



701 STONY BATTERY ROAD
LANDISVILLE, PA 17538



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- Property Information Sheet
- Property Photos
- Location Maps
- Aerial Photo/Tax Map
- Zoning Map
- Zoning Ordinance
- Seller's Property Disclosure Statement
- Residential Lead-Based Paint Hazards Disclosure Form
- Quit Claim Deed



► *Commercial Land*



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*701 Stony Battery Road
Landisville, PA 17538*

Available Acreage

18.7 Acres

Sale Price

\$1,690,000

Description

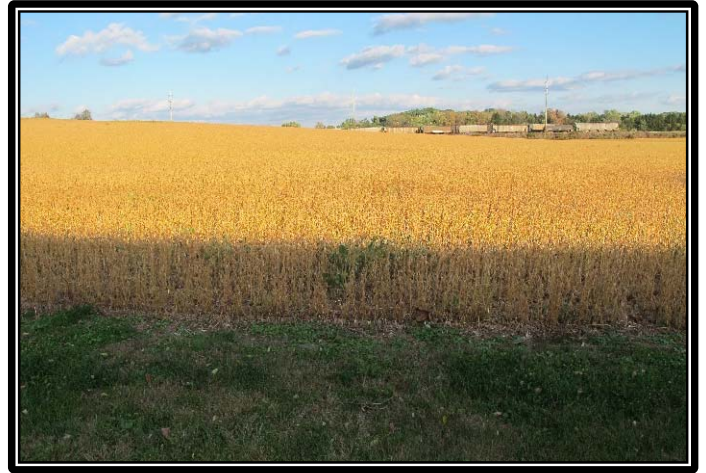
18.7 acres of land in East Hempfield Township. Close to Rt. 283 and Rt. 30. Currently has a two-unit residential rental home and barn on the property. Located in the Enterprise Zone with potential rail access.

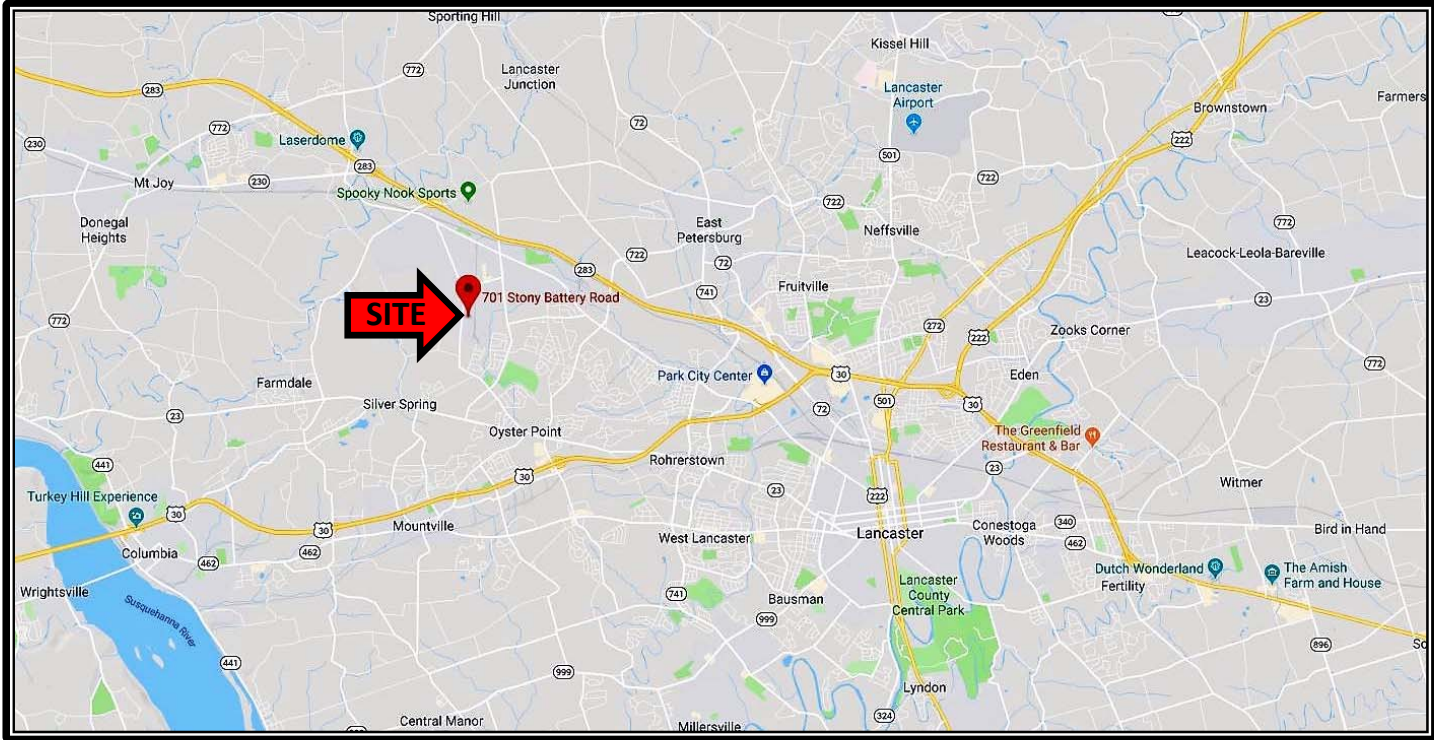
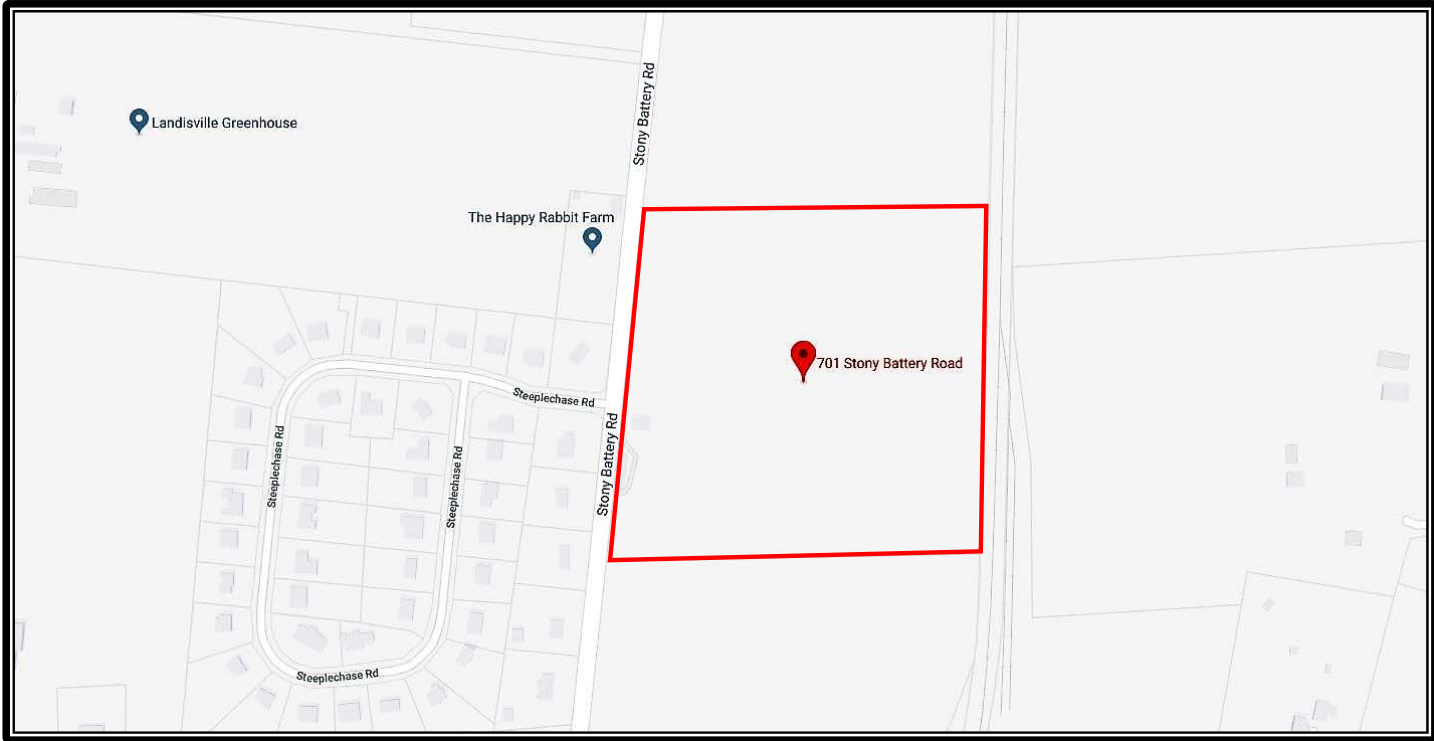
PROPERTY INFORMATION

