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Christian R. Miller, Direct E-mail:
cmiller@mpl-law.com

August 19, 2022

CJSPT, LP
4349 Carlisle Pike
Camp Hill, PA 17011

VIA REGULAR MAIL

RE: Fairview Twp. Zoning Hearing Board – No. 2022-03

To Whom It May Concern:

Enclosed please find the fully executed decision of the Fairview Twp. Zoning Hearing Board for Docket No. 2022-03 related to CJSPT, LP's zoning hearing board application, heard and decided by the Zoning Hearing Board on July 21, 2022.

Thank you.

Very truly yours,

MPL LAW FIRM

A handwritten signature in blue ink, appearing to read 'Christian R. Miller'.

Christian R. Miller, Esquire

Enclosure

Cc: Fairview Township Zoning Hearing Board (c/o Stephen Waller, Zoning Officer)

**BEFORE THE FAIRVIEW TOWNSHIP
ZONING HEARING BOARD**

DECISION

**IN RE: APPLICATION OF CJSPT, LP
APPLICATION NO. 2022-03**

APPLICANT(S): CJSPT, LP
HEARING DATE: July 21, 2022
DECISION DATE: July 21, 2022
APPEARANCES: Chris Hoover, P.E., Hoover Engineering Services, Inc., on behalf
 of Applicant
 Stephen Waller, Township Zoning Officer
EXHIBITS: Exhibit 1 – Application (including all submittals)
 Exhibit 2 – Site Plan
SUBJECT PROPERTY: Lewisberry Road, Lewisberry, PA 17339,
 UPI # 27-000-SF-0005.C0-00000

BACKGROUND

This decision of the Fairview Township Zoning Hearing Board (the “**Board**”) is from from an application filed by CJSPT, LLC (the “**Applicant**”) with Fairview Township (the “**Township**”) on or about June 21, 2022 (the “**Application**”), seeking zoning relief under the Township’s Zoning Ordinance (the “**Ordinance**”) for a dimensional variance from § 300-71(N)(1) of the Ordinance to reduce the width of access drives for a proposed mini-storage warehouse from 30’ required by the Ordinance to a width of 26’. The subject property is located at Lewisberry Road, Lewisberry, PA 17339, UPI No. 27-000-SF-0005.C0-00000 (the “**Property**”), which is located in the Commercial Business (CB) District.

A hearing was held on the Application on Thursday, July 21, 2022 at 6:30 p.m. at the Fairview Township Building. The Zoning Hearing Board was represented by Timothy Mader (Chairman) and Mark Perry. Alternate Daniel Alderman was in attendance but recused himself and did not participate in the hearing. The Applicant was advised of the recusal and that only two members of the Board would be voting on the Application. The Applicant chose to proceed with the Application. All published and posted notices were duly given, with no objection thereto being made in writing or orally at the time of the hearing. No testimony in opposition to the Application was offered or taken, and no parties attended the hearing in opposition. After hearing the testimony and viewing the evidence in this matter, the Board makes the following determinations:

FINDINGS OF FACT

1. CJSPT, LP (“**Applicant**”) is the current owner of property located along Lewisberry Road, Lewisberry, Pennsylvania 17339, UPI # 27-000-SF-0005.C0-00000, consisting of approximately 14.5479 acres (the “**Property**”).

2. The Application proposes a min-storage warehouse facility (the “**Proposed Facility**”) which is a permitted use in the CB District.

3. Chris Hoover, P.E., Hoover engineering, Inc., also testified on behalf of Applicant. Mr. Hoover introduced a site plan that was attached to the Application and will be referred to as Exhibit 2.

4. The Proposed Facility will consist of an L-shaped building that will be climate-controlled self-storage and a portion that will be small shops with electricity.

5. The Property will also have five parallel buildings with self-storage units. The first building will be indoor RV storage and the remaining buildings will be typical mini-storage warehouse units.

6. Layout for the Proposed Facility was purchased from Trac Rite which is a nationally-recognized self-storage solutions vendor.

7. The industry standard aisle width is 25-30’ based on research Mr. Hoover performed on the internet.

8. The Trac Rite design proposes a 26’ aisle width.

9. Mr. Hoover testified that the topography and location of the site restricts the area of the site that may be developed. The site is located within the centerline approach grade of the Capitol City Airport in New Cumberland. There are numerous aviation easements that directly impact and limit the ability to develop the Property. The aviation easements strictly limit the height of any structures on the Property.

10. Mr. Hoover testified the configuration could not be changed due to the aviation easements, but failed to provide any evidence, drawings, simulations or reports that analyzed the impact of the aviation easements on the height of buildings at the proposed locations or any alternative locations on the site.

11. Mr. Hoover testified that a 30’ aisle between rows could be achieved by eliminating one of the parallel storage buildings. There are also other possible customized configurations of the Property that would allow for 30’ aisles between rows or at least an aisle width closer to 30’.

12. Stephen Waller, Township Zoning Officer, testified on behalf of the Township. Mr. Waller confirmed the notice requirements for the Application have been met. He also testified that he agrees with Mr. Hoover that the aviation easements restrict the Property development, but did not give specific details of the height restrictions for the specific buildings of the Proposed Facility.

13. Mr. Waller noted for the Board and the Applicant that the Ordinance may be updated to amend aisle widths to meet industry standards. Mr. Waller testified that he does not recall any specific reason or rationale why the aisle width should be 30’ in the ordinance. Industry standards may have also changed over time.

CONCLUSIONS OF LAW

1. The Applicant has failed to establish the elements required for a dimensional variance from § 300-71(N)(1) of the Ordinance to reduce the width of access drives for a proposed mini-storage warehouse from 30' required by the Ordinance to a width of 26'.
2. The Applicant has not established that the Proposed Facility may not be developed in strict conformance with the Ordinance. The testimony confirms the Proposed Facility may be developed in strict conformance with the Ordinance but the Applicant prefers to not do so for financial reasons and convenience, which are not grounds for a variance.
3. The hardship is self-created because the Applicant has chosen a plan set that does not comply with the Ordinance when other plan sets or custom plans may be available that do comply with the Ordinance.
4. The requested dimensional variance exceeds the minimum variance that will afford relief because alternative layouts would reduce the variance from the aisle width or eliminate the need for a variance entirely.

