

FOR SALE

N. QUEEN ST SHIPPENSBURG, PA.



VACANT LAND

SIZE: 2 TRACTS

(1) 6.79 ACRES-PAVED PARKING LOT

(2) 7.8 ACRES

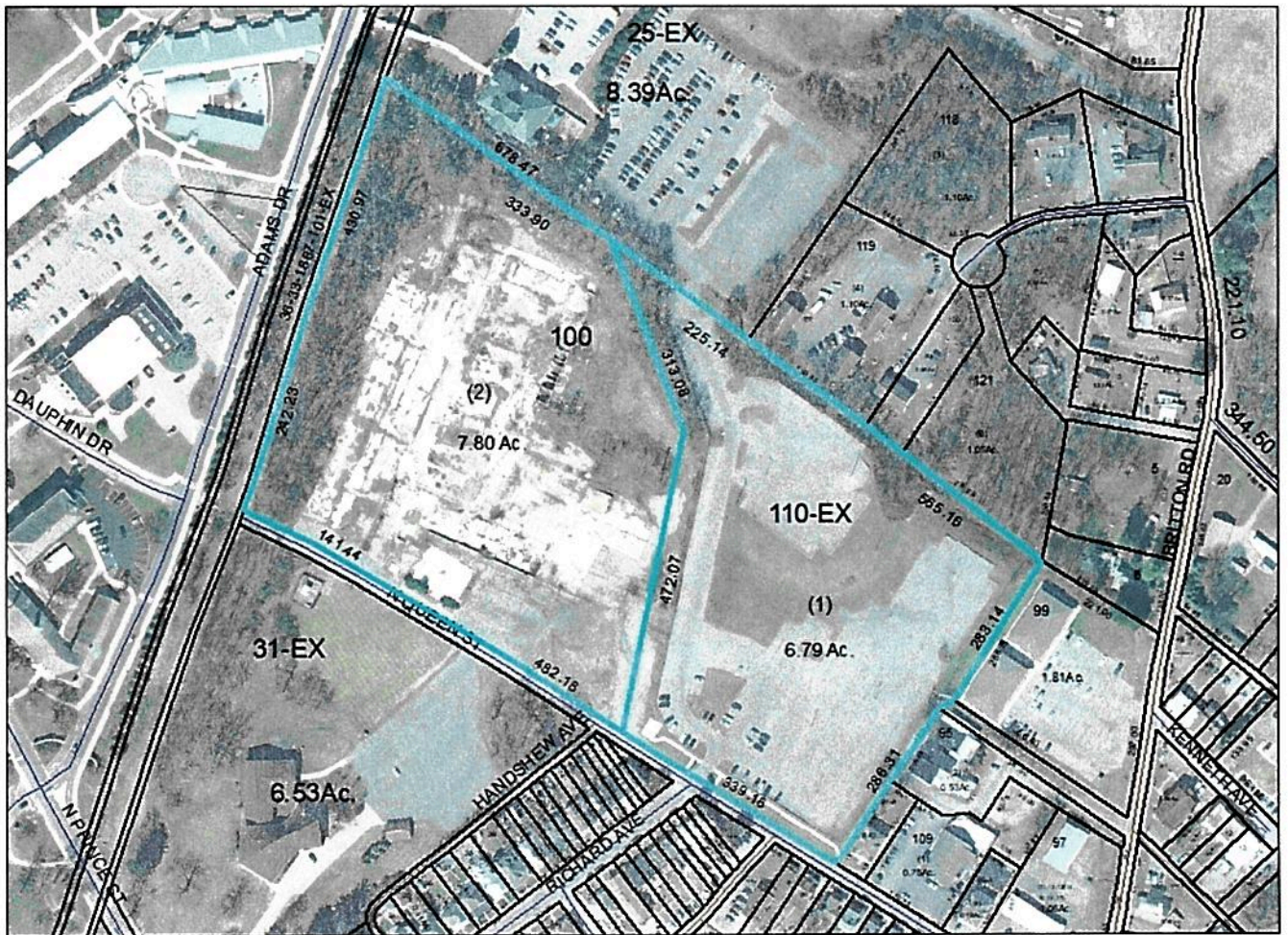
ZONING: M U (MIXED USE)

UTILITIES: PUBLIC WATER, SEWER, GAS

PRICE: \$2,3000,000



BILL SHEARER / bill@shearer24.com 717-576-8101/ 19 W.South St. Front, Carlisle Pa. 17013



NOT TO BE USED FOR SCALING PURPOSES

1 inch = 200 feet

Cumberland County

Date: 1/15/2025

2021 Orthophotography

Source: Cumberland County Assessment Office
Vector Data: Ongoing Updates
Created in 10.3.1 using ArcMap