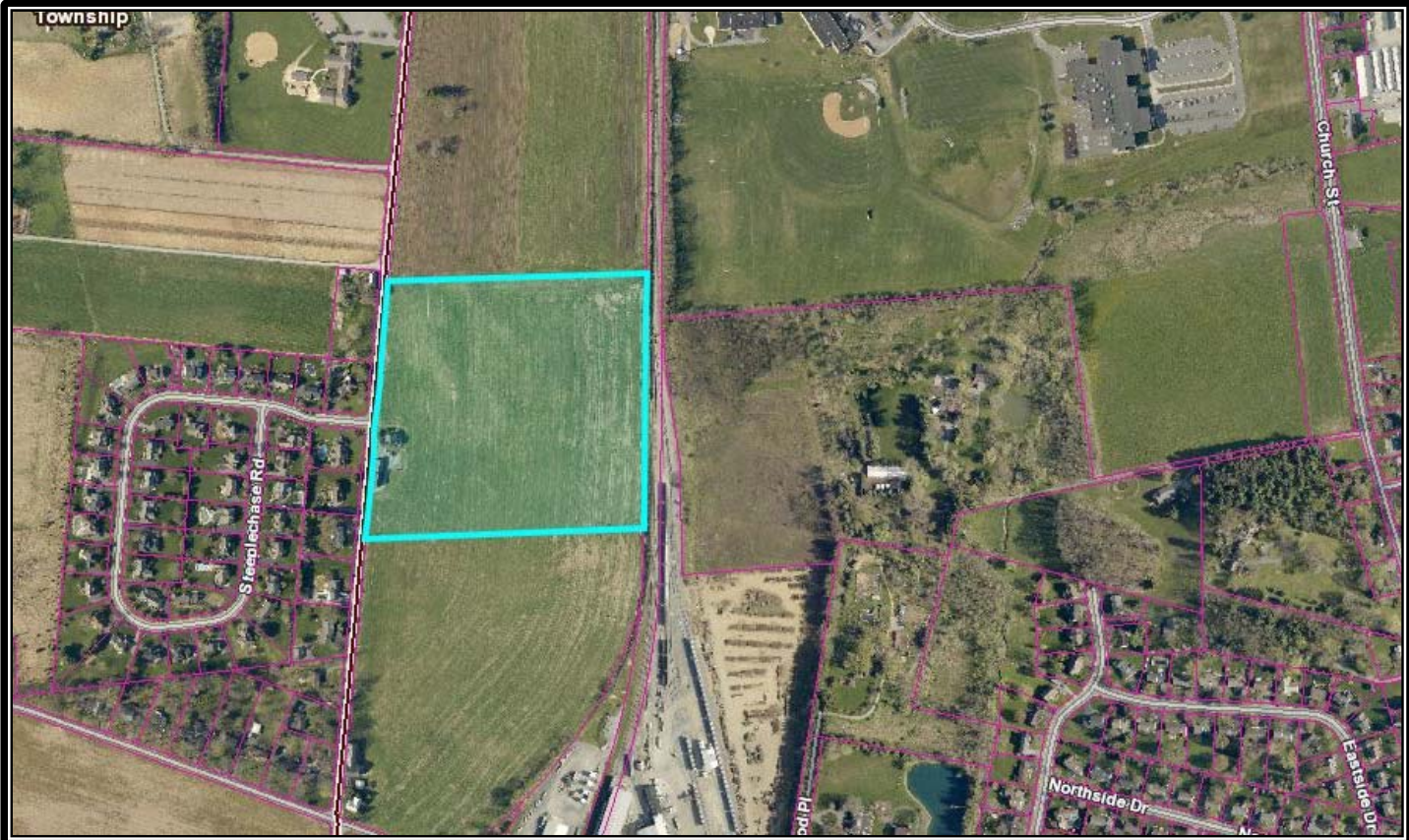
Acreage	18.7 acres
Zoning	Enterprise Zone
Topography	Level
Tax Parcel Account#	290-96521-0-0000
Deed Reference	5998092
County	Lancaster County
Municipality	East Hempfield Township
School District	Hempfield School District

Storm Water	N/A
Present Use	Agricultural Farming
Surrounding Uses	Varies
Possible Uses	Development
Water	Public – available nearby
Sewer	Public – available nearby
Gas	Medium pressure 4” line along Stony Battery Road
Electric	Available
Location	Landisville
Distance to Highway Access	2.1 miles
Assessment	\$485,700
Real Estate Taxes (2019)	
	County \$1,414
	Municipality \$ 491
	School \$7,773
	Total \$9,677
Comment	18.7 acres of prime land located in East Hempfield Township close to Rt. 283 and Rt. 30. Great opportunity to invest in one of Lancaster’s best locations. Property is currently enrolled in Clean and Green

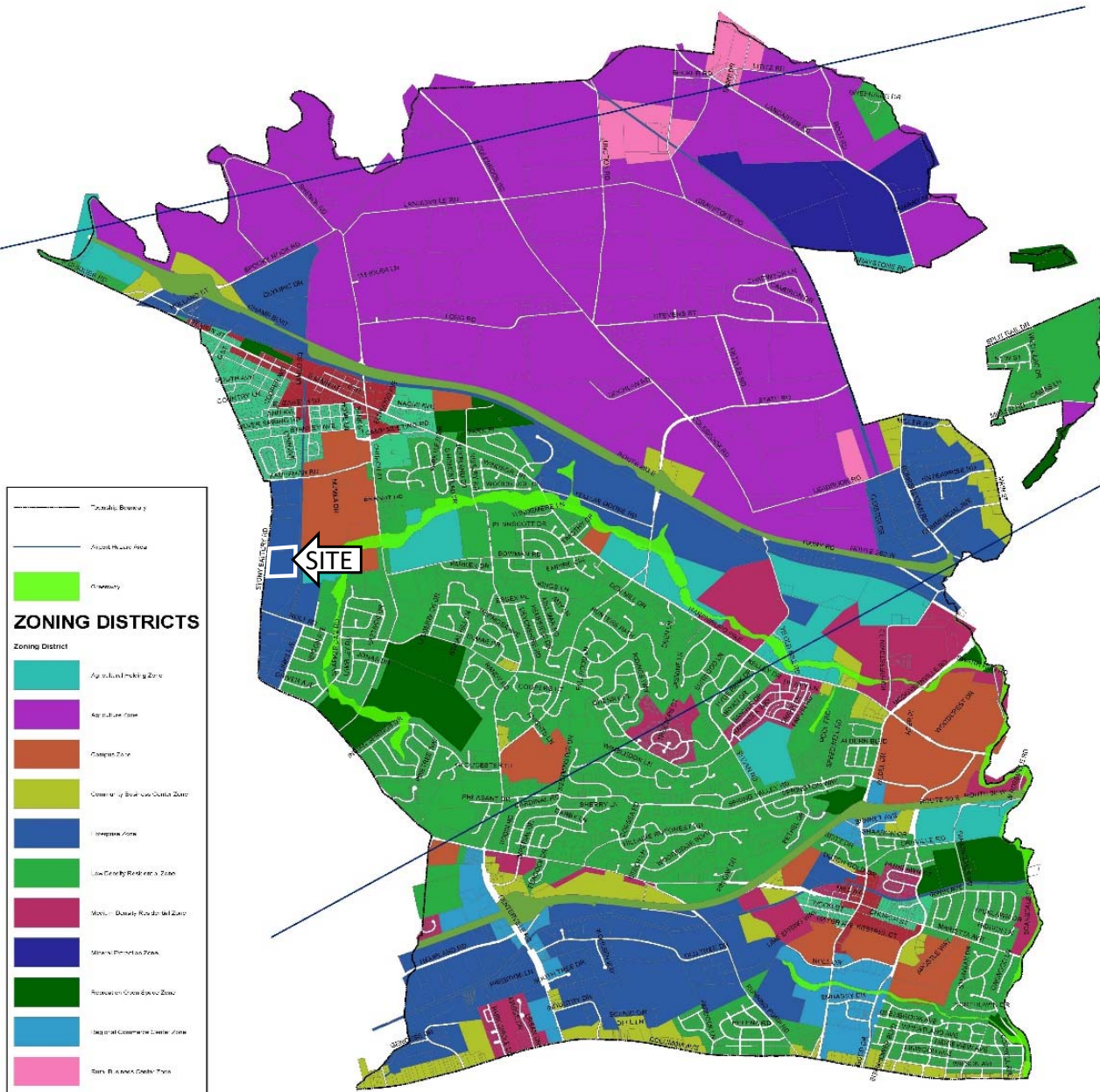
Information furnished regarding property for sale or rent is from sources deemed reliable, but is not guaranteed. No warranty or representation is made as to accuracy thereof and is submitted subject to errors, omissions, change of price, or other conditions, prior sale or lease or withdrawal without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







East Hempfield Township Lancaster County, Pennsylvania Zoning Map - August 2018



	Township Boundary
	Adjacent Municipality
	Arterial
ZONING DISTRICTS	
Zoning District	
	Ag Industrial Zoning Zone
	Agiculture Zone
	Chapin Zone
	Community Development District
	Employment Zone
	Low Density Residential Zone
	Medium Density Residential Zone
	Mineral Development Zone
	Recreation Open Space Zone
	Regional Commercial Center Zone
	State Business Center Zone
	Thousand Acres Regional Office Zone
	Urban Center Zone
	Village Residential Zone



The East Hempfield Development Services Department used Lancaster County Planning Commission GIS data to create this map. This map is for convenience only. The official zoning map can be found at the East Hempfield Township Municipal Office.

