CONDITIONS OF SALE

The conditions of the present public sale are as follows:

1. The property to be sold is a tract of land with improvements located thereon, which is known and addressed as 62 London Vale Road, Gordonville, Paradise Township, Lancaster County, Pennsylvania (and identified as Parcel ID No. 490-74091-0-0000), as more fully described on Exhibit A, attached hereto and incorporated herein by reference (the "**Property**"). The Property is improved with a two and one-half story, single-family detached dwelling house, outbuildings including a grist mill, and related appurtenances containing approximately 23.5 acres.

2. The highest approved bidder shall be the Purchaser upon the Property being struck off to him; and the Purchaser shall immediately thereafter sign the Purchaser's Agreement on these Conditions of Sale and pay down ten percent (10%) of the Purchase Money as security for the performance of this Agreement, and such amount shall be paid by check in U.S. Dollars and immediately available funds. If any dispute arises among bidders, the Property shall immediately be put up for renewal of bidding. The Auctioneer may recess the auction and may use discretion with respect to the minimum amount by which the bidding may advance. The Seller reserves the right to withdraw the Property from sale for want of a sufficient bid equal to a reserve price, and without declaring the amount of such reserve price. As used herein, "Purchase Money" shall mean the amount of the bid by the highest approved bidder.

3. Seller shall accept bids from prospective bidders via telephone and online on the following terms and conditions:

   a. Online bidders must register on HiBid.com in advance of the auction.
   b. The successful bidder (telephone or online), after conclusion of the auction, must drop off deposit check and fully executed Conditions of Sale and Seller's Disclosure at the law office of Barley Snyder (126 East King Street, Lancaster, PA 17602) before 3:00 pm on Monday, November 2, 2026.
   c. Failure to comply with paragraph (b) may, at the election of the Seller, render this contract null and void and Seller shall be authorized to enter into a contract with any third party.
   d. Prospective bidder accepts all terms herein.

4. BALANCE OF PURCHASE MONEY shall be paid at SETTLEMENT to be held in Lancaster County, Pennsylvania at the office of the Purchaser's attorney or title company on or before forty-five (45) days following the date of the auction (unless some other time or place shall hereafter be agreed upon by the Seller and the Purchaser), upon which payment the Seller shall convey to the Purchaser by deed with a fiduciary warranty, prepared at Purchaser's expense, title to said Property, free and clear of all liens and encumbrances not noted in these Conditions, but subject to enrollment in the Clean and Green Program (see paragraph 5 below), any existing easements, both visible and recorded, building or use restrictions of record, cemetery rights and restrictions, conservation/agricultural preservation easements, zoning or land subdivision ordinances, other municipal ordinances, encroachments of any kind within the legal width of public highways, or public utility rights-of-way, as well as all other matters of record to the extent legal and still in full force or effect. Time is of the essence in this Agreement. Purchaser shall give Seller no less than fifteen (15) days' advance notice of Settlement.

5. **IMPORTANT DISCLOSURES:**

a. **Seller discloses that the Property is presently enrolled in the preferential agricultural tax assessment Clean and Green Program (also known as "Act 319" and "The Pennsylvania Farmland and Forest Land Assessment Act of 1974," 72 P.S. §5490.1 et seq.), pursuant to application on file with the Lancaster County Property Assessment Office and recorded in the Office of the Recorder of Deeds in and for Lancaster County, Pennsylvania on October 30, 2009 to Instrument No. 5820260, a copy of which is attached hereto and incorporated herein by reference as Exhibit B. At Settlement, Purchaser shall take title to the Property subject to the restrictions imposed by such program and shall be solely responsible for all rollback taxes if the Property is removed from such program for any reason, and Purchaser agrees to indemnify, defend and hold harmless Seller from and against any and all such rollback taxes and losses, expenses (including reasonable attorneys' fees and other potential fees), costs, damages, liabilities, demands, suits and claims in connection with or arising out of the imposition, or attempted imposition, of any rollback taxes against Seller or Purchaser. Purchaser shall execute the Notice of Transfer of Land under Act 319 at least thirty (30) days prior to Settlement and file an Acknowledgement of Continuation of Preferential Assessment under Act 319 to continue enrollment of the Property in the Clean and Green Program at Settlement, with the applicable filing fees and recording costs of such notice and acknowledgement to be borne entirely by Purchaser. To the extent the conveyance of the Property constitutes a split off or if Purchaser otherwise fails to continue the enrollment of the Property in the program for any reason whatsoever (including a change in use), Purchaser shall be solely responsible for the payment of any rollback taxes associated with such split off and/or disenrollment at Settlement.**

b. **A portion of the Property appears to be located within Zone AE floodplain according to the FEMA Flood Insurance Rate Map Number 42071C0413F, last revised April 5, 2016, Panel 413 of 780. Purchaser is advised that:**

   i. **Floodplain and floodway areas are subject to federal, state, and local restrictions on building, grading, and other activities, including possible prohibitions on new structures, fill, or placement of materials.**

   ii. **Any construction, improvement, or alteration within the Floodplain may require special permits or approvals under local floodplain management ordinances, the Pennsylvania Flood Plain Management Act (Act 166 of 1978), and Section 106 of the Pennsylvania Clean Streams Law.**

   iii. **Flood insurance may be required by lenders and is available through the National Flood Insurance Program (NFIP).**

   iv. **Boundaries of Floodplain areas are approximate and may change upon FEMA map revisions or site-specific studies; Purchaser is encouraged to verify the precise extent of such areas with a licensed surveyor or engineer prior to Settlement.**

Purchaser's Initials: _____

6. At Settlement, the Property shall be in substantially the same condition as at present, except for (a) ordinary reasonable wear and tear, (b) damage which occurs after possession has been given to the Purchaser, or (c) any taking by eminent domain or damage by casualty.

7. The Property is split-zoned Residential and Village Mixed Use, pursuant to the zoning ordinances of Paradise Township, and has been used as a residence.

8. Formal tender of deed and purchase money are waived.

9. Acknowledgments to deed shall be paid by the Seller, and all required state and local realty transfer taxes shall be paid by the Purchaser.

a. Real estate taxes shall be apportioned to date of Settlement or prior delivery of possession on a fiscal year basis.
b. Purchaser shall pay all expenses related to title insurance and all other expenses of the conveyances.
c. Sewer and water charges shall be apportioned to the date of Settlement.