N Queen St, Shippensburg, PA 17257

Shippensburg Twp

Tax ID 36-33-1867-110-EX

[Tax History](#)
[Sale & Mortgage](#)
[Flood Report](#)
[Last Listing](#)
[Public Record Only-Property History](#)
[Maps](#)
[View Comparable Properties](#)
**Summary Information**

Owner:	Shippensburg University Foundation	Property Class:	Exempt/Inst
Owner Address:	1871 Old Main Dr	Annual Tax:	\$24,310
Owner City State:	SHIPPENSBURG PA	Tax Record Updated:	10/09/24
Owner Zip+4:	17257-2200		
Owner Carrier Rt:	C610		

Geographic Information

County:	Cumberland, PA	Lot:	1
Municipality:	Shippensburg Twp		
High Sch Dist:	Shippensburg		
Tax ID:	36-33-1867-110-EX		
Tax ID Alt:	36331867110EX		

Assessment & Tax Information

Tax Year:	2024	Annual Tax:	\$24,310	Total Land Asmt:	\$543,200
County Tax:	\$3,378	Taxable Land Asmt:	\$543,200	Total Bldg Asmt:	\$887,400
Municipal Tax:	\$1,645	Taxable Bldg Asmt:	\$887,400	Total Asmt:	\$1,430,600
School Tax:	\$19,287			Taxable Total Asmt:	\$1,430,600
Asmt As Of:	2024				

Lot Characteristics

County Desc:	LOT 1 PB 90 PG 91	SQFT:	295,772
Road Int:	Paved	Acres:	6.7900
		Roads:	Paved

Building Characteristics

Fireplace Total:		Water:	Public
		Sewer:	Public

Codes & Descriptions

Land Use:	604 Other Miscellaneous, Exempt
County Legal Desc:	LOT 1 PB 90 PG 91
County Land Desc:	LOT 1 PB 90 PG 91
Use Type:	Commercial - Exempt

MLS History

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.

Tax ID Unformatted is '36331867110EX'
Found 1 result in 0.02 seconds.

275 N Queen St, Shippensburg, PA 17257

Tax ID 36-33-1867-100



Summary Information

Owner:	Rec Dc Llc	Property Class:	Commercial
Owner Address:	500 Newburg Rd	Annual Tax:	\$3,399
Owner City State:	Shippensburg Pa	Record Date:	08/23/17
Owner Zip+4:	17257-8611	Sale Amount:	\$400,000
Owner Occupied:	Yes	Doc Num:	201721565
Owner Carrier Rt:	H063	Tax Record Updated:	10/09/24

Geographic Information

County:	Cumberland, PA
Municipality:	Shippensburg Twp
High Sch Dist:	Shippensburg
TaxId:	36-33-1867-100
TaxId Alt:	36331867100

Assessment & Tax Information

Tax Year:	2024	Annual Tax:	\$3,399	Total Land Asmt:	\$200,000
County Tax:	\$472	Taxable Land Asmt:	\$200,000	Total Asmt:	\$200,000
Municipal Tax:	\$230			Taxable Total Asmt:	\$200,000
School Tax:	\$2,696				
Asmt As Of:	2024				

Lot Characteristics

County Desc:	LOT 2 PB 90 PG 91	SQFT:	339,768
Road Int:	Paved	Acres:	7.8000
		Roads:	Paved