Chapter 270. Zoning

Article 3. Zone Regulations

§ 270-3.12. Enterprise Zone (E).

- A. Statement of intent: Areas of the community that are prime for business enterprise due to vehicle and/or rail access, utilities and infrastructure. The uses within this zone, due to their size, scale, potential environmental impacts, truck traffic, rail access, and type of activity, are appropriately located at a desirable distance from neighborhoods, schools, parks and recreation areas. These business areas provide essential benefits to the Township including employment and economic/financial stability that help to create a more sustainable community.
- B. Permitted uses: The following are uses permitted by right, subject to all other applicable standards of this chapter, including but not limited to specific use provisions in Article 5.
- (1) Agricultural uses:
 - (a) Agricultural wholesale operations.
 - (b) Forestry activities.
 - (c) Horticultural operations, including one single-family detached dwelling contained on the site, subject to the requirements of Article 5 (single-family dwellings).
 - (2) Residential uses:
 - (a) None.
 - (3) Business uses:
 - (a) Auction, automobile.
 - (b) Auction, wholesale.
 - (c) Contractor business and storage.
 - (d) Convenience stores.
 - (e) Heavy equipment sales, service and repair.
 - (f) Industrial, light and general.
 - (g) Lodging and overnight accommodations.
 - (h) Office.
 - (i) Motor vehicle fueling station.

- (j) Motor vehicle storage.
 - (k) Professional, scientific and technical offices.
 - (l) Regional commercial sports facilities.
 - (m) Self-storage facilities.
 - (n) Motor vehicle sales, leasing and service.
[Added 6-17-2015 by Ord. No. 2015-07]
 - (o) Day-care services, commercial.
[Added 11-16-2016 by Ord. No. 2016-05]
- (4) Civic/social/utility uses:
- (a) Municipal use.
 - (b) Park and recreation facilities, private and/or commercial.
 - (c) Park and recreation facilities, public.
 - (d) Public utilities.
- (5) Accessory uses customarily incidental to the above permitted uses:
- (a) Alternative energy systems, accessory.
 - (b) Home-based business, no-impact.
 - (c) Personal communication devices.
- C. Conditional uses: The following uses require conditional use approval from the Board of Supervisors. See regulations in Article 9 and specific use provisions in Article 5.
- (1) Adult businesses.
 - (2) Alternative energy systems, principal.
 - (3) Community rehabilitation facilities.
 - (4) Correctional facilities.
 - (5) Industrial, heavy.
 - (6) Legalized gambling establishments.
 - (7) Recycling facilities.
- D. Special exceptions: The following uses require special exception approval from the Zoning Hearing Board. See regulations in Article 9 and specific use provisions in Article 5.
- (1) Communication antenna and towers.
- E. Design standards (see also Article 4 for modifications and exceptions):
- (1) Minimum lot area: None.
 - (2) Minimum setbacks for principal and accessory uses:

Setbacks	Principal (feet)	Accessory (feet)
Front	50	Not permitted in front yard
Side	25	15
Rear	35	20

- (3) Minimum lot width: 200 feet.
- (4) Maximum lot coverage: 70%.
- (5) Maximum building height:
 - (a) Principal structures: 60 feet.
 - (b) Structures for a regional commercial sports facility may exceed the maximum permitted height so long as they are set back from all lot lines at least the horizontal distance equal to their height, plus an additional 50 feet provided that the maximum height of the structure shall not exceed 85 feet. Furthermore, the portion of the structure exceeding the maximum permitted height shall not be used for habitable occupancy.
- (6) All uses shall meet all state and federal regulations.
- (7) Off-street loading: Off-street loading shall be provided as specified in Article 8 of this chapter.
- (8) Off-street parking: Off-street parking shall be provided as specified in Article 8 of this chapter.
- (9) Signs: Signs shall be permitted as specified in Article 7 of this chapter.
- (10) Driveway and access drive requirements: All driveways and access drives shall be in accordance with the East Hempfield Township Road Ordinance.^[1]
 [1] *Editor's Note: See Ch. 222, Streets and Sidewalks.*
- (11) Screening: A visual screen must be provided along any adjoining lands within any of the residential zones, regardless of whether or not the residentially zoned parcel is developed. (See Article 4 of this chapter.)
- (12) Landscaping: 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 Article 4 of this chapter.)
- (13) Public sewer and water: All uses in this zone shall connect to public sewer and water facilities unless it is shown by a professional engineer and approved by the appropriate authority that such connection is not feasible.
- (14) Waste products: Dumpsters may be permitted in accordance with the provisions of Article 4 of this chapter.
- (15) All uses (except public uses) permitted within this zone shall also comply with the general provisions contained within Article 4 of this chapter.

SELLER'S PROPERTY DISCLOSURE STATEMENT

SPD

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

PROPERTY 701 Stoney Battery Road, Landisville, PA 17538

SELLER _____

The Real Estate Seller Disclosure Law (68 P.S. §7301 et seq.) requires that a seller of a property must disclose to a buyer all known material defects about the property being sold that are not readily observable. While the Law requires certain disclosures, this statement includes disclosures beyond the basic requirements of the Law in an effort to assist sellers in complying with seller disclosure requirements and to assist buyers in evaluating the property being considered. Sellers who wish to see or use the basic disclosure form can find the form on the Web site of the Pennsylvania State Real Estate Commission.

This Statement discloses Seller's knowledge of the condition of the property as of the date signed by Seller and is **not a substitute for any inspections or warranties** that Buyer may wish to obtain. This Statement is not a warranty of any kind by Seller or a warranty or representation by any listing real estate broker, any selling real estate broker, or their licensees. Buyer is encouraged to address concerns about the conditions of the property that may not be included in this Statement. This Statement does not relieve Seller of the obligation to disclose a material defect that may not be addressed on this form. **Any non-exempt seller is obligated to complete the disclosure form even if the seller does not occupy or has never occupied the property.** For a list of exempt sellers, see Information Regarding the Real Estate Seller's Property Disclosure Law found on the last page of this document.

A Material Defect is a problem with a residential real property or any portion of it that would have a significant adverse impact on the value of the property or that involves an unreasonable risk to people on the property. The fact that a structural element, system or subsystem is at or beyond the end of the normal useful life of such a structural element, system or subsystem is not by itself a material defect.

Check yes, no, unknown (unk) or not applicable (N/A) for each question. Be sure to check N/A when a question does not apply to the property. Check unknown when the question does apply to the property but you are not sure of the answer.

	Yes	No	Unk	N/A
A		<input checked="" type="checkbox"/>		
B	<input checked="" type="checkbox"/>			
C		<input checked="" type="checkbox"/>		

1. SELLER'S EXPERTISE

- (A) Does Seller possess expertise in contracting, engineering, architecture, environmental assessment or other areas related to the construction and conditions of the property and its improvements?
- (B) Is Seller the landlord for the property?
- (C) Is Seller a real estate licensee?

Explain any "yes" answers in section 1: _____

	Yes	No	Unk	N/A
1				
2		<input checked="" type="checkbox"/>		
3				
1	<input checked="" type="checkbox"/>			
2		<input checked="" type="checkbox"/>		
3		<input checked="" type="checkbox"/>		
4		<input checked="" type="checkbox"/>		
5		<input checked="" type="checkbox"/>		
C				
D		<input checked="" type="checkbox"/>		

2. OWNERSHIP/OCCUPANCY

- (A) **Occupancy**
 - 1. When was the property most recently occupied? Currently
 - 2. Was the Seller the most recent occupant? If "no," when did the Seller most recently occupy the property? 1999
 - 3. How many persons most recently occupied the property? 3
- (B) **Role of Individual Completing This Disclosure.** Is the individual completing this form:
 - 1. The owner
 - 2. The executor
 - 3. The administrator
 - 4. The trustee
 - 5. An individual holding power of attorney
- (C) When was the property purchased? 11-13-78
- (D) Are you aware of any pets having lived in the house or other structures during your ownership?