10. Included in the sale are all buildings, improvements, rights, privileges, and appurtenances, gas, electric, heating, plumbing, lighting and water fixtures and systems, and any articles permanently affixed to the Property, including **washer, dryer, refrigerator and all window treatments**. **All appliances at the Property on the date of the auction, as well as personal property, furnishings, and moveable property** on the date of settlement are included in the sale and are being sold in their AS-IS, WHERE-IS condition, as further set forth in Paragraph 15, below.

11. Possession shall be given to the Purchaser at Settlement.

12. The Seller reserves the right to reject any or all bids.

13. The Property being sold at this public sale is being sold "AS IS" in its present condition with all faults and without any representations, warranty, express or implied, with respect to the condition thereof, unless otherwise specified herein. This sale is not contingent upon desire of the Purchaser, or requirement of the Purchaser's mortgagee, that there be satisfactory inspections made prior to Settlement. If any corrections are determined to be advisable, or required by any lender, such corrections shall be made at the expense of the Purchaser. No agent or representative of the Seller is authorized to make any statement or representation as to quality, character, or condition of any property offered at this sale, and any representation or statement made by any agent or representative of the Seller will not be binding on the Seller or considered as grounds for any claim, adjustment or rescission of any sale. IT IS SPECIFICALLY ACKNOWLEDGED THAT PURCHASER SHALL PURCHASE THE PROPERTY SUBJECT TO AND INCLUDING ALL PERSONAL PROPERTY, FURNISHINGS, AND OTHER MOVEABLE PROPERTY LOCATED ON THE PROPERTY AT THE TIME OF SETTLEMENT. SELLER RESERVES THE RIGHT TO REMOVE ANY OR ALL PERSONAL PROPERTY, FURNISHINGS, AND OTHER MOVEABLE PROPERTY LOCATED ON THE PROPERTY PRIOR TO SETTLEMENT IN ITS SOLE DISCRETION. ALL PERSONAL PROPERTY, FURNISHINGS, AND OTHER MOVEABLE PROPERTY LOCATED ON THE PROPERTY AT THE TIME OF SETTLEMENT WILL BE SOLD IN ITS AS-IS, WHERE-IS CONDITION WITH ALL FAULTS.

a. The Seller has not had the Property or the interior of any improvements thereon, including the residence, tested for the presence of radon gas or asbestos and as a result makes no representations as to the presence or absence of such gas or material in acceptable or unacceptable levels or quantities. This sale is not conditioned in any way upon satisfactory tests having been made prior to Settlement.

b. It is understood that the Purchaser has inspected the Property, or hereby waives the right to do so, and has agreed to purchase it as a result of such inspection and not because of or in reliance upon any representation not included herein, whether made by the Seller or any other representative of the Seller, or by an agent, if any, of the Seller or the Purchaser or both.

14. The Purchaser hereby releases, quitclaims and forever discharges the Seller from any and all claims, losses or demands, including, but not limited to personal injuries and property damage and all of the consequences thereof, whether now known or not, which may arise from the presence of termites or other wood-boring insects, radon, lead-based paint hazards, environmental hazards, sensitive natural or environmental features, any defects or deficiencies in the sewer or water service system, any code violations, or any defects or conditions on the Property. This release shall survive Settlement.

15. Seller has completed a Lead-Based Paint Disclosure Statement with respect to the Property, and has made it available prior to this sale. The Purchaser further acknowledges that the Purchaser has not received and is not required to receive a Seller's Property Disclosure Statement. The Real Estate Seller Disclosure Law, 68 Pa. C.S.A. Sections 7301 - 7315, exempts transfers by a fiduciary in the course of administration of a decedent's estate, guardianship, conservatorship or trust from the requirement that a seller of residential real estate complete a Seller's Property Disclosure Statement.

Purchaser's Initials: _____

16. The Property has a private well and on-site septic system.

17. The Purchaser shall be responsible for any written notice served upon the Seller, and for any work done or ordered to be done upon or about the Property, after the date of the Purchaser's Agreement on these Conditions of Sale by any municipal or other public authority. In addition, the Purchaser shall be responsible for obtaining any certifications, inspections or licenses from the appropriate municipal departments that may be required by law, any fees or costs in connection therewith, and any corrections or improvements to the Property required in order to obtain such certifications, inspections or licenses.

18. In case of non-compliance by the Purchaser with these Conditions, the Seller, in addition to all other remedies provided by law, shall have the option either (a) to retain the Purchaser's down money as liquidated damages regardless of whether or not, or on what terms, the Property is resold, or (b) to resell the Property at public or private sale, with or without notice to the present Purchaser or the present Purchaser's sureties (if any) and to retain any advance in price, or hold the present Purchaser and any sureties liable for any loss, resulting from such resale, meanwhile holding the down money paid hereunder as security for or toward payment of any such loss.

19. The Purchaser acknowledges that these Conditions of Sale were available for inspection by the Purchaser prior to the commencement of bidding and sale of the Property, that the Purchaser had an opportunity to review the full Conditions of Sale, and that the Purchaser understands the contents thereof and all terms and conditions under which the Property is being sold, agreeing to be bound by the full terms and conditions as set forth therein. The Purchaser acknowledges that only a summary of the Conditions of Sale was read prior to commencement of bidding on the Property, and that the Purchaser is not relying upon the public reading of the Conditions of Sale as a complete statement of the terms and conditions for sale of the Property.

20. The Purchaser shall bear the risk of loss in the event of casualty or damage to the Property from any cause prior to Settlement and is advised that it may carry insurance on the Property. Seller will maintain present fire insurance coverage until Settlement and in case of loss will credit on account of the purchase price

at Settlement any insurance collected or collectable therefore, less any amounts necessary to reimburse Seller for costs incurred in maintaining/repairing the Property as a result of such casualty. In the event of any taking by eminent domain, Purchaser shall be entitled to any proceeds received by Seller for such taking.

SELLER:

ESTATE OF S. KENDRICK ESHLEMAN, III

By:_____
Diane Eshleman Djordjevic, Executrix

PURCHASER'S AGREEMENT

I/We,_____, intending to be legally bound, agree to purchase the real estate described in the foregoing Conditions, subject to said Conditions, for the sum of $_____.