Building Characteristics

Fireplace Total:		Water:	Public
		Sewer:	Public

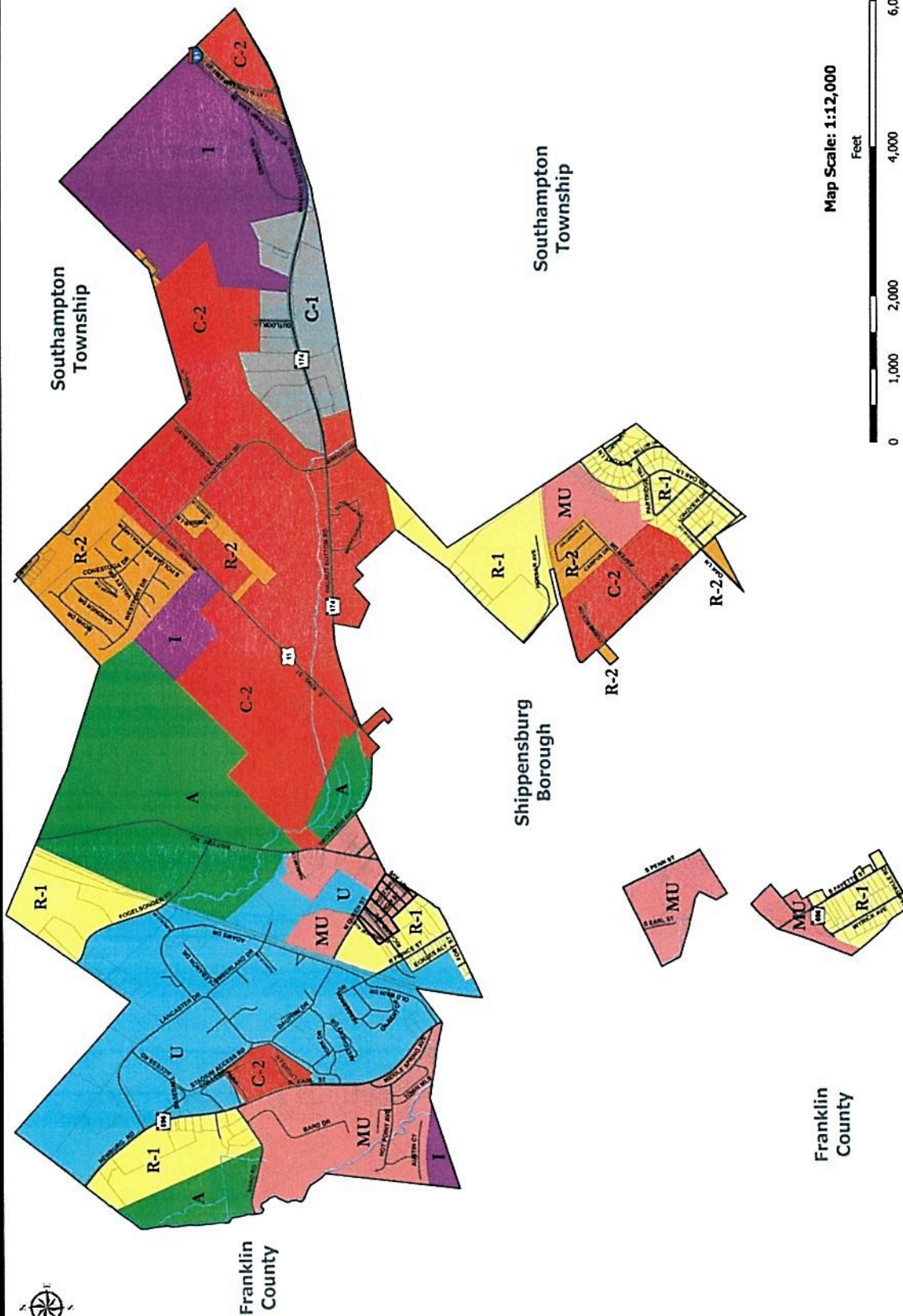
Codes & Descriptions

Land Use:	300 General Commercial Vacant Land
Use Type:	Commercial -Vacant Land

County Land Desc: LOT 2 PB 90 PG 91

MLS History

The data on this report is compiled by BRIGHT MLS from various public and private sources. The data on this report 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.



Shippensburg Township Zoning Map

Legend

Reference

- Tax Parcels
- Interstates
- State Roads
- Local Roads
- Streams

Zoning Districts/Overlays

- Low Density Residential (R-1)
- Medium Density Residential (R-2)
- Mixed Use (MU)
- Service Commercial (C-1)
- General Commercial (C-2)
- Industrial (I)
- University (U)
- Agricultural / Open Space (A)
- Student Housing Overlay District

COUNTY DISCLAIMER

This map was digitally compiled for internal maintenance and developmental use by the Cumberland County, Pennsylvania, GIS & Planning Departments to provide an index to parcels and for other reference purposes. Parcel lines do not represent actual field surveys of premises. County of Cumberland, Pennsylvania makes no claims as to the completeness, accuracy or content of any data contained herein, and makes no representation of any kind, including, but not limited to, the warranties of merchantability or fitness for a particular use, nor are any such warranties to be implied or inferred, with respect to the information of data furnished herein.

No part of this document may be reproduced, stored in a retrieval system or transmitted in any form or by any means, electronic, mechanical, photocopying, recording, or otherwise, except as expressly permitted by the County of Cumberland and the Township of Shippensburg.

Refer to the officially enacted "Township of Shippensburg Zoning Ordinance" for information regarding interpretation of zoning district boundaries, foodplan area boundaries, procedures for requesting amendment to this map, etc.

ARTICLE X

MIXED USE DISTRICT (MU)

Section 1000. Purpose

The MU district is established to provide areas encouraging a mixture of residential and commercial uses, sometimes even within the same building. The regulations of this district are designed to encourage limited commercial activity at locations near residential neighborhoods which are not readily accessible to other commercially zoned areas. The uses permitted are intended to satisfy limited shopping and/or service needs and are not oriented toward high traffic volume nor the full range of commercial activity which is provided for in other districts. A critical element is the creation of an efficient and accessible pedestrian-friendly environment where commercial uses are compatible with existing residential uses and where trips are shortened and dependence on the automobile is reduced. Commercial uses within this district will be at a smaller neighborhood scale and will provide shopping, employment, business and personal services. The district is designed to encourage residential development at medium or high densities along with a business element. Business activities should be limited to those uses which do not create a nuisance to the immediate surrounding neighborhood or can be buffered from the surrounding neighborhood. Businesses shall not be permitted to evolve into area-wide commercial centers. The need to move traffic will be overshadowed by the need to accommodate pedestrians in this district.

