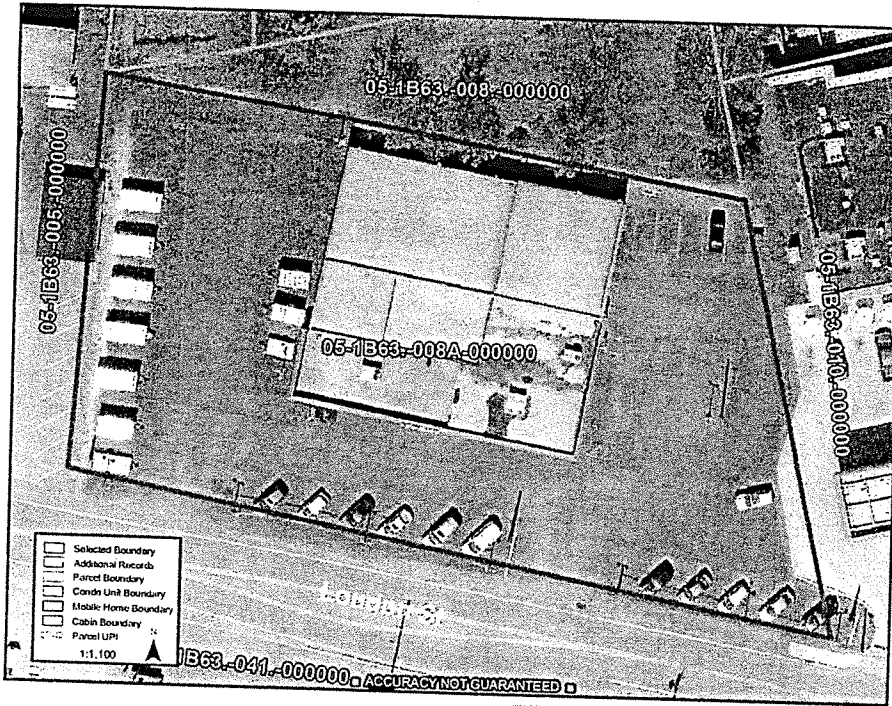




05-1B63.-008A-000000



CURRENT OWNER INFORMATION

CURRENT: A-1 MOTORS INCORPORATED
SEC OWNER:
ADDRESS: 3452 CARNOUSTIE DR
CHAMBERSBURG PA 17202

SALE INFORMATION

DEED: 23-006747
SOLD: 3/31/2023 PRICE: \$0.00

PROPERTY INFORMATION

DESC: Tax Parcel
UPI: 05-1B63.-008A-000000
TIEBACK: UNKNOWN
CONTROL: 00009605
TAX DIST: 05
MUNCLPTY: Chambersburg 4
SCHL DIST: Chambersburg Area School District (CASD)
LOT #:
ADDRESS: 545 LOUDON STREET
CHAMBERSBURG PA 17201

ASSESSMENT VALUES

BLDG \$28,430.00
LAND \$4,920.00
TOTAL \$33,350.00 EXEMPT: NO

OWNERSHIP HISTORY

GRANTOR / GRANTEE	DEED	SOLD	PRICE
WEST, CHARLES E & ETHEL L	12-003340	02/08/2012	\$1.00
WEST GREGORY A & LYN B	10-025266	12/21/2010	\$1.00
WEST CHARLES E	0826-0281	12/10/1980	\$1.00
	0522-0459	11/19/1959	\$0.00

OUTSTANDING TAXES PAST 3 YEARS

2020: 2021: 2022: TOTAL:

LAND BREAKDOWN

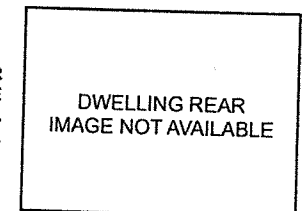
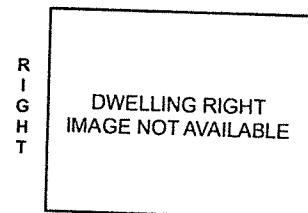
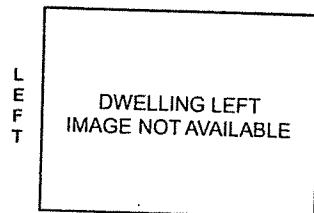
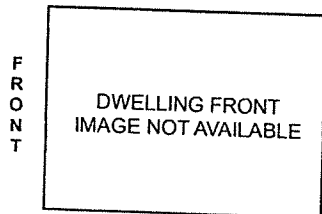
PROP TYPE: COMMERCIAL - WAREHOUSE
USE CODE: 395
USE DESC.: TRUCKING/TRANSIT/DISTRIBUTION
TERRAIN:
BASE ACRE: 0 ACRE(S)
TILLABLE: 0 ACRE(S)
WOODED: 0 ACRE(S)
NON TILL: 0 ACRE(S)
DEED AREA: 1.04 ACRE(S)

