

Real Estate Matters

High Real Estate Group Welcomes Armstrong Flooring Inc. Headquarters to Greenfield

Global flooring manufacturer will move into three transformed buildings in 2021; Comes at time when Greenfield reinvests in its brand and future

Armstrong Flooring, Inc. (NYSE: AFI) will relocate its corporate headquarters to Greenfield in 2021. The 160-year-old global leader in the design and manufacture of innovative flooring solutions signed a long-term lease with High Real Estate Group

LLC for three existing buildings located in Greenfield to house its headquarters center and technical center. This comes at a time when Greenfield is poised to reposition itself with new messaging, new investment, and new vitality in its 600-acre campus.



CAMPUS ENTRANCE

The Next Chapter in Armstrong Flooring's Business Transformation

Two adjacent buildings, located at 1740 and 1760 Hempstead Road and totaling 58,000 square feet, will provide flexible office space for approximately 200 corporate office employees at Armstrong Flooring's headquarters center and will feature a 5,000-square-foot design showroom. Additionally, the company will lease an existing 33,000 square *continued on page 2*

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Better Living. Better Business. Better Community.

Greenfield Corporate Center is now simply Greenfield, a place of health, of growth, of betterment

By Mike Lorelli, Senior Vice President - Commercial Asset Management, High Associates Ltd.

People have an inherent desire to be part of something bigger than themselves. The mission for Greenfield is to create an environment where people have a greater opportunity to engage and connect with one another and create "a sense of place" that one feels when they are part of a broader community.

Since its opening, Greenfield has been providing businesses and residents with excellent places to work and to live. This year, with Greenfield poised for dramatic growth, we're introducing our renewed commitment to our mission: to "cultivate an environment where people and businesses thrive to their fullest potential."

"To cultivate" tells us what to do, specifically to develop, refine, and nurture a special kind of environment, an atmosphere where people and companies can thrive to their fullest potential. To enable the people who work and live at Greenfield to thrive, we provide the conditions, opportunities, and stimulation that bring out the very best in everyone.

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President's Message

As we enter the fifth month of living with COVID-19, everyone is looking for life to return to a new normal. All of us at High are heartbroken by the loss of life, health, and financial security the pandemic has brought to so many people. While we are grieving for those impacted by the virus, we are inspired by those who are keeping the economy moving and looking forward to a brighter future. We feel fortunate and humbled to have such a dedicated team of co-workers who rose to the challenge of keeping our essential businesses running and running well. We're grateful to be part of the Lancaster community that has responded with programs and funding to those in need. Organizations like Lancaster CARES, the United Way, Central Penn Food Bank and the many others we have supported over the year are always there to provide assistance in times of need, their compassion and support to the community have never been more vital.



As High's corporate offices reopen, a new Greenfield is taking shape in anticipation of brighter and better future for Lancaster. Plans that were in place long before the crisis began will be implemented in earnest when the risks associated with the Covid-19 pandemic are diminished. The actions will make Greenfield more of what it already is, a community of businesses, students and residents. We thank our tenants, residents, and community leaders who have helped make Greenfield an unparalleled success for Lancaster.

High's EH&S team reminds us that "In safety, we are each other's keepers." Masks, social distancing, and hand washing are necessary to protect your health and the health of others and will ensure our economy can successfully restart and return to a new normal. Even when Pennsylvania enters the "green" phase, we encourage everyone to act responsibly. Remember, your actions not only effect you, but also affect your family, your co-workers and your community.

As your full-service real estate resource, High Real Estate Group has been honored to help clients old and new to navigate the challenges presented by this crisis. Whatever your circumstances you can count on High to be your partner in success.

Mark

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Re-introducing Greenfield

MIXED-USE, COMMUNITY-ORIENTED HUB FOR BUSINESS, EDUCATION, HOSPITALITY, AND RESIDENTIAL HOUSING

New Headquarters of Armstrong Flooring, Inc.