Section 1001. Permitted Uses

- A. Any of those uses identified as permitted uses within the R-2 Medium Density Residential District.
- B. Multi-family dwellings not exceeding three (3) stories in height and twelve (12) dwelling units per structure.
- C. Apartment(s) combined with a permitted nonresidential use in the same building.
- D. Retail and wholesale businesses.
- E. Business services, including financial lending institutions.
- F. Personal services.
- G. Restaurants, excluding those with drive-thru facilities.
- H. Repair services, other than those for motor vehicles or heavy equipment.
- I. Professional offices.

- J. Commercial Day Care Facilities. (Section 337)
- K. Convenience Store with Gas Dispensing. (Section 341)
- L. Dry Cleaners, Laundries and Laundromats. (Section 343)

Section 1002. Conditional Uses

- A. Any of those uses identified as conditional uses within the R-2 Medium Density Residential District.
- B. Half-Way House. (Section 348)

Section 1003. Minimum Area and Density Requirements

Residential:

- A. All buildings including accessory buildings shall not cover more than seventy-five (75%) percent of the area of the lot.
- B. Minimum Required for All Uses Not Otherwise Listed

Lot Area per unit	5,000 sq.ft.
Lot Width	50 feet
Lot Depth	100 feet
Front Yard	20 feet
Each Side Yard	5 feet
Rear Yard	20 feet
Height (maximum)*	35 feet
Off-Street Parking per dwelling unit	2
Building Width	16 feet
Impervious Coverage (max.)	85%

*The height limit may be exceeded by one foot for each foot by which the required front, side and rear yards are all increased beyond the minimum requirements, up to a maximum height of 45 feet.

C. Townhouse dwellings in accordance with the R-2 minimum area and density requirements.

D. Multi-family Dwellings - Minimum Required

1. Each multiple dwelling residential project shall contain a minimum of forty thousand square feet (40,000 sq ft) of lot area in accordance with the following standards.

Lot Width.	150 feet
Lot Depth.	150 feet
Each Side Yard	20 feet
Rear Yard.	30 feet
Front Yard	30 feet
Off-street Parking per Dwelling Unit* . .	2 spaces
Height (maximum)	40 feet
Total Impervious Coverage (Maximum). . .	80%

* Additional parking may be required based on the number of unrelated persons sharing a dwelling unit per Section 324.

Active Play Area Per Dwelling Unit:

Efficiency.	75 sq.ft.
1 Bedroom.	100 sq.ft.
2 Bedroom.	125 sq.ft.
3 or More Bedrooms. . .	150 sq.ft.

Maximum Density: Twelve (12) dwelling units per acre

2. The length or width of any dwelling shall not exceed one hundred and fifty feet (150').
3. Centralized water supply and sewerage shall be provided.
4. There shall be fifty (50') setback from the property lines adjacent to any existing single-family dwelling.
5. Interior yards and/or structural spacing between dwellings and units shall be provided in accordance with the following minimums:

Front to Front	60 feet
Front to Side	50 feet
Front to Rear	60 feet
Side to Rear	50 feet

Side to Side	40 feet
Rear to Rear	60 feet

6. Dwelling unit structures shall be located and arranged so as to promote privacy for residents within the development and maintain privacy for residents adjacent to the development. Structures shall be located within the development so that there will be no adverse impact such as excluding natural light or invading the privacy of adjacent structures.

