

FOR SALE

717.293.4477



213 NORTH 2<sup>ND</sup> STREET  
BAINBRIDGE, PA 17502

 **HIGH ASSOCIATES** LTD.  
An Affiliate of High Real Estate Group LLC  
Industrial/Commercial Realtors

Jeffrey Kurtz, CCIM  
717.293.4554 – direct line  
jkurtz@high.net

- Property Information Sheet
- Property Photos
- Location Maps
- Aerial Photo/Tax Map
- Zoning Map
- Zoning Ordinance
- Tax Record Report
- Deed
- Commercial Property Information Sheet



► *Garage*



Jeffrey Kurtz, CCIM  
717.293.4554 – direct line  
jkurtz@high.net

*213 North 2<sup>nd</sup> Street  
Bainbridge, PA 17502*

**Available Square Feet**

4,755 square feet

**Sale Price**

\$215,000

**Description**

Great opportunity to be your own boss in this spacious automotive repair center. Established family owned business since 1955. Garage offers two bays with lifts and several more drive-in bays. Over 4,000 square feet of space. Heated with a waste oil furnace. Garage is spotless and also a certified PA inspection station. Serving a local customer base for many years, this will be a turn key operation.

**PROPERTY INFORMATION**

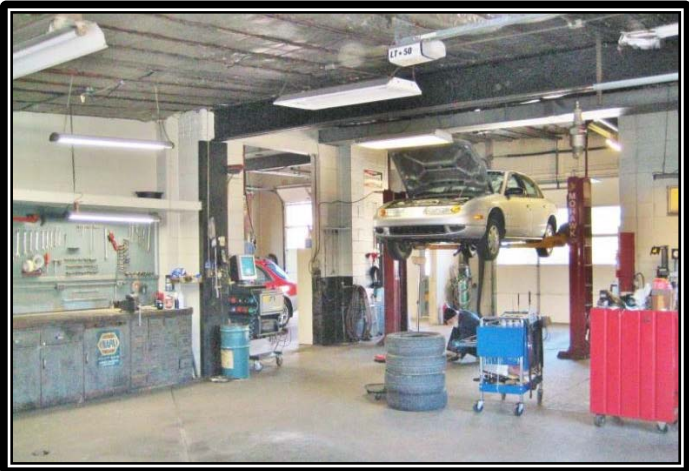
Total Building Square Feet	4,755 square feet
Construction	Masonry
Condition	Good
Year Constructed	1955
Ceiling Height	8' – 16'
HVAC	Waste oil and propane

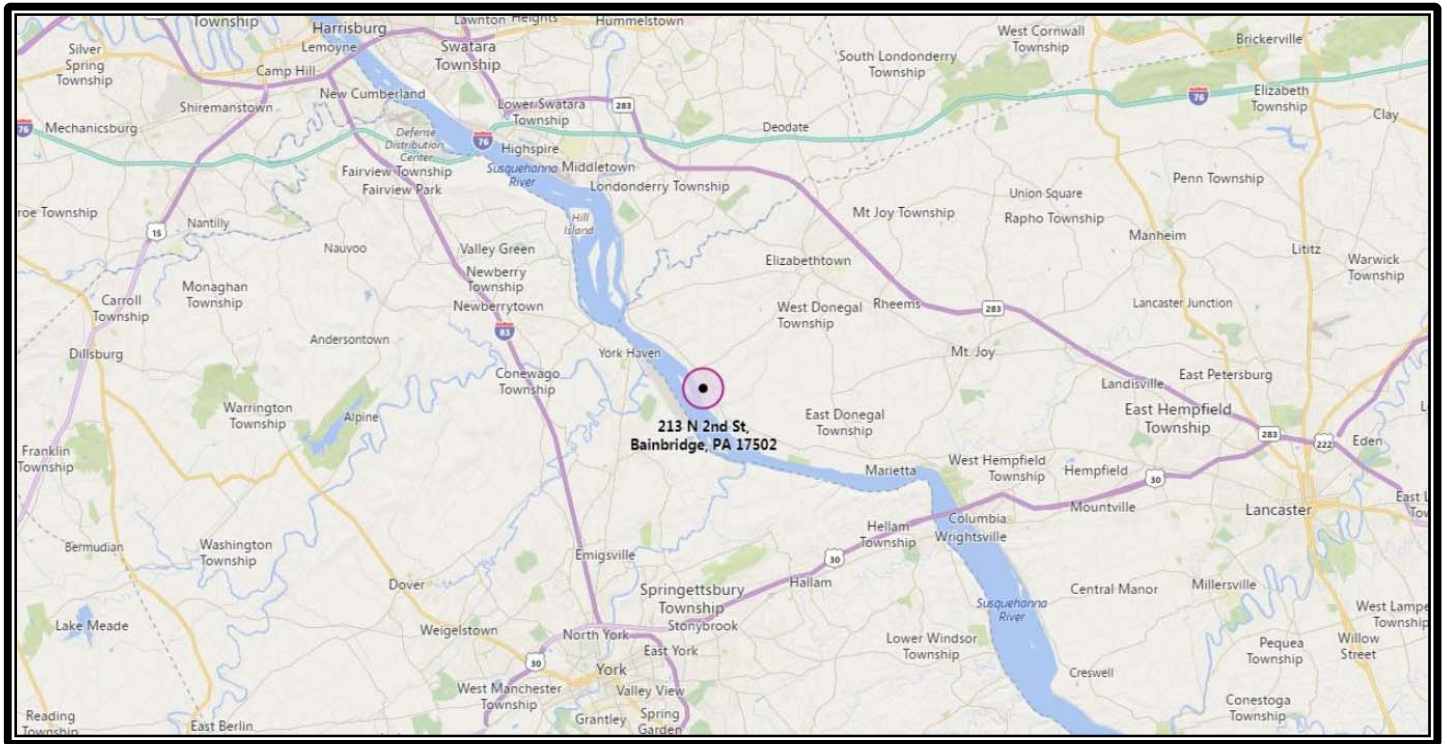
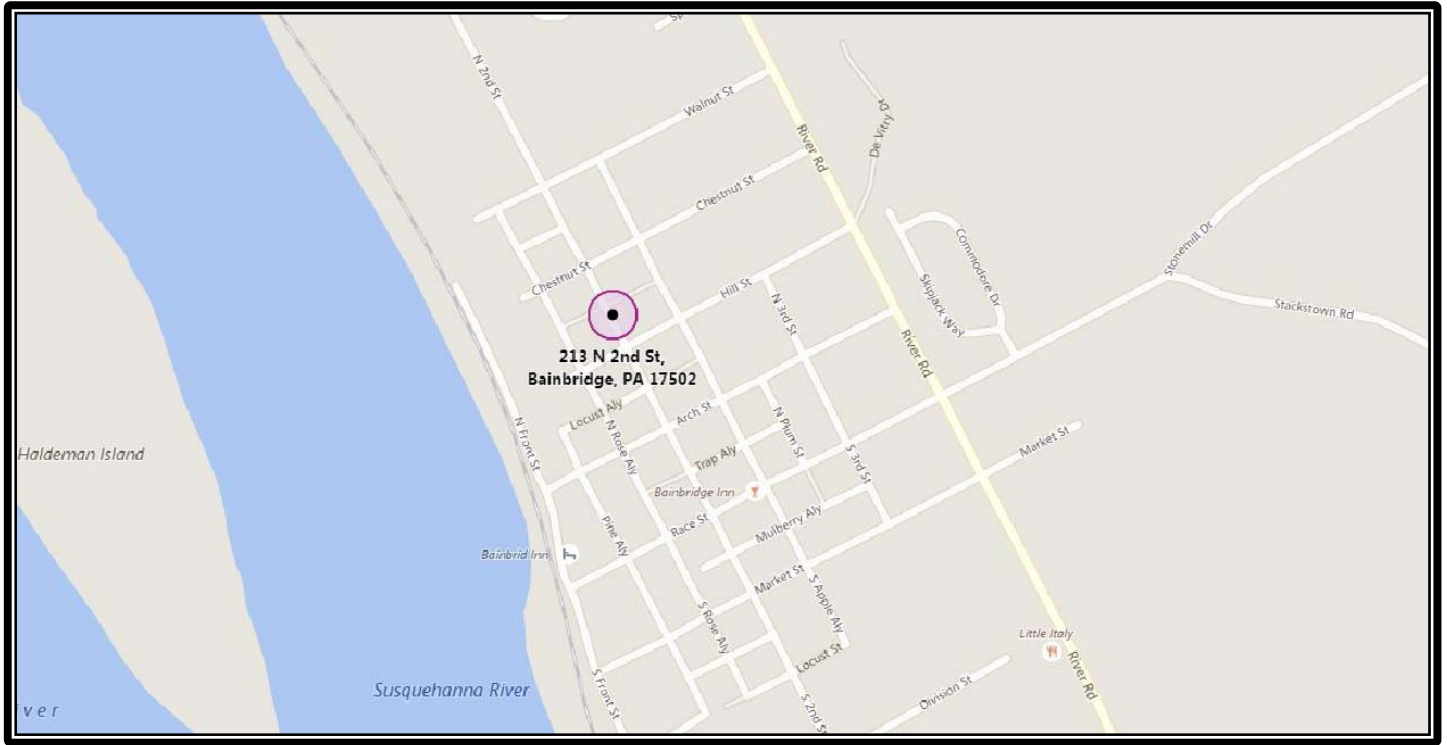
Electric	220 volt
Overhead Doors	Six (6)
Bays	Five (5)
Water	Public
Sewer	Public
Gas	Propane
Parking	25 on-site parking spaces
Tax Account #	130-884477-0-0000
Deed Reference #	258000460
Acres	.28 acre
Lot Size	150' x 80'
Zoning	Village Center District
Municipality	Conoy Township
County	Lancaster County
Assessment	\$167,400
Real Estate Taxes	School: \$3,489.45 County: \$625.24 Municipality: \$0 Total: \$4,114.69