Witness my/our hand/s and seal/s this____day of_____, 2026.

Signed in the presence of:

_____

Purchaser(s):

_____(SEAL)

Print name:_____

Telephone Number

_____

_____(SEAL)

Print name:_____

Telephone Number

_____

RECEIPT

Received of the Purchaser(s) on above date, as down money on account of the above purchase price, the sum of

$_____.

SELLER:

ESTATE OF S. KENDRICK ESHLEMAN, III

By:_____

Diane Eshleman Djordjevic, Executrix

EXHIBIT A

Legal Description for Property

TRACT NO. 1

ALL THOSE CERTAIN lots or tracts of land on the north side of the Lincoln Highway, on the west side of the Intercourse public road crossing said Highway, and on the south side of the London Vale Road leading from the Leaman Place railroad bridge to the said Intercourse Road, in the Village of Leaman Place, Township of Paradise, County of Lancaster and Commonwealth of Pennsylvania, more fully bounded and described as follows:

PURPART NO. 1 – Premises improved by a two-and-one-half (2 1/2) story frame and stone house, a frame barn, and a frame tool house.

BEGINNING at a point in the middle of said Lincoln Highway at the southwest corner of certain other premises improved by a school building, being the property now or formerly of the Paradise Township School District, designated in Deed Book Q, Volume 28, Page 74; thence along same, North twenty-three (23) degrees thirty (30) minutes East, a distance of seventeen and forty-eight hundredths (17.48) perches (two hundred eighty-eight (288) feet and six (6) inches), to a corner; thence by same land, North sixty (60) degrees West, a distance of twenty-five and one-half (25 1/2) perches to a post; thence by same land, North twenty-one (21) degrees fifteen (15) minutes West, a distance of nineteen and one-tenth (19.1) perches to a corner; thence by same land, North thirteen (13) degrees West, a distance of five and two-tenths (5.2) perches to a corner; thence by same land, South eighty-three (83) degrees forty-five (45) minutes West, a distance of six and four-tenths (6.4) perches to a corner; thence by same land, North seventeen (17) degrees forty-five (45) minutes West, a distance of six (6) perches to a corner; thence by same land, North five (5) degrees West, a distance of twenty and three-tenths (20.3) perches to a corner; thence by same land, North thirty (30) minutes West, a distance of twenty-one and nine-tenths (21.9) perches to a stake; thence by same land, North ten (10) degrees West, a distance of eleven and one-tenth (11.1) perches to the center of the London Vale public road; thence along the middle of same, North eighty-five (85) degrees West, a distance of four and fifty-six hundredths (4.56) perches to a corner; thence South six (6) degrees East, a distance of three and four-tenths (3.4) perches to a corner; thence South eighty-seven (87) degrees thirty (30) minutes West, a distance of eight and fifty-two hundredths (8.52) perches to an iron pin; thence by a meadow now or formerly of the Frank Hershey Estate; South twelve (12) degrees thirty-seven and one-half (37 1/2) minutes East, a distance of forty-three and fifty two hundredths (43.52) perches to a stone; thence by same land, South seven (7) degrees forty-five (45) minutes West, a distance of forty-six and five-hundredths (46.05) perches (seven hundred fifty-nine (759) feet and nine (9) inches) to the center of the Lincoln Highway; thence along the middle of same, South sixty-six (66) degrees thirty (30) minutes East, a distance of eight (8) perches more or less to a corner; thence by a row of three (3) houses known as "Cottage Row," North twenty-three (23) degrees thirty (30) minutes East, a distance of twelve (12) perches (one hundred ninety-eight (198) feet) to a corner; thence by same premises, South sixty-six (66) degrees thirty (30) minutes East, a distance of four and forty-four hundredths (4.44) perches (seventy-three (73) feet and two (2) inches) to a corner in other premises, improved by four (4) houses of said "Cottage Row"; thence North twenty-three (23) degrees thirty (30) minutes East, a distance of three and one-tenth (3.1) perches (fifty-one (51)

feet and six (6) inches) to a point; thence South sixty-six (66) degrees thirty (30) minutes East, a distance of six and twenty-four hundredths (6.24) perches (one hundred three (103) feet) to a point in same lands; thence South twenty-three (23) degrees thirty (30) minutes West, fifteen and one-tenth (15.1) perches (two hundred forty nine (249) feet and six (6) inches) to the center of said Lincoln Highway; thence along the middle of same Highway, South sixty-six (66) degrees thirty (30) minutes East, twenty-nine and one tenth (29.1) perches (four hundred eighty (480) feet and six (6) inches) to the place of BEGINNING.

CONTAINING ten (10) acres and one hundred forty (140) perches, more or less.

EXCEPTING AND RESERVING so much of the above-described tract of land as is included in the following tract of land conveyed by Aileen Hope Eshleman, individually, and Silas Kendrick Eshleman, III, individually, and Aileen Hope Eshleman and Silas Kendrick Eshleman, III, Trustees of "Trust B" of the Estate of Silas Kendrick Eshleman, Jr.; and Silas Kendrick Eshleman, III, Executor of the Estate of Elizabeth Emeline Eshleman, to J. Ronald and Lucille C. Shirk, husband and wife, by deed dated August 6, 1980, and recorded in the Office of the Recorder of Deeds in and for Lancaster County, Pennsylvania, in Record Book Q, Volume 80, Page 192, more fully set forth as follows:

ALL THAT CERTAIN Lot A with seven (7) cottage dwellings and other related buildings erected thereon situated on the northern side of Lincoln Highway East U.S. Route 30 (LR-215) in Paradise Township, County of Lancaster and Commonwealth of Pennsylvania as the same appears on a Lot Add-On Plan prepared by N. M. Lake, Inc., recorded in the Office of the Recorder of Deeds in and for Lancaster County, Pennsylvania in Plan Book J-119, Page 127, bounded and described as follows:

BEGINNING at a pk nail in the centerline of U.S. Route 30 (L.R.-215) one thousand sixty (1,060) feet more or less west of the centerline intersection of Bellemont Road (LR-36030) and U.S. Route 30 (LR-215); thence (1) running along the middle of U.S. 30 North seventy-four (74) degrees fifty-three (53) minutes ten (10) seconds West, three hundred seventeen and twenty-two hundredths (317.22) feet to a pk nail at the southeast corner of lands of the Grantee herein; thence (2) by same North two (2) degrees eighteen (18) minutes thirty (30) seconds West, three hundred twenty-six and seventy-five hundredths (326.75) feet to an iron pin by post at northeast corner of lands of the Grantee herein, after passing over a cog thirty-one and fifty-five hundredths (31.55) feet from the centerline of said highway; thence (3) by lands being retained by the Grantor herein South sixty-five (65) degrees forty-seven (47) minutes thirty-five (35) seconds East, three hundred ninety and forty-seven hundredths (390.47) feet to an iron pin by post; thence (4) continuing by lands of Grantor herein South no (0) degrees thirty-three (33) minutes fifteen (15) seconds East, forty-seven and seventy-one hundredths (47.71) feet to a concrete fence post; thence (5) by same South ten (10) degrees twenty-seven (27) minutes fifty (50) seconds West, two hundred four and seventy-nine hundredths (204.79) feet to the place of BEGINNING.

CONTAINING two and twenty-four hundredths (2.24) acres to the centerline of road and two and three hundredths (2.03) acres to the right-of-way line of road.

PURPART NO. 2 –

ALL THAT CERTAIN parcel of land in the Township of Paradise, Lancaster County, Pennsylvania, bounded and described as follows:

BEGINNING at a point in the middle of the public road leading from Leaman Place to the Intercourse Road; thence by the middle of said road, North sixty-two (62) degrees West, a distance of thirty and seventy-nine hundredths (30.79) perches to a point in said road; thence by other lands of S. Kendrick Eshleman the following courses and distances: South ten (10) degrees East eleven and one-tenth (11.1) perches to a stone; South thirty (30) minutes West crossing the mill race twenty-one and nine-tenths (21.9) perches to a post; thence South five (5) degrees East twenty and three-tenths (20.3) perches to a locust tree; thence South seventeen and three-fourths (17 3/4) degrees East six (6) perches to a stone; thence North eighty-three and three-fourths (83 3/4) degrees East recrossing the race six and four-tenths (6.4) perches to a stone; thence South thirteen (13) degrees East five and two-tenths (5.2) perches to a stone; thence South twenty-one and one-fourth (21 1/4) degrees East nineteen and one-tenth (19.1) perches to a stone; and thence South sixty (60) degrees East twenty-five and one-half (25 1/2) perches to a stone in land now or formerly of the Paradise Township School Lot; thence by the same, North twenty-two (22) degrees East eighteen and forty-six hundredths (18.46) perches to an iron pin in line of land now or formerly of Amelia Blumenfeld; thence by same South eighty-two (82) degrees West thirteen and three-tenths (13.3) perches to a stone; thence North eight (8) degrees West sixty-four and thirty-nine hundredths (64.39) perches to the place of BEGINNING.

CONTAINING twelve (12) acres and one hundred twelve (112) perches of land.

TRACT NO. 2

ALL THAT CERTAIN tract of land situated in Paradise Township, Lancaster County, Pennsylvania, more fully bounded and described as follows:

BEGINNING at the intersection of the Intercourse Road leading from the East end of Leaman Place with the London Vale Road; thence along the middle of said London Vale Road, North sixty-two (62) degrees fifteen (15) minutes West, a distance of thirty-seven and twenty-one hundredths (37.21) perches to a point; thence along land now or formerly of S.K. Eshleman, South eight (8) degrees thirty (30) minutes East, a distance of sixty-four and thirty-nine hundredths (64.39) perches to a point; thence by the same and lands now or formerly of the Paradise Township School District, North eighty-one (81) degrees thirty (30) minutes East, a distance of thirty (30) perches to the middle of the said Intercourse Road; thence along the middle of the same, North eighty (80) degrees thirty (30) minutes West, a distance of forty-two and fifty-two hundredths (42.52) perches to the place of BEGINNING.

CONTAINING ten (10) acres and four (4) perches.

EXCEPTING and reserving from the above described tract, Lots Nos.: 1, 2, 3, 4, 5, 6, 10, 11, 12, 13, 28, 29, 33, 47, 57, 58, 68, 70, 76, 79, 83, 84, 91, 101, 102, 103, 104, 105, 106, 107, 108, 109, 110, 111, 112, 113, 114.

TRACT NO. 3

ALL THAT CERTAIN lot or parcel of land situate in Paradise Township, Lancaster County, Pennsylvania, lying mainly on the north side of the Intercourse Road, improved by a two-story brick dwelling house and stone mill, more fully bounded and described as follows:

BEGINNING at a point in the public road leading from Leaman Place to the Intercourse Road, thence by land now or formerly of Ernest Eshleman, North nineteen (19) degrees forty-five (45) minutes West, twenty-two and sixty-seven hundredths (22.67) perches to a point and North eighty-three (83) degrees and forty-five (45) minutes West, crossing and recrossing or passing within and along Pequea Creek, thirty-four and seventeen hundredths (34.17) perches to a post, thence by land now or formerly of Frank B. Hershey, South nine (09) degrees East thirty-one and two tenths (31.2) perches to a point; thence North eighty (80) degrees East, a distance of nineteen and four tenths (19.4) perches to a stake; thence by same and other land now or formerly of Elizabeth E. Eshleman and S. Kendrick Eshleman South eighty-nine (89) degrees and thirty (30) minutes East, crossing London Vale Run, twelve and six tenths (12.6) perches to a stake, and North six (06) degrees West, three and four tenths (3.4) perches to a point in said road, thence along said road, South eighty-five (85) degrees thirty (30) minutes East, four and fifty-six hundredths (4.56) perches and South sixty-two (62) degrees East, one (01) perch to the place of BEGINNING.

CONTAINING five (5) acres and one hundred twenty-nine (129) perches, more or less.

