



RECEIVED
MAR 16 2018

BY:

March 13, 2018

Tobyhanna Township
Attention: Barbara Nichols, Zoning Officer
105 Government Center Way
Pocono Pines, PA 18350

Re: Lot ~~100~~¹¹⁰ New Ventures Park
Final Land Development

Dear Ms. Nichols:

Please accept the enclosed Final Land Development Plan submission for Lot 110 in New Ventures Park for consideration at the next Planning Commission meeting.

The Preliminary Plan for Lot 110, originally submitted by Arcadia Properties, was conditionally approved by the Township in 9/22/08. Unfortunately, the economic downturn caused this project, as well as many projects, to be put on hold until more favorable business climate returned to Monroe County.

Fortunately, a new equitable owner of the property is looking forward to constructing the project, and Exeter Blakeslee Lot 110 Land LLC desires to obtain Final Land Development Plan approval. The plans have been revised to reflect the downsizing of the building from the original footprint as conditionally approved, along with revised truck parking areas/employee parking. The current Final Land Development Plan proposes a building size of 510,510 million sq. ft.

The grading for the pad/parking area adjacent to the building has been updated. The employee parking area has been revised to contain additional truck parking spaces, while the employee parking has been reconfigured into two separate employee parking areas at each end of the building. Overall, the extent of impervious surface has been reduced.

The stormwater management BMPs, i.e., detention basin, underground infiltration beds, and bio retention facilities, are proposed to remain the same. A detailed description of the stormwater management changes is included with this submission.

If you have any questions or concerns, please do not hesitate to contact me at (570) 421-7320.

Very truly yours,

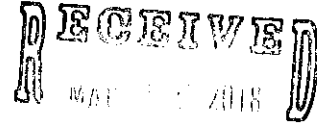
REILLY ASSOCIATES

Jerry P. Sitko

105 Government Center Way
Pocono Pines, PA 18350
www.tobyhannatownship.org



570-646-1212
Fax: 570-646-9025



BY:

APPLICATION FOR SUBDIVISION/LAND DEVELOPMENT

Name of Plan: New Ventures Park, Lot 110

Tax Map Number: 19/94311 Property Location: Lot 110, Commercial Blvd., Blakeslee, PA 18610

Zoning District: CI (Commercial/Industrial)

Equitable/
Property Owner: Exeter Blakeslee Lot 110 Land LLC

Mailing Address: 101 West Elm Street, Suite 600, Conshohocken, PA 19428

Phone Number: 610-234-3211 Fax Number: 610-828-5550

Email Address: jhonesty@exeterpg.com

Name of Applicant: Exeter

Mailing Address: 101 West Elm Street, Suite 600, Conshohocken, PA 19428

Phone Number: 610-234-3211 Fax Number: 610-828-5550

Email Address: jhonesty@exeterpg.com

Representative: Reilly Associates

Mailing Address: PO Box 667, Stroudsburg, PA 18360

Phone Number: 570-421-7320 Fax Number: 570-421-7230

Email Address: cmcdermott@reillyengineering.com

Plans Submitted for Review As:

Type of Plan: Please check all that apply

- | | | |
|---|--|---|
| Minor Subdivision <input type="radio"/> | Planned Residential <input type="radio"/> | Residential <input type="radio"/> |
| Major Subdivision <input type="radio"/> | PA DEP Planning Module <input type="radio"/> | Commercial <input checked="" type="radio"/> |
| Land Development <input checked="" type="radio"/> | Conditional Use <input type="radio"/> | |

Status of Plan: Please check one

- Sketch Preliminary Final

Number of Lots to be subdivided: N/A

Please attach review checklist—Township Engineer will not review incomplete applications.

One (1) copy of plan/planning module should be submitted to Monroe County Planning Commission, DEP, and Bureau Veritas for review.

Two (2) full sets, five (5) 11 X 17, and one (1) PDF copied on disc of the plans are required upon submission.

§135-12(G) The applicant/developer shall be responsible for all review costs of the Township Engineer and/or professional consultants and/or employees. The applicant/developer also agrees to pay and/or reimburse the Township for such cost in accordance with the professional services agreement in accordance with the current fee resolution and escrow requirements of the Township.

The applicant/developer shall be responsible to pay uncollected charges to the Township prior to receiving permits for application/plan and prior to the Board of Supervisors approval. Your project may continue to acquire additional fees until the project has received the final inspection and the Certificate of Occupancy. All fees must be paid prior to receiving the Certificate of Occupancy.

Failure to comply with ordinance §155-16 (I) will result in a declined application.

Applicant's Signature:

[Signature] - Jerry S. Hsu (Agent for Applicant)

PLEASE DO NOT WRITE BELOW THIS SPACE—FOR OFFICE USE ONLY

Submission Date: 3-16-18	Complete Application:
Fees Paid: \$2500 ⁰⁰ Escrow	Check No: # 002630
\$400 ⁰⁰ Fee	# 002629

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BY:

Item located on Drawing No.	Requested in Writing (Provide Date)	If incomplete, check here
<p>§ 135-15. Requirements applicable to all plans. All plans submitted shall comply with the following:</p>		
<p>A. They shall contain:</p>		
1 Name of record owner.		X
2 Name of subdivider or developer if different than owner.		X
3 Name of proposed subdivision.		X
4 Tract boundaries.		X
5 Name of municipality(ies) in which subdivision is located.		X
6 Municipal boundary lines if appropriate.		X
7 Proposed and existing street and lot layout.		X
8 North arrow.		X
9 Graphic scale.		X
10 Date of plans and revision dates).		X
11 Name of architect, registered engineer or surveyor responsible for plan including seat and signature.		X
12 Names of owners or subdividers of all adjoining properties.		X
13 All existing wetlands, watercourses, streams, ponds, lakes and natural or man-made drainage patterns or improvements.		X
14 All natural features on the site.		X
15 Existing development, including streets and buildings within 500 feet of the proposed subdivision or land development.		X
16 Soil survey from an on-site field investigation or from the Monroe County survey maps.		X
17 Location of test pits and data showing pass or fail.		X
18 Location of all public or private utility easements.		X
19 A statement of responsibility for use ownership, maintenance and improvements of any common driveways or private road shall be noted on the plan to be recorded.		X
20 A statement of ownership, signed, dated and notarized and consent from the owners to submit plans for township approval.		X
21 A surveyor's certification of accuracy which is signed, dated and sealed.		X
22 Current or proposed use(s) of the property including hours of operation.		X
23 The type, location and size of the existing sewage system, or type of sewage system proposed.		NA
24 The number of current or prospective individuals using the sewage system, and it shall be updated on an annual basis.		NA
25 If an existing driveway, a copy of a PennDOT or Township highway/encroachment occupancy permit.		NA
26 A lighting plan showing the location and details of the proposed or existing lighting arrangement for commercial and industrial uses.		X
27 If requested, a report relating to the health and safety issues on/and near the site including details or studies related to noise, fumes, traffic or odor emanating by reason of the proposed use. In other words, an environmental impact study.		X

§ 135-18. Final plan requirements.