Information furnished regarding property for sale or rent is from sources deemed reliable, but is not guaranteed. No warranty or representation is made as to accuracy thereof and is submitted subject to errors, omissions, change of price, or other conditions, prior sale or lease or withdrawal without notice. No liability of any kind is to be imposed on the broker herein.

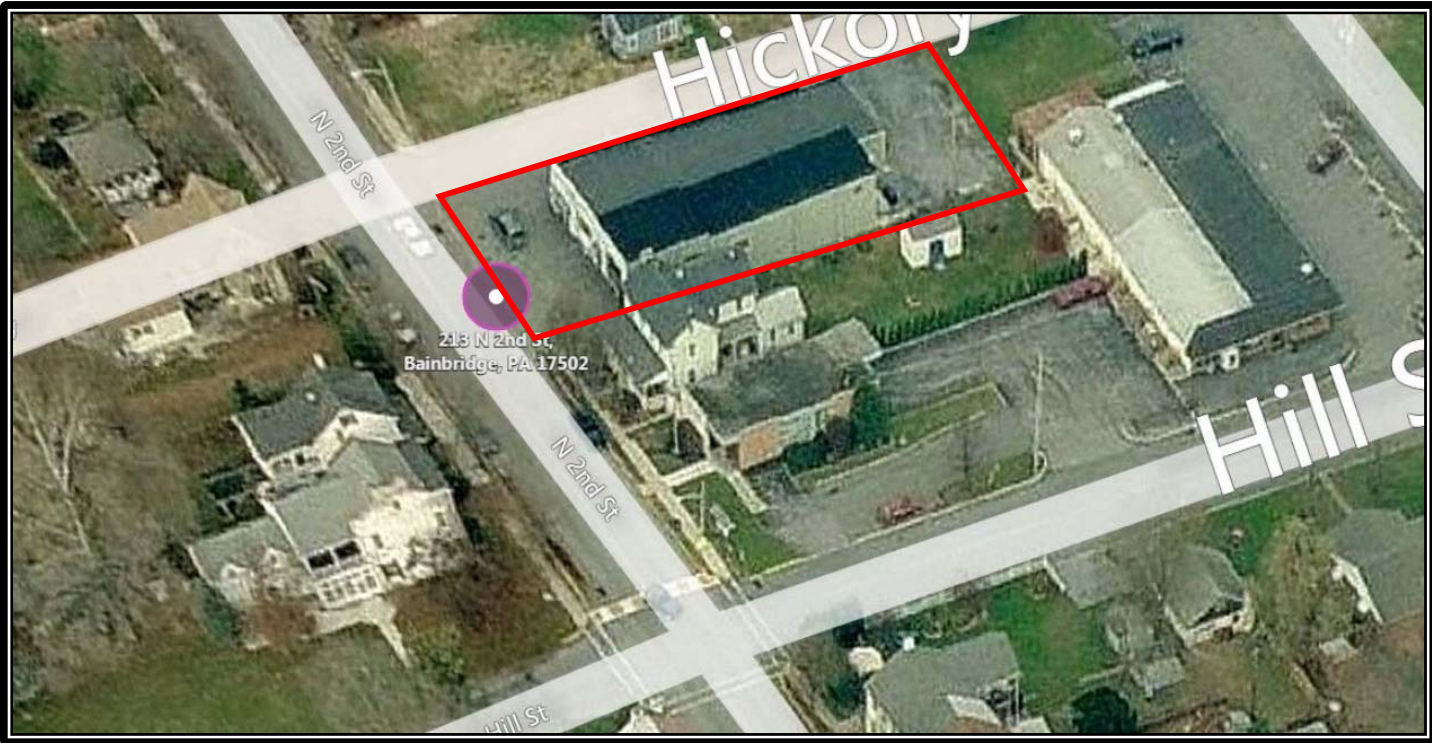




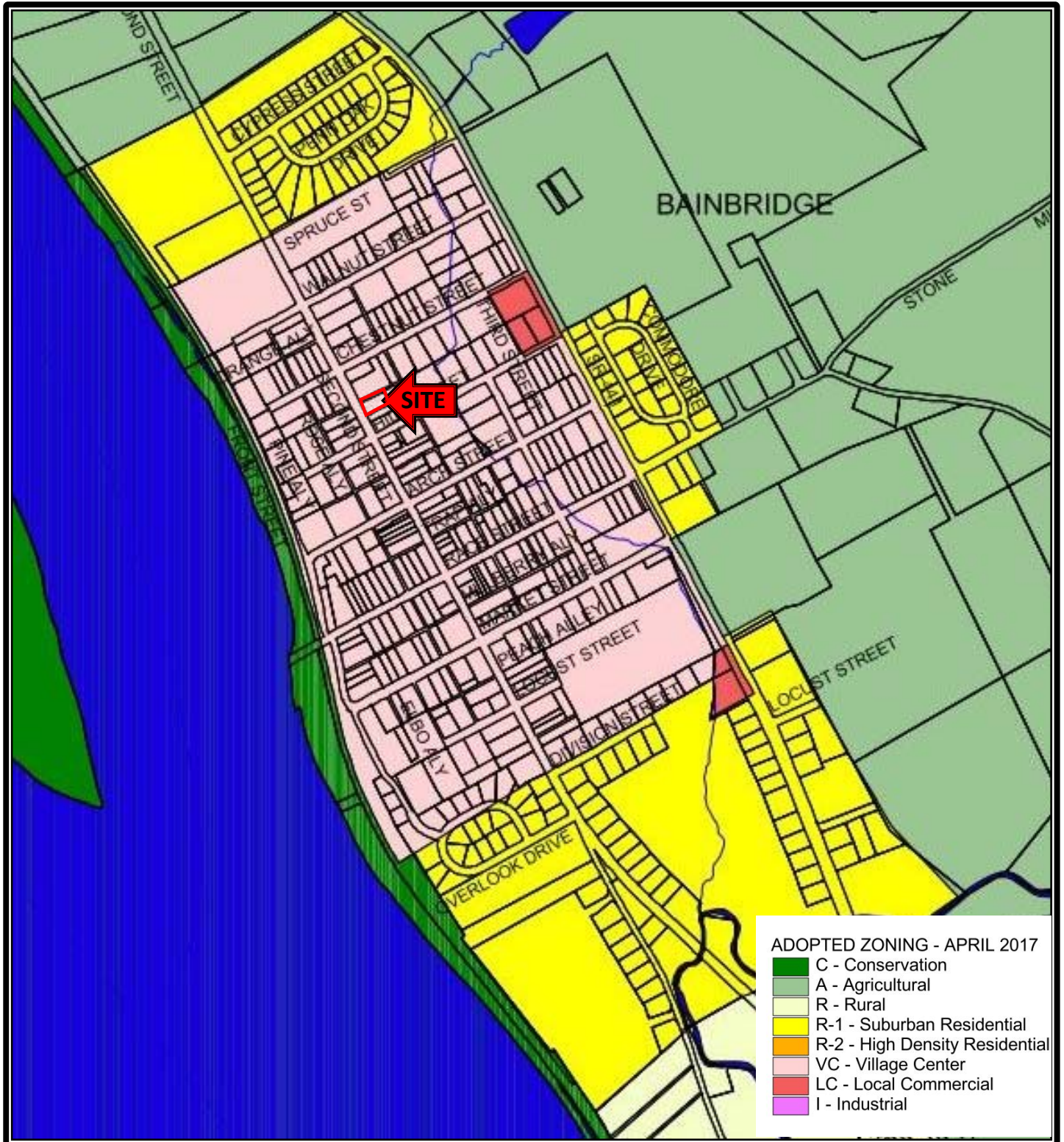












## **SECTION 205 VILLAGE CENTER DISTRICT (VC)**

### **205.1 Purpose**

This District provides for the continuation of the development patterns that have evolved in the Villages of Bainbridge and Falmouth. Specifically, these villages have developed into a “quaint” setting that consists primarily of residences, but also includes commercial and civic uses. Site designs, too, vary with the “village-core” consisting of tightly-knit historic buildings on deep and narrow lots with small setbacks. Peripheral sites are more suburban in character with larger and wider lots and setbacks. These areas have public sewers and Bainbridge also has public water; therefore, land use intensity is limited until both public utilities are used.

### **205.2 Permitted Uses**

- A. Animal grooming shops.
- B. Arts & craft studios.
- C. Bakeries, delicatessens, ice cream shops, coffee/tea shops.
- D. Banks/financial institutions.
- E. Bed and breakfast (see Section 412).
- F. Business or professional offices.
- G. Butcher shops, fish markets.
- H. Churches and church-related uses, excluding cemeteries (see Section 417).
- I. Commercial schools (see Section 466).
- J. Community/tenant gardens.
- K. Convalescent homes, nursing homes, hospitals (see Sections 439 and 453).
- L. Conversion apartments (see Section 423).