EXHIBIT B

Clean and Green Application

Lancaster County
Steve McDonald
Recorder of Deeds
50 N. Duke Street
P.O. Box 83480
Lancaster, PA 17608-3480
Phone: 717-299-8238
Fax: 717-299-8393

INSTRUMENT # : 5820260
RECORDED DATE: 10/30/2009 11:46:33 AM

2300039-0011C

LANCASTER COUNTY ROD

OFFICIAL RECORDING COVER PAGE

Document Type: ACT 319 CLEAN & GREEN - NEW	**Transaction #:** 2294558 - 1 Doc(s)
Transaction Reference: 4036	**Document Page Count:** 2
Document Reference: 490-74091-0-0000 AOC	**Operator Id:** boydj

RETURN TO: (Email) Pat Atkins 50 N Duke St PO Box 83480 Lancaster, PA 17608	**SUBMITTED BY:** Pat Atkins 50 N Duke St PO Box 83480 Lancaster, PA 17608
GRANTOR(S)/MORTGAGOR(S): ACT 319	**GRANTEE(S)/MORTGAGEE(S):** TWP PARADISE

*** PROPERTY DATA:**
Parcel ID #:

Municipality:
School District:

*** ASSOCIATED DOCUMENT(S):**

CONSIDERATION/SECURED AMT: $18.50

FEES / TAXES:

RECORDING FEE: ACT 319 CLEAN & GREEN - NEW	$13.00
CRC #6544	$2.00
RIF #6543	$3.00
WRIT TAX	$0.50
Total:	$18.50

INSTRUMENT # : 5820260
RECORDED DATE: 10/30/2009 11:46:33 AM

I hereby CERTIFY that this document is recorded in the Recorder of Deeds Office in Lancaster County, Pennsylvania.

RECORDER OF DEEDS LANCASTER COUNTY, PA

Steve McDonald
Recorder of Deeds

PLEASE DO NOT DETACH

THIS PAGE IS NOW PART OF THIS LEGAL DOCUMENT

NOTE: If document data differs from cover sheet, document data always controls.
***COVER PAGE DOES NOT INCLUDE ALL DATA, PLEASE SEE INDEX AND DOCUMENT AFTER RECORDING FOR ADDITIONAL INFORMATION.**

Acknowledgement of Continuation of Preferential Assessment

Lancaster County, Pennsylvania
Tax Parcel/Account Number(s): 490-74091-0-0000

IMPORTANT: OFFICIAL USE ONLY – DO NOT WRITE ABOVE THIS LINE

Revision to LANCASTER COUNTY CLEAN AND GREEN VALUATION APPLICATION
Pursuant to 137b.61, 137b.108 of Act 319, this Revision is required due to split off, separation, transfer or change of ownership of land enrolled in Act 319 and receiving preferential assessment.
Application No 000856 Effective Date 2010
(THIS BOX TO BE COMPLETED BY ASSESSMENT OFFICE.)

If you need assistance with the proper completion of this Revision, you may contact the Lancaster County Property Assessment Office by calling (717) 299-8381, or review the Instructions for Act 319/Continuance on our website, www.co.lancaster.pa.us/assess.htm

****PLEASE PRINT OR TYPE CLEARLY IN BLACK INK ONLY ****

Land Use Category	Acreage	Account Number(s)	Additional Account Number(s)
Agricultural Use:	23.5	490-74091-0-0000	
Agricultural Reserve:			
Forest Reserve:			
Total Acreage:	23.5	490-74091-0-0000	

Property Information (the current parcel location)

Address: 62 London Vale Rd

Township/Borough: Paradise Twp | School District: Pequea Valley

Ownership Information ***Please complete either section 1 or section 2***

Section 1. If the land represented on this Revision is now owned by one or more single or married individuals, please ENTER ALL NAMES BELOW. If not, please GO TO SECTION 2.

Last Name	First Name	Initial/Suffix	Daytime Phone No.
Eshleman	S Kendrick	III	

Section 2. **(IMPORTANT:** If you completed Section 1, SKIP this section and go to OWNER'S ADDRESS.) Check the appropriate box for the type of entity that now owns the land represented on this Revision.

Partnership		Corporation		Trust		Cooperative	
Other		Please explain:					

Name of entity: _____
Authorized agent(s) and relationship to entity : _____

Owner's Address (the tax notice address for this property)

Street or Box No: PO Box 306

City, State, Zip: Paradise PA 17562

Signature and Acknowledgement page

This is a revision reflecting current ownership, acreage and/or land use category. All restrictions, requirements and qualifications for preferential assessment of this land under Act 319 continue. Current owners hereby **agree** to submit 30 days notice to the county assessor of a proposed change in use of the land, ownership of all or a portion of the land or of any type of division or conveyance of the land, and hereby **acknowledge** that roll-back taxes and interest under the act in 72 P. S. § 5490.5a may be due for a change in use of the land, a change in ownership of a portion of the land, or any type of division or conveyance of the land.

This document must be notarized prior to submission for enrollment. **All** deeded property owners must **sign and date this application only in the presence of a Notary**, your legal counsel or other authorized individual.

The undersigned declares that this application, including all accompanying schedules and statements, has been examined by him/her, and to the best of his/her knowledge and belief, is true and correct.

Signature (one per line)	Date		Signature (one per line)	Date
S. Kendrick Eshleman III	9/8/09			

FOR INDIVIDUALS:

Commonwealth of Pennsylvania :
County of Lancaster : ss

On this 8th of September, 2009, before me, Reba Ranck,
the undersigned Notary Public, personally appeared (*please print name(s) here*) S Kendrick Eshleman III,
known to me or satisfactorily proven the be the person or persons described herein, and whose name(s) is/are subscribed to the within instrument, and acknowledged that they executed the same for the purposes intended.

IN WITNESS THEREOF, I hereunder set my hand and official seal.

Reba Ranck
Signature of Notary Public

Notary Stamp:

COMMONWEALTH OF PENNSYLVANIA
Notarial Seal
Reba Ranck, Notary Public
Paradise Twp., Lancaster County
My Commission Expires May 18, 2010
Member, Pennsylvania Association of Notaries

FOR OTHER LEGAL ENTITIES:

Commonwealth of Pennsylvania :
County of Lancaster : ss

On this _____ of _____, 20_____, before me, _____,
the undersigned Notary Public, personally appeared (*please print name(s) here*) _____
who acknowledged him/herself to be the _____ of (insert entity name here) _____,
and that as such _____, being authorized to do so,
executed the foregoing instrument for the purposes contained therein by signing the name of the entity by him/herself as _____.

IN WITNESS THEREOF, I hereunder set my hand and official seal.

