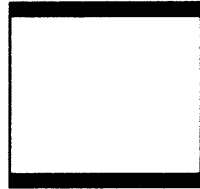


PROPERTY INFORMATION PACKAGE

MUTUAL
REAL ESTATE
CORPORATION



1630 OLD YORK ROAD
SUITE 100
ABINGTON, PENNSYLVANIA 19001
(215) 784-9100 • FAX (215) 784-9540

PROPERTY ADDRESS

445 VEIT ROAD
LOWER SOUTHAMPTON TOWNSHIP
BUCKS COUNTY, PENNSYLVANIA

MUTUAL REAL ESTATE CONTACT:

LOUIS J. SYRKUS

Summary of Pertinent Information

PROPERTY TYPE: Light Industrial Facility

ADDRESS: 445 Veit Rd.

TOWNSHIP: Lower Southampton

COUNTY: Bucks County

STATE: Pennsylvania

BUILDING SIZE: ± 18,400 square feet

TAX ID: 21-001-012-005

LOT SIZE: 1.212 Acres

AREA AVAILABLE: Unit #1: 2,000 square feet of private and general offices with kitchenette and lavatory
Unit #2: 3,000 square feet of warehouse with Drive-In-Door.

BUILDING CONSTRUCTION: Masonry Block and Brick exterior walls; steel beams and supports superstructure; reinforced concrete floors; flat built-up slightly pitched roof.

CEILING HEIGHT: Warehouse: ±17' (below mezzanine ±10 ')
Office: 9'.

LOADING: One Drive In Door (10' x 12')

REST ROOMS: Unit 1 Unit 2
One Two

PARKING: Forty Spaces Total, with Six-Eight surface spots available for the unit.

ELECTRIC: 400 AMPS- 3 Phase

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HEATING: Fully air-conditioned ducted forced HVAC system throughout offices.

WATER: Public

SEWER: Public

RENTAL RATES: Unit 1- \$10.00 per square foot per annum, plus utilities and cleaning.

Unit 2: \$6.00 per square foot per annum, plus utilities and cleaning.

For Units 1 & 2, tenant will also be responsible for their pro-rata share of snow removal, landscaping, plus increases in real estate taxes and insurance during the lease term. All other exterior maintenance, real estate taxes, and fire insurance will be paid by owner.

MISCELLANEOUS: Property is in very good condition and is located within Veit Business Park, minutes from Greater Northeast Philadelphia; Street Road (Route 132) a major East-West corridor within Bucks County, PA and the PA Turnpike.

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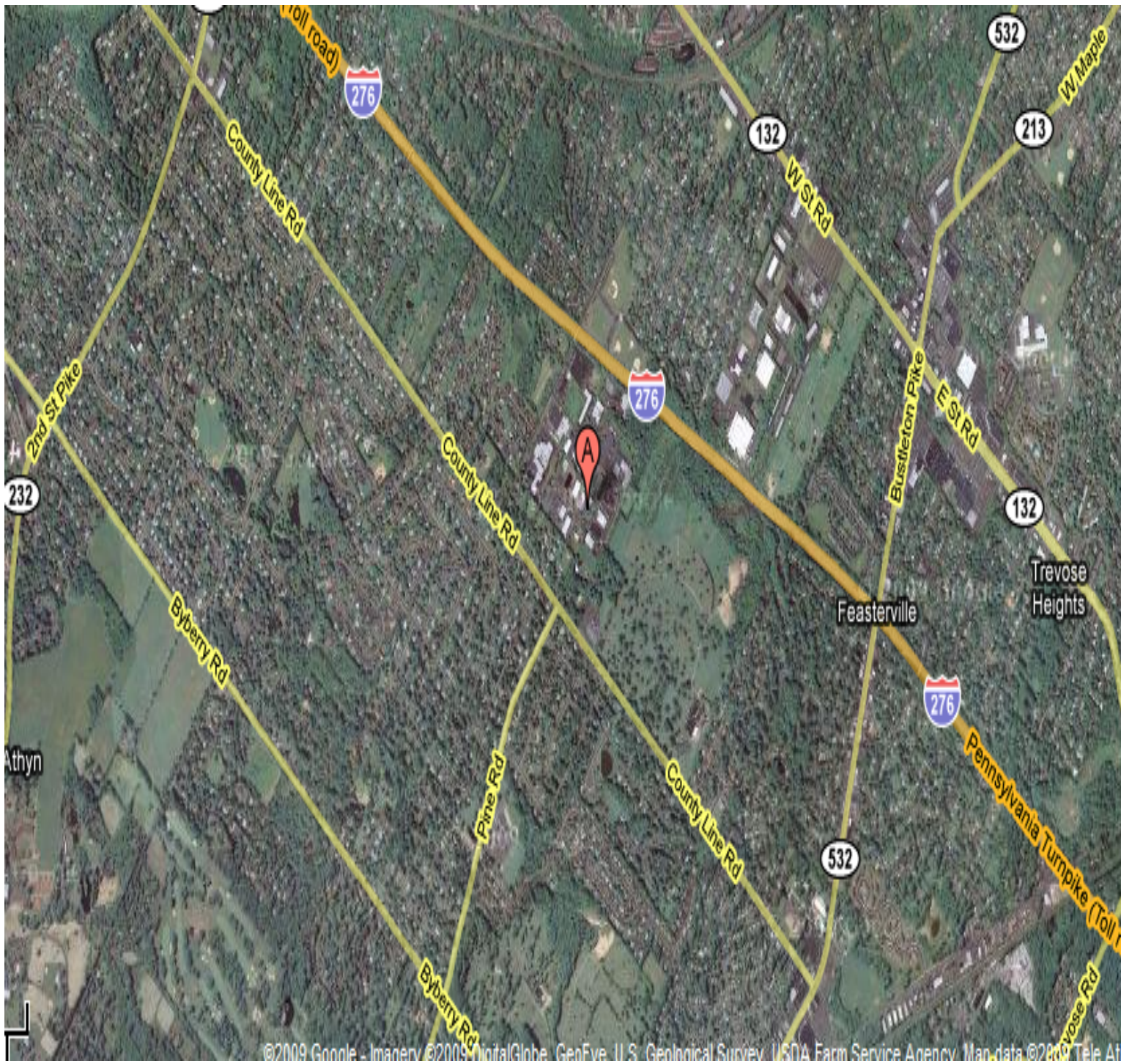