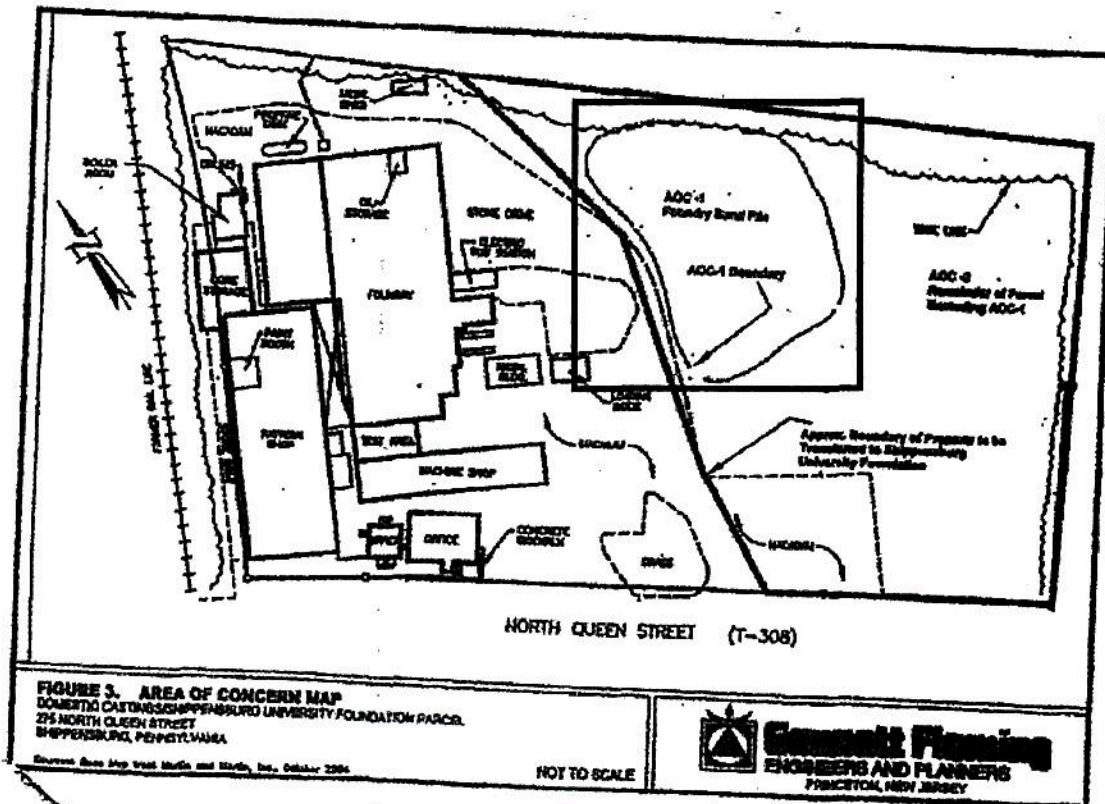
E. Non-Residential:

All non-residential uses within the MU district shall be subject to a maximum size restriction for the principal building(s) of five thousand (5,000) square feet or ten (10%) percent of the net lot area, whichever is greater. The following dimensional requirements shall apply to non-residential development:

Lot Width	50 feet
Front Yard	20 feet
Each Side Yard	5 feet
Rear Yard	20 feet
Height (maximum)*	35 feet
Impervious Coverage (max.)	85%

- * The height limit may be exceeded by one foot for each foot by which the required front, side and rear yards are all increased beyond the minimum requirements, up to a 45' maximum height.

The Foundation performed an environmental study prior to the original acquisition, which identified a portion of the Property, located in the northwest corner of Parcel B, that was to be remediated into compliance with the Statewide Health Non-Residential Standard. This Area of Concern, labelled as **AOC-1** in the map below, is limited in use to commercial or industrial activity, excluding schools, nursing homes and other residential-style facilities and recreational use. Environmental remediation has already been performed on Parcel A.



The combined Property involves undeveloped land and a parking lot located just north of Shippensburg Borough, along the south side of the campus of Shippensburg University. The site is proposed for re-development with residential, commercial and office space. The combined Property should benefit from proximity to a sizable local population anchored by the University and a general lack of modern office space and market rate housing nearby. At this time, neither the Foundation nor the University is in need of additional student housing.

VACANT LAND ADDENDUM TO LISTING CONTRACT

VLA

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

1 BROKER (Company) Shearer 24

2 LICENSEE(S) William Shearer

3 SELLERShippensburg University Foundation & REC DC, LLC

4 PROPERTY 273-275 North Queen Street, Shippensburg, PA 17257

5 DATE OF LISTING CONTRACT 03/14/2025

6 1. ADDITIONAL PROPERTY INFORMATION

A. Seller represents that the following utility connections are available and located as follows (list name of service provider):

Electric Location/Provider WEST PENN/NET ED
 Gas Location/Provider UGZ
 Telephone Location/Provider _____
 Water Type: ☒ Public ☐ On-site (well) ☐ Community ☐ Other _____
 Provider/Location SHIPPENSBURG BOROUGH WATER
 Sewer Type: ☒ Public ☐ On-site septic ☐ Community ☐ Other _____
 Provider/Location C.F.S. M.A.

Has an on-site system been approved? ☐ Yes ☐ No Has a percolation test been performed? ☐ Yes ☐ No

If yes, was the percolation rate approved? ☐ Yes ☐ No Are plans for septic design available? ☐ Yes ☐ No

☐ Other _____

B. If applicable, is the subdivision complete? ☐ Yes ☐ No If yes, are plans available? ☐ Yes ☐ No

7 2. ADDITIONAL DUTIES OF SELLER

A. Within _____ days of the Starting Date of the Listing Contract, Seller will provide to Broker copies of inspection reports, environmental surveys, available title reports, boundary surveys, and existing notes and mortgages that may continue to affect the Property after settlement.

B. Seller will not permit any real estate signs, other than those belonging to Broker, to be placed on the Property during the term of the Listing Contract.