_____
Signature of Notary Public

Notary Stamp:

This Acknowledgement of Continuance of Preferential Assessment under Act 319, the Clean and Green Program, must be accompanied by payment of a ***recording fee in the amount of $18.50****, payable to* ***The Recorder of Deeds****. Please return the completed form to the* ***Lancaster County Property Assessment Office****, 50 North Duke Street, PO Box 83480, Lancaster, Pennsylvania 17608-3480.*

NOTES TO USERS

This map is for use in administering the National Flood Insurance Program. It does not necessarily identify all areas subject to flooding, particularly from local drainage sources of small size. The community map repository should be consulted for possible updated or additional flood hazard information.

To obtain more detailed information in areas where **Base Flood Elevations** (BFEs) and/or **floodways** have been determined, users are encouraged to consult the Flood Profiles and Floodway Data and/or Summary of Stillwater Elevations tables contained within the Flood Insurance Study (FIS) report that accompanies this FIRM. Users should be aware that BFEs shown on the FIRM represent rounded whole-foot elevations. These BFEs are intended for flood insurance rating purposes only and should not be used as the sole source of flood elevation information. Accordingly, flood elevation data presented in the FIS report should be utilized in conjunction with the FIRM for purposes of construction and/or floodplain management.

Coastal Base Flood Elevations shown on this map apply only landward of 0.0' North American Vertical Datum of 1988 (NAVD 88). Users of this FIRM should be aware that coastal flood elevations are also provided in the Summary of Stillwater Elevations tables in the Flood Insurance Study report for this jurisdiction. Elevations shown in the Summary of Stillwater Elevations tables should be used for construction and/or floodplain management purposes when they are higher than the elevations shown on this FIRM.

Boundaries of the **floodways** were computed at cross sections and interpolated between cross sections. The floodways were based on hydraulic considerations with regard to requirements of the National Flood Insurance Program. Floodway widths and other pertinent floodway data are provided in the Flood Insurance Study report for this jurisdiction.

Certain areas not in Special Flood Hazard Areas may be protected by **flood control structures**. Refer to Section 2.4 "Flood Protection Measures" of the Flood Insurance Study report for information on flood control structures for this jurisdiction.

The **projection** used in the preparation of this map was Pennsylvania State Plane South zone (FIPSZONE 3702). The **horizontal datum** was NAD 83, GRS80 spheroid. Differences in datum, spheroid, projection or State Plane zones used in the production of FIRMs for adjacent jurisdictions may result in slight positional differences in map features across jurisdiction boundaries. These differences do not affect the accuracy of this FIRM.

Flood elevations on this map are referenced to the North American Vertical Datum of 1988. These flood elevations must be compared to structure and ground elevations referenced to the same vertical datum. For information regarding conversion between the National Geodetic Vertical Datum of 1929 and the North American Vertical Datum of 1988, visit the National Geodetic Survey website at http://www.ngs.noaa.gov or contact the National Geodetic Survey at the following address:

NGS Information Services
NOAA, NNGS12
National Geodetic Survey
SSMC-3, #9202
1315 East-West Highway
Silver Spring, Maryland 20910-3282
(301) 713-3242

To obtain current elevation, description, and/or location information for **bench marks** shown on this map, please contact the Information Services Branch of the National Geodetic Survey at (301) 713-3242, or visit its website at http://www.ngs.noaa.gov.

Base map information shown on this FIRM was originated from PAMAP Program, PA Department of Conservation and Natural Resources, Bureau of Topographic and Geologic Survey. The imagery was derived from aerial photography flown at 1-foot ground sample distance in April 2008.

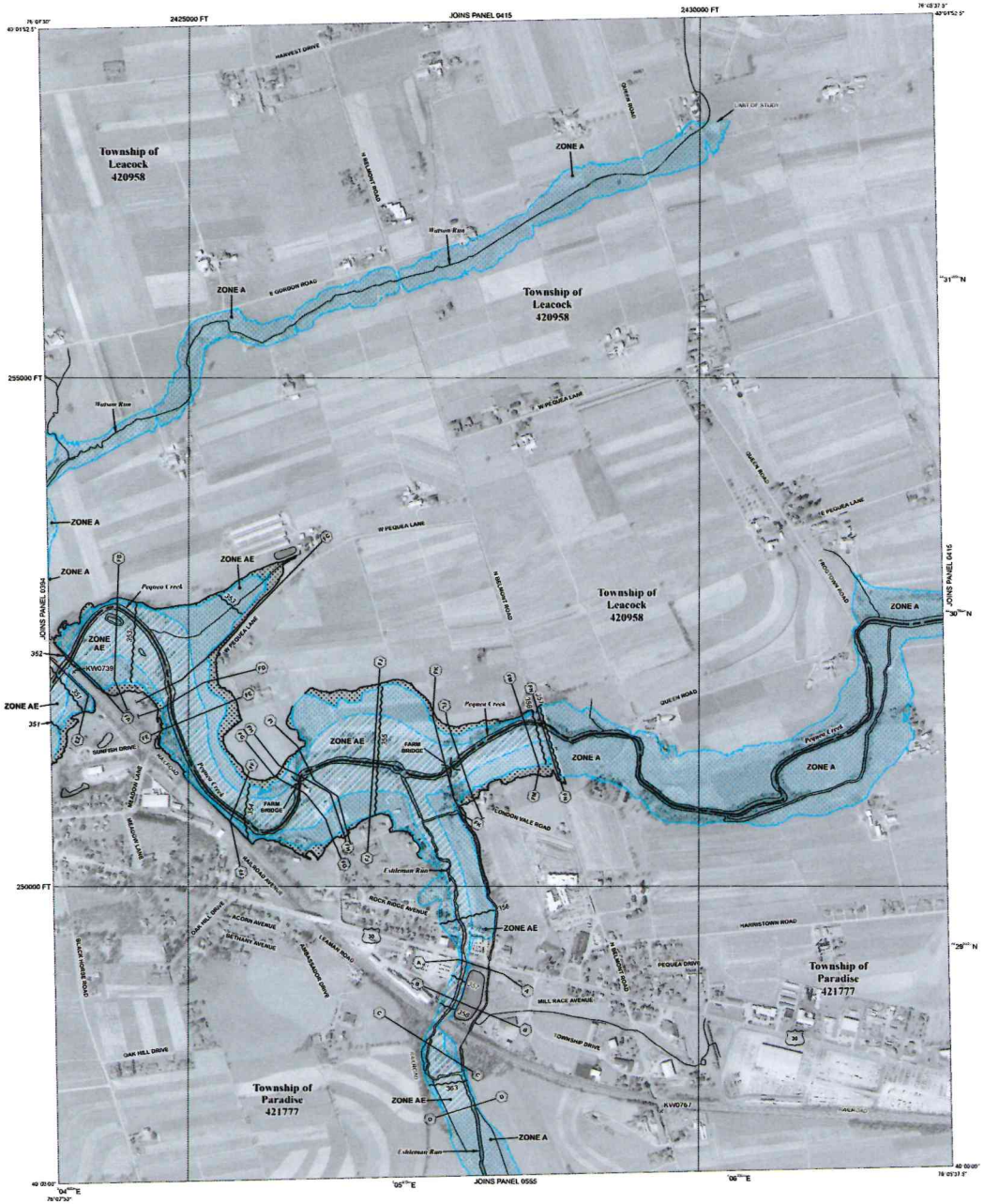
Based on updated topographic information, this map reflects more detailed and up-to-date **stream channel configurations and floodplain delineations** than those shown on the previous FIRM for this jurisdiction. As a result, the Flood Profiles and Floodway Data tables in the Flood Insurance Study Report (which contains authoritative hydraulic data) may reflect stream channel distances that differ from what is shown on this map.