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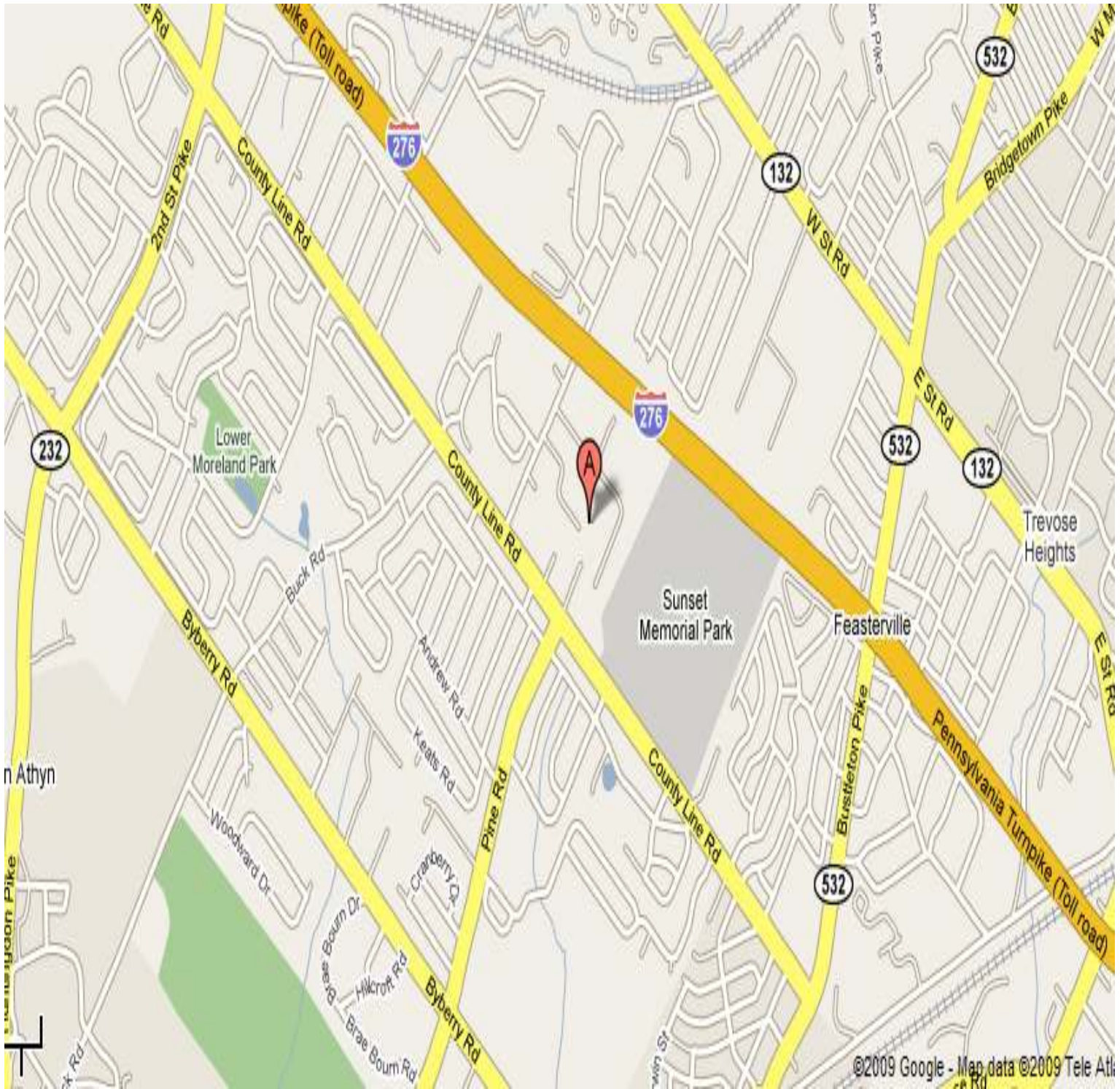
AERIAL VIEW