LOT	FRONTAGE	DEPTH
1	279	162
2	0	0
3	0	0

CALCULATION: FIGURED
SITE SQ FT: 45,198

PROPERTY NOTES

ADD CHG PER TC 4/26/2022
23-6747 ETAL-GREGORY A & LYN B WEST



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® (PAAR)

1 PROPERTY A-1 Motors, Inc 545 W. London St. Chambersburg PA. 17201

3 OWNER Gregory & Lync West

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

7 Property Type: Office Retail Hospitality Multi-family Land Institutional

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

12 2. OCCUPANCY Do you, Owner, currently occupy the Property? Yes No

15 3. DESCRIPTION If no, when did you last occupy the Property?

16 A. Land Area: 1.04 ACRES

17 B. Dimensions: ~279' x 162'

18 C. Shape: Irregular

19 D. Building Square Footage:

20 4. PHYSICAL CONDITION A. Age of Property: 63 years B. Roof: Additions: 38 years

23 1. Age of roof(s): 38 years C. Unknown

24 2. Type of roof(s): Rubber

25 3. Has the roof been replaced or repaired during your ownership? Yes No

26 4. Has the roof ever leaked during your ownership? Yes No

27 5. Do you know of any problems with the roof, gutters, or downspouts? Yes No

28 Explain any yes answers you give in this section: HAVE had leaks repaired.

31 C. Structural Items, Basements and Crawl Spaces

32 1. Are you aware of any water leakage, accumulation, or dampness in the building or other structures? Yes No

33 2. Does the Property have a sump pump? Yes No

34 3. Do you know of any repairs or other attempts to control any water or dampness problem in the building or other structures? Yes No

36 4. Are you aware of any past or present movement, shifting, deterioration, or other problems with walls, foundations, floors, or other structural components? Yes No

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

42 D. Mechanical Systems

43 1. Type of heating: Forced Air Hot Water Steam Radiant

45 2. Type of heating fuel: Electric Fuel Oil Natural Gas Propane (on-site) Central Plant

48 3. Are there any chimneys? Yes No If yes, how many?

49 Are they working? Yes No When were they last cleaned?

50 4. List any buildings (or areas in any buildings) that are not heated:

52 5. Type of water heater: Electric Gas Oil Capacity:

53 Other:

5 Buyer Initials: [Signature]

CPI Page 1 of 6

Owner Initials: [Signature]

56 6. Type of plumbing: Copper Galvanized Lead PVC Unknown
57 Other: _____
58 7. Are you aware of any problems with plumbing or heating systems or fixtures on the Property? Yes No
59 If yes, explain: _____
60
61 8. Type of air conditioning: Central Electric Central Gas Wall None Capacity: _____
62 List any buildings (or areas of any buildings) that are not air conditioned: _____
63
64 9. Type of electric service: _____ AMP 220 Volt 3-phase 1-phase KVA: _____
65 Other: _____
66 Transformers: _____ Type: _____
67 Are you aware of any problems or repairs needed in the electrical system? Yes No If yes, explain: _____
68
69 10. Are you aware of any problems with any item in this section that has not already been disclosed? Yes No
70 If yes, explain: _____
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E. Site Improvements

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

F. Other Equipment

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

G. Fire Damage

1. To your knowledge, was there ever a fire on the Property? Yes No
2. Are you aware of any unrepaired fire damage to the Property and any structures on it? Yes No
If yes, explain location and extent of damage: _____
H. Are you aware of any problems with water and sewer lines servicing the Property? Yes No
If yes, explain: _____

I. Alarm/Safety Systems

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

5. ENVIRONMENTAL

A. Soil Conditions

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

2. Are you aware of any sliding, settling, earth movement, upheaval, subsidence, or earth stability problems that have occurred on or affect the Property? Yes No

