

FOR SALE/LEASE



ADDRESS: 33 WESTMINSTER DRIVE, CARLISLE PA.

BUILDING SIZE: 12,375 SQUARE FEET

LOT SIZE: 2.27 ACRES

ZONING: C-2

UTILITIES: PUBLIC

PARKING: 57 SPACES

FOR LEASE: \$14.00 SQUARE FOOT NNN

FOR SALE: \$1,800,000



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

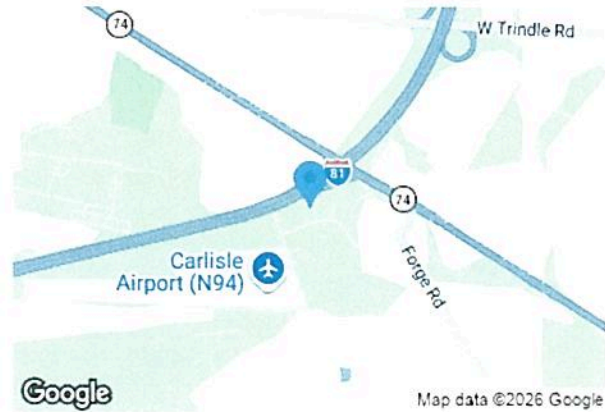
Agent Full

33 Westminster Dr, Carlisle, PA 17013

Active

Commercial Sale

\$1,800,000



Recent Change: 06/16/2026 : New Active : ->ACT

MLS #: PACB2055060
Tax ID #: 40-23-0594-066
Ownership Interest: Fee Simple
Sub Type: Office
Waterfront: No
Views: Mountain, Street

Available SqFt: 10,952.00
Price / Sq Ft: 145.47
Business Use: Professional
Year Built: 1988
Property Condition: Good

Location

County: Cumberland, PA
MLS Area: South Middleton Twp - Cumberland County (14440)
Legal Subdivision: HILLMOUNT

School District: South Middleton
High School: Boiling Springs

Association / Community Info

Property Manager: No
Association Recreation Fee: No

Taxes and Assessment

Tax Annual Amt / Year: \$17,029 / 2024
School Tax: \$13,096 / Annually
County Tax: \$2,719 / Annually
City/Town Tax: \$1,213 / Annually
Clean Green Assess: No

Tax Assessed Value: \$1,011,000 / 2024
Imprv. Assessed Value: \$588,700
Land Assessed Value: \$422,300
Historic: No
Land Use Code: 353
Tax Phase: 2
Block/Lot: 7

Zoning: C-2 (COMMERCIAL GENERAL)

Commercial Sale Information

Business Type: Professional
Property Use: Owner User
Potential Tenancy: Single
Building Total SQFT: 12,374 / Estimated

Building Info

Builder Name: MBC
Building Units Total: 1
Building Level Count: 1
Building Total SQFT: 12,374 / Estimated
Foundation Details: Slab
Building Classification: Class C
Construction Materials: Masonry
Flooring Type: Carpet, Concrete
Roof: Built-Up, Rubber
Total Loading Docks: 0
Total Levelers: 0
Total Drive In Doors: 0

Lot

Lot Acres / SQFT: 2.27a / 98881sf / Assessor
Views: Mountain, Street
Fencing Y/N: No
Location Type: Urban
Road: Black Top / Boro/Township
Tax Opportunity Zone Y/N: No

Ground Rent

Ground Rent Exists: No

Parking

Car Parking Spaces: 57
Total Parking Spaces: 57
Features: Parking Lot

Interior Features

Interior Features: Accessibility Features: Level Entry - Main

Utilities

Utilities: Central A/C; Cooling Fuel: Electric; Electric Service: 200+ Amp Service; Avg. Mo. Electric Bill: \$1,240; Prev. 12 Mo. Electric Bill: \$14,880; Heating: Forced Air; Heating Fuel: Electric, Natural Gas; Hot Water: Electric, Natural Gas; Water Source: Public; Sewer: Public Sewer

Remarks

Agent: please call office to coordinate acceptable times to view the property
Public: 10,000+ square foot building currently leased to County Assistance Office. Building will be available for occupancy by end of this year (2026). A total of 57 parking spaces with lot across the street included as part of the entire property. C-2 zoning offers numerous permitted uses to accommodate your need. See associated documents for additional information to answer most of your questions. Limited hours and days for showings given current status of tenant. Owner would consider long-term lease as well. Initial lease rate would be \$14/square foot NNN.

Listing Office

Listing Agent: [Bill SHEARER \(3232212\) \(Lic# RM425633\)](#) (717) 576-8101
Listing Agent Email: bill@shearer24.com
Broker of Record: [Bill SHEARER \(3232212\) Click for License](#)
Listing Office: [Shearer 24, LLC \(SHEARER24\) \(Lic# RB069898\)](#)
19 W South St W Frnt, Carlisle, PA 17013-3444
Office Phone: (717) 214-0224

Showing

Appointment Phone: (717) 576-8101
Showing Contact: Agent
Contact Name: Bill Shearer
Showing Requirements: 48 Hours Notice
Showing Method: In-Person Only
Directions: E. High Street from Carlisle Square to E. High Street/York Road split, bear right on York Road, proceed to 3rd red light located at the intersection to the Target Center, TR to Westminster Drive to building on right with sign

Showing Provider:	ShowingTime
Lock Box Type:	None

Listing Details

Original Price:	\$1,800,000	DOM / CDOM:	1 / 1
Listing Agrmnt Type:	Exclusive Right	Original MLS Name:	BRIGHT
Prospects Excluded:	No	Expiration Date:	12/16/26
Listing Service Type:	Full Service	Lease Considered:	Yes
Dual Agency:	Yes	Seller Concessions:	No
Sale Type:	Standard		
Listing Term Begins:	06/16/2026		
Listing Entry Date:	06/16/2026		
Possession:	Settlement		
Acceptable Financing:	Cash, Conventional		