	If incomplete, check here	Item located on Drawing No.	Waiver Requested in writing (Provide Date)
The Final plan shall show or be accompanied by the following information:	X		
1 Proposed subdivision name or identifying title: the name of the municipality(ies) within which the plan is located.	X	ALL	
2 The name and address of the owner and subdivider, and the name, license number and seat of the registered professional engineer, surveyor or architect.	X	1-3	
3 Scale, date, north point, and graphic scale.	X	ALL	
4 Total acreage and total number of lots.	X	1-3	
5 The names of adjoining subdivisions, if any, and the book and page where recorded: and the names of owners of all adjacent unplatted land.	X	1-3	
6 A key map for the purpose of locating the site to be subdivided or developed at a scale of not less than 2,000 feet to one inch showing the relation of the property to adjoining property and to all streets, roads and municipal boundaries existing within 4,000 feet of any part of the property proposed to be subdivided. (The latest, current, appropriate USGS Quadrangle Map may be used as a base even though these may be at other than the above scale.)	X	4-7	
7 The full plan of subdivision or development, including tract boundaries, street lines, lot lines, building lines, pedestrian ways, easements and open spaces. Any limitations of the easements shall be noted on the plan. The total acreage of recreation and/or open space shall be shown and noted.	X	1-3	
8 Any existing public lands, all open spaces for which offers of dedication are included to the Township and all other areas to which title is reserved by the owner.	NA	NA	
9 Sufficient data acceptable to the Township Engineer to readily determine the location, bearing and length of every boundary line (a field survey to be closed with an error not to exceed one in 5,000 and balanced), street line and lot line, and to reproduce such lines upon the ground. All dimensions shall be shown in feet or hundredths of a foot and bearings shown to 10 seconds of an arc.	X	1-2A	
10 Lots numbered in consecutive order and names of streets.	X	1-2A	
11 Permanent reference monuments shall be shown on the plan and shall be constructed in accordance with the specifications of this chapter.	X	1-2A	
12 For residential development, a typical lot-grading plan shall accompany the final plan and be a part of it. For all other developments, existing and final contours shall be shown.	NA	NA	
13 A detailed landscaping plan shall be submitted which shows the location of street trees and the treatment of buffer strips where applicable.	X	13	
14 A utility plan will also be submitted showing how the utilities will be installed and in accordance with existing Township regulations.	X	4-7	
15 A drainage study and stormwater drainage plan with standard construction details shall accompany final plans and be a part of the recorded plans. Drainage shall comply with § 135-22.	X	9-12 25-27	
16 A plan of recommended areas for locating individual wells, septic tanks and subsurface disposal areas for each lot to be subdivided or a plan of centralized water and sewer facilities. This applies to public or private water and sewer systems.	X	4-7	

17	For all streets, complete street profile plans with old ground elevations and finished center line grades indicated at fifty-foot stations together with all vertical curve data shall accompany the final plan.	x	N/A	
18	All construction improvement standards, such as typical road sections, typical channel sections, detention or retention basins, special designs of structures, bridges and headwalls and street index listings shall appear on the appropriate drawings.	x	21-27	
19	Copies of any proposed deed restriction and protective and restrictive covenants. See § 135-201.		To be provided	
20	All plan sheets comprising the set of final plans shall be consecutively numbered as sheet 1 of 1, or 1 of 2, or 2 of 2, etc.	x	ALL	
21	The set of plans shall be neatly bound on the left or top to make the book of drawings.	x	ALL	
22	Appropriate approval blocks for the Board of Supervisors and Planning Commission members of accepted type shall appear on the first sheet and title sheet of the set of plans. The Board of Supervisors and Planning Commission will sign three sets of reproducible drawings on Mylar or comparable material after the plan is approved and all conditions and financial securities have been completed.	x	2-3	
23	All final plans shall include any other federal or state permits that are required for development. This included but is not limited in the state of Pennsylvania to an erosion and sedimentation plan approval from Monroe County, PennDOT permit and DEP permits. If a permit from any other county, state or federal regulatory agency, which does have jurisdiction, cannot be obtained prior to final plan approval, the Board of Supervisors may grant conditional approval of the plan pending a copy of the appropriate permit filed with the Township prior to recording the final plan.	x	X	
24	Elevations and floor plans may be required by the Planning Commission or Board of Supervisors prior to approval of the final plans.		To be provided	



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BY:

March 13, 2018

Tobyhanna Township
Attention: Bob McHale, P.E.
105 Government Center Way
Pocono Pines, PA 18350

Re: Lot 110 New Ventures Park
Final Land Development Changes

Dear Mr. McHale:

Below is a summary of changes to the Lot 110 Final LDP to expedite your review.


1. The building was downsized from a 600,000 sq. ft. building to a 510,510 sq. ft. building. The overall length of the building was shortened while the width remains the same. The office area has moved from the north side of the building to the east and west sides of the building along with the employee parking. The north side of the building has been converted to truck docks while the south side of the building mostly remains unchanged.
2. An additional access driveway was added to the northwest corner of the site to provide better access and circulation for trucks.
3. The site was originally surveyed utilizing aerial photography; however, the site was previously covered in evergreens which affected the accuracy of the topography. The site was resurveyed by Reilly Associates for topography and all existing/proposed contours were updated.
4. The above changes resulted in less impervious area on Lot 110 than previously permitted/reviewed.
5. The stormwater basin size and configuration has stayed the same; however, the drainage areas and routings were updated to reflect the current layout.
6. The underground infiltration bed configuration was updated based on the recent survey. The basins were rerouted based on the new drainage areas.
7. Due to the decrease in impervious, the above ground berms were eliminated since they treated very little portion of the overall runoff, and overall water quality and infiltration requirements are still being met.