3. Are you aware of any existing or proposed mining, strip-mining, or any other excavations that might affect the Property? Yes No

Explain any yes answers you give in this section: _____

B. Hazardous Substances

1. Are you aware of the presence of any of the following on the Property?

Asbestos material: Yes No

Formaldehyde gas and/or ureaformaldehyde foam insulation (UFFI): Yes No

Discoloring of soil or vegetation: Yes No

Oil sheen in wet areas: Yes No

Contamination of well or other water supply: Yes No

Proximity to current or former waste disposal sites: Yes No

Proximity to current or former commercial or industrial facilities: Yes No

Proximity to current, proposed, or former mines or gravel pits: Yes No

Radon levels at or above 4 picocuries per liter: Yes No

Use of lead-based paint: Yes No

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

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

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

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

If yes, list all available reports and records: _____

2. To your knowledge, has the Property been tested for any hazardous substances? Yes No

3. Are you aware of any storage tanks on the Property? Yes No

Total number of storage tanks on the Property: 2 Aboveground Aboveground Underground

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

If no, identify any unregistered storage tanks: _____

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

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

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

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

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

Explain: _____

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

Explain any yes answers you give in this section: _____

C. Wood Infestation

1. Are you aware of any termites/wood-destroying insects, dryrot, or pests affecting the Property? Yes No

2. Are you aware of any damage to the Property caused by termites/wood-destroying insects, dryrot, or pests? Yes No

3. Is the Property currently under contract by a licensed pest control company? Yes No

4. Are you aware of any termite/pest control reports or treatments for the Property in the last five years? Yes No

Explain any yes answers you give in this section: _____

D. Natural Hazards/Wetlands

1. To your knowledge, is this Property, or part of it, located in a flood zone or wetlands area? Yes No

2. Do you know of any past or present drainage or flooding problems affecting the Property? Yes No

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

183 6. UTILITIES

184 A. Water

185 1. What is the source of your drinking water? Public Community System Well on Property
186 Other: _____

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

188 When was the water last tested? _____

189 What was the result of the test? _____

190 Is the pumping system in working order? Yes No

191 If no, explain: _____

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 B. Sewer/Septic

197 1. What is the type of sewage system? Public Sewer Community Sewer On-site (or Individual) sewage system
198 If on-site, what type? Cesspool Drainfield Unknown

199 Other (specify): _____

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

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

202 Other (specify): _____

203 3. When was the on-site sewage disposal system last serviced? N/A

204 4. Is there a sewage pump? Yes No

205 If yes, is it in working order? Yes No

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

207 If yes, explain: _____

208 C. Other Utilities

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

210 Other: _____

211 7. TELECOMMUNICATIONS

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

213 If yes, type: COULD BE

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

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

216 If yes, how many? _____ Location: _____

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

218 If yes, number of hook-ups: _____ Location: _____

219 E. Are there fiber optics available to the Property? Yes No

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

221 Is the building wired for fiber optics? Yes No

222 DO NOT KNOW

223 8. GOVERNMENTAL ISSUES/ZONING/USE/CODES

224 A. Compliance, Building Codes & OSHA

225 1. Do you know of any violations of federal (including ADA), state, or local laws or regulations relating to this Property? Yes No

226 Yes No

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

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

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

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

231 Explain any yes answers you give in this section: _____

232 B. Condemnation or Street Widening

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

234 If yes, explain: _____

235 Buyer Initials: _____

236 CPI Page 4 of 6

237 Owner Initials: JML

238

- C. Zoning
1. The Property is currently zoned Light Manufacturing by the (county, ZIP) _____
2. Current use is: conforming non-conforming permitted by variance permitted by special exception
3. Do you know of any pending or proposed changes in zoning? Yes No
- If yes, explain: _____
- D. Is there an occupancy permit for the Property? _____
- E. Is there a Labor and Industry Certificate for the Property? Yes No
- If yes, Certificate Number is: DON'T KNOW
- F. Is the Property a designated historic or archeological site? Yes No
- If yes, explain: _____

