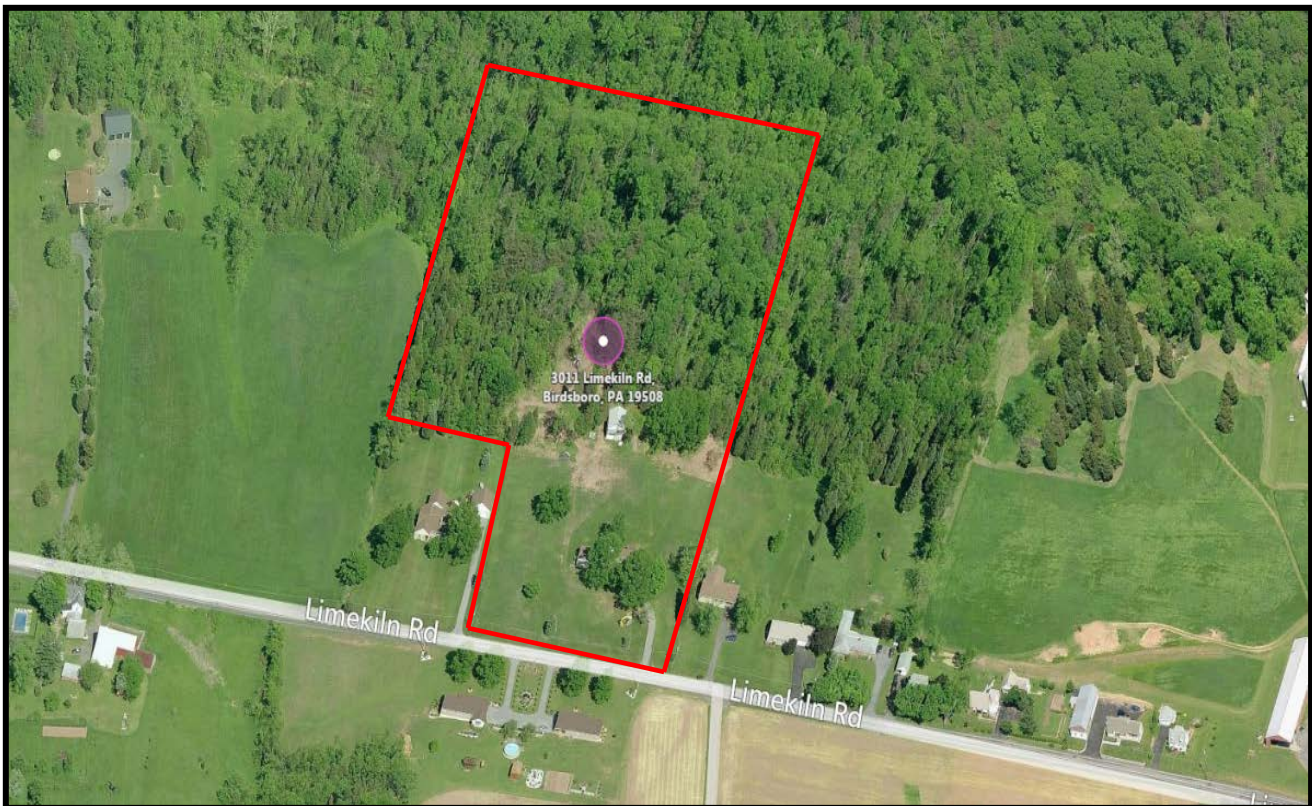


# For Sale

717.293.4477



Industrial/Commercial Realtors



3011 LIMEKILN ROAD  
BIRDSBORO, PA 19508-8705

*Brian Davison*

Call  
Today!

☎ 717.293.4513

✉ [bdavison@high.net](mailto:bdavison@high.net)



Industrial/Commercial Realtors

## Commercial Land



3011 Limekiln Road  
Birdsboro, PA 19508

**Acreage**

Twelve (12) Acres

**Sale Price:**

\$595,000

**Description:**

Twelve acre parcel located close to Rt. 422 in Birdsboro, PA. Zoned Highway Commercial. Level front topography and scenic location will make for a great project. Property currently has a rental home on it.

*Brian Davison*

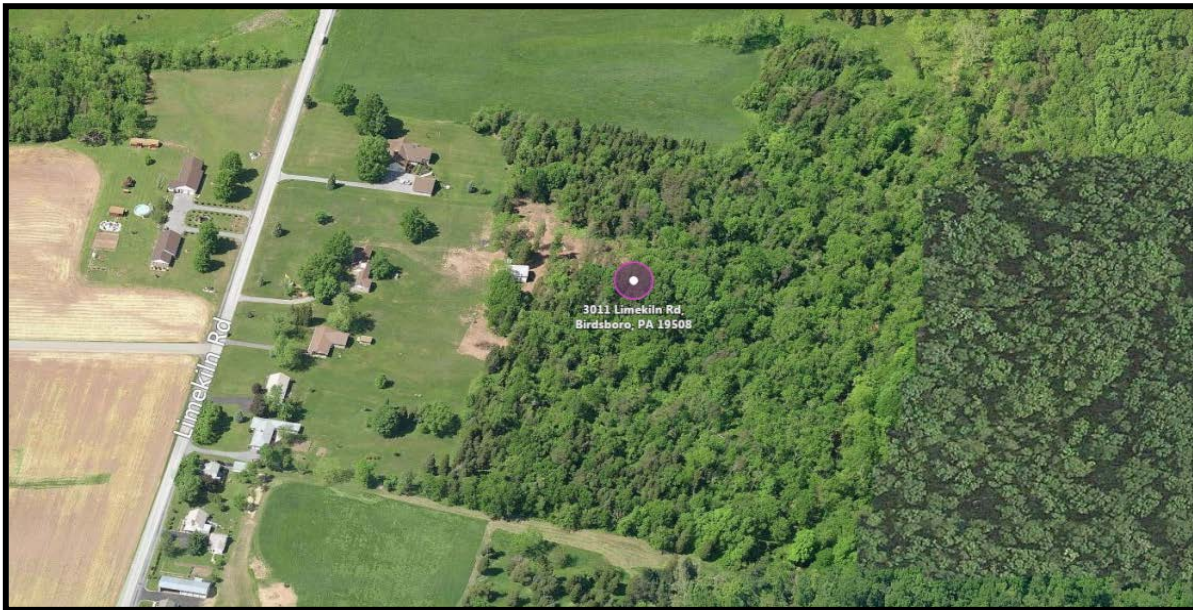
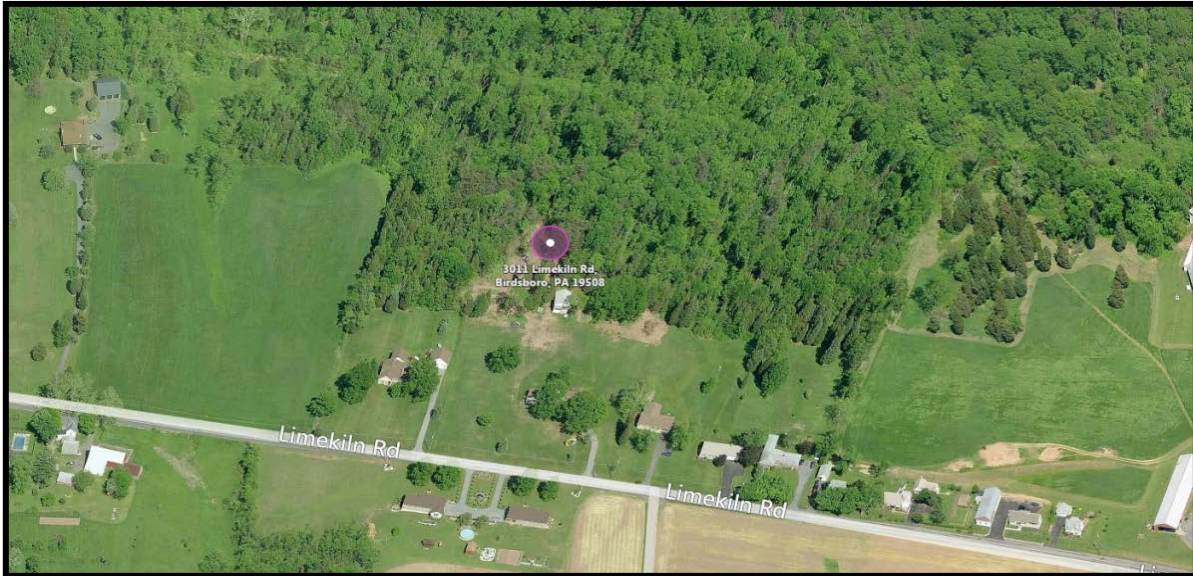
Call Today! ☎ 717.293.4513

