

FOR SALE

0.874 acres Corner Commercial Site * BL Zoning
1,760 sq. ft. Commercial Building
and
4 Residential Rental Units



353 Rock Springs Road * Conowingo, Cecil Co., MD 21918
Rock Springs Road at Mt. Zoar Road

Aimee C. O'Neill, Broker
O'NEILL ENTERPRISES REALTY
410-838-6980 * 410-459-7220
www.oneillenterprises.com



353 Rock Springs Rd, Conowingo, MD 21918

Active

Commercial Sale

\$575,000



MLS #:	MDCC2013996	Type:	Mixed Use
Available SqFt:	5,279.00	Ownership Interest:	Fee Simple
Price / Sq Ft:	100.37	Lot Acres / SQFT:	0.87a / 38088sf / Assessor
Business Use:	Other/General Retail	Concessions:	See Concessions
Tax ID #:	0808007225		
County:	Cecil, MD		
Year Built:	1946		

Recent Change: 08/19/2024 : New Active : ->ACT

Taxes, Assessment, Fees Association / Community Info

Tax Annual Amt / Year: \$3,043 / 2024
 Tax Assessed Value: \$273,667 / 2024
 Land Assessed Value: \$128,300

Commercial Sale Information

Possible Use: Apartments, Commercial

Building Info

Building Total SQFT:	5,729 / Estimated	Flooring Type:	Carpet, Ceramic Tile, Other
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Features

Interior Features:	Accessibility Features: Level Entry - Main
Parking:	4 Truck Trailer Spaces; 16 Car Parking Spaces
Utilities:	Central A/C; Cooling Fuel: Electric; Electric Service: 200+ Amp Service; Heating: Baseboard - Electric, Forced Air; Heating Fuel: Electric, Oil; Hot Water: Electric; Water Source: Well; Sewer: On Site Septic

Remarks

Agent: Please review the information in the MLS documents.
 Public: Detailed descriptions in MLS Documents. This Commercial/Residential Rental Property is offered with (4) current residential leases which transfer with title as well as a vacant 1760 sq. ft. commercial building with BL (Business Local) Zoning across the entire 0.87 acre corner lot. Paved parking for 10 cars plus gravel parking for up to 10 more. The property has been well-maintained with replacement windows (2014); replacement roofing (2020 and 2024); new paint (2024) and many more attractive features. This is an excellent opportunity to purchase immediate income with the potential for a broad variety of light commercial uses. The residential rental units will not be available for inspection until after a fully ratified contract has been executed by all parties. Sign posted.

Listing Office

Compensation

Listing Agent: [Aimee C O'Neill](#) (27447) Lic# 00921 (410) 459-7220
 Listing Office: [O'Neill Enterprises Realty](#) (ONEN1) (Lic# Unknown)

Showing

Showing Method:	In-Person Only	Appointment Phone:	(410) 838-6980	Contact Name:	Aimee O'Neill
				Lock Box:	Combo / rear door
Showing Requirements:	Appointment Only, Do Not Show Without Appt, Lockbox-Combo, Schedule Online, See Remarks, Show Anytime, Sign on Property				

Listing Details

Original Price:	\$575,000	Sale Type:	Standard	DOM / CDOM:	2 / 2
Listing Agrmnt Type:	Exclusive Right			Owner Name:	Balwant and Liloutie Singh
Listing Term Begins:	08/09/2024				
Inclusions:	Four (4) Residential Leases; four (4) propane stoves; four (4) refrigerators/freezers; dehumidifier and shelving in basement of 349 Rock Springs Road Rental House				
Exclusions:	personal property of Tenants; microwaves; window treatments; window A/C units				

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REAL ESTATE FOR SALE

**353 Rock Springs Road
Conowingo, Maryland 21918
Rock Springs Road at Mt. Zoar Road
0.874 acre Corner Commercial Site
1760 sq. ft. Commercial Building
and
4 Residential Rental Units
BL Zoning**

DIRECTIONS: from Harford County, travel north on US Rte. #1 (Conowingo Road) over the Conowingo Dam; turn left onto US Rte. #222 (Rock Springs Road); property is at the southern intersection of Rock Springs Road and Mt. Zoar Road; sign posted

DEED REFERENCE: Liber 1606, Folio 15

LOT DIMENSIONS: 0.8740 acres more or less

CURRENT ANNUAL REAL ESTATE TAXES: \$ 3,043.00

ZONING: BL – Business Local

The Residential Rental Units are registered with the Maryland Lead Based Paint Registry and each unit is conveyed with a current lease. The Commercial Building is vacant. The Purchaser is responsible for confirmation of the permits required for the purchaser's intended use.

Note that the residential units will be available for inspection as a contingent condition of a ratified Purchase and Sale Agreement (PSA). No appointments for the residential units will be scheduled prior to the execution of an accepted PSA. The Commercial Unit is vacant and may be inspected, by appointment.

UTILITIES:

One (1) on-site well to serve all units; one (1) on-site septic system to serve all units, with clean-outs to each unit; Five (5) separate electric service lines - DelMarVa Electric Service; Armstrong Cable internet service available to each unit (to purchase on their own); propane gas for residential stoves – separate for each unit

Note: The propane tank(s) is leased through Conowingo Gas Company, tel. 410-378-3200

IMPROVEMENTS:

COMMERCIAL BUILDING:

44' x 40' Block and Frame Building on-slab – built circa 1950

Vinyl Siding – Flat Roof – re-surfaced in 2024

Parking Lot re-paved in 2024 with 10 striped parking spaces:
entrance from Rock Springs Road and Mt Zoar Road

Halogen Front and Rear exterior lighting on timer

Front concrete sidewalk – 40' x 3'

Roll-up front security door

Side Concrete Slab – 44' x 10'

Rear covered entrance – gravel base – 40' X 5'

Front Flag Pole

Rear gravel parking entrance from Mt Zoar Road – 4 to 6 parking spaces

COMMERCIAL BUILDING: continued

Floor Plan:

37' x 32' open area with acoustic drop ceiling; fluorescent lighting; plate glass windows on north and east sides; front (north) double door – 6' opening behind the rollup security door; linoleum tile flooring; drywall walls;

Bathroom: 11' X 4' with ceramic tile floor – entrance from rear entrance hallway
Ceiling heater with exhaust fan

Utility Room: 11' X 8' with linoleum tile floor; utility sink; timers for exterior lighting;
Electric FHA Heating unit – approximately 20 years old
Central Air Conditioning System – replaced circa 2014
Electric Water heater replaced 2024
Acoustic tile ceiling – fluorescent lighting

Rear entrance hallway – entrance to bath and utility room – ramped incline to front area

Storage Room – 11' x 10' - entrance from rear with door to front area – linoleum tile floor; acoustic drop ceiling; fluorescent lighting – electric baseboard heating unit

Office – 11' x 5' - entrance from Storage Room; wall-to-wall carpet; exterior window;
Interior Windows to Storage Room; no climate control

2-STORY RESIDENTIAL RENTAL HOUSE:

349 Rock Springs Road, Conowingo, Md - 21918:

30' X 26' x 2 levels with full basement; Frame Construction with Aluminum Siding
Circa 1940

Composition Shingle Roof replaced in 2020

Covered Front Porch with entrance to Apartment # 1: 26' x 8'; wood decking

Rear Open Deck with entrance to Apartment # 1: 15' x 8' – Trex decking

Main Level Apartment # 1: Monthly Rent: \$ 800.00

1 Bedroom, 1 Bathroom, Kitchen with LP gas stove and refrigerator/freezer,
Dining Room 12' x 12', Living Room 17' x 12', Utility Room, Pantry
Front Entrance and Rear Entrance; parking for two (2) vehicles

Second Level Apartment # 2: Monthly Rent: \$ 875.00

Walk-up from side entry – 14 steps up with landing – 4' x 6' open entry deck
2 Bedrooms, 1 Bathroom, Kitchen with LP gas stove and refrigerator/freezer, Dining/Living
Room area
Parking for two (2) vehicles

Basement: 28' x 24'; unfinished; freshly painted concrete floor and stone walls; entrance from rear yard; no entrance to the rental units from the basement; separate electric service for well pump connected to the commercial building; dehumidifier; French drain (2020); sump pump; electric water heater for main level of the rental unit.

All windows in this structure have been replaced within the past 10 years.

1-STORY RESIDENTIAL RENTAL DUPLEX:

632 Mt Zoar Road, Conowingo, MD 21918

60' x 20' – Block and Frame construction on slab built circa 1950 with composition shingle roof replaced circa 2018; painted block and vinyl siding

Apartment A: Monthly Rent: \$ 625.00

1 Bedroom, 1 Bathroom, Kitchen with LP gas stove and refrigerator/freezer, Dining/Living Room area
Wooden Open Deck – 6' x 6' – 1 step up

Parking for two (2) vehicles

1-STORY RESIDENTIAL RENTAL DUPLEX: continued

632 Mt Zoar Road, Conowingo, MD 21918

Apartment B: Monthly Rent: \$ 625.00

1 Bedroom 16' x 12', 1 Bathroom 15' x 6', Kitchen with LP gas stove and refrigerator/freezer,
Dining/Living Room area 18' x 14'

Wooden Open Deck - 10' x 8' wooden deck – 4 steps up

Parking on south side of the structure – gravel base – entrance from Mt Zoar Road

2 to 4 cars

STORAGE SHED: 12' x 10' with double doors; ramp; wooden floor; built-in shelving

Note that the fence along the southern boundary of the property is located approximately 6" on the adjoining property.

INCLUDED IN PURCHASE: Residential Leases; four (4) LP gas stoves; four (4) refrigerators/freezers

EXCLUDED FROM PURCHASE: personal property of Tenants; microwaves; existing window treatments

CECIL COUNTY PUBLIC SCHOOLS: Visit www.ccps.org for more information

Conowingo Elementary School; Rising Sun Middle School; Rising Sun High School

NOTE: ALL DIMENSIONS ARE APPROXIMATE

Images available on-line at www.oneillenterprises.com



Cecil County, MD

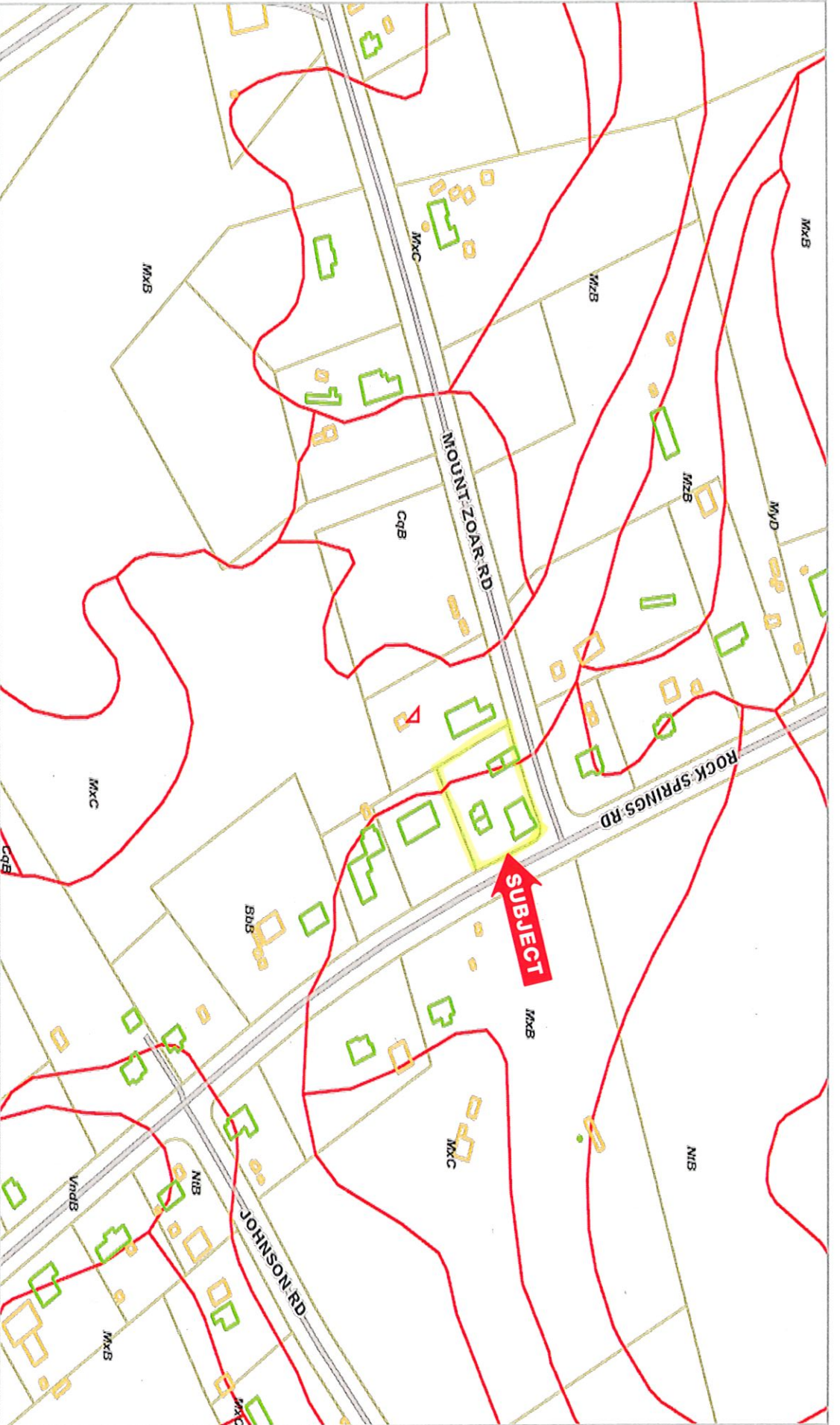
AERIAL MAP



Scale = 1 : 820



THIS MAP IS DESIGNED FOR ASSESSMENT PURPOSES ONLY AND IS NOT INTENDED AS A SUBSTITUTE FOR A TRUE TITLE SEARCH, PROPERTY APPRAISAL OR A SURVEY BY A LICENSED SURVEYOR.