- M. Family group homes (see Section 429).
- N. Forestry (see Section 323).
- O. Funeral homes (see Section 432).
- P. Medical clinics (see Section 446).
- Q. Motels/hotels (see Section 440).
- R. Multi-family dwellings – no conversion from Single Family Dwelling
- S. Museums.
- T. Office conversions (see Section 454)
- U. Parking lots or garages.
- V. Personal service businesses.

- W. Public and/or nonprofit parks.
- X. Public facilities and public utilities structures.
- Y. Public or private schools.
- Z. Recycling collection facilities as an accessory use, provided such facilities are sufficiently enclosed to prevent the scattering of debris, the materials collected are removed at regular intervals, the facility is posted to prohibit the disposal of any material, good, or furnishing that cannot be placed within the actual recycling bin, and the total size of the facility is less than three hundred (300) square feet.
- AA. Retail sales and/or rental of goods (see Section 463);
- BB. Retail services, including, but not limited to: barber/beauty salons; tailors; shoe repair; music, dance, art, or photographic studios; and repair of jewelry, clocks, and small appliances (see Section 463);
- CC. Single-family detached dwellings.
- DD. Single family semi-detached dwellings.
- EE. Two family (duplex) dwellings.
- FF. Accessory uses customarily incidental to the uses permitted within this Zone, including, but not limited to, the following:
  1. Family day-care facilities (see Section 428).
  2. Home occupations (see Section 438).
  3. Keeping of small domestic animals/pets (see Section 321).
  4. No-impact home-based businesses (see Section 452).
  5. Small wind energy systems (see Section 301).
  6. Solar energy systems (see Section 301).