- International vinyl sheet and tile manufacturer
- Renovated state-of-the-art adapted reuse of facilities
- Total 91,000 square feet
- 260 employees

GREENFIELD

MORE THAN

- 2,000 students
- 1,400 residents
- 225 businesses
- 4,000 employees

COMMUNITY-ORIENTED ACTIVITIES

- Social
- Education
- Sustainability
- Health & Well Being

NEW DEVELOPMENT

- Thaddeus Stevens College of Technology Diesel Tech School **86,000** square feet
- New Warehouse **229,000** square feet
- 92 new homes in Eastwood Village
- 300 future apartments
- 3 miles of pathways

"Greenfield is an ideal choice for our new headquarters, its central location, accessibility and abundance of nearby amenities will greatly benefit our employees and customers."

- Michel Vermette, President, Armstrong Flooring, Inc.

foot building, located at 1827 Freedom Road, Suite 101, for its technical center, housing approximately 60 employees from company's new product development, innovation and engineering teams.

"As we continue to transform our business and write the next chapter in the history of Armstrong Flooring, we're proud that our roots will remain firmly *continued on page 3*

High Real Estate Group Welcomes Armstrong Flooring Inc. Headquarters to Greenfield

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planted in Lancaster County, especially in such an ideal location as Greenfield," said Michel Vermette, Armstrong Flooring President and CEO. "Reinvigorating these spaces embodies Armstrong Flooring's resiliency throughout generations and our ability to constantly reinvent ourselves by embracing new sources of inspiration and pursuing what's next. This move also represents an important investment in our employees and our future, and one that will lead to collaboration and innovation far beyond the walls of these buildings."

"Both Armstrong Flooring and the High companies have been an integral part of Lancaster's heritage, so we are very excited to welcome them to Greenfield," said Mark Fitzgerald, President and Chief Operating Officer, High Real Estate Group LLC and High Associates Ltd. "Our teams have worked very well together to bring this vision to reality in a very short period of time. By establishing its new headquarters here, Armstrong Flooring is demonstrating its commitment to Lancaster County and to sustainable business practices by reimagining and repurposing existing buildings to support a modern workplace environment."

"This is a great partnership between two stalwart companies in Lancaster, both with rich and deep histories here," said Lisa Riggs, President, Economic Development Company of Lancaster County. "Armstrong Flooring's move signals both an exciting direction for the company by its new leadership and is a huge vote of

confidence in Lancaster County, at a time when all of us are looking for positive economic news."

Construction will begin in August with anticipated completion in the second quarter of 2021. High Associates Ltd. will oversee the development process and manage the facilities; Greenfield Architects Ltd. is the lead architect; Spiegle Architecture Group of Hamilton Township, N.J. is providing interior design; and, High Construction Company is the general contractor. Bill Boben, Senior Vice President of High Associates Ltd., represented the property owner and Scott Miller of CBRE represented Armstrong Flooring in the transaction.

As part of Armstrong Flooring's commitment to sustainability, the buildings will be renovated applying sustainable building practices that focus on human health and wellness, including using a selection of Armstrong Flooring's beautiful, durable, and environmentally friendly resilient flooring products.

Mike Shirk, CEO of the High companies, commented, "These major investments not only reinforce our commitment to the Greenfield vision, but importantly will also create and sustain many jobs at a difficult time in our nation when it is needed the most. We are appreciative of the many partners who will be part of bringing this plan to life and providing a positive boost to our economy and community."



Greenfield Development Plan

In addition to the new Armstrong Flooring headquarters, High is embarking on a comprehensive, integrated development plan, consistent with the refreshed branding. Planned developments include the following:



Education: [Thaddeus Stevens College of Technology \(2020 start\)](#). This leading career and technical education college will occupy a new 86,000-square-foot facility designed for its new Diesel Technology school on eight acres in Greenfield. Thaddeus expects

150 to 200 students to enroll at the school, which will open in fall 2021. The college will maintain its 50,000-square-foot facility at 1812 Colonial Lane in Greenfield, which hosts courses in welding, masonry technologies, and computer-aided design.

