



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

Instrument Number - 201800740

Recorded On 1/30/2018 At 10:45:38 AM

*** Total Pages - 6**

*** Instrument Type - DEED**

Invoice Number - 219052

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

*** Grantee - MARR DEVELOPMENT LIGHTSTREET II LLC**

User - BKA

*** FEES**

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
TOTAL PAID	\$75.75

This is a certification page

DO NOT DETACH

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

**RETURN DOCUMENT TO:
DPLN**

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 CORRECTIVE DEED

MADE the 25th day of January in the year two thousand eighteen (2018),

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

A N D

MARR DEVELOPMENT LIGHTSTREET II, LLC, a Pennsylvania limited liability company, of Bloomsburg, Pennsylvania, **GRANTEE**.

WITNESSETH, that in consideration of **TWO HUNDRED FOUR THOUSAND THREE HUNDRED DOLLARS (\$204,300.00)**, in hand paid, the receipt whereof is hereby acknowledged, the said Grantor does hereby grant and convey to the said Grantee, its successors and assigns, the following described premises:

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

BEGINNING at a point on the southerly right of way line of Alliance Park Drive, said point being the northwesterly corner of Lot No. 1 of the Columbia County Business Park; Thence running along Lot No. 1, South 20 degrees 31 minutes 41 seconds West, 332.12 feet to a point on the northerly right of way line of Interstate Route 80; Thence running along the northerly right of way line of Interstate Route 80 the following four courses and distances:

1. Following along a curve to the left, said curve having a radius of 527.26 feet, a delta angle of 11 degrees 07 minutes 12 seconds, an arc length of 102.34 feet, a chord bearing of South 71 degrees 19 minutes 11 seconds West and a chord length of 102.18 feet to a point;
2. Thence North 24 degrees 14 minutes 28 seconds West, 30.00 feet to a point;
3. Thence South 65 degrees 45 minutes 28 seconds West, 313.24 feet to a point;
4. Thence following along a curve to the right, said curve having a radius of 639.02 feet, a delta angle of 06 degrees 40 minutes 00 seconds, an arc length of 74.68 feet, a chord bearing of South 69 degrees 06 minutes 21 seconds West and a chord length of 74.64 feet to a point at the southeasterly corner of Lot No. 3 of the Columbia County Business Park;

Thence running along Lot No. 3, North 15 degrees 31 minutes 55 seconds East, 647.87 feet to a point on the southerly right of way line of Alliance Park Drive; Thence running along the southerly right of way line of Alliance Park Drive, South 69 degrees 28 minutes 19 seconds East, 435.07 feet to the place of BEGINNING.

Containing 4.54 acres of land and being more fully shown as Lot No. 2 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. 2 **UNDER AND SUBJECT** to all items shown on the above referenced plans.

Lot No. 2 **UNDER AND SUBJECT** to the covenant which prohibits the use of the subject premises for any purpose other than the authorized 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. (*The Lot No. was incorrectly stated as "Lot No. 1" on prior deed.*)

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 Number 201311189, and Corrected Covenants filed 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 December 23, 2010, in Columbia County as Instrument No. 201011783, granted and conveyed unto Columbia County Industrial Development Authority.

BEING the same premises which Columbia County Industrial Development Authority granted and conveyed unto Marr Development Lightstreet II, LLC by Deed dated October 4, 2017, and recorded October 4, 2017, in Columbia County as Instrument No. 201707942. The purpose of this Deed is to correct a scrivener error in Instrument No. 201707942.

The said Grantor will **SPECIALLY WARRANT** the property hereby conveyed.

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

ATTEST:

SECRETARY

COLUMBIA COUNTY INDUSTRIAL
DEVELOPMENT AUTHORITY

By:

CHAIRMAN



REALTY TRANSFER TAX STATEMENT OF VALUE

See reverse for instructions.

RECORDER'S USE ONLY

State Tax Paid	0
Book Number	
Page Number	201800740
Date Recorded	30 January 2018

Complete each section and file in duplicate with Recorder of Deeds when (1) the full value/consideration is not set forth in the deed, (2) the deed is without consideration or by gift, or (3) a tax exemption is claimed. If more space is needed, please attach additional sheets. A Statement of Value (SOV) is not required if the transfer is wholly exempt from tax based on family relationship or public utility easement. However, it is recommended that a SOV accompany all documents filed for recording.

