

# For Sale

717.293.4477



An Affiliate of High Real Estate Group LLC

Industrial/Commercial Realtors



6 WEST 28<sup>TH</sup> DIVISION HIGHWAY  
LITITZ, PA 17543

*Jeff Kurtz*

Call  
Today!



717.293.4554



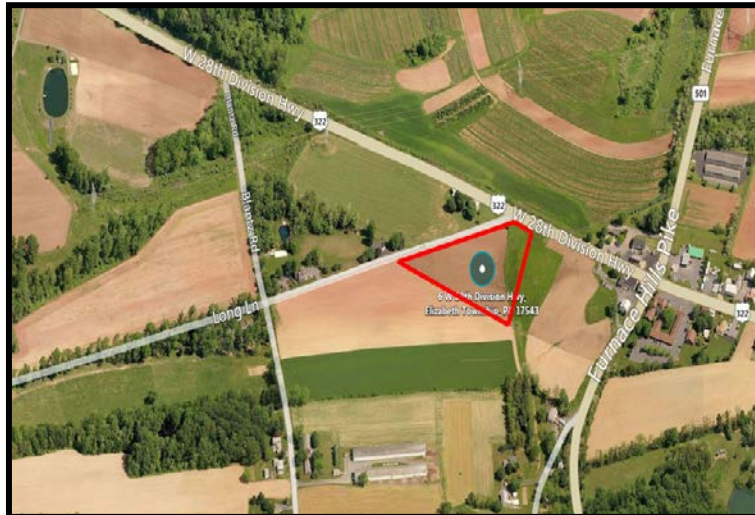
[jkurtz@high.net](mailto:jkurtz@high.net)



An Affiliate of High Real Estate Group LLC

Industrial/Commercial Realtors

## ► Commercial Land



6 West 28<sup>th</sup> Division Highway  
Lititz, PA 17543

**Acres**  
4.5 acres

**Sale Price:**  
\$485,000

**Description:**  
Flat building lot zoned Highway Commercial.  
Great for most commercial, light industrial or retail  
uses. Owner to approve business use.

Jeff Kurtz

Call Today! ☎ 717.293.4554

✉ [jkurtz@high.net](mailto:jkurtz@high.net)

<b>Zoning:</b>	Highway Commercial
<b>Acres:</b>	4.5 acres
<b>Topography:</b>	Level
<b>Tax Account#:</b>	240-81316-0-0000
<b>Deed Reference:</b>	3128
<b>County:</b>	Lancaster County
<b>Municipality:</b>	Elizabeth Township
<b>School District:</b>	Warwick School District
<b>Municipality Tax:</b>	- 0 -
<b>County Tax:</b>	\$238.29
<b>School Tax:</b>	\$1,286.38
<b>Total Taxes:</b>	\$1,524.67
<b>Comments:</b>	Water is well and sewer is septic. It has an approved perk but no system on the site. Electric is at the street, no gas.

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*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.*

# AERIAL MAP

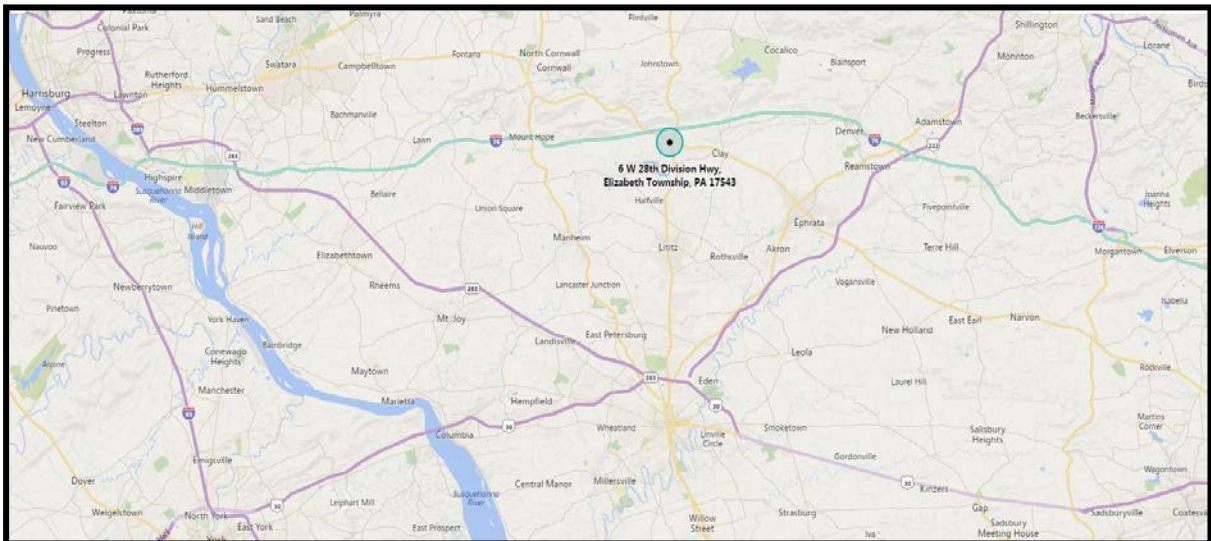
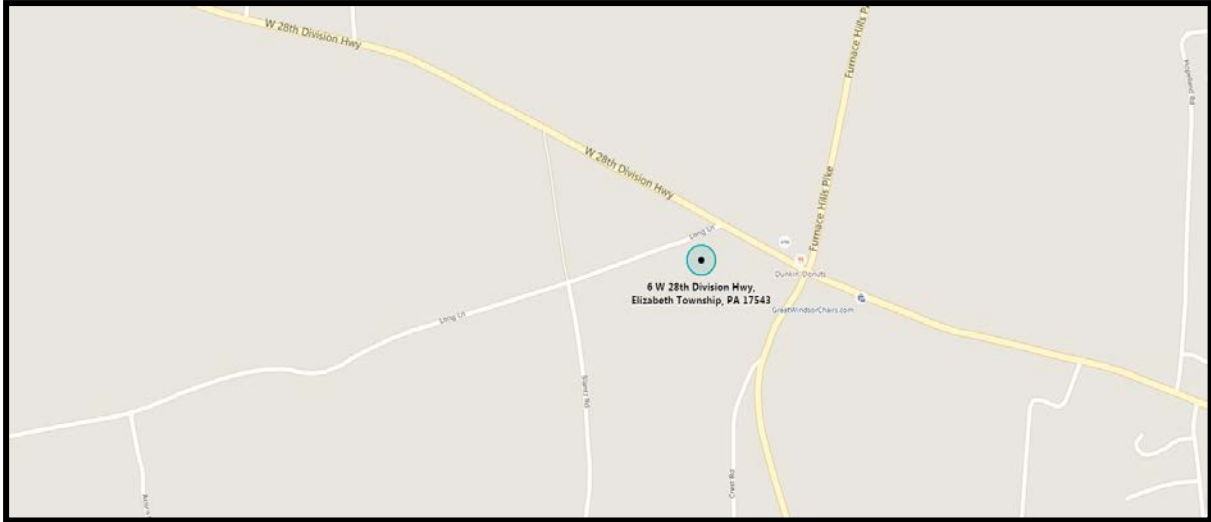