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Greenfield Development Plan continued from page 4

Greenfield Amenities

 <p>First 100% Solar Powered Hotel in U.S.</p>	<p>Banking PNC Bank Univest</p> <p>Daycare Kinder Care CSG Concepts (Adult)</p> <p>Government Offices Social Security- Lancaster office IRS- Lancaster office Lancaster Tax Collection Bureau</p>		<p>Housing Greenfield Estates - 371 units The Reserve - 82 units</p> <p>Hotels Courtyard by Marriott - 133 rooms Hampton Inn by Hilton - 129 rooms</p> <p>Higher Education PA College of Health Sciences Albright College Central Penn College Eastern Mennonite University Thaddeus Stevens School of Technology</p>
<p>Restaurants The Greenfield Restaurant Issacs's Deli Ginza Bruno's at Greenfield Food Truck Fridays</p> <p>Health & Beauty Robert's Hair Design 4 Season's Salon Bella MedSpa</p> <p>Health & Wellness Community Services Group <i>(Mental health and counseling services)</i> Acadia <i>(Injury Rehab)</i> CrossFit gym Hershey Physical Therapy Lancaster Cancer Center Walking trails <i>(three miles)</i></p>		<p>Mail Services FedEx U.S. Post Office- East Branch <i>(17601)</i></p> <p>Meeting/Event Spaces Calvin G. High Pavilion - 125 seats S. Dale High Leadership Center - 130 seats PA College of Health Sciences - High Auditorium 400 seats</p> <p>On-site Property Management and Maintenance Services High Associates Ltd.</p> <p>Other Post and Schell Law Office April Strange-Kutay Law Office Veterinary Hospital (LVS)</p>	
<p>Amenities near Greenfield within 10-minute drive time</p>		<ul style="list-style-type: none"> • Costco (Lancaster County's #1 retailer), Lowe's • Sheetz, Fulton Bank, Subway, McDonalds, Brasserie, Pasquale's • Lancaster Country Club (LCC) • Harrisburg Area Community College • Shoppes at Belmont • The Crossings at Conestoga Creek • Lancaster General Hospital • Lincoln Highway East <i>(over a dozen restaurants, more than six hotels, outlet malls, American Music Theatre, and Dutch Wonderland)</i> 	



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Greenfield Development Plan continued from page 5

Residential: Eastwood Village (2020 start). High will add 92 homes to the current 279-home Eastwood Village manufactured housing community on approximately 21 acres in Greenfield. Buyers will have three to four home models to choose from, as well as the option to add a garage. Lots in the new part of the community will be available in fall 2020.

Residential: Future Apartments (planned 2021 start). In a further effort to address the growing housing demand within our Lancaster community, High has started the design

and land development approval process for a new 300-unit apartment community in Greenfield. This project will complement our existing communities (Greenfield Estates and The Reserve) and provide needed housing for the region's expanding population base. The buildings and amenities will cater to all individuals, whether it be millennials looking for a vibrant, mixed-use community to live in, or those looking to downsize from a single-family home.



Up to 200 workers will be employed in this 229,000-square-foot warehouse.

Industrial: A new warehouse facility (2020 start). In order to accelerate the time to completion once a lead tenant is identified, High is proceeding with the site work for a 229,000-square-foot warehouse with 32-foot clear height space, 28 loading docks and three drive-in doors, with staging for 30 trailers on 15 acres. Once completed, the facility will be customizable for up to three tenants and is expected to employ up to 200. The warehouse will be available for occupancy in fall 2021.

Recreation and wellness: Expanded trail system (2020 start). High is expanding its distinctive 1-½ mile trail system to up to three miles of walking and biking trails over the next two years. The current trail system is used extensively by the community and has been an important source of exercise and recreation for many during the COVID-19 pandemic. High will explore additional art installations and benches along the pathways that will be like those that distinguish the current trail system.

