433); and,
3. Cluster developments (See Section 415).

217.4. **Lot Area Requirements** - Unless otherwise specified, all uses within this Zone shall contain a minimum of 15,000 square feet.

217.5. **Minimum Lot Width** - Ninety feet (90') at the minimum front yard setback; seventy-five feet (75') at the lot frontage.

217.6. **Maximum Lot Coverage** - Unless otherwise specified, forty percent (40%).

217.7. **Minimum Setback Requirements**

1. Principal structures:

   A. Front yard setback - The following table lists required front yard setbacks from the right-of-way line of various road types depicted on the Zoning Map and/or defined herein.

Road Type	Setback
Arterial	40 ft.
Collector	30 ft.
Local	10 ft. (Subject to Section 304)

B. Side yard setbacks - Ten feet (10') on each side (20 feet total both sides).
C. Rear yard setback - Twenty-five feet (25')

2. Accessory structures:

A. Front yard setback - No accessory structure (except permitted signs) shall be located within the front yard.
B. Side yard setbacks -
Fifteen feet (15') or less in height - Five feet (5') on each side.
Up to thirty feet (30') in height - Fifteen feet (15') on each side.
C. Rear yard setback -
Fifteen feet (15') or less in height - Five feet (5')
Up to thirty feet (30') in height - Thirty-five feet (35').

3. Exceptions to Front Yard Requirements – Steps and unenclosed porches are permitted to extend into the front yard.

217.8. Maximum Permitted Height

1. Principal structures - Thirty-five feet (35').
2. Accessory structures - Thirty feet (30')- depending on setback from property line.

217.9. Driveways and Access Drives - All driveways serving single-family dwellings shall be in accordance with Section 310 of this Ordinance. All access drives serving other uses shall be in accordance with Section 311 of this Ordinance.

217.10. All uses permitted within this zone shall also comply with the General Provisions contained in Article 3 of this Ordinance.

217.11. Agricultural Setback Requirement - No dwelling unit shall be located within one hundred feet (100') of any land within the Agricultural Zone. In addition no shrub or tree shall be planted within twenty feet (20') and thirty feet (30'), respectively, of any land within the Agricultural Zone.

Professional Qualifications
Gregory L. Snyder, ARA
Accredited Rural Appraiser
PA General Certified RE Appraiser (GA-001309-L)
DE General Certified RE Appraiser (X1-0000514)

Professional Experience:

22 years of agricultural real estate valuation experience.

Present: Owner
Snyder Appraisal Associates
350 Highland Drive, Ste 100
Mountville, PA 17554
717.285.7075
greg@snyderassociates.us

Snyder Appraisal Associates is an independent fee appraisal company founded in February 2000. We complete 100+ agricultural type property appraisals annually.

Accredited Rural Appraiser (ARA)

As an ARA I am an expert in the valuation of rural property. The ARA designation is conferred on Members of the American Society of Farm Managers and Rural Appraisers (ASFMRA) who have completed experience and education requirements significantly more stringent than those required for state certification.

The ARA:

- Understands how soil types and classification along with water quality and availability affect the productivity levels and land value.
- Recognizes how building/improvement quality and utility influence market value
- Adheres to the requirements of the Uniform Standards of Professional Appraisal Practices (USPAP)
- Has an information sharing network of agribusiness professionals

Expertise in:

- Eminent domain (condemnation) proceedings
- Litigation involving land valuations, damages, or losses
- Estate planning, gift valuations, or inheritance issues
- Loan purposes
- Expert witness services
- Assisting banks and trustees with division of real estate holdings

Prior: Principal Appraiser
Keystone Farm Credit, ACA
Lancaster, PA

14 years with Keystone Farm Credit includes 8 years as a Loan Officer with real estate valuation as a portion of my duties and 6 years as staff appraiser responsible for all appraisals in Lancaster, Lebanon, Dauphin and Schuylkill Counties.

My previous professional career, education and experience in agricultural production provides a foundation and background for evaluating agricultural real estate.

Professional Affiliations:

Accredited Member - American Society of Farm Managers and Rural Appraisers, 950 Cherry Street, Suite 508, Denver, CO 80222.

President – Northeast Chapter of the ASFMRA

Member – Lancaster Association of Realtors

Education:

Bachelor of Science in Animal Industries, Penn State University

722 hours of appraisal classroom instruction.