DECISION

Mr. Perry moved to deny the dimensional variance from § 300-71(N)(1) of the Ordinance to reduce the width of access drives for a proposed mini-storage warehouse from 30' required by the Ordinance to a width of 26' because the Application fails to meet the requirements of § 300-99(E)(4)(b), (c) and (e) based on the testimony presented. Mr. Mader seconded the motion. Upon a vote, the Fairview Township Zoning Hearing Board unanimously denied the motion. Mr. Alderman abstained from the vote.

Mr. Perry further moved to recommend the Fairview Township Board of Supervisors consider a text amendment to the Ordinance to reduce the required aisle width for a mini-storage warehouse. Mr. Mader seconded the motion. Upon a vote, the Fairview Township Zoning Hearing Board unanimously approved the motion. Mr. Alderman abstained from the vote.

APPLICANT SHALL ABIDE BY ALL FEDERAL, STATE AND LOCAL LAWS, REGULATIONS AND ORDINANCES PERTAINING TO PERMISSIONS GRANTED BY THIS DECISION.

APPLICANT SHALL PROCEED PURSUANT TO THIS DECISION IN ACCORDANCE WITH THE TESTIMONY AND EXHIBITS PRESENTED AT THE HEARING.

Date:

8/18/22



Timothy Mader, Chairmen

ANY PERSON AGGRIEVED BY THIS DECISION OF THE FAIRVIEW TOWNSHIP ZONING HEARING BOARD MAY APPEAL TO THE COURT OF COMMON PLEAS OF YORK COUNTY, PENNSYLVANIA. THE APPEAL MUST BE FILED WITHIN THIRTY (30) DAYS FROM THE MAILING OF THESE FINDINGS OF FACT, CONCLUSIONS OF LAW AND THE ABOVE DECISION.

MAIL DATE: 8-19-22



ZONING HEARING BOARD APPLICATION
YORK COUNTY, PENNSYLVANIA

❖ **Part 1:**

APPLICANT(S)/EQUITABLE OWNER

Name: CJSPT, LP
Address: 4349 Carlisle Pike
Camp Hill, PA 17011
Phone: 717-576-6622

PROPERTY LOCATION:

Address: Lewisberry Road(Parcel SF-5C)

Lot Size: 19.67 acres
Date Purchased: 2014
Location: Same as Address

EXISTING OWNER OF PROPERTY:

Name: Same as Applicant
Address:

PRESENT USE OF PROPERTY:

Vacant

EXISTING ZONE: CB, Commercial Business

❖ **Part 2:**

ZONING REQUEST (Identification of the applicable request(s)):

- () SUBSTANTIVE CHALLENGE
() SPECIAL EXCEPTION
(X) VARIANCE
() APPEAL OF THE ZONING OFFICERS DECISION



SECTION(S) OF ZONING ORDINANCE WHICH APPLY TO THIS REQUEST - Please identify the specific section(s) of the Zoning Ordinance involved in the request):

300-71.N.1 - The width of access driveways shall be 26 feet with storage doors opening on one side and 30 foot with storage doors opening on both sides.

❖ **Part 3:**

DESCRIPTION OF REQUEST:

The applicant is requesting relief to provide 26 foot driveways within the development based upon general industry design standards.

LIST ALL INDIVIDUAL PROPERTY OWNERS WITHIN 200 FEET OF THE PERIMETER OF THE ENTIRE PROPERTY.

5

❖ *Part 5 For office use only:*

ZONING HEARING BOARD CHECKLIST

Application Received: _____

Property Zoned: _____

Asking for Special Exception, Variance or Appeal: _____

Case No.: _____

Fees Paid: _____

Hearing Date: _____

Draft Public Notice sent to Attorney for review: _____

Notice sent to Newspaper: _____

Notice Published in Newspaper: _____

Notice Mailed to Property Owners in 225ft. Buffer: _____

Public Notice Posted on Property: _____

ZHB Packets Mailed and Emailed: _____

Parcel - 27000SF0005C000000



Owner - CJSPT LP
Address - LEWISBERRY RD
Tax Municipality - Fairview Twp
School District - West Shore School District
Class - Farm
Land Use - F - Vacant Agricultural
Acres - 15.06
Assessed Land Value - 66080
Assessed Building Value - 0
Assessed Total Value - 66080
Sale Date - 17-JAN-2014
Sale Price - 1
Deed Book - 2266
Deed Page - 0462

Legend

- Selected Parcels
- Parcels
- US Route
- Interstate
- PA Turnpike
- State Road



1 inch=163 feet

0 20 40 80 120 160 200

Feet

Mapping Provided by



Last Updated: 2/7/2020
 Layers should not be used at scales larger than 1:2400
 (Note: Fixilation will occur at scales 1" = below 200 Ft.)
 Aerial Photography - 2018

Disclaimer:
 The York County Planning Commission provides this Geographic Information System map and/or data (collectively the "Data") as a public information service. The Data is not a legally recorded plan, survey, official tax map, or engineering schematic and should be used for only general information. Reasonable effort has been made to ensure that the Data is correct; however the Commission does not guarantee its accuracy, completeness, or timeliness. The Commission shall not be liable for any damages that may arise from the use of the Data.



THIS INDENTURE, made the 29 day of August in the year of Our Lord Two Thousand Thirteen (2013)

Between CJSPT, LP, a Pennsylvania Limited Partnership, with a mailing address of 3906 Market Street, Camp Hill, County of Cumberland, Commonwealth of Pennsylvania, (hereinafter called the grantor) of the one part,

- A N D -

PENNSYLVANIA TURNPIKE COMMISSION, an instrumentality of the Commonwealth of Pennsylvania with its principal office located at 700 South Eisenhower Blvd., Middletown, County of Dauphin, Commonwealth of Pennsylvania (hereinafter called the grantee) of the other part,

Witnesseth, that said grantor for and in consideration of the sum of One Dollar (\$1.00) AND OTHER GOOD AND VALUABLE CONSIDERATION, lawful money of the United States of America, unto them well and truly paid by the said grantee at or before the sealing and delivery hereof, the receipt whereof is hereby acknowledged, have granted, bargained and sold, released and confirmed, and by these presents do grant, bargain and sell, release and confirm unto the said grantee, its successors and assigns,