✉ [bdavison@high.net](mailto:bdavison@high.net)

Total Acreage:	Twelve (12) acres
Water:	On site
Sewer:	Public – 5 EDU’s acquired for future usage
Gas:	Available on Rt. 422
UPI/Property ID:	24535405194861
Deed Reference:	2008050345
Zoning:	Highway Commercial District
Topography:	Level
Municipality:	Amity Township
County:	Berks County
Road Frontage/Access:	Highway

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

# AERIAL PHOTO

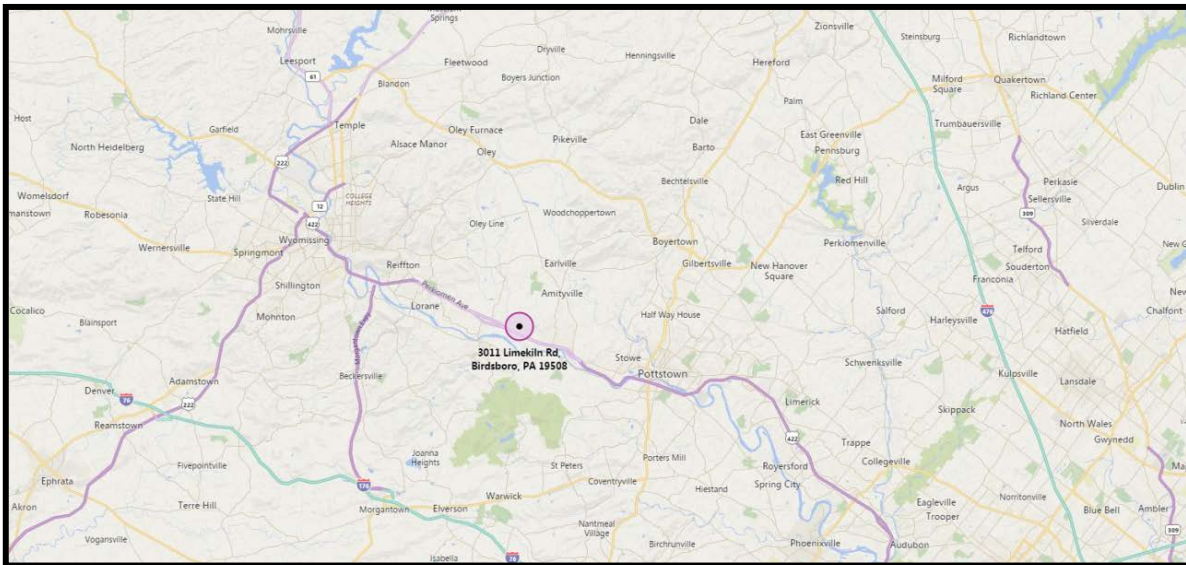
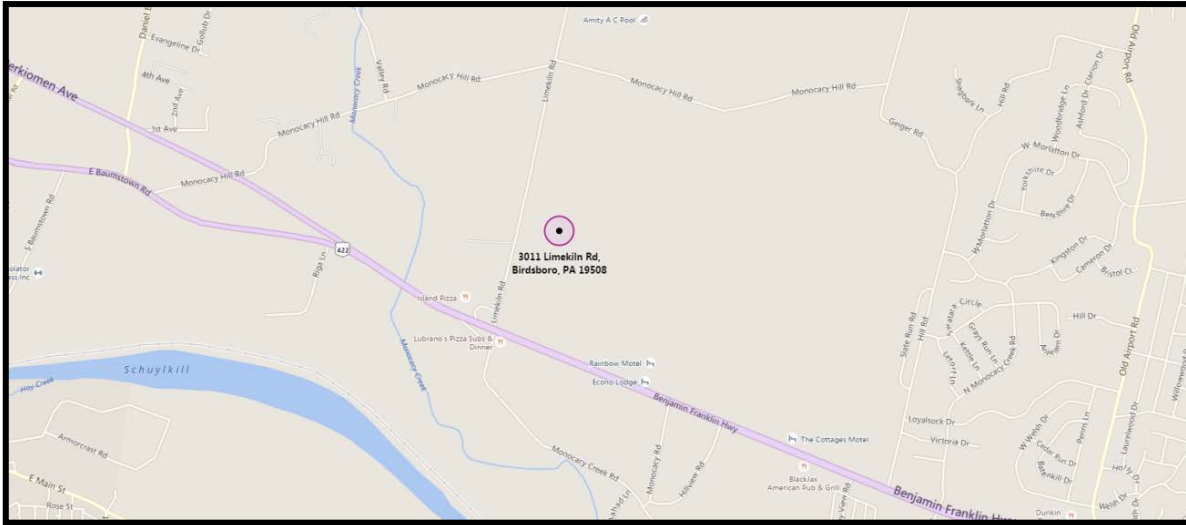


3011 LIMEKILN ROAD  
BIRDSBORO, PA 19508-8705



1853 William Penn Way • P.O. Box 10008 • Lancaster, PA 17605-0008  
(717) 291-2284 • FAX (717) 293-4488 • [www.highassociates.com](http://www.highassociates.com)

# LOCATION MAP

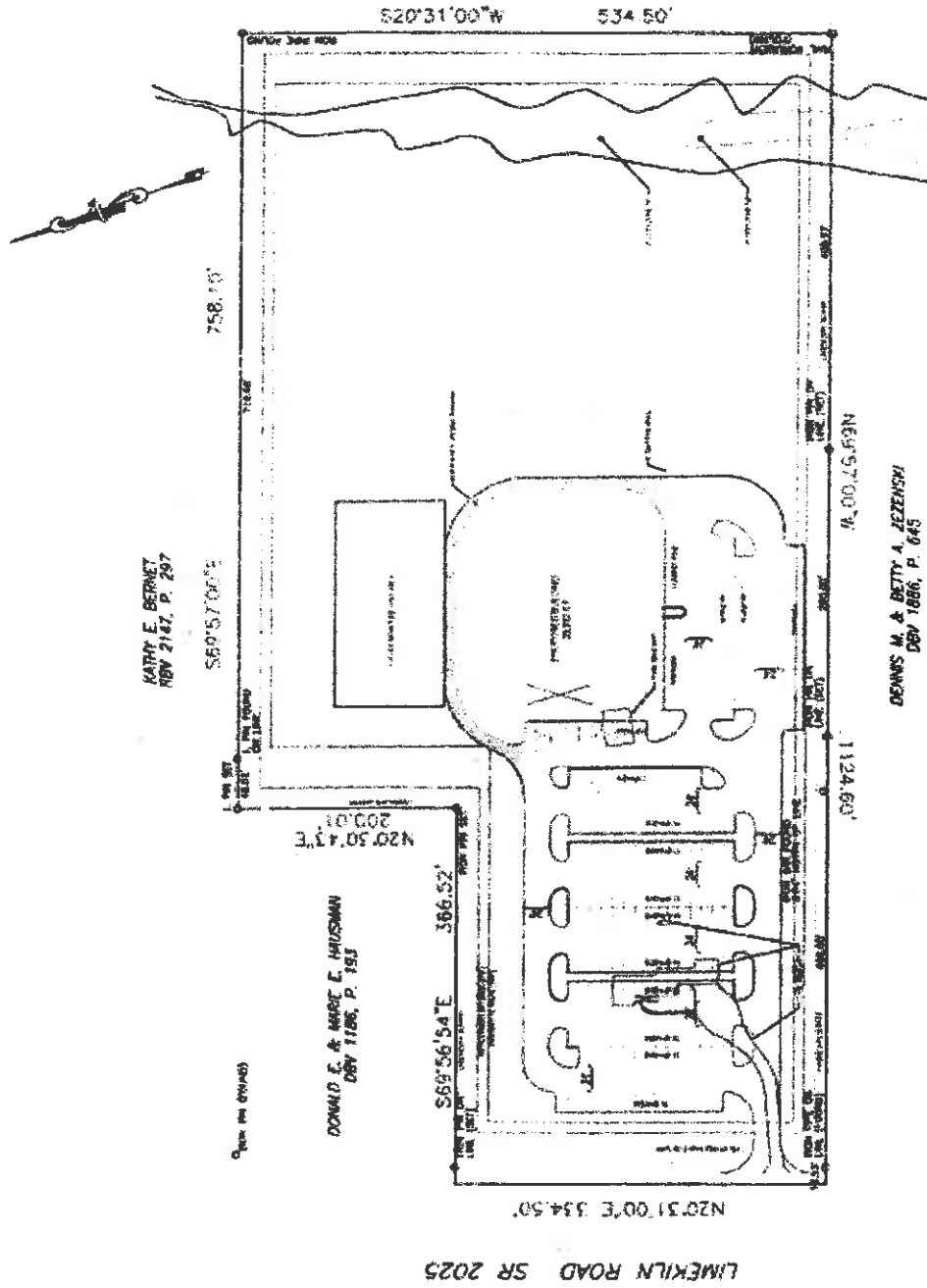


3011 LIMEKILN ROAD  
BIRDSBORO, PA



1853 William Penn Way • P.O. Box 10008 • Lancaster, PA 17605-0008  
(717) 291-2284 • FAX (717) 293-4488 • [www.highassociates.com](http://www.highassociates.com)