8 3. LAND USE RESTRICTIONS OTHER THAN ZONING

A. If checked below, the Property, or a portion of it, is preferentially assessed for tax purposes or has limited developments rights under the following Act(s):

- ☐ Agricultural Area Security Law - Act 43 of 1981, 3 P.S. §901 et seq. (Development Rights)
- ☐ Farmland and Forest Land Assessment Act - Act 319 of 1974, 72 P.S. §5490.1 et seq. (Clean and Green Program)
- ☐ Open Space Act - Act 515 of 1965, 16 P.S. §11941 et seq. (an Act enabling certain counties of the Commonwealth to covenant with land owners for preservation of land in farm, forest, water supply, or open space uses)
- ☐ Conservation Reserve (Enhancement) Program - 16 U.S.C. §3831 et seq. (Development Restrictions)
- ☐ Other _____

B. Seller is aware that the buyer of the Property will need to determine the tax implications that will or may result from the sale of the Property to the buyer or that may result in the future as a result in any change in use of the Property.

C. If Property is enrolled in the Clean and Green Program, Seller must submit notice of the sale and any proposed changes in the use of Seller's remaining enrolled Property to the County Assessor 30 days before the transfer of title to the buyer.

9 4. ADDITIONAL DISCLOSURES

In addition to disclosures listed on a separate disclosure statement, Seller has knowledge of the following conditions affecting the Property:

- ☐ Contamination by one or more substances that requires remediation;
- ☐ The presence of wetlands, flood plains, or any other environmentally sensitive areas, whose development is limited or prevented by law;
- ☒ The presence of one or more substances whose removal or disposal is subject to any law or regulation;
- ☐ Violations of any law or regulation caused by the handling or disposing of any material waste or the discharge of any material into the soil, air, surface water, or ground water;
- ☐ The presence of underground fuel or liquid storage tanks.

Explain any items checked above:

ACT 2 CLEARANCE ACHIEVED FOR BOTH PARCELS

10 All other terms and conditions of the Listing Contract remain unchanged and in full force and effect.

11 SELLER [Signature]

12 SELLER _____

13 SELLER _____

DATE 4/1/2025

DATE _____

DATE _____

14 BROKER (Company Name) Shearer 24

15 ACCEPTED BY [Signature]

DATE 3/17/25

1 PROPERTY 273-275 North Queen Street, Shippensburg, PA 17257

2
3 SELLER(S) Shippensburg University Foundation & REC DC, LLC

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

7 1. SELLER'S INFORMATION

8 (A) Do you possess expertise in contracting, engineering, environmental assessment, architecture, or other areas related to the con-
9 struction and conditions of the Property and its improvements? ☐ Yes ☒ No

10 (B) The individual completing this form is the:

- 11 ☒ Owner
12 ☐ Executor
13 ☐ Administrator
14 ☐ Trustee
15 ☐ Power of Attorney

16 Explain any yes answers that you give in this section and, if applicable, attach supporting documentation: _____
17 _____
18 _____

19 2. PROPERTY DESCRIPTION (Attach current deed, if available)

20 DEEDS PROVIDED
21 _____
22 _____
23 _____

24 3. LAND (SOILS, DRAINAGE AND BOUNDARIES)

25 (A) Are you aware of any fill or expansive soil on the Property? ☒ Yes ☐ No

26 (B) Are you aware of any sliding, settling, earth movement, upheaval, subsidence or earth stability problems that have occurred on
27 or affect the Property? ☐ Yes ☒ No

28 (C) Are you aware of any past, existing or proposed mining, strip mining or any other excavations that have occurred on or might
29 affect the Property? ☐ Yes ☒ No

30 (D) To your knowledge, is the Property, or any part of it, located in a Special Flood Hazard Area or a wetlands area?
31 ☐ Yes ☒ No

32 (E) Do you know of any past or present drainage or flooding problems affecting the Property? ☐ Yes ☒ No

33 (F) Do you know of any encroachments, boundary line disputes or easements on the Property? ☐ Yes ☒ No

34 (G) Are you aware of any shared or common areas on or adjoining the Property (e.g. driveways, bridges, docks, walls, etc.) or main-
35 tenance agreements for common areas? ☐ Yes ☒ No

36 Explain any yes answers that you give in this section, describing the locations and, if applicable, the extent of the issue, if known:
37 FILE ON PAVING LOT SITE; ADDRESSED IN ACT II CLEARANCE
38 DOCUMENTS

39 4. HAZARDOUS SUBSTANCES

40 (A) Are you aware of any underground tanks or hazardous substances present on the Property such as, but not limited to, polychlori-
41 nated biphenyls (PCBs), radon, lead-based paint, etc.? ☐ Yes ☒ No

42 (B) To your knowledge, has the Property been tested for any hazardous substances? ☒ Yes ☐ No

43 (C) Do you know of any other environmental concerns that might impact the Property? ☐ Yes ☒ No

44 (D) Are you aware of any contamination to any wells or other sources of water on the Property? ☐ Yes ☒ No

45 (E) Are you aware of any discoloring of the soil or vegetation? ☐ Yes ☒ No

46 (F) Do you know if the Property is near any current or former waste disposal sites? ☐ Yes ☒ No