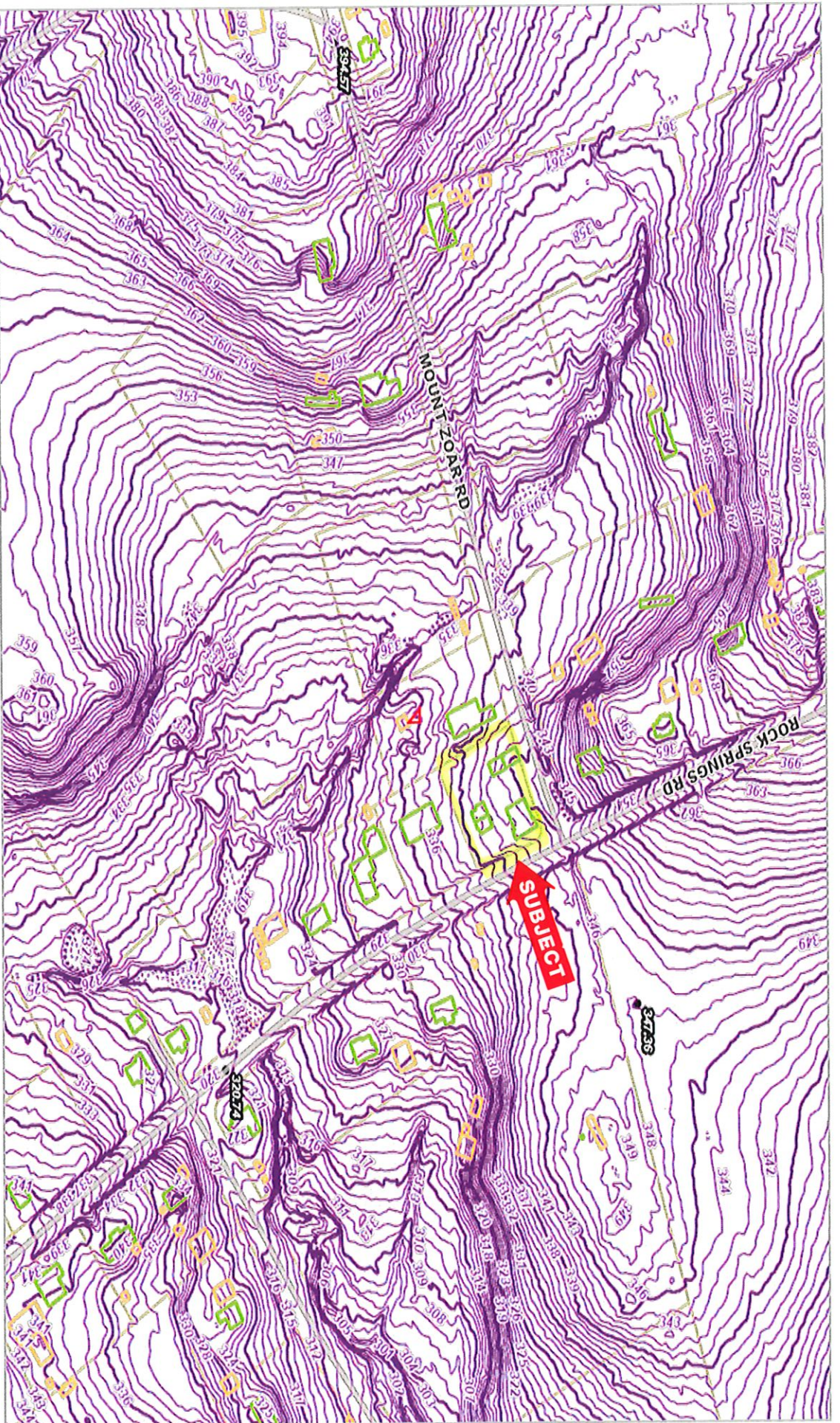


Cecil County, MD

SOILS MAP
Mx and B soils



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Cecil County, MD

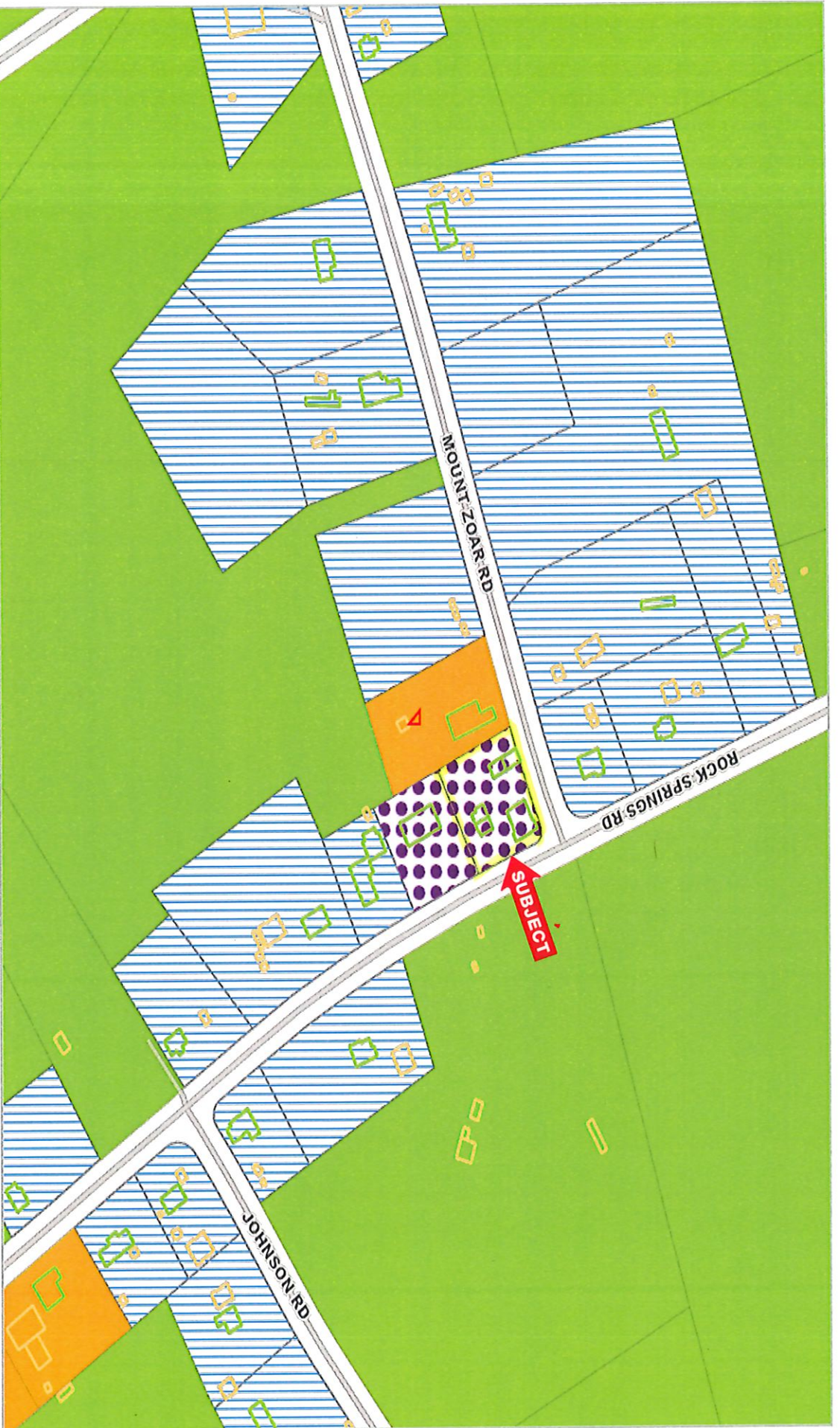
TOPOGRAPHY MAP



Scale = 1: 1641



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Cecil County, MD

ZONING MAP
BL Zoning (Business Local)

Scale = 1 : 1641



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CECIL COUNTY HEALTH DEPARTMENT RECORDS

**For information, please contact:
Cecil County Health Department
410-996-5550**

Email: info@cecilcountyhealth.org

CECIL COUNTY HEALTH DEPARTMENT

S.C. Permit No. R-313-80

PLANS FOR PRIVATE SEWAGE DISPOSAL AND WATER SUPPLY

Owner LOTAN POORE Contractor Howard Pierce

Address - CONOWINGO COUNTRY STORE Address _____

Location RTE. 222 1/2 Mt. Zoar Rd. Subdivision _____

Size of lot _____ No. of lot _____

Type of Construction: New _____ Remodeling _____ Repair

Water Supply: Public _____ Private Type DRILLED - EXISTING

1. All shallow wells are to be at least 100 ft. removed from any part of sewage disposal system and deep wells at least 50 ft.
2. No water supply shall be located within or under any building.
3. Cast iron sewer pipe must be used within 50 ft. radius of any well and be at least 10 feet removed from any well.
4. All septic tanks shall have a capped standpipe or manhole at least 8 inches in diameter projecting to the ground surface.
5. Sewage pipe from house shall be 4-inch cast iron pipe and extend to septic tank on undisturbed or tamped ground.
6. No basement plumbing (). Check with X if applicable.

Septic tank: EXISTING Liquid Capacity _____ gallons, with garbage disposal unit _____ gallons. Type of soil MTB2
Specifications are based on septic tank no deeper than 2' under final grade.

Tile drainfield: NOTE: SPECIFIED DEPTH OF DITCHES IS BASED ON EXISTING TOPOGRAPHY WHEN PERC TESTS WERE MADE. ANY CUTTING WHICH MAY AFFECT TRENCH DEPTH WILL REQUIRE RE-EVALUATION.

Distribution box: _____ Total length of ditches 150' No. of ditches 2
Width of ditches 2' Depth of ditches 9' Distance between ditches 10'
Type of filter material: Crushed stone or washed gravel over 3" Under pipe 6".

The above system MUST BE INSPECTED PRIOR TO COVERING.

IF ALTERNATE SEWAGE DESIGN BASED ON HEALTH REGULATION 10.17.02 IS DESIRED SUBMIT PLANS FOR OUR REVIEW.

INSTALL DRAINFIELD ON CONTOUR AND IN UPPER PART OF SEWAGE AREA (see reverse side).

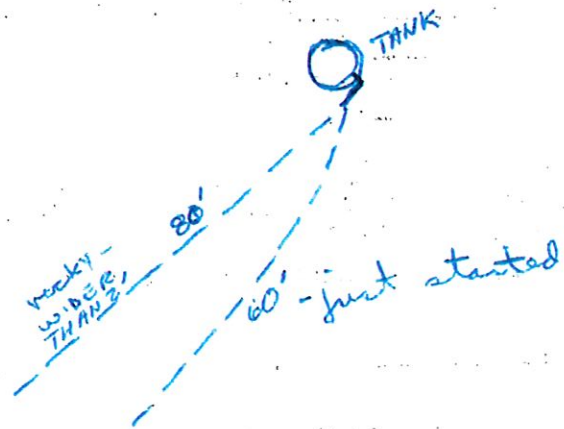
COMMENTS: _____

Percolation test: Depth 9' Results 1"-10 MIN Date 10-14-80
Plans approved _____ Date 10-14-80
Final CES Date 10-17-80

THIS PERMIT IS VALID FOR ONE YEAR ONLY

Charles E. Smyser
Sanitarian

RTE. 222



better material than perc test indicated

REPAIR

APPLICATION FOR SOIL EVALUATION AND PERCOLATION TEST

PROPERTY OWNER BUD POORE WILL CALL () TEST DATE 10-14-80 10:30
 ADDRESS - CONOWINGO COUNTRY STORE
 REQUESTED BY HOWARD PIERCE PHONE NO. _____
 LOCATION OF PROPERTY CORNER OF RTE. 222 & Mt. Zoar Rd.

PREVIOUS TEST? _____ MAP _____ BLOCK _____ PARCEL _____
 SUBDIVISION NAME _____ SIZE _____

FIELD DATA

SOILS

LOT #	HOLE DEPTH	PERC TEST	C				WATER DEPTH OF		A & B	Remarks	
			DESCRIPTION COLOR	TEXTURE	HORIZON STRUCT.	MOTTLING	DEPTH	STRATA			
HOLE # 1	7"		Dk. Brn.	Sand	Loose	Yes	No	Yes	No	A & B	
	10:45		Brn.	Lmy. Snd	Friable	✓	✓			6'	
	6"		Lt. Brn.	Sndy Lm	Firm			Ft.		C	
			Red Brn.	Loam	Plastic			Perch			
	5"		Yel. Brn.	Slt. Lm.	Sticky			Water		1'	
			Gry. Brn.	Sndy Cly	Hard	Slight		at		6' Ft. to	
		Gray	Loam	Soft	Pro-nounced		SLOPE		bottom		
		(w) Mica	Cly. Lm.	Cmtd	@		< 25%		of hole		
		2 gal water ext 1 1/2 min	Snd. Cly	Fine			Yes	No	P		
			Slt. Cly	Medium			Yes	No			
			Clay	Coarse							
HOLE #	7"		Dk. Brn.	Sand	Loose	Yes	No	Yes	No	A & B	
			Brn.	Lmy. Snd	Friable						
	6"		Lt. Brn.	Sndy Lm	Firm			Ft.		C	
			Red Brn.	Loam	Plastic			Perch			
	5"		Yel. Brn.	Slt. Lm.	Sticky			Water		Ft. to	
			Gry. Brn.	Sndy Cly	Hard	Slight		at		bottom	
		Gray	Loam	Soft	Pro-nounced		SLOPE		of hole		
		(w) Mica	Cly. Lm.	Cmtd	@		< 25%				
			Snd. Cly	Fine			Yes	No	P		
			Slt. Cly	Medium			Yes	No			
			Clay	Coarse							
HOLE #	7"		Dk. Brn.	Sand	Loose	Yes	No	Yes	No	A & B	
			Brn.	Lmy. Snd	Friable						
	6"		Lt. Brn.	Sndy Lm	Firm			Ft.		C	
			Red Brn.	Loam	Plastic			Perch			
	5"		Yel. Brn.	Slt. Lm.	Sticky			Water		Ft. to	
			Gry. Brn.	Sndy Cly	Hard	Slight		at		bottom	
		Gray	Loam	Soft	Pro-nounced		SLOPE		of hole		
		(w) Mica	Cly. Lm.	Cmtd	@		< 25%				
			Snd. Cly	Fine			Yes	No	P		
			Slt. Cly	Medium			Yes	No			
			Clay	Coarse							

RECOMMENDATIONS:

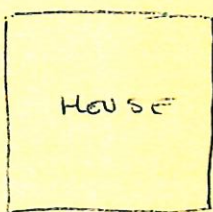
See reverse side for diagram of hole locations

C. Simpson 10-14-80
 Sanitarian (Date)

RTE. 222

→ TO RTE.