6 WEST 28<sup>TH</sup> DIVISION HIGHWAY  
LITITZ, PA 17543

**iHIGH ASSOCIATES** LTD.  
An Affiliate of High Real Estate Group LLC

1853 William Penn Way • P.O. Box 10008 • Lancaster, PA 17605-0008  
(717) 291-2284 • FAX (717) 293-4488 • [www.highassociates.com](http://www.highassociates.com)

# LOCATION MAP



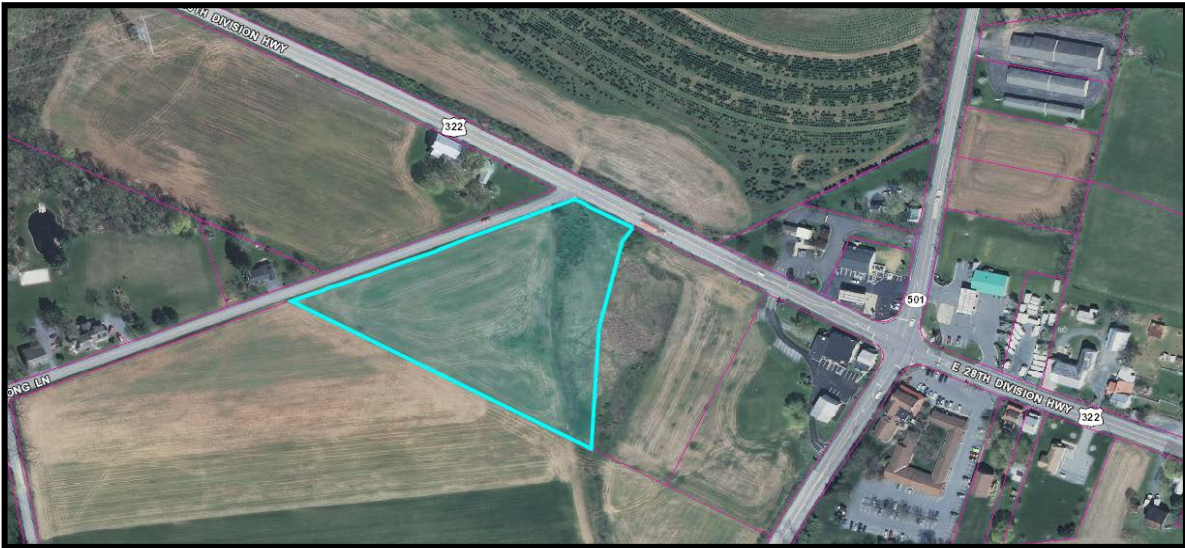
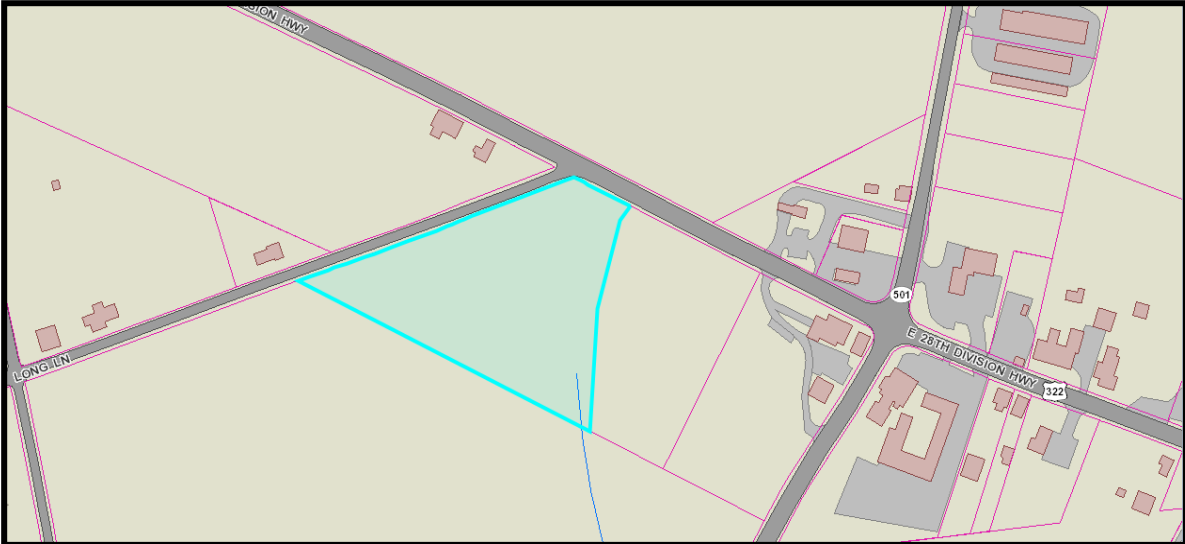
6 WEST 28<sup>TH</sup> DIVISION HIGHWAY  
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# TAX MAP