### **205.3 Special Exception Uses**

Subject to the review procedures listed in Section 604.2. of this Ordinance.

- A. Amusement arcades (see Section 409).
- B. Animal hospitals/veterinary clinics (see Section 410).
- C. Boarding (rooming) houses (see Section 415).
- D. Club rooms, club grounds, meeting halls (see Section 418).
- E. Commercial day-care facilities (see Section 420).
- F. Drive-thru service facilities (see Section 424).
- G. ECHO housing (see Section 426).
- H. Health and recreation clubs (see Section 435).



- I. Indoor commercial recreation facilities (see Section 421).
- J. Restaurants and taverns (see Section 462).
- K. Shopping centers or malls (see Section 467).
- L. Single family attached dwellings (townhouses).
- M. Vehicle sales/rental (see Section 477).

**205.4 Conditional Uses**

Subject to the review procedures listed in Section 605.1 of this Ordinance.

- A. Vehicle filling stations, including minor incidental repair (see Section 476).
- B. Cluster developments (see Section 419).
- C. Fraternities, sorority houses, dormitories (see Section 431).
- D. Group facilities (see Section 434).
- E. Retirement communities (see Section 464).

**205.5 Design Standards**

Recognizing the two different land use patterns existing within this District, the following two tables present two different design standards imposed, based upon basic design elements.

1. The following table presents design standards imposed upon lots that front on one public street and on another public street or alley. Also, lots qualifying for the following standards must also contain pedestrian sidewalks along all public street frontage (s), and required off-street parking in a side or rear yard.								
Public Utilities Utilized	Minimum Lot Area (sq. ft.)	Maximum Density (Units/Ac.)	Minimum Lot Width	Maximum Lot Coverage	Required Front Yard <sup>1</sup>	Minimum Side Yard One Side	Minimum Side Yard (Both Sides)	Minimum Rear Yard
Public Water Only	32,670 <sup>2</sup>	1.33	100'	25%	10'	55'	(60')	50'
Public Sewer Only	20,000	2.18	100'	35%	10'	20'	(40')	35'
Both Public Sewer and Public Water	6,000	6	40'	60%	10'	5'	(5')	35'
<sup>1</sup> All uses shall be set back ten (10) feet from any adjoining street line.								
<sup>2</sup> All uses relying upon on-lot sewers shall also comply with Section 316 of this Ordinance.								
2. The following table presents design standards imposed upon lots that do not qualify for those presented in the preceding Section 205.5.1:								
Public Utilities Utilized	Minimum Lot Area (sq. ft.)	Maximum Density (Units/Ac.)	Minimum Lot Width	Maximum Lot Coverage	Required Front Yard	Minimum Side Yard One Side	Minimum Side Yard (Both Sides)	Rear Yard
Public Water Only	32,670 <sup>1</sup>	1.33	110'	25%	25'	65'	(75')	50'
Public Sewer Only	20,000	2.18	100'	35%	25'	20'	(40')	35'
Both Public Sewer and Public Water	7,500	5.8	55'	50%	25'	10'	(20')	35'
<sup>1</sup> All uses relying upon on-lot sewage disposal shall comply with Section 316 of this Ordinance.								

**205.6 Maximum Permitted Height - Principal structures – Thirty-five (35) feet.**

**205.7** All uses shall also comply with the applicable General Provisions contained in Article 3 of this Ordinance.

**205.8** All accessory structures shall be located in the side or rear yard and set back at least five (5) feet from all property lines, except that all garages shall be set back at least twenty (20) feet from the right-of-way of adjoining alleys.

**205.9 Waste Products**

All trash dumpsters shall be located within a side or rear yard, set back at least fifteen (15) feet and screened from adjoining roads and properties, and completely enclosed within a masonry or fenced enclosure equipped with a self-latching door or gate.

# Tax Record Report for Parcel 1308844700000 at SECOND ST, PA

## Property Address

County Lancaster

## Owner Information

Owner Name BROSEY KENNETH D & LINDA R Owner Address BOX 199  
BAINBRIDGE, PA 17502

## CAMA Information

Parcel Nbr	1308844700000	Property Class	Commercial and Retail Trade
Land Use Desc	OTHER VEHICLE SERVICES	District	130-Conoy Twp
School District	Elizabethtown A	Sale Date	2/10/1989
Sale Price	0	Land Value	38,800
Building Value	128,600	Total Value	167,400
Acreage	0.28		

## Utilities

Water	03-Public System	Sewer	03-Public System
Gas	01-None	Electric	02-Hooked up
Hydrant	No		

## Residential and Other Common Record Info

Main Living Area	0	Upper Living Area	0
Main Unfinished Area	0	Upper Unfin Area	0
Ground Floor Area	4,755	Base Floor	0
Bedrooms	0	Full Baths	0
Half Baths	0	Num Frplc WD	0
Num Frplc GS	0	Num Families	0
Story Height	1	Year Built	0
Year Remodeled	0	Exterior Walls	03-Brick and Frame
Basement Area	0		

## Mobile Home Info

Pad Number	0	Registration Number	0
MH - Tip out area	0	Manufacturer	0

Tax records last updated Lancaster County: December 20, 2016; Lebanon County: April 5, 2017  
Information is deemed to be reliable, but is not guaranteed. See [copyright notice](#).



989006339

FEB 10 1989

FILED  
FEB 10 1989  
LANCASTER, PA.

# Times Record

13 50  
34

Made the 20th day of February, 1989  
Nineteen hundred and eighty nine (1989)

Between **KENNETH D. BROSEY and VERA C. BROSEY**, husband and wife, of the County of Lancaster and Commonwealth of Pennsylvania, hereinafter called the **GRANTORS**

AND **KENNETH D. BROSEY and LINDA R. BROSEY**, husband and wife, of the County of Lancaster and Commonwealth of Pennsylvania, hereinafter called the **GRANTEES**

FILED  
FEB 10 AM 0:49  
LANCASTER, PA.

**Witnesseth**, That in consideration of **ONE \$20 00/100 (\$2,000)**

*Dollars,*

in hand paid, the receipt whereof is hereby acknowledged, the said grantors do hereby grant and convey to the said grantees, their heirs and assigns, as tenants by the entireties,

**TRACT NO. 1**

All **NAR CERTAIN** lot or piece of land situated on the southeast corner of the intersection of Second Street (sixty (60) feet wide) and Hickory Alley (fourteen (14) feet wide), in the Village of Fairbridge, Township of Conoy, County of Lancaster and State of Pennsylvania, and being part of Lot Nos. 170, 171 and 172 on the Plan of the Village of Fairbridge recorded in the Recorder's Office in and for Lancaster County in Plan Book R-9, Page 31, and having thereon erected a service station and other improvements, and bounded and described as follows, to wit:

**FRONTED** on the northeast side of said Second Street eighty (80) feet and extending in depth on that width in a northeasterly direction, a distance of one hundred thirteen (113) feet.