9. LEGAL/TITLE ISSUES

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

10. RESIDENTIAL UNITS

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

11. TENANCY ISSUES

- A. Are you aware of any existing leases, subleases or other tenancy agreements affecting the Property? Yes No
- B. Are there any verbal agreements or understandings with tenants that are not specifically recorded in the lease (e.g., a promise not to increase rent, an implied agreement to let tenant end lease early, a first right of refusal on adjoining space)? Yes No
- C. Are there any tenants for whom you do not currently have a security deposit? Yes No
- D. Are there any tenants who have been 5 or more days late with their rent payment more than once this year? Yes No
- E. Are there any tenants who are currently more than 30 days behind in paying rent, cam, or tax charges? Yes No
- 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 terms, etc.)? Yes No
- 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? Yes No
- H. Is there any tenant that you would consider evicting or not offering an opportunity for renewal? Yes No
- I. Are you currently involved in any type of dispute with any tenant? Yes No
- Explain any yes answers you give in this section, providing names of tenants where applicable. Attach additional sheet if necessary: _____

12. DOMESTIC SUPPORT LIEN LEGISLATION

- A. Has any Owner, at any time, on or since January 1, 1998, been obligated to pay support under an order that is on record in a domestic relations office in any Pennsylvania county? Yes No
- If yes, list name and social security numbers of Owner(s) obligated to pay, the county, and the Domestic Relations File or docket number: _____

13. LAND USE RESTRICTIONS OTHER THAN ZONING

A. Is the Property, or a portion of it, preferentially assessed for tax purposes under the Farmland and Forest Land Assessment Act (72 P.S. §5490.1 et seq.) (Clean and Green Program)? Yes No
Note: An Owner of Property enrolled in the Clean and Green Program must submit notice of the sale and any proposed changes in the use of Owner's remaining enrolled Property to the County Assessor 30 days before the transfer of title to Buyer. The sale of Property enrolled in the Clean and Green Program may result in the loss of program enrollment and the loss of preferential tax assessment for the Property and/or the land of which it is a part and from which it is being separated. Removal from enrollment in the Clean and Green Program may result in the charge of roll-back taxes and interest. A roll-back tax is the difference in the amount of taxes paid under the program and the taxes that would have been paid in the absence of Clean and Green enrollment. The roll-back taxes are charged for each year that the Property was enrolled in the program, limited to the past 7 years.

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 Act enabling certain counties of the Commonwealth to covenant with landowners for preservation of land in farm, forest, water supply, or open spaces uses)? Yes No
Note: This Act enables counties to enter into covenants with owners of land designated as farm, forest, water supply, or open space land on an adopted municipal, county or regional plan for the purpose of preserving the land as open space. A covenant between the owner and county is binding upon any Buyer of the Property during the period of time that the covenant is in effect (5 or 10 years). Covenants automatically renew at the end of the covenant period unless specific termination notice procedures are followed. When a breach of the covenant occurs, the then-owner is required to pay roll-back taxes and interest. A roll-back tax is the difference in the amount of taxes paid and the taxes that would have been paid in the absence of the covenant. The roll-back taxes are charged for each year that the Property was subject to the covenant, limited to the past 5 years.

C. Is the Property, or a portion of it, preferentially assessed for tax purposes or enrolled in any program, other than Clean & Green and Open Space, that contains any covenants, subdivisional restrictions, or other restrictions affecting the Property? Yes No
Explain any yes answers you give in this section: _____

14. SERVICE PROVIDER/CONTRACTOR INFORMATION

- A. Provide the names, addresses and phone numbers of the service providers for any Maintenance Contracts on the Property (e.g., elevators, other equipment, pest control). Attach additional sheet if necessary.
B. Provide the names, addresses and phone numbers of the service providers for any Alarm/Safety Contracts on the Property (e.g., security alarm system, sprinkler system, fire/smoke). Attach additional sheet if necessary.
C. Provide the names, addresses and phone numbers of the service providers for any utilities on the Property (e.g., water, water softener, sewage, on-site sewage service, natural gas, electric, telephone). Attach additional sheet if necessary.

The undersigned Owner represents that the information set forth in this document is accurate and complete to the best of Owner's knowledge. Owner permits Broker to share information contained in this document with prospective buyers/tenants and other real estate licensees. OWNER ALONE IS RESPONSIBLE FOR THE ACCURACY OF THE INFORMATION CONTAINED IN THIS STATEMENT. Owner will notify Broker 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.