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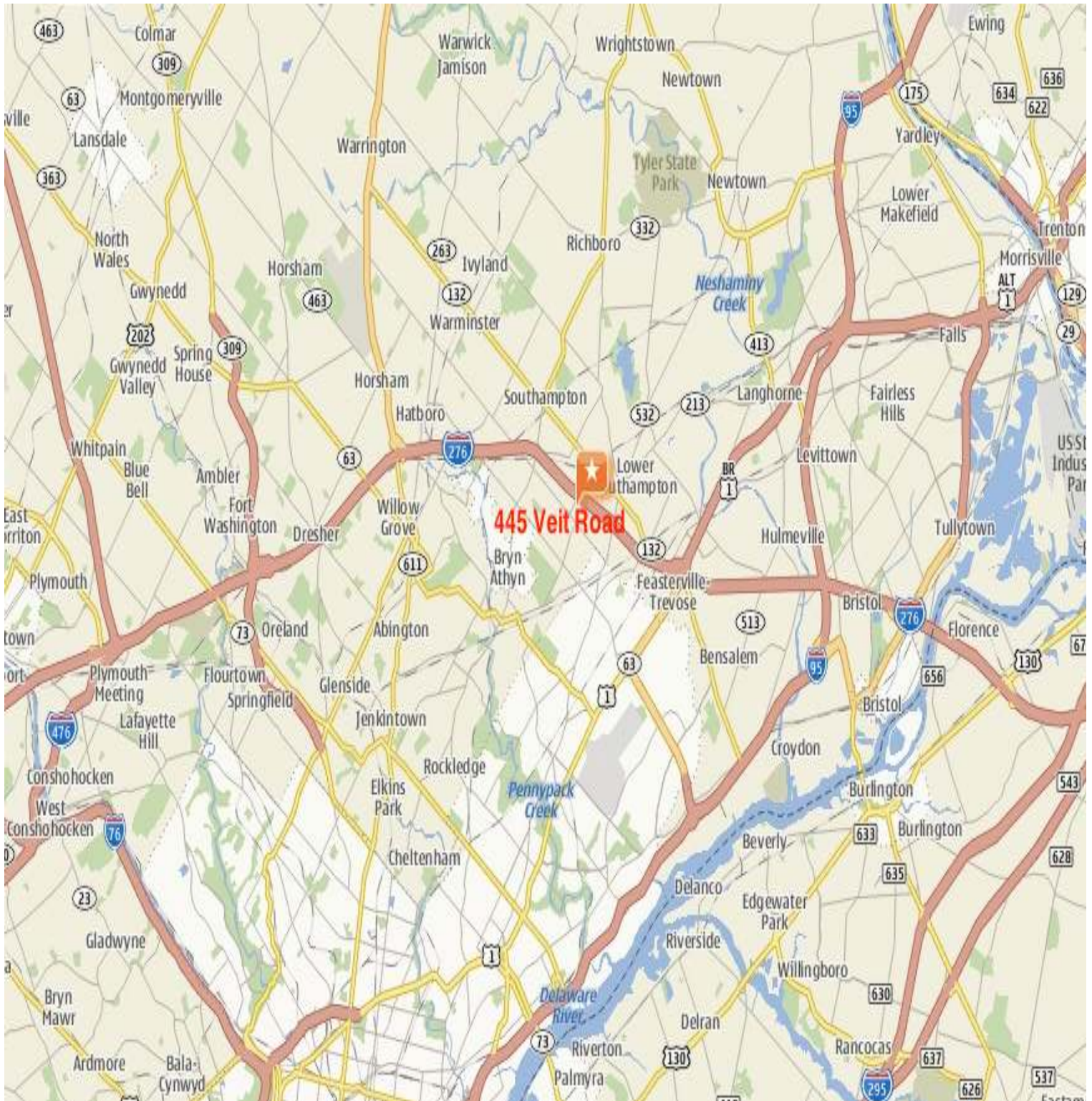
LOCAL AERIAL MAP