Greenfield and Responsible Growth

By Ken Hornbeck, CCIM, Senior Vice President - Development, High Real Estate Group LLC

As an organization, High takes great care in how we facilitate development. Smart-growth principles guide our decisions, driving us to address over-arching questions that ensure the health and livability of our community.

In Greenfield, we can explore these questions within the context of a master-planned campus and its regional impact. With 225 employers and approximately 4,000 employees, Greenfield is an established mixed-use development with about 100 acres that remain to be developed. The use of this land is in full alignment with the Greenfield mission and will reinforce a stronger sense of place and further integrate with the overall development pattern for the area and the Lancaster County's Planning Commission guidelines while relieving pressure on open space and farmland.

The extension of Walnut Street to Greenfield takes into account the need for upgrading our infrastructure and relieving congestion on Rt 30. Built within the urban growth boundary, the new two-lane road makes use of an abandoned right-of-way and incorporates bike and walking trail that will enhance the quality of life for residents and visitors. The project is a public-private partnership with enthusiastic backing from government and community partners. It was the only one of 79 project requests that was fully funded by the



Commonwealth Financing Authority's highly competitive evaluation process, demonstrating significant need and value to the community.

Our developmental goals in Greenfield is to promote and implement responsible sustainable growth within the growth boundaries and meets the needs of a diverse group of businesses, educational facilities and individual residents. Through ongoing dialog with the many community leaders and stakeholders who actively participate in development decisions, we can react appropriately to market demands and make this, our home, an even better place to live, work, and play.

Ken Hornbeck leads all real estate development functions for High Real Estate Group and the High family portfolio, as well as growth and management of the development services market. He has more than 20 years of development, entitlement and building experience with retail, hospitality, industrial, and commercial projects throughout the eastern United States.



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Smart Growth Questions

- How do we take a particular development and make sure it can be integrated successfully into the overall development pattern of the region?
- How do we make sure the project is sustainable, that it draws and retains jobs and grows businesses as well as serves the community?
- How do we help protect appropriate farmland and open space, minimize sprawl, and avoid misapplication of resources along the fringes of our communities?
- How do we help protect and upgrade our community's aging infrastructure?

Better Living, Better Business, Better Community continued from page 1

The expanded mission for Greenfield grew out of our desire to create a shared place that brings together different businesses, families, and individuals with diverse backgrounds, experiences, and ideas, for the purpose of enriching life for everyone in Greenfield and for the entire Lancaster community.

In redefining Greenfield, we've identified these timeless principles that guide our vision:

- **Health** – well-being of mind, body, and spirit is the foundation for everything that we want to accomplish
- **Growth** – stepping outside of our comfort zones leads to new and rewarding experiences
- **Betterment** – we believe in continuous improvement and strive to bring about positive change

Together, these principles will enable the businesses, workers and residents to build lasting connections that reinforce and invigorate the Greenfield community.

Greenfield is already a successful mix of manufacturing facilities, offices, warehouses, colleges, hotels, retail spaces, restaurants, and residential housing. Our expanded mission is to create a stronger sense of community among all of the diverse people and businesses that call Greenfield home. In the coming months there will be a host of amenities and activities that help bring people together, reinforced by physical changes to the campus that reinforce emotional connections.

When businesses thrive, people thrive, and when people



thrive, communities thrive. That's why Greenfield is a Center for Community. When the risks associated with the COVID-19 pandemic are diminished, High will roll out a more robust schedule of activities when larger social gatherings can occur.

Mike Lorelli manages High's commercial/industrial real estate portfolio, totaling 6.4 million square feet. He oversees High

Associates' property management operations, property services, grounds, facility and renovation services, and the Executive Offices at Greenfield and Rossmoyne Business Center.



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"We want to create a better community. We're looking for more ways to bring people together."

S. Dale High

RealEstateMatters

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