N.T. 20AR RD.



RECOVERY AREA

well
o



SLIGHT

S.T.
o

o #1

SHED



FENCE

(THIS NUMBER IS TO BE PUNCHED IN COLS. 3-9 ON ALL CARDS) Date Received (OEP use only) DATE WELL COMPLETED 7 22 82 Depth of Well 140 (TO NEAREST FOOT) PERMIT NO. FROM "PERMIT TO DRILL WELL" CH11 8-23-82

OWNER last name first name STREET OR RFD TOWN SUBDIVISION SECTION LOT

WELL LOG
Not required for driven wells
STATE THE KIND OF FORMATIONS PENETRATED, THEIR COLOR, DEPTH, THICKNESS AND IF WATER BEARING

DESCRIPTION (Use additional sheets if needed)	FEET		Check if water bearing
	FROM	TO	
<u>Gravelly sandstone</u>	<u>0</u>	<u>50</u>	
<u>Shale</u>	<u>50</u>	<u>60</u>	
<u>Granite</u>	<u>60</u>	<u>140</u>	

GROUTING RECORD
WELL HAS BEEN GROUTED (Circle Appropriate Box) YES NO
TYPE OF GROUTING MATERIAL CEMENT BENTONITE CLAY
NO. OF BAGS 36 NO. OF POUNDS
GALLONS OF WATER 180
DEPTH OF GROUT SEAL (to nearest foot) from 0 ft. to 80 ft. (enter 0 if from surface)

CASING RECORD
casing types insert appropriate code below
 ST STEEL CO CONCRETE
 PL PLASTIC OT OTHER
MAIN CASING TYPE ST Nominal diameter top/main casing (nearest inch) 6" Total depth of main casing (nearest foot) 80'

OTHER CASING (if used)
EACH CASING diameter inch depth (feet) from to

SCREEN RECORD
screen type or open hole insert appropriate code below
 ST STEEL BR BRASS HO OPEN HOLE
 PL BRONZE OT HOLE
PLASTIC OTHER

DEPTH (nearest ft.)
EACH SCREEN Ho 80 140

- CIRCLE APPROPRIATE BOX
 A WELL WAS ABANDONED AND SEALED WHEN THIS WELL WAS COMPLETED
 E ELECTRIC LOG OBTAINED
 P TEST WELL CONVERTED TO PRODUCTION WELL

I HEREBY CERTIFY THAT THIS WELL HAS BEEN CONSTRUCTED IN ACCORDANCE WITH COMAR 10.17.13 "WELL CONSTRUCTION" AND IN CONFORMANCE WITH ALL CONDITIONS STATED IN THE ABOVE CAPTIONED PERMIT, AND THAT THE INFORMATION PRESENTED HEREIN IS ACCURATE AND COMPLETE TO THE BEST OF MY KNOWLEDGE.

DRILLERS IDENT. NO. 38
DRILLERS SIGNATURE (MUST MATCH SIGNATURE ON APPLICATION)
SITE SUPERVISOR (sign. of driller or journeyman responsible for sitework if different from permittee)

SCREEN RECORD
SLOT SIZE 7
DIAMETER OF SCREEN (NEAREST INCH) from 58 to 60
GRAVEL PACK
IF WELL DRILLED WAS FLOWING WELL CIRCLE BOX F

OEP USE ONLY (NOT TO BE FILLED IN BY DRILLER)
T (E.R.O.S.) W Q
70 72 74 75 76
TELESCOPE CASING LOG INDICATOR OTHER DATA

PUMPING TEST
HOURS PUMPED (nearest hour) 4
PUMPING RATE (gal. per min. to nearest gal.) 9
METHOD USED TO MEASURE PUMPING RATE Submersible
WATER LEVEL (distance from land surface) BEFORE PUMPING 6 WHEN PUMPING 52'
TYPE OF PUMP USED (for test) S submersible

PUMP INSTALLED YES NO
DRILLER WILL INSTALL PUMP (CIRCLE APPROPRIATE BOX) Y N
IF DRILLER INSTALLS PUMP, THIS SECTION MUST BE COMPLETED FOR ALL WELLS EXCEPT HOME USE
TYPE OF PUMP (WRITE APPROPRIATE LETTER IN BOX - SEE ABOVE: (A, C, J, P, R, S, T, O)) 29
CAPACITY: GALLONS PER MINUTE (to nearest gallon) 31 to 35
PUMP HORSE POWER 27 to 41
PUMP COLUMN LENGTH (nearest ft.) 43 to 47
CASING HEIGHT (circle appropriate box and enter casing height) (+) above LAND SURFACE (-) below (nearest foot) 30 to 51

LOCATION OF WELL ON LOT
SHOW PERMANENT STRUCTURE SUCH AS BUILDING, SEPTIC TANKS, AND/OR LANDMARKS AND INDICATE NOT LESS THAN TWO DISTANCES (MEASUREMENTS TO WELL)

IN THE MATTER OF : BEFORE THE CECIL COUNTY
THE APPLICATION OF : BOARD OF ZONING APPEALS
LOTAN POORE :
FOR A SPECIAL EXCEPTION : CASE NO: 2662

OPINION

Lotan Poore applies for a special exception to operate a liquor store on property located at 353 Rock Springs Road, Conowingo, Maryland (Tax Map 9, Parcel 244) in the 8th Election District of Cecil County in an area presently zoned Business Local (BL).

The application is brought pursuant to the provisions of Section 127 of the Cecil County Zoning Ordinance, which provides as follows:

Section 127. Alcoholic Beverage Sales/Liquor Store (10.04.000)

Alcoholic beverage sales and/or liquor stores may be permitted as a Special Exception in the BL and MB zones and shall be permitted in the BG and BI zones provided that no such establishment is located nearer than 1,000 feet to any principal structure used as a hospital, house of worship, or school.

Lotan Poore and his wife, Jacquelyn L. Poore, appeared and gave testimony in support of their application. They were represented by Robert V. Jones, Esquire. Their testimony demonstrated that Mr. Poore has been in the retail business for approximately 37 years and has operated a liquor store previously at Brantwood Liquors. Mr. and Mrs. Poore have operated their present store on Rock Springs Road for approximately 22 years. They have applied for the additional liquor license made available in the district because of increase in population. They testified that the proposed liquor store would have no adverse impact on the community.

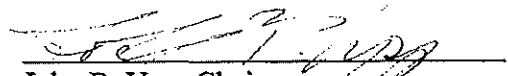
Keith Baynes, Esquire, appeared representing Conowingo Baptist Church in opposition and produced testimony from Howard Tome, an expert appraiser. Sixteen (16) others also testified against the application. Mr. Tome opined that there would be a greater detrimental impact from the granting of this Special Exception at this site than elsewhere in the zone because of traffic at the adjacent intersection, specifically school bus traffic. Testimony from the Church indicated that the Conowingo Baptist Church owns the parcel of land which is adjacent and adjoining to the subject parcel and that the church property is used by the Church in a variety of ways including some worship services.

Zoning Administrator, Antoni Sekowski, testified that the Planning Commission and Planning Office Staff recommend approval.

From the evidence presented, particularly the evidence of the proximity of the church property and the uses made of it, the Board finds that there would be an adverse effect at this particular location above and beyond those inherently associated with this special exception use elsewhere in the zone.

Accordingly, the application is Disapproved.

3/28/00
Date


John B. Upp, Chairman

BOARD OF APPEALS APPLICATION
CECIL COUNTY, MARYLAND

MEET. MONTH: JAN 2000
FILE NO. 2662

THIS REQUEST IS FOR:

- SPECIAL EXCEPTION RENEWAL ()
- SPECIAL EXCEPTION (X) DEC - 8 1999
- VARIANCE ()
- APPEAL ()

DATE FILED: 12-8-99
AMOUNT PD: 250.00
ACCEPTED BY: AS

A. APPLICANT INFORMATION

LOTAN C. POORE
APPLICANT NAME - PLEASE PRINT CLEARLY

353 Rock Springs Road Conowingo MD 21918-1346
ADDRESS CITY STATE ZIP CODE

Lotan C. Poore 378 2014
APPLICANT SIGNATURE PHONE NUMBER

B. PROPERTY OWNER INFORMATION

LOTAN C. & JACQUELINE L. POORE
PROPERTY OWNER NAME - PLEASE PRINT CLEARLY

353 Rock Springs Road Conowingo MD 21918-1346
ADDRESS CITY STATE ZIP CODE

same Lotan C. Poore PHONE NUMBER
PROPERTY OWNER SIGNATURE PHONE NUMBER

C. PROPERTY INFORMATION

353 Rock Springs Road Conowingo 8th. 80-007225
PROPERTY ADDRESS ELECTION DIST. ACCT. NUMBER

9 13 244 1.121 C BL
TAX MAP # BLOCK PARCEL LOT# #ACRES ZONE

D. PURPOSE OF APPLICATION - Indicate reasons why this application should be granted. (attach separate sheet if necessary)

I would like to apply for an alcoholic beverage license to better serve our customers at the Conowingo Country Store and Flag Shop. Our customers request alcoholic beverages. We need to expand our services to meet our customers demands as well as remain competitive as a business.

E. On an attached sheet, PLEASE submit a sketch of the property indicating the proposed project. Show distances from the front, side and rear property lines and the dimensions of the project.

F. LAND USE DESIGNATION

Is property in the Critical Area? YES x NO
If yes, Pertinent provision of the Chesapeake Bay Critical Area Program: _____
Is property in the 100 year Floodplain? YES x NO
Is property an Agricultural Preservation District? YES x NO

If property is located in the Critical Area, all provisions and requirements must be met as outlined in Article XVII, Part I, II & III of the Zoning Ordinance.

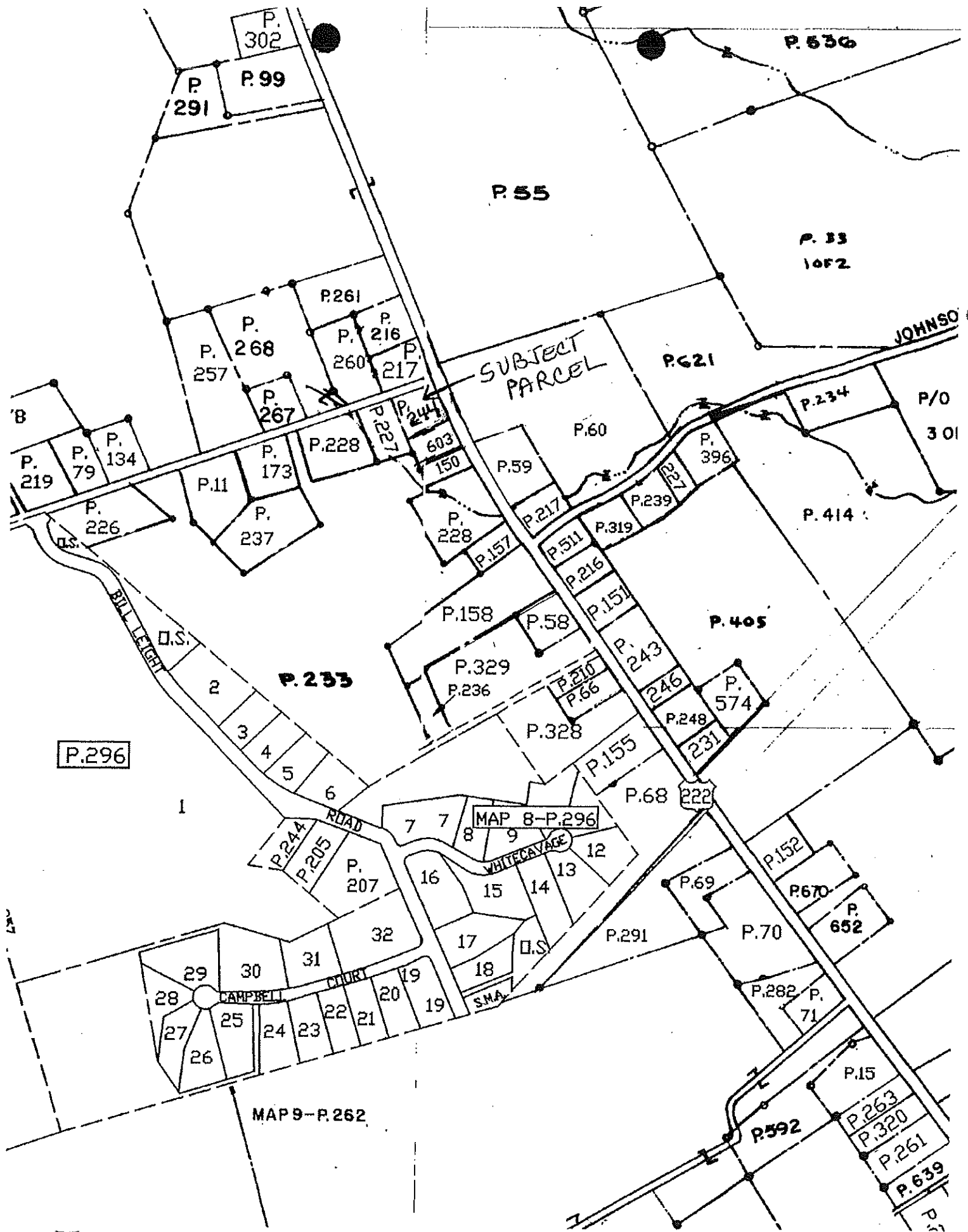
G. PROVISION OF ZONING ORDINANCE: Section 127.