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LOCAL MAP

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REGIONAL MAP

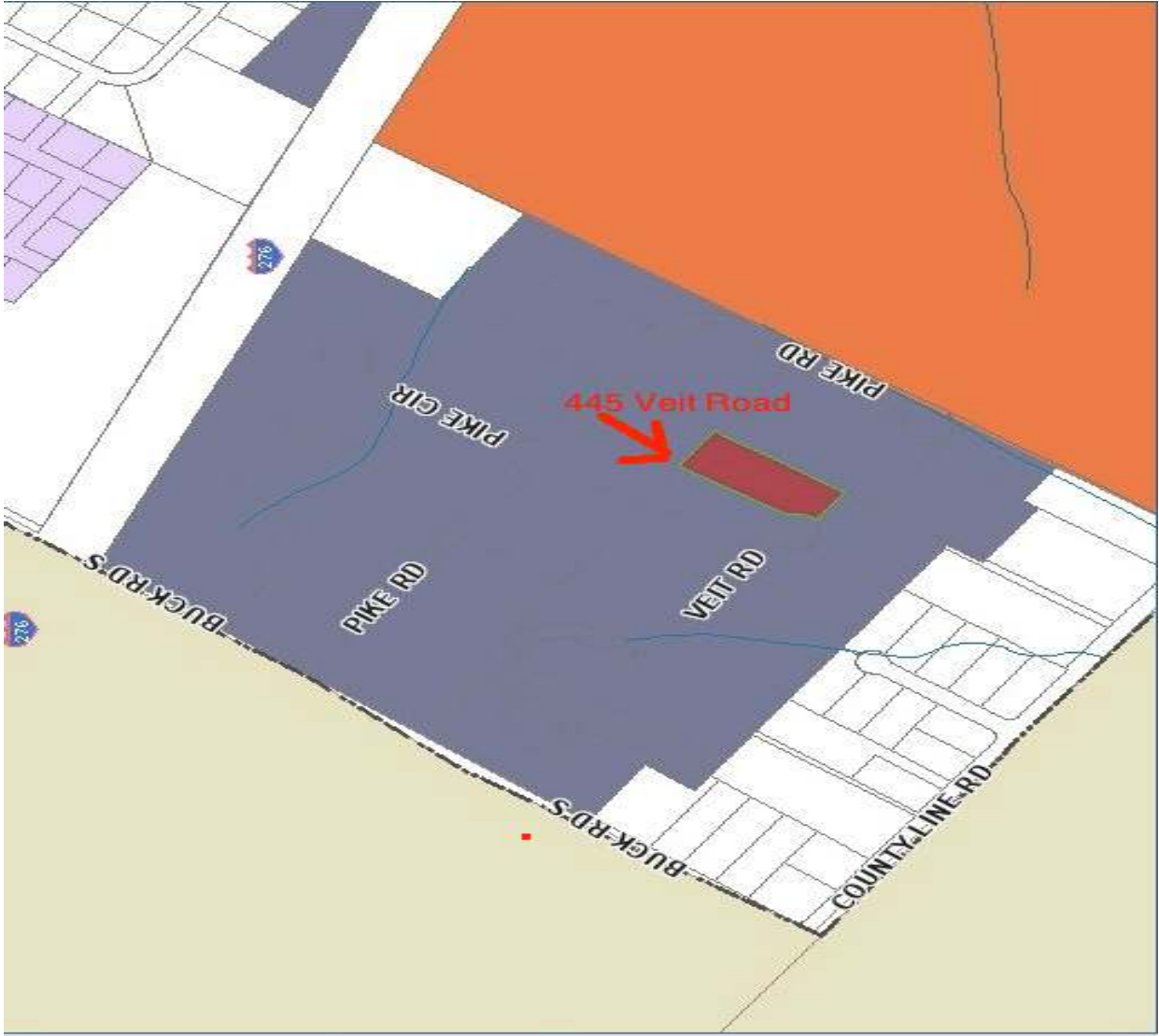
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445 Veit Road

Tax Map

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Zoning			
Layer	PI		
Parcels	TAX PARCEL NUMBER	LOCATION	CURRENT OWNER
	21-001-012-005	445 VEIT RD	KOGEN, ROBERT A, TR
Layer	PI		

PI- Planned Industrial Zoning

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Township of Lower Southampton

Part 18 PI - Planned Industrial Districts

§27-1801. General.

The Board of Township Supervisors, with or without the petition of the property owners concerned, may authorize as an amendment to the Zoning Map the designation of an area as a PI - Planned Industrial District, subject to the regulations of this Part and any other pertinent Parts or Sections of this Chapter.

(Ord. 2, 11/1/1948; as consolidated by Ord. 302, 12/20/1979)

§27-1802. Area and Design Requirements.

Any request for amendment shall be accompanied by a plan showing the location, boundaries, and ownership of the land to be included and by a statement indicating the proposed use or uses. The plan shall comply with the following requirements:

A. The total area for a planned industrial tract shall be not less than 2 acres, and no single lot shall have an area of less than 1 acre. Provided, however, that the minimum lot size shall not apply to any industrial tract on which the Township shall previously have approved a plan of subdivision, and such plan of subdivision shall have been filed in the Office of the Recorder of Deeds in and for Bucks County, at Doylestown, Pennsylvania.

B. Not more than 30 percent of the area shall be occupied by buildings.

C. No building shall be located within 50 feet of a street or a residence district boundary line, or within 25 feet of any other property line.