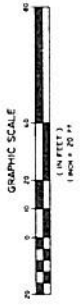
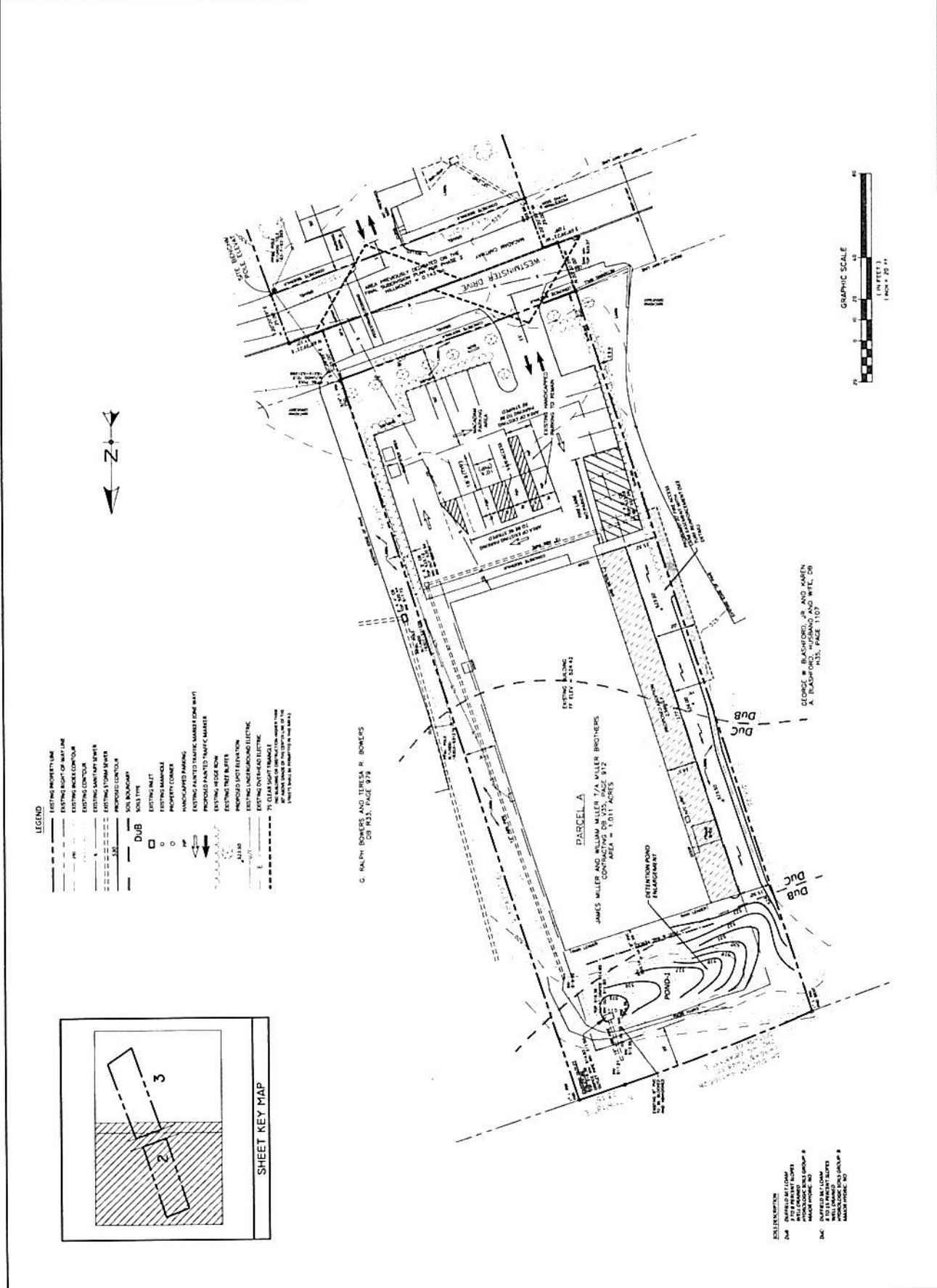
REVISION	DATE	DESCRIPTION
1	6/1/08	REVISED PER TOWNSHIP REVIEW LETTER
2	6/1/08	REVISED PER TOWNSHIP REVIEW LETTER
3	11/1/08	ADDED EASEMENT ACCESS LANE & REVISED PARKING LAYOUT



FORINO COMPANY, L.P.
 5115 MCINTOSH ROAD • DALLAS, TEXAS 75244
 OFFICE: 972.971.1200 • FAX: 972.971.0800

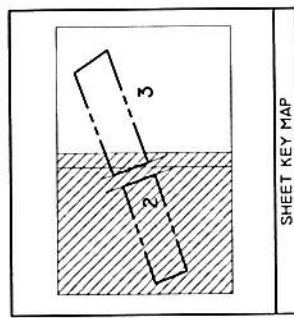
SITE PLAN (NORTH)
 ASSISTANCE BUILDING ADDITION
 CUMBERLAND COUNTY
 SOUTH ANDOLFTON TOWNSHIP - CUMBERLAND COUNTY

PROJECT #	0809
SCALE	1" = 20'
DRAWN BY	MHE
CHECKED BY	TD
DATE	5/14/2008
DWG NO.	0809-1
SHEET NO.	2 of 4



LEGEND

---	EXISTING PROPERTY LINE
---	EXISTING RIGHT-OF-WAY LINE
---	EXISTING INDEX CONTOUR
---	EXISTING CONTROL
---	EXISTING LIMIT SURVEY
---	EXISTING TOWNSHIP BOUNDARY
---	PROPOSED CONTROL
---	SOIL BOUNDARY
DUB	SOIL TYPE
□	EXISTING WELL
○	PROPOSED WELL
○	PROPERTY CORNER
○	UNOCCUPIED PARKING
○	EXISTING PAINTED TRAFFIC MARKETS (SEE SHEET 3)
○	PROPOSED PAINTED TRAFFIC MARKETS
○	EXISTING WEDGE ROW
○	EXISTING TREE BUFFER
○	PROPOSED SPOT ELEVATION
○	EXISTING UNDERGROUND ELECTRIC
○	EXISTING OVERHEAD ELECTRIC
○	75' CLEAR RIGHT OF WAY
○	75' CLEAR RIGHT OF WAY



CONSTRUCTION

DUB	INTERFIELD LOAM
DUB	2 TO 3 PERCENT SILT
DUB	2 TO 3 PERCENT CLAY
DUB	2 TO 3 PERCENT SAND
DUB	2 TO 3 PERCENT SILT
DUB	2 TO 3 PERCENT CLAY
DUB	2 TO 3 PERCENT SAND
DUB	2 TO 3 PERCENT SILT
DUB	2 TO 3 PERCENT CLAY
DUB	2 TO 3 PERCENT SAND