**BOUNDED** on the northwest by said Hickory Alley; on the southwest by said Second Street and on the northeast by Tract No. 2 hereof and the southeast by property now or formerly of Ivan L. Spoorhour and Pamela R. Spoorhour.

**BEING** the same premises which Marie R. Good and Louise H. Good, husband and wife, by deed dated December 6, 1966 and recorded in the Recorder of Deeds Office in and for Lancaster County on December 7, 1966 in Record Book G, Volume 56, Page 798, granted and conveyed unto Kenneth D. Brosey and Vera C. Brosey, husband and wife, the grantors herein.

**TRACT NO. 2**

**ALL THE CERTAIN** tract of land situated along the Southeastern side of Hickory Alley in the Village of Fairbridge, Conoy Township, Lancaster County, Pennsylvania, bounded and described as follows:

**CONTAINING** in front on the Southeast side of Hickory Alley, 37 feet, and extending in depth of that width in a southerly direction, 80 feet to other property of Ivan R. Spoorhour and Pamela R. Spoorhour.

**BOUNDED** on the Northwest by Hickory Alley; on the Northeast by property now or late of Oliver H. Gingrich and wife; on the Southeast by property of Ivan R.

98-100-0100-100

Spookhour and Pamela R. Spookhour; and on the Southwest by Tract No. 1 hereof.

BEING the same premises which Wilbert E. Mohr and Elizabeth M. Mohr, husband and wife, by deed dated February 22, 1968 and recorded in the Recorder of Deeds Office in and for Lancaster County on February 29, 1968 in Record Book P, Volume 57, Page 562, granted and conveyed unto Norman D. Brosey and Verna C. Brosey, husband and wife, the grantors herein.

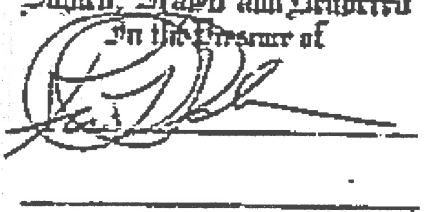
UNDER AND SUBJECT to easements, rights-of-way and restrictions whether recorded or not.

THIS is a conveyance from father and mother to son and daughter-in-law and is therefore exempt from Realty Transfer Tax.

And the said grantors do hereby **WARRANT** **SPECIALLY** the property hereby conveyed

**In Witness Whereof**, said grantors have hereunto set their hand and seal the day and year first above written.

Signed, Sealed and Delivered  
in the presence of




Klemm D. Brosey  
Klemm D. Brosey  
Verna C. Brosey  
Verna C. Brosey

**Commonwealth of Pennsylvania**  
**County of** LANCASTER

On this, the 7 day of February, 1959, before me a Notary Public,  
the undersigned officer personally appeared Klemm D. Brosey and Verna C. Brosey,

known to me (or satisfactorily proven) to be the persons whose names are subscribed to the within instrument, and acknowledged that they executed the same for the purpose therein contained.  
**IN WITNESS WHEREOF**, I have hereunto set my hand and **NOTARIAL** seal.

COMMISSION EXPIRES  


Richard J. [Signature]  


**I Hereby Certify**, that the proper address of the grantors herein is  
Box 199  
Baughman, PA 17502





COMMERCIAL PROPERTY INFORMATION SHEET

This form recommended and approved for, but not restricted to use by, the members of the Pennsylvania Association of REALTORS® (PAR).

CPI

PROPERTY 213 NORTH 2nd STREET

OWNER KENNETH D. BROSEY LINDA R. BROSEY

Owner is providing information to help Broker market the Property. This Statement is not a substitute for any inspections or warranties that a buyer may wish to obtain. This Statement is not a warranty of any kind by Owner or a warranty or representation by any listing real estate broker (Agent for Owner), any real estate broker, or their agents.

Property Type: Office Retail Industrial Multi-family Land Institutional
Hospitality Other: AUTOMOTIVE SERVICES GARAGE

1. OWNER'S EXPERTISE Owner does not possess expertise in contracting, engineering, environmental assessment, architecture, or other areas related to the construction and conditions of the Property and its improvements, except as follows:

2. OCCUPANCY Do you, Owner, currently occupy the Property? Yes No
If no, when did you last occupy the Property?

3. DESCRIPTION

- A. Land Area:
B. Dimensions:
C. Shape: Rectangle
D. Building Square Footage: 4755

4. PHYSICAL CONDITION

- A. Age of Property: Original 1955 Additions: 1970's several additions
B. Roof
1. Age of roof(s):
2. Type of roof(s): Rubber & Tin
3. Has the roof been replaced or repaired during your ownership? Yes No
4. Has the roof ever leaked during your ownership? Yes No
5. Do you know of any problems with the roof, gutters, or downspouts? Yes No
Explain any yes answers you give in this section: Small leak between additions

C. Structural Items, Basements and Crawl Spaces

- 1. Are you aware of any water leakage, accumulation, or dampness in the building or other structures? Yes No
2. Does the Property have a sump pump? Yes No for drain
3. Do you know of any repairs, or other attempts to control any water or dampness problem in the building or other structures? Yes No Roof with different slope
4. Are you aware of any past or present movement, shifting, deterioration, or other problems with walls, foundations, floors, or other structural components? Yes No

Explain any yes answers that you give in this section, describing the location and, if applicable, the extent of the problem and the date and person by whom any repairs were done, if known:

D. Mechanical Systems

- 1. Type of heating: Forced Air Hot Water Steam Radiant
Other:
2. Type of heating fuel: Electric Fuel Oil Natural Gas Propane (on-site) Central Plant
Other types of heating systems or combinations: Waste oil furnace
3. Are there any chimneys? Yes No If yes, how many? 1
Are they working? Yes No When were they last cleaned?
4. List any buildings (or areas in any buildings) that are not heated:
5. Type of water heater: Electric Gas Oil Capacity:
Other: None

Buyer Initials:

Owner Initials: KDB LB

6. Type of plumbing:  Copper  Galvanized  Lead  PVC  Unknown  
 Other: \_\_\_\_\_
7. Are you aware of any problems with plumbing or heating systems or fixtures on the Property?  Yes  No  
 If yes, explain: \_\_\_\_\_
8. Type of air conditioning:  Central Electric  Central Gas  Wall  None Capacity: \_\_\_\_\_  
 List any buildings (or areas of any buildings) that are not air conditioned: \_\_\_\_\_
9. Type of electric service: \_\_\_\_\_ AMP  220 Volt  3-phase  1-phase  KVA: \_\_\_\_\_  
 Other: \_\_\_\_\_  
 Transformers: \_\_\_\_\_ Type: \_\_\_\_\_  
 Are you aware of any problems or repairs needed in the electrical system?  Yes  No If yes, explain: \_\_\_\_\_
10. Are you aware of any problems with any item in this section that has not already been disclosed?  Yes  No  
 If yes, explain: \_\_\_\_\_