D. Where a planted buffer strip is required in said yards or rear yards in a planned industrial district adjacent to a residence district, said planted buffer strip must be composed of trees, shrubs or other planted material which would within 3 years produce a screen at least 8 feet in height with a minimum profile at maturity of 30 feet. The screen planting shall be maintained permanently and any plant material which does not live shall be replaced within 1 year. Screen planting shall be so placed that at maturity it will not be closer than 20 feet to any property line. Said screen planting shall act as both a visual and sound barrier between the planned industrial lot and the residence district which it adjoins. Said screen plantings shall consist of evergreen type materials in order that said visual and sound screen shall be effective 12 months a year. All parking, loading, access or service areas shall be adequately illuminated at night while in use and such lighting, including sign lighting, shall be so arranged as to protect the highway and neighboring properties from direct glare or hazardous interference of any kind. [Ord. 401]

E. The proposed district shall be served by adequate water and sewage disposal facilities, the adequacy of which shall be demonstrated and guaranteed.

F. The Board of Township Supervisors may prescribe any further reasonable conditions deemed appropriate and necessary to assure the suitability of the district in the neighborhood.

(Ord. 2, 11/1/1948; as consolidated by Ord. 302, 12/20/1979; and as amended by Ord. 401, 8/14/1991, §17)

§27-1803. Use Regulations.

A building may be erected or used, and a lot may be used or occupied, for any of the following purposes and no other, provided that (A) no use which would create a noxious, offensive, or hazardous condition shall be permitted, and (B) all processing shall be conducted within a completely enclosed building:

A. Laboratory (research, testing, experimental), and machine shop for metal stamping, finishing, plating, extrusion of small products and other similar light metal processing. [Ord. 401]

B. Central or company office. Offices for business and/or professional use. There shall not be any

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display of merchandise or items for sale.

C. Laundry or dry cleaning plant.

D. Manufacture of:

Beverages.

Clothing and other textile products (excluding manufacture of textiles).

Containers for food products, fruit and vegetables.

Cosmetics.

Electrical appliances and supplies, such as lighting fixtures, wiring, toasters, radios.

Ice cream, butter, and other dairy products; including distributing and storage.

Jewelry, clocks, watches.

Medical, dental, drafting equipment, optical goods, and other professional and scientific instruments.

Musical instruments.

Products from the following previously prepared materials: bone, canvas, ceramics, cork, feathers, felt and hair (excluding washing, curing, dyeing), fur (excluding tanning or leather processing), and small products from previously prepared paper, plastic, rubber (excluding rubber and synthetic processing), shells, wood.

Toys, tools, and hardware.

E. Packing, crating, or bottling establishment.

F. Printing or publishing establishment.

G. Warehousing or storage in completely enclosed buildings.

H. The following additional uses when authorized by the Zoning Hearing Board as a special exception:

(1) Chemical processes, such as adhesives, bleaching products, bluing, calcimine, essential oils, not involving noxious odors or dangers from fire or explosion.

(2) Compounding of pharmaceutical products. 27-88

(3) Food products manufacture and processing.

(4) Metal or steel products assembly and fabrication; metal treatment and processing, such as enameling, galvanizing, and lacquering, provided that refining, smelting, alloying, or other basic processes in the manufacture of iron and steel are not permitted.

(5) Textile manufacture (excluding bleaching).

(6) Machine shop for other than metal stamping, finishing, plating, extrusion of small products, and other similar light metal purposes. [Ord. 401]

(7) Quarrying.

(8) Theater (excluding an open-air or drive-in theater), place of amusement, or retail store, other than those specializing in the sale of adult products, or stores commonly referred to as "adult book stores" or "adult store" or "adult theater," which are specifically permitted in accordance with subparagraph (13). [Ord. 401]

(9) Hotel and tourist home.

(10) Car washes, either as a principal or accessory use.

(11) Public or commercial garage, including auto body repairs, but shall not include a gasoline service station or an automotive service station, provided:

(a) No vehicle awaiting repairs or being stored (kept overnight) shall be parked within 50 feet of the nearest cart way.

(b) No outdoor storage of junk vehicles or vehicles held or being used for parts shall be permitted.

(c) Outdoor storage of tires, tools, automobile parts, automotive parts and/or equipment shall be prohibited.

(d) Parking areas for customers and employees shall not be provided in the same area as storage parking areas.

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(e) Outdoor parking for the storage of vehicles awaiting repairs or being stored (kept overnight) shall be enclosed with a minimum 6-foot high fence, made of opaque materials or otherwise suitably screened from the surrounding area by a satisfactory wall, planting or other barrier. [Ord. 407]

(12) Any use not permitted in any other zoning district in Lower Southampton Township may be permitted in the PI - Planned Industrial Districts by special exception in accordance with the review standards set forth in §27-2408 and provided such proposed use is not noxious or offense by reason of odor, dust, smoke, gas, vibration, illumination or noise, or constitutes an unusual public hazard from fire or explosion or other causes. [Ord. 401]

(13) All activities of the type which are prescribed by §5903 of the Crimes Code, 18 Pa.C.S.A. §5903, as amended, shall be permitted in this district provided:

(a) The building or structure of such use shall be located no closer than 500 feet from any other building or structure having a school, church, recreational, religious, institutional and/or educational use.