6 WEST 28<sup>TH</sup> DIVISION HIGHWAY  
LITITZ, PA 17543



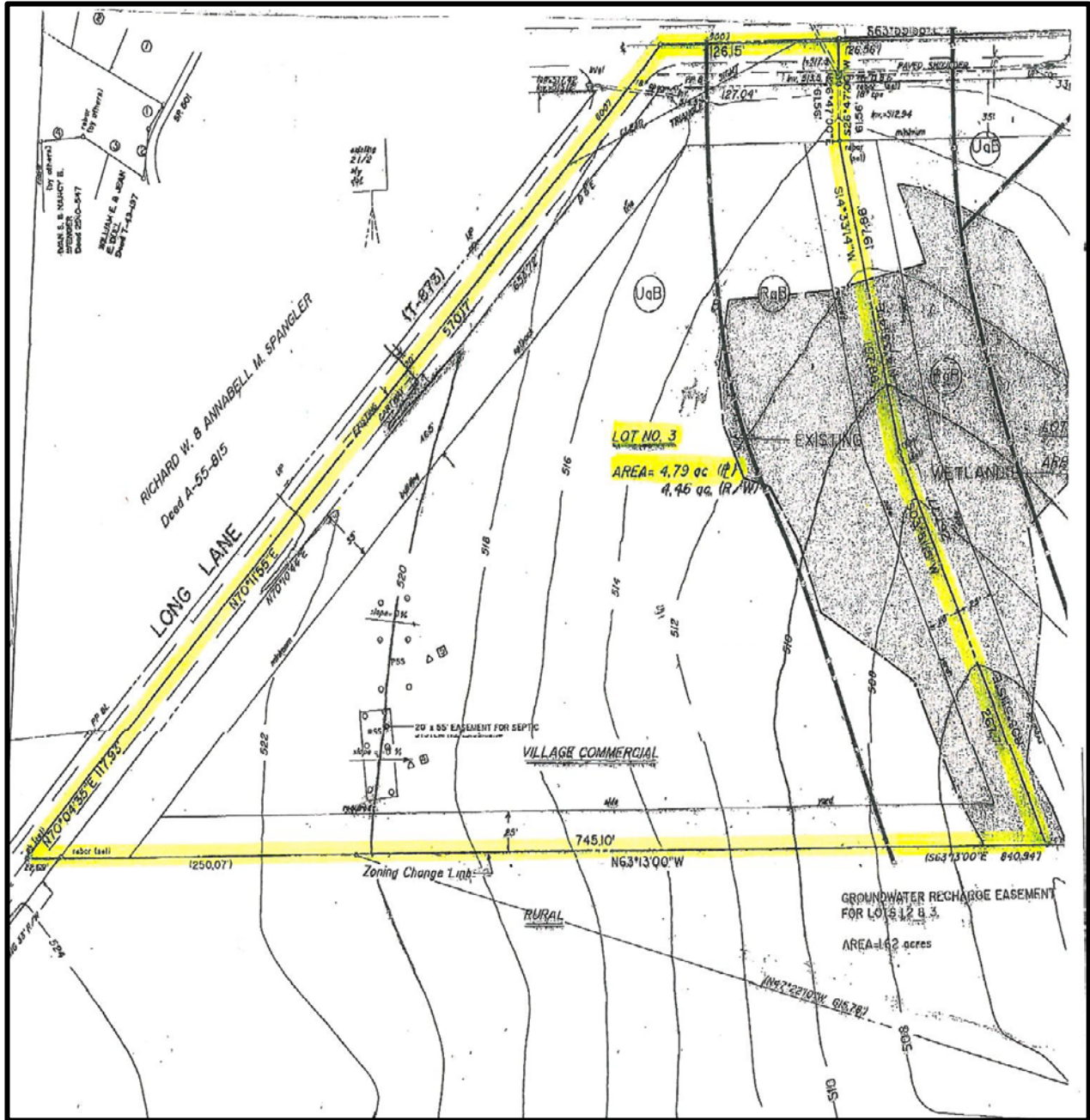
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# SITE