Explain section 2 (if needed): _____

	Yes	No	Unk	N/A
1		<input checked="" type="checkbox"/>		
2		<input checked="" type="checkbox"/>		
3		<input checked="" type="checkbox"/>		
4		<input checked="" type="checkbox"/>		
B				
C		<input checked="" type="checkbox"/>		

3. CONDOMINIUMS/PLANNED COMMUNITIES/OTHER HOMEOWNERS ASSOCIATIONS

- (A) **Type.** Is the Property part of a(n):
 - 1. Condominium
 - 2. Homeowners association or planned community
 - 3. Cooperative
 - 4. Other type of association or community _____
- (B) If "yes," how much are the fees? \$ _____, paid (Monthly)(Quarterly)(Yearly)
- (C) If "yes," are there any community services or systems that the association or community is responsible for supporting or maintaining? Explain: _____

Seller's Initials WDC / WDC Date 10.27.13 SPD Page 1 of 9 Buyer's Initials _____ / _____ Date _____



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9/12

701 Stoney Bat

	Yes	No	Unk	N/A
D			<input checked="" type="checkbox"/>	

(D) How much is the capital contribution/initiation fee? \$ _____
Notice to Buyer: A buyer of a resale unit in a condominium, cooperative, or planned community must receive a copy of the declaration (other than the plats and plans), the by-laws, the rules or regulations, and a certificate of resale issued by the association in the condominium, cooperative, or planned community. Buyers may be responsible for capital contributions, initiation fees or similar one-time fees in addition to regular monthly maintenance fees. The buyer will have the option of canceling the agreement with the return of all deposit monies until the certificate has been provided to the buyer and for five days thereafter or until conveyance, whichever occurs first.

4. **ROOF**

	Yes	No	Unk	N/A
1			<input checked="" type="checkbox"/>	
2		<input checked="" type="checkbox"/>		
1		<input checked="" type="checkbox"/>		
2				<input checked="" type="checkbox"/>
1		<input checked="" type="checkbox"/>		
2		<input checked="" type="checkbox"/>		

(A) **Installation**

- When was the roof installed? _____
- Do you have documentation (invoice, work order, warranty, etc.)? _____

(B) **Repair**

- Has the roof or any portion of it been replaced or repaired during your ownership?
- If it has been replaced or repaired, was the existing roofing material removed?

(C) **Issues**

- Has the roof ever leaked during your ownership?
- Are you aware of any current/past problems with the roof, gutters, flashing or downspouts?

Explain any "yes" answers in section 4, including the location and extent of any problem(s) and any repair or remediation efforts: _____

5. **BASEMENTS AND CRAWL SPACES**

	Yes	No	Unk	N/A
1		<input checked="" type="checkbox"/>		
2		<input checked="" type="checkbox"/>		
3				<input checked="" type="checkbox"/>
4				<input checked="" type="checkbox"/>
1		<input checked="" type="checkbox"/>		
2		<input checked="" type="checkbox"/>		
3		<input checked="" type="checkbox"/>		

(A) **Sump Pump**

- Does the property have a sump pit? If yes, how many? _____
- Does the property have a sump pump? If yes, how many? _____
- If it has a sump pump, has it ever run?
- If it has a sump pump, is the sump pump in working order?

(B) **Water Infiltration**

- Are you aware of any water leakage, accumulation, or dampness within the basement or crawl space?
- Do you know of any repairs or other attempts to control any water or dampness problem in the basement or crawl space?
- Are the downspouts or gutters connected to a public system?

Explain any "yes" answers in this section, including the location and extent of any problem(s) and any repair or remediation efforts: _____

6. **TERMITES/WOOD-DESTROYING INSECTS, DRYROT, PESTS**

	Yes	No	Unk	N/A
1		<input checked="" type="checkbox"/>		
2		<input checked="" type="checkbox"/>		
1		<input checked="" type="checkbox"/>		
2		<input checked="" type="checkbox"/>		

(A) **Status**

- Are you aware of any termites/wood-destroying insects, dryrot, or pests affecting the property?
- Are you aware of any damage caused by termites/wood-destroying insects, dryrot, or pests?

(B) **Treatment**

- Is your property currently under contract by a licensed pest control company?
- Are you aware of any termite/pest control reports or treatments for the property?

Explain any "yes" answers in section 6, including the name of any service/treatment provider, if applicable: _____

7. **STRUCTURAL ITEMS**

	Yes	No	Unk	N/A
A		<input checked="" type="checkbox"/>		
B		<input checked="" type="checkbox"/>		
C		<input checked="" type="checkbox"/>		
1		<input checked="" type="checkbox"/>		
2		<input checked="" type="checkbox"/>		
3		<input checked="" type="checkbox"/>		
E		<input checked="" type="checkbox"/>		

(A) Are you aware of any past or present movement, shifting, deterioration, or other problems with walls, foundations, or other structural components?

(B) Are you aware of any past or present problems with driveways, walkways, patios, or retaining walls on the property?

(C) Are you aware of any past or present water infiltration in the house or other structures, other than the roof, basement or crawl spaces?

(D) **Stucco and Exterior Synthetic Finishing Systems**

- Is your property constructed with stucco?
- Is your property constructed with an Exterior Insulating Finishing System (EIFS), such as Dryvit or synthetic stucco, synthetic brick or synthetic stone?
- If "yes," when was it installed? _____

(E) Are you aware of any fire, storm, water or ice damage to the property?

(F) Are you aware of any defects (including stains) in flooring or floor coverings?

Explain any "yes" answers in section 7, including the location and extent of any problem(s) and any repair or remediation efforts: _____

Seller's Initials WDC / W Date 10-27-13 SPD Page 2 of 9 Buyer's Initials _____ / _____ Date _____

	Yes	No	Unk	N/A
A		✓		
B		✓		

8. ADDITIONS/ALTERATIONS

- (A) Have any additions, structural changes, or other alterations been made to the property during your ownership? Itemize and date all additions/alterations below.
- (B) Are you aware of any private or public architectural review control of the property other than zoning codes?

Note to Buyer: The PA Construction Code Act, 35 P.S. §7210.101 et seq. (effective 2004), and local codes establish standards for building and altering properties. Buyers should check with the municipality to determine if permits and/or approvals were necessary for disclosed work and if so, whether they were obtained. Where required permits were not obtained, the municipality might require the current owner to upgrade or remove changes made by prior owners. Buyers can have the property inspected by an expert in codes compliance to determine if issues exist. Expanded title insurance policies may be available for Buyers to cover the risk of work done to the property by previous owners without a permit or approval.

Addition, structural change, or alteration	Approximate date of work	Were permits obtained? (Yes/No/Unknown)	Final inspections/ approvals obtained? (Yes/No/Unknown)

A sheet describing other additions and alterations is attached.

9. WATER SUPPLY

	Yes	No	Unk	N/A
1		✓		
2	✓			
3		✓		
4		✓		
5		✓		
6		✓		
7		✓		
8		✓		
1		✓		
2		✓		
1		✓		
2		✓		
3		✓		
4		✓		
5		✓		
1	✓			
2	✓			
3		✓		
1		✓		
2	✓			

- (A) Source. Is the source of your drinking water (check all that apply):

1. Public
2. A well on the property
3. Community water
4. A holding tank
5. A cistern
6. A spring
7. Other _____
8. No water service (explain): _____

- (B) Bypass Valve (for properties with multiple sources of water)

1. Does your water source have a bypass valve?
2. If "yes," is the bypass valve working?

- (C) Well

1. Has your well ever run dry?
2. Depth of Well _____
3. Gallons per minute _____, measured on (date) _____
4. Is there a well used for something other than the primary source of drinking water?
5. If there is an unused well, is it capped?

- (D) Pumping and Treatment

1. If your drinking water source is not public, is the pumping system in working order? If "no," explain: _____
2. Do you have a softener, filter, or other treatment system?
3. Is the softener, filter, or other treatment system leased? From whom? _____

- (E) General

1. When was your water last tested? _____ Test results: _____
2. Is the water system shared? With whom? 2 apartments

Seller's Initials WDC / WLL Date 10.27.13 SPD Page 3 of 9 Buyer's Initials _____ / _____ Date _____

	Yes	No	Unk	N/A
1		<input checked="" type="checkbox"/>		
2		<input checked="" type="checkbox"/>		

(F) Issues

- Are you aware of any leaks or other problems, past or present, relating to the water supply, pumping system, and related items?
- Have you ever had a problem with your water supply?