Tobyhanna Township
March 13, 2018
Page 2 of 2

If you have any questions or concerns, please do not hesitate to contact me at (570) 421-7320.

Respectfully,

REILLY ASSOCIATES

A handwritten signature in black ink, appearing to read "Jerry P. Sitko", written over the printed name below.

Jerry P. Sitko

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BY:

**TOBYHANNA TOWNSHIP
CONTRACT FOR PROFESSIONAL SERVICES**

THIS AGREEMENT made this _____ day of _____, A.D., 2018,
by and between *TOBYHANNA TOWNSHIP*, Monroe County, Pennsylvania, with offices located
at 105 Government Center Way, Pocono Pines, Monroe County, Pennsylvania, 18350
(hereinafter referred to as "*Township*") and Exeter Blakeslee Lot 100, Land LLC,
of _____ Conshohocken, PA _____ (hereinafter referred to as "*Developer*").

WITNESSETH:

WHEREAS, the Developer is the legal or equitable owner of certain real estate bearing
Monroe County Tax Map No. 19-6304-0010-5149, located at 141 Commercial Blvd,
Blakeslee PA 18610
within the CI Zoning District; and

WHEREAS, the Developer has presented to the Township plans for subdivision, land
development, building development or other plans for the use of their land to the Township, or
has applied for a building permit and/or has submitted an application to the Township asking the
Township to take some action;

WHEREAS, the Developer has requested and/or requires the Township approval and/or
review of its proposed plans and/or application, and the Township is willing to authorize its
professional consultants and/or employees to review said plans and/or proposals upon execution
of this agreement, and upon deposit of an escrow account according to the current Tobyhanna
Township Fee Schedule.

NOW, THEREFORE, the parties agree as follows:

1. The Developer and Township hereby authorize and direct the Township's

professional consultants, as defined at Section 107 of the Pennsylvania Municipalities Planning Code, to review Developer's plans, applications or proposals to use its property, and to make such recommendations and specifications as may be necessary with respect to such plans in accordance with all applicable Township ordinances, and State and Federal rules and regulations.

2. The Developer and Township acknowledge that the Township will incur costs and fees relating to the review of Developer's plans, applications and/or proposals by its professional consultants and/or employees, and Developer agrees to pay and/or reimburse the Township for such costs in accordance with this agreement.

3. The Developer shall pay the professional consultant's charges and fees for the following: (a) review of any and all development plans, proposals, studies, or other correspondence relating to the development; (b) attendance at any and all meetings relating to Developer's plan or proposal; (c) preparation of any studies, reports, engineered plans, surveys, appraisals, legal documents, or other correspondence relating to Developer's plan or proposal; and (d) a monthly administrative charge of Fifty Dollars (\$50.00) for Township-incurred expenses relating to the administration of this agreement. It is understood by the execution of this agreement that the Developer specifically accepts the Fee Schedule currently in effect in the Township.

4. The Developer hereby agrees to deposit with the Township the sum of Two Thousand Five Hundred Dollars (\$ 2,500.00), payable as cash in U.S. Dollars or check drawn on a Pennsylvania bank, as security for the payment of all costs and expenses, charges and fees as set forth in Paragraph 3 above, upon execution of this agreement, which shall be held in a non-interest-bearing account by the Township.

In the event that the above deposited escrow fund shall fall below fifty percent (50%) of the original deposit, the Developer shall immediately, upon receipt of written notice from the Township or its agent(s), deposit sums with the Township necessary to replenish the account to its original balance. In the event that this is insufficient to pay current Township-incurred expenses, Developer agrees to pay the total amount currently due for Township-

incurred expenses without delay in addition to re-establishing the base escrow account balance. The Township will use its best efforts to advise the Developer of the impending likelihood that its costs have exceeded the required escrow account sums as described above.

5. Developer and Township agree that upon completion of the Township's review of Developer's plan or proposal, all unused portions of the escrow account as described above shall be returned to the applicant upon written request to the Township Secretary. If the plan or proposal constitutes a subdivision or land development or a planned residential development for which a Development and/or Financial Security Agreement is required by the Township, Developer shall execute a new Development Agreement which will estimate the professional consultant's costs for the period governing the beginning of construction through the end of dedication. The parties acknowledge and agree that any new Development Agreement shall provide a schedule for periodic release of professional consultant fees for the construction and dedication phase of the project.

6. Developer and Township acknowledge that Sections 135-12.G and 135-13.B of the Tobyhanna Township Subdivision and Land Development Ordinance require Developer to pay Township's professional consultant fees relating to this plan or project, and in the event that Developer fails to provide sufficient funds in the above-described revolving escrow account upon fifteen (15) days written notice to the Developer or make the initial deposit payment described above within five (5) days of the date of this agreement, Developer shall be in default of this agreement and in violation of the above Sections of the Subdivision and Land Development Ordinance.

In the event of Developer's default as described above, the Township may refuse to issue any permit or grant any approval necessary to further improve or develop the subject site until such time as the terms of this agreement are strictly met by Developer.

7. Developer and the Township further agree that all fees or costs arising out of this agreement shall be paid prior to the issuance of any permit, occupancy or otherwise, for the use, improvement or construction of the buildings as proposed on the Developer's final plan or

project. The Developer agrees and acknowledges that no permit, occupancy or otherwise, or recordable liens, shall be released by the Township until all outstanding professional consultant fees and costs are paid to the Township, and provided that the Developer is not in default under this agreement.

8. The Developer may at any time terminate all further obligations under this Agreement by giving fifteen (15) days written notice to the Township that it does not desire to proceed with the development as set forth on the plan and upon receipt of such written notice by the Developer to the Township, the Developer shall be liable to the Township for its costs and expenses incurred to the date and time of its receipt of the notice, plus the applicable administrative costs and expenses as outlined in Paragraph 3 above.

9. The Developer and the Township further agree that the Township shall have the right and privilege to sue the Developer or then property owner in assumpsit for reimbursement or to lien the property or both, in its sole discretion, for any expense in excess of the then current balance of funds on deposit with the Township in accordance with this agreement incurred by the Township by reason of any review, supervision and inspection of Developer's project by its professionals including, but not limited to, the Township Engineer and Solicitor. The Township's election of its remedies under this paragraph shall not constitute a waiver of any other remedies the Township may have.

