



**COUNTY OF COLUMBIA  
RECORDER OF DEEDS  
Brenda S. Lupini, Recorder  
35 West Main Street  
Bloomsburg, PA 17815**

**Instrument Number - 201907951**

**Recorded On 10/14/2019 At 10:36:43 AM**

**\* Total Pages - 6**

**\* Instrument Type - DEED**

**Invoice Number - 233140**

**\* Grantor - COLUMBIA COUNTY INDUSTRIAL DEVELOPMENT AUTHORITY**

**\* Grantee - MARR DEVELOPMENT LIGHTSTREET VII LLC**

**User - BSL**

**\* FEES**

STATE TRANSFER TAX	\$400.00
STATE WRIT TAX	\$0.50
JCS/ACCESS TO JUSTICE	\$40.25
AFFORDABLE HOUSING	\$15.00
RECORDING FEES -	\$15.00
RECORDER	
RECORDER IMPROVEMENT	\$3.00
FUND	
COUNTY IMPROVEMENT FUND	\$2.00
CENTRAL COLUMBIA AREA	\$200.00
SCHOOL REALTY TAX	
SCOTT TOWNSHIP	\$200.00
TOTAL PAID	\$875.75

**This is a certification page**

**DO NOT DETACH**

**This page is now part  
of this legal document.**

**RETURN DOCUMENT TO:  
DONALD G. KARPOWICH, EDQ  
85 DRASHER ROAD  
DRUMS, PA 18222**

**I hereby CERTIFY that this document is  
recorded in the Recorder's Office of  
Columbia County, Pennsylvania.**



*Brenda S. Lupini*  
**Brenda S. Lupini  
Recorder of Deeds**

**\* - Information denoted by an asterisk may change during  
the verification process and may not be reflected on this page.**

**THIS DEED**

MADE the <sup>3<sup>rd</sup></sup> day of October, in the year two thousand and nineteen (2019)

**BETWEEN COLUMBIA COUNTY INDUSTRIAL DEVELOPMENT  
AUTHORITY**, a body corporate and politic, organized under the laws of the Commonwealth of  
Pennsylvania, **GRANTOR**

**AND**

**MARR DEVELOPMENT LIGHTSTREET VII, LLC**, of 823 Central Road,  
Bloomsburg, Pennsylvania, 17815, **GRANTEE**

**WITNESSETH**, that in consideration of **FORTY THOUSAND (\$40,000.00)  
DOLLARS**, in hand paid, the receipt whereof is hereby acknowledged, the Grantor does hereby  
grant and convey to the said Grantee, its successors and assigns.

**ALL THAT CERTAIN** piece, parcel or tract of land situated in Scott Township,  
Columbia County, Pennsylvania, being bounded and described as follows:

Beginning at an iron pin at a corner of land now or formerly of the Light Street Grange,  
said iron pin being further located on the westerly right of way line of Township Route No. 514;  
Thence running along the westerly right of way line of Township Route No. 514, South 04  
degrees 48 minutes 21 seconds East, 44.61 feet to a point on the northerly right of way line of  
Alliance Park Drive; Thence running along the northerly right of way line of Alliance Park  
Drive the following four courses and distances;

1. Following along a curve to the right, said curve having a radius of 170.00 feet, an arc length of 22.67 feet, a chord bearing of South 37 degrees 18 minutes 02 seconds West and a chord length of 22.66 feet to a point;
2. Thence following along a curve to the right, said curve having a radius of 30.00 feet, an arc length of 44.40 feet, a chord bearing of South 83 degrees 31 minutes 26 seconds West and a chord length of 40.46 feet to a point;
3. Thence Following along a curve to the left, said curve having a radius of 1,466.56 feet, an arc length of 394.14 feet, a chord bearing of North 61 degrees 46 minutes 22 seconds West and a chord length of 392.96 feet to a point;
4. Thence North 69 degrees 28 minutes 19 seconds West, 766.20 feet to a point;
5. Thence following along a curve to the left, said curve having a radius of 530.00 feet, an arc length of 30.35 feet, a chord bearing of North 71 degrees 06 minutes 46 seconds West and a chord length of 30.35 feet to a point at the common corner of Lot No. 6 and Lot No. 7 of the Columbia County Business Park;

Thence running along Lot No. 6, North 15 degrees 43 minutes 12 seconds East, 600.91 feet to a point in line of land now or formerly of Clair Hock; Thence running along land now or formerly of Clair Hock the following four courses and distances;

1. Following along a curve to the right, said curve having a radius of 686.80 feet, an arc length of 25.74 feet, a chord bearing of South 37 degrees 31 minutes 17 seconds East and a chord length of 25.73 feet to an iron pin;
2. Thence South 36 degrees 26 minutes 52 seconds East, 130.70 feet to an iron pin;
3. Thence following along a curve to the left, said curve having a radius of 849.00 feet, an arc length of 261.78 feet, a chord bearing of South 45 degrees 16 minutes 52 seconds East and a chord length of 260.75 feet to an iron pin;
4. Thence South 54 degrees 06 minutes 52 seconds East, 540.32 feet to an iron pin at a corner of land now or formerly of the Light Street Grange;

Thence running along land now or formerly of the Light Street Grange, South 14 degrees 47 minutes 19 seconds West, 147.23 feet to an iron pipe; Thence continuing along land now or formerly of the Light Street Grange, South 55 degrees 24 minutes 18 seconds East, 365.77 feet to the place of beginning.