Explain any "yes" answers in section 9, including the location and extent of any problem(s) and any repair or remediation efforts: _____

10. SEWAGE SYSTEM

	Yes	No	Unk	N/A
1		<input checked="" type="checkbox"/>		
2		<input checked="" type="checkbox"/>		
3		<input checked="" type="checkbox"/>		
4		<input checked="" type="checkbox"/>		
5		<input checked="" type="checkbox"/>		
6		<input checked="" type="checkbox"/>		
7		<input checked="" type="checkbox"/>		
8		<input checked="" type="checkbox"/>		
9		<input checked="" type="checkbox"/>		
10		<input checked="" type="checkbox"/>		
11		<input checked="" type="checkbox"/>		
12		<input checked="" type="checkbox"/>		
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14		<input checked="" type="checkbox"/>		
15		<input checked="" type="checkbox"/>		
16		<input checked="" type="checkbox"/>		
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97		<input checked="" type="checkbox"/>		
98		<input checked="" type="checkbox"/>		
99		<input checked="" type="checkbox"/>		
100		<input checked="" type="checkbox"/>		

(A) General

- Is your property served by a sewage system (public, private or community)?
- If no, is it due to availability or permit limitations?
- When was the sewage system installed (or date of connection, if public)? _____

(B) Type Is your property served by:

- Public (if "yes," continue to E, F and G below)
- Community (non-public)
- An individual on-lot sewage disposal system
- Other, explain: _____

(C) Individual On-lot Sewage Disposal System. Is your sewage system (check all that apply):

- Within 100 feet of a well
- Subject to a ten-acre permit exemption
- A holding tank
- A drainfield
- Supported by a backup or alternate drainfield, sandmound, etc.
- A cesspool
- Shared
- Other, explain: _____

(D) Tanks and Service

- Are there any metal/steel septic tanks on the Property?
- Are there any cement/concrete septic tanks on the Property?
- Are there any fiberglass septic tanks on the Property?
- Are there any other types of septic tanks on the Property?
- Where are the septic tanks located? North side of house
- How often is the on-lot sewage disposal system serviced? _____
- When was the on-lot sewage disposal system last serviced? _____

(E) Abandoned Individual On-lot Sewage Disposal Systems and Septic

- Are you aware of any abandoned septic systems or cesspools on your property?
- Have these systems or cesspools been closed in accordance with the municipality's ordinance?

(F) Sewage Pumps

- Are there any sewage pumps located on the property?
- What type(s) of pump(s)? _____
- Are pump(s) in working order?
- Who is responsible for maintenance of sewage pumps? Property owner

(G) Issues

- Is any waste water piping not connected to the septic/sewer system?
- Are you aware of any past or present leaks, backups, or other problems relating to the sewage system and related items?

Explain any "yes" answers in section 10, including the location and extent of any problem(s) and any repair or remediation efforts: _____

11. PLUMBING SYSTEM

(A) Material(s). Are the plumbing materials (check all that apply):

- Copper
- Galvanized
- Lead
- PVC
- Polybutylene pipe (PB)
- Cross-linked polyethylene (PEX)
- Other _____

(B) Are you aware of any problems with any of your plumbing fixtures (e.g., including but not limited to: kitchen, laundry, or bathroom fixtures; wet bars; exterior faucets; etc.)?

If "yes," explain: _____

	Yes	No	Unk	N/A
1	<input checked="" type="checkbox"/>			
2		<input checked="" type="checkbox"/>		
3		<input checked="" type="checkbox"/>		
4	<input checked="" type="checkbox"/>			
5		<input checked="" type="checkbox"/>		
6		<input checked="" type="checkbox"/>		
7		<input checked="" type="checkbox"/>		
B		<input checked="" type="checkbox"/>		

Seller's Initials WDC / MLL Date 10.27.13 SPD Page 4 of 9 Buyer's Initials _____ / _____ Date _____

12. DOMESTIC WATER HEATING

	Yes	No	Unk	N/A
1	/			
2		/		
3		/		
4		/		
5		/		
6		/		
7		/		
8		/		
B		/		
C		/		

(A) Type(s). Is your water heating (check all that apply):

1. Electric
2. Natural gas
3. Fuel oil
4. Propane
5. Solar
6. Geothermal
7. Other _____
8. Is your water heating a summer-winter hook-up (integral system, hot water from the boiler, etc.)? _____

(B) How many water heaters are there? 3 When were they installed? _____

(C) Are you aware of any problems with any water heater or related equipment?
If "yes," explain: _____

13. HEATING SYSTEM

	Yes	No	Unk	N/A
1	/			
2		/		
3		/		
4	/			
5		/		
6		/		
7		/		
8		/		
1		/		
2		/		
3		/		
4	/			
5		/		
6		/		
7		/		
8		/		
9		/		
1		/		
2		/		
3		/		
4	/			
5		/		
6		/		
7		/		
8		/		
9		/		
1		/		
2		/		
3		/		
4		/		
5		/		
6		/		
7		/		
8		/		
E		/		
1		/		
2		/		
3		/		
P		/		

(A) Fuel Type(s). Is your heating source (check all that apply):

1. Electric
2. Natural gas
3. Fuel oil
4. Propane
5. Geothermal
6. Coal
7. Wood
8. Other _____

(B) System Type(s) (check all that apply):

1. Forced hot air
2. Hot water
3. Heat pump
4. Electric baseboard
5. Steam
6. Radiant
7. Wood stove(s) How many? _____
8. Coal stove(s) How many? _____
9. Other _____

(C) Status

1. When was your heating system(s) installed? _____
2. When was the heating system(s) last serviced? _____
3. How many heating zones are in the property? 2 (1 per apt)
4. Is there an additional and/or backup heating system? Explain: _____

(D) Fireplaces

1. Are there any fireplace(s)? How many? _____
2. Are all fireplace(s) working? _____
3. Fireplace type(s) (wood, gas, electric, etc.): _____
4. Were the fireplace(s) installed by a professional contractor or manufacturer's representative? _____
5. Are there any chimney(s) (from a fireplace, water heater or any other heating system)? _____
6. How many chimney(s)? 1 When were they last cleaned? N/A
7. Are the chimney(s) working? If "no," explain: Unused

(E) List any areas of the house that are not heated: _____

(F) Heating and Fuel Tanks

1. Are you aware of any heating fuel tank(s) on the property? _____
2. Location(s), including underground tank(s): _____
3. If you do not own the tank(s), explain: _____

Are you aware of any problems or repairs needed regarding any item in section 13? If "yes," explain: _____

14. AIR CONDITIONING SYSTEM

	Yes	No	Unk	N/A
1		/		
2		/		
3	/			
4		/		
5		/		

(A) Type(s). Is the air conditioning (check all that apply):

1. Central air
2. Wall units
3. Window units
4. Other _____
5. None

Seller's Initials WDC UNK Date 10-27-13 SPD Page 5 of 9 Buyer's Initials _____ / _____ Date _____

	Yes	No	Unk	N/A
1				
2				
3				
C				
P				

(B) Status

- When was the central air conditioning system installed? _____
- When was the central air conditioning system last serviced? _____
- How many air conditioning zones are in the property? _____

(C) List any areas of the house that are not air conditioned: _____

Are you aware of any problems with any item in section 14? If "yes," explain: _____

	Yes	No	Unk	N/A
1				
2				
3				
C				
P				

15. ELECTRICAL SYSTEM

(A) Type(s)

- Does the electrical system have fuses? _____
- Does the electrical system have circuit breakers? _____

(B) What is the system amperage? 200

(C) Are you aware of any knob and tube wiring in the home? _____

Are you aware of any problems or repairs needed in the electrical system? If "yes," explain: _____

16. OTHER EQUIPMENT AND APPLIANCES

This section must be completed for each item that will, or may, be sold with the property. The fact that an item is listed does not mean it is included in the Agreement of Sale. Terms of the Agreement of Sale negotiated between Buyer and Seller will determine which items, if any, are included in the purchase of the Property.

Item	Yes	No	Item	Yes	No
Electric garage door opener		/	Trash compactor		/
Garage transmitters		/	Garbage disposal		/
Keyless entry		/	Stand-alone freezer		/
Smoke detectors	/		Washer	/	
Carbon monoxide detectors		/	Dryer	/	
Security alarm system		/	Intercom		/
Interior fire sprinklers		/	Ceiling fans		/
In-ground lawn sprinklers		/	A/C window units	/	
Sprinkler automatic timer		/	Awnings	/	
Swimming pool		/	Attic fan(s)		/
Hot tub/spa		/	Satellite dish		/
Deck(s)		/	Storage shed	/	
Pool/spa heater		/	Electric animal fence		/
Pool/spa cover		/	Other:	/	
Whirlpool/tub		/	1. <u>Barn</u>		
Pool/spa accessories		/	2.		
Refrigerator(s)	/		3.		
Range/oven	/		4.		
Microwave oven	/		5.		
Dishwasher		/	6.		