G. RALPH BOWERS AND WILLES R. BOWERS
 251 PEARL, PAGE 10.9

GEORGE W. BLANCHARD, JR. AND KAREN
 A. BLANCHARD AND WIFE, 26
 P.133, PAGE 11.03

JAMES MILLER AND WILLIAM MILLER VIA MILLER BROTHERS
 CONTRACTORS, INC. 1.011 ACRES

EXISTING ALONG
 17' ELEV. = 334.42

DETENTION POND ENHANCEMENT

WESTMINSTER DRIVE

DARCELLA

POND-1

DETENTION POND ENHANCEMENT

DUB

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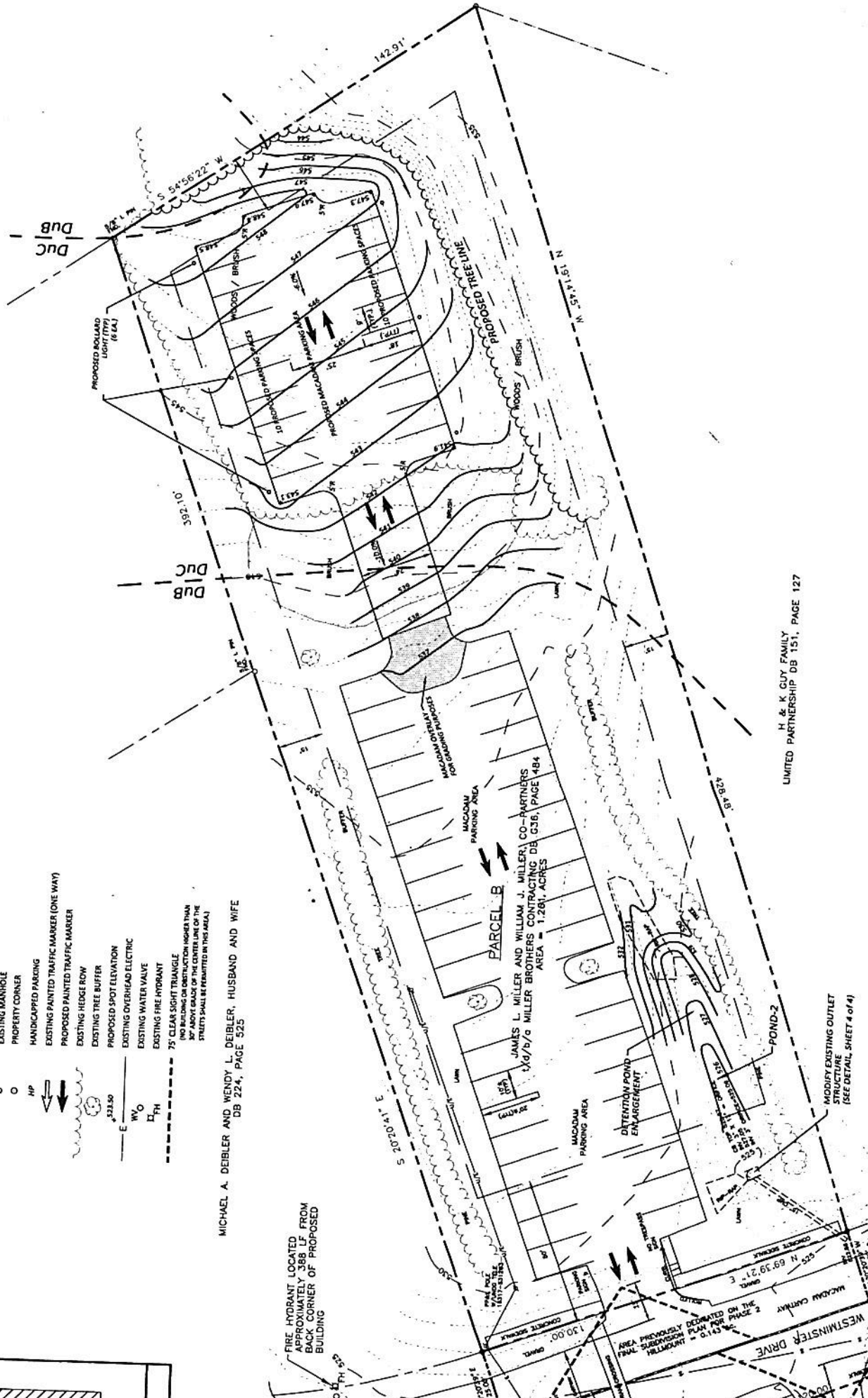
LEGEND

- EXISTING PROPERTY LINE
- EXISTING RIGHT-OF-WAY LINE
- EXISTING INDEX CONTOUR
- EXISTING CONTOUR
- EXISTING SANITARY SEWER
- EXISTING STORM SEWER
- PROPOSED CONTOUR
- SOIL BOUNDARY
- SOILS TYPE
- EXISTING INLET
- EXISTING MANHOLE
- PROPERTY CORNER
- HP
- EXISTING PAINTED TRAFFIC MARKER (ONE WAY)
- PROPOSED PAINTED TRAFFIC MARKER
- EXISTING HEDGE ROW
- EXISTING TREE BUFFER
- PROPOSED SPOT ELEVATION
- EXISTING OVERHEAD ELECTRIC
- EXISTING WATER VALVE
- EXISTING FIRE HYDRANT
- 75' CLEAR SIGHT TRIANGLE
- NO BUILDING OR OBSTRUCTION HIGHER THAN 30' ABOVE GRADE OF THE CENTER LINE OF THE STREETS SHALL BE PERMITTED IN THIS AREA.



MICHAEL A. DEIBLER AND WENDY L. DEIBLER, HUSBAND AND WIFE
DB 224, PAGE 525

FIRE HYDRANT LOCATED APPROXIMATELY 388 LF FROM BACK CORNER OF PROPOSED BUILDING



MODIFY EXISTING OUTLET STRUCTURE (SEE DETAIL SHEET 4 of 4)

CURRENT OWNER		UTILITIES		STRT / ROAD		LOCATION		CURRENT ASSESSMENT	
MILLER BROTHERS CONTRACTING, PO BOX 472 REAL_OWNERS PA 17972	R/Rural L/Level P/Paved Road	G/Gas+Water+S P/Public P/Public	N/NO N/NO N/NO	N/NO WATERFR O/Open	BLDG LAND	Code 353 353	Appraised 588,700 844,600	Current Value 588,700 844,600	8028 CUMBERLAND COUNTY, PA
SUPPLEMENTAL DATA		Tieback Nu		Assoc Pid#		Total		1,011,000	
All Parcel I 40-23-0594-066		Old Contro		40-23-0594-066		1,011,000		1,011,000	
Legal Muni 40-08		School Dis		SOUTH MIDDLET					
Tax Status T		Homestea N		Farmstead N					
Special ID		Parcel Bill							
Geo Pin 40-23-0594-066									

RECORD OF OWNERSHIP		BK	VOL	PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC
MILLER BROTHERS CONTRACTING, MILLER, JAMES & WILLIAM	20090 0 0035V 0	01-28-2009 08-27-1992	U U	1 0	622,000 55	1 09			
Total		0.00						1,011,000	

EXEMPTIONS		OTHER ASSESSMENTS	
Year	Code	Description	Amount
		Interest	

ASSESSING NEIGHBORHOOD		PROPERTY TYPE	
Prc Assng Dist	Nbnd Name	Property Class	Property Type
4000	SOUTH MIDDLETON TWP	C	CO

DELETED PARCEL 061 AND COMBINED WITH THIS PARCEL

MH Title, V/N, Mfg in these 3 fields

Appraised Bldg. Value (Card) 588,700
 Appraised Xf (B) Value (Bldg) 0
 Appraised Ob (B) Value (Bldg) 0
 Appraised Land Value (Bldg) 422,300
 Special Land Value 0
 Total Value 1,011,000
 Valuation Method S

BUILDING PERMIT RECORD		VISIT / CHANGE HISTORY	
Permit ID	County Rec	Type	Description
		07-31-2008	044 Y 04 10
		05-01-2003	044 Y 04 10
		03-08-2000	035 Y 04 04
Total Value		1,011,000	

LAND LINE VALUATION SECTION		VALUATION		ADJUSTMENT		APPRaisal						
B Use Code	Description	Zoni	LA	Lnd Lot Ty	Units	Unit Price	Cond.	Nbnd.	Nbnd Adj	Location Adjustme	Adj Unit Pric	Appraised
353	Office Building L	C2		PRIMARY	1.000 AC	200,000.00	1.00	4000	1.000	BLDGSITE	0	200,000
353	Office Building L	C2		SURPLUS	1.270 AC	175,000.00	1.00	4000	1.000	SURPLUS1	0	222,250
353	Office Building L			SURPLUS	0.000 AC	1.000000	1.00	4000	1.000		0	0
Total Card Land Units		2 AC		Parcel Total Land Area: 2		Total Land Value		422,300				

CURRENT OWNER		UTILITIES		STRT / ROAD		LOCATION		CURRENT ASSESSMENT	
R Rural	G Gas+Water+S	N No	N No	N No	N No	N No	N No	Appraised	Current Value
L Level	P Public	N No	N No	N No	N No	N No	N No	588,700	588,700
P Paved Road	P Public	N No	N No	O Open	O Open			844,600	844,600
SUPPLEMENTAL DATA									
Alt Parcel I 40-23-0594-066		Tieback Nu		Assoc Pid#					
Legal Muni 40-08		Old Contro							
SCHOOL DIS 8		SOUTH MIDDLET							
TAX STATUS T		HOMESTEAD N							
SPECIAL ID		FARMSTEAD N							
PARCEL BILL									
Geo Pin 40-23-0594-066									

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	QU	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)	
MILLER BROTHERS CONTRACTING, MILLER, JAMES & WILLIAM		20090 0	01-28-2009	U	1	09	1	Fiscal	Current Value
		0035V 0	08-27-1992	U	0	55	622,000	2026	588,700
								353	422,300
								353	588,700
								353	844,600
								Total	1,011,000
								Total	1,011,000