10. The Developer and the Township acknowledge that this agreement represents their full understanding as to the Township's reimbursement for professional or consultant services and that the parties intend to execute Development and Financial Security Agreements if the project constitutes a subdivision or land development or a planned residential development under Township ordinances. Any such Development and Financial Security Agreements may incorporate or replace the parties' agreement and escrow fund established under this contract.

11. This agreement shall be binding on and inure to the benefit of the successors and assigns of Developer. The Township shall receive thirty (30) days advance written notice from Developer of any proposed assignment of Developer's rights and responsibilities under this

Contract for Professional Services.

IN WITNESS WHEREOF, and intending to be legally bound, the parties have caused their signatures to be affixed and have affixed their hands and seals the day and year first above written.

TOBYHANNA TOWNSHIP:

Date: _____

DEVELOPER:

Date: _____

407110

RECEIVED
MAR 16 2018

BY:

Corporation Deed

Tax I.D. No. 19/94311
PIN 19-6304-0010-5149

LSU #: PAF17-2117

This Indenture, made the 25th day of July in the year of our Lord Two Thousand Seventeen (2017), to be effective as of the 29th day of July, 2017,

Between **S.I.D.E. CORPORATION**, formerly known as Sincavage Corporation, a corporation organized and existing under the laws of the Commonwealth of Pennsylvania, with a principal address of 121 Commercial Boulevard, Blakeslee, Pennsylvania 18610, (hereinafter called the Grantor),

-AND-

EXETER BLAKESLEE LOT 110 LAND, LLC, a limited liability company organized and existing under the laws of the State of Delaware, with a principal address of 101 West Elm Street, Suite 600, Conshohocken, PA 19428, (hereinafter called the "Grantee").

Witnesseth, That the said GRANTOR for and in consideration of the sum of Three Million, Four Hundred Nine Thousand Dollars (\$3,409,000.00) DOLLARS lawful money of the United States of America, unto it well and truly paid by the said GRANTEE at and before the sealing and delivery of these presents, the receipt whereof is hereby acknowledged, has granted, bargained, sold, aliened, enfeoffed, released and confirmed, and by these presents does grant, bargain, sell, alien, enfeoff, release and confirm unto the said GRANTEE, its successors and assigns,

ALL THAT CERTAIN lot, piece, or parcel of land situated in the Township of Tobyhanna, County of Monroe, and Commonwealth of Pennsylvania, BEING all of Lot 110 as shown on the "New Ventures Park Phase III Subdivision" dated May 17, 2006 as prepared by Reilly Associates, Consulting Engineers, 222 Wyoming Avenue, West Pittston, Pennsylvania and recorded in the office of the Recorder of Deeds in Monroe County Map Book 78 Page 205.

BEING PART OF THE SAME PREMISES which Thomas Sincavage, Jr. and Fay Sincavage, his wife and William Sincavage and Emily Sincavage, his wife, by their Deed dated June 29, 1966, and recorded June 30, 1966, in the Office for the Recording of Deeds, in and for the County of Monroe, at Stroudsburg, Pennsylvania, in Deed Book Volume 338, Page 97, granted and conveyed unto Sincavage Corporation, a Pennsylvania Corporation, in fee.

NOTE: Sincavage Corporation, by Articles of Amendment recorded in the Monroe County Recorder's Office aforesaid in Record Book Volume 1576, Page 783, et seq. changed its name to S.I.D.E. Corporation, Grantor hereof, in fee.

UNDER AND SUBJECT to the Storm Water Management Agreement filed in Book 2283, page 982, including the requirement to implement Best Management Practices and maintain Best Management Practice facilities in accordance with the minimum design standards and

requirements for Best Management Practices set forth in the Ordinance, as said reference is required to be included in this deed by Paragraph 10 therein.

ALSO UNDER AND SUBJECT to all covenants, conditions, easements, restrictions and reservations in the chain of title.

TOGETHER with all and singular the improvements, ways, waters, water-courses, rights, liberties, privileges, hereditaments and appurtenances whatsoever thereunto belonging, or in any wise appertaining, and the reversions and remainders, rents, issues and profits thereof, and all the estate, right, title, interest, property, claim and demand whatsoever, of the said GRANTOR, in law, equity, or otherwise howsoever, of, in, and to the same and every part thereof,

TO HAVE AND TO HOLD the said lot or piece of land above described, 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. UNDER AND SUBJECT as aforesaid.

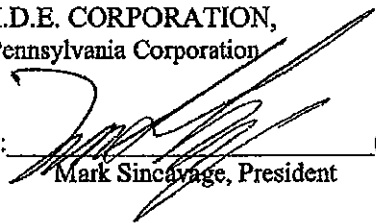
AND the said GRANTOR, for itself and its successors, does by these presents, covenant, grant and agree, to and with the said GRANTEE, its successors and assigns, that it, the said GRANTOR and its successors, all and singular the hereditaments and premises herein above described and granted, or mentioned and intended so to be, with the appurtenances, unto the said GRANTEE, its successors and assigns, against it the said GRANTOR and its successors, and against all and every other person or persons whomsoever lawfully claiming or to claim the same or any part thereof, by, from or under it, them or any of them, shall and will UNDER AND SUBJECT as aforesaid, WARRANT and forever DEFEND.

In Witness Whereof, the said Corporation has caused these presents to be executed and its common or corporate seal hereto affixed.

WITNESS:



S.I.D.E. CORPORATION,
a Pennsylvania Corporation

By:  (SEAL)
Mark Sincavage, President

The address of the above-named Grantee:

Exeter Blakeslee Lot 100 Land, LLC
101 West Elm Street, Suite 600
Conshohocken, PA 19428
Attention: Timothy J. Weber

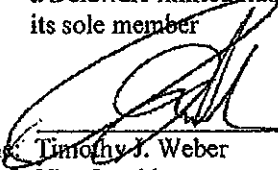
On behalf of the Grantee

EXETER BLAKESLEE LOT 110 LAND, LLC,
a Delaware limited liability company

By: Exeter Operating Partnership IV, L.P.,
a Delaware limited partnership,
its sole member

By: Exeter Operating Partnership IV GP LLC,
a Delaware limited liability company,
its sole general partner

By: Exeter Industrial REIT IV LLC,
a Delaware limited liability company,
its sole member

By: 
Name: Timothy J. Weber
Title: Vice President

CAUSERS\MELISSA.WHITB\APPDATA\LOCAL\WORLD\DOX\ZMS\001\4845Z0394\00108585.DOCX

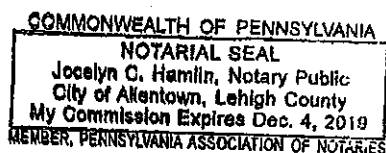
Commonwealth of Pennsylvania)
 Lehigh) ss:
County of MONROE)

On this, the 25th day of July, 2017, before me, a Notary Public in and for said County and State, the undersigned officer, personally appeared Mark Sincavage, who acknowledged himself to be the President of S.I.D.B Corporation, a Pennsylvania Corporation, and that he as such President, being authorized to do so, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by himself as President.