E. Site Improvements

1. Are you aware of any problems with storm-water drainage?  Yes  No
2. Are you aware of any past or present problems with driveways, parking areas, sidewalks, curbs, other paved surfaces, or retaining walls on the Property?  Yes  No
- Explain any yes answers that you give in this section, describing the location and, if applicable, the extent of the problem and the date and person by whom any repairs were done, if known: \_\_\_\_\_

F. Other Equipment

1. Exterior Signs:  Yes  No How many? \_\_\_\_\_ Number illuminated: \_\_\_\_\_
2. Elevators:  Yes  No How many? \_\_\_\_\_  Cable  Hydraulic rail  
 Working order?  Yes  No Certified through (date) \_\_\_\_\_ Date last serviced \_\_\_\_\_
3. Skylights:  Yes  No How many? \_\_\_\_\_
4. Overhead Doors:  Yes  No How many? 6 Size: 10x10 / 7x9
5. Loading Docks:  Yes  No How many? \_\_\_\_\_ Levelers:  Yes  No
6. At grade doors:  Yes  No How many? 3
7. Are you aware of any problems with the equipment listed in this section?  Yes  No  
 If yes, explain: \_\_\_\_\_

G. Fire Damage

1. To your knowledge, was there ever a fire on the Property?  Yes  No
2. Are you aware of any unrepaired fire damage to the Property and any structures on it?  Yes  No  
 If yes, explain location and extent of damage: \_\_\_\_\_

H. Are you aware of any problems with water and sewer lines servicing the Property?  Yes  No

If yes, explain: \_\_\_\_\_

I. Alarm/Safety Systems

1. Fire:  Yes  No In working order?  Yes  No  
 If yes, connected to: Fire Department  Yes  No Monitoring Service:  Yes  No
2. Fire extinguishers:  Yes  No
3. Smoke:  Yes  No In working order?  Yes  No
4. Sprinkler:  Yes  No Inspected/certified?  Yes  No  
 Wet  Dry Flow rate: \_\_\_\_\_
5. Security:  Yes  No In working order?  Yes  No  
 If yes, connected to: Police Department:  Yes  No Monitoring Service:  Yes  No
6. Are there any areas of the Property that are not serviced by the systems in this section?  Yes  No  
 If yes, explain: \_\_\_\_\_

5. ENVIRONMENTAL

A. Soil Conditions

1. Are you aware of any fill or expansive soil on the Property?  Yes  No  
 If yes, were soil compaction tests done? ?  Yes  No If yes, by whom? \_\_\_\_\_

2. Are you aware of any sliding, settling, earth movement, upheaval, subsidence, or earth stability problems that have occurred on or affect the Property?  Yes  No
3. Are you aware of any existing or proposed mining, strip-mining, or any other excavations that might affect the Property?  Yes  No

Explain any yes answers you give in this section: \_\_\_\_\_

B. Hazardous Substances

1. Are you aware of the presence of any of the following on the Property?
- Asbestos material:  Yes  No
- Formaldehyde gas and/or ureaformaldehyde foam insulation (UFFI):  Yes  No
- Discoloring of soil or vegetation:  Yes  No
- Oil sheen in wet areas:  Yes  No
- Contamination of well or other water supply:  Yes  No
- Proximity to current or former waste disposal sites:  Yes  No
- Proximity to current or former commercial or industrial facilities:  Yes  No
- Proximity to current, proposed, or former mines or gravel pits:  Yes  No
- Radon levels at or above 4 picocuries per liter:  Yes  No *Unknown*
- Use of lead-based paint:  Yes  No

Note: If Property contains a residence with one to four dwelling units, and the structure was constructed, or construction began, before 1978, you must disclose any knowledge of lead-based paint and any reports and/or records of lead-based paint on the Property.

Are you aware of any lead-based paint or lead-based paint hazards on the Property?  Yes  No

If yes, explain how you know of it, where it is, and the condition of those lead-based paint surfaces: \_\_\_\_\_

Are you aware of any reports or records regarding lead-based paint or lead-based paint hazards on the Property?  Yes  No

If yes, list all available reports and records: \_\_\_\_\_

2. To your knowledge, has the Property been tested for any hazardous substances?  Yes  No
3. Are you aware of any storage tanks on the Property?  Yes  No  Aboveground  Underground

Total number of storage tanks on the Property: \_\_\_\_\_ Aboveground 3 Underground

Are all storage tanks registered with the Pennsylvania Department of Environmental Protection?  Yes  No *?*

If no, identify any unregistered storage tanks: \_\_\_\_\_

Has any storage tank permit ever been revoked pursuant to a federal or state law regulating storage tanks?  Yes  No

Have you ever been ordered to take corrective action by a federal or state agency citing a release, or danger of release, from a storage tank?  Yes  No

Do methods and procedures exist for the operation of storage tanks and for the operator's/owner's maintenance of a leak detection system, an inventory control system, and a tank testing system?  Yes  No Explain: *Old oil*

*tanks, empty with some sand poured in*

Has there been any release or any corrective action taken in response to a release from any of the storage tanks on the Property?

Yes  No If yes, have you reported the release to and corrective action to any governmental agency?  Yes  No

Explain: *Old gas tanks removed 1998? EPA signed off*

4. Do you know of any other environmental concerns that may have an impact on the Property?  Yes  No

Explain any yes answers you give in this section: \_\_\_\_\_

C. Wood Infestation

1. Are you aware of any termites/wood-destroying insects, dryrot, or pests affecting the Property?  Yes  No
2. Are you aware of any damage to the Property caused by termites/wood-destroying insects, dryrot, or pests?  Yes  No
3. Is the Property currently under contract by a licensed pest control company?  Yes  No *Minor*
4. Are you aware of any termite/pest control reports or treatments for the Property in the last five years?  Yes  No

Explain any yes answers you give in this section: \_\_\_\_\_

D. Natural Hazards/Wetlands

1. To your knowledge, is this Property, or part of it, located in a flood zone or wetlands area?  Yes  No
2. Do you know of any past or present drainage or flooding problems affecting the Property?  Yes  No

178 Buyer Initials: \_\_\_\_\_

Owner Initials: *KOB/JP*

3. To your knowledge, is this Property, or part of it, located in an earthquake or other natural hazard zone?  Yes  No  
Explain any yes answers you give in this section: \_\_\_\_\_