[Handwritten Signature]

8-7-23

OWNER _____ DATE _____
OWNER _____ DATE _____
OWNER _____ DATE _____
BUYER _____ DATE _____
BUYER _____ DATE _____
BUYER _____ DATE _____

*Borough of Chambersburg, PA
Monday, July 31, 2023*

Chapter 300. Zoning

Article IX. Medium Manufacturing District

§ 300-50. Permitted use.

[Amended 7-22-1992 by Ord. No. 92-8; 12-14-1994 by Ord. No. 94-15; 1-24-1996 by Ord. No. 96-1; 10-22-1997 by Ord. No. 97-17; 4-22-1998 by Ord. No. 98-4]

- A. Any use permitted in the Distributed Commercial Highway District; provided, however, that no building or structure, or portion thereof, shall be hereafter erected, converted or used for any dwelling, lodging house or boardinghouse use, except for living quarters for such persons as watchmen or caretakers and their families, as an accessory use to a business or manufacturing use.
[Amended 11-14-2005 by Ord. No. 2005-14; 10-19-2009 by Ord. No. 2009-18]
- B. SIC Number 20: food and kindred products, except slaughterhouses and livestock auctions.
- C. SIC Number 21: tobacco manufacturing.
- D. SIC Number 24: lumber and wood products.
- E. SIC Number 25: furniture and fixtures.
- F. SIC Number 26: paper and allied products.
- G. Gas company, distribution and storage.
- H. Ice manufacture and cold storage.
- I. Power generating plant.
- J. Trucking terminal.
- K. Any other use similar in character to any use listed above.
- L. Accessory use or building on the same lot with and customarily incidental to any of the above permitted uses.
- M. Wholesale bakeries and wholesale distribution facilities.
- N. Truck stops.
- O. SIC Number 22: textile mill products.
[Added 8-23-2004 by Ord. No. 2004-12]
- P. SIC Number 23: apparel and other finished products made from fabrics and similar materials.
[Added 8-23-2004 by Ord. No. 2004-12]
- Q. SIC Number 27: printing, publishing, and allied products.
[Added 8-23-2004 by Ord. No. 2004-12]
- R. SIC Number 36: electrical and electronic machinery equipment and supplies.

*Borough of Chambersburg, PA
Monday, July 31, 2023*

Chapter 300. Zoning

Article VI. Distributed Commercial - Highway

§ 300-35. Uses permitted.

[Amended 10-12-1994 by Ord. No. 94-12; 12-14-1994 by Ord. No. 94-15]

- A. Any use permitted in the Neighborhood Business District.
- B. Amusement enterprises providing amusement or entertainment for a fee or admission charge, including theaters, dance halls, studios, bowling alleys, billiard and pool establishments, skating rinks, golf courses, miniature golf, tennis facilities (courts), health clubs, and commercial swimming pools, but no motorized recreational vehicles utilizing an internal combustion engine. The foregoing notwithstanding, nothing in this amendment is intended to prohibit existing amusement enterprises employing motorized recreational vehicles utilizing internal combustion engines from expanding their current activities involving such vehicles on property presently utilized for such recreational activities up to the existing property boundaries of the tract of land on which such activities are presently conducted and onto any adjacent tracts which, on the date of the first publication of this amendment, are owned by the same parties who own the land on which the above-referenced existing amusement enterprises are being conducted.
- (1) No expansion of such activity shall be permitted onto any land not owned on the date of the first advertisement of this amendment by the owners of the land on which the existing amusement enterprise activities are being conducted.
- (2) The foregoing notwithstanding, in the event the present owners of adjacent tracts of ground referenced above sell any of said tracts and, at the time of sale, the same are not used for amusement activities employing motorized recreational vehicles utilizing internal combustion engines, said subsequent owners shall not have the right to initiate such amusement enterprise activities on said tracts of ground. In all events, any such expansion of said amusement enterprise activities shall be subject to the restrictions relating to building setback requirements otherwise applicable in an area zoned Distributed Commercial - Highway.
- C. Hotels, motels, lodging houses and boardinghouses.
[Added 10-19-2009 by Ord. No. 2009-18]
- D. Clubs and lodges.
- E. Any retail, wholesale, service, repair or storage activity, provided that no manufacturing shall be permitted except that which is incidental to the main business conducted on the lot, automotive service stations and public garages for the repair of motor vehicles but no automobile body shops. The foregoing notwithstanding, wholesale bakeries, wholesale food distribution activities, truck stops and truck terminals shall not be permitted uses. This notwithstanding, a truck dealership shall not be considered a truck stop or truck terminal. A garage that is accessory to a residential use cannot be used for automotive service stations or public garages for the repair of motor vehicles.
[Amended 5-18-2009 by Ord. No. 2009-10]
- F. Car washes.