All those certain tracts or parcels of land situated in Fairview Township, York County, Commonwealth of Pennsylvania, being bound and described according to Pennsylvania Turnpike Commission Plan No. R/W 3375-A, WBS Element No. T-242.00T002-4-08 dated May 11, 2012, and as follows to wit:

REQUIRED RIGHT-OF-WAY FOR LIMITED ACCESS

Beginning at a point on the southerly legal right-of-way line for limited access of the grantee, said point being located 190 feet more or less right of and opposite PA Turnpike Survey and Right-of-Way Baseline Station 146+90;

Thence along the southerly legal right-of-way line for limited access of the grantee, South 83° 50' 41" East, a distance of 523.61 feet to the a point being located 99 feet more or less

right of and opposite PA Turnpike Survey and Right-of-Way
Baseline Station 152+28±;

Thence continuing along the same, by a curve to the right,
having a radius of 3426.01 feet, an arc length of 114.01 feet,
a chord bearing South 68° 38'16" East, a distance of 114.00
feet to a point being located 99 feet more or less right of and
opposite PA Turnpike Survey and Right-of-Way Baseline Station
153+46±;

Thence through lands now or formerly of Comcast Cablevision of
Southeast Pennsylvania, Inc., South 26° 49'01" East, a distance
of 35.66 feet to the a point being located 123 feet more or
less right of and opposite PA Turnpike Survey and Right-of-Way
Baseline Station 153+74±;

Thence continuing through the lands of the grantor, North 76°
01'52" West, a distance of 129.83 feet to the a point being
located 140 feet right of and opposite PA Turnpike Survey and
Right-of-Way Baseline Station 152+40;

Thence continuing through the same, North 83° 22'13" West, a
distance of 185.71 feet to the a point being located 180 feet
right of and opposite PA Turnpike Survey and Right-of-Way
Baseline Station 150+50;

Thence continuing through the same, North 80° 01'54" West, a
distance of 194.95 feet to the a point being located 200 feet
right of and opposite PA Turnpike Survey and Right-of-Way
Baseline Station 148+45;

Thence continuing through the same, North 72°58'56" West,
146.80 feet to the point of beginning.

Containing 0.468 Acre

REQUIRED RIGHT-OF-WAY FOR S.R. 0114

Beginning at a point along lands of the grantor, said point
being located 100 feet left of and opposite S.R. 0114 Survey
and Right-of-Way Baseline Station 1382+75;

Thence through lands of the grantor, by a curve to the left,
having a radius of 2425.00 feet, an arc length of 33.66 feet, a
chord bearing North 49° 46'50" East, a distance of 33.66 feet
to a point being located 100 feet left of and opposite S.R.
0114 Survey and Right-of-Way Baseline Station 1383+10±;

Thence along lands now or formerly of Comcast Cablevision of Southeast Pennsylvania, Inc., South 26° 49'01" East, a distance of 70.13 feet to a point being located 32 feet more or less left of and opposite S.R. 0114 Survey and Right-of-Way Baseline Station 1382+93±;

Thence along the westerly legal right-of-way for S.R. 0114, by a curve to the right, having a radius of 2959.48 feet, an arc length of 52.44 feet, a chord bearing South 50° 16'48" West, a distance of 52.44 feet to a point being located 32 feet more or less left of and opposite S.R. 0114 Survey and Right-of-Way Baseline Station 1382+40;

Thence through lands of the grantor, North 12° 53'03" West, a distance of 76.29 feet to the point of beginning.

Containing 0.067 Acre

Being portions of the same property 44 Fairview Associates, LP, by deed dated February 7, 2006, and recorded February 13, 2006, in the Recorder of Deeds Office of and for York County, in Deed Book 1791, Page 283, granted and conveyed unto CJSPT, LP, the grantor herein.

~~Being part~~ of Tax Parcel No. 27000SF0005C0000000; Lewisberry Road.

Together with all and singular the improvements, ways, streets, alleys, roads, lanes passages, (public or private), waters, water-courses, rights, liberties, privileges, hereditaments and appurtenances, whatsoever unto the hereby granted premises belonging or in anywise appertaining thereto and the reversions and remainders, rents, issues, and profits thereof and all the estate, right, title, interests, property, claim and demand whatsoever of the said grantor, as well at law as in equity, of, in and to the same.

To have and to hold, in fee simple as aforesaid, the said lots or pieces of ground above described, the hereditaments and premises hereby granted, or mentioned and 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 for its successors and assigns, does hereby release, quitclaim and forever discharge the grantee, its successors and assigns of and from any and all actions, rights-

of-action, suits, demands, claims and damages of every type or character whatsoever which in law or equity the grantor ever had, now have or may hereafter have for or by reason of the construction, operation and maintenance of the Pennsylvania Turnpike through or upon the land herein conveyed.

PURSUANT TO ACTS OF JANUARY 24 1966, P.L. (1965) 1535, NO. 537 \$7.1 AND ADDITIONS AND OF JULY 7, 1980, P.L. 380 NO. 97 \$405 (TITLE 35 P.S. \$750.7a AND \$6018.405 RESPECTIVELY) GRANTOR HEREBY STATES THAT THIS PROPERTY IS NOT SERVICED BY A COMMUNITY SEWAGE FACILITY AND THAT TO GRANTOR'S KNOWLEDGE NO HAZARDOUS WASTE IS OR HAS BEEN DISPOSED OF ON THIS PROPERTY.

PURSUANT TO THE ACTS OF JULY 17, 1957, P. L. 984 SECTION ONE AND AMENDMENTS THERETO THE FOLLOWING IS INCLUDED:
THIS DOCUMENT MAY NOT SELL, CONVEY, TRANSFER, INCLUDE OR INSURE THE TITLE TO THE COAL AND RIGHT OF SUPPORT UNDERNEATH THE SURFACE LAND DESCRIBED OR REFERRED TO HEREIN, AND THE OWNER OR OWNERS OF SUCH COAL MAY HAVE THE COMPLETE LEGAL RIGHT TO REMOVE ALL OF SUCH COAL AND, IN THAT CONNECTION, DAMAGE MAY RESULT TO THE SURFACE OF THE LAND AND ANY HOUSE, BUILDING OR OTHER STRUCTURE ON OR IN SUCH LAND. THE INCLUSION OF THIS NOTICE DOES NOT ENLARGE, RESTRICT OR MODIFY ANY LEGAL RIGHTS OR ESTATES OTHERWISE CREATED, TRANSFERRED, EXCEPTED OR RESERVED BY THIS INSTRUMENT."