H. SPECIAL EXCEPTION RENEWAL - PREVIOUS FILE NO. & CONDITIONS FOR APPROVAL: N/A

I. SPECIAL EXCEPTION FOR A MANUFACTURED HOME - Please fill out the following information:

Will unit be visible from the road? _____ If yes, distance: _____
Will unit be visible from adjoining properties? _____ If yes, distance: _____
Distance to nearest manufactured home: _____ Size/Model/Year of Unit: _____
Number of units on property at present time: _____

CC: LIQUOR BOARD - sent - 12/16/99



FILE: 2602

Zoning & Development Regulations

BL – Business Local

**For additional information and interpretation, please contact:
Cecil County Department of Planning & Zoning
200 Chesapeake Boulevard, Suite 2300, Elkton, MD 21921
410-996-5220**

Section 34. BL – Business Local

1. Purpose. The purpose of the Business Local (BL) zone is to provide for a limited variety of small commercial retail, personal and professional uses and other appropriate related commercial uses, activities, and combinations thereof serving the day to day needs of the adjacent local community without intruding on the general character of the surrounding area. Standards are established compatible with low density residential districts, resulting in similar building bulk and low concentration of vehicular traffic.
2. General Requirements:
 - a. Any buildings or additions to buildings occupying more than 1,000 square feet of floor space, or any use or expansion of use occupying more than 1,000 square feet of land shall only be approved according to a major site plan.
 - b. Any building or addition to buildings occupying less than 1,000 square feet of floor space, or any use or expansions of use occupying less than 1,000 square feet of land shall only be approved according to a minor site plan.
 - c. The square footage of existing structures and uses shall be considered in determining the need for a site plan.
 - d. No more than three (3) permitted activities, uses, or combinations thereof may occur on any record parcel as of the date of this Ordinance. Further, all permitted commercial activities and uses shall not exceed five thousand (5,000) square feet in gross floor area.
 - e. Outdoor storage or display of goods and/or services or ancillary items shall not be permitted in this zone. Express exemptions occur for nurseries and farmer's markets and those determined by the Zoning Administrator by written consent or policy.
3. Bufferyards and screening requirements. Bufferyards shall be required on all new developments requiring a major site plan after the adoption of this Ordinance. The following shall be considered minimum bufferyard standards for all development:
 - a. Bufferyard from collector or arterial roads shall be Bufferyard standard B.
 - b. Bufferyard along internal streets – row of street trees.
4. Landscaping. Landscaping of at least fifteen (15) percent of the development envelope shall be required for new development requiring major site plan approval.

Section 54.4 - Table of Permissible Uses

USES DESCRIPTION (Article V Citation)	Zones																		
	NAR	SAR	RR	MH	LDR	ST	UR	VR	RM	RMU	EMU	BL	BG	BI	MB	M1	M2	MEA	OS
1.00.000 AGRICULTURAL USES																			
1.01.000 Agricultural operations, farming																			
1.01.100 Agriculture	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P
1.01.110 Agricultural Product Sales (Section 158)	PC	PC								P	P	P	P	P					
1.01.200 Agricultural Equipment Sales (Section 57)	SC	SC								P	P	P	P	P					
1.01.300 Animal Husbandry (Section 58)	PC	PC	PC		PC	PC	PC	PC									PC	PC	PC
1.01.310 Backyard Chickens (Section 58A)	PC	PC	PC		PC	PC													PC
1.01.400 Slaughterhouses (Section 59)*	SC	SC														PC	P		
1.01.500 Roadside Stand (Section 60)	PC	PC	PC	PC	PC	PC	PC	PC	PC	PC	PC	PC	PC	PC	PC	PC	PC	PC	PC
1.01.600 Commercial Stables (Section 61)	PC	PC	PC		PC	PC		PC				P	P	P		P	P		PC
1.02.000 Aquaculture	P	P													P		P	P	P
1.03.000 Fisheries													P	P	P	P	P	P	P
1.04.000 Forestry	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P
1.05.000 Topsoil, Mulch, and/or Aggregate Sales (Section 62)	PC	PC								P	P	P	P	P					
1.06.000 Farmers Markets (Section 63)	SC	SC								P	P	P	P	P					
1.07.000 Livestock Market (Section 64)	SC	SC														PC	PC	PC	
1.08.000 Nursery	P	P								P	P		P	P			P	P	P
1.09.000 Greenhouse - on-premise sales permitted (Section 65)	PC	PC	PC		PC	PC	PC			P	P	P	P	P		P	P	P	
1.10.000 Kennel, Commercial (Section 66)*	SC	SC											PC	PC					
2.00.000 MINERAL EXTRACTION																			
2.00.100 Mineral Extraction (Section 67)																			PC
2.00.200 Mineral Processing (Section 68)																	PC	PC	
3.00.000 RESIDENTIAL																			
3.01.000 Dwelling - Single-Family Detached																			
3.01.100 Dwelling - Detached (Section 69)	P	P	P	P	P	P	P	P	P	P	P	PC	PC	PC	PC	PC	PC	P	
3.01.200 Dwelling - Manufactured Home - Double-wide (Section 70)	PC	PC	PC	P	PC	PC	PC	PC	PC	PC	PC	PC	PC	PC	PC	PC	PC	PC	
3.01.300 Dwelling - Manufactured Home - Single-wide (Section 71)	SC	SC	SC	P	SC	SC	SC				SC	SC	SC	SC		SC	SC	SC	

P = Permitted PC = Permitted with Conditions SC = Special Exception with Conditions SE = Special Exception

* See Note on last page

USES DESCRIPTION (Article V Citation)	Zones																		
	NAR	SAR	RR	MH	LDR	ST	UR	VR	RM	RMU	EMU	BL	BG	BI	MB	M1	M2	MEA	OS
3.01.400 Dwelling - Tenant House	P	P	P	P	P	P	P	P	P	P									
3.01.500 Dwelling - Guest House - on parcels greater than 50 acres	P	P	P	P	P	P	P	P	P	P									
3.01.600 Dwelling - Guest House - on parcels less than 50 acres	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE									
3.02.000 Dwelling - Single-Family Attached																			
3.02.100 Dwelling - Duplex (Section 72 & Article XII)						PC	PC	PC	P	PC	PC								
3.02.200 Dwelling - Semi-Detached (Section 73 & Article XII)						PC	PC	PC	P	PC	PC								
3.02.300 Dwelling with Accessory Apartment (Section 74)	PC	PC	PC	PC	PC	PC	PC	PC	P	P	P								
3.03.000 Dwelling - Multi-Family									P										
3.03.100 Dwelling - Townhouse (Section 75 and Article XII)							P		P	P	P				PC				
3.03.200 Dwelling - Apartment (Section 76 and Article XII)							P		P	P	P	PC	PC		PC		PC		
3.03.300 Dwelling - Apartment Conversion (Section 77)							SC		P	P									
3.04.000 Manufactured Home Park (Section 78)				PC						P	P								
3.05.000 Home Occupation (Section 79)	SC	SC	SC	SC	SC	SC	SC	SC	SC	SC	PC	P	P	P	P				SC
3.06.000 Homes emphasizing special services, treatment, or supervision and Residential Elderly Care																			
3.06.100 Group Homes																			
3.06.110 less than 9 people	P	P	P	P	P	P	P	P	P	P	P								P
3.06.120 9 through 16 people										P	P	P							
3.06.200 Day Care																			
3.06.210 Day Care Center, Family	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P				
3.06.220 Day Care Center, Group (Section 80)*	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	P	P	P	PC		PC			
3.06.300 Halfway House (Section 81)	SC	SC	SC	SC	SC	SC	SC	SC	SC	SC		SC	SC	SC					SC
3.06.400 Retirement housing complex (Section 82)	SC	SC	SC	SC	SC	SC	SC	SC	SC	P	P	P							
3.07.000 Miscellaneous rooms for rent situations																			
3.07.100 Boarding houses (Section 83)	SC	SC	SC		SC	SC	SC	SC	SC	SC		PC	PC	PC					
3.07.200 Bed and breakfast (Section 84)	SC	SC	SC		SC	SC	SC	SC	SC	SC		P	P		PC				
3.07.300 Conference Center (Section 85)*	SC	SC				SC	SC			P	P		P	P	PC	P	PC		
3.08.000 Hotel (Section 86)	SC	SC	SC	SC	SC	SC	SC	SC	SC	P	P		P	P	PC	PC			
3.09.000 Motel (Section 87)*	SC	SC	SC	SC	SC	SC	SC	SC	SC	P	P		P	P	PC	PC			

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USES DESCRIPTION (Article V Citation)	Zones														OS					
	NAR	SAR	RR	MH	LDR	ST	UR	VR	RM	RMU	EMU	BL	BG	BI		MB	M1	M2	MEA	
4.00.000	INSTITUTIONAL																			
4.01.000	P	P	P	P	P	P	P	P	P	P	P							P	P	
4.01.100	PC	PC	PC	PC	PC	PC	PC	PC	PC									PC	PC	PC
4.01.200										P	P		P	P	PC	P	P			
4.02.000	P	P	P	P	P	P	P	P	P	P	P	P	P	P						
4.03.000	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	P	P	P					P	P
4.04.000	SE	SE	SE	SE	SE	SE	SE	SE			P	P	P	P	P	PC	PC			SE
4.05.000	Institutional residence or care facilities																			
4.05.100	SC	SC	SC	SC	SC	SC	SC	SC	SC	SC		P		P	P					
4.05.200	SC	SC	SC	SC	SC	SC	SC	SC	SC	SC				PC	PC					
4.06.000	Cemetery, Crematorium																			
4.06.100	Cemeteries																			
4.06.110	P	P	P	P	P	P	P	P		P	P	P	P	P						
4.06.120	Not located on church grounds (Section 93)																			
4.06.200	SC	SC	SC	SC	SC	SC	SC	SC	SC			P	P	P		P				
4.06.300												PC	PC	PC		PC	PC			
5.00.000	RECREATION, AMUSEMENT, ENTERTAINMENT																			
5.01.000	Indoor recreation (Section 95)*																			
5.01.100											P	P	P	P	P	PC	PC			
5.01.200	SC	SC			SC						P	P		SC	SC					
5.01.300	Indoor rifle and pistol ranges (Section 97)*																			
5.01.400												SC	SC	SC		SC				SC
5.01.500	Coliseums, Stadiums (Section 99)																			
5.02.000	Privately owned outdoor recreation facilities (Section 100)*																			
5.03.000	SC	SC	SC	SC	SC	SC	SC	SC	SC		P		P	P	P					
5.04.000	P	P	P	P	P	P	P	P	P	P	P									P

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USES DESCRIPTION (Article V Citation)	Zones																		
	NAR	SAR	RR	MH	LDR	ST	UR	VR	RM	RMU	EMU	BL	BG	BI	MB	M1	M2	MEA	OS
5.05.000 Campgrounds, Recreational Vehicle Parks (Section 101)*	SC	SC		SC															
5.06.000 Festivals or Events (Section 102)	SC	SC											PC	PC	PC				PC
5.07.000 Automobile and motorcycle racing tracks (Section 103)*															SC			SC	SC
5.08.000 Go Cart Track (Section 104)													PC	PC					
5.09.000 Amusement Parks (Section 105)*	SC	SC											PC	PC					
5.10.000 Public Golf Courses, privately owned golf courses, and public and privately owned golf courses approved as part of some residential development (Section 106)*	PC	PC	PC		PC	PC	PC	PC	PC										PC
5.11.000 Golf Driving Range, not part of a golf course (Section 107)													PC	PC					SC
5.12.000 Golf-Miniature										P	P		P	P	P				
5.13.000 Rifle and pistol range, war games, archery ranges or other recreation using weapons, outdoor (Section 108)	SC	SC											SC	SC					SC
5.14.000 Swimming Pool, Commercial (Section 109)*	SC	SC	SC	SC	SC	SC	SC		SC				PC	PC	PC				
6.00.000 EMERGENCY SERVICES																			
6.01.000 Fire Stations without assembly hall	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P
6.02.000 Fire Station with Assembly Hall (Section 110)	SC	SC	SC	SC	SC	SC	SC	SC		P	P		P	P					P
6.03.000 Rescue squad, ambulance service	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P
6.04.000 Police Station	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P
7.00.000 PUBLIC AND SEMI-PUBLIC FACILITIES																			
7.01.000 Post office																			
7.00.100 Local	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P
7.00.200 Regional											P		P	P		P	P	P	
7.02.000 Airport (Section 111)*	SC	SC			SC	SC								SC		SC	SC		SC
7.03.000 Helicopter Facilities (Section 112)*	SC	SC											SC	SC		SC	SC		SC
7.04.000 Prison (Section 113)																SC	SC		SC
7.05.000 Transportation																			
7.05.100 Train station	P	P	P	P	P	P	P	P	P	P	P	P	P	P		P	P	P	P
7.05.200 Bus Depot											P		P	P					
7.05.300 Park and Ride Facilities	P	P	P	P	P	P	P	P	P	P	P	P	P	P		P	P	P	P

