

All County and Associates, Inc.

ALL COUNTY AND ASSOCIATES, INC.

1-800-220-9165

P.O. BOX 472

ST. PETERS, PA 19470

(610) 469-3830

(610) 469-6385 (FAX)

February 9, 2022

Pg. 1 of 2

RE: Description of a certain parcel of land, being Lot 6 of the Prestige – Rose Gross Subdivision, Washington Township, Berks County, Pennsylvania.

ALL THAT CERTAIN parcel of Land, being Lot 6 of the Prestige – Rose Gross Subdivision, located on Passmore Road, Washington Township, Berks County, as shown on the Subdivision Plan, prepared for Prestige Property Partners, LLC, prepared by All County & Associates, Inc., St Peters, PA, dated 2/1/22, project number PRESTI0003, as last revised, being more fully bounded and described as follows;

BEGINNING at a point, on the Northwesterly right-of-way of Passmore Road (T-841)(60' Req. R/W), said point being on line of lands of Grandview Speedway, Inc.;

THENCE from said point of beginning along said lands of Grandview, the three courses and distances as follows;

- 1.) North 43 degrees 43 minutes 28 seconds West, a distance of 469.76 feet to an iron pin found;
- 2.) South 50 degrees 11 minutes 15 seconds West, a distance of 288.95 feet to an iron pin found;
- 3.) North 44 degrees 40 minutes 23 seconds West, a distance of 804.57 feet to an iron pin found, a common corner of lands of Brooke Lands, LLP and lands of Rose A. Gross;

Thence along said lands of Rose A. Gross, North 45 degrees 46 minutes 21 seconds East, a distance of 927.49 feet, to a point, on the Southwesterly right-of-way of Hoffmansville Road (S.R. 2046)(60' Req. R/W); thence along said right-of-way of Hoffmansville Road, the four courses and distances as follows;

- 1.) South 44 degrees 09 minutes 09 seconds East, a distance of 423.82 feet to a point;
- 2.) South 44 degrees 44 minutes 41 seconds East, a distance of 474.97 feet to a point;
- 3.) South 44 degrees 12 minutes 34 seconds East, a distance of 407.14 feet to a point;
- 4.) Along a curve, curving to the right, having a radius of 25.00 feet, an arc length of 40.99 feet, a chord bearing of North 02 degrees 45 minutes 22 seconds East, a distance of 36.55 feet to a point, on the aforementioned Northwesterly right-of-way of Passmore Road;

Thence along said right-of-way the two courses and distances as follows;

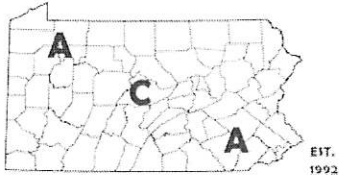
February 9, 2022

Pg. 2 of 2

RE: Description of a certain parcel of land, being Lot 6 of the Prestige – Rose Gross Subdivision, Washington Township, Berks County, Pennsylvania.

- 1.) South 49 degrees 43 minutes 18 seconds West, a distance of 422.40 feet to a point;
- 2.) Along a curve, curving to the left, having a radius of 2,305.37 feet, an arc length of 192.88 feet, a chord bearing of South 47 degrees 19 minutes 30 seconds West, and a chord length of 192.82 feet to the first mentioned point and place of beginning.

CONTAINING: 1,070,819.66 Square feet or 24.583 acres of land, more or less.



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February 9, 2022

Pg. 1 of 1

RE: Description of a certain parcel of land, being Lot 7 of the Prestige – Rose Gross Subdivision, Washington Township, Berks County, Pennsylvania.

ALL THAT CERTAIN parcel of Land, being Lot 7 of the Prestige – Rose Gross Subdivision, located on Passmore Road, Washington Township, Berks County, as shown on the Subdivision Plan, prepared for Prestige Property Partners, LLC, prepared by All County & Associates, Inc., St Peters, PA, dated 2/1/22, project number PRESTI0003, as last revised, being more fully bounded and described as follows;

BEGINNING at a concrete monument to be set, on the Northeasterly right-of-way of Hoffmansville Road (S.R. 2046)(60' Req. R/W), said point being a corner of Lot 1 of the aforementioned subdivision;