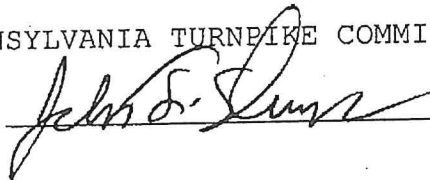
NOTICE THE UNDERSIGNED, AS EVIDENCED BY THE SIGNATURES TO THIS NOTICE AND THE ACCEPTANCE AND RECORDING OF THIS DEED IS/ARE FULLY COGNIZANT OF THE FACT THAT THE UNDERSIGNED MAY NOT BE OBTAINING THE RIGHT OF PROTECTION AGAINST SUBSIDENCE, AS TO THE PROPERTY HEREIN CONVEYED, RESULTING FROM COAL MINING OPERATIONS AND THAT THE PURCHASED PROPERTY, HEREIN CONVEYED, MAY BE PROTECTED FROM DAMAGE DUE TO MINE SUBSIDENCE BY A PRIVATE CONTRACT WITH THE OWNERS OF THE ECONOMIC INTEREST IN THE COAL. THIS NOTICE IS INSERTED TO COMPLY WITH THE BITUMINOUS MINE SUBSIDENCE AND LAND CONSERVATION ACT OF 1966.

WITNESS:



PENNSYLVANIA TURNPIKE COMMISSION

BY:



And the said grantor its successors and assigns does covenant and agree to and with the said grantee, its successors and assigns, by these presents that the said grantor and its successors, and assigns all and singular the hereditaments and premises hereby granted or mentioned and intended so to be, with

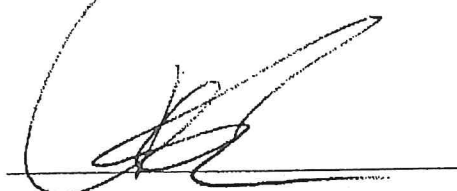
the appurtenances unto the said grantee, its successors and assigns against them, the said grantor and its successors, and assigns and against all and every person and persons whomsoever lawfully claiming or to claim the same or any part thereof shall and will generally WARRANT AND FOREVER DEFEND.

This Deed is being granted in lieu of condemnation.

IN WITNESS WHEREOF, the grantor has hereunto set its hand and seal the day and year first above written.

WITNESS:

CJPST, A Pennsylvania
Limited Partnership



By:

 (SEAL)
Jeffrey C. Taylor
Managing Partner

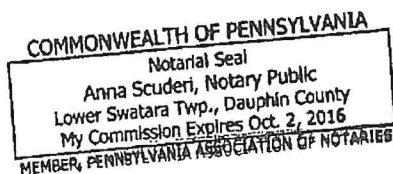
Commonwealth of Pennsylvania)

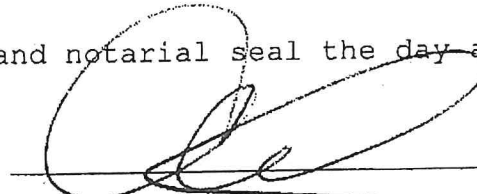
SS:

County of Comberland)

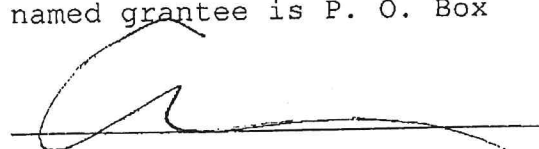
On the 29 day of August A.D. 2013, before me the subscriber a notary public, personally appeared JEFFREY C. TAYLOR, Managing Partner of CJPST, LP, and in due form of law acknowledged the above Indenture to be his act and deed, in his capacity as Managing Partner, on behalf of CJPST, LP, and desired the same might be recorded as such.

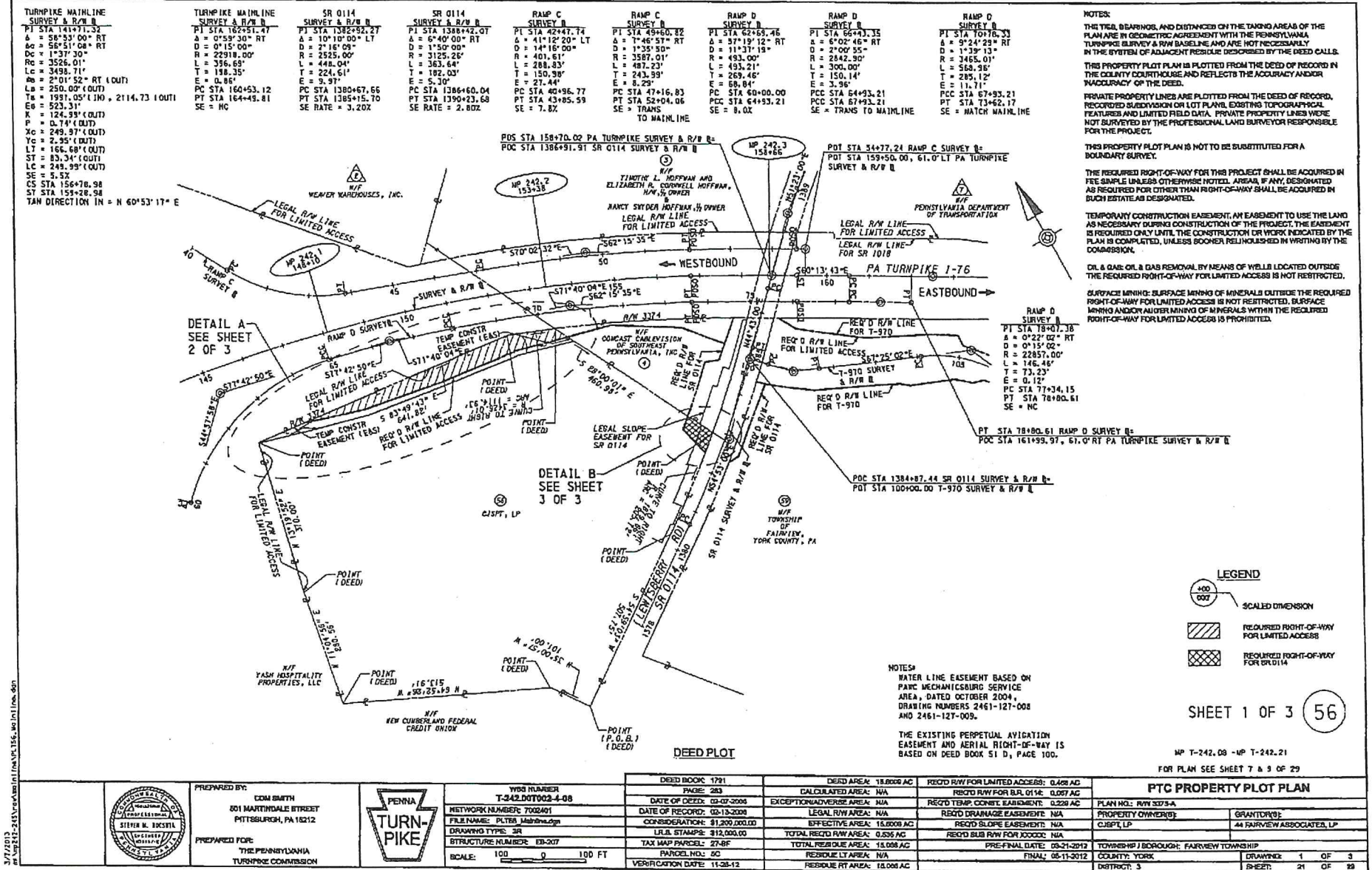
WITNESSETH my hand and notarial seal the day and year above written.