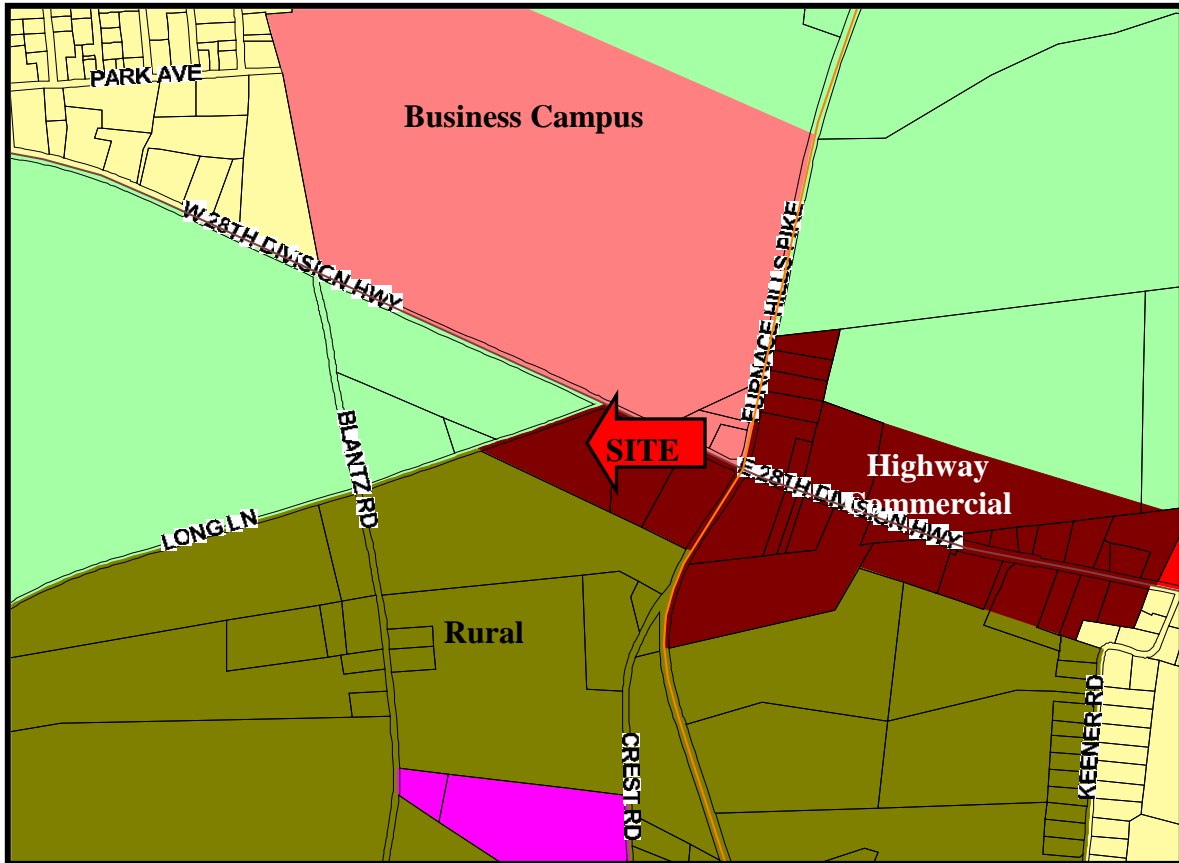


6 WEST 28<sup>TH</sup> DIVISION HIGHWAY  
LITITZ, PA 17543

# PLOT PLAN



# ZONING MAP



6 West 28<sup>th</sup> Division Highway  
Lititz, PA 17543

Highway Commercial Zoning



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Township of Elizabeth, PA  
Tuesday, March 22, 2016

## Chapter 185. Zoning

### Article II. Zone Regulations

#### § 185-19. Highway Commercial Zone (HC).

- A. Purpose. This Zone provides suitable locations for larger-scale and/or highway-oriented retail, service and entertainment businesses. The uses typically involve outdoor activities and/or storage areas like automobile, boat and trailer sales and service establishments. The uses provided in this zone are meant to serve local residents as well as those motorists passing through the Township. Access to these areas is provided by adjoining major roads. Specific setbacks are imposed upon outdoor storage areas to protect adjoining properties.
- B. Permitted uses.
- (1) Agriculture and agricultural production, except intensive agriculture, including the raising of crops, forestry, horticulture and gardening, and the keeping and raising of livestock, other than intensive agricultural operations, subject to the standards listed in § 185-28.
  - (2) Offices.
  - (3) Banks and similar financial institutions.
  - (4) Restaurants (but not including drive-through or fast-food restaurants, taverns and nightclubs).
  - (5) Retail sale of goods and services.
  - (6) Commercial greenhouses and retail sale of nursery and gardening materials (see § 185-90).
  - (7) Hotels, motels and similar lodging facilities.
  - (8) Automobile, boat, farm machinery and trailer sales (including service or repair facilities as an accessory use and if conducted within a wholly enclosed building).
  - (9) Theaters and auditoriums.
  - (10) Offices, shops and storage facilities for contractors.