(b) No such use shall be located within 2,000 feet of a similar use.

(c) No materials shall be visible from any window or door.

(d) No sale, rental or use of material shall be made to persons under the age of 17 years.

(14) A check casher, pawnbroker and/or pawnbroker establishment shall be permitted in the Planned Industrial District when authorized by the Zoning Hearing Board as a special exception, subject to all the regulations applicable to such a zoning district, and further subject to the additional regulation that it shall be unlawful to establish a check casher, pawnbroker and/or pawnbroker establishment within 1,000 linear feet of another check casher, pawnbroker and/or pawnbroker establishment, or within 1,000 linear feet of any residential property line. For purposes of this Chapter, measurement shall be made in a straight line, without regard to intervening structures or objects, from the nearest portion of the boundary line of the property on which the check casher, pawnbroker and/or pawnbroker establishment is located or conducted, to the nearest boundary line of any other premises on which a check casher, pawnbroker and/or pawnbroker establishment is located or to the nearest boundary line of any residentially zoned parcel. In addition, the following conditions shall be met prior to approval of a special exception for a check casher, pawnbroker and/or pawnbroker establishment:

(a) No building, premises, structure or other facility that contains any check casher, pawnbroker and/or pawnbroker establishment shall contain any other kind of check casher, pawnbroker and/or pawnbroker establishment.

(b) It shall be unlawful for a check casher, pawnbroker and/or pawnbroker establishment to allow the exterior portion of the establishment to have flashing lights, or any words, lettering, drawings, and/or pictorial representations of any manner except to the extent permitted by the provisions of the Lower Southampton Township Code.

(c) It shall be unlawful for a check casher, pawnbroker and/or pawnbroker establishment to allow exterior portions of the establishment to be painted any color other than single achromatic color. In addition, the use of bars, chains, or any similar security devices that are visible from a public street or sidewalk shall be prohibited. This provision shall not apply to a check casher, pawnbroker and/or pawnbroker establishment existing and operating at the time of adoption of this Chapter.

(d) Check cashers, pawnbrokers and/or pawnbroker establishments shall not be open for business to customers for more than 9 hours within any 24-hour period and shall not be open for business on Sundays.

(e) Check cashing facilities must hold valid licensing from any Federal or State agency having jurisdiction over the operation of such business and remain in good standing with such licensure during the duration of the use as a check cashing facility.

(f) Such nonconforming uses shall not be increased, enlarged, extended or altered except that the use may be changed to a conforming use. If two or more check casher, pawnbroker and/or pawnbroker establishment are within 1,000 linear feet of one another and otherwise in a

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permissible location, the check casher, pawnbroker and/or pawnbroker establishment first established and continually operated at a particular location is the conforming use and the later-established business is nonconforming.

[Ord. 527]

I. Accessory use on the same lot with, and customarily incidental to, any of the above permitted uses, and signs when erected and maintained in accordance with the provisions of Part 22 of this Chapter; provided that any area used for outdoor storage shall be suitably screened from the surrounding area by a satisfactory wall, planting or other barrier. [Ord. 532]

J. *Adult and/or Sexually Oriented Business.*

(1) *Definitions.*

Adult arcade - any place to which the public is permitted or invited wherein coin-operated or slug-operated or electronically, electrically, or mechanically controlled still or motion picture, or video machines, projectors, or other image-producing devices are maintained to show images to five or fewer persons per machine at any one time, and where the images so displayed are distinguished or characterized by the depicting or describing of specified sexual activities or specified anatomical areas.

Adult bookstore - an establishment having, as a substantial, significant, or preponderant portion of its stock, matter that is distinguished or characterized by its emphasis on content depicting, describing or relating to specified sexual activities or specified anatomical areas, as defined herein, or an establishment with a segment or section devoted to the sale or display of such matter.

Adult cabaret - a nightclub, bar, restaurant, and/or similar commercial establishment that regularly features:

- 1) Persons who appear in a state of nudity.
- 2) Live performances which are characterized by the exposure of specified anatomical areas or by specified sexual activities.
- 3) Films, motion pictures, video cassettes, slides, and/or other photographic reproductions which are characterized by the depiction or specified sexual activities or specified anatomical areas.

Adult establishment -

1) Any commercial establishment having the characteristics of either an adult book store, adult motion picture theater, adult mini- motion picture, adult cabaret, adult video store, adult arcade, adult motel, escort agency, and/or nude model studio, all as defined in this Chapter.

2) An adult establishment may have other principal business purposes or principal uses that do not involve the offering for sale, rental or exhibition, of material describing or depicting specified sexual activities or specified anatomical areas, however, any such other business purpose or use shall not exempt such commercial establishments from being characterized as an adult establishment so long as one of its principal business purposes or principal uses is the offering for sale, rental or exhibition for consideration the specified materials which depict or describe specified sexual activities or specified anatomical areas.