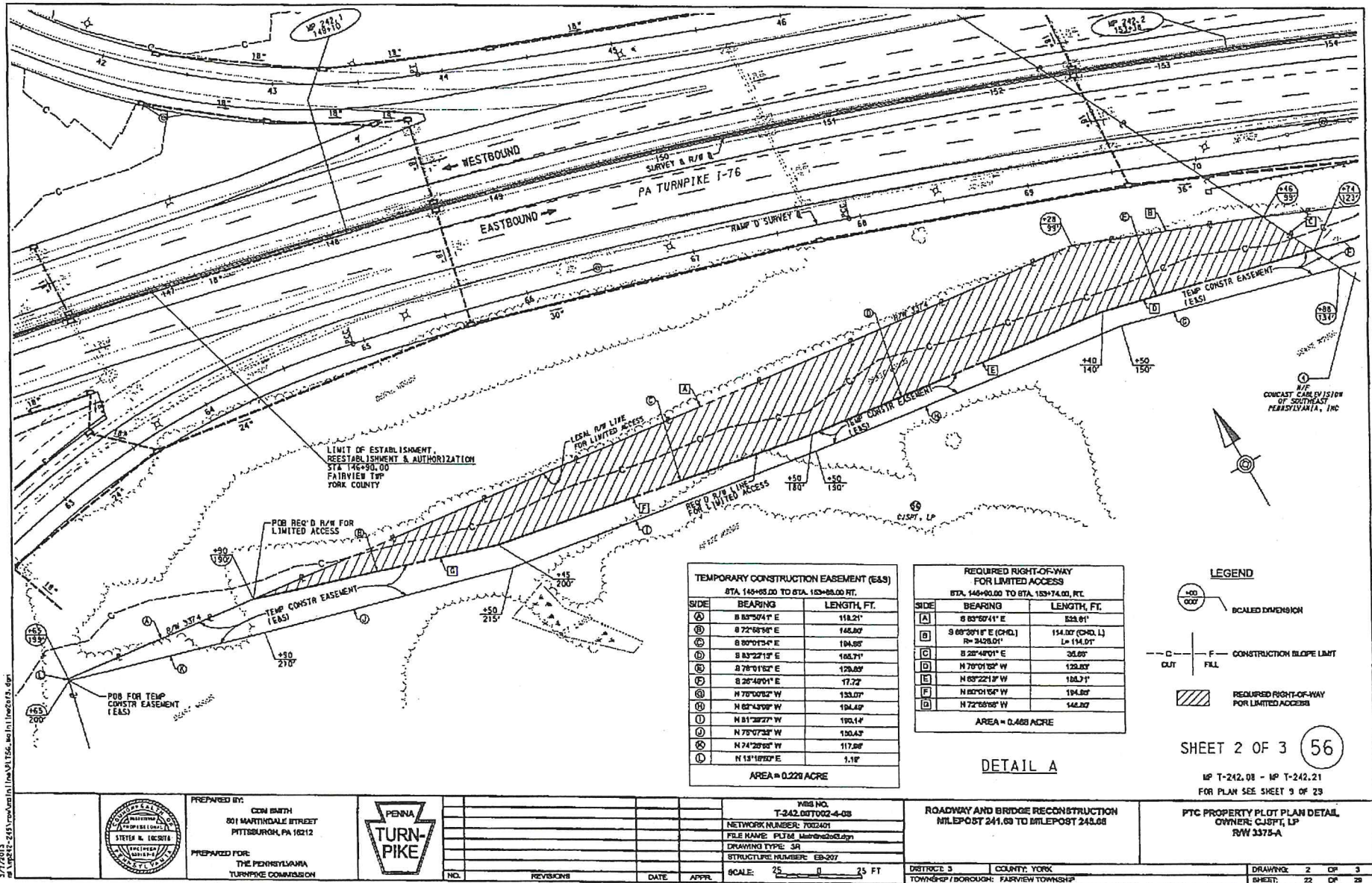


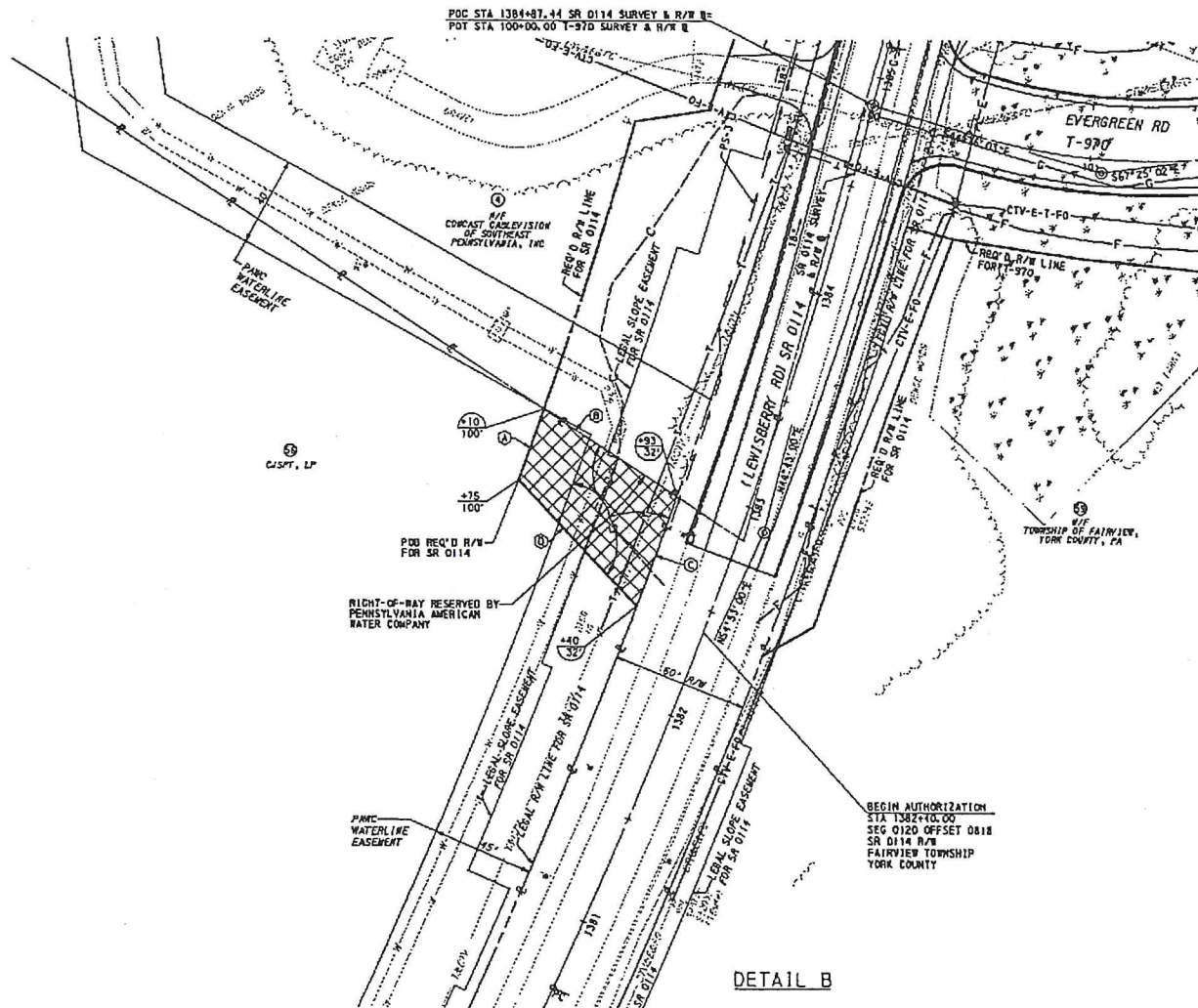
 (Seal)
My Commission Expires:

The Principal office of the within named grantee is P. O. Box 67676, Harrisburg, PA 17106-7676.









REQUIRED RIGHT-OF-WAY FOR SR 0114		
STA. 1382+40.00 TO STA. 1383+10.00 LT.		
SIDE	BEARING	LENGTH, FT.
(A)	N 40°40'00" E (CHQ.) R= 2425.00'	33.85' (CHQ. L) L= 33.85'
(B)	S 28°40'00" E	70.12'
(C)	S 59°16'40" W (CHQ.) R= 2205.40'	82.44' (CHQ. L) L= 82.44'
(D)	N 12°53'00" W	78.30'
AREA = 0.087 ACRE ±		

* CONTAINS 1454 SF/0.033 AC OF LEGAL SLOPE
EASEMENT FOR SR 0114 & 2082 SF/0.046 AC OF
RIGHT-OF-WAY RESERVED BY PANC

LEGEND

- SCALED DIMENSION
- CONSTRUCTION SLOPE LIMIT
CUT FILL
- REQUIRED RIGHT-OF-WAY