- (11) Public uses.
  - (12) Dry cleaners, laundries and laundromats (see § **185-69**).
  - (13) Churches and related uses (see § **185-61**).
  - (14) Cemeteries, including mausoleums, columbaria, and crematoria (see § **185-60**).
  - (15) Bed-and-breakfasts (see § **185-54**).
  - (16) Municipal uses and structures.
  - (17) Home occupations and home businesses (see § **185-79**).
  - (18) Family day-care homes (see § **185-71**).
  - (19) Commercial day-care facilities (see § **185-64**).
  - (20) Funeral homes (see § **185-73**).
  - (21) Automobile parts stores.
  - (22) Recycling collection facilities, as an accessory use, provided that 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 300 square feet.
  - (23) Single-family detached dwellings.
  - (24) Mixed uses: commercial with accessory residential use.
  - (25) Accessory uses customarily incidental to the above Permitted use.
- C. Special exception uses (subject to the procedures presented in § **185-113C** of this chapter).
- (1) Amusement arcades (see § **185-50**).
  - (2) Automobile filling stations, including minor incidental repair (see § **185-52**).
  - (3) Convenience stores, with and without gasoline fueling facilities (see § **185-67**).
  - (4) Educational institutions (see § **185-87**).
  - (5) Automobile service and repair facilities, including but not limited to auto mechanics, drive-through lubrication services and tire, auto paint, brake, muffler, transmission, windshield, auto body, car radio, and upholstery shops (see § **185-53**).
  - (6) Car washes (see § **185-59**).
  - (7) Home improvement and building supply stores (see § **185-78**).
  - (8) Drive-through and/or fast-food restaurants (see § **185-68**).

- (9) Hospitals (see § 185-80).
  - (10) Mini warehouses (see §185-82).
  - (11) Light industrial uses, in accordance with the requirements of §185-20.
- D. Conditional uses (subject to the procedures presented in § 185-122 of this chapter).
- (1) Adult-related facilities (see §185-48).
  - (2) Recreation facilities (see §185-65).
  - (3) Taverns (see §185-96).
  - (4) Health and recreational facilities (see §185-75).
  - (5) Nightclubs (see §185-84).
  - (6) Shopping centers involving any use permitted in this zone (see § 185-93).
  - (7) Beer distributors.
  - (8) Billboards (see § 185-56).
  - (9) Golf driving ranges (see §185-74).
- E. Lot area, lot width, and lot coverage requirements: See the following table:

<b>Utilized Public Utilities</b>	<b>Minimum Lot Area (square feet)</b>	<b>Minimum Lot Width (feet)</b>	<b>Maximum Lot Coverage</b>
None	43,560	200	50%
Public water	32,670	150	60%
Public sewer	20,000	125	70%
Both public sewer and public water	15,000	100	80%

- F. Minimum setback requirements (principal and accessory uses).
- (1) Front yard setback. All buildings, structures (except permitted signs), and outdoor loading areas shall be set back at least 35 feet from the street right-of-way; off-street parking lots and outdoor storage areas shall be set back a minimum of 20 feet from the street right-of-way.
  - (2) Side yard setback. All buildings and structures (except permitted signs) shall be set back at least 25 feet from the side lot lines. Off-street parking lots, loading areas, and outdoor storage areas shall be set back at least 15 feet from the side lot lines, unless joint parking facilities are shared by adjoining uses. In such instances, one of the side yard setbacks can be waived solely for parking and/or loading facilities.
  - (3)

Rear yard setback. All buildings, structures, off-street parking lots, loading areas, and outdoor storage areas shall be set back at least 20 feet from the rear lot line.

- (4) Buffer area. Any lot adjoining land within a residential zone shall maintain a fifty-foot setback for nonresidential buildings, structures, off-street parking lots, loading areas and outdoor storage areas, from the residentially zoned parcels. Such areas shall be used for a buffer area and screening.
- G. Maximum permitted height: 35 feet.
  - H. Off-street loading. Off-street loading shall be provided as specified in § **185-37** of this chapter.
  - I. Off-street parking. Off-street parking shall be provided as specified in § **185-38** of this chapter.
  - J. Signs. Signs shall be permitted as specified in § **185-39** of this chapter.
  - K. Driveway and access drive requirements. All driveways serving single-family dwellings shall be in accordance with § **185-30** of this chapter. All access drives serving other uses shall be in accordance with § **185-26** of this chapter.
  - L. Screening. A visual screen must be provided along any adjoining lands within a residential zone, regardless of whether or not the residentially zoned parcel is developed. (see § **185-42** of this chapter.)
  - M. Landscaping.
    - (1) Any portion of the site not used for buildings, structures, parking lots, loading areas, outdoor storage areas, and sidewalks shall be maintained with a vegetative ground cover and other ornamental plantings. (see § **185-42** of this chapter.)
    - (2) A minimum fifteen-foot-wide buffer area shall be provided along all property lines. Such buffer area can be waived for that portion of the site occupied by a joint parking lot and/or loading area shared by adjoining uses.
  - N. Solid waste receptacles. Dumpsters may be permitted within the side or rear yard, provided that such dumpsters are screened from any adjoining roads or properties. All dumpsters shall be set back a minimum of 50 feet from any adjoining residentially zoned properties. All waste receptacles shall be completely enclosed.
  - O. All uses permitted within this zone shall also comply with the general provisions in Article III of this chapter.
  - P. Commercial operations standards. All commercial operations shall be in compliance with any Commonwealth of Pennsylvania and/or federal government regulations, as required by the most recent regulations made available from these governmental bodies.
  - Q. Outdoor storage. Within the HC Zone, outdoor storage is permitted, provided that all outdoor storage areas are screened from adjoining

roads and properties, and they comply with all of those setbacks specifically imposed thereon, listed in this section. The outdoor storage areas for automobile sales uses need not be screened from adjoining roads.

