

# Client Full

114-124 E Chestnut St, Bechtelsville, PA  
19505

Active

Commercial Sale

\$595,000



Recent Change: **01/16/2024 : DOWN : \$675,000->\$595,000**

MLS #:	PABK2026800	Available SqFt:	18,600.00
Tax ID #:	26-5398-09-15-2187	Price / Sq Ft:	29.75
Ownership Interest:	Fee Simple	Business Use:	Garden Center, Manufacturing, Other, Storage, Warehouse
Sub Type:	Mixed Use	Year Built:	1850
Waterfront:	No		

## Location

County:	Berks, PA	School District:	<a href="#">Boyertown Area</a>
MLS Area:	Bechtelsville Boro - Berks County (10226)		

## Taxes and Assessment

Tax Annual Amt / Year:	\$7,429 / 2023	Tax Assessed Value:	\$170,500 / 2023
School Tax:	\$5,101	Imprv. Assessed Value:	\$111,300
County Tax:	\$1,306 / Annually	Land Assessed Value:	\$59,200
City/Town Tax:	\$1,023 / Annually	Land Use Code:	3345
Clean Green Assess:	No	Block/Lot:	15 / 2187
Zoning:	R-2		
Zoning Description:	Non Conforming		

## Commercial Sale Information

Business Type:	Garden Center, Manufacturing, Other, Storage, Warehouse	Potential Tenancy:	Single
Property Use:	Owner User	Building Area Total:	20,000 / Estimated

## Building Info

Building Units Total:	3	Construction Materials:	Brick, Mixed, Stick Built
Building Total SQFT:	20,000 / Estimated	Flooring Type:	Concrete, Wood
		Roof:	Asbestos Shingle, Metal, Slate
		Total Loading Docks:	1
		Total Levelers:	0
		Total Drive In Doors:	6

## Lot

Lot Acres / SQFT:	0.86a / 37461sf / Assessor	Lot Size Dimensions:	0.00 x 0.00
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## Parking

Truck/Trailer Parking Spaces	1	Features:	Parking Lot
Car Parking Spaces	15		
<b>Total Parking Spaces</b>	<b>16</b>		

## Interior Features

Interior Features: Accessibility Features: 2+ Access Exits, 32"+ wide doors

## Utilities

Utilities: Electric Available; Central A/C; Cooling Fuel: None; Electric Service: 200+ Amp Service, Single Phase; Heating: 90% Forced Air, Heat Pump-Oil BackUp, Hot Water; Heating Fuel: Oil; Hot Water: S/W Changeover; Water Source: Well; Sewer: Public Sewer

## Remarks

Public: Former Feed Mill and Agway Farm Store is ideal for multiple uses. Main building includes 3 level feed mill (48'X48") and 2 story (48X50) portion with former store, offices and storage. There is a detached warehouse/garage building (38X48.5) that includes a 24x48.5 one & a half story section and a 14X48.5 one story with front and back doors. In addition, there is the former metal and frame rail building that is

approximately 69X15 and 86X16. Former store & office area have 8' ceilings. The Mill & warehouse area have 12' ceilings. The original building was built in the late 1800's, the Mill 1922 and an extensive addition in 1967.

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### Directions

Rt. 100N, left on Chestnut Street, property on left

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### Listing Details

Original Price:	\$675,000	Previous List Price:	\$675,000
Sale Type:	Standard	DOM:	327
Listing Term Begins:	02/23/2023	Documents Available:	Other
Possession:	Immediate		

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### Compensation

For more information about offers of compensation, see [BrightMLS.com/offer-comp](https://BrightMLS.com/offer-comp).

Buyer Agency Comp:	3% Of Gross	Sub Agency Comp:	\$0
Transaction Broker:	3% Of Gross	Dual/Var Comm:	No

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## Section 203 R-2 Residential Zone (R-2)

**203.1. Purpose.** This Zone acknowledges the older neighborhoods within both Boroughs. These areas include a mix of detached, duplex and conversion apartment dwelling units that are typically located on narrow, yet deep lots that run perpendicular from the street. Here, front yard setbacks vary and off-street parking can be located in the front, side or rear yards. In some cases, off-street residential parking has been provided on adjoining lots or across rear yard alleys; this, too, has been accommodated by this Zone.