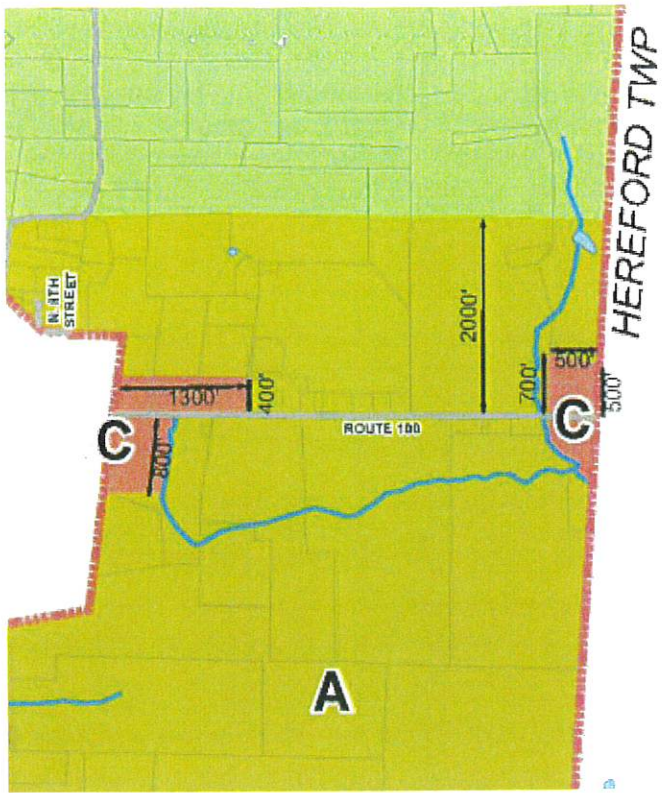
THENCE from said point of beginning along said right-of-way, the two courses and distances as follows;

- 1.) North 44 degrees 12 minutes 34 seconds West, a distance of 467.70 feet to a point;
- 2.) North 44 degrees 44 minutes 41 seconds West, a distance of 474.94 feet to a concrete monument found, on line of lands of William E. Gross;

Thence along said lands of Gross, North 50 degrees 42 minutes 44 seconds East, a distance of 1234.97 feet to a concrete monument to be set, a corner of the aforementioned Lot 1; thence along said Lot 1, the two courses and distance as follows;

- 3.) South 45 degrees 43 minutes 03 seconds East, a distance of 895.59 feet to a concrete monument to be set;
- 4.) South 48 degrees 28 minutes 34 seconds West, a distance of 1250.92 feet to the first mentioned point and place of beginning.

CONTAINING: 1,137,293.69 Square feet or 26.109 acres of land, more or less.



- RESIDENTIAL
- HDV - HIGH DENSITY RESIDENTIAL AND VILLAGE
- HDV/PRD - HIGH DENSITY RESIDENTIAL AND VILLAGE WITH PLANNED RESIDENTIAL OVERLAY
- HDV/MHP - HIGH DENSITY RESIDENTIAL AND VILLAGE WITH MOBILE HOME PARK OVERLAY
- C - COMMERCIAL
- LI - LIGHT INDUSTRIAL
- GI - GENERAL INDUSTRIAL
- Q - QUARRY

This Zoning Map was adopted by the Washington Township Board of Supervisors on December 12, 2017, by Ordinance No. 2017- 4.