EXEMPTIONS

Year	Code	Description	Amount	Interest
			0.00	

OTHER ASSESSMENTS		Code	Description	Legacy Fla	Amount

ASSESSING NEIGHBORHOOD		Property Class	Property Type
		C	CO

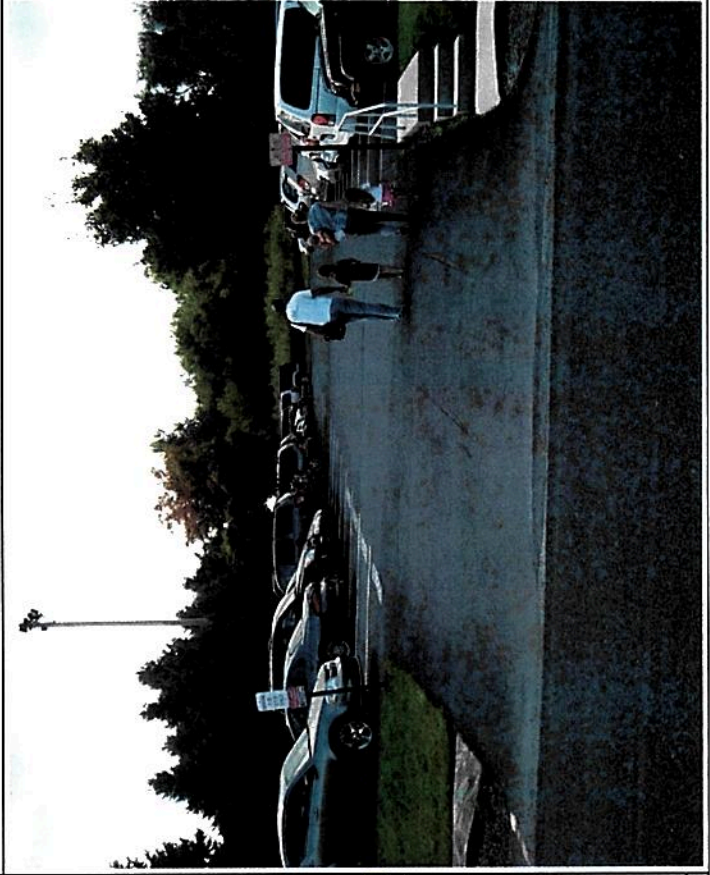
NOTES	
DELETED PARCEL 061 AND COMBINED WITH THIS PARCEL	
MH Title, VIN, Mfg in these 3 fields	

BUILDING PERMIT RECORD		Amount	Visit Date	Pct Comp	Date Comp	Comment
Permit ID	County Rec Type					

LAND LINE VALUATION SECTION																		
B Use Code	Description	Zoni	LA	Lnd Lot Ty	Units	Unit Price	I. Factor	Site Index	Cond.	Nbhd.	Nbhd Adj	Notes	Location Adjustme	Adj Unit Pric	Appraised			
353	Office Building L	C2		PRIMARY	1.000	200,000.00	1.00000	0	1.00	4000	1.000	BLDGSITE	0	0	200,000			
353	Office Building L	C2		SURPLUS	1.270	175,000.00	1.00000	0	1.00	4000	1.000	SURPLUS1	0	0	222,250			
353	Office Building L			SURPLUS	0.000	AC	1.00000	0	1.00	4000	1.000		0	0	0			
Total Card Land Units														2	AC	Parcel Total Land Area: 12	Total Land Value	422,300

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)										
Element	Cd	Description	Element	Cd	Description								
Model	94	Comm/Ind	Half Baths										
Sect Num	2	OFFICE	Total Fixtures										
EST USE	C06		Baths/Plumbing										
Stories	1		MIXED USE										
Grade	C		Code	Description	Percentage								
Class	353	Office Building Low Rise (1-4)	353	Office Building Low Rise (1-4)	100								
Bldg Use	99	No Value/Na			0								
Frame Type	12.00				0								
Floor Level			COST / MARKET VALUATION										
Wall Height			RCN										
Exterior Wall 1			Year Built	1776									
Roof Cover	05	Drywall	Effective Year Built	1988									
Interior Walls			Condition Code										
Interior Wall 1	14	Carpet	Remodel Rating										
Interior Wall 2			Year Remodeled	8									
Floors	AC	Central Air Conditioning	Depreciation %										
Interior Floor 1			Functional Obsol	8,0000000000000000									
Interior Floor 2			Trend Factor	1									
Feature 1			Status Code										
Feature 2			Condition %	84,0000000000000000									
Feature 3			RCNLD	859,183									
Heat Type	03	Gas (Est: Ng)	Dep % Ovr										
Heat 1			Dep Ovr Comment										
Heat Fuel			Misc Imp Ovr										
AC Type	05		Misc Imp Ovr Comment										
HVAC	05		Cost to Cure Ovr										
Basement %	5.207		Cost to Cure Ovr Comment										
Bsm't Pct			OB - OUTBUILDING & YARD ITEMS(L) / XF - BUILDING EXTRA FEATURES(B)										
Multiplier			Type	Description	L/B	Units	Rate	AYB	Cond. Cd	% Good	Grade	Grade Ad	Appr. Value
Bedrooms													
Full Baths													
Half Baths													
BUILDING SUB-AREA SUMMARY SECTION													
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value							
OFFICE	C - Office	10,952	10,952	0	0								
		Ttl Gross Liv / Lease Area	10,952	10,952	0								

148	74	OFFICE	30
148	74	OFFICE	30
148	74	OFFICE	30



33 Westminster Dr, Carlisle, PA 17013-4369 South Middleton Twp Tax ID 40-23-0594-066

[Tax History](#) [Sale & Mortgage](#) [Flood Report](#) [Last Listing](#) [Public Record Only-Property History](#) [Maps](#)

[View Comparable Properties](#)



Summary Information

Owner:	Miller Brothers Contracting	Property Class:	Commercial
Owner Address:	PO Box 472	Annual Tax:	\$15,734
Owner City State:	SCHUYLKILL HAVEN PA	Record Date:	01/28/09
Owner Zip+4:	17972-472	Sale Amount:	\$1
Owner Occupied:	Yes	Doc Num:	200902248
Owner Carrier Rt:	B005	Tax Record Updated:	01/28/25

Geographic Information

County:	Cumberland, PA	Lot:	7
Municipality:	South Middleton Twp	Sub Phase:	2
High Sch Dist:	South Middleton	Legal Subdivision:	HILLMOUNT
Tax ID:	40-23-0594-066		
Tax ID Alt:	40230594066		

Assessment & Tax Information

Tax Year:	2024	Annual Tax:	\$15,734	Total Land Asmt:	\$422,300
County Tax:	\$2,387	Taxable Land Asmt:	\$422,300	Total Bldg Asmt:	\$588,700
Municipal Tax:	\$910	Taxable Bldg Asmt:	\$588,700	Total Asmt:	\$1,011,000
School Tax:	\$12,438			Taxable Total Asmt:	\$1,011,000
Asmt As Of:	2024				

Lot Characteristics

County Desc:	LOT 7 PH 2 PB 53	SQFT:	98,881
Road Int:	Paved	Acres:	2.2700
		Roads:	Paved