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


_____ Title of Officer

My Commission Expires:



CRAMER, SWETZ, McMANUS & JORDAN, P.C.
ATTORNEYS AT LAW
711 SARAH STREET
STROUDSBURG, PENNSYLVANIA 18360

SAWR\CLIENTS\Side Corporation 10752\SIDE To Aresid\Deed.Docx



COUNTY OF MONROE

**RECORDER OF DEEDS
610 MONROE STREET
SUITE 125
STROUDSBURG, PA 18360
Area Code (570) 517-3969**

Josephine Ferro - Recorder

Instrument Number - 201718701
Recorded On 7/31/2017 At 9:22:55 AM

Book - 2495 Starting Page - 3049
* Total Pages - 5

- * Instrument Type - DEED
- Invoice Number - 735973
- * Grantor - S I D E CORPORATION
- * Grantee - EXETER BLAKESLEE LOT 110 LAND LLC
- User - AD
- * Customer - SIMPLIFILE LC E-RECORDING

*** FEES**

STATE TRANSFER TAX	\$34,090.00
STATE WRIT TAX	\$0.50
JCS/ACCESS TO JUSTICE	\$35.50
RECORDING FEES	\$14.00
AFFORDABLE HOUSING	\$13.00
COUNTY ARCHIVES FEE	\$2.00
ROD ARCHIVES FEE	\$3.00
TAX CODE CERTIFICATION	\$10.00
FEES	
POCONO MOUNTAIN	\$17,045.00
SCHOOL REALTY TAX	
TOBYHANNA TOWNSHIP	\$17,045.00
TOTAL PAID	\$68,258.00

**RETURN DOCUMENT TO:
LAND SERVICES USA (MEDIA)
602 E BALTIMORE PIKE
MEDIA, PA 19380**

**MC GIS Registry UPI Certification
On July 31, 2017 By BH**

TAX ID #
19/94311
Total Tax IDs: 1



I Hereby CERTIFY that this document is recorded in the Recorder's Office of Monroe County, Pennsylvania

Josephine Ferro

THIS IS A CERTIFICATION PAGE

Do Not Detach

**THIS PAGE IS NOW THE LAST PAGE
OF THIS LEGAL DOCUMENT**

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

05BD39



Book: 2495 Page: 3053

RECEIVED
MAR 16 2018

Traffic Impact and Improvement Summary for Lot 110 Final Plan

This narrative summarizes how required traffic improvements will be addressed for development of Lot 110 in New Ventures Park. Exeter Blakeslee Lot 110 Land LLC is submitting Final Land Development Plans for Lot 110 in New Ventures Park. In 2008, Preliminary Plans for the development of Lot 110 in New Ventures Park were conditionally approved by the Tobyhanna Township Supervisors. One of those conditions included addressing traffic issues to the satisfaction of the Township and PennDOT. A Traffic Impact Study dated August 1, 2011 (see attached cover and Executive Summary) was finalized and subsequently approved by PennDOT. The following improvements were identified in the 2011 study:

Required Improvements

The required improvements, proposed to be constructed on S.R. 115 and Commercial Boulevard, include a dedicated westbound right and left turn lane. Also proposed is a southbound left-turn lane, with storage length of 200 feet and widening of S.R. 115 to accommodate a northbound right-turn deceleration lane with a storage length of 275 feet, and an additional northbound thru lane at the intersection. Signalization is proposed at this intersection.

Mitigation Improvements

These are the improvements that are needed to maintain "no-build" LOS conditions at off-site intersections during the build and future years:

- *The mitigation improvements identified for the S.R. 940 and S.R. 115 intersection include northbound and southbound left turning lanes on the S.R. 115 approaches.*
- *Additionally, potential queuing conflicts may justify lengthening of the westbound left turning bay from 156 feet to approximately 200 feet to offer some level of service benefits. However, by providing new left-turn lanes on the north and southbound approaches, more green time can be allocated to the westbound approach, thereby mitigating left-turn lane queuing issues.*
- *The developer intends to discuss a fair share contribution toward improvements at this intersection. The details will be completed outside of this study.*
- *Signalization of Water Street and the I-80 westbound ramp should be further explored. A full warrant study is recommended to determine if signalization is appropriate at these locations.*
- *LOS drops at Chestnut Road intersections are only mitigated by signalization, however, the volumes at these intersections are too low to warrant signalization improvements.*

The required improvements at the intersection of Route 115 and Commercial Boulevard have been recently completed through a grant program administered through the Pocono Mountain Industrial Development Authority as funded by PennDOT under an economic development program.

The previous developer of the project, Arcadia Properties, LLC, and Tobyhanna Township had agreed to a financial contribution from the developer to the township to satisfy the mitigation improvements that were identified in the study. Currently, the successor developer of Lot 100 (Exeter Blakeslee Lot 110 Land LLC) for the land development paid that amount for the offsite traffic mitigation related to both the development of Lots 100 and 110 in the amount of \$50,000.

Liberty Petroleum Distributors recently obtained approvals to develop Lot 1 in New Ventures Park. As part of the approval process, PennDOT and the township required a supplement to the study to reflect additional traffic generated by Lot 1, in addition to that already proposed on Lots 100 and 110. The result of that supplement was a recommendation to revise the signal timing of the light at Route 115 and Commercial Boulevard. Revised signal plans have been approved by PennDOT and will be incorporated in the installation of the signal.

It should be noted that the proposed traffic generation in the 2011 report included both Lots 100 and 110, and traffic generation numbers for Lot 110 were based on the development of a 1.5 million square-foot building, with over 400 employees. The final land development plans for Lot 110 included an initial 1,004,000 ft.² building expandable to 1.2 million, with an initial anticipated employee count of 80 full-time employees over a 24-hour period. Both the square footage and number of employees are less than that anticipated for the study. The building's square foot of Lot 110 (510,510 SF) has decreased slightly from 600,000 SF, and anticipated traffic in the study remained the same. As such, the likely traffic generation will be less than that anticipated by the approved study. Therefore, there will be no increased traffic mitigation measures necessary for this development of Lot 110. Attached please find title sheets from the approved studies and an updated traffic generation chart that was provided in the study for the development of Lot 1.