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USES DESCRIPTION (Article V Citation)	Zones																		
	NAR	SAR	RR	MH	LDR	ST	UR	VR	RM	RMU	EMU	BL	BG	BI	MB	MI	MZ	MEA	OS
8.00.000	UTILITIES																		
8.01.000	PC	PC	PC	PC	PC	PC	PC	PC	PC	PC	PC	PC	PC	PC	PC	PC	PC	PC	PC
8.02.000	Electric power, gas transmission & telecommunications buildings and structures (Section 114)																		
	PC	PC	PC	PC	PC	PC	PC	PC	PC	PC	PC	PC	PC	PC	PC	PC	PC	PC	PC
8.03.000	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P
8.04.000	SC	SC		SC	SC	SC	SC	SC	SC	SC	SC	SC	PC	PC		PC	PC		PC
8.05.000	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P
9.00.000	COMMERCIAL - SERVICE																		
9.01.000				PC						PC	P	P	P	P	P	PC	PC	PC	
9.02.000											P		P	P	PC				
9.03.000	Office Buildings																		
9.03.100											P		P	P		P	PC		
9.03.200											P	P	P	P		P			
9.03.300	SC	SC	SC	SC	SC	SC	SC	SC	SC	P	P	P	P						
9.04.000												PC	PC	PC					
9.05.000											P	P	P	P		P			
9.06.000										P	P	P	P	P	P	PC	PC		
9.07.000 *											P	P	P	P		P	P		
9.08.000	SC	SC	SC		SC	SC	SC	SC		P	P	P	P						
9.09.000	SC	SC									PC	PC	PC						
10.00.000	COMMERCIAL - RETAIL AND WHOLESALE																		
10.01.000				PC						PC	P	P	P	P	PC	PC	PC		
10.02.000											P		P	P	PC				
10.03.000													SC	SC					

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USES DESCRIPTION (Article V Citation)	Zones														OS				
	NAR	SAR	RR	MH	LDR	ST	UR	VR	RM	RMU	EMU	BL	BG	BI		MB	M1	M2	MEA
10.04.000 Alcoholic Beverage Sales/Liquor Stores (Section 127)											SC	SC	PC	PC	SC				
10.05.000 Antique Shops (Section 128)*	SC	SC	SC	SC	SC	SC	SC	SC		P	P	P	P						
10.06.000 Auction Houses (Section 129)*	SC	SC									P	P	P					SC	
10.06.100 Industrial Auction House											P					P	P		
10.07.000 Pet Store										P	P	P	P						
10.08.000 Manufactured Home sales											P	P	P						
10.09.000 Open-air markets											P	P	P						
10.10.000 Wholesale sales and establishments *											P	P	P						
10.11.000 Shopping Center (Section 130)												SC	SC	SC					
10.12.000 Restaurants																			
10.12.100 Restaurant, Standard (Section 131)*	SC	SC	SC	SC	SC	SC	SC	SC	SC	SC	P	P	P	PC	PC	PC			
10.12.200 Restaurant, Carry-out, Delivery (Section 132)*											P	P	P	PC	PC	PC			
10.12.300 Restaurant, Drive-thru or fast food (Section 133)											PC	P	PC	PC					
10.12.400 Tavern (Section 134)											PC	PC	PC	PC					
MOTOR VEHICLE-RELATED SALES AND SERVICE OPERATIONS																			
11.00.000 Motor Vehicle Sales											P		P	P					
11.02.000 Motor Vehicle Filling Station (Section 135)											PC	PC	PC	PC					
11.03.000 Motor Vehicle Rental (Section 136)											P		P	P	PC				
11.04.000 Motor Vehicle Repair and Maintenance (Section 137)*											P	PC	P	P		P	P		
11.05.000 Salvage Yard (Section 138)*	SC	SC											SC					PC	
11.06.000 Towing Service (Section 139)*											PC		PC	PC		PC	P		
11.07.000 Travel Trailers (Section 140)	PC	PC	PC																
11.08.000 Storage Trailer and Container (Section 158)	PC	PC	PC	PC	PC	PC	PC	PC	PC	P	P	P	P	P	P	P	P		
11.09.000 Storage Trailer Facility (Section 141)*													PC	PC				PC	
11.10.000 Bus Storage (Section 142)*	SC	SC									P		P	P				P	
11.11.000 Car Wash											P		P	P					
11.12.000 Truck Wash																P			
11.13.000 Travel plaza														P					
11.14.000 Truck stop																P			

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USES DESCRIPTION (Article V Citation)	Zones																		
	NAR	SAR	RR	MH	LDR	ST	UR	VR	RM	RMU	EMU	BL	BG	BI	MB	M1	M2	MEA	OS
12.00.000	INDUSTRIAL																		
12.01.000	Manufacturing																		
12.01.100	Heavy Industry*																		
12.01.200	SC	SC												P		P	P		
12.02.000	SE	SE														P	P		
12.03.000																P	P		
12.04.000											P					P	P		
12.05.000	SC	SC															P		
12.06.000	PC	PC	PC	PC	PC	PC	PC	PC	PC								P	P	
12.07.000																		P	
12.08.000																		PC	PC
12.09.000											P		P	P					
12.10.000*													P	P	P		P	P	
12.11.000											P		P	P			P	P	
12.12.000													PC	PC					
12.13.000														PC	PC	PC		PC	PC
12.14.000*	SC	SC				SC	SC	SC				P			P		P	P	
12.15.000	Waste Management Uses																		
12.15.100																		P	SE
12.15.200																		SC	
12.15.300																		SC	
12.15.400																		SC	
12.15.500																			SC
12.15.600																			SC
12.15.700	SC	SC																SC	SC
12.16.000	SC	SC																SE	P
12.16.100	SC	SC																SC	PC
12.16.200	P	P	P	P	P	P	P	P	P	PC	PC	PC	PC	PC	PC	PC	PC	PC	PC

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* When these uses are proposed to occur or expand within the Chesapeake Bay Critical Area Resource Conservation Area (RCA) the applicant must apply for, and receive Growth Allocation as described in Article XI, Part I of this Ordinance prior to final approval.
(Amended 3/4/2024)

USES DESCRIPTION (Article V Citation)	Zones																		
	NAR	SAR	RR	MH	LDR	ST	UR	VR	RM	RMU	EMU	BL	BG	BI	MB	M1	M2	MEA	OS
12.17.000 Cannabis Grower* (Section 164A)	PC	PC																	
12.17.100 Cannabis Processor* (Section 164B)	PC	PC												SC		SC	SC		
12.17.200 Cannabis Independent Testing Laboratory* (Section 164B)														SC		SC	SC		
12.17.300 Dispensary* (Section 164C)											SC		SC	SC					
12.17.400 Cannabis On-Site Consumption Establishment* (Section 164D) 1																			
13.00.000 MISCELLANEOUS USE																			
13.01.000 Accessory Structures and Uses	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P
13.02.000 Zoological Gardens	SE	SE												P					P

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1 - A cannabis on-site consumption facility is prohibited in Cecil County (See Md. Alcoholic Beverages and Cannabis Code Ann 36-407(b)(1))

* When these uses are proposed to occur or expand within the Chesapeake Bay Critical Area Resource Conservation Area (RCA) the applicant must apply for, and receive Growth Allocation as described in Article XI, Part I of this Ordinance prior to final approval.

LEASE RENTAL AGREEMENTS

Terms and Conditions for each Lease Rental Agreement

349 Rocksprings Road, Conowingo, MD 21918:

Apt. #1 (first floor of building)

Term: September 1, 2023 to September 30, 2024

Rent: \$ 800.00 per month

Security Deposit: \$ 800.00

Tenant responsible for electric, heating, cooling, hot water, LP gas, TV, internet

Pet Policy: no pets permitted

Apt. #2 (second floor of building)

Term: November 1, 2023 to November 30, 2024

Rent: \$ 875.00 per month

Security Deposit: \$ 875.00

Tenant responsible for electric, heating, cooling, hot water, LP gas, TV, internet

632 Mt. Zoar Road, Conowingo, MD 21918:

Apt. A

Term: January 1, 2024 to December 31, 2024

Rent: \$ 625.00 per month

Security Deposit: \$ 625.00

Tenant responsible for electric, heating, cooling, hot water, LP gas, TV, internet

Pet Policy: no pets permitted

Apt. B

Term: January 1, 2024 to December 31, 2024

Rent: \$ 625.00 per month

Security Deposit: \$ 625.00

Tenant responsible for electric, heating, cooling, hot water, LP gas, TV, internet

Pet Policy: no pets permitted

See the Sample Lease Rental Agreement attached for more information.

LEASE-RENTAL AGREEMENT AND DEPOSIT RECEIPT

Apt C

RECEIVED FROM: 249 Rock Springs Road, Conowingo MD - 21918 hereinafter referred to as Tenant.
The sum of \$..... DOLLARS,

as a deposit which, upon acceptance of this rental agreement, shall belong to the Owner of the premises, hereinafter referred to as Owner and shall be applied as follows:

	RECEIVED	PAYABLE PRIOR TO OCCUPANCY
Amount for the period from <u>Sept 1st 2023</u> to <u>Sept 30th 2023</u>	\$ <u>800.00</u>	\$
Least month's rent	\$ <u>800.00</u>	\$
Security deposit	\$	\$
Key Deposit	\$	\$
Leasing charge	\$	\$
Other	\$ <u>11,600.00</u>	\$ <u>800.00</u>
TOTAL	\$ <u>12,400.00</u>	\$

In the event that this agreement is not accepted by the Owner or his authorized agent, within N/A days, the total deposit received shall be refunded.

Tenant hereby offers to rent from the Owner the premises situated in the City of Conowingo County of MD described as 1 bedroom Apartment consisting of 1/2 Carpet, Stove, Refrigerator

upon the following TERMS and CONDITIONS: TERM: The term hereof shall commence on Sept 1st 2023 and continue (check one of the two following alternatives):

- until Sept 2024
- on a month-to-month basis thereafter, until either party shall terminate the same by giving the other party N/A days written notice delivered by certified mail, provided that Tenant agrees not to terminate prior to the expiration of 12 months.

RENT: Rent shall be \$ 800.00 per month, payable in advance, upon the 1st day of each calendar month to Owner or his authorized agent, at the following address: 537 W. Lake Drive, Middletown, DE - 19709

Charge of 40.00 at such other places as may be designated by Owner from time to time. In the event rent is not paid by the due date, Tenant agrees to pay a late charge of 40.00

MULTIPLE OCCUPANCY: It is expressly understood that this agreement is between the Owner and each signatory individually and severally. In the event of default by any one signatory each and every remaining signatory shall be responsible for timely payment of rent and all other provisions of this agreement.

UTILITIES: Tenant shall be responsible for the payment of all utilities and services, electric, heating, hot water and all utilities

USE: The premises shall be used as a residence with no more than (1) adults and N/A children, and for no other purpose, without the prior written consent of the Owner. Occupancy by guests staying over 15 days will be considered to be in violation of this provision.

PETS: No pets shall be brought on the premises without the prior written consent of the Owner. NO PETS ALLOWED / NO SMOKING

HOUSE RULES: In the event that the premises are a portion of a building containing more than one unit, Tenant agrees to abide by any and all house rules, whether promulgated before or after the execution hereof, including, but not limited to, rules with respect to noise, odors, disposal of refuse, pets, parking, and use of common areas. Tenant shall not have a waterbed on the premises without prior written consent of the Owner.

ORDINANCES AND STATUTES: Tenant shall comply with all statutes, ordinances and requirements of all municipal, state and federal authorities now in force, or which may hereafter be in force, pertaining to the use of the premises. NO SUBLETTING

ASSIGNMENT AND SUBLETTING: Tenant shall not assign this agreement or sublet any portion of the premises without prior written consent of the Owner which may not be unreasonably withheld.

MAINTENANCE, REPAIRS OR ALTERATIONS: Tenant acknowledges that the premises are in good order and repair, unless otherwise indicated herein. Owner may at any time give Tenant a written inventory of furniture and furnishings on the premises and Tenant shall be deemed to have possession of all said furniture and furnishings in good condition and repair, unless he objects thereto in writing within five days after receipt of such inventory. Tenant shall, at his own expense, and at all times, maintain the premises in a clean and sanitary manner including all equipment, appliances, furniture and furnishings therein and shall surrender the same, at termination hereof, in as good condition as received, normal wear and tear excepted. Tenant shall be responsible for all repairs required for exposed plumbing or electrical wiring and/or damages caused by his negligence and that of his family or invitees or guests. Tenant shall not paint, paper or otherwise redecorate or make alterations to the premises without the prior written consent of the Owner. Tenant shall irrigate and maintain any surrounding grounds, including lawns and shrubbery, and keep the same clear of rubbish or weeds if such grounds are a part of the premises and are exclusively for the use of the Tenant.

ENTRY AND INSPECTION: Tenant shall permit Owner or Owner's agents to enter the premises at reasonable times and upon reasonable notice for the purpose of inspecting the premises or showing the same to prospective tenants or purchasers, or for making necessary repairs.

INDEMNIFICATION: Owner shall not be liable for any damage or injury to Tenant, or any other person, or to any property, occurring on the premises, or any part hereof, or in common areas thereof, and Tenant agrees to hold Owner harmless from any claims for damages no matter how caused.

POSSESSION: If Owner is unable to deliver possession of the premises at the commencement hereof, Owner shall not be liable for any damage caused thereby, nor shall this agreement be void or voidable, but Tenant shall not be liable for any rent until possession is delivered. Tenant may terminate this agreement if possession is not delivered within N/A days of the commencement of the term hereof.