Adult mini-motion picture theater - an enclosed building, or enclosed area within a building, with a capacity for less fifty persons used for presenting matter distinguished or characterized specified anatomical areas, as defined herein, for observation by patrons therein.

Adult motel - a hotel, motel or similar commercial establishment that:

- 1) Offers accommodation to the public for any form of consideration and

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provides patrons with closed-circuit television transmissions, films, motion pictures, video cassettes, slides, or other photo- graphic reproductions which are characterized by the depiction or description of specified sexual activities or specified anatomical areas; and has a sign visible from the public right of way that advertises the availability of this adult type of photographic reproductions.

2) Offers a sleeping room for rent for a period of time that is less than 24 hours.

3) Allows a tenant or occupant of a sleeping room to sub-rent the room for a period of time that is less than 24 hours.

Adult motion picture theater - an enclosed building with a capacity of fifty or more persons used for presenting matter distinguished or characterized by an emphasis on material presenting, depicting, describing or relating to specified sexual activities or specified anatomical areas, as defined herein, for observation by patrons therein.

Adult video store - a commercial establishment which, as one of its principal business purposes, offers for sale or rental for any form of consideration any one or more of the following: films, motion pictures, video cassettes or video reproductions, slides, and/or other visual representations which depict or describe specified sexual activities or specified anatomical areas.

Escort - a person who, for consideration, agrees or offers to act as a companion, guide, or date for another person, or who agrees or offers to privately model lingerie or to privately perform a striptease for another person.

Escort agency - a person or business association who furnishes, offers to furnish, or advertises to furnish escorts as one of its primary business purposes for a fee, tip, or other consideration.

Nude model studio - any place where a person who appears in a state of nudity or displays specified anatomical areas is provided to be observed, sketched, drawn, painted, sculptured, photographed, or similarly depicted by other persons who pay money or any form of consideration.

Nudity - the showing of the human male or female genitals, pubic areas, or buttocks with less than a fully opaque covering, the showing of the female breast with less than a fully opaque covering of any part of the nipple, or the showing of male genitals in a discernibly turgid state, regardless of the amount of covering.

Obscene - applying contemporary standards, the predominant appeal of the matter, taken as a whole, is to prurient interest of the average person, i.e., a shameful or morbid interest in nudity, sex, or excretion, which goes substantially beyond customary limits of candor in description or representation of such matters and is matter which is utterly without redeeming social importance.

Sexually oriented devices - any artificial or simulated anatomical area, or other device or paraphernalia that is designed in whole or in part for use in specified sexual activities.

Specified sexual activities -

- 1) Human genitals in a state of sexual stimulation or arousal.
- 2) Acts of human masturbation, sexual intercourse or sodomy.
- 3) Fondling or other erotic touching of human genitals, pubic region, buttock or

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female breast.

Specified anatomical areas –

- 1) Less than completely and opaquely covered:
 - a) Human genitals, pubic region.
 - b) Buttock.
 - c) Female breast below a point immediately above the top of the areola.
- 2) Human male genitals in a discernibly turgid state, even if completely and opaquely covered.

(2) *Locational Restriction.* An adult establishment and/or sexually- oriented business shall be permitted only in PI - Planned Industrial Districts, subject to all the regulations applicable to such a zoning district, and further subject to the following additional regulations:

- (a) It shall be unlawful to establish an adult establishment within 1,000 linear feet of:
 - 1) A church, synagogue or regular place of religious worship.
 - 2) A public or private elementary or secondary school.
 - 3) A boundary of any residential district.
 - 4) A public park.
 - 5) A licensed day care center.
 - 6) Another adult establishment and/or sexually oriented business.

(b) No building, premises, structure or other facility that contains any adult establishment and/or sexually-oriented business shall contain any other kind of adult establishment or sexually-oriented business. No building, premises, structure or other facility in which sexually-oriented devices are sold, distributed, exhibited, or contained in one adult establishment, shall contain any other adult establishment.

(c) For purposes of this Section, measurement shall be made in a straight line, without regard to intervening structures or objects, from the nearest portion of the boundary line of the property on which the adult establishment is located or conducted, to the nearest boundary line of any premises falling within one or more of the enumerated categories set forth in paragraph .I(2)(a)1) through 6).

(3) *Allowance for Special Exception.* The Zoning Hearing Board may waive the locational restriction if it finds that the proposed use will not be contrary to the public interest or injurious to nearby properties, and that the spirit and intent of this Section will be observed.

(4) *Nonconforming Uses.*

(a) Any business lawfully operating on the effective date of this Section that is in violation of the locational requirements set forth in paragraph .I(2) of this Section shall be deemed a nonconforming use.

(b) Such nonconforming uses shall not be increased, enlarged, extended or altered except that the use may be changed to a conforming use. If two or more adult establishments are within 1,000 feet of one another and otherwise in a permissible location, the adult establishment first established and continually operated at a particular location is the conforming use and the later-established business in nonconforming.

(5) *Exterior Portions of Adult Establishments.*

(a) It shall be unlawful for an owner or operator of an adult establishment to allow the merchandise or activities of the establishment to be visible from a point outside the establishment.