W:\17052 06 - Lot 110\Traffic\Lot 110-Traffic impact and improvement summary for final plan.docx

Attachments

Attachments

Engineering

Environmental

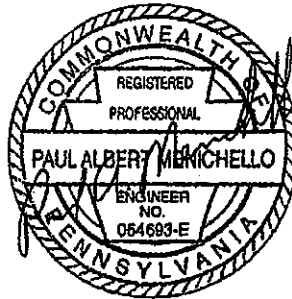
Surveying

ARCADIA PROPERTIES, L.L.C.

**New Ventures Park
Development**

**TOBYHANNA TOWNSHIP
MONROE COUNTY, PENNSYLVANIA**

TRAFFIC IMPACT STUDY



Prepared for:

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December 21, 2007
REVISED August 1, 2011

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RA File No. 06074

Aracdia Properties, LLC
At
New Ventures Park
Tobyhanna Township
Monroe County, Pennsylvania

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APPENDICES

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Appendix B	-	Existing Level of Service Worksheets
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Executive Summary

Introduction

New Ventures Park is an approved industrial subdivision, consisting of 17 lots, in Tobyhanna Township, Monroe County, Pennsylvania. Several lots have already been developed. Arcadia Properties, L.L.C. has proposed to develop two vacant lots (100 & 110) for warehouse distribution facilities within the existing municipally approved subdivision. Both lots 100 and 110 front and have access from Commercial Boulevard. Traffic to the proposed development will utilize the existing main access located at the intersection of S.R. 115 and Commercial Boulevard, which is currently un-signalized. Lots 100 & 110 consist of 207.10 acres and 65.97 acres, respectively. The expected employment is approximately 606 employees, accounting for both proposed buildings.

This traffic impact study (TIS), though primarily prepared in conjunction with the proposed lot 100 and Lot 110 land development plans, takes into consideration the entire industrial park developed and proposed. The future build-out of the remaining undeveloped lots within New Ventures Park has also been considered as part of this study.

The site is located in the Commercial-Industrial (CI) zoning district of Tobyhanna Township. Adjacent lands include residential and industrial uses. A project location map is provided in Figure 1.

Study Area

The intersections located in close proximity to the proposed development were chosen to be included in the study. The intersections were included due to the potential impact of increased traffic and delay resulting from the proposed development. Study area limits were coordinated with Tobyhanna Township, Tunkhannock Township and PennDOT.

The study intersections are listed below:

1. S.R. 940 and S.R. 115
2. S.R. 115 and Chestnut Road
3. S.R. 115 and Ferncrest Road (T-639)
4. S.R. 115 and Water Street (proposed Keswick Drive)
5. S.R. 115 and Commercial Blvd (New Ventures Park)
6. S.R. 115 and I-80 WB Off-ramp
7. S.R. 115 and I-80 EB Off-ramp

The areas surrounding the proposed development site include a mix of industrial, warehouse, office, commercial, and residential development. Intersections located within the study area are shown in Figure 2.

Existing Transportation System

Major roadways located in the study area include the following:

S.R. 115 – S.R. 115 in the project area is a two-lane undivided state highway and is classified as a minor arterial.

S.R. 940 – S.R. 940 in the project area is a two-lane undivided state highway and is classified as a minor arterial.

Chestnut Road – Chestnut Road is a two-lane local roadway which forms the westbound approach to the S.R. 115 / Chestnut Road intersection.

Ferncrest Road (T-639) – Ferncrest Road is a two-lane township roadway which forms the westbound approach to the S.R. 115 / Ferncrest Road intersection.

Water Street – Water Street is a two-lane local roadway which forms the westbound approach to the S.R. 115 / Water Street intersection. This roadway will be renamed Keswick Drive in the future.

Commercial Boulevard – Commercial Boulevard is a two-lane private roadway. The road serves as the main access road to the New Ventures Industrial Park. Commercial Boulevard is the west approach to the S.R. 115 and Commercial Boulevard intersection.

I-80 West Bound Off-Ramp – Interstate ramp serves as an access off-ramp to I-80 westbound approach. The ramp is the west approach to the S.R. 115 and off-ramp intersection.

I-80 East Bound Off-Ramp – Interstate ramp serves as an access off-ramp to I-80 eastbound approach. The ramp is the east approach to the S.R. 115 and off-ramp intersection.

Manual Traffic Counts and Volumes

Based on the proposed land development land uses, residential components, the critical design periods were chosen to:

	<u>Planning Period</u>	<u>Time Period</u>
1.	AM Peak Hour	6:30 AM to 9:30 AM
2.	PM Peak Hour	2:30 PM to 5:30 PM
3.	SAT Peak Hour	10:00 AM to 2:00 PM

Automated 24-hour counts were conducted on May 8, 13 and 14, 2008 and again on April 28 to May 3, 2011. Manual peak hour turning movement counts were conducted on Thursday, April 19, 2007 and Saturday, April 21, 2007. The peak hour is determined by the four highest consecutive 15-minute periods. The following AM Peak Hour, PM Peak Hour and SAT Peak Hour were identified for the study:

Study Intersection Peak Hour Time Periods

<u>Intersection</u>	<u>AM Peak Hour</u>	<u>PM Peak Hour</u>	<u>Sat Peak Hour</u>
1. S.R. 940/S.R. 115	7:15 am – 8:15 am	4:15 pm – 5:15 pm	1:00 pm – 2:00 pm
2. S.R. 115/Chestnut Rd.	8:15 am – 9:15 am	4:15 pm – 5:15 pm	11:30 am – 12:30 pm
3. S.R. 115/Ferncrest Rd.	6:45 am – 7:45 am	3:30 pm – 4:30 pm	12:30 pm – 1:30 pm
4. S.R. 115/Keswick Dr.	6:45 am – 7:45 am	3:00 pm – 4:00 pm	12:45 pm – 1:45 pm
5. S.R. 115/Commercial Blvd.	7:30 am – 8:30 am	4:30 pm – 5:30 pm	11:00 am - 12:00 pm
6. S.R. 115/Route 80 WB Ramps	7:30 am – 8:30 am	4:30 pm – 5:30 pm	11:00 am – 12:30 pm
7. S.R. 115/Route 80 EB Ramps	7:30 am – 8:30 am	4:15 pm – 5:15 pm	11:00 am – 12:00 pm

Build Year “Opening Day” Conditions Without Proposed Development

The intersections located in the study area were analyzed for opening day conditions without development. Construction of the project is expected to begin in 2009. Therefore the opening day conditions were analyzed for the year 2009. Existing traffic volumes were increased at an annual growth rate of 2.0% as agreed by the Township and PennDOT, to be consistent with growth projections for other projects within the study area. The completion of a nearby mixed-use residential development, Keswick Pointe, is anticipated by this time, and has been accounted for in the background growth. No other significant development has been identified. No physical improvements at any of the study intersections were considered. However the signal timing at the existing signalized intersections was optimized for improved Levels of Service.