Building Characteristics

Fireplace Total:		Water:	Public
		Sewer:	Public

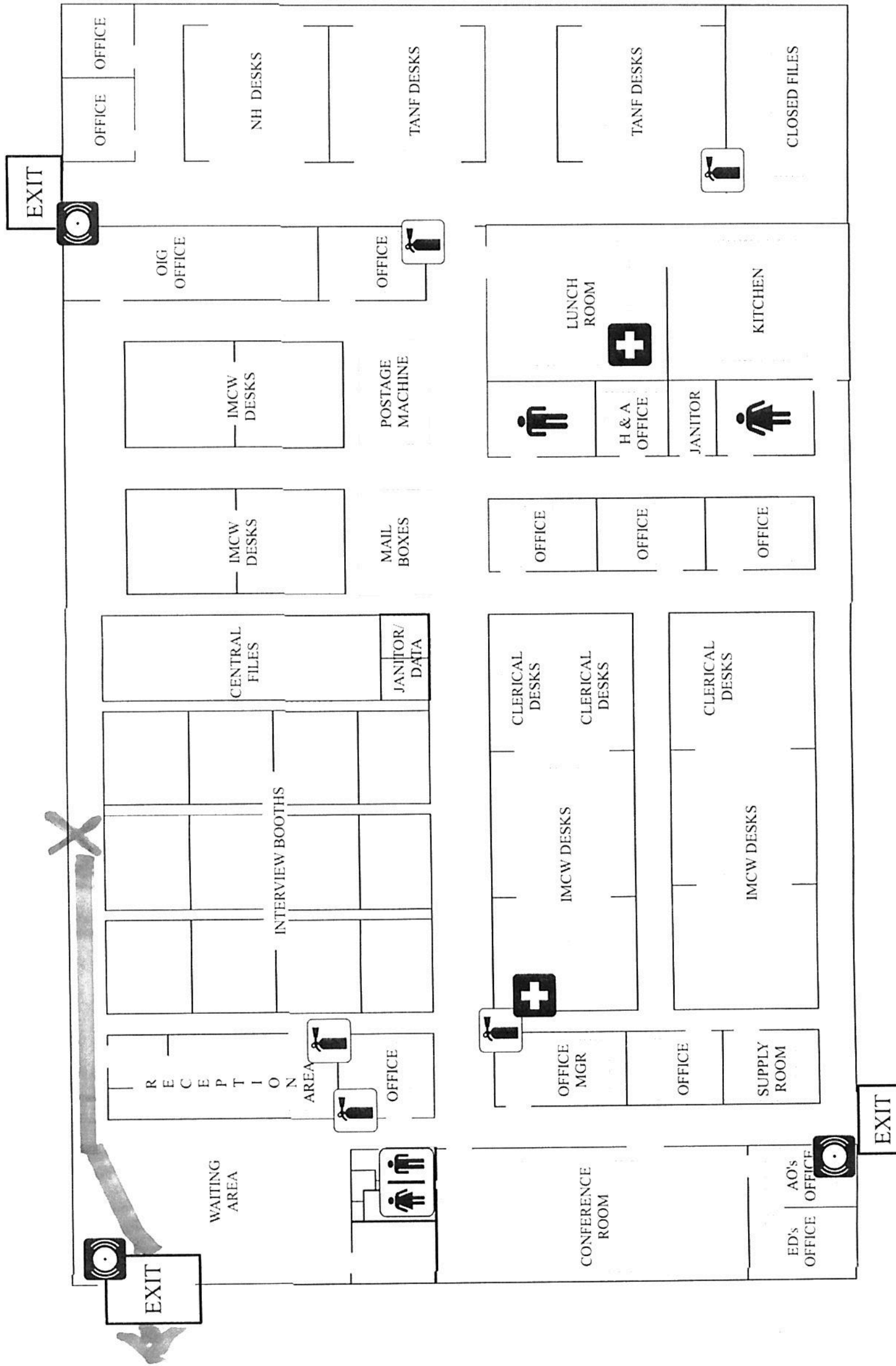
Codes & Descriptions

Land Use: 353 Office Bldg Low Rise (1 - 4 stories)
 County Legal Desc: LOT 7 PH 2 PB 53 PG 68A
 Use Type: Commercial - Office
 County Land Desc: LOT 7 PH 2 PB 53 PG

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.

Street Number is 33
 Street Name is like 'westm*'
 County Or Parish is 'Cumberland, PA'
 Found 1 result in 0.02 seconds.



(h.) Outdoor Seating and Dining and Outdoor Retail Sales and Displays shall be subject to Article XVI.

1201.(6) Prohibited Uses

The following uses are expressly prohibited in the Commercial-Light District:

- (a.) Residences;
- (b.) Junkyards;
- (c.) Automobile Wrecking.

1202. C-2 COMMERCIAL – GENERAL DISTRICT

1202.(1) Permitted Uses, Subject to Article XVI

In a Commercial District, no building or premises shall be used and no building shall be erected, which is arranged, intended or designed to be used in whole or in part, for any purpose except those listed below. All such uses shall comply with Article XVI herein, and be required to obtain Land Development Plan approval in accordance with the South Middleton Township Subdivision and Land Development Ordinance.

- (a.) Retail Businesses.
- (b.) Professional Offices.
- (c.) Business and Personal Services.
- (d.) Repair Services.
- (e.) Commercial Day-Care
- (f.) Medical or Dental Clinical Facilities.
- (g.) Hospitals
- (h.) Restaurants.
- (i.) Taverns and Nightclubs
- (j.) Greenways and Trails.
- (k.) Municipal Buildings and Services.
- (l.) Indoor Recreational Facilities.
- (m.) Animal Hospitals.
- (n.) Essential Services
- (o.) Accessory uses and buildings customarily incidental to the permitted uses.
- (p.) Replacement, collocations, or modifications of wireless telecommunication facilities or support structures where such facilities or structures do not create a substantial change or substantially change the physical dimensions of the wireless telecommunications support structure.
- (q.) Small Wireless Facilities.
- (r.) Schools

1202.(2) Conditional Uses, Subject to Article XVI and Article XX

- (a.) Community Commercial Centers – defined as a group or any permitted uses in Section 1201 above and/or conditional uses in this Section, planned and designed as a common commercial entity with commercial units planned and designed to be located either in single or multiple buildings, pursuant to the provisions of Section 1613 defined herein.
- (b.) Churches and similar Places of Worship.
- (c.) Social and Fraternal Organizations and Lodges
- (d.) Nursing or Convalescent Homes.
- (e.) Mini-Storage/Self-Storage Facility.
- (f.) Automobile Sales/Repair/Service/Washing/Tire Sales
- (g.) Convenience Stores with gasoline sales.
- (h.) Hotels and Motels.
- (i.) Mortuaries
- (j.) Airports
- (k.) Indoor storage facilities
- (l.) Personal Stand-Alone Wind Turbines.
- (m.) Innovative Design Development.
- (n.) Outdoor Recreational Facilities.