TOWNSHIP OF AURORA  
DBV 152G, P. 185



### Potential Development Plan

Applicable Zoning Ordinance Section

**OFFICIAL ZONING MAP**  
**AMITY TOWNSHIP**  
 BERKS COUNTY, PENNSYLVANIA



**LEGEND**

- MUNICIPAL BOUNDARIES
- PARCEL BOUNDARIES
- ROAD CENTERLINES
- STREAMS
- PONDS, LAKES, & RIVERS
- RV - RURAL VILLAGE - AMITYVILLE
- RC - RURAL CONSERVATION
- LDR - LOW DENSITY RESIDENTIAL
- MDR - MEDIUM DENSITY RESIDENTIAL
- MHP - MOBILE HOME PARK
- SCC - SHOPPING CENTER COMMERCIAL
- HC - HIGHWAY COMMERCIAL
- PBOI - PLANNED BUSINESS OFFICE INDUSTRIAL
- LVO - LIGHT INDUSTRIAL / OFFICE

**MAP SCALE:**  
 1 inch = 2,500 feet

This is to certify that this is the Official Zoning Map of the Township of Amity, adopted by the Amity Township Board of Supervisors on March 19, 2014 as part of the Amity Township Zoning Ordinance of 1991, as amended.

*Kim McGraw*  
 Chairman

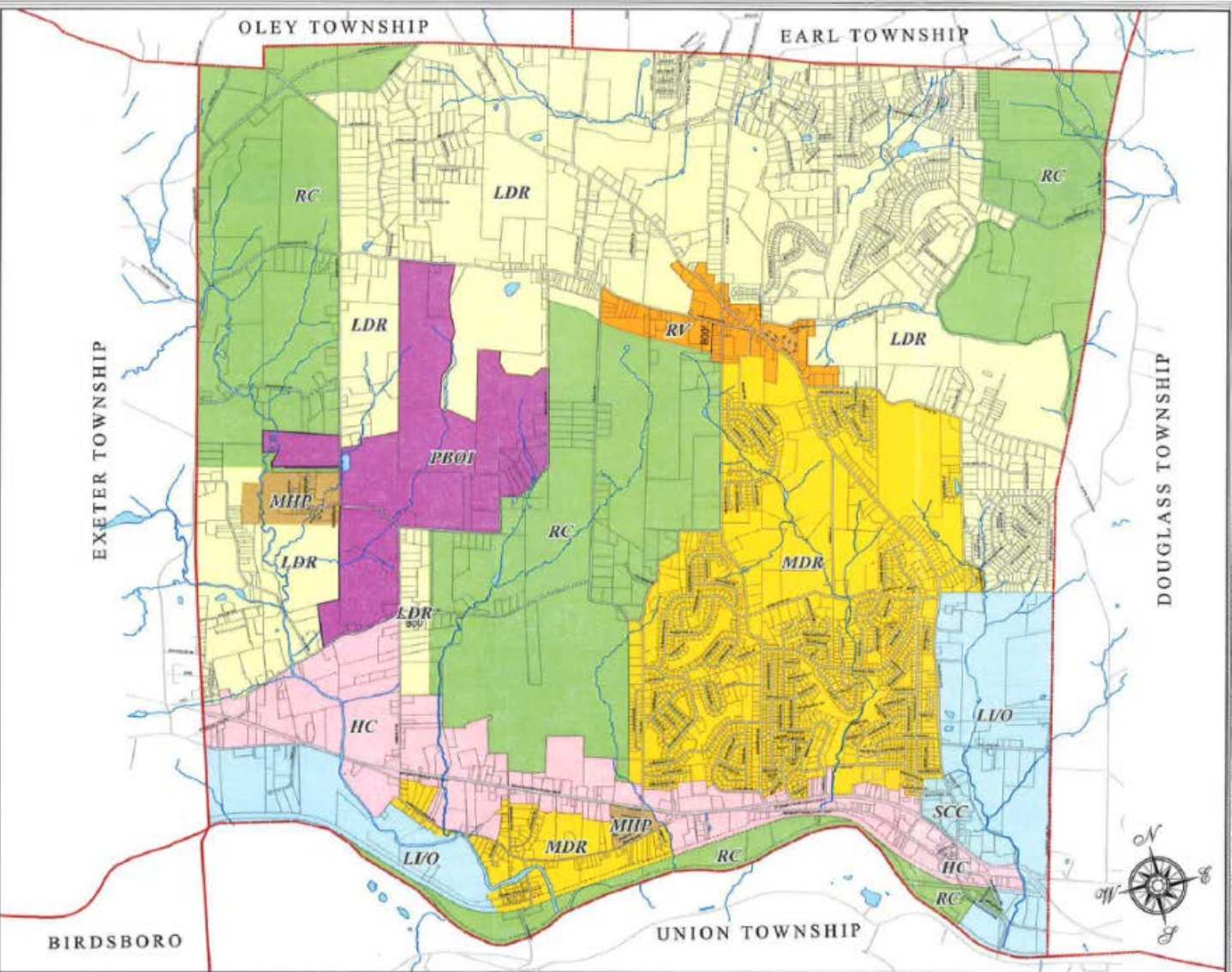
*Janella K. Kiesel*  
 Secretary

**Data Sources:**  
 Parcel, Municipal Boundaries and Road Centerline Data provided by the County of Berks, 2007. Information shown on this site is based on geospatial data from the County of Berks, and may not be signed or approved without express written permission from the County of Berks.

Water Body Outlines provided by the County of Berks and modified based on 2003 Imagery from the ESRI Map Program supplied by Pennsylvania Spatial Data Access (PASDA) by LTL Consultants, Ltd., 2008.

Zoning District Boundary Dataset Created by LTL Consultants, Ltd., 2007 and revised in May 2012.

This map is intended for reference use only, not intended for purposes requiring survey accuracy.



(2) Single-family detached dwelling, subject to the area, yard and height regulations specified under the MDR Zoning District (Subsection 403(e)).

(3) Municipal use.

(4) Public utilities, subject to Section 929 of this Chapter.

(5) General agricultural uses, subject to Section 905 of this Chapter.

(6) Accessory uses and structures to the above permitted uses when on the same lot as the permitted use.

(7) No-Impact Home-Based Businesses, except that such permission shall not supersede any deed restriction, covenant or agreement restricting the use of land, nor any master deed, bylaw or other document applicable to a common interest ownership community, and shall be subject to the provisions of Subsection 903(c).

(c) Uses Permitted by Special Exception. The following, as a principal use, their accessory uses and no other, are permitted in the Mobile Home Park District when a special exception is granted by the Zoning Hearing Board to and in accordance with Part 11 of this Chapter:

(1) Home occupation, subject to Section 903 of this Chapter.

(2) Semi-detached residential developments, subject to Section 932 of this Chapter.

(3) Two-family residential developments, subject to Section 933 of this Chapter.

(4) Accessory uses or structures to the above permitted uses when on the same lot as the permitted use.

(d) Supplementary Regulations. All sections under Part 9 of this Chapter shall apply as supplementary guidelines and specifications for the Mobile Home Park District.

(Ordinance 130, December 9, 1991, Section 404; as amended by Ordinance 146, August 29, 1994, Section 1; as further amended by Ordinance 196, April 15, 2003, Section 6)

Section 405. HC - Highway Commercial District.

(a) Purpose. The purpose of the Highway Commercial District is to provide an area for a generalized variety of commercial land uses which service the basic needs of the surrounding residential communities. The HC District is located along arterial and major collector highways within the Township. Development which occurs shall be planned to accomplish safe development of highway frontage and to protect major highways as thoroughfares.