Build Year “Opening Day” Conditions With Proposed Development

The intersections located in the study area were also analyzed for opening day conditions with development

The proposed Arcadia site is planned for warehouse/distribution facilities. The total parcel area is 273.07 acres. Lot 100 will contain a 1,522,000 SF building, while Lot 110 will include a 600,000 SF building. The volume of traffic to be generated from the proposed land development was estimated using the Institute of Transportation Engineers, “Trip Generation Manual,” 7th Edition, 2003 for the land use identified (See Table ES-1).

With-Development conditions were achieved by adding the site generated traffic to the Build Year without development volumes.

Further evaluations of the trips generated in the remaining undeveloped lots within New Ventures Park were also considered in this study, for conservatism. User types and development square footages for those lots were determined by either utilizing active land development plan information from the Township, or by using designated use type identified in publicly available New Ventures Park Development data, as demonstrated in Table 5. Major variations of these uses would require subsequent studies.

**TABLE ES-1
New Ventures Park
Trip Generation**

Land Use Category	Units	AM Peak Hour Trips		PM Peak Hour Trips		Sat. Peak Hour Trips		Avg. Weekday Volume	Saturday Volume
		Entering	Exiting	Entering	Exiting	Entering	Exiting	2-way	2-way
Warehouse (150)									
Lot 1	14,000 SF	5	1	2	5	1	1	69	17
Lot 4	12,000 SF	4	1	1	4	1	0	60	15
Lot 8 (Phase 3)	24,000 SF	9	2	3	8	2	1	119	29
Lot 14	48,000 SF	18	4	6	17	4	2	238	59
Lot 100	435 employees*	161	61	91	165	26	17	1,692	435
Lot 110	171 employees*	63	24	36	65	10	7	665	171
Warehouse Totals		260	93	139	264	44	28	2,843	726
Office (130)									
Lot 12	12,000 SF	16	2	3	15	3	2	132	28
Lot 13	6 employees	3	0	0	2	0	0	20	3
Office Totals		19	2	3	17	3	2	152	31
Gen. Light Industrial (110)									
Lot 5	12,000 SF	10	1	1	10	1	1	84	16
Industrial Totals		10	1	1	10	1	1	84	16
Motor Vehicle Service Station									
Lot 9 (16,125 SF)**	unknown	5	6	6	6	-	-	115	-
MV Totals		5	6	6	6	0	0	115	0
SUMMARY									
		AM Peak Hour Trips		PM Peak Hour Trips		Sat. Peak Hour Trips		Avg. Weekday Volume	Saturday Volume
		Entering	Exiting	Entering	Exiting	Entering	Exiting	2-way	2-way
Site Totals***		294	102	149	297	48	31	3,194	773

* Based upon PennDOT recommend rate of 1/3,500SF

** Based upon approved plan

***NOTE: All other lots within the park are already developed and have been accounted for in existing volumes.

Future Conditions Without Proposed Development

The intersections located in the study area were analyzed for future conditions without development. Construction of the project is expected to begin in 2009. Therefore the future conditions were analyzed for the year 2019. Existing traffic volumes were increased at an annual growth rate of 2.0% as agreed by the Township and PennDOT, to be consistent with growth projections for other projects within the study area. No physical improvements at any of the study intersections were considered. However the signal timing at the existing signalized intersections was optimized for the future traffic volumes.

Future Conditions With Proposed Development

The intersections located in the study area were analyzed for future conditions with development. Anticipated site generated traffic was added to the Future without development condition. Physical improvements and signal timing adjustments were considered at study intersections experiencing notable level of service drops.

Distribution of Site Generated Traffic

The distribution of the traffic generated from the industrial park was based upon approximate existing data for AM weekday peak hour, PM weekday peak hour, and SAT weekend peak hour. Manual traffic counts were performed demonstrating existing traffic flow patterns. Therefore, the distribution of the additional site generated traffic is expected to be similar to existing traffic flow patterns. It was estimated that site generated trips will be distributed as shown in Figures 9, 10, 11, 12, 13, and 14.

Required Improvements

Required Improvements are those improvements, proposed at the site access road, in order to maintain “no-build” LOS during the build and future years.

The required improvements, proposed to be constructed on S.R. 115 and Commercial Boulevard, include a dedicated westbound right and left turn lane. Also proposed is a southbound left-turn lane, with storage length of 200 feet and widening of S.R. 115 to accommodate a northbound right-turn deceleration lane with a storage length of 275 feet and an additional northbound thru lane at the intersection. Signalization is proposed at this intersection.

Mitigation Improvements

These are the improvements that are needed to maintain “no-build” LOS conditions at off-site intersections during the build and future years.

The mitigation improvements identified for the S.R. 940 and S.R. 115 intersection include northbound and southbound left turning lanes on the S.R. 115 approaches.

Additionally, potential queuing conflicts may justify lengthening of the westbound left turning bay from 156 feet to approximately 200 feet to offer some level of service benefits. However, by providing new left-turn lanes on the north and southbound approaches, more green-time can be allocated to the westbound approach, thereby mitigating left-turn lane queuing issues.

The developer intends to discuss a fair share contribution toward improvements at this intersection. The details will be completed outside of this study.

Signalization of Water Street and the I-80 WB ramp should be further explored. A full warrant study is recommended to determine if signalization is appropriate at these locations.

LOS drops at Chestnut Road intersections are only mitigated by signalization however the volumes at these intersections are too low to warrant signalization improvements.