6. UTILITIES

A. Water

1. What is the source of your drinking water?  Public  Community System  Well on Property  
 Other: \_\_\_\_\_

2. If the Property's source of water is not public:

When was the water last tested? \_\_\_\_\_

What was the result of the test? \_\_\_\_\_

Is the pumping system in working order?  Yes  No

If no, explain: \_\_\_\_\_

3. Is there a softener, filter, or other purification system?  Yes  No

If yes, is the system:  Leased  Owned

4. Are you aware of any problems related to the water service?  Yes  No

If yes, explain: \_\_\_\_\_

B. Sewer/Septic

1. What is the type of sewage system?  Public Sewer  Community Sewer  On-site (or Individual) sewage system  
If on-site, what type?  Cesspool  Drainfield  Unknown  
 Other (specify): \_\_\_\_\_

2. Is there a septic tank on the Property?  Yes  No  Unknown

If yes, what is the type of tank?  Metal/steel  Cement/concrete  Fiberglass  Unknown

Other (specify): \_\_\_\_\_

3. When was the on-site sewage disposal system last serviced? \_\_\_\_\_

4. Is there a sewage pump?  Yes  No

If yes, is it in working order?  Yes  No

5. Are you aware of any problems related to the sewage system?  Yes  No

If yes, explain: \_\_\_\_\_

C. Other Utilities

1. The Property is serviced by the following:  Natural Gas  Electricity  Telephone

Other: \_\_\_\_\_

7. TELECOMMUNICATIONS

A. Is a telephone system included with the sale of the Property?  Yes  No

If yes, type: \_\_\_\_\_

B. Are ISDN lines included with the sale of the Property?  Yes  No

C. Is the Property equipped with satellite dishes?  Yes  No

If yes, how many? \_\_\_\_\_ Location: \_\_\_\_\_

D. Is the Property equipped for cable TV?  Yes  No

If yes, number of hook-ups: \_\_\_\_\_ Location: \_\_\_\_\_

E. Are there fiber optics available to the Property?  Yes  No Is the building wired for fiber optics?  Yes  No

Does the Property have T1 or other capability?  Yes  No ?

8. GOVERNMENTAL ISSUES/ZONING/USE/CODES

A. Compliance, Building Codes & OSHA

1. Do you know of any violations of federal (including ADA), state, or local laws or regulations relating to this Property?

Yes  No

2. Do you know of any violations of building codes or municipal ordinances concerning this Property?  Yes  No

3. Do you know of any health, fire, or safety violations concerning this Property?  Yes  No

4. Do you know of any OSHA violations concerning this Property?  Yes  No

5. Do you know of any improvements to the Property that were done without building or other required permits?  Yes  No

Explain any yes answers you give in this section: \_\_\_\_\_

B. Condemnation or Street Widening

1. To your knowledge, is the Property located in an area where public authorities are contemplating proceedings for highway, thoroughfare, rail, or utility construction, a redevelopment project, street widening or lighting, or other similar public projects?  Yes  No

If yes, explain: \_\_\_\_\_



Village Center (vc)

241 C. Zoning 241  
242 1. The Property is currently zoned Village Center (vc) by the 242  
243 (county, ZIP) LANCASTER 17502 243  
244 2. Current use is:  conforming  non-conforming  permitted by variance  permitted by special exception 244  
245 3. Do you know of any pending or proposed changes in zoning?  Yes  No 245  
246 If yes, explain: \_\_\_\_\_ 246

247  
248 D. Is there an occupancy permit for the Property?  Yes  No 248  
249 E. Is there a Labor and Industry Certificate for the Property?  Yes  No 249  
250 If yes, Certificate Number is: \_\_\_\_\_ 250  
251 F. Is the Property a designated historic or archeological site?  Yes  No 251  
252 If yes, explain: \_\_\_\_\_ 252

253  
254 9. LEGAL/TITLE ISSUES 254  
255 A. Are you aware of any encroachments or boundary line disputes regarding the Property?  Yes  No 255  
256 B. Are you aware of any recorded encumbrances, covenants, conditions, restrictions, mineral or natural restrictions, easements, licenses, liens, 256  
257 charges, agreements, or other matters which affect the title of the Property?  Yes  No 257  
258 C. Are you aware of any encumbrances, covenants, conditions, restrictions, mineral or natural restrictions, easements, licenses, liens, charges, 258  
259 agreements, or other matters which affect the title of the Property that have not been recorded in the official records of the county recorder 259  
260 where the Property is located?  Yes  No 260  
261 D. Are you aware of any public improvement, condominium, or owner association assessments against the Property that remain unpaid? 261  
262  Yes  No 262  
263 E. Are you aware of any existing or threatened action, suit, or government proceeding relating to the Property?  Yes  No 263  
264 F. Are you aware of any reason, including a defect in title, that would prevent you from conveying title to the Property?  Yes  No 264  
265 G. Are you aware of any judgment, encumbrance, lien (for example, co-maker or equity loan) or other debt against the Property that cannot 265  
266 be satisfied by the proceeds of this sale?  Yes  No 266  
267 H. Are you aware of any insurance claims filed relating to the property?  Yes  No 267  
268 Explain any yes answers you give in this section: \_\_\_\_\_ 268  
269 \_\_\_\_\_ 269  
270 \_\_\_\_\_ 270

271 10. RESIDENTIAL UNITS 271  
272 A. Is there a residential dwelling unit located on the Property?  Yes  No If yes, number of residential dwelling units: \_\_\_\_\_ 272  
273 Note: If one to four residential dwelling units are to be sold with, or as part of, the Property, Owner must complete a Seller's Property 273  
274 Disclosure Statement, as required by the Pennsylvania Real Estate Seller's Disclosure Law (68 P.S. §7301 et. seq.). 274

275 11. TENANCY ISSUES 275  
276 A. Are you aware of any existing leases, subleases or other tenancy agreements affecting the Property?  Yes  No 276  
277 B. Are there any verbal agreements or understandings with tenants that are not specifically recorded in the lease (e.g., a promise not to increase 277  
278 rent, an implied agreement to let tenant end lease early, a first right of refusal on adjoining space)?  Yes  No 278  
279 C. Are there any tenants for whom you do not currently have a security deposit?  Yes  No 279  
280 D. Are there any tenants who have been 5 or more days late with their rent payment more than once this year?  Yes  No 280  
281 E. Are there any tenants who are currently more than 30 days behind in paying rent, cam, or tax charges?  Yes  No 281  
282 F. Are there any tenants who are in default of the lease for other than monetary reasons (e.g., failure to comply with rules, regulations, lease 282  
283 terms, etc.)?  Yes  No 283  
284 G. Are there any tenants that you have reason to believe are likely to fall into default of their lease within the next six months? 284  
285  Yes  No 285  
286 H. Is there any tenant that you would consider evicting or not offering an opportunity for renewal?  Yes  No 286  
287 I. Are you currently involved in any type of dispute with any tenant?  Yes  No 287  
288 Explain any yes answers you give in this section, providing names of tenants where applicable. Attach additional sheet if necessary: 288  
289 \_\_\_\_\_ 289  
290 \_\_\_\_\_ 290  
291 \_\_\_\_\_ 291