Corporate limits shown on this map are based on the best data available at the time of publication. Because changes due to annexations or de-annexations may have occurred after this map was published, map users should contact appropriate community officials to verify current corporate limit locations.

Please refer to the separately printed **Map Index** for an overview map of the county showing the layout of map panels; community map repository addresses; and a Listing of Communities table containing National Flood Insurance Program dates for each community as well as a listing of the panels on which each community is located.

For information on available products associated with this FIRM visit the **Map Service Center (MSC)** website at http://msc.fema.gov. Available products may include previously issued Letters of Map Change, a Flood Insurance Study Report, and/or digital versions of this map. Many of these products can be ordered or obtained directly from the MSC website.

If you have **questions about this map**, how to order products or the National Flood Insurance Program in general, please call the FEMA Map Information eXchange (FMIX) at **1-877-FEMA-MAP** (1-877-336-2627) or visit the FEMA website at http://www.fema.gov/national-flood-insurance-program.



LEGEND

SPECIAL FLOOD HAZARD AREAS SUBJECT TO INUNDATION BY THE 1% ANNUAL CHANCE FLOOD

The 1% annual flood (100-year flood), also known as the base flood, is the flood that has a 1% chance of being equaled or exceeded in any given year. The Special Flood Hazard Area is the area subject to flooding by the 1% annual chance flood. Areas of Special Flood Hazard include Zones A, AE, AH, AO, AR, A99, V, and VE. The Base Flood Elevation is the water-surface elevation of the 1% annual chance flood.

- **ZONE A** — No Base Flood Elevation determined.
- **ZONE AE** — Base Flood Elevations determined.
- **ZONE AH** — Flood depths of 1 to 3 feet (usually areas of ponding); Base Flood Elevations determined.
- **ZONE AO** — Flood depths of 1 to 3 feet (usually sheet flow on sloping terrain); average depths determined. For areas of alluvial fan flooding, velocities also determined.
- **ZONE AR** — Special Flood Hazard Area formerly protected from the 1% annual chance flood by a flood control system that was subsequently decertified. Zone AR indicates that the former flood control system is being restored to provide protection from the 1% annual chance or greater flood.
- **ZONE A99** — Area to be protected from 1% annual chance flood by a Federal flood protection system under construction; no Base Flood Elevations determined.
- **ZONE V** — Coastal flood zone with velocity hazard (wave action); no Base Flood Elevations determined.
- **ZONE VE** — Coastal flood zone with velocity hazard (wave action); Base Flood Elevations determined.

FLOODWAY AREAS IN ZONE AE

The floodway is the channel of a stream plus any adjacent floodplain areas that must be kept free of encroachment so that the 1% annual chance flood can be carried without substantial increases in flood heights.

OTHER FLOOD AREAS

- **ZONE X** — Areas of 0.2% annual chance flood; areas of 1% annual chance flood with average depths of less than 1 foot or with drainage areas less than 1 square mile; and areas protected by levees from 1% annual chance flood.

OTHER AREAS

- **ZONE X** — Areas determined to be outside the 0.2% annual chance floodplain.
- **ZONE D** — Areas in which flood hazards are undetermined, but possible.

COASTAL BARRIER RESOURCES SYSTEM (CBRS) AREAS

OTHERWISE PROTECTED AREAS (OPAs)

CBRS areas and OPAs are normally located within or adjacent to Special Flood Hazard Areas.

- 1% annual chance floodplain boundary
- 0.2% annual chance floodplain boundary
- Floodway boundary
- Zone D boundary
- CBRS and OPA boundary
- Boundary dividing Special Flood Hazard Area Zones and boundary dividing Special Flood Hazard Areas of different Base Flood Elevations, flood depths or flood velocities.
- Limit of Moderate Wave Action
- 513 — Base Flood Elevation line and value; elevation in feet*
- (EL 987) — Base Flood Elevation value where uniform within zone; elevation in feet*

* Referenced to the North American Vertical Datum of 1988

- Cross section line
- Transect line
- Culvert, Flume, Penstock or Aqueduct
- Road or Railroad Bridge
- Footbridge
- 87°07'45", 32°22'30" — Geographic coordinates referenced to the North American Datum of 1983 (NAD 83), Western Hemisphere
- 4278000 FT — 1000-meter Universal Transverse Mercator grid values, zone 18
- 600000 FT — 5000-foot grid values, Pennsylvania State Plane coordinate system, South zone (FIPSZONE 3702), Lambert Conformal Conic projection
- DX5510 — Bench mark (see explanation in Notes to Users section of this FIRM panel)
- M1.5 — River Mile

MAP REPOSITORY
Refer to listing of Map Repositories on Map Index

EFFECTIVE DATE OF COUNTYWIDE FLOOD INSURANCE RATE MAP
April 19, 2006

EFFECTIVE DATE(S) OF REVISION(S) TO THIS PANEL
April 5, 2016 - To change Base Flood Elevations and Special Flood Hazard Areas, to add Base Flood Elevations and Special Flood Hazard Areas, and to change zone designations.