### 203.2. Permitted Uses

1. Duplexes;
2. Forestry uses;
3. Municipal services and public utilities structures;
4. Parks and playgrounds;
5. Off-street parking spaces/garages on an adjoining lot, or located directly across an alley, from a single-family detached or a duplex dwelling, subject to the following:
  - A. No more than three (3) off-street parking spaces shall be provided per unit;
  - B. No new garage shall be located closer to an adjoining street than the dwelling that it serves, nor closer than five feet (5') of an adjoining alley;
  - C. No off-street parking space nor garage shall be located closer than twenty feet (20') from the intersection of any street and/or alley rights-of-way;
  - D. No garage shall exceed twenty feet (20') in height;
  - E. All off-street parking spaces and garages must be located within thirty feet (30') of the property upon which the dwelling is located; and,
  - F. Common garages that serve more than one dwelling unit and are located along rear alleys shall have no side yard setbacks, but must be set back at least five feet (5") from any rear lot line;
6. Single-family detached dwellings; and,
7. Accessory uses customarily incidental to the above permitted uses, including, but not limited to, accessory day-care, as defined herein.

### 203.3. Special Exception Uses (Subject to the review procedures of Section 604.3.)

1. Boarding houses (see Section 409);
2. Churches and related uses (see Section 412);
3. Conversion apartments (see Section 420);
4. Family day-care facilities (see Section 423);
5. Home occupations (see Section 431); and,
6. Parking lots/garages for nonresidential uses contained on adjoining properties (see Section 444).

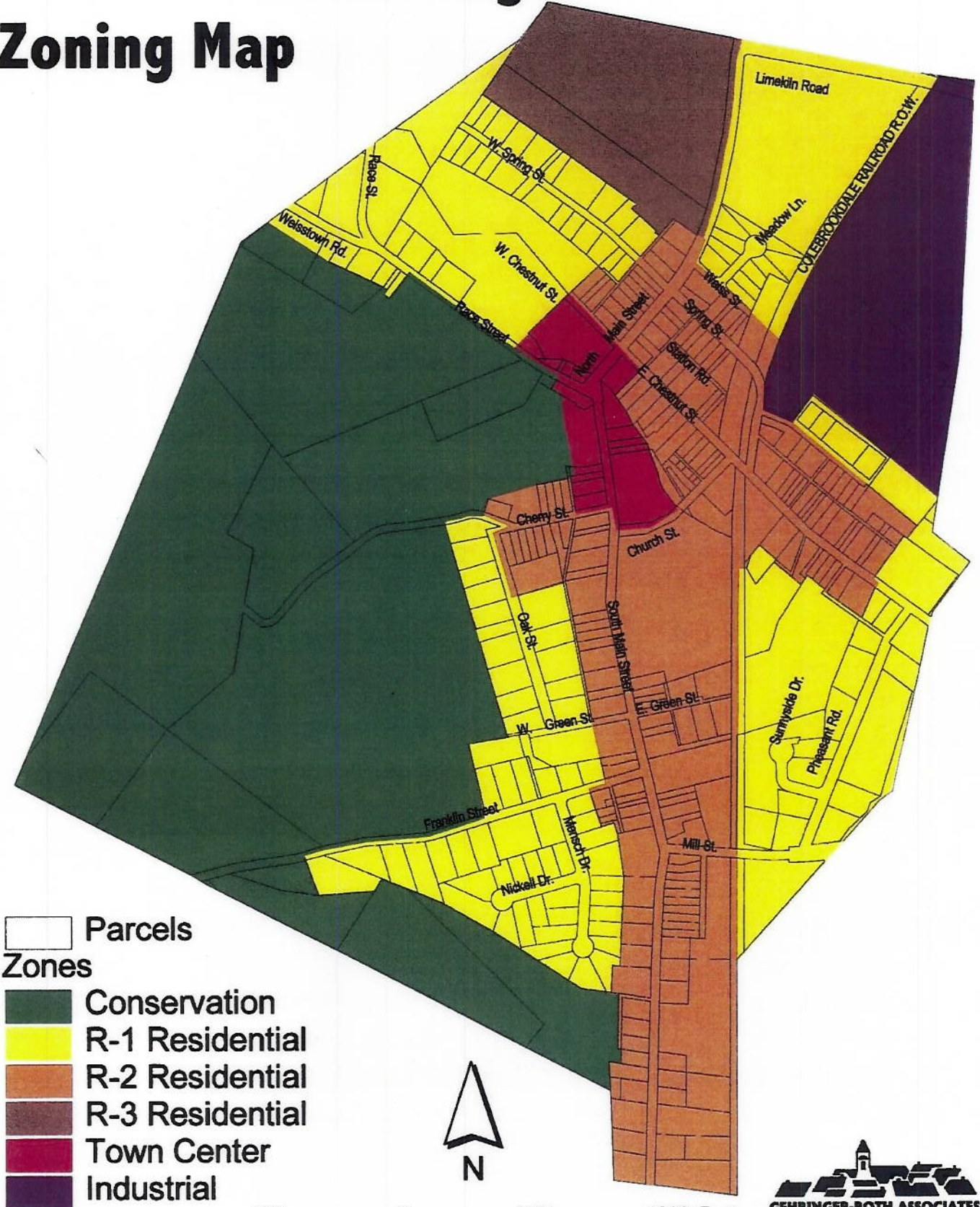
**203.4. Required Design Standards.** The following tabulates required design standards:

Use	Minimum Required Lot Area	Minimum Required Lot Width	Minimum Required Setbacks				Maximum Permitted Lot Coverage	Maximum Permitted Height
			Front Build-to Line	Sides		Rear		
				One	(Both)			
Single-Family Detached Dwellings	6,000 sq. ft.	40 ft.	5-25 ft.	5 ft.	(10 ft.)	50 ft.	50%	35 ft.
Duplex Dwellings	3,000 sq. ft./unit	20 ft.	5-25 ft.	5 ft.	N/A	50 ft.	60%	35 ft.
Off-street residential parking spaces or garages on adjoining lots or across alleys.	N/A	N/A	See Section 203.2.5.				75%	20 ft.
Other Uses	10,000 sq. ft.	80 ft.	5-25 ft.	10 ft.	(20 ft.)	50 ft.	50%	35 ft.
Accessory Uses	N/A	N/A	Not permitted.	3 ft.	(6 ft.)	3 ft.	Same as above.	20 ft.

**203.5 Main Street Enhancement Overlay Zone.** Properties within Bally Borough that are located within the Main Street Enhancement Overlay Zone can attain development density bonuses by applying the design guidelines listed in Section 231 of this Ordinance.

**203.6.** All uses permitted within this Zone shall also comply with the applicable General Provisions in Article 3 of this Ordinance.

# Bechtelsville Borough Zoning Map



 Parcels

**Zones**

-  Conservation
-  R-1 Residential
-  R-2 Residential
-  R-3 Residential
-  Town Center
-  Industrial