A. CORRESPONDENT - All inquiries may be directed to the following person:

Name Alvin J. Luschas, Esquire		Telephone Number: (570) 784-4654	
Mailing Address 120 W. Main Street	City Bloomsburg	State PA	ZIP Code 17815

B. TRANSFER DATA

Date of Acceptance of Document 01/25/18			
Grantor(s)/Lessor(s) Columbia Co. Industrial Dev. Auth.	Telephone Number: (570) 784-4654	Grantee(s)/Lessee(s) Marr Development Lightstreet II, LLC	Telephone Number: (570) 788-6647
Mailing Address c/o 120 W. Main Street		Mailing Address 823 Central Road	
City Bloomsburg	State PA	ZIP Code 17815	City Bloomsburg
			State PA
			ZIP Code 17815

C. REAL ESTATE LOCATION

Street Address		City, Township, Borough Scott Township
County Columbia	School District Central Columbia	Tax Parcel Number 31-01-02807

D. VALUATION DATA

Was transaction part of an assignment or relocation? <input type="checkbox"/> Y <input checked="" type="checkbox"/> N		
1. Actual Cash Consideration 1.00	2. Other Consideration +0.00	3. Total Consideration = 1.00
4. County Assessed Value 45,400.00	5. Common Level Ratio Factor X 3.91	6. Computed Value = 177,514.00

E. EXEMPTION DATA - Refer to instructions for exemption status.

1a. Amount of Exemption Claimed \$ 177,514.00	1b. Percentage of Grantor's Interest in Real Estate 100.00 %	1c. Percentage of Grantor's Interest Conveyed 100.00 %
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2. Check Appropriate Box Below for Exemption Claimed.

- ☐ Will or intestate succession. _____ (Name of Decedent) _____ (Estate File Number)
- ☐ Transfer to a trust. (Attach complete copy of trust agreement identifying all beneficiaries.)
- ☐ Transfer from a trust. Date of transfer into the trust _____
If trust was amended attach a copy of original and amended trust.
- ☐ Transfer between principal and agent/straw party. (Attach complete copy of agency/straw party agreement.)
- ☐ Transfers to the commonwealth, the U.S. and instrumentalities by gift, dedication, condemnation or in lieu of condemnation. (If condemnation or in lieu of condemnation, attach copy of resolution.)
- ☐ Transfer from mortgagor to a holder of a mortgage in default. (Attach copy of mortgage and note/assignment.)
- ☒ Corrective or confirmatory deed. (Attach complete copy of the deed to be corrected or confirmed.)
- ☐ Statutory corporate consolidation, merger or division. (Attach copy of articles.)
- ☐ Other (Please explain exemption claimed.) _____

Under penalties of law, I declare that I have examined this statement, including accompanying information, and to the best of my knowledge and belief, it is true, correct and complete.

Signature of Correspondent or Responsible Party

Date

1/30/18

FAILURE TO COMPLETE THIS FORM PROPERLY OR ATTACH REQUESTED DOCUMENTATION MAY RESULT IN THE RECORDER'S REFUSAL TO RECORD THE DEED.

COMMONWEALTH OF PENNSYLVANIA :

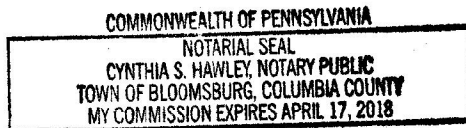
COUNTY OF COLUMBIA : ss.

ON THIS, the 25th day of January, 2018, before me, a Notary Public, personally appeared Paul K. Page, who acknowledged himself to be the Chairman of Columbia County Industrial Development Authority, and that as such, he, being authorized to do so, executed the foregoing deed for the purposes therein contained by signing the name of the Corporation by himself as Chairman.

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

Cynthia S. Hawley
Notary Public

My commission expires:



I HEREBY CERTIFY that the address of the Grantee herein is
823 Central Road, Bloomsburg, PA 17815

[Signature]
Agent or Attorney for Grantee Grantor

LAW OFFICES OF
DERR, PURSEL, LUSCHAS & NAPARSTECK, LLP
120 W. MAIN STREET
BLOOMSBURG, PA 17815
(570) 784-4854