FOR SR 0114

SHEET 3 OF 3 (56)

WP T-242.06 - WP T-242.21
FOR PLAN SEE SHEET 7 OF 29

PTC PROPERTY PLOT PLAN DETAIL
OWNER: CJSPT, LP
RW 3378-A

PREPARED BY:
CDM SMITH
101 MARTINDALE STREET
PITTSBURGH, PA 15212

PREPARED FOR:
THE PENNSYLVANIA
TURNPIKE COMMISSION



NO.	REVISIONS	DATE	APPROV.

WBS NO.
T-242.06T02-4.08

NETWORK NUMBER: 7002401

FILE NAME: PLTN_Markdown.dgn

DRAWING TYPE: 3R

STRUCTURE NUMBER: ES-207

SCALE: 25' = 1" 25 FT

ROADWAY AND BRIDGE RECONSTRUCTION
MILEPOST 241.58 TO MILEPOST 245.03

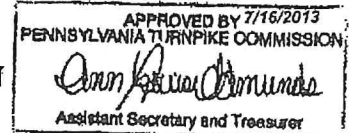
DISTRICT: 3 COUNTY: YORK
TOWNSHIP/BOROUGH: FAIRVIEW TOWNSHIP

DRAWING: 3 OF 3
SHEET: 23 OF 29

3/7/2013 10:52:42 AM C:\Users\jls\Documents\1045156.dwg (1045156.dwg)