For community map revision history prior to countywide mapping, refer to the Community Map History table located in the Flood Insurance Study report for this jurisdiction.

To determine if flood insurance is available in this community, contact your insurance agent or call the National Flood Insurance Program at 1-800-638-6620.

MAP SCALE 1" = 500'
250 0 500 1000 FEET
150 0 150 300 METERS

NFIP NATIONAL FLOOD INSURANCE PROGRAM

PANEL 0413F

FIRM
FLOOD INSURANCE RATE MAP

LANCASTER COUNTY, PENNSYLVANIA
(ALL JURISDICTIONS)

PANEL 413 OF 780

(SEE MAP INDEX FOR FIRM PANEL LAYOUT)

CONTAINS

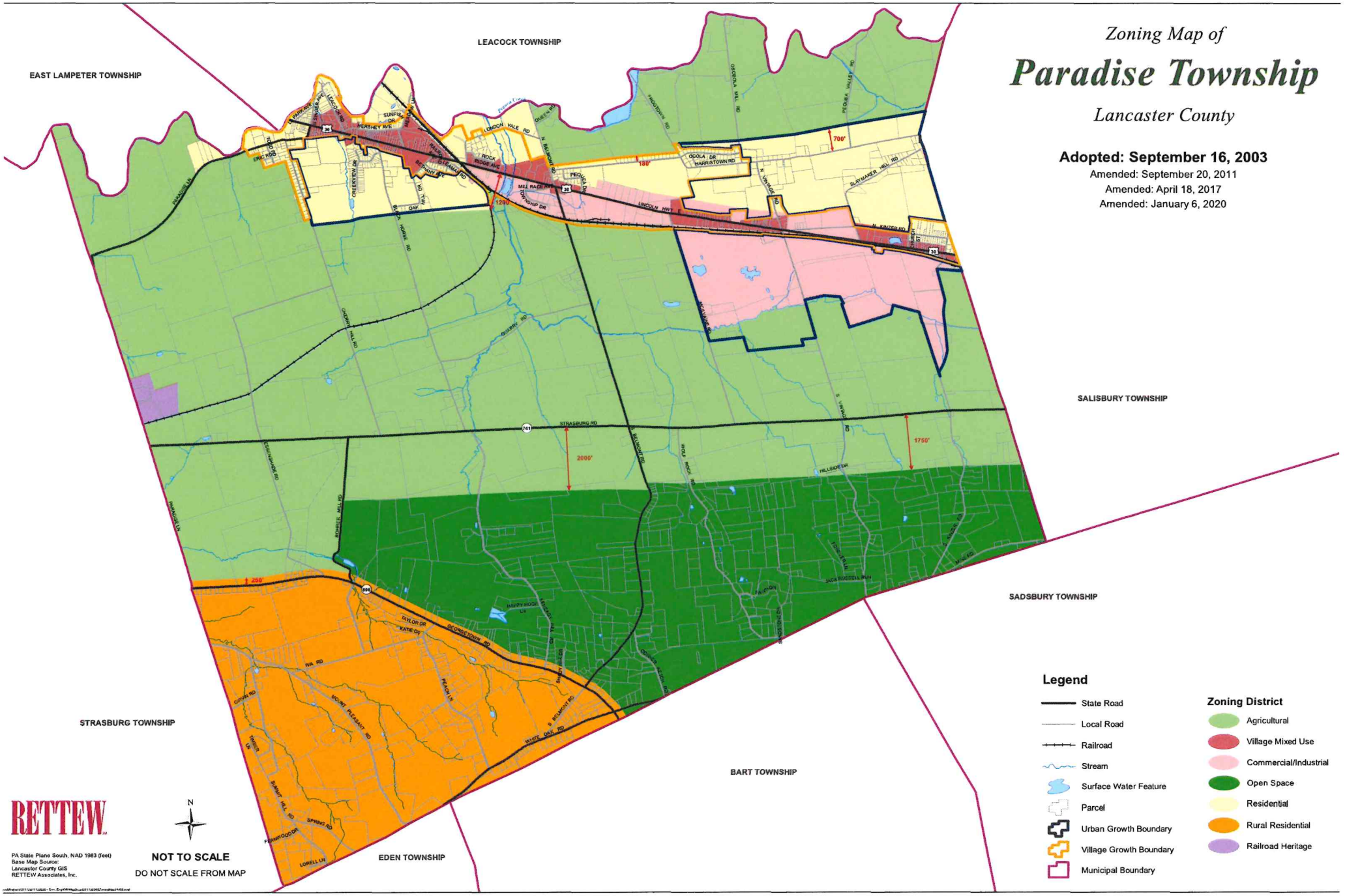
COMMUNITY	NUMBER	PANEL	SUFFIX
LEACOCK, TOWNSHIP OF	420958	0413	F
PARADISE, TOWNSHIP OF	421777	0413	F

Notice to User: The **Map Number** shown below should be used when placing map orders; the **Community Number** shown above should be used on insurance applications for the subject community.

MAP NUMBER
42071C0413F

MAP REVISED
APRIL 5, 2016

Federal Emergency Management Agency


LEACOCK TOWNSHIP
EAST LAMPETER TOWNSHIP
SALISBURY TOWNSHIP
SADSBURY TOWNSHIP
STRASBURG TOWNSHIP
BART TOWNSHIP
EDEN TOWNSHIP
Zoning Map of
Paradise Township
Lancaster County
Adopted: September 16, 2003
Amended: September 20, 2011
Amended: April 18, 2017
Amended: January 6, 2020
Legend
State Road
Local Road
Railroad
Stream
Surface Water Feature
Parcel
Urban Growth Boundary
Village Growth Boundary
Municipal Boundary
Zoning District
Agricultural
Village Mixed Use
Commercial/Industrial
Open Space
Residential
Rural Residential
Railroad Heritage
RETTEW
N
NOT TO SCALE
DO NOT SCALE FROM MAP
PA State Plane South, NAD 1983 (feet)
Base Map Source:
Lancaster County GIS
RETTEW Associates, Inc.