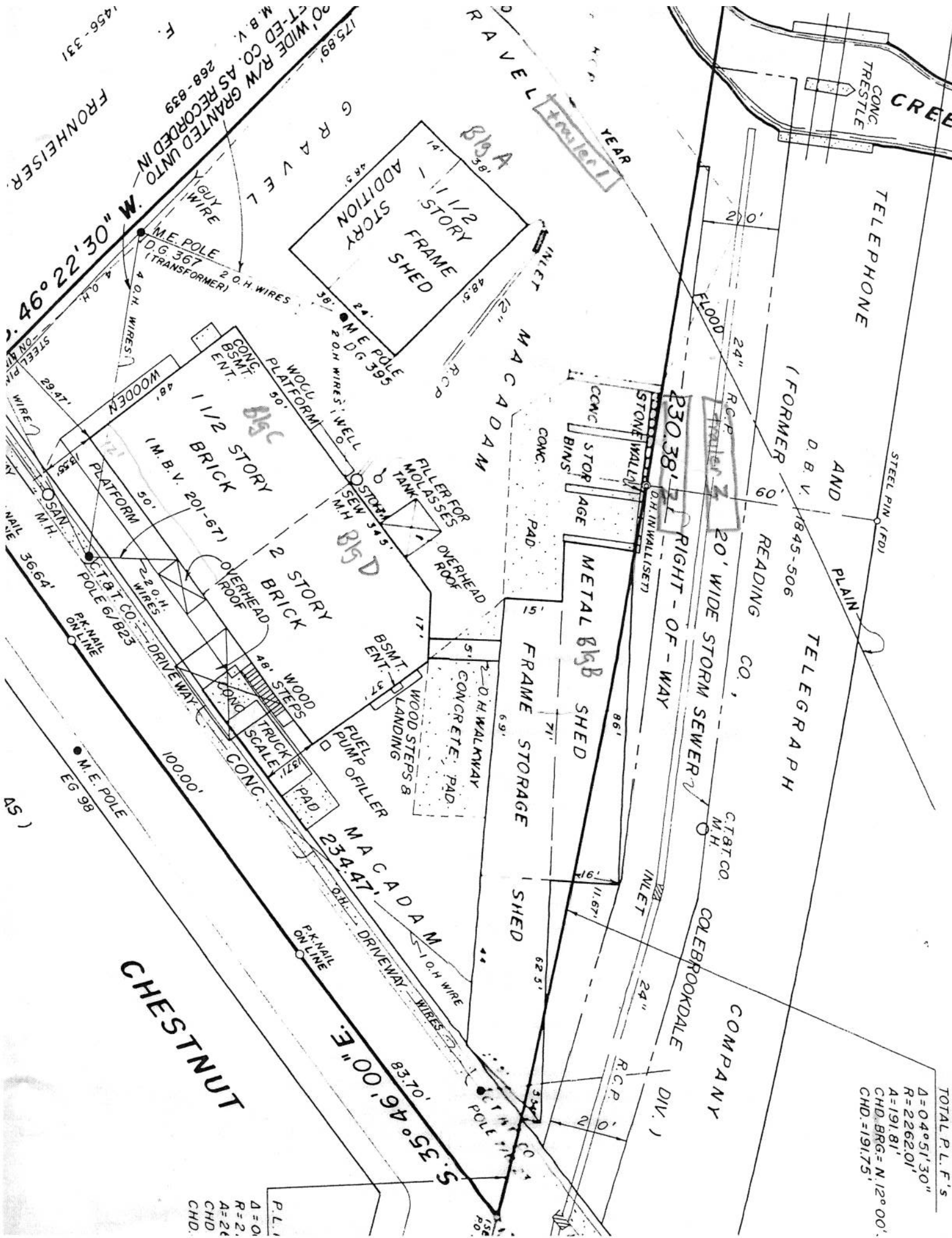


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FRONHEISER  
 M.B.V. AS RECORDED IN  
 268-839

W 03° 22' 30" 46°  
 M.E. POLE  
 D.G. 367  
 (TRANSFORMER)  
 2 O.H. WIRES  
 GUY WIRE  
 4 O.H. WIRES

WOODEN  
 1 1/2 STORY BRICK  
 (M.B.V. 201-67)  
 PLATFORM  
 50'  
 22 O.H. WIRES  
 C.T. & T. CO.  
 POLE 6/B25  
 2K MAIL ON LINE

OSAN M.H.  
 36.64'  
 M.E. POLE  
 EG 98  
 10000'

CHESTNUT  
 S. 35° 46' 00" E.  
 83.70'

RAVELL  
 175.89'  
 20' WIDE R/W GRANTED UNTO  
 M.B.V. AS RECORDED IN  
 268-839

819A  
 1 1/2 STORY FRAME SHED  
 ADDITION  
 28.5'  
 14'  
 46.5'  
 M.E. POLE  
 D.G. 395  
 2 O.H. WIRES  
 WELL

819C  
 2 STORY BRICK  
 OVERHEAD ROOF  
 BSMT. ENT.  
 WOOD LANDING  
 5'  
 CONCRETE PAD  
 2 O.H. WALKWAY  
 6.9'

819D  
 2 STORY BRICK  
 OVERHEAD ROOF  
 BSMT. ENT.  
 WOOD LANDING  
 5'  
 CONCRETE PAD  
 2 O.H. WALKWAY  
 6.9'

RAVELL  
 20' WIDE R/W GRANTED UNTO  
 M.B.V. AS RECORDED IN  
 268-839

MACADAM  
 234.47'  
 1 O.H. WIRE  
 DRIVEWAY  
 24" INLET

86'  
 71'  
 5'  
 62.5'

83.70'  
 1 O.H. WIRE  
 DRIVEWAY  
 24" INLET  
 R.C.P. DIV. )

CREEK  
 TELEPHONE AND TELEGRAPH PLAIN  
 D.B.V. 1845-506  
 READING CO.,  
 20' WIDE STORM SEWER  
 24" R.C.P.  
 TRAILER  
 30.38'  
 RIGHT-OF-WAY  
 D.H. IN WALL SET  
 CONG. STOP AGE  
 CONG. BINS  
 CONG. PAD  
 METAL B&B SHED  
 FRAME STORAGE SHED  
 COLBROOKDALE COMPANY  
 TELEGRAPH

TOTAL P.L.F.'S  
 Δ = 04° 51' 30"  
 R = 2262.01'  
 A = 191.81'  
 CHD. BRG = N. 12° 00',  
 CHD. = 191.75'

P.L.L.  
 Δ = 0.  
 R = 2.  
 A = 24.  
 CHD.  
 CHD.