PENNSYLVANIA TURNPIKE COMMISSION AGENDA ITEM

Date: July 1, 2013
To: THE PENNSYLVANIA TURNPIKE COMMISSION
From: Jeanmarie McLaughlin, Assistant Counsel
Subject: Total Reconstruction Project, M. P. 242 to M. P. 245
CJSPT, LP
R/W 3375-A, a partial take
Funding Source: Operating/Capital Funding WBS# T-242.00T002-4-08
G/L Account No. 68050100



It is recommended that the Commission authorize and approve the following:

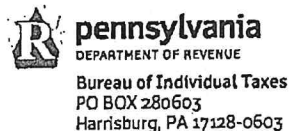
In order to construct the total reconstruction project between mileposts 242 and 245, it is necessary to take property owned by CJSPT, LP (WBS Element No. T-242.00T002-4-08; R/W 3375-A); a partial take. Negotiations with the property owners have been successful. Accordingly, the Legal Department requests that the Commission approve the acquisition of R/W 3375-A by authorizing the issuance of a check in the amount of \$40,836.22, payable to CJSPT, LP (representing \$40,500.00, fair market value; and, \$336.22, pro-rated taxes). Further to authorize the appropriate Commission officials to execute the agreement of sale, and other documents that may be required for closing, and to authorize the payment of additional statutory damages, as calculated by the Right-of-Way Administrator and approved by the Chief Counsel. Payment of fair market value to the property owner is contingent upon its delivery of a deed as prepared by the Legal Department.

☒ Validation Memo attached (if necessary) ☒ Sole Source Request attached (if necessary)

Jeanmarie McLaughlin
Assistant Counsel

Doreen A. McCall
Chief Counsel

CONCUR:
Mark P. Compton
Chief Executive Officer



REALTY TRANSFER TAX STATEMENT OF VALUE

See reverse for instructions.

RECORDER'S USE ONLY

State Tax Paid	0
Book Number	22666
Page Number	462
Date Recorded	1-17-2014

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. A Statement of Value is not required if the transfer is wholly exempt from tax based on family relationship or public utility easement. If more space is needed, attach additional sheets.

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

Name	Pennsylvania Turnpike Commission			Telephone Number:	(717) 939-9551
Mailing Address	P.O. Box 67676	City	Harrisburg	State	Pa 17106

B. TRANSFER DATA

Grantor(s)/Lessor(s)	CJSPT, LP	Grantee(s)/Lessee(s)	Pennsylvania Turnpike Commission
Mailing Address	3906 Market Street	Mailing Address	P.O. Box 67676
City	Camp Hill	City	Harrisburg
State	Pa	State	Pa
ZIP Code	17011	ZIP Code	17106

C. Date of Acceptance of Document

08/29/13

D. REAL ESTATE LOCATION

Street Address	Lewisberry Road	City, Township, Borough	Fairview Township
County	York	School District	West Shore School District
Tax Parcel Number	27-000-SF-0005.C0-00000		

E. VALUATION DATA - WAS TRANSACTION PART OF AN ASSIGNMENT OR RELOCATION? ☐ Y ☒ N

1. Actual Cash Consideration	2. Other Consideration	3. Total Consideration
1.00	+ 0.00	= 1.00
4. County Assessed Value	5. Common Level Ratio Factor	6. Fair Market Value
0.00	X 0	= 0.00

F. EXEMPTION DATA

1a. Amount of Exemption Claimed	1b. Percentage of Grantor's Interest in Real Estate	1c. Percentage of Grantor's Interest Conveyed
100.00	100%	100%

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

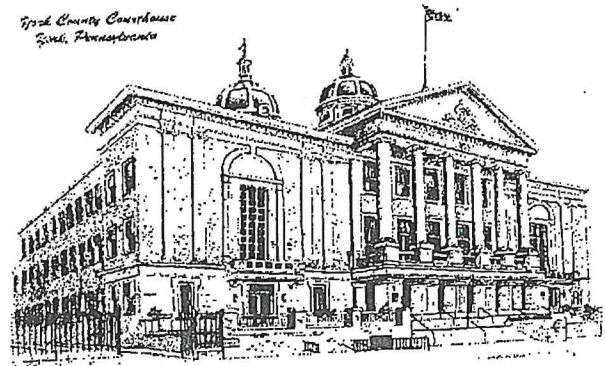
1-17-14
01/09/14

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

YORK COUNTY RECORDER OF DEEDS
28 EAST MARKET STREET
YORK, PA 17401

Randi L. Reisinger - Recorder
Bradley G. Daugherty - Deputy

York County Courthouse
York, Pennsylvania



Instrument Number - 2014002462
Recorded On 1/17/2014 At 12:52:58 PM

Book - 2266 Starting Page - 462
* Total Pages - 11

* Instrument Type - DEED
Invoice Number - 1081706
* Grantor - CJSPT LP
* Grantee - PENNSYLVANIA TURNPIKE COMMISSION
User - JMR
* Customer - PENNSYLVANIA TURNPIKE COMMISSION

* Received By: COUNTER

* **FEES**

STATE WRIT TAX	\$0.50
JCS/ACCESS TO JUSTICE	\$23.50
RECORDING FEES	\$25.00
AFFORDABLE HOUSING	\$11.50
PIN NUMBER FEES	\$10.00
COUNTY ARCHIVES FEE	\$2.00
ROD ARCHIVES FEE	\$3.00
TOTAL PAID	\$75.50

PARCEL IDENTIFICATION NUMBER
27000SF0005C000000
Total Parcels: 1

I Certify This Document To Be
Recorded In York County, Pa.

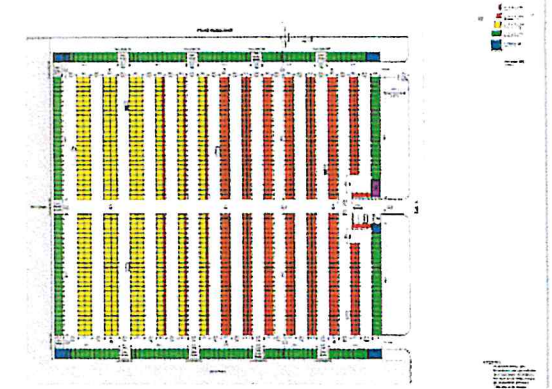


Randi L. Reisinger
Recorder of Deeds

THIS IS A CERTIFICATION PAGE
PLEASE DO NOT DETACH
THIS PAGE IS NOW PART OF THIS LEGAL DOCUMENT

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

Book: 2266 Page: 472



ITE PLAN ESSENTIALS

Building Setbacks are the legal distance your buildings may be placed away from the property line according to your local zoning restrictions. Parking and drive aisles are usually permitted in the setback area, but no permanent structures. Front setbacks may have provisions for widening the road or landscaping requirements.