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**Tax Record Report for Parcel 2408131600000 at 6 W 28TH DIVISION HWY, PA**


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**Property Address**

County Lancaster

**Owner Information**

Owner Name	ELCK PARTNERS LLC	Owner Address	633 STRICKLERSTOWN RD NEWMANSTOWN, PA 17073
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**CAMA Information**

Parcel Nbr	2408131600000	Property Class	Residential
Land Use Desc	VACANT LAND	District	240-Elizabeth Twp
School District	Warwick	Sale Date	12/18/2014
Sale Price	225,000	Land Value	63,800
Building Value	0	Total Value	63,800
Acreage	4.50		

**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	0	Base Floor	0
Bedrooms	0	Full Baths	0
Half Baths	0	Num Frplc WD	0
Num Frplc GS	0	Num Families	0
Story Height	0	Year Built	0
Year Remodeled	0	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: September 18, 2015; Lebanon County: September 21, 2015  
Information is deemed to be reliable, but is not guaranteed. See [copyright notice](#).

Account # : 2408131600000

## \*\*\*\* PARCEL

Owner Name	ELCK PARTNERS LLC	Owner Address	633 STRICKLERS TOWN RD	Owner City	NEWMANSTOWN
Owner State	PA	Owner ZIP	17073	Owner Address 2	
Owner Address 3		Act 319	N	LERTA	N - NO
LERTA Type		LERTA Date		Descriptor	
Taxable Acres	4.50	Property Class	100 - RESIDENTIAL	Land Use Code	101 - VACANT LAND
Curb Gutter		Public Water		Gas	
Sidewalk		Public Sewage			
Electric		One Way Street		One Way Street Dir	
Sale Date	12/18/2014	Sale Price	\$225,000.00	Tax Exemption	03 - TAXABLE
Active Flag	Y - YES	Deed Date	12/18/2014	Instrument Number	6179319
House Number	6	Street Pre Dir	W	Street Post Dir	
Street Name	28TH DIVISION	Street Suffix	HWY	Homestead Flag	
Homestead Eff Year		Homestead Value	\$0.00	Farmstead Value	\$0.00
Ineligible Value	\$0.00	Total Homestead Value	\$0.00		

## \*\*\*\* Current Assessment

Final Total Value	\$63,800.00	Final Land Value	\$63,800.00	Final Building Value	\$0.00
Lerta Value	\$0.00	AG 319	\$0.00	Taxable Value	\$63,800.00

## \*\*\*\* Appeals

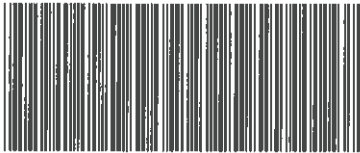
Appeal Number	0000424	Appeal Year	2001	Hearing Date	09/12/2000
Hearing Time	11:30				

**Lancaster County**

Bonnie L. Bowman  
 Recorder of Deeds  
 150 N. Queen Street  
 Suite 315  
 Lancaster, PA 17603  
 Phone: 717-299-8238  
 Fax: 717-299-8393



INSTRUMENT # : 6179319  
 RECORDED DATE: 12/18/2014 11:55:18 AM



3690021-00190

**LANCASTER COUNTY ROD****OFFICIAL RECORDING COVER PAGE**

Page 1 of 4

<b>Document Type:</b> DEED <b>Transaction Reference:</b> 32206.002 <b>Document Reference:</b> Deed81316 <b>RETURN TO:</b> (cnz@bbt-law.com) **PLEASE NOTE: Recorded documents with completed Cover Pages are returned via email to the email address(es) identified above. Edward L. Miller 28 Penn Square Lancaster, PA 17603	<b>Transaction #:</b> 3603376 - 5 Doc(s) <b>Document Page Count:</b> 3 <b>Operator Id:</b> macrinam <b>SUBMITTED BY:</b> (cnz@bbt-law.com) Edward L. Miller 28 Penn Square Lancaster, PA 17603
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**\* PROPERTY DATA:**

Parcel ID #: 240-8131600000  
 Municipality: ELIZABETH TOWNSHIP (100%)  
 School District: WARWICK SD

**\* ASSOCIATED DOCUMENT(S):****FEES / TAXES:**

RECORDING FEE: DEED	\$13.00
CRC #6544	\$2.00
RIF #6543	\$3.00
WRIT TAX	\$0.50
AFF HSG #6557	\$11.50
PA SURCHARGE #6548	\$35.50
STATE RTT	\$2,250.00
ELIZABETH TOWNSHIP	\$1,125.00
WARWICK SD	\$1,125.00
<b>Total:</b>	<b>\$4,565.50</b>

INSTRUMENT # : 6179319  
 RECORDED DATE: 12/18/2014 11:55:18 AM

I hereby CERTIFY that this document is recorded in the Recorder of Deeds Office in Lancaster County, Pennsylvania.