COMMERCIAL PROPERTY INFORMATION SHEET

CPI

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

1 PROPERTY 124 E. Chestnut Street, Bechtelsville, PA 19505

2
3 OWNER Borneman Land Holdings, LLC

4 Owner is providing information to help Broker market the Property. This Statement is not a substitute for any inspections or warranties
5 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
6 real estate broker (Agent for Owner), any real estate broker, or their agents.

7 Property Type: [x] Office [x] Retail [ ] Industrial [ ] Multi-family [ ] Land [ ] Institutional
8 [ ] Hospitality [ ] Other:

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

11
12 2. OCCUPANCY Do you, Owner, currently occupy the Property? [x] Yes [ ] No
13 If no, when did you last occupy the Property?

14 3. DESCRIPTION
15 (A) Land Area:
16 (B) Dimensions:
17 (C) Shape:
18 (D) Building Square Footage:

19 4. PHYSICAL CONDITION
20 (A) Age of Property: 120+ years Additions:

21 (B) Roof
22 1. Age of roof(s): [ ] Unknown
23 2. Type of roof(s): metal, slate, and asbestos
24 3. Has the roof been replaced or repaired during your ownership? [x] Yes [ ] No
25 4. Has the roof ever leaked during your ownership? [x] Yes [ ] No
26 5. Do you know of any problems with the roof, gutters, or downspouts? [x] Yes [ ] No
27 Explain any yes answers you give in this section: 3 roofs have minor leaks
28 here in good repair

29
30 (C) Structural Items, Basements and Crawl Spaces
31 1. Are you aware of any water leakage, accumulation, or dampness in the building or other structures? [ ] Yes [x] No
32 2. Does the Property have a sump pump? [x] Yes [ ] No
33 3. Do you know of any repairs or other attempts to control any water or dampness problem in the building or other structures?
34 [ ] Yes [x] No
35 4. Are you aware of any past or present movement, shifting, deterioration, or other problems with walls, foundations, floors, or
36 other structural components? [x] Yes [ ] No
37 Explain any yes answers that you give in this section, describing the location and, if applicable, the extent of the problem and the
38 date and person by whom any repairs were done, if known: railroad bldg. front section
39 very old wood beam & rock foundation

40
41 (D) Mechanical Systems
42 1. Type of heating: [x] Forced Air [x] Hot Water [ ] Steam [ ] Radiant
43 [ ] Other:
44 2. Type of heating fuel: [ ] Electric [x] Fuel Oil [ ] Natural Gas [ ] Propane (on-site) [ ] Central Plant
45 [ ] Other types of heating systems or combinations: heat pump
46 3. Are there any chimneys? [x] Yes [ ] No If yes, how many? 1
47 Are they working? [x] Yes [x] No When were they last cleaned? 2022
48 4. List any buildings (or are as in any buildings) that are not heated: 2 out bldgs
49
50 5. Type of water heater: [ ] Electric [ ] Gas [x] Oil Capacity:
51 [ ] Other: no hot water not hooked up

52 Buyer Initials: CPI Page 1 of 7 Owner Initials: RLB



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- 53 6. Type of plumbing:  Copper  Galvanized  Lead  PVC  Unknown  
 54  Other: \_\_\_\_\_  
 55 7. Are you aware of any problems with plumbing or heating systems or fixtures on the Property?  Yes  No  
 56 If yes, explain: Heat Pump for old stove needs a new coil had a leak  
 57  
 58 8. Type of air conditioning:  Central Electric  Central Gas  Wall  None Capacity: \_\_\_\_\_  
 59 List any buildings (or areas of any buildings) that are not air conditioned: \_\_\_\_\_  
 60 only the store and office area  
 61 9. Type of electric service: \_\_\_\_\_ AMP  220 Volt  3-phase  1-phase  KVA: \_\_\_\_\_  
 62  Other: \_\_\_\_\_  
 63 Transformers: \_\_\_\_\_ Type: \_\_\_\_\_  
 64 Are you aware of any problems or repairs needed in the electrical system?  Yes  No  
 65 If yes, explain: \_\_\_\_\_  
 66 10. Are you aware of any problems with any item in this section that has not already been disclosed?  Yes  No  
 67 If yes, explain: \_\_\_\_\_  
 68  
 69