47 (G) Are you aware of any storage tanks on the Property? ☐ Yes (Please answer questions 1-8, below) ☒ No

- 48 1. Total number of storage tanks on the Property: _____ Aboveground _____ Underground
49 2. Are all storage tanks registered with the Pennsylvania Department of Environmental Protection? ☐ Yes ☐ No
50 3. If no, identify any unregistered storage tanks: _____

51 Seller Initials: LT ☐ ☐ ☐

VLI Page 1 of 4

COPYRIGHT PENNSYLVANIA ASSOCIATION OF REALTORS® 2016
1/16



4. Has any storage tank permit ever been revoked? ☐ Yes ☐ No
5. Have you ever been ordered to take corrective action by a federal or state agency citing a release, or danger of release, from a storage tank? ☐ Yes ☒ No
6. Do you know if methods and procedures exist for the operation of storage tanks and for the operator's/owner's maintenance of a leak detection system, an inventory control system, and a tank testing system? ☐ Yes ☒ No
- Explain: _____
7. To your knowledge, has there been any release, or any corrective action taken in response to a release, from any of the storage tanks on the Property? ☐ Yes ☒ No
8. If yes, has the release and corrective action been reported to any governmental agency? ☐ Yes ☐ No
- Explain any yes answers that you give in this section, describing the locations and the extent of the issue, if known, and attach all reports and records: _____

15. STATUS OF UTILITIES

- (A) Source of water:
- ☒ Public Water ☐ Connected ☐ Not Connected
- ☐ On-Site Water ☐ Connected ☐ Not Connected
- ☐ Community Water ☐ Connected ☐ Not Connected
- ☐ None
1. If known, provide the date the water was last tested: _____
2. What was the result of the test? _____
3. To your knowledge, is the pumping system in working order? ☐ Yes ☐ No ☐ Not Applicable
- If no, explain: _____
4. Are you aware of any problems related to the water service? ☐ Yes ☐ No
- If yes, explain: _____
5. If the Property is serviced by community water, do you have supporting documentation? ☐ Yes ☐ No ☐ Not Applicable
- (B) Sewage system:
- ☒ Public Sewer ☐ Private Sewer ☐ Septic Tank
- ☐ Cesspool ☐ Holding Tank ☐ None
- ☐ Other: _____
1. Do you have a current Site Investigation and Percolation Test Report for On-Site Disposal of Sewage issued by the Department of Environmental Protection? ☐ Yes ☐ No
2. If there is a septic tank on the Property, what is the type of tank?
- ☐ Metal/Steel ☐ Cement/concrete ☐ Fiberglass ☒ Unknown ☐ Other (specify): _____
3. If known, provide the date the on-site sewage disposal system was last serviced: _____
4. Is there a sewage pump? ☐ Yes ☐ No ☒ Unknown
- If yes, is it in working order? ☐ Yes ☐ No
5. Are you aware of any problems related to the sewage system? ☐ Yes ☒ No
- If yes, explain: _____
6. If the Property is serviced by public sewer, do you have supporting documentation? ☒ Yes ☐ No

16. GOVERNMENTAL ISSUES/ZONING/USE/CODES

- (A) Do you know of any violations of federal, state or local laws or regulations relating to this Property? ☐ Yes ☒ No
- (B) To your knowledge, is the Property located in an area where public authorities are contemplating proceedings for highway, thoroughfare, rail or utility construction, a redevelopment project, street widening or lighting, or other similar public projects?
- ☐ Yes ☒ No
- (C) The Property is currently zoned MIXED USE by the SHIPPENSBURG TOWNSHIP (municipality).
- (D) Do you know of any pending or proposed changes in zoning? ☐ Yes ☒ No
- (E) Current use is: ☒ conforming ☐ non-conforming ☐ permitted by variance ☐ permitted by special exception
- (F) To your knowledge, is the Property a designated historic or archeological site? ☐ Yes ☒ No
- Explain any yes answers you gave in this section: _____

17. LEGAL/TITLE ISSUES

- (A) Are you aware of any recorded encumbrances, covenants, conditions, restrictions, mineral or natural restrictions, easements, licenses, liens, charges, agreements, or other matters which affect the title of the Property? ☐ Yes ☒ No

- (B) Are you aware of any encumbrances, covenants, conditions, restrictions, mineral or natural restrictions, easements, licenses, liens, charges, agreements, or other matters which affect the title of the Property that have not been recorded in the official records of the county recorder where the Property is located? ☐ Yes ☒ No
- (C) Are you aware of any public improvement, condominium, or owner association assessments against the Property that remain unpaid? ☐ Yes ☒ No
- (D) Are you aware of any existing or threatened action, suit, or government proceeding relating to the Property? ☐ Yes ☒ No
- (E) Are you aware of any reason, including a defect in title, that would prevent you from conveying free and clear title to the Property? ☐ Yes ☒ No
- (F) Are you aware of any judgment, encumbrance, lien (for example, co-maker or equity loan) or other debt against the Property that cannot be satisfied by the proceeds of this sale? ☐ Yes ☒ No
- (G) Are you aware of any insurance claims filed relating to the property? ☐ Yes ☒ No
- (H) Is the Property, or any part of it, leased to a third party? ☒ Yes ☐ No
- Explain any yes answers you give in this section: PARTIAL LOT LEASE THAT EXPIRES SEPT 2025