	Yes	No	Unk	N/A
P				

Are you aware of any problems or repairs needed regarding any item in section 16? If "yes," explain: _____

	Yes	No	Unk	N/A
1		/		
2		/		
3		/		

17. LAND/SOILS

(A) Property

- Are you aware of any fill or expansive soil on the property? _____
- Are you aware of any sliding, settling, earth movement, upheaval, subsidence, sinkholes or earth stability problems that have occurred on or affect the property? _____
- Are you aware of sewage sludge (other than commercially available fertilizer products) being spread on the property, or have you received written notice of sewage sludge being spread on an adjacent property? _____

Seller's Initials WDC/MLK Date 10-27-13 SPD Page 6 of 9 Buyer's Initials _____ / _____ Date _____

	Yes	No	Unk	N/A
4		<input checked="" type="checkbox"/>		
1	<input checked="" type="checkbox"/>			
2	<input checked="" type="checkbox"/>			
3	<input checked="" type="checkbox"/>			
4	<input checked="" type="checkbox"/>			
1	<input checked="" type="checkbox"/>			
2	<input checked="" type="checkbox"/>			
3	<input checked="" type="checkbox"/>			
4	<input checked="" type="checkbox"/>			
5	<input checked="" type="checkbox"/>			

4. Are you aware of any existing, past or proposed mining, strip-mining, or any other excavations that might affect this property?

Note to Buyer: The property may be subject to mine subsidence damage. Maps of the counties and mines where mine subsidence damage may occur and mine subsidence insurance are available through: Department of Environmental Protection; Mine Subsidence Insurance Fund, 25 Technology Drive, California Technology Park, Coal Center, PA 15423 (800) 922-1678 (within Pennsylvania) or (724) 769-1100 (outside Pennsylvania).

(B) Preferential Assessment and Development Rights

Is the property, or a portion of it, preferentially assessed for tax purposes, or subject to limited development rights under the:

1. Farmland and Forest Land Assessment Act - 72 P.S. §5490.1 et seq. (Clean and Green Program)
2. Open Space Act - 16 P.S. §11941 et seq
3. Agricultural Area Security Law - 3 P.S. §901 et seq. (Development Rights)
4. Any other law/program:

Note to Buyer: Pennsylvania has enacted the Right to Farm Act (3 P.S. § 951-957) in an effort to limit the circumstances under which agricultural operations may be subject to nuisance suits or ordinances. Buyers are encouraged to investigate whether any agricultural operations covered by the Act operate in the vicinity of the property.

(C) Property Rights

Are you aware of the transfer, sale and/or lease of any of the following property rights (by you or a previous owner of the property):

1. Timber
2. Coal
3. Oil
4. Natural gas
5. Other minerals or rights (such as farming rights, hunting rights, quarrying rights) Explain:

Note to Buyer: Before entering into an agreement of sale, Buyer can investigate the status of these rights by, among other means, engaging legal counsel, obtaining a title examination of unlimited years and searching the official records in the county Office of the Recorder of Deeds, and elsewhere. Buyer is also advised to investigate the terms of any existing leases, as Buyer may be subject to terms of those leases.

Explain any "yes" answers in section 17: _____

18. FLOODING, DRAINAGE AND BOUNDARIES

	Yes	No	Unk	N/A
1		<input checked="" type="checkbox"/>		
2		<input checked="" type="checkbox"/>		
3		<input checked="" type="checkbox"/>		
4		<input checked="" type="checkbox"/>		

(A) Flooding/Drainage

1. Is any part of this property located in a wetlands area?
2. Is any part of this property located in a FEMA flood zone?
3. Are you aware of any past or present drainage or flooding problems affecting the property?
4. Are you aware of any drainage or flooding mitigation on the property?

Explain any "yes" answers in section 18(A), including dates and extent of flooding: _____

	Yes	No	Unk	N/A
1		<input checked="" type="checkbox"/>		
2		<input checked="" type="checkbox"/>		
3		<input checked="" type="checkbox"/>		
4		<input checked="" type="checkbox"/>		

(B) Boundaries

1. Are you aware of any encroachments, boundary line disputes, or easements affecting the property?

Note to Buyer: Most properties have easements running across them for utility services and other reasons. In many cases, the easements do not restrict the ordinary use of the property, and Seller may not be readily aware of them. Buyers may wish to determine the existence of easements and restrictions by examining the property and ordering an Abstract of Title or searching the records in the Office of the Recorder of Deeds for the county before entering into an agreement of sale.

2. Do you access the property from a private road or lane?
3. If "yes," do you have a recorded right of way or maintenance agreement?
4. Are you aware of any shared or common areas (driveways, bridges, docks, walls, etc.) or maintenance agreements?

Explain any "yes" answers in section 18(B): _____

Seller's Initials WAC/NK Date 10.27.13 SPD Page 7 of 9 Buyer's Initials _____ / _____ Date _____

19. HAZARDOUS SUBSTANCES AND ENVIRONMENTAL ISSUES

	Yes	No	Unk	N/A
1		<input checked="" type="checkbox"/>		
2		<input checked="" type="checkbox"/>		
1		<input checked="" type="checkbox"/>		
2		<input checked="" type="checkbox"/>		

(A) Mold and Indoor Air Quality (other than radon)

1. Are you aware of any tests for mold, fungi, or indoor air quality in the property?
2. Other than general household cleaning, have you taken any efforts to control or remediate mold or mold-like substances in the property?

Note to Buyer: Individuals may be affected differently, or not at all, by mold contamination. If mold contamination or indoor air quality is a concern, buyers are encouraged to engage the services of a qualified professional to do testing. Information on this issue is available from the United States Environmental Protection Agency and may be obtained by contacting IAQ INFO, P.O. Box 37133, Washington, D.C. 20013-7133, 1-800-438-4318.

(B) Radon

1. Are you aware of any tests for radon gas that have been performed in any buildings on the property? If "yes," list date, type, and results of all tests below:

First Test Second Test

Date _____
 Type of Test _____
 Results (picocuries/liter) _____
 Name of Testing Service _____

2. Are you aware of any radon removal system on the property?

If "yes," list date installed and type of system, and whether it is in working order below:

Date Installed _____ Type of System _____ Provider _____ Working?

(C) Lead Paint

If property was constructed, or if construction began, before 1978, you must disclose any knowledge of, and records and reports about, lead-based paint on the property.

1. Are you aware of any lead-based paint or lead-based paint hazards on the property?
2. Are you aware of any reports or records regarding lead-based paint or lead-based paint hazards on the property?

(D) Tanks

1. Are you aware of any existing or removed underground tanks? Size: _____
2. If "yes," have any tanks been removed during your ownership?

(E) Dumping. Are you aware of any dumping on the property?

(F) Other

1. Are you aware of any existing hazardous substances on the property (structure or soil) such as, but not limited to, asbestos or polychlorinated biphenyls (PCBs)?
2. Have you received written notice regarding the presence of an environmental hazard or bio-hazard on your property or any adjacent property?
3. Are you aware of testing on the property for any other hazardous substances or environmental concerns?
4. Are you aware of any other hazardous substances or environmental concerns that might impact upon the property?

Explain any "yes" answers in section 19: _____

	Yes	No	Unk	N/A
1		<input checked="" type="checkbox"/>		
2		<input checked="" type="checkbox"/>		
1		<input checked="" type="checkbox"/>		
2		<input checked="" type="checkbox"/>		
3		<input checked="" type="checkbox"/>		
4		<input checked="" type="checkbox"/>		

20. MISCELLANEOUS

(A) Deeds, Restrictions and Title

1. Are you aware of any deed restrictions that apply to the property?
2. Are you aware of any historic preservation restriction or ordinance or archeological designation associated with the property?
3. Are you aware of any reason, including a defect in title, that would prevent you from giving a warranty deed or conveying title to the property?
4. Are you aware of any insurance claims filed relating to the property?

(B) Financial

1. Are you aware of any public improvement, condominium or homeowner association assessments against the property that remain unpaid or of any violations of zoning, housing, building, safety or fire ordinances or other use restriction ordinances that remain uncorrected?
2. Are you aware of any mortgage, judgment, encumbrance, lien, overdue payment on a support obligation, or other debt against this property or Seller that cannot be satisfied by the proceeds of this sale?

	Yes	No	Unk	N/A
1		<input checked="" type="checkbox"/>		
2		<input checked="" type="checkbox"/>		
3		<input checked="" type="checkbox"/>		
4		<input checked="" type="checkbox"/>		
1		<input checked="" type="checkbox"/>		
2		<input checked="" type="checkbox"/>		

Seller's Initials MM / ML Date 10/27/13 SPD Page 8 of 9 Buyer's Initials _____ / _____ Date _____

	Yes	No	Unk	N/A
1		/		
2		/		
1		/		

(C) Legal

1. Are you aware of any violations of federal, state, or local laws or regulations relating to this property?
2. Are you aware of any existing or threatened legal action affecting the property?