*Bonnie L. Bowman*

**Bonnie L. Bowman**  
 Recorder of Deeds

**PLEASE DO NOT DETACH**

**THIS PAGE IS NOW PART OF THIS LEGAL DOCUMENT**

NOTE: If document data differs from cover sheet, document data always controls.  
 \*COVER PAGE DOES NOT INCLUDE ALL DATA, PLEASE SEE INDEX AND DOCUMENT AFTER RECORDING FOR ADDITIONAL INFORMATION.



**Prepared By & Return To:**  
Edward L. Miller, Esquire  
Blakinger, Byler & Thomas, P.C.  
28 Penn Square  
Lancaster, PA 17603  
(717) 299-1100

**Parcel ID#:** 240-81316-0-0000

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# THIS DEED

---

Made the 17<sup>th</sup> day of December, in the year Two Thousand and Fourteen (2014);

**BETWEEN** Mount Jackson LLC, a Pennsylvania Limited Liability Company with its principal place of business in the County of Lancaster and Commonwealth of Pennsylvania, hereinafter referred to as the "Grantor"

**AND**

ELCK Partners, LLC, a Pennsylvania Limited Liability Company, with its principal place of business in the County of Lancaster and Commonwealth of Pennsylvania, hereinafter referred to as the "Grantee".

**WITNESSETH**, That in consideration of **Two Hundred Twenty-Five Thousand and 00/100 Dollars (\$225,000.00)**, in hand paid, the receipt whereof is hereby acknowledged, the said grantor hereby grants and conveys to the said grantee, its successors and assigns:

**ALL THAT CERTAIN** tract of land known as Lot No. 3, Block "A", as shown on a plan for Carrie S. Reifsnyder, prepared by Diehm & Sons - Land Surveyors: (Dwg No. H-425), recorded in the Office of the Recorder of Deeds in and for Lancaster County, Pennsylvania in Subdivision Plan Book J-191, Page 74, said tract being situate on the Southerly side of 28th Division Highway (SR0322), and on the Easterly side of Long Lane (T-873), and located in the Township of Elizabeth, County of Lancaster, and Commonwealth of Pennsylvania, bounded and described as follows:

**BEGINNING** at a point in 28th Division Highway (SR 0322), said point being the Northeasterly corner of the herein described tract; thence leaving 28th Division Highway (SR 0322) and by Lot No. 2 the following three courses and distances: (1) crossing over a rebar twenty-six and fifty-six hundredths (26.56) feet from the last mentioned point, South twenty-six (26) degrees forty-seven (47) minutes no (00) seconds West, sixty-one and fifty-six hundredths (61.56) feet to a rebar; (2) South fourteen (14) degrees thirty-three (33) minutes fourteen (14) seconds, one hundred ninety-seven and eighty-eight hundredths (197.88) feet to a rebar; (3) South three (03) degrees fifty-one (51) minutes fifteen (15) seconds West, two hundred sixty-seven and seventy-seven hundredths (267.77) feet to a rebar; thence by the remaining land of Carrie Reifsnyder, North sixty-three (63) degrees thirteen (13) minutes no (00) seconds West, seven hundred forty-five and ten hundredths (745.10) feet to a "PK" nail in or near the centerline of Long Lane (T-873), having crossed over a rebar twenty-two and sixty-nine hundredths (22.69) feet from the last mentioned "PK" nail; thence in Long Lane (T-873) the following two courses and distances; (1) North seventy (70) degrees four (04) minutes thirty-five (35) seconds East, one hundred seventeen and ninety-three hundredths (117.93) feet to a point; (2) North seventy (70) degrees eleven (11) minutes fifty-five (55) seconds East, five hundred seventy and seventeen hundredths (570.17) feet to a point in or near the centerline intersection of Long Lane (T-873) and 28th Division Highway (SR0322); thence in 28th Division Highway (SR 0322), South sixty-three (63) degrees fifty-five (55) minutes thirty-five (35) seconds East, one hundred twenty-six and fifteen hundredths (126.15) feet to a point, the point of the Beginning.

**CONTAINING 4.79 acres.**

**BEING THE SAME PREMISES** which Martha Y. Fulmer, by deed dated February 25, 2003 and recorded March 4, 2003 in the Office of the Recorder of Deeds in and for Lancaster County, Pennsylvania, in Document No. 5157872, granted and conveyed unto Mount Jackson, LLC, Grantor herein.

**AND** the said grantor does hereby Specially warrant the property hereby conveyed.

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

**SIGNED, SEALED AND DELIVERED**

Mount Jackson, LLC

**IN THE PRESENCE OF**

*[Signature]*

*Martha Y. Fulmer* Seal  
By: Martha Y. Fulmer, Sole Member/  
Manager

**COMMONWEALTH OF PENNSYLVANIA**

SS.

**COUNTY OF LANCASTER**

*ON THIS*, the *17<sup>th</sup>* day of *December*, 2014, before me, a notary public, the undersigned officer, personally appeared **EDWARD L. MILLER, I.D. No. 17345**, known to me (or satisfactorily proven) to be a member of the bar of the highest court of said state and a subscribing witness to the within instrument, and certified that he was personally present when **Martha Y. Fulmer, the Sole Member and Manager of Mount Jackson, LLC**, executed the same, and that said person acknowledged that he executed the same, in the stated capacity, for the purpose therein contained.