8. OIL, GAS, AND MINERAL RIGHTS

- (A) Are you aware of any oil, gas, and/or mineral rights that have been previously transferred by Seller or a previous owner of the Property? ☐ Yes ☒ No
- (B) Are you reserving any oil, gas, and/or mineral rights? ☐ Yes ☒ No
- (C) Is the Property, or any part of it, leased for the purpose of oil, gas, and/or mineral excavation or exploration? ☐ Yes ☒ No
- If yes, is the Property pooled or unitized? ☐ Yes ☐ No
- (D) Does Seller receive any royalty payments due to any past or present oil, gas, and/or mineral excavation or exploration activities on the Property? ☐ Yes ☒ No
- Explain any yes answers you give in this section, attaching copies of complete leases, where applicable: _____

9. DOMESTIC SUPPORT LIEN LEGISLATION

- (A) Has any Seller, at any time, on or since January 1, 1998, been obligated to pay support under an order that is on record in a domestic relations office in any Pennsylvania county? ☐ Yes ☒ No
- If yes, list name and social security numbers of Seller(s) obligated to pay, the county, and the Domestic Relations File or docket number: _____
- (B) Is any Seller currently separated from or in the process of obtaining a divorce from a spouse? ☐ Yes ☒ No
- If yes, is there currently a separation or property settlement order in place? ☐ Yes ☐ No

10. LAND USE RESTRICTIONS OTHER THAN ZONING

- (A) Is the Property, or a portion of it, preferentially assessed for tax purposes under the Farmland and Forest Land Assessment Act (72 P.S. §5490.1, et seq.) (Clean and Green Program)? ☐ Yes ☒ No
- Note: An owner of property enrolled in the Clean and Green Program must submit notice of the sale and any proposed changes in the use of the owner's remaining enrolled property to the County Assessor 30 days before the transfer of title to a buyer. The sale of property enrolled in the Clean and Green program may result in the loss of program enrollment and the loss of preferential tax assessment for the property and/or the land of which it is a part and from which it is being separated. Removal from enrollment in the Clean and Green Program may result in the charge of roll-back taxes and interest. A roll-back tax is the difference in the amount of taxes that would have been paid in the absence of Clean and Green enrollment. The roll-back taxes are charged for each year that the property was enrolled in the program, limited to the past 7 years.
- (B) Is the Property, or a portion of it, preferentially assessed for tax purposes under the Open Space Act (16 P.S. §11941, et seq.) (an Act enabling certain counties of the Commonwealth to covenant with landowners for preservation of land in farm, forest, water supply, or open space uses)? ☐ Yes ☒ No
- Note: This Act enables counties to enter into covenants with owners of land designated as farm, forest, water supply, or open space land on an adopted municipal, county or regional plan for the purpose of preserving the land as open space. A covenant between the owner and the county is binding upon any buyer of the property during the period of time that the covenant is in effect (5 or 10 years). Covenants automatically renew at the end of the covenant period unless specific termination notice procedures are followed. When a breach of covenant occurs, the then-owner is required to pay roll-back taxes and interest. A roll-back tax is the difference in the amount of taxes paid and the taxes that would have been paid in the absence of the covenant. The roll-back taxes are charged for each year that the property was subject to the covenant, limited to the past 5 years.
- (C) Is the Property, or a portion of it, preferentially assessed for tax purposes or enrolled in any program, other than Clean & Green and Open Space, that contains any covenants, subdivision restrictions or other restrictions affecting the Property? ☐ Yes ☒ No
- Explain any yes answers you gave in this section: _____

165 **11. SERVICE PROVIDER/CONTRACTOR INFORMATION**

166 (A) Provide the names, addresses and phone numbers of the service providers for any Maintenance Contracts on the Property (e.g.,
167 groundskeeping, pest control). Attach additional sheet if necessary:

168 _____
169 _____
170 _____
171 _____
172 _____

173 (B) Provide the names, addresses and phone numbers of the service providers for any utilities on the Property (e.g., water, water
174 softener, sewage, on-site sewage service, natural gas, electric, telephone). Attach additional sheet if necessary:

175 _____
176 _____
177 _____
178 _____
179 _____
180 _____
181 _____

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

187 SELLER ☒ José Luis Cruz DATE ☒ 4/1/2025
188 SELLER _____ DATE _____
189 SELLER _____ DATE _____
190