DEFAULT: Any failure by Tenant to pay rent when due, or perform any term hereof, shall, at the option of the Owner, terminate all rights of Tenant hereunder. In the event that Tenant shall be absent from the premises for a period of 5 consecutive days, while in default, Tenant shall, at the option of the Owner, be deemed to have abandoned the premises and any property left on the premises shall be considered abandoned and may be disposed of by Owner as he shall see fit. All property on the premises is hereby subject to a lien in favor of Owner, for payment of all sums due hereunder, to the maximum extent allowed by law.

In the event of a default by Tenant, Owner may elect to (a) continue the lease in effect and enforce all his rights and remedies hereunder, including the right to recover the rent as it becomes due, or (b) at any time, terminate all of Tenant's rights hereunder and recover from Tenant all damages he may incur by reason of the breach of the lease, including the cost of recovering the premises, and including the worth at the time of such termination, or at the time of an award if suit be instituted to enforce this provision, of the amount by which the unpaid rent for the balance of the term exceeds the amount of such rental loss which the tenant proves could be reasonably avoided.

SECURITY: The security deposit set forth above, if any, shall secure the performance of Tenant's obligations hereunder. Owner may, but shall not be obligated to, apply all or portions of said deposit on account of Tenant's obligations hereunder. Any balance remaining upon termination shall be returned to Tenant. Tenant shall not have the right to apply the Security Deposit in payment of the last month's rent. 45 days

DEPOSIT REFUNDS: Any refundable deposits shall be refunded within 45 days from date possession is delivered to Owner or his Authorized Agent.

ATTORNEYS FEES: In the event that Owner shall prevail in any legal action brought by either party to enforce the terms hereof or relating to the demised premises, Owner shall be entitled to all costs incurred in connection with such action, including a reasonable attorney's fee.

WAIVER: No failure of Owner to enforce any term hereof shall be deemed a waiver, nor shall any acceptance of a partial payment of rent be deemed a waiver of Owner's right to the full amount thereof.

NOTICE: Any notice which either party may or is required to give, may be given by mailing the same, postage prepaid, to Tenant at the premises or to Owner at the

Date of MP described as Sept 1st 2023, 192023, and continue (check one of the two following alternatives):

TERM: The term hereof shall commence on Sept 20th 2024, 2024 until Sept 20th 2024, 2024 and continue (check one of the two following alternatives):
 on a month-to-month basis thereafter, until either party shall terminate the same by giving the other party N/A days written notice delivered by certified mail,

provided that Tenant agrees not to terminate prior to the expiration of 12 months.

RENT: Rent shall be \$ 800.00 per month, payable in advance, upon the 1st day of each calendar month to Owner or its authorized agent, at the following address: 537 Lilac Drive, Middletown DE-19709 by the due date, Tenant agrees to pay a late charge of \$40.00 at such other places as may be designated by Owner from time to time. In the event rent is not paid

MULTIPLE OCCUPANCY: It is expressly understood that this agreement is between the Owner and each signatory individually and severally. In the event of default by any one signatory each and every remaining signatory shall be responsible for timely payment of rent and all other provisions of this agreement.

UTILITIES: Tenant shall be responsible for the payment of all utilities and services, electric, heating, hot water and all utilities

USE: The premises shall be used as a residence with no more than 10 adults and N/A children, and for no other purpose, without the prior written consent of the Owner. Occupancy by guests staying over 15 days will be considered to be in violation of this provision.

PETS: No pets shall be brought on the premises without the prior written consent of the Owner. No Pets Allowed / No Smoking

HOUSE RULES: In the event that the premises are a portion of a building containing more than one unit, Tenant agrees to abide by any and all house rules, whether promulgated before or after the execution hereof, including, but not limited to, rules with respect to noise, odors, disposal of refuse, pets, parking, and use of common areas. Tenant shall not have a waterbed on the premises without prior written consent of the Owner.

ORDINANCES AND STATUTES: Tenant shall comply with all statutes, ordinances and requirements of all municipal, state and federal authorities now in force, or which may hereafter be in force, pertaining to the use of the premises. NO SUBLETING

ASSIGNMENT AND SUBLETTING: Tenant shall not assign this agreement or sublet any portion of the premises without prior written consent of the Owner which may not be unreasonably withheld.

MAINTENANCE, REPAIRS OR ALTERATIONS: Tenant acknowledges that the premises are in good order and repair, unless otherwise indicated herein. Owner may at any time give Tenant a written inventory of furniture and furnishings on the premises and Tenant shall be deemed to have possession of all said furniture and furnishings in good condition and repair, unless he objects thereto in writing within five days after receipt of such inventory. Tenant shall, at his own expense, and at all times, maintain the premises in a clean and sanitary manner including all equipment, appliances, furniture and furnishings therein and shall surrender the same, at termination hereof, in as good condition as received, normal wear and tear excepted. Tenant shall be responsible for all repairs required for exposed plumbing or electrical wiring and damages caused by his negligence and that of his family or invitees or guests. Tenant shall not paint, paper or otherwise redecorate or make alterations to the premises without the prior written consent of the Owner. Tenant shall irrigate and maintain any surrounding grounds, including lawns and shrubbery, and keep the same clear of rubbish or weeds if such grounds are a part of the premises and are exclusively for the use of the Tenant.

ENTRY AND INSPECTION: Tenant shall permit Owner or Owner's agents to enter the premises at reasonable times and upon reasonable notice for the purpose of inspecting the premises or showing the same to prospective tenants or purchasers, or for making necessary repairs.

INDEMNIFICATION: Owner shall not be liable for any damage or injury to Tenant, or any other person, or to any property, occurring on the premises, or any part hereof, or in common areas thereof, and Tenant agrees to hold Owner harmless from any claims for damages no matter how caused.

POSSESSION: If Owner is unable to deliver possession of the premises at the commencement hereof, Owner shall not be liable for any damage caused thereby, nor shall this agreement be void or voidable, but Tenant shall not be liable for any rent until possession is delivered. Tenant may terminate this agreement if possession is not delivered within N/A days of the commencement of the term hereof.

DEFAULT: Any failure by Tenant to pay rent when due, or perform any term hereof, shall, at the option of the Owner, terminate all rights of Tenant hereunder. In the event that Tenant shall be absent from the premises for a period of 5 consecutive days, while in default, Tenant shall, at the option of the Owner, be deemed to have abandoned the premises and any property left on the premises shall be considered abandoned and may be disposed of by Owner as he shall see fit. All property on the premises is hereby subject to a lien in favor of Owner, for payment of all sums due hereunder, to the maximum extent allowed by law.

In the event of a default by Tenant, Owner may elect to (a) continue the lease in effect and enforce all his rights and remedies hereunder, including the right to recover the rent as it becomes due, or (b) at any time, terminate all of Tenant's rights hereunder and recover from Tenant all damages he may incur by reason of the breach of the lease, including the cost of recovering the premises, and including the worth at the time of such termination, or at the time of an award if suit be instituted to enforce this provision, of the amount by which the unpaid rent for the balance of the term exceeds the amount of such rental loss which the tenant proves could be reasonably avoided.

SECURITY: The security deposit set forth above, if any, shall secure the performance of Tenant's obligations hereunder. Owner may, but shall not be obligated to, apply all or portions of said deposit on account of Tenant's obligations hereunder. Any balance remaining upon termination shall be returned to Tenant. Tenant shall not have the right to apply the Security Deposit in payment of the last month's rent.

DEPOSIT REFUNDS: Any returnable deposits shall be refunded within 45 days from date possession is delivered to Owner or his Authorized Agent.

ATTORNEYS FEES: In the event that Owner shall prevail in any legal action brought by either party to enforce the terms hereof or relating to the demised premises, Owner shall be entitled to all costs incurred in connection with such action, including a reasonable attorney's fee.

WAIVER: No failure of Owner to enforce any term hereof shall be deemed a waiver, nor shall any acceptance of a partial payment of rent be deemed a waiver of Owner's right to the full amount thereof.

NOTICES: Any notice which either party may or is required to give, may be given by mailing the same, postage prepaid, to Tenant at the premises or to Owner at the address shown below or at such other places as may be designated by the parties from time to time.

HOLDING OVER: Any holding over after expiration hereof, with the consent of Owner, shall be construed as a month-to-month tenancy in accordance with the terms hereof, as applicable.

TIME: Time is of the essence of this agreement. D, Tenant agrees that there are no damages to the Apartment and all Appliances are working.

ADDITIONAL TERMS AND CONDITIONS: 1) NO Parties, no loud music
2) Tenant needs to purchase clog removers for sink & bathroom as necessary.

ENTIRE AGREEMENT: The foregoing constitutes the entire agreement between the parties and may be modified only by a writing signed by both parties. The following exhibits, if any, have been made a part of this agreement before the parties' execution hereof:

The undersigned Tenant hereby acknowledges receipt of a copy hereof. DATED: 8/19/23

Balwant Singh Agent _____ Tenant
hilotre Address/Phone _____ Tenant

MARYLAND DEPARTMENT OF THE ENVIRONMENT

LEAD PAINT RISK REDUCTION (MDE FORM 330)

INSPECTION CERTIFICATE NO. 1032527

0365650
MDE TRACKING NO.

0808007225
MDE PROPERTY NO.

BALWANT & LILOUTIE SINGH
OWNER NAME

349 ROCK SPRINGS ROAD
Street Address

CONOWINGO
City

21918
Zip Code

349:1
Unit No.

Cecil
County

0
Construction Year

Full Risk Reduction
Inspection Category

Dust Inspection
Inspection Method

PASSED
Inspection Status

Re-Inspection required no later than

Certificate Expiration Date

Invalid

Invalidated Date

I certify that I inspected the above listed property/unit on 8/6/2022 10:00:00 AM under Title 6, Subtitle 8 of the Environment Article, Annotated Code of MD.

Quality Analytical, Inc.
Inspection Contractor Name

5445
Accreditation No.

3/1/2023
Accreditation Exp. Date

Stephanie King
Inspector's Name

7614
Accreditation No.

6/10/2024
Accreditation Exp. Date

Inspection certificates with numbers under 1000000 are not original documents; they were issued on paper prior to implementation of this online system.

STATE OF MARYLAND

**SELLER PRE-SIGNED
CONTRACT DOCUMENTS**

**to include in the Residential Contract of Sale
(Please do not include this cover page in Contract)**



**DISCLOSURE OF INCLUSIONS/EXCLUSIONS, LEASED ITEMS, AND UTILITIES
ADDENDUM**

UPON EXECUTION BY BUYER AND SELLER, THIS DOCUMENT WILL BECOME AN ADDENDUM TO THE CONTRACT OF SALE

SELLER'S DISCLOSURE made on August 9, 2024 ■ ADDENDUM to Contract of Sale dated _____
 between Buyer _____
 and Seller Balwant Singh, Liloutie Singh
 for Property known as 353 Rock Springs Road, Conowingo, MD 21918

1. INCLUSIONS/EXCLUSIONS. Included in the purchase price are all permanently attached fixtures, including all smoke detectors (and, carbon monoxide detectors, as applicable). Certain other **now existing items** which may be considered personal property, whether installed or stored upon the property, **are included if box below is checked.**

- | | | | |
|---|---|---|---|
| <input type="checkbox"/> Alarm System | <input checked="" type="checkbox"/> Exist. W/W Carpet | <input type="checkbox"/> Playground Equipment | <input type="checkbox"/> TV Antenna |
| <input type="checkbox"/> Ceiling Fan(s) # _____ | <input type="checkbox"/> Fireplace Screens/Doors | <input type="checkbox"/> Pool, Equipment & Cover | <input type="checkbox"/> Trash Compactor |
| <input type="checkbox"/> Central Vacuum | <input type="checkbox"/> Fireplace Equipment | <input checked="" type="checkbox"/> Refrigerator(s) # <u>4</u> | <input type="checkbox"/> Wall Mount TV Brackets |
| <input type="checkbox"/> Clothes Dryer | <input type="checkbox"/> Freezer | <input type="checkbox"/> w/ Ice Maker(s) # _____ | <input type="checkbox"/> Wall Oven(s) # _____ |
| <input type="checkbox"/> Clothes Washer | <input type="checkbox"/> Furnace Humidifier | <input type="checkbox"/> Satellite Dish | <input type="checkbox"/> Water Filter |
| <input type="checkbox"/> Cooktop | <input type="checkbox"/> Garage Opener(s) # _____ | <input type="checkbox"/> Screens | <input type="checkbox"/> Water Softener |
| <input type="checkbox"/> Dishwasher | <input type="checkbox"/> Garage remote(s) # _____ | <input type="checkbox"/> Shades/Blinds | <input type="checkbox"/> Window A/C Unit(s) # _____ |
| <input type="checkbox"/> Drapery/Curtain Rods | <input type="checkbox"/> Garbage Disposal | <input type="checkbox"/> Storage Shed(s) # _____ | <input type="checkbox"/> Window Fan(s) # _____ |
| <input type="checkbox"/> Draperies/Curtains | <input type="checkbox"/> Hot Tub, Equipment & Cover | <input type="checkbox"/> Storm Doors | <input type="checkbox"/> Wood Stove |
| <input type="checkbox"/> Electronic Air Filter | <input type="checkbox"/> Intercom | <input type="checkbox"/> Storm Windows | |
| <input checked="" type="checkbox"/> Exhaust Fan(s) # <u>ALL</u> | <input type="checkbox"/> Microwave | <input checked="" type="checkbox"/> Stove or Range - <u>propane (4)</u> | |

ADDITIONAL INCLUSIONS (SPECIFY): Residential Leases; Four (4) propane stoves; Four (4) Refrigerators

ADDITIONAL EXCLUSIONS (SPECIFY): personal property of tenants; microwaves; window treatments; window A/C units

2. LEASED ITEM(S) INCLUDED:

- | | |
|--|---|
| <input checked="" type="checkbox"/> Fuel Tank(s) | <input type="checkbox"/> Other <u>propane - Conowingo Gas</u> |
| <input type="checkbox"/> Solar Panels | <input type="checkbox"/> Other _____ |
| <input type="checkbox"/> Alarm System | <input type="checkbox"/> Other _____ |
| <input type="checkbox"/> Water Treatment System | <input type="checkbox"/> Other _____ |

ADDITIONAL TERMS AND/OR INFORMATION REGARDING LEASED ITEM(S): _____

3. UTILITIES: WATER, SEWAGE, HEATING, AND AIR CONDITIONING (check all that apply):

- | | | | | | |
|------------------|---------------------------------|--|--------------------------------------|------------------------------------|---|
| Water Supply | <input type="checkbox"/> Public | <input checked="" type="checkbox"/> Well | | | |
| Sewage Disposal | <input type="checkbox"/> Public | <input checked="" type="checkbox"/> Septic | <input type="checkbox"/> Other _____ | | |
| Heating | <input type="checkbox"/> Gas | <input checked="" type="checkbox"/> Electric | <input type="checkbox"/> Oil | <input type="checkbox"/> Heat Pump | <input type="checkbox"/> Other _____ |
| Hot Water | <input type="checkbox"/> Gas | <input checked="" type="checkbox"/> Electric | <input type="checkbox"/> Oil | | <input type="checkbox"/> Other _____ |
| Air Conditioning | <input type="checkbox"/> Gas | <input checked="" type="checkbox"/> Electric | | | <input type="checkbox"/> Other <u>Central in Commercial Building on</u> |

Utility Service Providers: Conowingo Gas; Delmarva Electric; Waste Management; Armstrong Internet

All other terms and conditions of the Contract of Sale remain in full force and effect.