(b) It shall be unlawful for the owner or operator of an adult establishment to allow the exterior portion of the establishment to have flashing lights, or any words, lettering, photographs, silhouettes, drawings, or pictorial representations of any manner except to the

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extent permitted by the provisions of this Section.

(c) It shall be unlawful for the operator or owner of an adult establishment to allow exterior portions of the establishment to be painted any color other than a single achromatic color. This provision shall not apply to an adult establishment existing and operating at the time of adoption of this Section if the following conditions are met:

- 1) The establishment is a part of a commercial multi-unit center.
- 2) The exterior portions of each individual unit in the commercial multi-unit center, including the exterior portions of the business, are painted in the same color as one another or are painted in such a way so as to be component of the overall architectural style or patterns of the commercial multi-unit center.

(d) Nothing in this Part shall be construed to require the painting of an otherwise unpainted exterior portion of an adult establishment.

(6) Signage.

(a) Notwithstanding any other Township ordinance, code or regulation to the contrary, it shall be unlawful for the owner or operator of any adult establishment or sexually-oriented business, or any other individual, partnership, firm, association, corporation, or other legal entity, to erect, construct, or maintain any sign for the adult establishment other than one primary sign and one secondary sign, as provided herein.

- (b) Primary signs shall have no more than two display surfaces. Each such display
- 1) Not contain any flashing lights.
 - 2) Be a flat plane, rectangular in shape.
 - 3) Not exceed 75 square feet in area.
 - 4) Not exceed 10 feet in height and 10 feet in length.

(c) Primary signs shall contain no photographs, silhouettes, drawings or pictorial representations in any manner, and may contain only the name of the enterprise.

(d) Each letter forming a word on a primary sign shall be solid color, and each such letter shall be the same paint-type, size and color. The background behind such lettering on the display surface of a primary sign shall be of a uniform and solid color.

- (e) Secondary signs shall have only one display surface. Such display surface shall:
- 1) Be a flat plane, rectangular in shape.
 - 2) Not exceed 20 square feet in area.
 - 3) Not exceed 5 feet in height and 4 feet in width.
 - 4) Be affixed or attached to any wall or door of the enterprise.

(f) The provisions of paragraph .J(6)(a)1) and paragraph .J(6)(c) and (d) shall also apply to secondary signs.

(7) Persons Younger than 18 Prohibited from Entry; Attendant Required.

(a) It shall be unlawful to allow a person who is younger than 18 years of age to enter or be on the premises of an adult establishment at any time that the adult establishment is open for business.

(b) It shall be the duty of the operator and owner of each adult establishment to ensure that an attendant is stationed at each public entrance to the adult establishment at all times during the establishment's regular business hours. It shall be the duty of the attendant to prohibit any person under the age of 18 years from entering the adult establishment. It shall be presumed that an attendant, and the operator and owner, knew a person was under the age of 18 unless such attendant asked for and was furnished:

- 1) A valid operator's, commercial operators, or chauffeur's driver license.
- 2) A valid personal identification certificate issued by the State of Pennsylvania reflecting that such person is 18 years of age or older.

K. Collection Bins.

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(1) Clothing and other collection bins as defined by Ord. 511, 2/22/2006, [Chapter 10, Part 2] shall be situated on properties within the PI-Planned Industrial District and shall be permitted as a conditional use, which conditional use shall be approved or disallowed by the Board of Supervisors after consideration of the recommendations of the Lower Southampton Township Planning Commission.

(2) For conditional use approval, in accordance with this Chapter, such collection bins shall be solely owned by charitable non-profit organizations and written verification of the non-profit charitable organization existence shall be provided at the time of application for the conditional use request.

(3) Upon conditional use approval, placement of such collection bins shall be permitted after submission of a building permit signed by the property owner and the applicant.

(4) The property owner shall be responsible to maintain the collection bins in a safe, clean, sanitary manner, and shall replace such bins with reasonable frequency to prevent an overflow of items from the bins.

(5) All contents of the collection bins shall be within the confines of the bins, and shall not be visible outside of the bins.

(6) All collection bins shall be at least 20 feet from any building within the PI-Planned Industrial Zoning District.

(7) All collection bins shall be located to the rear of any building located within the PI-Planned Industrial Zoning District.

(8) No collection bins shall be located to the rear of any building located within the PI-Planned Industrial Zoning District.

(9) All collection bins shall otherwise conform and comply with all other dimensional setback requirements as set forth in the PI-Planned Industrial Zoning District.

[Ord. 511]

(Ord. 2, 11/1/1948; as consolidated by Ord. 302, 12/20/1979; as amended by Ord. 315, 9/18/1980; by Ord. 339, 11/14/1984; by Ord. 401, 12/18/1991, §17; by Ord. 407, 4/15/1992, §1; by Ord. 506, 8/10/2005, §§I-VII; by Ord. 511, 2/22/2006, §§VI, VII; by Ord. 527, 6/27/2007, §2; and by Ord. 532, 9/10/2008)

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