(D) Additional Material Defects

1. Are you aware of any material defects to the property, dwelling, or fixtures which are not disclosed elsewhere on this form?

Note to Buyer: A material defect is a problem with a residential real property or any portion of it that would have a significant adverse impact on the value of the property or that involves an unreasonable risk to people on the property. The fact that a structural element, system or subsystem is at or beyond the end of the normal useful life of such a structural element, system or subsystem is not by itself a material defect.

2. After completing this form, if Seller becomes aware of additional information about the property, including through inspection reports from a buyer, the Seller must update the Seller's Property Disclosure Statement and/or attach the inspection(s). These inspection reports are for informational purposes only.

Explain any "yes" answers in section 20: _____

21. ATTACHMENTS

(A) The following are part of this Disclosure if checked:

- Seller's Property Disclosure Statement Addendum (PAR Form SDA)
- _____
- _____
- _____

The undersigned Seller represents that the information set forth in this disclosure statement is accurate and complete to the best of Seller's knowledge. Seller hereby authorizes the Listing Broker to provide this information to prospective buyers of the property and to other real estate licensees. **SELLER ALONE IS RESPONSIBLE FOR THE ACCURACY OF THE INFORMATION CONTAINED IN THIS STATEMENT.** Seller shall cause Buyer to be notified in writing of any information supplied on this form which is rendered inaccurate by a change in the condition of the property following completion of this form.

SELLER William D. Chung DATE 10.27.13
 SELLER Michelle [unclear] DATE 10/27/13
 SELLER _____ DATE _____

INFORMATION REGARDING THE REAL ESTATE SELLER DISCLOSURE LAW

EXECUTOR, ADMINISTRATOR, TRUSTEE SIGNATURE BLOCK

According to the provisions of the Real Estate Seller Disclosure Law, the undersigned executor, administrator or trustee is not required to fill out a Seller's Property Disclosure Statement. The executor, administrator or trustee, must, however, disclose any known material defect(s) of the property.

DATE _____

RECEIPT AND ACKNOWLEDGEMENT BY BUYER

The undersigned Buyer acknowledges receipt of this Disclosure Statement. Buyer acknowledges that this Statement is not a warranty and that, unless stated otherwise in the sales contract, Buyer is purchasing this property in its present condition. It is Buyer's responsibility to satisfy himself or herself as to the condition of the property. Buyer may request that the property be inspected, at Buyer's expense and by qualified professionals, to determine the condition of the structure or its components.

BUYER _____ DATE _____
 BUYER _____ DATE _____
 BUYER _____ DATE _____

Generally speaking, the Real Estate Seller Disclosure Law requires that before an agreement of sale is signed, the seller in a residential real estate transfer must make certain disclosures regarding the property to potential buyers in a form defined by the law. A residential real estate transfer is defined as a sale, exchange, installment sales contract, lease with an option to buy, grant or other transfer of an interest in real property where **NOT LESS THAN ONE AND NOT MORE THAN FOUR RESIDENTIAL DWELLING UNITS** are involved. The Law defines a number of exceptions where the disclosures do not have to be made:

1. Transfers that are the result of a court order.
2. Transfers to a mortgage lender that result from a buyer's default and subsequent foreclosure sales that result from default.
3. Transfers from a co-owner to one or more other co-owners.
4. Transfers made to a spouse or direct descendant.
5. Transfers between spouses that result from divorce, legal separation, or property settlement.
6. Transfers by a corporation, partnership or other association to its shareholders, partners or other equity owners as part of a plan of liquidation.
7. Transfer of a property to be demolished or converted to non-residential use.
8. Transfer of unimproved real property.
9. Transfers by a fiduciary during the administration of a decedent estate, guardianship, conservatorship or trust.
10. Transfers of new construction that has never been occupied when:
 - a. The buyer has received a one-year warranty covering the construction;
 - b. The building has been inspected for compliance with the applicable building code or, if none, a nationally recognized model building code; and
 - c. A certificate of occupancy or a certificate of code compliance has been issued for the dwelling.

In addition to these exceptions, disclosures for condominiums and cooperatives are limited to the seller's particular unit(s). Disclosures regarding common areas or facilities are not required, as those elements are already addressed in the laws that govern the resale of condominium and cooperative interests.

Seller's Initials WPC/ Wke Date 10.27.13 SPD Notices 1 of 1 Buyer's Initials _____ / _____ Date _____

RESIDENTIAL LEAD-BASED PAINT HAZARDS DISCLOSURE FORM

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

THIS FORM MUST BE COMPLETED FOR ANY PROPERTY BUILT PRIOR TO 1978

1 PROPERTY 701 Stoney Battery Road, Landisville, PA 17538

2 SELLER

3 LEAD WARNING STATEMENT

4 Every purchaser of any interest in residential real property on which a residential dwelling was built prior to 1978 is notified that
5 such property may present exposure to lead from lead-based paint that may place young children at risk of developing lead poi-
6 soning. Lead poisoning in young children may produce permanent neurological damage, including learning disabilities, reduced
7 intelligence quotient, behavioral problems, and impaired memory. Lead poisoning also poses a particular risk to pregnant women.
8 The Seller of any interest in residential real property is required to provide the Buyer with any information on lead-based paint
9 hazards from risk assessments or inspections in the Seller's possession and notify the Buyer of any known lead-based paint haz-
10 ards. A risk assessment or inspection for possible lead-based paint hazards is recommended prior to purchase.

11 SELLER'S DISCLOSURE

12 [Signature] Seller has no knowledge of the presence of lead-based paint and/or lead-based paint hazards in or about the Property.
13 [] Seller has knowledge of the presence of lead-based paint and/or lead-based paint hazards in or about the Property. (Provide
14 the basis for determining that lead-based paint and/or hazards exist, the location(s), the condition of the painted surfaces, and
15 other available information concerning Seller's knowledge of the presence of lead-based paint and/or lead-based paint hazards.)

16 SELLER'S RECORDS/REPORTS

17 [Signature] Seller has no records or reports pertaining to lead-based paint and/or lead-based paint hazards in or about the Property
18 [] Seller has provided Buyer with all available records and reports regarding lead-based paint and/or lead-based paint hazards in
19 or about the Property. (List documents):
20

21 *Seller certifies that to the best of Seller's knowledge the above statements are true and accurate.

22 WITNESS SELLER [Signature] DATE 10.27.13

23 WITNESS SELLER [Signature] DATE 10/27/13

24 WITNESS SELLER DATE

25 AGENT ACKNOWLEDGEMENT AND CERTIFICATION

26 Agent/Licensee represents that Agent has informed Seller of Seller's obligations under the Residential Lead-Based-Paint
27 Hazard Reduction Act, 42 U.S.C. §4852(d), and is aware of Agent's responsibility to ensure compliance.

28 The following have reviewed the information above and certify that the Agent statements are true to the best of their knowledge and belief.
29 Seller Agent and Buyer Agent must both sign this form.

30 BROKER FOR SELLER (Company Name) High Associates LTD DATE 10/28/13

31 LICENSEE Brian Davison

32 BROKER FOR BUYER (Company Name) DATE

33 LICENSEE DATE

34 BUYER

35 DATE OF AGREEMENT

36 BUYER'S ACKNOWLEDGMENT

37 [] Buyer has received the pamphlet Protect Your Family from Lead in Your Home and has read the Lead Warning Statement.
38 [] Buyer has reviewed Seller's disclosure of known lead-based paint and/or lead-based paint hazards and has received the records
39 and reports regarding lead-based paint and/or lead-based paint hazards identified above.

40 Buyer certifies that to the best of Buyer's knowledge the above statements are true and accurate.

41 WITNESS BUYER DATE

42 WITNESS BUYER DATE

43 WITNESS BUYER DATE

998086829 QUIT CLAIM DEED ~

DEC - 1 1998

(2)

This conveyance is made this 21st day of October, 1998, between VERNON H. CHARLES & MARY E. CHARLES, husband & wife, Grantors - residing at 2342 Leabrook Rd., County of Lancaster, Lancaster, PA 17601, and VERNON H. CHARLES & MARY E. CHARLES, Trustees of the CHARLES FAMILY TRUST, Dated: October 21, 1998, Grantees - residing at 2342 Leabrook Rd., County of Lancaster, Lancaster, PA 17601.

IN CONSIDERATION of One Dollar (\$1.00), in hand paid, the receipt of which is acknowledged, Grantors hereby release and quitclaim to Grantees all that property located in the County of Lancaster, Commonwealth of Pennsylvania, described as follows:

See legal description attached hereto as EXHIBIT "A".

x Vernon H. Charles
VERNON H. CHARLES
Grantor

x Mary E. Charles
MARY E. CHARLES
Grantor

RECORDED OR FILED
99 DEC - 1 AM 9:15
LANCASTER, PA.