70 (E) Site Improvements

- 71 1. Are you aware of any problems with storm-water drainage?  Yes  No  
 72 2. Are you aware of any past or present problems with driveways, parking areas, sidewalks, curbs, other paved surfaces, or  
 73 retaining walls on the Property?  Yes  No  
 74 3. Explain any yes answers that you give in this section, describing the location and, if applicable, the extent of the problem and  
 75 the date and person by whom any repairs were done, if known: \_\_\_\_\_  
 76  
 77

78 (F) Other Equipment

- 79 1. Exterior Signs:  Yes  No How many? 1 Number Illuminated: \_\_\_\_\_ posts are there  
 80 2. Elevators:  Yes  No How many? \_\_\_\_\_ Cable  Hydraulic rail  
 81 Working order?  Yes  No Certified through (date) \_\_\_\_\_  
 82 Date last serviced \_\_\_\_\_  
 83 3. Skylights:  Yes  No How many? \_\_\_\_\_  
 84 4. Overhead Doors:  Yes  No How many? 1 Size: \_\_\_\_\_  
 85 5. Loading Docks:  Yes  No How many? 4 Levelers:  Yes  No  
 86 6. At grade doors:  Yes  No How many? \_\_\_\_\_  
 87 7. Are you aware of any problems with the equipment listed in this section?  Yes  No  
 88 If yes, explain: \_\_\_\_\_  
 89

90 (G) Fire Damage

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

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

95 If yes, explain: \_\_\_\_\_  
 96

97 (I) Alarm/Safety Systems

- 98 1. Fire:  Yes  No In working order?  Yes  No  
 99 If yes, connected to: Fire Department  Yes  No Monitoring Service:  Yes  No  
 100 2. Fire extinguishers:  Yes  No  
 101 3. Smoke:  Yes  No In working order?  Yes  No  
 102 4. Sprinkler:  Yes  No Inspected/certified?  Yes  No  
 103  Wet  Dry Flow rate: \_\_\_\_\_  
 104 5. Security:  Yes  No In working order?  Yes  No  
 105 If yes, connected to: Police Department  Yes  No Monitoring Service  Yes  No  
 106 6. Are there any areas of the Property that are not serviced by the systems in this section?  Yes  No  
 107 If yes, explain: \_\_\_\_\_  
 108

109 Buyer Initials: \_\_\_\_\_

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Owner Initials: RAB

110 5. ENVIRONMENTAL

111 (A) Soil Conditions

- 112 1. Are you aware of any fill or expansive soil on the Property?  Yes  No  
 113 If yes, were soil compaction tests done?  Yes  No If yes, by whom? \_\_\_\_\_  
 114 2. Are you aware of any sliding, settling, earthmovement, upheaval, subsidence, or earth stability problems that have  
 115 occurred on or affect the Property?  Yes  No  
 116 3. Are you aware of any existing or proposed mining, strip-mining, or any other excavations that might affect the Property?  
 117  Yes  No

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

119  
120

121 (B) Hazardous Substances

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

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

136 Are you aware of any lead-based paint or lead-based paint hazards on the Property?  Yes  No  
 137 If yes, explain how you know of it, where it is, and the condition of those lead-based paint surfaces: \_\_\_\_\_

138  
139

140 Are you aware of any reports or records regarding lead-based paint or lead-based paint hazards on the Property?  Yes  No  
 141 If yes, list all available reports and records: \_\_\_\_\_

142  
143

- 144 2. To your knowledge, has the Property been tested for any hazardous substances?  Yes  No  
 145 3. Are you aware of any storage tanks on the Property?  Yes  No  Aboveground  Underground  
 146 Total number of storage tanks on the Property: 1 Aboveground 1 Underground  
 147 Are all storage tanks registered with the Pennsylvania Department of Environmental Protection?  Yes  No  
 148 If no, identify any unregistered storage tanks: heating oil tank in basement  
 149 Has any storage tank permit ever been revoked pursuant to a federal or state law regulating storage tanks?  Yes  No  
 150 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  
 151 tank?  Yes  No

152 Do methods and procedures exist for the operation of tanks and for the operator's/owner's maintenance of a leak  
 153 detection system, an inventory control system, and a tank testing system?  Yes  No Explain: \_\_\_\_\_