§ 300-37. Lot coverage regulations.

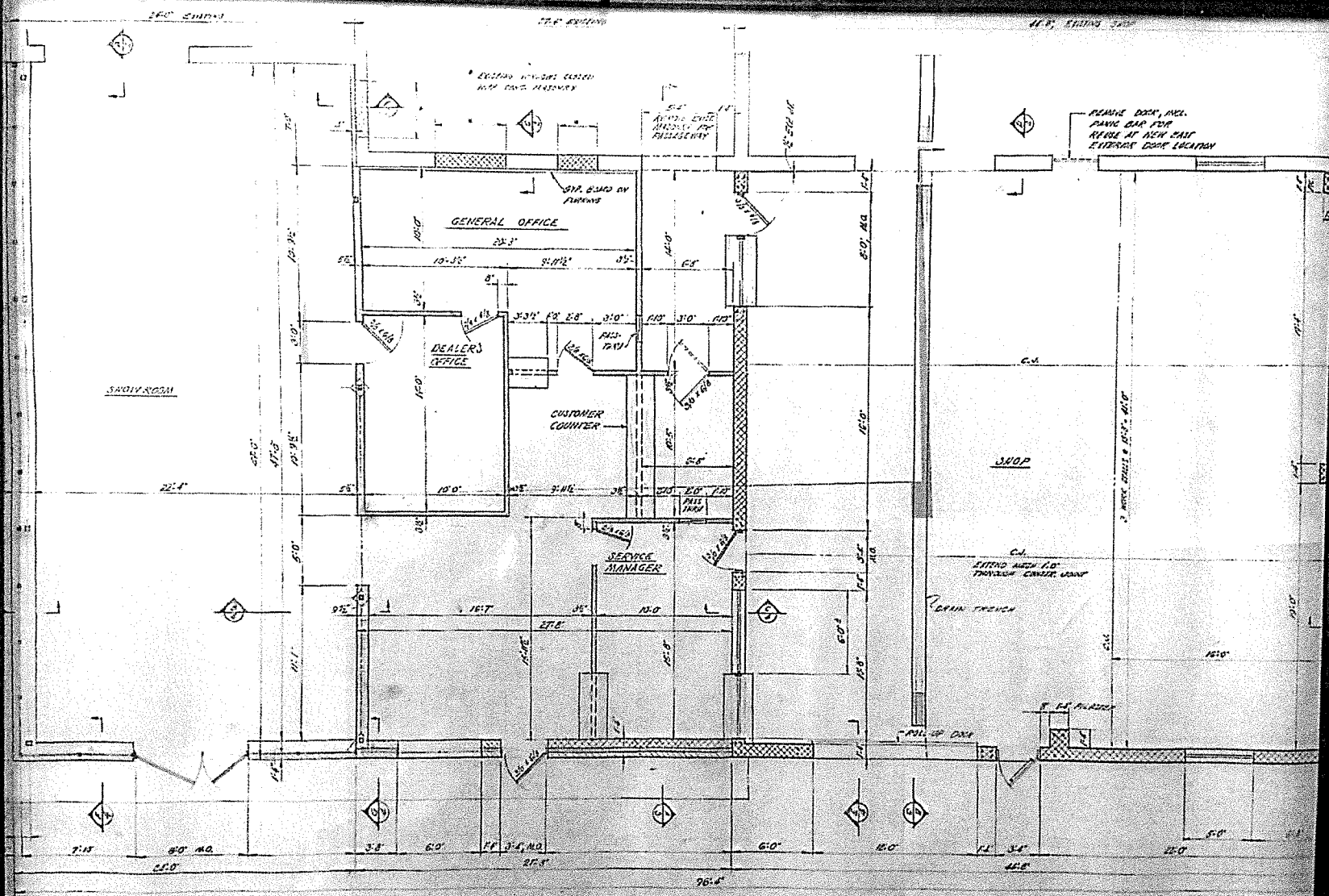
The combined area occupied by all buildings or structures shall not exceed 65% of the area of the lot.

§ 300-38. Yard regulations.