(b) Uses Permitted by Right. The following, as a single principal use, such accessory uses and no other additional or multiple uses(s), is permitted by right in the Highway Commercial District, provided that the use, type, dimensional and all other applicable requirements of this Ordinance have been satisfied:

- (1) General agricultural uses, subject to Section 905 of this Chapter.
- (2) Banks, savings and loan associations and finance companies.
- (3) Professional or government office or studio.
- (4) Church or similar place of worship.
- (5) Funeral home.
- (6) Home occupation, subject to Section 903 of this Chapter.
- (7) Municipal use.
- (8) Personal and household service establishments such as, but not limited to, barber shops, beauty shops, dry cleaning shops, laundromats, repair shops, seamstress and tailor shops.
- (9) Public utilities, subject to Section 929 of this Chapter.
- (10) Restaurants and similar types of eating establishments.
- (11) Retail business establishment such as, but not limited to, antiques, appliances, auto parts, beverages, bicycles, books (except adult bookstores), carpeting, clothing, convenience store with or without gasoline pumps, dry goods, flowers, food, furniture, hardware, household supplies, jewelry, machinery, newspapers, office equipment, paint, periodicals, pharmaceuticals, sporting goods, stationary and tobacco.
- (12) Professional office/research park subject to Section 939 of this Chapter.
- (13) Accessory uses and structures to the above permitted uses when on the same lot as the permitted use including residential use occupied by the caretaker or owner of a commercial use located on the same lot.
- (14) Nursing home, retirement home or convalescent home subject to the conditions set forth at Section 955 of this Chapter Ordinance.
- (15) Multiple commercial uses permitted in combination and occupancy subject to the following conditions:
  - (i) The following commercial uses and no other shall be permitted in combination:
    - a) Professional or government office or studio;
    - b) Personal and household service establishments such as, but not limited to, barber shops, beauty shops, dry cleaning shops, laundromats, repair shops, seamstress and tailor shops;
    - c) Administrative offices for public utilities, but specifically excluding construction, staging, external equipment, material and vehicular storage;



d) Restaurants and similar types of eating establishments;

e) Retail business establishment such as, but not limited to, antiques, appliances, auto parts, beverages, bicycles, books (except adult bookstores), carpeting, clothing, convenience store with or without gasoline pumps, dry goods, flowers, food, furniture, hardware, household supplies, jewelry, machinery, newspapers, office equipment, paint, periodicals, pharmaceuticals, sporting goods, stationary and tobacco; and

f) Banks, savings and loan associations and finance companies.

(ii) Unless otherwise permitted by the Board of Supervisors, the commercial uses shall be individually serviced by municipal sewage facilities.

(iii) Unless otherwise permitted by the Board of Supervisors, the commercial uses shall be individually serviced by public water supply where accessible.

(iv) The commercial uses shall consist of harmonious land uses, structures and services.

(v) Multiple commercial uses permitted in combination shall be in single ownership of land/structure or under a guaranteed unified management control.

(vi) All means of ingress and/or egress shall be located at least two hundred feet (200') from any other intersecting street and shall be designed to accommodate traffic in a safe and efficient manner. The developer shall be responsible for the purchase and installation of any traffic control devices and the construction of additional acceleration and/or deceleration lanes as may be required by the Pennsylvania Department of Transportation (PennDOT) or the Township. The developer shall also be responsible for any pertinent traffic studies that may be required by the Township, the County and/or PennDOT.

(vii) Interior accessways shall be designed so as to prevent traffic congestion at points of ingress and egress. Areas designated for the loading or unloading of trucks and/or other commercial vehicles shall be planned and arranged so they may be utilized without interfering with the interior traffic circulation and parking facilities.

(viii) All commercial uses shall meet the combined parking requirements specified under Section 924 of this Chapter.

(ix) Lighting for buildings, signs, accessways and parking areas shall be arranged so they do not reflect towards any public street or residential zoning districts.

(x) Exterior storage areas for trash and rubbish shall be properly screened so as to preclude the storage area from

being visible from adjacent properties or road surfaces. All containers shall be air-tight, vermin proof and have adequate storage capacity to accommodate the projected volumes of solid waste. No such storage area shall be permitted within thirty feet (30') from any lot line.

(xi) All exterior lot lines of the original tract shall be screened by a buffer yard with a minimum depth of twenty feet (20'). The buffer yard shall be consistent with standards specified under Section 517 of the Subdivision and Land Development Ordinance.

(xii) All signs shall be consistent with Subsection 927(f), excluding Subsection 927(f)(3), of this Chapter. The total area of all signage for combined or multiple commercial uses shall not exceed the maximum signage permitted under Subsection 927(f)(1) of this Chapter.

(xiii) The site utilized for the multiple commercial uses shall conform to the area, yard and height regulations that are specified under Subsection 405(e) of this Chapter.

(xiv) All proposed multiple commercial uses, including all expansions, additions and/or revisions, are subject to the policies and provisions regarding land development specified in the Township Subdivision and Land Development Ordinance (see Chapter 27 of the Township Code of Ordinances).

(16) Self storage units, subject to the requirements specified under Section 951 of this Chapter.

(17) No-Impact Home-Based Businesses, except that such permission shall not supersede any deed restriction, covenant or agreement restricting the use of land, nor any master deed, bylaw or other document applicable to a common interest ownership community, and shall be subject to the provisions of Subsection 903(c).

(18) Continuing Care Retirement Community subject to the conditions set forth at Section 954 of this Chapter.

(c) Uses Permitted by Conditional Use. The following, as a principal use, their accessory uses and no other, are permitted in the Highway Commercial District when a conditional use is granted by the Board of Supervisors subject to and in accordance with Part 11 of this Chapter.

(1) Adult business uses, subject to Section 937 of this Chapter.

(2) Automatic car wash.

(3) Automobile sales.

(4) Automobile service station.

(5) Club or lodge for fraternal or social purposes provided that the primary activity of such use is not operated for business, and provided that the building and services shall be primarily for the use of members and their guests.

(6) Commercial campgrounds, subject to Section 930 of this

Chapter.

- (7) Fire station.
- (8) Hotel/motel accommodations.
- (9) Recreation uses, subject to Section 906 of this Chapter.
- (10) State licensed nursery school or day care center.
- (11) Exportation and/or extraction of groundwater, subject to the requirements specified under Section 950 of this Chapter.
- (12) Accessory uses and structures to the above permitted uses when on the same lot as the permitted use.

(d) Area, Yard and Height Regulations. Each of the following minimum and maximum requirements shall apply to each permitted use in the Highway Commercial District, except as specifically provided for in this Chapter:

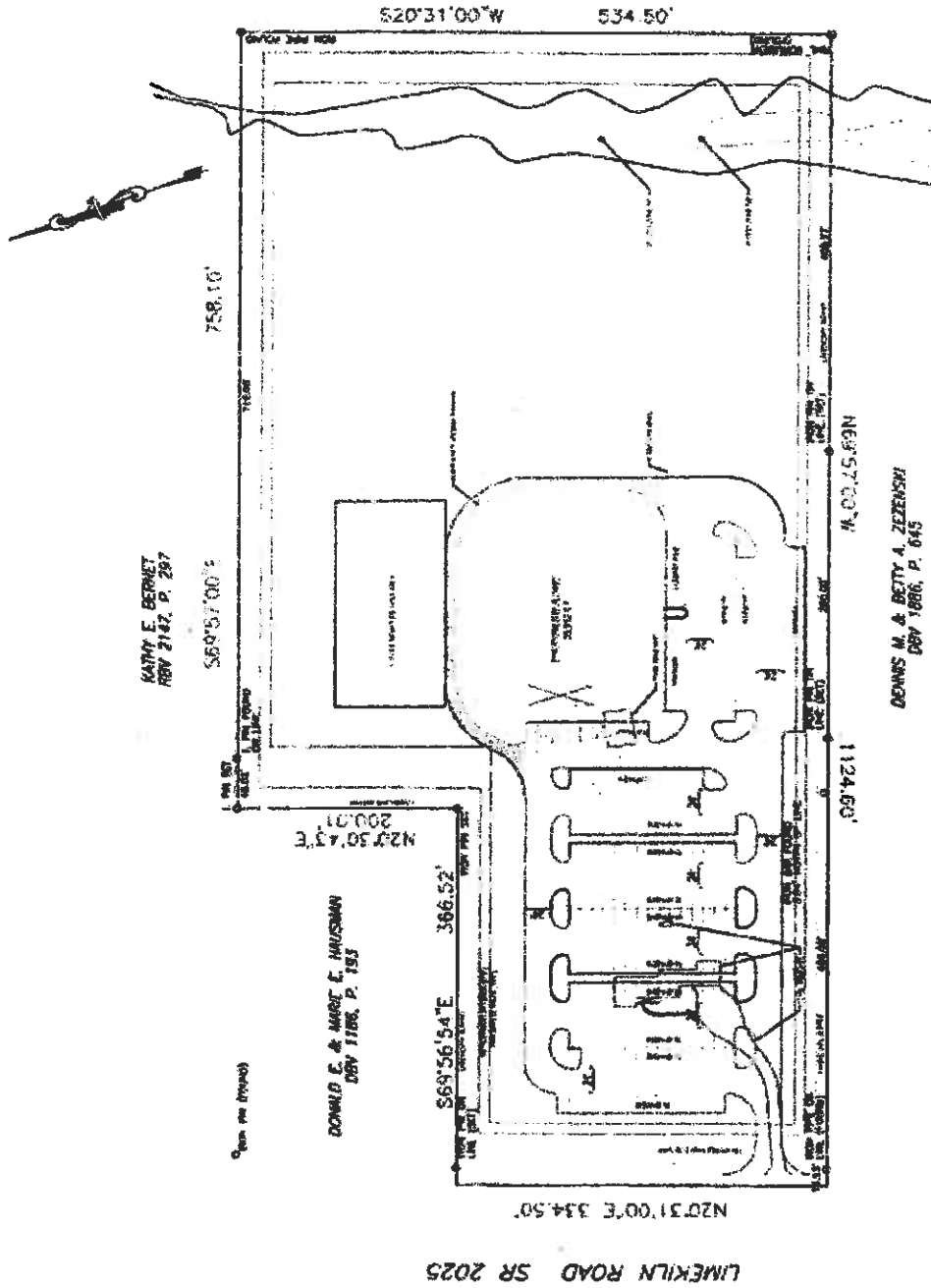
<u>Minimum Regulations</u>	<u>On-Lot Sewage And Water Facilities</u>	<u>Public or Community Sewage Facilities</u>	<u>Public or Community Sewage and Water Facilities</u>
Lot Area	80,000 sq. ft.	50,000 sq. ft.	30,000 sq. ft.
Lot Width	200 feet	150 feet	120 feet
Building Setback	60 feet	60 feet	60 feet
Rear Yard	60 feet	50 feet	50 feet
Side Yard Total	60 feet	60 feet	30 feet
Each Yard	30 feet	30 feet	15 feet
Improvement Setback	20 feet	20 feet	10 feet
Buffer Yard (Depth)	10 feet	10 feet	10 feet
Landscaped Area	50 percent	40 percent	30 percent
<u>Maximum Regulations</u>			
Building Height	50 feet	50 feet	50 feet
Lot Coverage	30 percent	30 percent	40 percent
Paved Area	40 percent	50 percent	60 percent