Buyer Signature _____ Date _____

B. Singh _____ 8/10/24
 Seller Signature Date

Buyer Signature _____ Date _____

 Seller Signature Date
 Liloutie Singh



353 Rock Springs Road
Property Address: Conowingo, MD 21918

SELLER/LANDLORD REPRESENTS AND WARRANTS, INTENDING THAT SUCH BE RELIED UPON REGARDING THE ABOVE PROPERTY, THAT (SELLER/LANDLORD TO INITIAL APPLICABLE LINE): LS / BS housing was constructed prior to 1978 OR _____ / _____ date of construction is uncertain.

FEDERAL LEAD WARNING STATEMENT: A buyer/tenant of any interest in residential real property on which a residential dwelling was built prior to 1978 is notified that such property may contain lead-based paint and that exposure to lead from lead-based paint, paint chips or lead paint dust may place young children at risk of developing lead poisoning if not managed properly. Lead poisoning in young children may produce permanent neurological damage, including learning disabilities, reduced intelligence quotient, behavioral problems, and impaired memory. Lead poisoning also poses a particular risk to pregnant women. The seller/landlord of any interest in residential real property is required to disclose to the buyer/tenant the presence of known lead-based paint hazards and to provide the buyer/tenant with any information on lead-based paint hazards from risk assessments or inspections in the seller's/landlord's possession. A tenant must receive a federally approved pamphlet on lead poisoning prevention. It is recommended that a buyer conduct a risk assessment or inspection for possible lead-based paint hazards prior to purchase.

Seller's/Landlord's Disclosure

(a) Presence of lead-based paint and/or lead-based paint hazards (initial (i) or (ii) below):

(i) LS / BS Known lead-based paint and/or lead-based paint hazards are present in the housing (explain).

(ii) _____ / _____ Seller/Landlord has no knowledge of lead-based paint and/or lead-based paint hazards in the housing.

(b) Records and reports available to the seller (initial (i) or (ii) below):

(i) LS / BS Seller/Landlord has provided the purchaser/tenant with all available records and reports pertaining to lead-based paint and/or lead-based paint hazards in the housing (list documents below).

(ii) _____ / _____ Seller/Landlord has no reports or records pertaining to lead-based paint and/or lead-based paint hazards in the housing.

Buyer's/Tenant's Acknowledgment (initial)

(c) _____ / _____ Buyer/Tenant has received copies of all information listed in section (b)(i) above, if any.

(d) _____ / _____ Buyer/Tenant has received the pamphlet Protect Your Family from Lead In Your Home.

(e) Buyer has (initial (i) or (ii) below):

(i) _____ / _____ received a 10-day opportunity (or mutually agreed upon period) to conduct a risk assessment or inspection for the presence of lead-based paint and/or lead-based paint hazards; or

(ii) _____ / _____ waived the opportunity to conduct a risk assessment or inspection for the presence of lead-based paint and/or lead-based paint hazards.

Agent's Acknowledgment (initial)

(f) _____ Agent has informed the Seller/Landlord of the Seller's/Landlord's obligations under 42 U.S.C. 4852(d) and is aware of his/her responsibility to ensure compliance.

Certification of Accuracy

The following parties have reviewed the information above and certify, to the best of their knowledge, that the information they have provided is true and accurate.

<u>B. Singh</u> Seller/Landlord Balwant Singh	<u>8/10/24</u> Date	_____	Buyer/Tenant	_____	Date
<u>[Signature]</u> Seller/Landlord Liloutie Singh	<u>8/10/24</u> Date	_____	Buyer/Tenant	_____	Date
<u>[Signature]</u> Seller's/Landlord's Agent Aimee C O'Neill, Broker	<u>8/10/24</u> Date	_____	Buyer's/Tenant's Agent	_____	Date

10/17



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MARYLAND LEAD POISONING PREVENTION PROGRAM DISCLOSURE

353 Rock Springs Road
Property Address: Conowingo, MD 21918

MARYLAND LEAD POISONING PREVENTION PROGRAM DISCLOSURE: Under the Maryland Lead Poisoning Prevention Program (the "Maryland Program"), any leased residential dwelling constructed prior to 1978 is required to be registered with the Maryland Department of the Environment (MDE). Detailed information regarding compliance requirements may be obtained at: http://www.mde.state.md.us/programs/Land/LeadPoisoningPrevention/Pages/index.aspx.

1. Seller hereby discloses that the Property was constructed prior to 1978;

AND

The Property BS1 LC is or / is not registered in the Maryland Program (Seller to initial applicable line).

2. If the Property was constructed prior to 1978 and Buyer intends to lease the Property effective immediately following settlement or in the future, Buyer is required to register the Property with the Maryland Department of the Environment within thirty (30) days following the date of settlement or within thirty (30) days following the conversion of the Property to rental property as required by the Maryland Program. Buyer is responsible for full compliance under the Maryland Program, including but not limited to, registration; inspections; lead-paint risk reduction and abatement procedures; payment of all fees, costs and expenses; and the notice requirements to tenants.

3. If the Property is registered under the Maryland Program as indicated above, Seller further discloses to Buyer that an event as defined under the Maryland Program (including, but not limited to, notice of the existence of lead-based paint hazards or notice of elevated blood lead levels from a tenant or state, local or municipal health agency) (Seller to initial applicable line) / has; or BS1 LC has not occurred, which obligates Seller to perform either the modified or full risk reduction treatment of the Property as required under the Maryland Program. If an event has occurred that obligates Seller to perform either the modified or full risk reduction treatment of the Property, Seller hereby discloses the scope of such treatment as follows:

If such event has occurred, Seller (Seller to initial applicable line) / will; OR / will not perform the required treatment prior to transfer of title of the Property to Buyer.

ACKNOWLEDGEMENT: Buyer acknowledges by Buyer's initials that Buyer has read and understands the above Paragraphs. / (BUYER)

CERTIFICATION OF ACCURACY: The following parties have reviewed the information above and certify, to the best of their knowledge, that the information they have provided is true and accurate.

Seller B. Singh 8/10/24
Balwant Singh Date

Buyer Date

Seller Liloutie Singh 8/10/24
Liloutie Singh Date

Buyer Date

Seller's Agent Aimee C O'Neill, Broker 8/3/24
Aimee C O'Neill, Broker Date

Buyer's Agent Date



NOTICE TO BUYER AND SELLER OF BUYER'S RIGHTS AND SELLER'S OBLIGATIONS UNDER MARYLAND'S SINGLE FAMILY RESIDENTIAL PROPERTY CONDITION DISCLOSURE LAW

ADDENDUM dated _____ to the Contract of Sale
between Buyer _____
and Seller Balwant Singh, Liloutie Singh for Property
known as 353 Rock Springs Road, Conowingo, MD 21918

NOTE: This notice does not apply to: (1) the initial sale of single family residential property which has never been occupied, or for which a certificate of occupancy has been issued within one year prior to the date of the Contract; (2) a transfer that is exempt from the transfer tax under Subsection 13-207 of the Tax-Property Article, except land installments contracts of sale under Subsection 13-207(a)(11) of the Tax-Property Article and options to purchase real property under Subsection 13-207(a)(12) of the Tax-Property Article; (3) a sale by a lender or an affiliate or subsidiary of a lender that acquired the real property by foreclosure or deed in lieu of foreclosure; (4) a sheriff's sale, tax sale, or sale by foreclosure, partition or by court appointed trustee; (5) a transfer by a fiduciary in the course of the administration of a decedent's estate, guardianship, conservatorship, or trust; (6) a transfer of single family residential real property to be converted by the buyer into a use other than residential use or to be demolished; or (7) a sale of unimproved real property.

Section 10-702 of the Real Property Article of the Annotated Code of Maryland ("Section 10-702") requires that a seller of a single family residential property ("the property") deliver to each buyer, on or before entering into a contract of sale, on a form published and prepared by the Maryland Real Estate Commission, **EITHER:**

- (A) A written property condition disclosure statement listing all defects including latent defects, or information of which the seller has actual knowledge in relation to the following:
- (i) Water and sewer systems, including the source of household water, water treatment systems, and sprinkler systems;
 - (ii) Insulation;
 - (iii) Structural systems, including the roof, walls, floors, foundation and any basement;
 - (iv) Plumbing, electrical, heating, and air conditioning systems;
 - (v) Infestation of wood-destroying insects;
 - (vi) Land use matters;
 - (vii) Hazardous or regulated materials, including asbestos, lead-based paint, radon, underground storage tanks, and licensed landfills;
 - (viii) Any other material defects, including latent defects, of which the seller has actual knowledge;
 - (ix) Whether the required permits were obtained for any improvements made to the property;
 - (x) Whether the smoke alarms:
 - 1. will provide an alarm in the event of a power outage;
 - 2. are over 10 years old; and
 - 3. if battery operated, are sealed, tamper resistant units incorporating a silence/hush button and use long-life batteries as required in all Maryland homes by 2018; and
 - (xi) If the property relies on the combustion of a fossil fuel for heat, ventilation, hot water, or clothes dryer operation, whether a carbon monoxide alarm is installed on the property.

"Latent defects" under Section 10-702 means material defects in real property or an improvement to real property that:

- (i) A buyer would not reasonably be expected to ascertain or observe by a careful visual inspection, and
- (ii) Would pose a threat to the health or safety of the buyer or an occupant of the property, including a tenant or invitee of the buyer;

OR

- (B) A written disclaimer statement providing that:

- (i) Except for latent defects of which the seller has actual knowledge, the seller makes no representations or warranties as to the condition of the real property or any improvements on the real property; and
- (ii) The buyer will be receiving the real property "as is," with all defects, including latent defects, that may exist, except as otherwise provided in the contract of sale of the property.



At the time the disclosure or disclaimer statement is delivered to you ("the buyer"), you are required to date and sign a written acknowledgement of receipt on the disclosure or disclaimer statement which shall be included in or attached to the contract of sale.

Section 10-702 further provides that a buyer who receives the disclosure or disclaimer statement on or before entering into a contract of sale does not have the right to rescind the contract based upon the information contained in the disclosure or disclaimer statement.

You are hereby notified that, in certain circumstances, you have the right to rescind your contract with the seller if the seller fails to deliver to you the written property condition disclosure or disclaimer statement. Section 10-702 provides that a buyer who does not receive the disclosure or disclaimer statement on or before entering into the contract has the unconditional right, upon written notice to the seller or seller's agent.

- (i) To rescind the contract at any time before the receipt of the disclosure or disclaimer statement or within 5 days following receipt of the disclosure or disclaimer statement; and
- (ii) To the immediate return of any deposits made on account of the contract.

Your right to rescind the contract under Section 10-702 terminates if not exercised before making a written application to a lender for a mortgage loan, if the lender discloses in writing at or before the time application is made that the right to rescind terminates on submission of the application or within 5 days following receipt of a written disclosure from a lender who has received your application for a mortgage loan, if the lender's disclosure states that your right to rescind terminates at the end of that 5 day period.

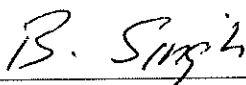
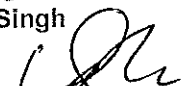
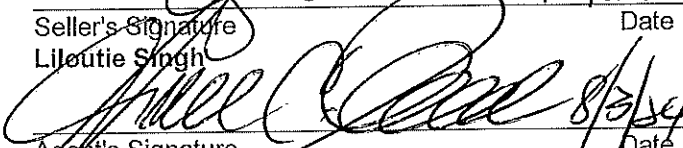
Your rights as a buyer under Section 10-702 may not be waived in the contract and any attempted waiver is void. Your rights as the buyer to terminate the contract under Section 10-702 are waived conclusively if not exercised before:

- (i) Closing or occupancy by you, whichever occurs first, in the event of a sale; or
- (ii) Occupancy, in the event of a lease with option to purchase.