Containing 8.66 acres of land and being more fully shown as Lot No. 7 on survey subdivision plan entitled: "Columbia County Alliance, Columbia County Business Park, Subdivision Plan", prepared by Burkavage Design Associates LLC, dated last revised 12/08/2010. Said Subdivision Plan being further identified as drawing number C1.1 and being a part of the "Columbia County Business Park, Preliminary Final Plan" as approved by the Scott Township Board of Supervisors on January 3, 2011 and recorded in the Recorder of Deeds Office for Columbia County Pennsylvania as Instrument Number 201102363.

**Lot No. 7 under and subject** to all items shown on the above referenced plans.

**Lot No. 7 under and subject** to the covenant which prohibits the use of the subject premises for any purpose other than the authorization purpose of the EDA grant, which in this case an integrated business park serving industrial and commercial enterprises purposes. This covenant shall remain in effect for a period of twenty (20) years from the date of this conveyance.

**Lot No. 7 under and subject** to all facts disclosed by a full and accurate title search.

**Also Under and Subject** to the covenants set forth in a document entitled "Columbia County Industrial Development Authority (CCIDA) Protective Covenants for The Columbia County Business Park Located At Lightstreet, Columbia County, Pennsylvania", recorded in Columbia County as Instrument No. 201311189, and Corrected Covenants file as Instrument No. 201509775, including but not limited to "Section 1.07-Grant Compliance" as set forth below:

**Section 1.07 – Grant Compliance.** Each owner, occupier or user of land subject to these

Protective Covenants, acknowledges that the Columbia County Business Park was improved in part with funding from the United States Economic Development Administration (EDA) Project #01-01-08577) and is subject to the terms and conditions of the EDA Financial Assistance Award. The Terms are as follows:

A. The property will be part of an integrated business park serving industrial and commercial enterprises. The property may not be used in violation of the non-discrimination requirements set forth at 13 C.F.R. §302.20 or for inherently religious activities prohibited by applicable federal law. In addition, the property will comply with all applicable state and federal environmental laws.

B. Each owner must provide CCIDA and/or EDA any documents, evidence or reports required to assure compliance with federal and state laws, including but not limited to, applicable federal and state environmental laws.

C. The Business Park land may not be used in a manner inconsistent with the authorized purpose of the EDA grant which in this case is an integrated business park serving industrial and commercial enterprise purposes.

D. Section 1.07 of these Covenants (Grant Compliance) will remain in effect for a period of twenty (20) years from March 17, 2008.

**ALSO UNDER AND SUBJECT** to a Second Amendment to said Protective Covenants filed as Instrument No. 201704572.

**ALSO UNDER AND SUBJECT** to the restriction that no construction or operation of a hotel or motel is allowed on the premises for a period of five (5) years from December 14, 2015.

**ALSO UNDER AND SUBJECT** to Declaration of Easements dated September 13, 2017, and filed as Instrument No. 201707939.

**BEING** a part of the same premises which Columbia Alliance for Economic Growth, Inc., by Deed dated December 22, 2010, and recorded in Columbia County, Pennsylvania, as Instrument Number 201011783, granted and conveyed unto Columbia County Industrial Development Authority, Grantor herein.

**TOGETHER WITH** all hereditaments and appurtenances whatsoever thereunto belonging or in anywise appertaining, and the reversions and remainders, rents, issues and profits thereof; and all the estate, right, title, interest, property claim and demand whatsoever of it, the said Grantor either in law or equity, of, in and to the same.

**TO HAVE AND TO HOLD** the said messuage or tenement and lot or piece of ground above described, hereditaments and premises hereby granted, bargained and sold or mentioned, or intended so to be, with the appurtenances, unto the said Grantee, its successors and assigns, to and for the only proper use and behoof of the said Grantee, its successors and assigns forever.

AND the said Grantor will warrant specially the property hereby conveyed.

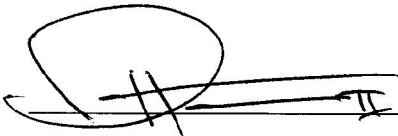
IN WITNESS WHEREOF, the Grantor has hereunto set Grantor's hand and seal the day and year first above written.

Signed, Sealed and Delivered  
in the Presence of:

COLUMBIA COUNTY INDUSTRIAL  
DEVELOPMENT AUTHORITY

WITNESS:

Doyleen J. Snyder

  
\_\_\_\_\_

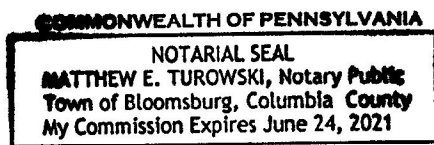
Name: Paul Heaps II  
Title: Secretary

COMMONWEALTH OF PENNSYLVANIA:

COUNTY OF Columbia : SS  
:

On this, the 3<sup>rd</sup> day of October, 2019, before me, a Notary Public, the undersigned officer, personally appeared Paul Heaps, II, who acknowledged himself to be the Secretary of Columbia County Industrial Development Authority, and that as such, he, being authorized to do so, executed the foregoing deed for the purpose therein contained by signing the name of the authority by himself as Secretary.

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



Matthew E. Turowski  
Notary Public

I hereby certify that the precise address of the Grantee are as follows:

823 Central Road, Bloomsburg, PA 17815

Agent/Attorney for Grantee

Prepared by:  
Matthew E. Turowski, Esquire  
Harding, Hill, Turowski & James, LLP  
38 West Third Street  
Bloomsburg, PA 17815  
Phone: (570)784-6770