Signal Warrants

Per the request of the Department, further evaluation of all eight (8) Manual on Uniform Traffic Control Devices (MUTCD) were considered to determine if any other warrants, beyond the peak-hour warrant, were satisfied. The S.R. 115 and Commercial Boulevard intersection meets the two (2) of eight (8) MUTCD warrants for a traffic signal. It satisfies the Eight-Hour volume and Peak-Hour volume warrants in the build year (2009).

In addition, peak-hour traffic signal warrant analyses were performed for the I-80 off-ramps. The I-80 westbound ramp also meets the Peak Hour warrant for signalization. Though the un-signalized ramps appear to have significant approach control delays, the overall operations still exhibit a LOS of A or B in both the Build-Year and Future conditions with required improvements in place. This indicates that the intersection is still operating under capacity. However, based upon discussions with the Department, since the warrant condition was satisfied, RA evaluated coordinated signalization of the site signal and ramp and determined that while demonstrating slight decreases in approach delays, the overall LOS did not show great improvement therefore signalization is not recommended at this time. The Department or Township should monitor and evaluate if signalization is desired.

Traffic signal warrant calculations can be found in Appendix F.

Summary of Results

The results of this study can be summarized by viewing the Levels of Service (LOS) for the intersections. A summary of the Levels of Service are provided in Tables ES-2, ES-3 and ES-4.

Detailed analyses utilizing Synchro and HCS can be found in the study.

**TABLE ES-2
Overall Levels of Service - AM**

Intersection	Existing	Opening Day No Development	Opening Day With Development	Future No Development	Future With Required Improvements
S.R. 940 and S.R. 115	A	A	A	A	A
S.R. 115 and Chestnut Road (Unsignalized)	A	A	A	A	A
S.R. 115 and Ferncrest Road (Unsignalized)	A	A	A	A	A
S.R. 115 and Water Street (Unsignalized)	A	A	A	A	A
S.R. 115 and Commercial Blvd (Unsignalized)	A	A	A	A	A
S.R. 115 and I-80 WB Ramp (Unsignalized)	A	A	A	A	A
S.R. 115 and I-80 EB Ramp (Unsignalized)	A	A	A	A	A

**TABLE ES-3
Overall Levels of Service - PM**

Intersection	Existing	Opening Day No Development	Opening Day With Development	Future No Development	Future With Required Improvements
S.R. 940 and S.R. 115	A	A	B (2.2 sec. Delay Inc.)	B	B
S.R. 115 and Chestnut Road (Unsignalized)	A	A	A	A	A
S.R. 115 and Ferncrest Road (Unsignalized)	A	A	A	A	A
S.R. 115 and Water Street (Unsignalized)	A	A	A	A	A
S.R. 115 and Commercial Blvd (Unsignalized)	A	A	A	A	A
S.R. 115 and I-80 WB Ramp (Unsignalized)	A	A	A	B	A
S.R. 115 and I-80 EB Ramp (Unsignalized)	A	A	A	A	A

**TABLE ES-4
Overall Levels of Service – SAT**

Intersection	Existing	Opening Day No Development	Opening Day With Development	Future No Development	Future With Required Improvements
S.R. 940 and S.R. 115	B	B	C (2.3 Sec. Delay Inc.)	E	F (5.4 Sec. Delay Inc.)
S.R. 115 and Chestnut Road (Unsignalized)	A	A	A	A	A
S.R. 115 and Ferncrest Road (Unsignalized)	A	A	A	A	A
S.R. 115 and Water Street (Unsignalized)	A	A	A	A	B (1.1 Sec. Delay Inc.)
S.R. 115 and Commercial Blvd (Unsignalized)	A	A	A	A	A
S.R. 115 and I-80 WB Ramp (Unsignalized)	A	A	A	A	A
S.R. 115 and I-80 EB Ramp (Unsignalized)	A	A	A	A	A

CONCLUSIONS

The warehousing facilities being proposed by Arcadia Properties L.L.C., located within the existing New Ventures Park, has been examined in detail. This report investigated the effects of generated site traffic. It is concluded that the project will not adversely affect the public health, safety, and welfare from a traffic perspective, if required improvements are made. These conclusions are specifically premised upon the information and analyses contained in the report.

**LIBERTY PETROLEUM
DISTRIBUTORS, LLC**

**TOBYHANNA TOWNSHIP
MONROE COUNTY, PENNSYLVANIA**

**SUPPLEMENTAL
TRAFFIC IMPACT STUDY**

Prepared for:

Liberty Petroleum Distributors, LLC
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October 2015
Revised April 2017

Prepared by:

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ADT CHART

**TABLE ES-1
New Ventures Park
Trip Generation
(Revised for 2017 Conditions)**

Land Use Category	Units	AM Peak Hour Trips		PM Peak Hour Trips		Sat. Peak Hour Trips		Avg. Weekday Volume	Saturday Volume
		Entering	Exiting	Entering	Exiting	Entering	Exiting	2-way	2-way
Warehouse (150)									
Lot 1 (Liberty Petroleum)								2761	
								60	15
Lot 8 (Phase 3)	24,000 SF	9	2	3	8	2	1	119	29
Lot 14	48,500 SF	18	4	6	17	4	2	241	59
Lot 100	435 employees*	161	61	91	165	26	17	1,692	435
Lot 110	171 employees*	63	24	36	85	10	7	665	171
Warehouse Totals		255	92	137	269	43	27	5538	709
Office (130)									
Lot 12	12,000 SF	16	2	3	15	3	2	132	28
Lot 13	6 employees	3	0	0	2	0	0	20	3
Office Totals		19	2	3	17	3	2	152	31
Gen. Light Industrial (110)									
Lot 5 (Combined with Lot 3)	42,000 SF	40	4	4	40	4	4	84	16
Industrial Totals		40	4	4	40	4	4	84	16
Motor Vehicle Service									
Station									
Lot 9 (16,125 SF)**	unknown	5	6	6	6	--	--	115	--
MV Totals		5	6	6	6	0	0	115	0
SUMMARY		AM Peak Hour Trips		PM Peak Hour Trips		Sat. Peak Hour Trips		Avg. Weekday Volume	Saturday Volume
		Entering	Exiting	Entering	Exiting	Entering	Exiting	2-way	2-way
Site Totals***		279	100	146	282	46	29	5805	740

* Based upon PennDOT recommend rate of 1/3,500SF

** Based upon approved plan

***NOTE: All other lots within the park are already developed and have been accounted for in existing volumes.