292 12. DOMESTIC SUPPORT LIEN LEGISLATION 292  
293 A. Has any Owner, at any time, on or since January 1, 1998, been obligated to pay support under an order that is on record in a domestic 293  
294 relations office in any Pennsylvania county?  Yes  No 294  
295 If yes, list name and social security numbers of Owner(s) obligated to pay, the county, and the Domestic Relations File or docket number: 295  
296 \_\_\_\_\_ 296  
297 \_\_\_\_\_ 297  
298 \_\_\_\_\_ 298

299 Buyer Initials: \_\_\_\_\_

Owner Initials: 

301 A. Is the Property, or a portion of it, preferentially assessed for tax purposes under the Farmland and Forest Land Assessment 301  
302 Act (72 P.S. §5490.1 et seq )(Clean and Green Program)?  Yes  No 302

303 Note: An Owner of Property enrolled in the Clean and Green Program must submit notice of the sale and any proposed changes in the use 303  
304 of Owner's remaining enrolled Property to the County Assessor 30 days before the transfer of title to Buyer. The sale of Property 304  
305 enrolled in the Clean and Green Program may result in the loss of program enrollment and the loss of preferential tax assessment for 305  
306 the Property and/or the land of which it is a part and from which it is being separated. Removal from enrollment in the Clean and 306  
307 Green Program may result in the charge of roll-back taxes and interest. A roll-back tax is the difference in the amount of taxes paid 307  
308 under the program and the taxes that would have been paid in the absence of Clean and Green enrollment. The roll-back taxes are 308  
309 charged for each year that the Property was enrolled in the program, limited to the past 7 years. 309

310 B. Is the Property, or a portion of it, preferentially assessed for tax purposes under the Open Space Act (16 P.S. §11941 et seq ) 310  
311 (an Act enabling certain counties of the Commonwealth to covenant with landowners for preservation of land in farm, forest, water supply, 311  
312 or open spaces uses)?  Yes  No 312

313 Note: This Act enables counties to enter into covenants with owners of land designated as farm, forest, water supply, or open space land on 313  
314 an adopted municipal, county or regional plan for the purpose of preserving the land as open space. A covenant between the owner 314  
315 and county is binding upon any Buyer of the Property during the period of time that the covenant is in effect (5 or 10 years). Covenants 315  
316 automatically renew at the end of the covenant period unless specific termination notice procedures are followed. When a breach of 316  
317 the covenant occurs, the then-owner is required to pay roll-back taxes and interest. A roll-back tax is the difference in the amount of 317  
318 taxes paid and the taxes that would have been paid in the absence of the covenant. The roll-back taxes are charged for each year that 318  
319 the Property was subject to the covenant, limited to the past 5 years. 319

320 C. Is the Property, or a portion of it, preferentially assessed for tax purposes or enrolled in any program, other than Clean & Green and Open 320  
321 Space, that contains any covenants, subdivision restrictions, or other restrictions affecting the Property?  Yes  No 321

322 Explain any yes answers you give in this section: \_\_\_\_\_ 322  
323 \_\_\_\_\_ 323  
324 \_\_\_\_\_ 324

325 14. SERVICE PROVIDER/CONTRACTOR INFORMATION 325

326 A. Provide the names, addresses and phone numbers of the service providers for any Maintenance Contracts on the Property (e.g., elevators, 326  
327 other equipment, pest control). Attach additional sheet if necessary: \_\_\_\_\_ 327  
328 \_\_\_\_\_ 328  
329 \_\_\_\_\_ 329

330 B. Provide the names, addresses and phone numbers of the service providers for any Alarm/Safety Contracts on the Property (e.g., security 330  
331 alarm system, sprinkler system, fire/smoke). Attach additional sheet if necessary: \_\_\_\_\_ 331  
332 \_\_\_\_\_ 332  
333 \_\_\_\_\_ 333

334 C. Provide the names, addresses and phone numbers of the service providers for any utilities on the Property (e.g., water, water softener, sewage, 334  
335 on-site sewage service, natural gas, electric, telephone). Attach additional sheet if necessary: \_\_\_\_\_ 335  
336 Met Ed - Electric 336  
337 Bainbridge Water Authority - Water 337  
338 Bainbridge Sewer Authority - Sewer 338  
339 \_\_\_\_\_ 339  
340 \_\_\_\_\_ 340

341 The undersigned Owner represents that the information set forth in this document is accurate and complete to the best of Owner's knowl- 341  
342 edge. Owner permits Broker to share information contained in this document with prospective buyers/tenants and other real estate licensees. 342  
343 OWNER ALONE IS RESPONSIBLE FOR THE ACCURACY OF THE INFORMATION CONTAINED IN THIS STATEMENT. Owner will 343  
344 notify Broker in writing of any information supplied on this form which is rendered inaccurate by a change in the condition of the Property 344  
345 following completion of this form. 345

346 OWNER Liada R. Brosey <PAUL D. BROSEY> DATE 3/23/17 346  
347 OWNER Kenneth Brosey DATE 3/19/17 347  
348 OWNER Kenneth Brosey DATE \_\_\_\_\_ 348  
349 BUYER \_\_\_\_\_ DATE \_\_\_\_\_ 349  
350 BUYER \_\_\_\_\_ DATE \_\_\_\_\_ 350  
351 BUYER \_\_\_\_\_ DATE \_\_\_\_\_ 351



1853 William Penn Way  
Lancaster, PA 17601

717.291.2284  
FAX 717.293.4488  
1.800.638.4414

5000 Ritter Road  
Suite 201

Mechanicsburg, PA 17055  
717.697.2422  
FAX 717.697.0870  
1.800.213.0094

495 Highlands Boulevard  
Suite 103

Coatesville, PA 19320  
610.380.8437  
FAX 610.380.0583

11020 David Taylor Drive  
Suite 130  
Charlotte, NC 28262  
704.688.0800  
FAX 704.688.0801

6497 Parkland Drive  
Suite E  
Sarasota, FL 34243  
941.756.5599  
FAX 941.758.7614

*Information furnished regarding property for sale or rent is from sources deemed reliable, but is not guaranteed. No warranty or representation is made as to accuracy thereof and is submitted subject to errors, omissions, change of price, or other conditions, prior sale or lease or withdrawal without notice. No liability of any kind is to be imposed on the broker herein.*