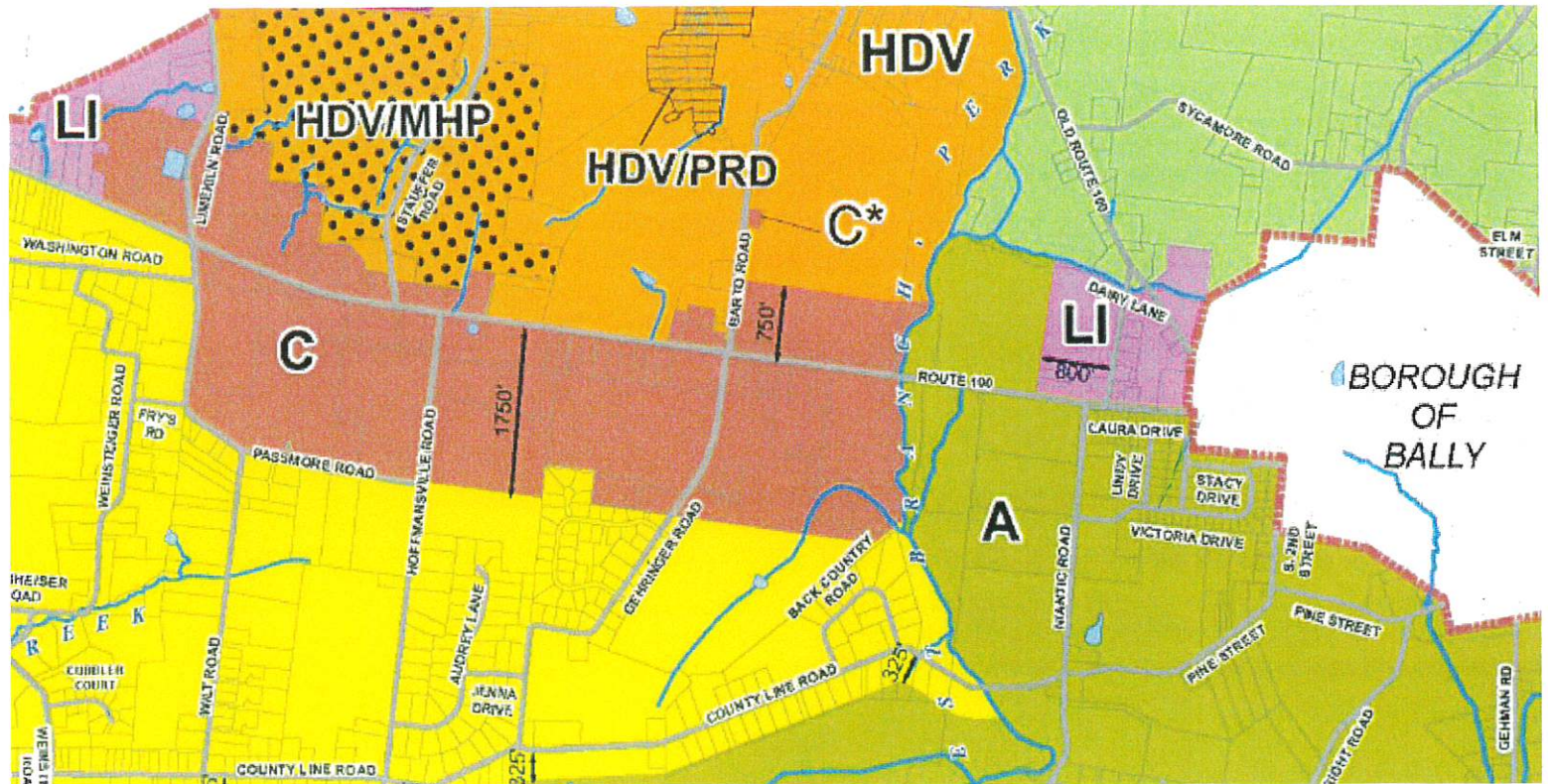
Chairman

Vice Chairman

Member

Secretary /Manager Attest

ORDINANCE / MAP REVISIONS



Chapter 131. Zoning

Article IX. C Commercial District

§ 131-30. Purpose.

This district has been established and the regulations of this article enacted in support of the following purposes:

- A. To provide an area for unified commercial development, providing goods and services to the surrounding area.
- B. To encourage high-quality design of commercial facilities which will support and enhance the character of the community.
- C. To accommodate safely those commercial uses which require access to a high-volume roadway in order to be economically viable.
- D. To protect the health and welfare of the community.

§ 131-31. Permitted uses.

- A. A building or combination of buildings (including shopping centers) may be erected or used and a lot area may be used or occupied for any one or combination of the following purposes and no others:
 - (1) Uses by right. Uses by right shall be as follows:
 - (a) Retail sales of goods and services, including retail outlets or showrooms for uses permitted by Subsection **A(1)(i)** below. Sexually oriented businesses are excluded.
 - (b) Eating and drinking establishments.
 - (c) Facilities providing personal services, including beauty parlors, barbershops, dry-cleaning and laundry service (excluding cleaning and dyeing plants), self-service laundries and laundromats and similar facilities.
 - (d) Financial service establishments, including banks, savings and loans and brokerages.
 - (e) Business offices.
 - (f) Transit facilities.
 - (g) Sales of motor vehicles and related services, including gas stations and automobile service stations.
 - (h) Utility installations, including electric substations and telecommunications offices.
 - (i) The following uses, provided that if located on the ground floor, they shall not be located within 20 feet of the front of the building, and further provided that they shall be effectively

screened from the front portion of the building by a wall or partition:

- [1] Upholstering.
 - [2] Carpentry or woodworking shops.
 - [3] Repair of electronic appliances, including audio equipment, telephones, televisions, VCRs and similar devices.
 - [4] Hand laundering, dry cleaning and pressing.
 - [5] Tailoring and dressmaking.
 - [6] Bakeries and confectioneries.
 - [7] Similar uses involving the repair, processing or storage of consumer goods.
- (j) Uses customarily accessory to any of the above uses, including signs in conformance with § **131-78**; and alternative energy systems in conformance with § **131-70G**.
[Amended 8-26-2010 by Ord. No. 2010-01]
- (k) Other accessory uses and structures necessary for the conduct of any use by right when located upon the same lot as the principal use.
[Added 8-26-2010 by Ord. No. 2010-01]
- (l) Communications antennas mounted on an existing public utility transmission tower, building or other structure, including existing communications towers and communications equipment buildings.
[Added 7-9-1998 by Ord. No. 1998-6; amended 5-24-2012 by Ord. No. 2012-02]
- (m) Retirement homes.
[Added 3-3-2011 by Ord. No. 2011-01]
- (2) Uses by special exception. Uses by special exception shall be as follows:
- (a) Public or private schools, including facilities for the instruction and/or rehabilitation of delinquents.
 - (b) Any use of the same general character as any of the uses by right, subject to such reasonable restrictions as may be imposed by the Zoning Hearing Board in accordance with § **131-105B** of this chapter.
 - (c) Sexually oriented businesses in conformance with Chapter **97**, Sexually Oriented Businesses, commonly known as the "Obscenity Ordinance," and further subject to such reasonable restrictions as may be imposed by the Zoning Hearing Board in accordance with § **131-105B** of this chapter.
 - (d) Communications towers, subject to the standards for communications towers set forth at Article **XXI**, §§ **131-115** and **131-116**, and communications equipment buildings and subject to the provisions of Article **XVIII**, § **131-105B** of this chapter.
[Added 7-9-1998 by Ord. No. 1998-6]
 - (e) Medical marijuana dispensary, which must meet the following specific requirements:
[Added 7-27-2017 by Ord. No. 2017-1]
 - [1] The lot or property line of such business shall not be located within 1,000 feet of the lot or property line of a public, private or parochial school or day-care center, as provided for by 35 P.S. § 10231.802. Only the Department of Health through the dispensary permitting process may adjust or waive this prohibition.
 - [2] Provide a copy of the permit for the dispensary issued by the Pennsylvania Department of Health.

[3] Provide a copy of the security information for the dispensary permit issued by the Pennsylvania Department of Health.

(f) Pharmacy, which must meet the following specific requirements:
[Added 7-27-2017 by Ord. No. 2017-1]

[1] Provide a copy of the permit for the pharmacy issued by the Pennsylvania State Board of Pharmacy.

B. If the development of a shopping center is to be carried out in stages, each stage shall be so planned that the foregoing requirements and the intent of this article shall be fully complied with at the completion of each stage.

§ 131-32. Area and bulk regulations.

A. The area and bulk requirements for all uses shall be as follows:
[Amended 4-24-1997 by Ord. No. 1997-1]

(1) Minimum lot size: 1.0 acre of the adjusted tract area.

(2) Minimum lot width: 200 feet.

(3) Minimum yard setback:

(a) Front yard: 70 feet.

(b) Minimum side yard (each side): 25 feet.

(c) Minimum rear yard: 25 feet.

(4) Maximum area of building coverage: 20% of the adjusted tract area.

(5) Maximum area of impervious surface: 45% of the adjusted tract area.

(6) Maximum building height: 35 feet.

B. Exception to yard requirement. Where the property in question abuts the Agricultural District, a conservation district or a residential district, no building shall be erected within 50 feet of such district.

C. Exception to maximum building height limit. Structures may be erected to a height of 65 feet when approved by the Board of Supervisors, provided that for every foot of height in excess of 35 feet, there shall be added to each yard requirement one corresponding foot of width or depth.

§ 131-33. Design requirements.

A. Access and traffic control.

(1) All points of access to public streets shall be located not less than 200 feet from the intersection of any street lines and shall be designed in a manner conducive to safe ingress and egress. The developer shall be responsible for the construction of any and all necessary traffic control devices, acceleration lanes and deceleration lanes required by the Pennsylvania Department of Transportation.

(2) Points of access shall not be located along Route 100 (SR 0100) unless the property in question has no other street frontage.

(3) No points of access shall have a curb cut in excess of 35 feet. Points of access to accommodate two-way traffic shall have a minimum width of 24 feet.

(4) Interior circulation shall be designed to prevent blockage of vehicles entering or leaving the site.

B. Parking and loading.

(1) Parking spaces and loading areas shall be provided and landscaped in accordance with § 131-77 of this chapter.

(2) No parking area, loading area, service area or access drive shall be located within 25 feet of a conservation district or residential district.

(3) Areas provided for loading and unloading of delivery trucks and other vehicles and to accommodate refuse collection, fuel delivery and similar services shall be appropriately sized and shall be so arranged that such areas may be used without blocking or interfering with the use of accessways or parking areas.