Courses Completed:

ASFMRA
A-10 Fundamentals of Rural Appraisal
A-12 – Ethics
A-20 Principals of Rural Appraisal
A-25 Eminent Domain
A-29 Highest and Best Use
A-30 Advanced Rural Appraisal
Uniform Agricultural Appraisal Report
Large Farm Expansion Seminar
Dairy Facility Appraisal
Swine Facility Appraisal
Conservation Easements & Other Partial Interests
Identifying Intangible Assets
Yellow Book - Uniform Stand of Fed Land Acq
Timber & Timberland Evaluation

Berks Real Estate Inst
The Appraiser & Environmental Issues

Appraisal Institute
Standards of Professional Practice (USPAP)
Subdivision Valuation

Penn State University
Econ. 014 - Principals of Economics
Ag Ec 006 - Farm Management
Ag Ec 410 - Agricultural R.E. Appraisal

American Society of Appraisers
Income Producing Property Methodology
Appraisal Report Writing

Polley Institute
Appraisal Standards of Practice & Ethics

Lancaster Co Assoc of Realtors
Advanced Appraisal Methods
Introduction to Commercial Valuation

Exceeds the minimum 28 required hours of continuing education in each two year cycle including USPAP and PA State Law.

Assignments Completed in the following Counties:

Adams	Berks	Bucks	Carbon,	Center	Chester
Clinton	Columbia	Cumberland	Dauphin	Franklin	Juniata
Lancaster	Lebanon	Lehigh	Mifflin	Montgomery	Northampton
Northumberland	Perry	Schuylkill	Snyder	Union	York

Appraisals Completed for:

- Business and/or Personal Property
- Condemnation - compensation including value of land taken by governmental agency plus severance damages
- Land Natural Resources Acquisitions – farms, timber, minerals, water rights
- Partial Interests- minority, leasehold, life estates, scenic and conservation easements
- Complex Properties - permanent plantings, processing facilities, transitional or recreational properties
- Lending Decisions
- Estate Planning and Settlement
- Conservation Easements (PA Farmland Preservation, Charitable Contribution under IRS, Yellow Book)
- Expert testimony given in Bankruptcy Court, Board of View and Assessment Hearing Boards
- 2032A – Special Use Appraisal

Specific Types of Properties Appraised:

- Complex Livestock Operations (700+ cow expansion, 4,000 hog construction, Layer and Broiler Construction)
- Meat Processing Plants, Grain Handling Facilities, Feed Mills, Flour Processing Mills, Fertilizer Mixing Plant, Mushroom Plants, Greenhouses, Livestock Auction, Chicken Hatchery
- Rail to Trail Easement, Fishing
- Conservancy Acquisition of Octoraro Creek
- Tax Assessment Appeal for one of Southeast PA's largest Feed Mill

Licenses

DISPLAY THIS CERTIFICATE PROMINENTLY / NOTIFY AGENCY WITHIN 10 DAYS OF ANY CHANGE

Commonwealth of Pennsylvania
Department of State
Bureau of Professional and Occupational Affairs
PO Box 2649 Harrisburg PA 17105-2649

08 0588371

Certificate Type
Certified General Appraiser

Certificate Status
Active

Initial Certification Date
10/20/1994

GREGORY LEE SNYDER
350 Highland Drive
Suite 100
Mountville PA 17554

Certificate Number
GA001309L

Expiration Date
06/30/2011

Basil L. Merenda
Commissioner of Professional and Occupational Affairs

Signature

ALTERATION OF THIS DOCUMENT IS A CRIMINAL OFFENSE UNDER 18 PA.C.S. § 4911

LICENSE NO. **X1-0000514**

STATE OF DELAWARE
DIVISION OF PROFESSIONAL REGULATION
861 Silver Lake Blvd.
Cannon Building, Suite 203
Dover, DE 19904-2467

NOT TRANSFERABLE

PROFESSION: **Certified General Real Property Appraise**

EXPIRATION DATE: **10/31/2011**

ISSUED TO: **Gregory Lee Snyder**

MAILING ADDRESS

Gregory Lee Snyder
2718 Harrisburg Pike
Lancaster PA 17601

PROFESSIONAL LICENSE

THIS CERTIFIES THAT THE PERSON NAMED IS HEREBY LICENSED TO CONDUCT OR ENGAGE IN THE PROFESSION INDICATED ABOVE. THIS DOCUMENT IS DULY ISSUED UNDER THE LAWS OF THE STATE OF DELAWARE

LICENSEE SIGNATURE

227291