(e) Land Development Plan. Prior to the issuance of a zoning and/or building permit for a non-residential land use that is permitted within the Highway Commercial District, the applicant shall submit a land development plan to the Planning Commission for review and comment. The Planning Commission shall review each land development plan in accordance with all Township standards, guidelines and specifications concerning land development before recommending a decision to the Board of Supervisors.

(f) Supplementary Regulations. All Sections under Part 9 of this Chapter shall apply as supplementary guidelines and specifications for the Highway Commercial District.

(Ordinance 130, December 9, 1991, Section 405; as amended by Ordinance 146, August 29, 1994, Sections 1 & 2; as further amended by Ordinance 164, April 26, 1999, Section 4; as further amended by Ordinance 196, April 15, 2003, Section 7; as further amended by Ordinance 229, December 19, 2006, Sections 5 & 6; as further amended by Ordinance 234, April 17, 2007, Section 3; as further amended and restated by Ordinance 246, August 6, 2008, Section 3)

TOWNSHIP OF AMITY  
REV 152G, P. 185



### Potential Development Plan

Applicable Zoning Ordinance Section

Township Office:  
2004 Weavertown Road  
Douglassville, PA 19518-8971



Phone: 610-689-6000  
Fax: 610-689-9870  
www.co.berks.pa.us/amity

AMITY TOWNSHIP  
Board of Supervisors

December 28, 2007

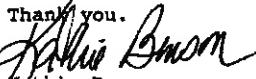
Richard Gokey  
1 Colergo Drive  
Douglassville, PA 19518

Re: Amity Township EDU Reservation  
and Approval 5 EDU's assigned to  
3011 Limekiln Rd

Dear Mr. Gokey,

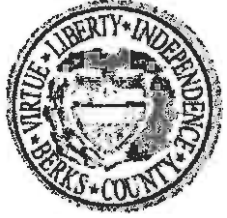
This letter is to inform you that the Amity Township Supervisors have considered and granted your request for (5) five EDU's for 3011 Limekiln Rd. Your payment has been processed and the capacity has been reserved for your project.

Should you have any questions, please contact us at the Township.

Thank you.  
  
Kathie Benson  
Planning Secretary

Enclosure: Signed Sewer Reservation Agreements

Cc: File


**Ownership Information**


---

UPI / Property ID: 24535405194861  
 Location Address: 3011 LIMEKILN RD  
 Owner's Name: FCK WOOKEY HOLDINGS LLC  
  
 Mailing Address: 3951 COVENTRYVILLE RD POTTSTOWN PA 19465  
 Municipality: AMITY  
 School District: DANIEL BOONE AREA  
 Map PIN: 535405194861  
 Account #: 24039700

**Recorded Documents**


---

Deed / Instrument #: 5427 0199  
 Deed Date: 20081008  
 Deed Amount: 419000  
 Deed Reference 1:  
 Deed Reference 2:  
 Plan:  
 Lot:

**Property Details**


---

Homestead Status: NOT ENROLLED  
 Market Land Value: 78800  
 Assessed Land Value: 42100  
 Building Value: 94800  
 Total Assessed Value: 136900  
 Property Class: FARM  
 Land Use Code: 801  
 Clean & Green Year: 1994  
 Net Acreage: 12.09  
  
 Description: 1 STORY STONE  
 DETACHED IMPROVEMENTS

This geospatial data and other related material was created or compiled by the County of Berks with the intent of using the data for county government related activities, and not necessarily with the intent of use of the data recipient in mind. Data is provided on an "AS IS" basis. BERKS COUNTY DOES NOT ASSUME ANY LIABILITY FOR DAMAGES CAUSED BY THE USE OF THIS INFORMATION.

Prepared By   
First American Title Insurance Company  
955 Berkshire Blvd, Suite 100  
Wyomissing, PA 19610  
(610)378-0495

REC BK05427-PG0199 DEED  
2008050345 10/08/2008 09 00 10 AM 1  
RCD FEE \$41 00 LCL TAX \$4 190 00 ST TAX \$4 190 00 PAGE 1 of 5

Return To  
FCK Wookey Holdings, LLC  
3951 Coventryville Road  
Pottstown, PA 19465



BERKS  
COUNTY ROD

FREDERICK C SHEELER ROD

Order No.: **1480863WL (W-FATICO)**  
Property Address: **3011 Limekiln Road, Birdsboro, Pennsylvania 19508**  
Tax Parcel ID: **5354-05-19-4861**  
Township of Amity, Berks County

### THIS INDENTURE

Made the **6th day of October, 2008**, between **Richard L. Gokey** (hereinafter called the Grantor(s))  
AND **FCK Wookey Holdings, LLC** (hereinafter called the Grantee(s)).

Witnesseth, That the said Grantor(s) in consideration of **FOUR HUNDRED NINETEEN THOUSAND** dollars (**\$419,000.00**) paid to the Grantor(s) by the Grantee(s), receipt of which is hereby acknowledged, does (do) grant, bargain, sell and convey to the said Grantee(s), his, her, their heirs, personal representatives, its successors and assigns.

ALL THAT CERTAIN PIECE, PARCEL OR TRACT OF LAND SITUATE ON THE EASTERN SIDE OF THE MACADAM STATE HIGHWAY LEADING FROM THE CONCRETE STATE HIGHWAY KNOWN AS THE PHILADELPHIA PIKE TO AMITYVILLE, IN THE TOWNSHIP OF AMITY, COUNTY OF BERKS AND STATE OF PENNSYLVANIA, BOUNDED ON THE NORTH AND EAST BY RESIDUE PROPERTY BELONGING NOW OR FORMERLY TO THE JOHN DYER QUARRY COMPANY, ON THE SOUTH RESIDUE PROPERTY BELONGING NOW OR FORMERLY TO THE JOHN T. DYER QUARRY COMPANY, WHICH WAS FORMERLY ABOUT TO BE CONVEYED TO ERNEST L. MILLARD AND RUTH S. MILLARD, HIS WIFE, AND ON THE WEST BY THE AFORESAID MACADAM STATE HIGHWAY, AND BEING MORE FULLY BOUNDED AND DESCRIBED AS FOLLOWS, TO WIT:

BEGINNING AT A CORNER MARKED BY AN IRON PIN IN THE CENTER LINE OF MACADAM STATE HIGHWAY LEADING FROM THE CONCRETE STATE HIGHWAY KNOWN AS THE PHILADELPHIA PIKE TO AMITYVILLE, SAID CORNER BEING THE SOUTHWESTERN CORNER OF THE HEREIN DESCRIBED PROPERTY AND THE NORTHWESTERN CORNER OF RESIDUE PROPERTY BELONGING NOW OR FORMERLY TO THE JOHN T. DYER QUARRY COMPANY, FORMERLY ABOUT TO BE CONVEYED TO ERNEST L. MILLARD AND RUTH S. MILLARD, HIS WIFE; THENCE IN AND ALONG THE CENTER LINE OF THE AFORESAID MACADAM STATE HIGHWAY NORTH 20 DEGREES 31 MINUTES EAST A DISTANCE OF 534 FEET 06 INCHES TO A CORNER MARKED BY AN IRON PIN; THENCE LEAVING THE AFORESAID MACADAM STATE HIGHWAY AND ALONG RESIDUE PROPERTY BELONGING NOW OR FORMERLY TO THE JOHN T. DYER QUARRY COMPANY, THE (2) FOLLOWING COURSES AND DISTANCES, VIZ: (1) PASSING THROUGH AN IRON PIN 17 FEET 1-1/4 INCH FROM THE LAST DESCRIBED CORNER, SOUTH 69 DEGREES 57 MINUTES EAST A DISTANCE OF 1,124 FEET 7-1/4 INCHES TO A CORNER MARKED BY AN IRON PIN; (2) SOUTH 20 DEGREES 31 MINUTES WEST A DISTANCE OF 534 FEET 06 INCHES TO A CORNER MARKED BY AN IRON PIN; THENCE CONTINUING ALONG THE AFORESAID RESIDUE PROPERTY BELONGING TO THE JOHN T. DYER QUARRY COMPANY, FORMERLY ABOUT TO BE CONVEYED UNTO ERNEST L. MILLARD AND RUTH S. MILLARD, HIS WIFE, PASSING THROUGH AN IRON PIN 16 FEET 06 INCHES FROM THE NEXT DESCRIBED CORNER, NORTH 69 DEGREES 57 MINUTES WEST A DISTANCE OF 1,124 FEET 7-1/4 INCHES TO THE PLACE OF BEGINNING.

EXCEPTING THEREOUT AND THEREFROM ALL THAT CERTAIN TRACT OF LAND SITUATE IN AMITY TOWNSHIP, BERKS COUNTY AND STATE OF PENNSYLVANIA, BOUNDED AND DESCRIBED AS FOLLOWS, TO WIT:

BEGINNING AT A CORNER IN THE CENTER LINE OF THE MACADAM STATE HIGHWAY LEADING FROM THE CONCRETE STATE HIGHWAY LEADING FROM THE CONCRETE STATE HIGHWAY KNOWN AS STATE HIGHWAY TRAFFIC ROUTE NO. 422 TO AMITYVILLE; THENCE ALONG THE SAME NORTH 20 DEGREES 31 MINUTES 200 FEET TO A CORNER OF LANDS OF JOHN T. DYER QUARRY COMPANY; THENCE ALONG THE SAME SOUTH 69 DEGREES 57 MINUTES EAST 366 FEET 06 INCHES TO A CORNER OF OTHER LANDS OF IRVIN D. KLINE AND ROSE T. KLINE, HIS WIFE; THENCE ALONG THE SAME SOUTH 20 DEGREES 31 MINUTES WEST 200 FEET TO A CORNER; THENCE NORTH 69 DEGREES 57 MINUTES WEST 366 FEET 06 INCHES TO THE PLACE OF BEGINNING.

PIN NO. 24-5354-05-19-4861

BEING THE SAME PREMISES WHICH IRVIN D. KLINE, TRUSTEE FOR THE KLINE FAMILY REVOCABLE TRUST, BY DEED DATED 05-15-06 AND RECORDED 06-26-06 IN THE OFFICE OF THE RECORD OF DEEDS IN AND FOR THE COUNTY OF BERKS IN RECORD BOOK 4907 PAGE 793, GRANTED AND CONVEYED UNTO RICHARD L. GOKEY.

Together with all and singular the buildings, improvements, ways, streets, alleys, driveways, passages, waters, water-courses, rights, liberties, privileges, hereditaments and appurtenances, whatsoever unto the hereby granted premises belonging, or in anywise appertaining, and the reversions and remainders, rents, issues, and profits thereof; and all the estate, right, title, interest, property, claim and demand whatsoever of the said Grantor(s), as well at law as in equity, of, in and to the same.



To have and to hold the said lot or piece of ground above described, hereditaments and premises hereby granted, or mentioned and intended so to be, with the appurtenances, unto the said Grantee(s), his, her, their, heirs, personal representatives, its successors and assigns, to and for the only proper use and benefit of the said Grantee(s), his, her, their, heirs, personal representatives, its successors and assigns, forever.

**AND** the said Grantor(s), and his, her, their, heirs and personal representatives, its successors does (do) covenant, promise and agree, to and with the said Grantee(s), his, her, their heirs, personal representatives, its successors and assigns, by these presents, that the said Grantor(s) his, her, their, heirs, and personal representatives, its successors, all and singular the hereditaments and premises hereby granted or mentioned and intended so to be, with appurtenances, unto the said Grantee(s), his, her their heirs, its successors and assigns, against the said Grantor(s) and his, her their heirs, its successors, and against all and every person and persons whatsoever lawfully claiming or to claim the same or any part thereof, by, from or under any of them, shall and will warrant **speciallly** the property hereby conveyed.

In Witness Whereof, the said Grantor(s) has (have) hereunto set his/her/its/their hands and seals. Dated the day and year first above written.

WITNESS:

Richard L. Gokey

State of Pennsylvania }  
County of Berks

On this, the 6th day of October, 2008, before me the undersigned officer, personally appeared Richard L. Gokey, known to me (or satisfactorily proven) to be the person or persons whose name(s) is (are) subscribed to the within instrument, and acknowledged that he / she / they executed the same for the purposes therein contained.

In witness whereof, I hereunto set my hand and official seal.

COMMONWEALTH OF PENNSYLVANIA  
NOTARIAL SEAL  
KAREN S. DRAWBAUGH, Notary Public  
Wyomissing Boro, Berks County  
My Commission Expires May 29, 2009

Notary Public

**CERTIFICATE OF RESIDENCE**

I hereby certify that the precise residence of the grantee(s) herein is  
3951 Coventryville Road, Pottstown, PA 19465

For Grantee(s)

Record and return to:  
First American Title Insurance Company  
955 Berkshire Blvd., Suite 100, Wyomissing, PA 19610

2008050345

Frederick C Sheeler  
Recorder of Deeds

County of Berks  
County Service Center  
Reading, PA 19601  
610-478-3380  
Customer Receipt

Receipt Number: 282553  
Operator ID: LLOYD  
Station ID: CASHIER7  
Submitter Name:  
FIRST AMERICAN TITLE INSURANCE CO WYOMISSING

DEED

RECORD BK05427-PG0199 2008050345  
Pages: 5  
Recorded: 10/08/2008 09:00:10 AM:1

Recording Fee	\$13.00
Recording Page Fee	\$1.00
No of Pages 5	\$0.00
Affordable Housing	\$11.50
ROD Improvement Fund	\$5.00
Writ Tax	\$0.50
Judicial	\$10.00
AMITY MUNI	\$2,095.00
DANIEL BOONE SCH DIST	\$2,095.00
State Transfer Tax	\$4,190.00
Total:	\$8,421.00

Check #33587  
Check #4251102808



RECORDED IN BERKS CO. PA

*Frederick C Sheeler*  
RECORDER OF DEEDS

REC BK05427-PG0203  
2008050345 10/08/2008 09 00 10 AM 1  
BERKS COUNTY ROD

DEED

PAGE 5 of 5



# Executive Summary

3011 Limekiln Rd, Birdsboro, Pennsylvania, 19508 2  
3011 Limekiln Rd, Birdsboro, Pennsylvania, 19508  
Rings: 3, 5, 10 mile radii

Prepared by Esri  
Latitude: 40.27646  
Longitude: -75.77541

	3 miles	5 miles	10 miles
<b>Population</b>			
2000 Population	16,205	32,901	233,744
2010 Population	18,461	39,374	259,919
2015 Population	18,614	39,811	263,812
2020 Population	18,826	40,399	267,870
2000-2010 Annual Rate	1.31%	1.81%	1.07%
2010-2015 Annual Rate	0.16%	0.21%	0.28%
2015-2020 Annual Rate	0.23%	0.29%	0.31%
2015 Male Population	49.8%	49.5%	49.0%
2015 Female Population	50.2%	50.5%	51.0%
2015 Median Age	40.5	42.2	37.6

In the identified area, the current year population is 263,812. In 2010, the Census count in the area was 259,919. The rate of change since 2010 was 0.28% annually. The five-year projection for the population in the area is 267,870 representing a change of 0.31% annually from 2015 to 2020. Currently, the population is 49.0% male and 51.0% female.