Side yards are not required. A front yard of 20 feet is required and a rear yard of not less than 25 feet shall be provided. Sufficient yard area shall be provided for the purpose of meeting off-street parking and loading requirements. A side yard of 10 feet will be required if the highway business commercial district adjoins a residential district.

§ 300-39. Height regulations.

No building shall exceed six stories or 72 feet in height.



PLAN
1/4" = 1'-0"

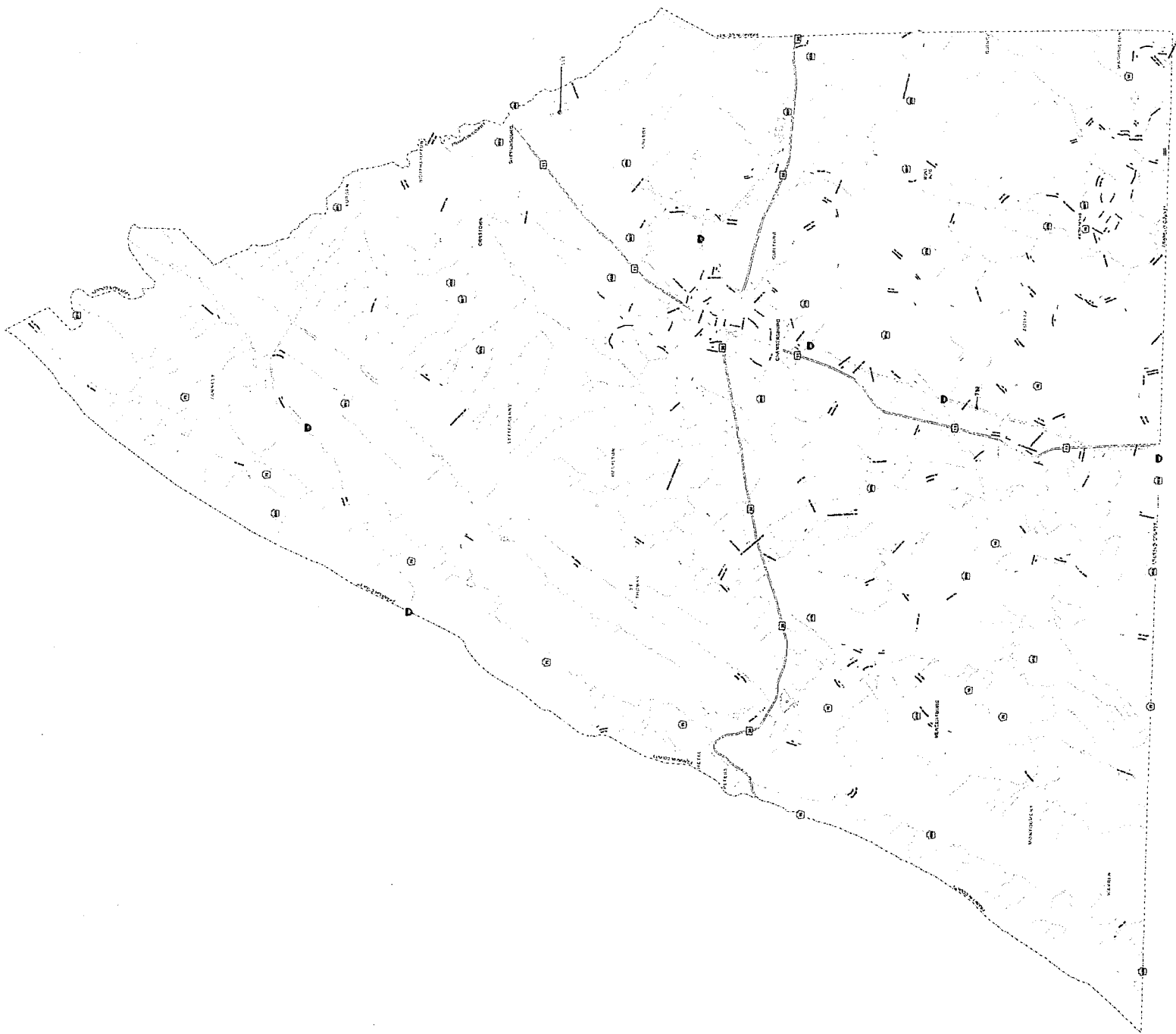
REINFORCED CONCRETE

STEEL BEAMS

1/4" = 1'-0"

FRANKLIN (28) COUNTY PERMANENT SITE MAP

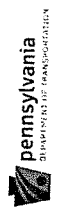
TDS



TMS Map Legend

Permanent	Machine Class
ATR	Manual Class
CAVC	Volume
Inactive	A1 Machine Class
STIP	
MM	

This map is for informational purposes only. The Department of Transportation is not responsible for any errors or omissions on this map. The Department of Transportation is not responsible for any damages or injuries resulting from the use of this map.