154  
155

156 Has there been any release or any corrective action taken in response to a release from any of the storage tanks on the Property?  
 157  Yes  No

158 If yes, have you reported the release to and corrective action to any governmental agency?  Yes  No  
 159 Explain: \_\_\_\_\_

160  
161

- 162 4. Do you know of any other environmental concerns that may have an impact on the Property?  Yes  No  
 163 Explain any yes answers you give in this section: \_\_\_\_\_

164  
165

166 Buyer Initials: \_\_\_\_\_

Owner Initials: RRB

- 167 (C) Wood Infestation  
168 1. Are you aware of any termites/wood-destroying insects, dry rot, or pests affecting the Property?  Yes  No  
169 2. Are you aware of any damage to the Property caused by termites/wood-destroying insects, dryrot, or pests?  Yes  No  
170 3. Is the Property currently under contract by a licensed pest control company?  Yes  No  
171 4. Are you aware of any termite/pest control reports or treatments for the Property in the last five years?  Yes  No  
172 Explain any yes answers you give in this section: \_\_\_\_\_  
173 \_\_\_\_\_  
174 \_\_\_\_\_

175 (D) Natural Hazards/Wetlands

- 176 1. To your knowledge, is this Property, or part of it, located in a flood zone or wetlands area?  Yes  No  
177 2. Do you know of any past or present drainage or flooding problems affecting the Property?  Yes  No  
178 3. To your knowledge, is this Property, or part of it, located in an earthquake or other natural hazard zone?  Yes  No  
179 Explain any yes answers you give in this section: \_\_\_\_\_  
180 \_\_\_\_\_  
181 \_\_\_\_\_

182 6. UTILITIES

183 (A) Water

- 184 1. What is the source of your drinking water?  Public  Community System  Well on Property  
185  Other: \_\_\_\_\_  
186 2. If the Property's source of water is not public:  
187 When was the water last tested? When the well was drilled  
188 What was the result of the test? Good  
189 Is the pumping system in working order?  Yes  No  
190 If no, explain: \_\_\_\_\_  
191 \_\_\_\_\_  
192 3. Is there a softener, filter, or other purification system?  Yes  No  
193 If yes, is the system:  Leased  Owned  
194 4. Are you aware of any problems related to the water service?  Yes  No  
195 If yes, explain: \_\_\_\_\_  
196 \_\_\_\_\_

197 (B) Sewer/Septic

- 198 1. What is the type of sewage system?  Public Sewer  Community Sewer  On-site (or Individual) sewage system  
199 If on-site, what type?  Cesspool  Drainfield  Unknown  
200  Other (specify): \_\_\_\_\_  
201 2. Is there a septic tank on the Property?  Yes  No  Unknown  
202 If yes, what is the type of tank?  Metal/steel  Cement/concrete  Fiberglass  Unknown  
203  Other (specify): \_\_\_\_\_  
204 3. When was the on-site sewage disposal system last serviced? \_\_\_\_\_  
205 4. Is there a sewage pump?  Yes  No  
206 If yes, is it in working order?  Yes  No  
207 5. Are you aware of any problems related to the sewage system?  Yes  No  
208 If yes, explain: \_\_\_\_\_  
209 \_\_\_\_\_

209 (C) Other Utilities

210 The Property is serviced by the following:  Natural Gas  Electricity  Telephone  
211  Other: \_\_\_\_\_

212 7. TELECOMMUNICATIONS

- 213 (A) Is a telephone system included with the sale of the Property?  Yes  No  
214 If yes, type: \_\_\_\_\_  
215 (B) Are ISDN lines included with the sale of the Property?  Yes  No  
216 (C) Is the Property equipped with satellite dishes?  Yes  No  
217 If yes, how many? \_\_\_\_\_  
218 Location: \_\_\_\_\_  
219 (D) Is the Property equipped forcable TV?  Yes  No  
220 If yes, number of hook-ups: 1  
221 Location: upper office  
222 (E) Are there fiber optics available to the Property?  Yes  No Is the building wired for fiber optics?  Yes  No  
223 Does the Property have T1 or other capability?  Yes  No