### Median Age

The median age in this area is 40.5, compared to U.S. median age of 37.9.

### Race and Ethnicity

2015 White Alone	92.3%	91.7%	74.4%
2015 Black Alone	3.0%	3.4%	8.1%
2015 American Indian/Alaska Native Alone	0.2%	0.1%	0.4%
2015 Asian Alone	1.4%	1.9%	1.4%
2015 Pacific Islander Alone	0.0%	0.0%	0.0%
2015 Other Race	1.1%	1.0%	11.8%
2015 Two or More Races	2.0%	1.9%	3.7%
2015 Hispanic Origin (Any Race)	3.7%	3.7%	23.9%

Persons of Hispanic origin represent 23.9% of the population in the identified area compared to 17.6% of the U.S. population. Persons of Hispanic Origin may be of any race. The Diversity Index, which measures the probability that two people from the same area will be from different race/ethnic groups, is 64.3 in the identified area, compared to 63.0 for the U.S. as a whole.

### Households

2000 Households	5,991	12,046	89,503
2010 Households	6,721	14,340	96,767
2015 Total Households	6,759	14,462	97,874
2020 Total Households	6,827	14,657	99,236
2000-2010 Annual Rate	1.16%	1.76%	0.78%
2010-2015 Annual Rate	0.11%	0.16%	0.22%
2015-2020 Annual Rate	0.20%	0.27%	0.28%
2015 Average Household Size	2.75	2.73	2.65

The household count in this area has changed from 96,767 in 2010 to 97,874 in the current year, a change of 0.22% annually. The five-year projection of households is 99,236, a change of 0.28% annually from the current year total. Average household size is currently 2.65, compared to 2.64 in the year 2010. The number of families in the current year is 66,463 in the specified area.

**Data Note:** Income is expressed in current dollars

**Source:** U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2015 and 2020. Esri converted Census 2000 data into 2010 geography.



## Executive Summary

3011 Limekiln Rd, Birdsboro, Pennsylvania, 19508 2  
 3011 Limekiln Rd, Birdsboro, Pennsylvania, 19508  
 Rings: 3, 5, 10 mile radii

Prepared by Esri  
 Latitude: 40.27646  
 Longitude: -75.77541

	3 miles	5 miles	10 miles
<b>Median Household Income</b>			
2015 Median Household Income	\$75,612	\$76,897	\$52,571
2020 Median Household Income	\$84,933	\$86,641	\$60,177
2015-2020 Annual Rate	2.35%	2.41%	2.74%
<b>Average Household Income</b>			
2015 Average Household Income	\$88,065	\$90,036	\$69,198
2020 Average Household Income	\$99,497	\$101,457	\$78,656
2015-2020 Annual Rate	2.47%	2.42%	2.60%
<b>Per Capita Income</b>			
2015 Per Capita Income	\$31,629	\$32,795	\$25,711
2020 Per Capita Income	\$35,654	\$36,903	\$29,169
2015-2020 Annual Rate	2.42%	2.39%	2.56%

### Households by Income

Current median household income is \$52,571 in the area, compared to \$53,217 for all U.S. households. Median household income is projected to be \$60,177 in five years, compared to \$60,683 for all U.S. households

Current average household income is \$69,198 in this area, compared to \$74,699 for all U.S. households. Average household income is projected to be \$78,656 in five years, compared to \$84,910 for all U.S. households

Current per capita income is \$25,711 in the area, compared to the U.S. per capita income of \$28,597. The per capita income is projected to be \$29,169 in five years, compared to \$32,501 for all U.S. households

<b>Housing</b>			
2000 Total Housing Units	6,206	12,484	96,230
2000 Owner Occupied Housing Units	4,883	10,234	61,424
2000 Renter Occupied Housing Units	1,108	1,812	28,079
2000 Vacant Housing Units	215	438	6,727
2010 Total Housing Units	7,077	15,134	104,880
2010 Owner Occupied Housing Units	5,517	12,037	64,637
2010 Renter Occupied Housing Units	1,204	2,303	32,130
2010 Vacant Housing Units	356	794	8,113
2015 Total Housing Units	7,114	15,241	106,642
2015 Owner Occupied Housing Units	5,397	11,850	63,128
2015 Renter Occupied Housing Units	1,363	2,612	34,747
2015 Vacant Housing Units	355	779	8,768
2020 Total Housing Units	7,166	15,427	108,347
2020 Owner Occupied Housing Units	5,426	11,963	63,822
2020 Renter Occupied Housing Units	1,401	2,694	35,415
2020 Vacant Housing Units	339	770	9,111

Currently, 59.2% of the 106,642 housing units in the area are owner occupied; 32.6%, renter occupied; and 8.2% are vacant. Currently, in the U.S., 55.7% of the housing units in the area are owner occupied; 32.8% are renter occupied; and 11.6% are vacant. In 2010, there were 104,880 housing units in the area - 61.6% owner occupied, 30.6% renter occupied, and 7.7% vacant. The annual rate of change in housing units since 2010 is 0.74%. Median home value in the area is \$191,596, compared to a median home value of \$200,006 for the U.S. In five years, median value is projected to change by 2.72% annually to \$219,101.

**Data Note:** Income is expressed in current dollars

**Source:** U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2015 and 2020. Esri converted Census 2000 data into 2010 geography.

March 09, 2016

**SELLER'S PROPERTY DISCLOSURE STATEMENT**

**SPD**

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

**PROPERTY 3011 Limekiln Rd, Birdsboro, PA 19508-8705**

**SELLER FCK Wookay Holdings LLC**

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

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

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

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

	Yes	No	Unk	N/A
A		X		
B		X		
C		X		

**1. SELLER'S EXPERTISE**

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

Explain any "yes" answers in Section 1: \_\_\_\_\_

	Yes	No	Unk	N/A
1				
2		X		
3				
1	X			
2				
3				
4				
5				
C				
D		X		

**2. OWNERSHIP/OCCUPANCY**

- (A) **Occupancy**
  - 1. When was the property most recently occupied? Currently occupied
  - 2. Was the Seller the most recent occupant? If "no," when did the Seller most recently occupy the property? \_\_\_\_\_
  - 3. How many persons most recently occupied the property? 5
- (B) **Role of Individual Completing This Disclosure.** Is the individual completing this form:
  - 1. The owner
  - 2. The executor
  - 3. The administrator
  - 4. The trustee
  - 5. An individual holding power of attorney
- (C) When was the property purchased? 10/2005
- (D) Are you aware of any pets having lived in the house or other structures during your ownership?

Explain section 2 (if needed): \_\_\_\_\_

	Yes	No	Unk	N/A
1		X		
2		X		
3		X		
4		X		
B				
C				

**3. CONDOMINIUMS/PLANNED COMMUNITIES/OTHER HOMEOWNERS ASSOCIATIONS**

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

Seller's Initials FW / \_\_\_\_\_ Date 2/29/16 SPD Page 1 of 9 Buyer's Initials \_\_\_\_\_ / \_\_\_\_\_ Date \_\_\_\_\_



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9/15

High Associates LTD, PO Box 10008 Lancaster, PA 17605  
Phone: 717-293-4513 Fax: 717-293-4555

Brian Davison

3011 Limekiln Rd

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

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

**4. ROOF AND ATTIC**

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

**(A) Installation**

- When was the roof installed? 2007
- Do you have documentation (invoice, work order, warranty, etc.)?

**(B) Repair**

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

**(C) Issues**

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

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

**5. BASEMENTS AND CRAWL SPACES**

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

**(A) Sump Pump**

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

**(B) Water Infiltration**

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

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

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

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

**(A) Status**

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

**(B) Treatment**

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

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

**7. STRUCTURAL ITEMS**

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

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

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

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

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

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

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

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

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

Seller's Initials JW / \_\_\_\_\_ Date 7/29/16 SPD Page 2 of 9 Buyer's Initials \_\_\_\_\_ / \_\_\_\_\_ Date \_\_\_\_\_

	Yes	No	Unk	N/A
A		+		
B		+		

**8. ADDITIONS/ALTERATIONS**

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

*Note to Buyer: The PA Construction Code Act, 35 P.S. §7210 et seq. (effective 2004), and local codes establish standards for building and altering properties. Buyers should check with the municipality to determine if permits and/or approvals were necessary for disclosed work and if so, whether they were obtained. Where required permits were not obtained, the municipality might require the current owner to upgrade or remove changed made by the prior owners. Buyers can have the property inspected by an expert in codes compliance to determine if issues exist. Expanded title insurance policies may be available for Buyers to cover the risk of work done to the property by previous owners without a permit or approval.*

*Note to Buyer: According to the PA Stormwater Management Act, each municipality must enact a Storm Water Management Plan for drainage control and flood reduction. The municipality where the property is located may impose restrictions on impervious or semi-pervious surfaces added to the property. Buyers should contact the local office charged with overseeing the Stormwater Management Plan to determine if the prior addition of impervious or semi-pervious areas, such as walkways, decks, and swimming pools, might affect your ability to make future changes.*

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

A sheet describing other additions and alterations is attached.