1202.(3) Lot and Area Requirements

Minimum Lot Area and Related Requirements

(a.) Public Sewer

- (i.) Lot Size.....25,000 square feet
- (ii.) Lot Width.....100 feet
- (iii.) Front Yard.....50 feet
- (iv.) Side Yard
 - (1.) Abutting any Non-Residential Use or District15 feet
 - (2.) Abutting any Residential Use or District.....30 feet
(See also Section 1602)
- (v.) Rear Yard
 - (1.) Abutting any Non-Residential Use or District ...20 feet
 - (2.) Abutting any Residential Use or District.....50 feet

(b.) On-Site Sewer

- (i.) Lot Size.....61,000 square feet
- (ii.) Lot Width.....180 feet
- (iii.) Front Yard.....80 feet

- (iv.) Side Yard
 - (1.) Abutting any Non-Residential Use or District15 feet
 - (2.) Abutting any Residential District or Use.....60 feet
(See also Section 1602)
- (v.) Rear Yard
 - (1.) Abutting any Non-Residential Use or District ...20 feet
 - (2.) Abutting any Residential Use or District.....100 feet

1202.(4) General Requirements for all uses

- (a.) Building Coverage (maximum permitted).....40%
- (b.) Impervious Area (maximum including buildings).....60%
- (c.) Building Height (maximum permitted).....40 feet
- (d.) Off-Street Parking as required by Article XVIII.
- (e.) No side yard shall be required when two or more commercial uses adjoin side to side provided that mutual agreement in writing by the two or more adjoining property owners is recorded at the Recorder of Deeds' Office of Cumberland County; and provided that there is an improved vehicular access of at least twenty (20) feet in width through an open and unobstructed passage at grade level at intervals not more than four hundred (400) feet apart from a street to all yards of the lot. The Board of Supervisors may modify this four hundred-foot internal.
- (f.) All uses and storage accessory thereto except customer and employee parking, loading areas and public utility structures shall be conducted within completely enclosed buildings.

1202.(5) Additional Use Standards

- (a.) Parking, loading, or service areas used by motor vehicles shall be physically separated from all streets by a suitable barrier against unchanneled motor vehicle access or egress. The roads, driveways, parking areas and walks shall be paved and maintained in good condition with hard surface materials.
- (b.) All access roads or driveways shall be located not less than forty (40) feet from the intersection of any street right-of-way lines, and shall be designed in a manner conducive to safe ingress and egress.
- (c.) Nighttime illumination will be required in all parking areas. Illumination shall be by some means other than floodlighting.
- (d.) When lot lines of a property proposed for non-residential use lie within 35 feet of any Residential District boundary or any lot in residential use, any illumination shall be arranged so there will be no glare of lights toward such lot or district boundary line.
- (e.) The applicant shall comply with the applicable requirements of Section 1607 regarding landscaping and screening.

- (f.) All uses and storage accessory thereto except customer and employee parking, loading areas and public utility structures, and Outdoor Seating and Dining and Outdoor Retail Sales and Displays shall be conducted within completely enclosed buildings.
- (g.) Outdoor Seating and Dining and Outdoor Retail Sales and Displays shall be subject to Article XVI.

1202.(6) Prohibited Uses

The following uses are expressly prohibited in the Commercial-General District:

- (a.) Residences
- (b.) Junkyards
- (c.) Heavy Industrial Uses
- (d.) Travel Plazas
- (e.) Truck Terminals/Warehousing/Distribution
- (f.) Automobile Wrecking

1203. AD – AIRPORT DEVELOPMENT DISTRICT

1203.(1) Permitted Uses, Subject to Article XVI

In an Airport Development District, no building or premises shall be used and no building shall be erected, which is arranged, intended or designed to be used in whole or in part, for any purpose except those listed below. All such uses shall comply with Article XVI herein, and be required to obtain Land Development Plan approval in accordance with the South Middleton Township Subdivision and Land Development Ordinance.

- (a.) Airports/Heliports including aircraft storage and maintenance, equipment sales and service and related support facilities, including but not limited to storage, sale and installation of aircraft parts, storage dispensing of aviation fuel, control tower, and associated uses, hangars, training/classes/schools associated with flight training, passenger terminal, restaurant and parking facilities, and emergency medical services to include on site living quarters.
- (b.) Municipal Owned Airport Commercial Centers - defined as a group or any permitted uses in Section 1203 above and/or conditional uses in this Section, planned and designed as a common commercial entity with commercial units planned and designed to be located either in single or multiple buildings, pursuant to the provisions of Section 1613 defined herein.
- (c.) Retail Businesses.
- (d.) Professional Offices.
- (e.) Business and Personal Services.
- (f.) Repair Services.
- (g.) Restaurants.

- (h.) Taverns and Nightclubs
- (i.) Greenways and Trails.
- (j.) Municipal Buildings and Services.
- (k.) Essential Services
- (l.) Accessory uses and buildings customarily incidental to the permitted uses.
- (m.) Mini-Storage/Self-Storage Facility
- (n.) Indoor storage facilities
- (o.) Small Wireless Facilities.

1203.(2) Conditional Uses, Article XVI and Article XX

- (a.) Privately Owned Airport Commercial Centers – defined as a group or any permitted uses in Section 1203 above and/or conditional uses in this Section, planned and designed as a common commercial entity with commercial units planned and designed to be located either in single or multiple buildings, pursuant to the provisions of Section 1613 defined herein.
- (b.) Convenience Stores with gasoline sales.
- (c.) Hotels and Motels
- (d.) Manufacturing, assembling, converting, finishing, and processing activities of a light industrial nature including:
 - i. Agricultural, food and kindred products
 - ii. Furniture and fixtures
 - iii. Printing, publishing, and allied industries
 - iv. Pharmaceutical, medicinal, drug and biological products
 - v. Textile mill and apparel products
 - vi. Professional, scientific and controlling instruments; photographic and optical goods
 - vii. Canvas products made of purchased canvas
 - viii. Fabricated metal products and metal working
 - ix. Woodworking, cabinets, and handicraft products
 - x. Electronics and small parts assembly
 - xi. Mills and Lumberyards
 - xii. Machinery and Equipment
 - xiii. Plastics Molding
 - xiv. Tool and Die
- (e.) Wireless Telecommunications Facilities
- (f.) Wind Energy Facilities

1203.(3) Lot and Area Requirements

Minimum Lot Area and Related Requirements

(a.) Public Sewer

- (i.) Lot Size.....25,000 square feet
- (ii.) Lot Width.....100 feet
- (iii.) Front Yard.....50 feet
- (iv.) Side Yard
 - (1.) Abutting any Non-Residential Use or District ...15 feet
 - (2.) Abutting any Residential Use or District.....30 feet
(See also Section 1602)

(v.) Rear Yard

- (1.) Abutting any Non-Residential Use or District ...20 feet
- (2.) Abutting any Residential Use or District.....50 feet

(b.) On-Site Sewer

- (i.) Lot Size.....,61,000 square feet
- (ii.) Lot Width.....180 feet
- (iii.) Front Yard.....80 feet
- (iv.) Side Yard
 - (1.) Abutting any Non-Residential Use or District15 feet
 - (2.) Abutting any Residential District or Use.....60 feet
(See also Section 1602)

(v.) Rear Yard

- (1.) Abutting any Non-Residential Use or District ...20 feet
- (2.) Abutting any Residential Use or District.....100 feet

1203.(4) General Requirements for all uses

- (a.) Building Coverage (maximum permitted).....40%
- (b.) Impervious Area (maximum including buildings).....60%
- (c.) Building Height (maximum permitted).....40 feet
- (d.) Off-Street Parking as required by Article XVIII.
- (e.) No side yard shall be required when two or more commercial uses adjoin side to side provided that mutual agreement in writing by the two or more adjoining property owners is recorded at the Recorder of Deeds' Office of Cumberland County; and provided that there is an improved vehicular access of at least twenty (20) feet in width through an open and unobstructed passage at grade level at intervals not more than four hundred (400) feet apart from a street to all yards of the lot. The Board of Supervisors may modify this four hundred-foot interval.