Prepared by and return to:
Jackson Law Firm, PLLC
1215 Manor Drive, Ste 202
Mechanicsburg, PA 17055

Parcel No.: 05-1B63-008A-000000
Address: 545 West Loudon Street, Franklin County, PA

EXECUTOR'S DEED

THIS DEED, made this 31st day of MARCH 2023, by and between:

GREGORY A. WEST, EXECUTOR OF THE ESTATE OF CHARLES E. WEST and
ETHEL L WEST, GRANTOR

-AND-

GREGORY A. WEST and LYN B. WEST, FOR A-1 MOTORS, INCORPORATED,
GRANTEE

NOW, THEREFORE, by virtue of the power and authority granted in 20 Pa. C.S.A. § 3351, and in consideration of the sum of One Dollar (\$1.00), in hand paid, the receipt whereof is hereby acknowledged, the said Grantor does hereby grant and convey to the said Grantees, heirs and assigns,

ALL the following two tracts of real estate lying and being situated in the Borough of Chambersburg, Franklin County, Pennsylvania, bounded and described as follows:

BEGINNING at an iron pin set 25 feet North of the center line of West Loudon Street, at corner of lands now or formerly of Roy Miller; thence on the line of West Loudon Street, parallel to the center of said West Loudon Street, North 79 degrees West 299 feet to an iron pin at corner of lands now or formerly of Roy Martin; thence by lands now or formerly of Martin North 4 degrees 44 minutes East 153 feet to an iron pin at corner of lands now or formerly of Anson L. Bowman and Mary E. Bowman, his wife, thence by said land now or formerly of Bowman South 79 degrees 48 minutes East 249 feet to an iron pin at land now or formerly of the said Miller; thence by lands now or formerly of said Miller South 10 degrees 30 minutes East 170.6 feet to the place of beginning, as shown by draft of John H. Atherton, C. S. dated June 30, 1959 and October 26, 1959.

BEING THE SAME PREMISES which Gregory A. West and Lyn B. West, his wife by deed dated February 8, 2012, and recorded February 17, 2012, in the Recorder's Office in and for Franklin County, Pennsylvania, as instrument number 201203340 conveyed unto Charles E. West, and Ethel L. West, grantors herein.

AND THE SAID Charles E. West departed this life on December 10, 2021, and the said Gregory A. West was appointed Executor of the Estate of Charles E. West, by the granting of Letters Testamentary by Franklin County Register of Wills on January 13, 2022.

AND THE SAID Ethel L. West departed this life on December 9, 2021, and the said Gregory A. West was appointed Executor of the Estate of Ethel L. West, by granting of Letters Testamentary by Franklin County Register of Wills on May 4th 2022.

THIS TRANSFER IS EXEMPT FROM REALTY TRANSFER TAX PURSUANT TO 61 PA. CODE SECTION 91.193(b)(7).

THIS LEGAL DESCRIPTION HAS BEEN TAKEN FROM THE PRIOR DEED OF RECORD AND HAS NOT BEEN SEARCHED OR CERTIFIED.

TOGETHER with all and singular the buildings, improvements, ways, woods, waters, watercourses, rights, liberties, privileges, hereditaments and appurtenances to the same belonging or in anywise appertaining; and the reversion and reversions, remainder and remainders, rents, issues and profits thereof, and of every part and parcel thereof; and also all the estate, right, title, interest, use, possession, property, claim and demand whatsoever of the Grantor both in law and in equity, or, in and to the premises herein described and every part and parcel thereof with the appurtenances.

TO HAVE AND TO HOLD all and singular the premises herein described together with the hereditaments and appurtenances until the Grantee's and to the Grantee's proper use and benefit forever.

AND the said Grantor will specially WARRANT AND FOREVER DEFEND, the property hereby conveyed.