**9. WATER SUPPLY**

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

- Public
- A well on the property
- Community water
- A holding tank
- A cistern
- A spring
- Other \_\_\_\_\_
- No water service (explain): \_\_\_\_\_

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

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

- (C) **Well**

- Has your well ever run dry?
- Depth of Well 100 + ?
- Gallons per minute \_\_\_\_\_, measured on (date) \_\_\_\_\_ ?
- Is there a well used for something other than the primary source of drinking water?
- If there is an unused well, is it capped?

- (D) **Pumping and Treatment**

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

- (E) **General**

- When was your water last tested? \_\_\_\_\_ Test results: \_\_\_\_\_
- Is the water system shared? With whom? \_\_\_\_\_

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

Seller's Initials JW / \_\_\_\_\_ Date 2/29/16 SPD Page 3 of 9 Buyer's Initials \_\_\_\_\_ / \_\_\_\_\_ Date \_\_\_\_\_



	Yes	No	Unk	N/A
1		+		
2		+		

**(F) Issues**

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

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

**10. SEWAGE SYSTEM**

	Yes	No	Unk	N/A
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**(A) General**

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

**(B) Type** Is your property served by:

1. Public (if "yes," continue to D through G below)
2. Community (non-public)
3. An individual on-lot sewage disposal system
4. Other, explain: \_\_\_\_\_

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

1. Within 100 feet of a well
2. Subject to a ten-acre permit exemption
3. A holding tank
4. A drainfield
5. Supported by a backup or alternate drainfield, sandmound, etc.
6. A cesspool
7. Shared
8. Other, explain: \_\_\_\_\_

**(D) Tanks and Service**

1. Are there any metal/steel septic tanks on the Property?
2. Are there any cement/concrete septic tanks on the Property?
3. Are there any fiberglass septic tanks on the Property?
4. Are there any other types of septic tanks on the Property?
5. Where are the septic tanks located? approx 150' SE of House
6. How often is the on-lot sewage disposal system serviced? 24 mos
7. When was the on-lot sewage disposal system last serviced? Dec 2015

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

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

**(F) Sewage Pumps**

1. Are there any sewage pumps located on the property?
2. What type(s) of pump(s)? \_\_\_\_\_
3. Are pump(s) in working order?
4. Who is responsible for maintenance of sewage pumps? \_\_\_\_\_

**(G) Issues**

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

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

**11. PLUMBING SYSTEM**

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

1. Copper
2. Galvanized
3. Lead
4. PVC
5. Polybutylene pipe (PB)
6. Cross-linked polyethylene (PEX)
7. Other \_\_\_\_\_

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

If "yes," explain: \_\_\_\_\_

	Yes	No	Unk	N/A
1	+			
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Seller's Initials JW Date 2/29/16 SPD Page 4 of 9 Buyer's Initials \_\_\_\_\_ Date \_\_\_\_\_

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

**12. DOMESTIC WATER HEATING**

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

- 1. Electric
- 2. Natural gas
- 3. Fuel oil
- 4. Propane
- 5. Solar
- 6. Geothermal
- 7. Other: \_\_\_\_\_

8. Is your water heating a summer-winter hook-up (integral system, hot water from the boiler, etc.)? \_\_\_\_\_

(B) How many water heaters are there? 1 When were they installed? \_\_\_\_\_

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

**13. HEATING SYSTEM**

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

- 1. Electric
- 2. Natural gas
- 3. Fuel oil
- 4. Propane
- 5. Geothermal
- 6. Coal
- 7. Wood
- 8. Other: \_\_\_\_\_

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

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

(C) Status

- 1. When was your heating system(s) installed? ?
- 2. When was the heating system(s) last serviced? Spring 2015
- 3. How many heating zones are in the property? 1
- 4. Is there an additional and/or backup heating system? Explain: \_\_\_\_\_

(D) Fireplaces

- 1. Are there any fireplace(s)? How many? 1
- 2. Are all fireplace(s) working? \_\_\_\_\_
- 3. Fireplace type(s) (wood, gas, electric, etc.): Wood
- 4. Were the fireplace(s) installed by a professional contractor or manufacturer's representative? \_\_\_\_\_
- 5. Are there any chimney(s) (from a fireplace, water heater or any other heating system)? \_\_\_\_\_
- 6. How many chimney(s)? 1 When were they last cleaned? Spring 2015
- 7. Are the chimney(s) working? If "no," explain: \_\_\_\_\_

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

(F) Heating Fuel Tanks

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

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

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

**14. AIR CONDITIONING SYSTEM**

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

- 1. Central air
- 2. Wall units
- 3. Window units
- 4. Other \_\_\_\_\_
- 5. None

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

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	Yes	No	Unk	N/A
1				+
2				+
3				
C				+
P	+			

**(B) Status**

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

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

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

	Yes	No	Unk	N/A
1		+		
2	+			
B				
C		+		
P		+		

**15. ELECTRICAL SYSTEM**

**(A) Type(s)**

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

(B) What is the system amperage? 200

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

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

**16. OTHER EQUIPMENT AND APPLIANCES**

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

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

	Yes	No	Unk	N/A
P		+		

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

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

**17. LAND/SOILS**

**(A) Property**

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

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

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

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

**(B) Preferential Assessment and Development Rights**

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

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

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

**(C) Property Rights**

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

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

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

Explain any "yes" answers in section 17: \_\_\_\_\_

**18. FLOODING, DRAINAGE AND BOUNDARIES**

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

**(A) Flooding/Drainage**

1. Is any part of this property located in a wetlands area?
2. Is the property, or any part of it, designated a Special Flood Hazard Area (SFHA)?
3. Do you maintain flood insurance on this property?
4. Are you aware of any past or present drainage or flooding problems affecting the property?
5. Are you aware of any drainage or flooding mitigation on the property?
6. Are you aware of the presence on the property of any man-made feature that temporarily or permanently conveys or manages storm water, including any basin, pond, ditch, drain, swale, culvert, pipe or other feature?
7. If "yes", are you responsible for maintaining or repairing that feature which conveys or manages storm water for the property?

Explain any "yes" answers in section 18(A), including dates and extent of flooding and the condition of any man-made storm water management features: \_\_\_\_\_

	Yes	No	Unk	N/A
1		+		

**(B) Boundaries**

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

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

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	Yes	No	Unk	N/A
2		+		
3		+		
4		+		

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

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

### 19. HAZARDOUS SUBSTANCES AND ENVIRONMENTAL ISSUES

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

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

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

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

#### (B) Radon

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

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

- Are you aware of any radon removal system on the property? If "yes," list date installed and type of system, and whether it is in working order below:

Date Installed	Type of System	Provider	Working?
_____	_____	_____	_____

#### (C) Lead Paint

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

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

#### (D) Tanks

- Are you aware of any existing or removed underground tanks? Size: \_\_\_\_\_
- If "yes," have any tanks been removed during your ownership?

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

#### (F) Other

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

Explain any "yes" answers in section 19: \_\_\_\_\_

### 20. MISCELLANEOUS

#### (A) Deeds, Restrictions and Title

- Are you aware of any deed restrictions that apply to the property?
- Are you aware of any historic preservation restriction or ordinance or archeological designation associated with the property?
- Are you aware of any reason, including a defect in title, that would prevent you from giving a warranty deed or conveying title to the property?

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

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

**(B) Financial**

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

**(C) Legal**

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

**(D) Additional Material Defects**

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

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

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

Explain any "yes" answers in section 20: \_\_\_\_\_

**21. ATTACHMENTS**

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

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

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

SELLER Fred W. Wokey FCK Wokey Holdings LLC DATE 2/29/16  
 SELLER \_\_\_\_\_ DATE \_\_\_\_\_  
 SELLER \_\_\_\_\_ DATE \_\_\_\_\_

**EXECUTOR, ADMINISTRATOR, TRUSTEE SIGNATURE BLOCK**

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

DATE \_\_\_\_\_

**RECEIPT AND ACKNOWLEDGEMENT BY BUYER**

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

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