224 Buyer Initials: \_\_\_\_\_

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Owner Initials: RAB

225 **8. GOVERNMENTAL ISSUES/ZONING/USE/CODES**

226 (A) Compliance, Building Codes & OSHA

- 227 1. Do you know of any violations of federal (including ADA), state, or local laws or regulations relating to this Property?  
 228  Yes  No  
 229 2. Do you know of any violations of building codes or municipal ordinances concerning this Property?  Yes  No  
 230 3. Do you know of any health, fire, or safety violations concerning this Property?  Yes  No  
 231 4. Do you know of any OSHA violations concerning this Property?  Yes  No  
 232 5. Do you know of any improvements to the Property that were done without building or other required permits?  Yes  No  
 233 Explain any yes answers you give in this section: \_\_\_\_\_  
 234 \_\_\_\_\_  
 235 \_\_\_\_\_

236 (B) Condemnation or Street Widening

- 237 1. To your knowledge, is the Property located in an area where public authorities are contemplating proceedings for highway,  
 238 thoroughfare, rail, or utility construction, a redevelopment project, street widening or lighting, or other similar public projects?  
 239  Yes  No  
 240 If yes, explain: \_\_\_\_\_  
 241 \_\_\_\_\_

242 (C) Zoning

- 243 1. The Property is currently zoned \_\_\_\_\_ by the (county,  
 244 ZIP) **Berks** **19505**  
 245 2. Current use is:  conforming  non-conforming  permitted by variance  permitted by special exception  
 246 3. Do you know of any pending or proposed changes in zoning?  Yes  No  
 247 If yes, explain: \_\_\_\_\_  
 248 \_\_\_\_\_

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

255 **9. LEGAL/TITLE ISSUES**

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

272 **10. RESIDENTIAL UNITS**

- 273 (A) Is there a residential dwelling unit located on the Property?  Yes  No  
 274 If yes, number of residential dwelling units: \_\_\_\_\_  
 275 **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  
 276 Property Disclosure Statement, as required by the Pennsylvania Real Estate Seller's Disclosure Law (68 P.S. §7301 et. seq.).  
 277 \_\_\_\_\_

277 **11. TENANCY ISSUES**

- 278 (A) Are you aware of any existing leases, subleases or other tenancy agreements affecting the Property?  Yes  No  
 279 (B) Are there any verbal agreements or understandings with tenants that are not specifically recorded in the lease (e.g., a promise not  
 280 to increase rent, an implied agreement to let tenant end lease early, a first right of refusal on adjoining space)?  Yes  No  
 281 (C) Are there any tenants for whom you do not currently have a security deposit?  Yes  No  
 282 (D) Are there any tenants who have been 5 or more days late with their rent payment more than once this year?  Yes  No

283 **Buyer Initials:** \_\_\_\_\_

**Owner Initials:** RAB

- 284 (E) Are there any tenants who are currently more than 30 days behind in paying rent, cam, or tax charges?  Yes  No  
 285 (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  
 286 terms, etc.)?  Yes  No  
 287 (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?  
 288  Yes  No  
 289 (H) Is there any tenant that you would consider evicting or not offering an opportunity for renewal?  Yes  No  
 290 (I) Are you currently involved in any type of dispute with any tenant?  Yes  No  
 291 Explain any yes answers you give in this section, providing names of tenants where applicable. Attach additional sheet if necessary:  
 292 \_\_\_\_\_  
 293 \_\_\_\_\_  
 294 \_\_\_\_\_

295 **12. DOMESTIC SUPPORT LIEN LEGISLATION**

- 296 (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  
 297 domestic relations office in any Pennsylvania county?  Yes  No  
 298 If yes, list name and social security numbers of Owner(s) obligated to pay, the county, and the Domestic Relations File or docket  
 299 number: \_\_\_\_\_

300 **13. LAND USE RESTRICTIONS OTHER THAN ZONING**

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

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

- 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.) (an  
 311 Act enabling certain counties of the Commonwealth to covenant with landowners for preservation of land in farm, forest, water  
 312 supply, or open spaces uses)?  Yes  No

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

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

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

326 **14. SERVICE PROVIDER/CONTRACTOR INFORMATION**

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

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

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

342 **Buyer Initials:** \_\_\_\_\_

**Owner Initials:**     RAB

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

348 OWNER *Robert A. Borneman* DATE 2/21/23  
Borneman Land Holdings, LLC

349 OWNER \_\_\_\_\_ DATE \_\_\_\_\_

350 OWNER \_\_\_\_\_ DATE \_\_\_\_\_

351 BUYER \_\_\_\_\_ DATE \_\_\_\_\_

352 BUYER \_\_\_\_\_ DATE \_\_\_\_\_

353 BUYER \_\_\_\_\_ DATE \_\_\_\_\_