The information contained in the property condition disclosure statement is the representation of the seller and not the representation of the real estate broker or sales person, if any. A disclosure by the seller is not a substitute for an inspection by an independent professional home inspection company. You should consider obtaining such an inspection. The information contained in a disclosure statement by the seller is not a warranty by the seller as to the condition of the property of which condition the seller has no actual knowledge or other condition, including latent defects, of which the seller has no actual knowledge. The seller is not required to undertake or provide an independent investigation or inspection of the property in order to make the disclosures required by Section 10-702. The seller is not liable for an error, inaccuracy or omission in the disclosure statement if the error, inaccuracy or omission was based upon information that was not within the actual knowledge of the seller or was provided to the seller by a third party as specified in Section 10-702(i) or (j).

You may wish to obtain professional advice about the property or obtain an inspection of the property.

The undersigned buyer(s) and seller(s) acknowledge receipt of this notice on the date indicated below and acknowledge that the real estate licensee(s) named below have informed the buyer(s) and the seller(s) of the buyer(s)' rights and the seller(s)' obligations under Section 10-702.

Buyer's Signature	Date	 Seller's Signature Balwant Singh	8/10/24 Date
Buyer's Signature	Date	 Seller's Signature Liloutie Singh	8/10/24 Date
Agent's Signature	Date	 Agent's Signature Aimee C O'Neill, Broker	8/3/24 Date

MARYLAND RESIDENTIAL PROPERTY DISCLOSURE AND DISCLAIMER STATEMENT

Property Address: 353 Rock Springs Road, Conowingo, MD 21918

Legal Description: Deed - Liber 1606, Folio 15

NOTICE TO SELLER AND PURCHASER

Section 10-702 of the Real Property Article, Annotated Code of Maryland, requires the seller of certain residential real property to furnish to the purchaser either (a) a RESIDENTIAL PROPERTY DISCLAIMER STATEMENT stating that the seller is selling the property "as is" and makes no representations or warranties as to the condition of the property or any improvements on the real property, except as otherwise provided in the contract of sale, or in a listing of latent defects; or (b) a RESIDENTIAL PROPERTY DISCLOSURE STATEMENT disclosing defects or other information about the condition of the real property actually known by the seller. Certain transfers of residential property are excluded from this requirement (see the exemptions listed below).

10-702. EXEMPTIONS. The following are specifically excluded from the provisions of §10-702:

- 1. The initial sale of single family residential real property:
A. that has never been occupied; or
B. for which a certificate of occupancy has been issued within 1 year before the seller and buyer enter into a contract of sale;
2. A transfer that is exempt from the transfer tax under §13-207 of the Tax-Property Article, except land installment contracts of sales under §13-207(a)(11) of the Tax-Property Article and options to purchase real property under §13-207(a)(12) of the Tax-Property Article;
3. A sale by a lender or an affiliate or subsidiary of a lender that acquired the real property by foreclosure or deed in lieu of foreclosure;
4. A sheriff's sale, tax sale, or sale by foreclosure, partition, or by court appointed trustee;
5. A transfer by a fiduciary in the course of the administration of a decedent's estate, guardianship, conservatorship, or trust;
6. A transfer of single family residential real property to be converted by the buyer into use other than residential use or to be demolished; or
7. A sale of unimproved real property.

Section 10-702 also requires the seller to disclose information about latent defects in the property that the seller has actual knowledge of. The seller must provide this information even if selling the property "as is." "Latent defects" are defined as: Material defects in real property or an improvement to real property that:

- (1) A purchaser would not reasonably be expected to ascertain or observe by a careful visual inspection of the real property; and
(2) Would pose a direct threat to the health or safety of:
(i) the purchaser; or
(ii) an occupant of the real property, including a tenant or invitee of the purchaser.

MARYLAND RESIDENTIAL PROPERTY DISCLOSURE STATEMENT

NOTICE TO SELLERS: Complete and sign this statement only if you elect to disclose defects, including latent defects, or other information about the condition of the property actually known by you; otherwise, sign the Residential Property Disclaimer Statement. You may wish to obtain professional advice or inspections of the property; however, you are not required to undertake or provide any independent investigation or inspection of the property in order to make the disclosure set forth below. The disclosure is based on your personal knowledge of the condition of the property at the time of the signing of this statement.

NOTICE TO PURCHASERS: The information provided is the representation of the Sellers and is based upon the actual knowledge of Sellers as of the date noted. Disclosure by the Sellers is not a substitute for an inspection by an independent home inspection company, and you may wish to obtain such an inspection. The information contained in this statement is not a warranty by the Sellers as to the condition of the property of which the Sellers have no knowledge or other conditions of which the Sellers have no actual knowledge.

How long have you owned the property? _____

Property System: Water, Sewage, Heating & Air Conditioning (Answer all that apply)

Water Supply [] Public [] Well [] Other _____
Sewage Disposal [] Public [] Septic System approved for _____ (# of bedrooms) Other Type _____
Garbage Disposal [] Yes [] No
Dishwasher [] Yes [] No
Heating [] Oil [] Natural Gas [] Electric [] Heat Pump Age _____ [] Other _____
Air Conditioning [] Oil [] Natural Gas [] Electric [] Heat Pump Age _____ [] Other _____
Hot Water [] Oil [] Natural Gas [] Electric Capacity _____ Age _____ [] Other _____

Please indicate your actual knowledge with respect to the following:

1. Foundation: Any settlement or other problems? Yes No Unknown
Comments: _____
2. Basement: Any leaks or evidence of moisture? Yes No Unknown Does Not Apply
Comments: _____
3. Roof: Any leaks or evidence of moisture? Yes No Unknown
Type of Roof: _____ Age _____
Comments: _____
Is there any existing fire retardant treated plywood? Yes No Unknown
Comments: _____
4. Other Structural Systems, including exterior walls and floors:
Comments: _____
Any defects (structural or otherwise)? Yes No Unknown
Comments: _____
5. Plumbing system: Is the system in operating condition? Yes No Unknown
Comments: _____
6. Heating Systems: Is heat supplied to all finished rooms? Yes No Unknown
Comments: _____
Is the system in operating condition? Yes No Unknown
Comments: _____
7. Air Conditioning System: Is cooling supplied to all finished rooms? Yes No Unknown Does Not Apply
Comments: _____
Is the system in operating condition? Yes No Unknown Does Not Apply
Comments: _____
8. Electric Systems: Are there any problems with electrical fuses, circuit breakers, outlets or wiring?
 Yes No Unknown
Comments: _____
- 8A. Will the smoke alarms provide an alarm in the event of a power outage? Yes No
Are the smoke alarms over 10 years old? Yes No
If the smoke alarms are battery operated, are they sealed, tamper resistant units incorporating a silence/hush button, which use long-life batteries as required in all Maryland Homes by 2018? Yes No
Comments: _____
9. Septic Systems: Is the septic system functioning properly? Yes No Unknown Does Not Apply
When was the system last pumped? Date _____ Unknown
Comments: _____
10. Water Supply: Any problem with water supply? Yes No Unknown
Comments: _____
Home water treatment system: Yes No Unknown
Comments: _____
Fire sprinkler system: Yes No Unknown Does Not Apply
Comments: _____
Are the systems in operating condition? Yes No Unknown
Comments: _____
11. Insulation:
In exterior walls? Yes No Unknown
In ceiling/attic? Yes No Unknown
In any other areas? Yes No Where? _____
Comments: _____
12. Exterior Drainage: Does water stand on the property for more than 24 hours after a heavy rain?
 Yes No Unknown
Comments: _____
Are gutters and downspouts in good repair? Yes No Unknown
Comments: _____

13. Wood-destroying insects: Any infestation and/or prior damage? Yes No Unknown

Comments: _____

Any treatments or repairs? Yes No Unknown

Any warranties? Yes No Unknown

Comments: _____

14. Are there any hazardous or regulated materials (including, but not limited to, licensed landfills, asbestos, radon gas, lead-based paint, underground storage tanks, or other contamination) on the property? Yes No Unknown

If yes, specify below

Comments: _____

15. If the property relies on the combustion of a fossil fuel for heat, ventilation, hot water, or clothes dryer operation, is a carbon monoxide alarm installed in the property?

Yes No Unknown

Comments: _____

16. Are there any zoning violations, nonconforming uses, violation of building restrictions or setback requirements or any recorded or unrecorded easement, except for utilities, on or affecting the property? Yes No Unknown

If yes, specify below

Comments: _____

16A. If you or a contractor have made improvements to the property, were the required permits pulled from the county or local permitting office? Yes No Does Not Apply Unknown

Comments: _____

17. Is the property located in a flood zone, conservation area, wetland area, Chesapeake Bay critical area or Designated Historic District? Yes No Unknown If yes, specify below

Comments: _____

18. Is the property subject to any restriction imposed by a Home Owners Association or any other type of community association?

Yes No Unknown If yes, specify below

Comments: _____

19. Are there any other material defects, including latent defects, affecting the physical condition of the property?

Yes No Unknown

Comments: _____

NOTE: Seller(s) may wish to disclose the condition of other buildings on the property on a separate RESIDENTIAL PROPERTY DISCLOSURE STATEMENT

The seller(s) acknowledge having carefully examined this statement, including any comments, and verify that it is complete and accurate as of the date signed. The seller(s) further acknowledge that they have been informed of their rights and obligations under §10-702 of the Maryland Real Property Article.

Seller(s) _____ Date _____

Balwant Singh

Seller(s) _____ Date _____

Liloutie Singh

The purchaser(s) acknowledge receipt of a copy of this disclosure statement and further acknowledge that they have been informed of their rights and obligations under §10-702 of the Maryland Real Property Article.

Purchaser _____ Date _____

Purchaser _____ Date _____

MARYLAND RESIDENTIAL PROPERTY DISCLAIMER STATEMENT

NOTICE TO SELLER(S): Sign this statement only if you elect to sell the property without representations and warranties as to its condition, except as otherwise provided in the contract of sale and in the listing of latent defects set forth below; otherwise, complete and sign the RESIDENTIAL PROPERTY DISCLOSURE STATEMENT.

Except for the latent defects listed below, the undersigned seller(s) of the real property make no representations or warranties as to the condition of the real property or any improvements thereon, and the purchaser will be receiving the real property "as is" with all defects, including latent defects, which may exist, except as otherwise provided in the real estate contract of sale. The seller(s) acknowledge having carefully examined this statement and further acknowledge that they have been informed of their rights and obligations under §10-702 of the Maryland Real Property Article.

Section 10-702 also requires the seller to disclose information about latent defects in the property that the seller has actual knowledge of. The seller must provide this information even if selling the property "as is." "Latent defects" are defined as: Material defects in real property or an improvement to real property that:

- (1) A purchaser would not reasonably be expected to ascertain or observe by a careful visual inspection of the real property; and
(2) Would pose a direct threat to the health or safety of:
(i) the purchaser; or
(ii) an occupant of the real property, including a tenant or invitee of the purchaser.

Does the seller(s) have actual knowledge of any latent defects? [] Yes [X] No If yes, specify:

Multiple horizontal lines for specifying latent defects.

Seller Balwant Singh Date 8/10/24
Seller Liloutie Singh Date 8/10/24

The purchaser(s) acknowledge receipt of a copy of this disclaimer statement and further acknowledge that they have been informed of their rights and obligations under §10-702 of the Maryland Real Property Article.

Purchaser Date
Purchaser Date

ADDENDUM TO CONTRACT OF SALE
HAZARDOUS WASTE SITES - CECIL COUNTY, MARYLAND



ADDENDUM to Contract of Sale (the "Contract"), by and between

Seller(s): Balwant Singh, Liloutie Singh ("Sellers")

Buyer(s): _____ ("Buyers")

Property: 353 Rock Springs Road, Conowingo, MD 21918 (the "Property")

THE PURPOSE OF THIS ADDENDUM IS TO NOTIFY BUYERS THAT THERE ARE HAZARDOUS WASTE SITES IN CECIL COUNTY, AS THERE ARE IN MOST COUNTIES. THIS IS NOT INTENDED TO IMPLY THAT THE PROPERTY BEING PURCHASED BY BUYERS IS OR IS NOT IN CLOSE PROXIMITY TO ANY SUCH HAZARDOUS WASTE SITE. IT IS BUYERS' DUTY TO INVESTIGATE SUCH MATTER TO BUYERS' SATISFACTION.

1. **Notice to Buyer.** The United States Environmental Protection Agency ("EPA") and the Maryland Department of the Environment ("MDE") have identified properties in Cecil County, Maryland, that have been impacted by materials that are hazardous to human health ("Sites"). One or more of such Sites may be in close proximity to the Property. Information regarding the Sites may be obtained from EPA and MDE at the following websites: www.epa.gov and www.mde.state.md.us.

2. **Acknowledgment by Buyers.** Buyers understand that the Property may or may not be in close proximity to one or more of the Sites, and that the proximity of the Property to any of the Sites could affect the Property and the health and safety of the occupants of the Property.

3. **Investigation by Buyers.** Buyers represent that Buyers have either (i) investigated the Property as to its proximity to any of the Sites and are satisfied that such Sites do not adversely affect the Property or pose a hazard to the health and safety of future occupants of the Property, OR (ii) executed a separate addendum to the Contract to make the Contract and Buyers' obligations under the Contract expressly contingent upon such investigation by Buyers.

4. **Acceptance by Buyers.** Buyers expressly assume the risk of any hazards resulting from the proximity of the Property to one or more of the Sites.

5. **Release of Liability.** Buyers hereby release and discharge Sellers and all real estate brokers, real estate agents, loan officers and lenders involved in the transaction from any and all liabilities, claims and legal actions, known or unknown, now or hereafter arising, relating to the proximity of the Property to any of the Sites.

Buyer

Date

Buyer

Date

B. Singh

Seller Balwant Singh

8/10/24

Date

[Signature]

Seller Liloutie Singh

8/10/24

Date

Rev. 01/11