Utility Easements are also areas where permanent structures are prohibited. Check your Deed Restrictions and local Planning & Zoning Regulations carefully for other types of easements and restrictions.

Access to the Rental Office and ample customer parking should be located OUTSIDE the security gate. Handicap parking should be clearly labeled and closest to the door.

The Approach and Entrance to the facility should be wide enough to allow passing vehicles and long enough to get visitors safely off the roadway. Vehicle Stacking before the Security Gate should be at least Three Deep. We recommend that drive widths at the entrance be at least 30 feet.

Drive Aisles should be wide enough to provide ample turning radius for commercial vehicles and the passing of unloading vehicles. For driveways between buildings with outside storage we recommend a minimum of 25 feet for the longest parallel drives and 30 feet for the cross aisles. RV's and Fire Engines require drive aisles wide enough for proper turn radius. Keep in mind that your local Fire Marshal may have to sign off on your Site Plan.

Drive Aisles for RV/Boat Storage should be at least 35 feet wide for 60-degree angled parking and 55 feet for 90-degree parking.

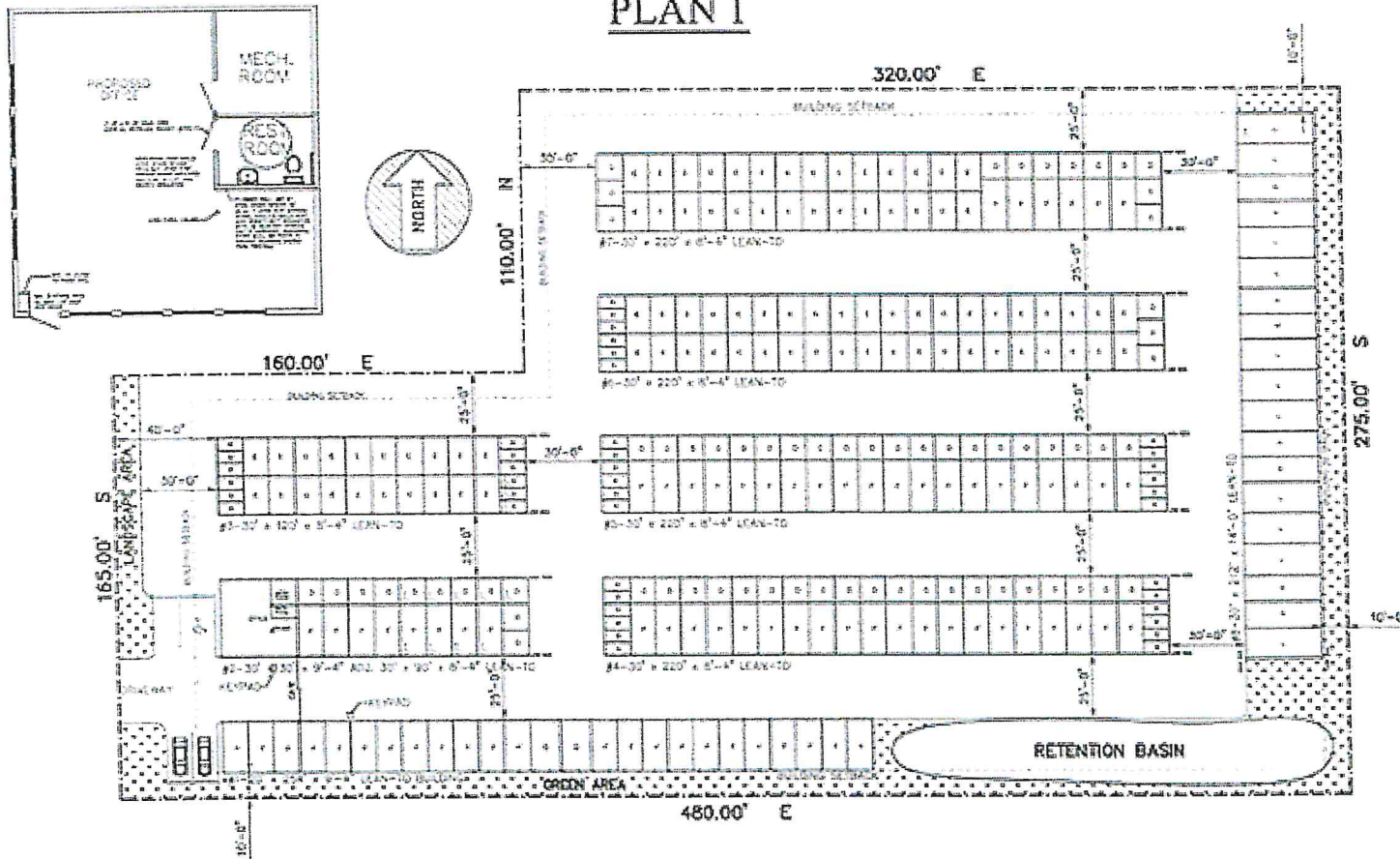
Your site may require a Retention Basin for on-site detention of storm water runoff. We recommend placing it in the lowest rear corner of the property. The entire site should be graded to drain towards the Retention Basin.

Gaps between long buildings will provide access to maintain the setback area and a place to push snow in winter climates.

Cement-filled bollards will protect the corners of your buildings from damage by "Yahoos in U-Hauls".

Plan 1 - Traditional drive-up units

This plan demonstrates a typical Trachte customer site. In most cases, the developer would phase the project to reduce the upfront cost. Building only the structures needed at first reduces interest expense during the first years of business, and allows you to fine tune the unit mix in later phases. Some developers choose to build the perimeter buildings first if they serve as a fence. Some developers also choose to pour the foundations for future buildings up front to avoid bringing in heavy equipment later.



TYPICAL LOT LAYOUT