COMMONWEALTH OF PENNSYLVANIA
COUNTY OF LANCASTER

This foregoing instrument was here and now subscribed by VERNON H. CHARLES & MARY E. CHARLES in the presence of each of us, and we, at their request, signed our names hereto in their presence and in the presence of each other as attesting witnesses on this 21st day of October, 1998.

x William M Royer
Signature of Witness

Lanc. Pa. 17601
Address of Witness

x Dorothy M Royer
Signature of Witness

Lancaster, PA 17601
Address of Witness

On this the 21 day of October, 1998, before me, the undersigned officer, personally appeared VERNON H. CHARLES & MARY E. CHARLES, the Grantors, and-

WIRAM M ROYER
(Name of Witness)

Dorothy M Royer
(Name of Witness)

the witnesses, all known to me or satisfactorily proven to me to be the persons whose names are subscribed to the within instrument and acknowledged that they executed the same for the purposes therein contained. IN WITNESS WHEREOF, I set my hand and official seal:

Notarial Seal
Edward C. Miller, Notary Public
Reading, Berks County
My Commission Expires Feb. 4, 2002

x Amiller
Notary Public
My Comm. Expires:

Grantees hereby certify by their signatures below that their permanent address is:
2342 Leabrook Rd., Lancaster, PA 17601
(When recorded, deliver to the same)

x Vernon H. Charles
VERNON H. CHARLES
Trustee, Grantee

x Mary E. Charles
MARY E. CHARLES
Trustee, Grantee

5998 0092

WT 50 RF 300 SF 180
DIST 290 MAP 9999 BLK 9 LOT 9

EXHIBIT "A"

11 66 27

Parcel No.

ALL THAT CERTAIN tract or parcel of land situated in the Township of East Hempfield, County of Lancaster of Commonwealth of Pennsylvania, more fully bounded as follows:

BEGINNING at an iron pin the middle of a public road leading from Salunga to Mountville, a corner of Purpart No. 2 and land now or late of Samuel R. Bender, said iron pin bearing South twelve (12) degrees, twenty-five (25) minutes West, a distance of fifty-eight (58) links to another iron pin in said public road, a corner of lands now or late of the said Samuel R. Bender; thence by Purpart No. 2, South eighty-four (84) degrees, forty-two (42) minutes East, thirteen (13) chains and seventy (70) links to a post on the West side of the Reading and Columbia Railroad (said post being nine and one-half (9 ½) links East of a stake at the fence line on the West side of the right of way of the Reading and Columbia Railroad); thence along said railroad, South seven (7) degrees, twenty-five (25) minutes West, six (6) chains and thirty-eight (38) links to a post (said post being fifteen (15) links East of a stake, at the fence line on the West side of the right of way of said railroad); thence by lands now or late of Amos Cooper, North eighty-six (86) degrees, forty-five (45) minutes West, five (5) chains and sixty-four (64) links to a post and South twelve (12) degrees, forty-five (45) minutes West, six (6) chains and sixty-eight (68) links to a stone; thence by land now or late of Jacob N. Charles, North eighty-four (84) degrees, twenty (20) minutes West, Eight (8) chains and sixty (60) links to an iron pin in the middle of the public road aforesaid; thence in said road by lands now or late of Christian N. Nolt and Samuel R. Bender respectively, North twelve (12) degrees, twenty-five (25) minutes East, thirteen (13) chains and twenty-four (24) links to the place of BEGINNING.

CONTAINING fourteen (14) acres and one hundred thirty-two and seventy-four one hundredths (132.74) perches of land, neat measure, according to a survey of John M. Miller dated November 10, 1903.

ALSO ALL THAT CERTAIN tract or parcel of land situated in the Township of East Hempfield, County of Lancaster and Commonwealth of Pennsylvania, more fully bounded and described as follows:

BEGINNING at a stake in the Western line of the right of way of the Reading and Columbia Railroad (said stake being thirty (30) feet distant Westward from the center line of the said Railroad); thence along the Western line of said right of way, South eight (8) degrees, fifty-one (51) minutes West, four hundred fifty-four (454) feet to a stake; thence by land now or late of Jacob N. Charles, North eighty-three (83) degrees, twenty-three (23) minutes West,

5998 0093

EXHIBIT "A"

Continued

three hundred ninety-six and five tenths (396.5) feet to a stake; thence by purpart No. 3, North thirteen (13) degrees, thirty (30) minutes East, four

hundred forty and four tenths (440.4) feet to a stake, and South eighty-six (86) degrees one (1) minute East, three hundred sixty-two and three tenths (362.3) feet to the place of BEGINNING.

CONTAINING three (3) acres and one hundred thirty-nine (139) perches of land, neat measure.

Being the same property conveyed to grantors herein by deed executed by Vernon H. Charles and Mary E. Charles, Husband and wife, dated February 23, 1989, and recorded on February 24, 1989, in Volume 2588, page 253 in the office of the recorder of Lancaster County, Pennsylvania.

I Certify This Document To Be
Recorded in Lancaster Co. Pa.



Steve McDonald
STEVE McDONALD
Recorder of Deeds

5998 0094



COMMONWEALTH OF PENNSYLVANIA
DEPARTMENT OF REVENUE
BUREAU OF INDIVIDUAL TAXES
DEPT 280623
HARRISBURG, PA 17128-0603

**REALTY TRANSFER TAX
STATEMENT OF VALUE**

See Reverse for Instructions

RECORDER'S USE ONLY	
State Tax Paid	0
Book Number	5098
Page Number	192
Date Recorded	DEC - 1998

Complete each section and file in duplicate with Recorder of Deeds when (1) the full value/consideration is not set forth in the deed, (2) when the deed is without consideration, or by gift, or (3) a tax exemption is claimed. A Statement of Value is not required if the transfer is wholly exempt from tax based on: (1) family relationship or (2) public utility easement. If more space is needed, attach additional sheet(s).

A CORRESPONDENT - All inquiries may be directed to the following person:

Name: M/M Vernon H. Charles Telephone Number: _____
Area Code: (717) 898-8679
Street Address: 2342 Leabrook Rd. City: Lancaster, PA 17601
State: _____ Zip Code: _____

B TRANSFER DATA

Grantor(s)/Lessor(s): VERNON H. CHARLES & MARY E. CHARLES Date of Acceptance of Document: _____
Grantee(s)/Lessee(s): VERNON H. CHARLES & MARY E. CHARLES, Trustees
CHARLES FAMILY TRUST
Street Address: 2342 Leabrook Rd. City: Lancaster, PA 17601
State: _____ Zip Code: _____

C PROPERTY LOCATION

Street Address: 701 Stony Battery Rd. City/Township/Borough: E. Hempfield Twp.
County: Lancaster School District: Hempfield Tax Parcel Number: 11 G 6 27

D VALUATION DATA

1. Actual Cash Consideration	2. Other Consideration	3. Total Consideration
0	+ 0	= 0
4. County Assessed Value	5. Common Level Ratio Factor	6. Fair Market Value
106,600	x 1.03	= 109,798.00

E EXEMPTION DATA

1a. Amount of Exemption Claimed: 100%
1b. Percentage of Interest Conveyed: 100%

2 Check Appropriate Box Below for Exemption Claimed

- Will or intestate succession _____ (Name of Decedent) _____ (Estate File Number)
- Transfer to Industrial Development Agency.
- Transfer to a trust. (Attach complete copy of trust agreement identifying all beneficiaries.)
- Transfer between principal and agent. (Attach complete copy of agency/straw party agreement.)
- Transfers to the Commonwealth, the United States and instrumentalities by gift, dedication, condemnation or in lieu of condemnation. (If condemnation or in lieu of condemnation, attach copy of resolution.)
- Transfer from mortgagor to a holder of a mortgage in default. Mortgage Book Number _____, Page Number _____.
- Corrective or confirmatory deed. (Attach complete copy of the prior deed being corrected or confirmed.)
- Statutory corporate consolidation, merger or division. (Attach copy of articles.)
- Other (Please explain exemption claimed, if other than listed above.) _____

Under penalties of law, I declare that I have examined this Statement, including accompanying information, and to the best of my knowledge and belief, it is true, correct and complete.

Signature of Correspondent or Responsible Party: Vernon H. Charles - Mary E. Charles Date: OCT 21, 1998

FAILURE TO COMPLETE THIS FORM PROPERLY OR ATTACH APPLICABLE DOCUMENTATION MAY RESULT IN THE RECORDER'S REFUSAL TO RECORD THE DEED.

5998 0095



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

525 Highlands Boulevard
Suite 107

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

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