C. Lighting. Parking areas, loading areas and points of ingress and egress shall be illuminated. All lighting shall be completely shielded from traffic, public rights-of-way, residential properties and nearby residential districts.

[Amended 3-25-1999 by Ord. No. 1999-1^[1]]

[1] *Editor's Note: This ordinance also provided for the repeal of former Subsection C, Landscaping, and the redesignation of former Subsection D as Subsection C.*

§ 131-34. Additional requirements for shopping centers.

[Amended 3-25-2004 by Ord. No. 2004-1]

A. In addition to the other requirements established by this article, shopping centers shall be designed and constructed in accordance with the provisions of this section. A shopping center is a type of land development and shall be governed by the provisions of Chapter 107, Subdivision and Land Development. The procedures and requirements established by said chapter shall be followed by persons wishing to obtain approval for a shopping center. The plan for a shopping center shall include evidence and facts showing that the developer has considered and made provision for the following conditions and that the development shall be executed in accordance with such conditions.

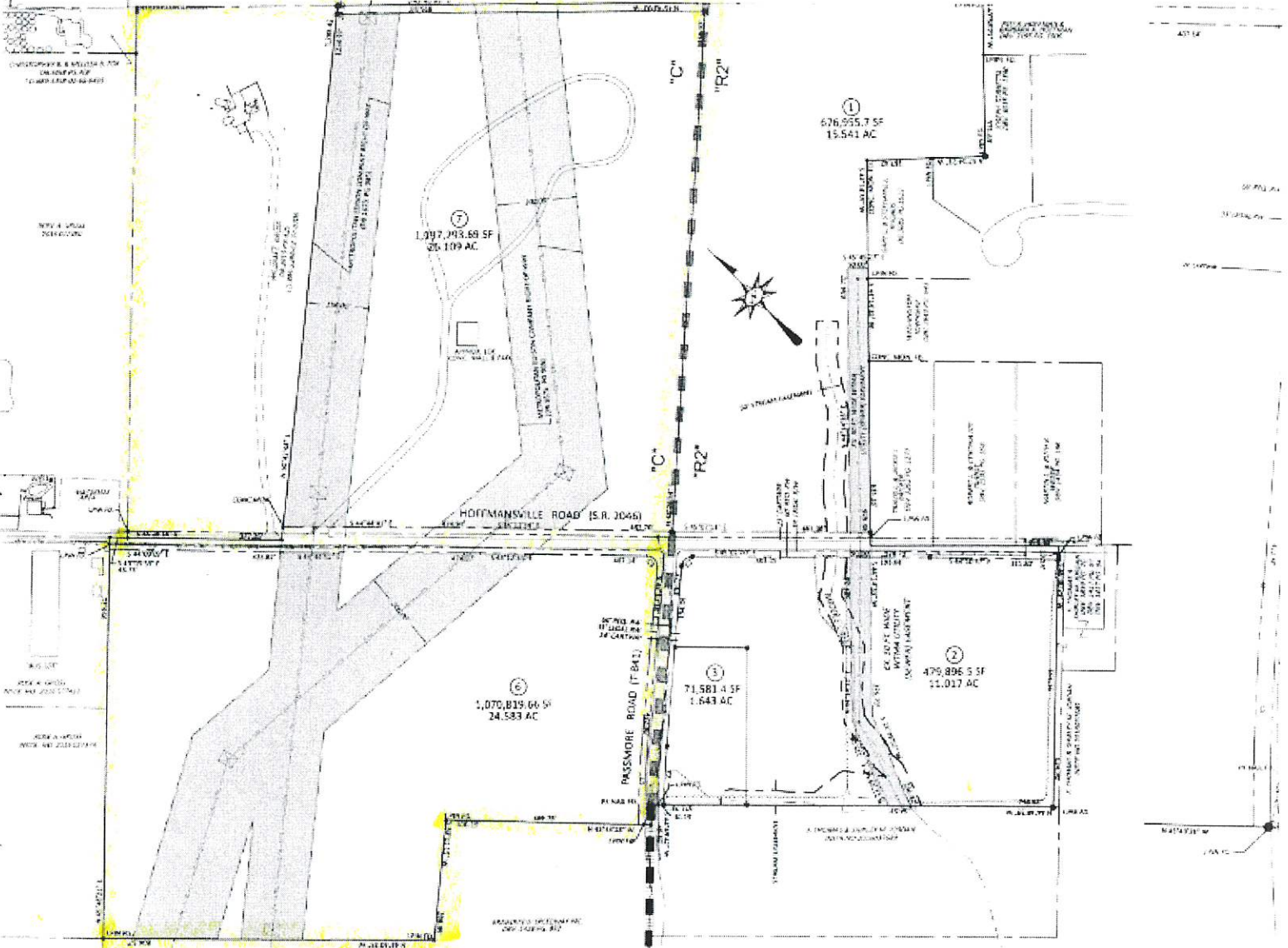
(1) The shopping center shall consist of a selection of uses and a grouping of buildings, service areas, parking areas, vehicular and pedestrian circulation systems and open areas planned and designed as an integrated unit in such manner as to constitute a safe, efficient and convenient retail center.