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

COMMONWEALTH OF PENNSYLVANIA  
Notarial Seal  
Cynthia N. Zook, Notary Public  
City of Lancaster, Lancaster County  
My Commission Expires June 27, 2015  
MEMBER, PENNSYLVANIA ASSOCIATION OF NOTARIES

*Cynthia N. Zook*  
Notary Public  
COMMONWEALTH OF PENNSYLVANIA  
Notarial Seal  
Cynthia N. Zook, Notary Public  
City of Lancaster, Lancaster County  
My Commission Expires June 27, 2015  
MEMBER, PENNSYLVANIA ASSOCIATION OF NOTARIES

**I HEREBY CERTIFY** that the precise address of the grantee herein is 633 Stricklerstown Road, Newmanstown, PA 17073.

*[Signature]*  
Edward L. Miller, Esquire

# VACANT LAND ADDENDUM TO LISTING CONTRACT

VLA

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

1 **BROKER (Company)** High Associates Ltd.  
 2 **LICENSEE(S)** Jeffrey Kurtz  
 3 **SELLER** ELCK Partners LLC  
 4 **PROPERTY** 6 W 28th Division Hwy, Lititz, PA 17543  
 5 **DATE OF LISTING CONTRACT** April 1, 2016

## 6 1. ADDITIONAL PROPERTY INFORMATION

7 A. Seller represents that the following utility connections are available and located as follows (list name of service provider):  
 8  Electric Location/Provider PPL  
 9  Gas Location/Provider \_\_\_\_\_  
 10  Telephone Location/Provider Windstream  
 11  Water Type:  Public  On-site (well)  Community  Other \_\_\_\_\_  
 12 Provider/Location \_\_\_\_\_  
 13  Sewer Type:  Public  On-site septic  Community  Other \_\_\_\_\_  
 14 Provider/Location \_\_\_\_\_  
 15 Has an on-site system been approved?  Yes  No Has a percolation test been performed?  Yes  No  
 16 If yes, was the percolation rate approved?  Yes  No Are plans for septic design available?  Yes  No  
 17  Other \_\_\_\_\_  
 18 B. If applicable, is the subdivision complete?  Yes  No If yes, are plans available?  Yes  No

## 19 2. ADDITIONAL DUTIES OF SELLER

20 A. Within \_\_\_\_\_ days of the Starting Date of the Listing Contract, Seller will provide to Broker copies of inspection reports,  
 21 environmental surveys, available title reports, boundary surveys, and existing notes and mortgages that may continue to  
 22 affect the Property after settlement.  
 23 B. Seller will not permit any real estate signs, other than those belonging to Broker, to be placed on the Property during the  
 24 term of the Listing Contract.

## 25 3. LAND USE RESTRICTIONS OTHER THAN ZONING

26 A. If checked below, the Property, or a portion of it, is preferentially assessed for tax purposes or has limited developments  
 27 rights under the following Act(s):  
 28  Farmland and Forest Land Assessment Act - Act 319 of 1974, 72 P.S. §5490.1 et seq. (Clean and Green Program)  
 29  Open Space Act - Act 515 of 1965, 16 P.S. §11941 et seq. (an Act enabling certain counties of the Common-  
 30 wealth to covenant with land owners for preservation of land in farm, forest, water supply, or open space uses)  
 31  Agricultural Area Security Law - Act 43 of 1981, 3 P.S. §901 et seq. (Development Rights)  
 32  Other \_\_\_\_\_  
 33 B. Seller is aware that the buyer of the Property will need to determine the tax implications that will or may result from the  
 34 sale of the Property to the buyer or that may result in the future as a result in any change in use of the Property  
 35 C. If Property is enrolled in the Clean and Green Program, Seller must submit notice of the sale and any proposed changes in  
 36 the use of Seller's remaining enrolled Property to the County Assessor 30 days before the transfer of title to the buyer.

## 37 4. ADDITIONAL DISCLOSURES

38 In addition to disclosure listed on a separate statement, Seller has knowledge of the following conditions affecting the Property:  
 39  Contamination by one or more substances that requires remediation;  
 40  The presence of wetlands, flood plains, or any other environmentally sensitive areas, whose development is limited or  
 41 prevented by law;  
 42  The presence of one or more substances whose removal or disposal is subject to any law or regulation;  
 43  Violations of any law or regulation caused by the handling or disposing of any material waste or the discharge of any  
 44 material into the soil, air, surface water, or ground water.  
 45  The presence of underground fuel or liquid storage tanks.  
 46 Explain any items checked above: Small area of wetland along east property line. To be removed

48 All other terms and conditions of the Listing Contract remain unchanged and in full force and effect.

49 **SELLER** Elvin Martin Managing partner ELCK Partners LLC **DATE** 3/18/16  
 50 **SELLER** \_\_\_\_\_ **DATE** \_\_\_\_\_  
 51 **SELLER** \_\_\_\_\_ **DATE** \_\_\_\_\_

52 **BROKER (Company Name)** High Associates Ltd.  
 53 **ACCEPTED BY** Jeffrey Kurtz **DATE** 3/18/16



Pennsylvania Association of REALTORS®

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