1203.(5) Additional Use Standards

- (a.) Parking, loading, or service areas used by motor vehicles shall be physically separated from all streets by a suitable barrier against unchanneled motor vehicle access or egress. The roads, driveways, parking areas and walks shall be paved and maintained in good condition with hard surface materials.
- (b.) All access roads or driveways shall be located not less than forty (40) feet from the intersection of any street right-of-way lines, and shall be designed in a manner conducive to safe ingress and egress.
- (c.) All outside lighting, including sign lighting, shall be directed in such a way so as not to create a nuisance or hazard to aircraft or users or occupants of adjoining streets and property or subject them to direct glare or hazardous interference of any kind, especially with regard to impairing the visibility of traffic signals and/or airport operations
- (d.) Nighttime illumination will be required in all parking areas. Illumination shall be by some means other than floodlighting.
- (e.) When lot lines of a property proposed for non-residential use lie within 35 feet of any Residential District boundary or any lot in residential use, any illumination shall be arranged so there will be no glare of lights toward such lot or district boundary line.
- (f.) The applicant shall comply with the applicable requirements of Section 1607 regarding landscaping and screening.
- (g.) All uses and storage accessory thereto except customer and employee parking, loading areas and public utility structures other than uses associated with the airport operation and parking of airport shall be conducted within completely enclosed buildings.

1203.(6) Prohibited Uses

The following uses are expressly prohibited in the Airport Development District:

- (a.) Residences, except as otherwise allowed
- (b.) Junkyards
- (c.) Heavy Industrial Uses
- (d.) Travel Plazas
- (e.) Truck Terminals/Warehousing/Distribution
- (f.) Automobile Wrecking

2026 STATEMENT OF REAL ESTATE TAXES FOR CUMBERLAND COUNTY AND SOUTH MIDDLETON TOWNSHIP

PAYABLE TO: JENNIFER L VARNER, TAX COLLECTOR
 PO BOX 40
 BOILING SPRINGS, PA 17007-0040
 PHONE (717) 258-0127

OFFICE HOURS: TUES, WED, THUR 9:30AM - 3:00PM
 520 PARK DRIVE (TOWNSHIP BLDG); DROP BOX FOR PAYMENTS
 EMAIL: JVARNER@SMIDDLETON.COM
 SMTAXVARNER.COM; PAY ONLINE, SERVICE FEES APPLY

MAP NO.: 40-23-0594-066.
DESC: 33 WESTMINSTER DRIVE L-0007
 33 WESTMINSTER DRIVE L-0007
 LOT 7 PH 2 PB 53 PG 68A
 ACRES 2.27 DEED

BILL NO.: 4252 **BILL DATE:** 03/01/2026 **CONTROL NO.:** 40002942

	ASSESSED VALUE	LAND	422,300.00	IMPROVEMENT	588,700.00	TOTAL	1,011,000.00
	DISCOUNT	FACE	PENALTY				
County R/E	2.625	2,600.80	2,919.27				
Library	0.25	247.69	278.03				
FIRE PROTC	0.35	346.77	389.24				
ROAD TAX	0.7	693.55	778.47				
RECREATION	0.3	297.23	333.63				



FEE FOR ADDITIONAL RECEIPTS

PAYED 4/12/26
 05451874

TAX PAYER: MILLER BROTHERS CONTRACTING, L. VARNER
 PO BOX 472
 SCHUYLKILL HAVEN, PA 17972-0472

TOTAL TAX AMOUNT DUE 4,186.04
IF DATE OF PAYMENT IS ON 3/1/26 THRU 4/30/26
5/1/26 THRU 6/30/26 4,271.48
7/1/26 OR LATER 4,698.64

RECEIPT COPY FOR A RECEIPT, RETURN THIS COPY & THE TAX COLLECTOR COPY ALONG WITH SELF ADDRESSED STAMPED ENVELOPE.

Thank you!

01-1002-68200

ADDRESS CHANGES CAN BE MADE ON BACK OF BILL

TAX PAYER COPY

Bill No: 4206
Control No: 040 - 002942
Bill Date: 7/01/2025

2025 Statement of Real Estate Taxes



Assessed Values	Land	Improvement	Mineral	Total
422,300	422,300	588,700	0	1,011,000
SOUTH MIDDLETON S.D.				
Rates	.01356300	.01356300		
SCHOOL R/E				
			Discount	Face
			2 %	
			13,437.95	13,712.19
			\$13,437.95	\$15,083.41
			7/01/2025	9/01/2025
			8/31/2025	10/31/2025
				11/01/2025
				12/31/2025

TAX AMOUNT DUE ----->

If Paid On or After 7/01/2025 9/01/2025
If Paid On or Before 8/31/2025 10/31/2025
IF TAXES ARE ESCROWED CONTACT MORTGAGE CO ABOUT MAILING COPY TO THEM. IF BILL IS NOT PAID BY 12/31/25 IT WILL BE SENT TO TAX CLAIM FOR COLLECTION. FOR A RECEIPT, RETURN COMPLETE BILL WITH SELF-ADDRESSED STAMPED ENVELOPE.

JENNIFER VARNER TAX COLLECTOR
PO BOX 40
BOILING SPRINGS PA 17007 0040

ASSESS.NO - 40002942
MAP NO: 40-23-0594-066.

ACRES 2.270
33 WESTMINSTER DRIVE L-0007
LOT 7 PH 2 PB 53 PG 68A
OFFICE BUILDIGN LOW RISE

MILLER BROTHERS CONTRACTING,
PO BOX 472
SCHUYLKILL HAVEN PA 17972-0472

01-1002-68200

TUE-WED-THU 9:30 AM-3:00 PM
520 PARK DR-TWP BLD 717-258-0127
DROP BOX FOR PAYMENTS
JVARNER@SMIDDLETON.COM

PAID 8/27/25 CK# 51077
Jennifer Varner
South Middleton Township Tax Collector

Thank you!

Tax Collector Signature _____ Date Paid _____ Amount Paid _____
\$

If paying in installments use the coupons below to submit payments. If paying in full use ONLY the 1ST coupon below to submit payment

▲ DETACH HERE

2025 STATEMENT OF REAL ESTATE TAXES FOR CUMBERLAND COUNTY AND SOUTH MIDDLETON TOWNSHIP

PAYABLE TO: JENNIFER L VARNER, TAX COLLECTOR
PO BOX 40
BOILING SPRINGS, PA 17007-0040
PHONE (717) 258-0127

OFFICE HOURS: TUES, WED, THUR 9:30AM - 3:00PM
520 PARK DRIVE (TOWNSHIP BLDG); DROP BOX FOR PAYMENTS
EMAIL: J.VARNER@SMIDDLETON.COM
SMTAXVARNER.COM; PAY ONLINE, SERVICE FEES APPLY

BILL NO.: 4238 **BILL DATE:** 03/01/2025 **CONTROL NO.:** 40002942

MAP NO.: 40-23-0594-066.
DESC: 33 WESTMINSTER DRIVE
HILLMOUNT
LOT 7 PH 2 PB 53 PG 68A
ACRES 2.27 DEED 20090 2248



FEE FOR ADDITIONAL RECEIPTS

TAX PAYER: MILLER BROTHERS CONTRACTING
PO BOX 472
SCHUYLKILL HAVEN, PA 17972-0472
Jenny Miller

PAID 4/21/25

AT 50605

AK

	ASSESSED VALUE LAND: 422,300	DISCOUNT	IMPROVEMENT: 588,700	FACE	TOTAL: 1,011,000	PENALTY
County R/E	2.625	2,600.80	2,653.88	2,653.88	2,919.27	
Library	0.25	247.69	252.75	252.75	278.03	
FIRE PROTC	0.35	346.77	353.85	353.85	389.24	
ROAD TAX	0.55	544.93	556.05	556.05	611.66	
RECREATION	0.3	297.23	303.30	303.30	333.63	
TOTAL TAX AMOUNT DUE				4,037.42	4,119.83	4,531.83
IF DATE OF PAYMENT IS ON ▶		3/1/25 THRU 4/30/25	5/1/25 THRU 6/30/25	7/1/25 OR LATER		

RECEIPT COPY FOR A RECEIPT, RETURN THIS COPY &
THE TAX COLLECTOR COPY ALONG WITH
SELF ADDRESSED STAMPED ENVELOPE.