(2) The proposed development shall be constructed in accordance with an overall plan and shall be designed as a single architectural unit with appropriate landscaping.

(3) All buildings shall be arranged in a group or groups.

(4) No building shall be located within 30 feet of another building.

(5) Shopping centers shall be served by both public water supply and public sewage disposal unless authorized otherwise by the Board of Supervisors upon submission of evidence satisfactory to the Board of Supervisors demonstrating that public sewerage and water supply are not feasible in the particular location in question. Such evidence shall include but shall not be limited to a specific recommendation from the Township Engineer, the Township Sewage Enforcement Officer, an official representative of the State Health Department or an official representative of the Pennsylvania Department of Environmental Resources.



Agent 360

980 Hoffmansville Rd, Bechtelsville, PA 19505-9017

Washington Twp

Tax ID 89-5398-02-77-3130



Summary Information

Owner:	James Dangelo & Eric Aronson	Property Class:	Commercial
Owner Address:	1126 Horsham Rd	Annual Tax:	\$11,543
Owner City State:	AMBLER PA	Record Date:	04/22/22
Owner Zip+4:	19002-1178	Settle Date:	04/07/22
Owner Occupied:	Yes	Sale Amount:	\$28,899
No Mail(P):	No	Doc Num:	000000016580
Owner Carrier Rt:	C023	Tax Record Updated:	09/09/24

Geographic Information

County:	Berks, PA	Lot:	3130
Municipality:	Washington Twp	Census:	0133.022
High Sch Dist:	Boyertown Area	Sub Plot Book:	2022
Tax ID:	89-5398-02-77-3130	Sub Plot Page:	13150
Tax Map:	5398-02		
Tax ID Alt:	89-5398-02-77-3130		
Block:	77		
Tax Act Num:	89016453		
Sub Lot Num:	7		

Assessment & Tax Information

Tax Year:	2024	Annual Tax:	\$11,543	Total Land Asmt:	\$211,300
County Tax:	\$2,265	Taxable Land Asmt:	\$211,300	Total Bldg Asmt:	\$60,100
Municipal Tax:	\$665	Taxable Bldg Asmt:	\$60,100	Total Asmt:	\$271,400
School Tax:	\$8,614			Taxable Total Asmt:	\$271,400
Asmt As Of:	2024				
Assessor Lnd Mkt:	\$211,300				

Lot Characteristics

Road Int:	Paved	SQFT:	1,122,976	County Location:	Neighborhood/Spot
		Acres:	25.7800		
		Roads:	Paved		
		Topography:	Rolling		

Building Characteristics

Fireplace Total:	0	Family Room:	0	Gas:	None
				Water:	Well/Pvt
				Sewer:	On Site Septic

Codes & Descriptions

Land Use: 4236 Comm: Auto Graveyard

MLS History

MLS Number	Category	Status	Status Date	Price
PABK348234	LAND	Expired	03/03/20	\$125,000

Record Date: 03/27/2013 Book: 2013
 Settle Date: Page: 1244
 Sales Amt: Doc Num:
 Sale Remarks: Blanket Deed
 Owner Names: William P & Rose A Gross

Record Date: Book: 1676
 Settle Date: Page: 985
 Sales Amt: Doc Num:
 Sale Remarks:
 Owner Names: William P & Doris L Gross

Flood Zone in Center of Parcel: X
 Flood Code Desc: Zone X-An Area That Is Determined To Be Outside The 100- And 500-Year Floodplains.
 Flood Zone Panel: 42011C0438G Panel Date: 07/03/2012
 Special Flood Hazard Area (SFHA): Out
 Within 250 feet of multiple flood zone: No

Lot 1 Hoffmansville Rd, Bechtelsville, PA 19505

Expired

Land

\$125,000



MLS #: PABK348234
 Tax ID #: 0000
 Ownership Interest: Fee Simple
 Type: Land
 Waterfront: No

Lot Acres / SQFT: 6a / 261360sf / Estimated
 Price/Acre: \$20,833.33

Location

County: Berks, PA School District: [Boyertown Area](#)
 MLS Area: Washington Twp - Berks County (10289)

Taxes and Assessment

Tax Annual Amt / Year: 2019 Tax Assessed Value: 2019
 County Tax: Annually Land Use Code: 4280
 City/Town Tax: Annually Block/Lot: 77 / 3130
 Clean Green Assess: No
 Zoning: R2
 Tax Book: 264,74

Land Information

Lot Acres / SQFT: 6a / 261,360sf / Estimated Lot Size Dimensions: 0.00 x 0.00
 Current Use: Vacant
 Additional Parcels: No

Utilities

Utilities: Water Source: None; Sewer: Public Sewer

Remarks

Agent: Subdivision required from a larger parcel to be completed by Seller at Seller's cost. Taxes to be assessed after completed subdivision is recorded. Public sewer connection is not included in price.

Public: Development with neighbors right beside and complaints about pets and livestock and machinery...NOPE!
Not here! Stretch your imagination with this beauty of a property. Two new 6+ acre lots will be created and both are available to purchase. Price here is for one of the lots. Use our builder to build your dream home or one of your choosing.

Listing Office

Listing Agent: [Geoff Horrocks](#) (3118911) (Lic# RS-198847-L) (215) 669-4600
Listing Agent Email: geoffhorrocks@kw.com
Broker of Record: William Waldman (3196622) [Click for License](#)
Listing Office: [Keller Williams Real Estate-Montgomeryville](#) (KELWLMM) (Lic# RB065312)
601B Bethlehem Pike Ste 100, Montgomeryville, PA 18936-9720
Office Manager: Danielle Rapp (3151720)
Office Phone: (215) 631-1900 Office Fax:(215) 631-1999
Office Email: klrw299@kw.com

Directions

Route 100 N to Right on Hoffmansville Rd to property on Right at the corner of Passmore Rd.

Historical Compensation

For more information about offers of compensation, see BrightMLS.com/offer-comp.

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

Listing Details

Original Price:	\$225,000	Previous List Price:	\$225,000
Listing Agrmnt Type:	Exclusive Right	Owner Name:	Rose A Gross
Prospects Excluded:	No	DOM / CDOM:	167 / 167
Listing Service Type:	Full Service	Original MLS Name:	BRIGHT
Dual Agency:	No	Off Market Date:	03/03/20
Sale Type:	Standard	Expiration Date:	03/03/20
Listing Term Begins:	09/19/2019	Seller Concessions:	
Listing Entry Date:	09/19/2019		
Possession:	Other		
Federal Flood Zone:	No		

Lot 1 Hoffmansville Rd, Bechtelsville, PA 19505

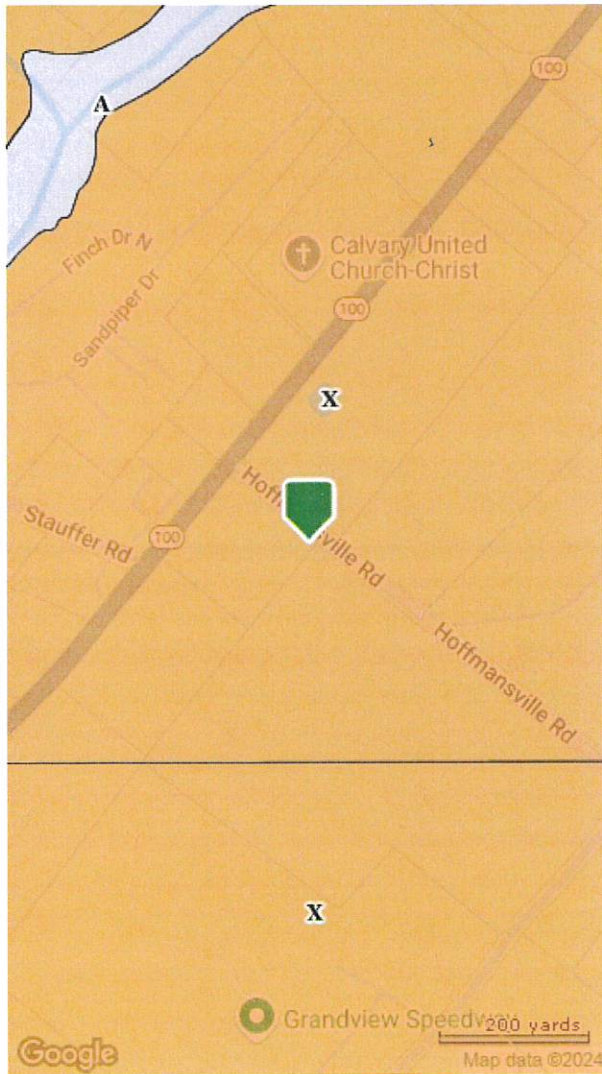
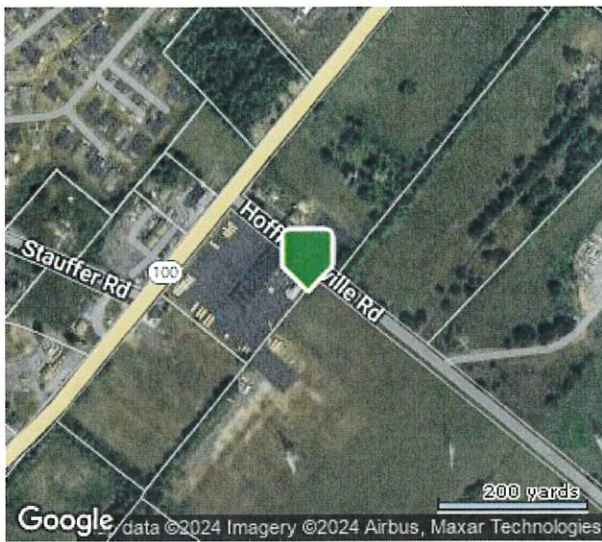
Washington Twp - Berks County (10289)

Property History

Source	Category	Status	Date	Price	Owner
Public Records		Settle Date	04/07/2022	\$28,899	James Dangelo & Eric Aronson
Public Records		Settle Date	04/07/2022	\$514,420	PRESTIGE PROPERTY PARTNERS LLC
Public Records		Record Date	08/05/2016	\$1	Rose A Gross
Public Records		Record Date	03/27/2013	\$	William P & Rose A Gross
Public Records				\$	William P & Doris L Gross

MLS History Details

Listing Info	Change Type	Change Date	Price
MLS#: PABK348234	Expired	03/03/20	
Prop. Type: Land	Price Decrease	12/23/19	\$125,000
DOM / CDOM: 167 / 167	New Active	09/19/19	
Listing Office: Keller Williams Real Estate-Montgomeryville	New Listing	09/19/19	\$225,000



- Coastal 100-Year Floodway
- Coastal 100-year Floodplain
- 100-year Floodway 100-year Floodplain
- Undetermined
- 500-year Floodplain incl. levee protected area
- Out of Special Flood Hazard Area

The data on this report is compiled by BRIGHT from various public and private sources. The data on this is not a legal flood determination. Errors may exist in any field on this report, including owner's name, tax amounts, mortgage history, and property characteristics. Verify the accuracy of all data with the county or municipality.



Hoffmansville Rd , PA 00000-0

Agent 360
Washington Twp

Tax ID 89-5398-02-66-1763



Summary Information

Owner:	Rose A Gross	Property Class:	Vacant
Owner Address:	1200 Route 100	Annual Tax:	\$5,755
Owner City State:	Bechtelsville PA	Book:	
Owner Zip+4:	19505-9054	Page:	
No Mail(P):	No	Tax Record Updated:	09/09/24
Owner Carrier Rt:	R002		

Geographic Information

County:	Berks, PA	Lot:	1763
Municipality:	Washington Twp	Sub Plot Book:	2022
High Sch Dist:	Boyertown Area	Sub Plot Page:	13150
Tax ID:	89-5398-02-66-1763		
Tax Map:	5398-02		
Tax ID Alt:	89-5398-02-66-1763		
Block:	66		
Sub Lot Num:	6		

Assessment & Tax Information

Tax Year:	2024	Annual Tax:	\$5,755	Total Land Asmt:	\$135,300
County Tax:	\$1,129	Taxable Land Asmt:	\$135,300	Total Asmt:	\$135,300
Municipal Tax:	\$331			Taxable Total Asmt:	\$135,300
School Tax:	\$4,294				
Asmt As Of:	2024				
Assessor Lnd Mkt:	\$135,300				

Lot Characteristics

Road Int:	Paved	SQFT:	1,080,723	County Location:	Neighborhood/Spot
		Acres:	24.8100		
		Roads:	Paved		
		Topography:	Rolling		

Building Characteristics

Fireplace Total:	0	Family Room:	0	Gas:	None
				Water:	Well/Pvt
				Sewer:	On Site Septic

Codes & Descriptions

Land Use: 2311 Vac: Comm, 20.00-29.99 Acres

MLS History