Thank you!

01-1002-68200

ADDRESS CHANGES CAN BE MADE ON BACK OF BILL

2248 1g

Prepared by:

David H. Rattigan, Esquire
Williamson, Friedberg & Jones, LLC
P.O. Box 1190
Pottsville PA 17901



2P

Return to:

David H. Rattigan, Esquire
Williamson, Friedberg & Jones, LLC
P.O. Box 1190
Pottsville PA 17901

**Tax Parcel Identification No. UPI: 40-23-0594-061 and
40-23-0594-066**

CONSOLIDATION CORRECTION DEED

THIS DEED, made this *24th* day of *November*, 2008, between **MILLER BROTHERS CONTRACTING**, a general partnership of P.O. Box 472, Schuylkill Haven PA 17972, parties of the first part, hereinafter the **“GRANTOR”**

-and-

MILLER BROTHERS CONTRACTING, a general partnership of P.O. Box 472, Schuylkill Haven PA 17972, party of the second part, hereinafter the **“GRANTEE”**

WITNESSETH, that in consideration of the sum of **ONE (\$1.00) DOLLAR** in hand paid, the receipt whereof is hereby acknowledged, the Grantor, does hereby grant, bargain, sell and convey unto the Grantee, its heirs and assigns, the premises more fully described as follows:

ALL THAT CERTAIN tract of piece of land situate on the south side of the Interstate 81 Exit 48 off ramp, and being bisected by Westminster Drive, a Township Road being 50 feet in width, located in South Middleton Township, Cumberland County, Pennsylvania, consisting of Lot 7 and Lot 17 according to the Final Subdivision Plan for Phase 2 Hillmount, dated March 5, 1987 and recorded in the Office of Recorder of Deeds in and for Cumberland County in Plan Book 53, Page 68A, bounded and described as follows to wit:

BEGINNING AT A POINT, a 3/4” Iron Pin Found on the northern right-of-way line of Westminster Drive (50 feet wide), a corner of the herein described Lot 7 and Lot 19 now or formerly lands of George W. and Karen A. Blashford;

Thence along lands of Blashford, North 17°38'05" West, a distance of 366.25 feet to a 1" Iron Pin Found (bent) on the southern required right-of-way line of Interstate 81, a point of cusp;

Thence on a curve concave to the south and bearing to the right, having a radius of 1106.28 feet and a central angle of 5°00'25", an arc length of 96.68 feet and being subtended by a chord which bears North 68°48'13" East a distance of 96.64 feet to a point;

Thence continuing along Interstate 81, North 71°18'18" East, a distance of 23.15 feet to a 1" iron pin found, a corner of Lot 8 being lands of G. Ralph and Teresa R. Bowers;

Thence along Bowers, South 17°40'32" East, a distance of 367.01 feet to a 3/4" iron pin found on the northern right-of-way line of Westminster Drive;

Thence on a line perpendicular to the centerline, South 20°20'39" East, a distance of 25.00 feet to a point in the centerline of Westminster Drive;

Thence along the centerline of Westminster Drive, North 69°39'21" East, a distance of 17.10 feet to a point;

Thence on a line perpendicular to the centerline of Westminster Drive, South 20°20'39" East, a distance of 25.00 feet to a point, a corner of Lot 16 being lands of Michael A. and Wendy L. Deibler;

Thence along Deibler and along Lot 15 being lands of PFS Capital Investments, LLC, South 20°20'41" East, a distance of 392.10 feet to a 5/8" Iron Pin found, a corner of 14;

Thence along Lot 14, South 54°56'22" West, a distance of 142.91 feet to a point, a corner of Lot 18 being lands of H & K Guy Family Limited Partnership;

Thence along H & K Guy Family Partnership, LLC, North 19°14'45" West, a distance of 428.48 feet to a point on the southern right-of-way line of Westminster Drive;

Thence on a line perpendicular to the centerline of Westminster Drive, North 20°20'39" West, a distance of 25.00 feet to a point in the centerline of Westminster Drive;

Thence along the centerline of Westminster Drive, South 69°39'21" West, a distance of 7.09 feet to a point;

Thence along a line perpendicular to the centerline of Westminster Drive, North 20°20'39" West, a distance of 25.00 feet to the **POINT OF BEGINNING**.

CONTAINING 2.415 ACRES

EXCEPTING thereout and therefrom the area of Westminster Drive, a 50 foot wide public street dedicated to South Middleton Township, Cumberland County, Pennsylvania, according to the Final Subdivision Plan for Phase 2 Hillmount, dated March 5, 1987 and

recorded in the Office of Recorder of Deeds in and for Cumberland County in Plan Book 53, Page 68A, bounded and described as follows to wit:

BEGINNING AT A POINT, a 3/4" Iron Pin Found on the northern right-of-way line of Westminster Drive (50 feet wide), a corner of the herein described Lot 7 and Lot 19, being lands of George W. and Karen A. Blashford;

Thence along the northern right-of-way line of Westminster Drive, passing along the frontage of Lot 7 of the Hillmount Subdivision, being lands of James Miller and William Miller T/A Miller Brothers Contracting of which this parcel was a part, North 69°39'21" East, a distance of 120.00 feet;

Thence on a line perpendicular to the centerline of Westminster Drive South 20°20'39" East, a distance of 25.00 feet to a point in the centerline of Westminster Drive;

Thence along the centerline of Westminster Drive, North 69°39'21" East, a distance of 17.10 feet to a point;

Thence on a line perpendicular to the centerline of Westminster Drive, South 20°20'39" East, a distance of 25.00 feet, to a point, a corner of Lot 16 being lands of Michael A. and Wendy L. Deibler and a corner of Lot 17, being lands of James L. Miller and William J. Miller, Co-partners, t/d/b/a Miller Brothers Contracting of which this parcel was a part;

Thence along lands of Miller Brothers Contracting, of which this parcel was a part, and passing along the southern right-of-way line of Westminster Drive, South 69°39'21" West, a distance of 130.00 feet to a point, a corner of Lot 18, being lands of H & K Guy Family Limited Partnership;

Thence on a line perpendicular with the centerline of Westminster Drive, North 20°20'39" West, a distance of 25.00 feet to a point in the centerline of Westminster Drive;

Thence along the centerline of Westminster Drive, South 69°39'21" West, a distance of 7.09 feet to a point;

Thence on a line perpendicular with the centerline of Westminster Drive, North 20°20'39" West, a distance of 25.00 feet to the **POINT OF BEGINNING**.

CONTAINING 0.143 ACRES

BEING THE SAME PREMISES which John M. Hudson, Mark S. Hudson and Susan D. Hudson, T/A Hudson Construction Company granted and conveyed to James Miller and William Miller T/A Miller Brothers Contracting, a Pennsylvania General Partnership, by deed dated August 19, 1992 and recorded August 27, 1992 and recorded in Deed Book V35, page 912 at the Office for Recorder of Deeds in and for Cumberland County, Pennsylvania and also the same premises which Ivo V. Otto, Jr. and Katherine Guy granted and conveyed unto James L. Miller and William J. Miller, Co-partners, t/d/b/a Miller Brothers Contracting by deed

dated April 27, 1993 and recorded in Deed Book G36, Page 484 at the Office for Recorder of Deeds in and for Cumberland County, Pennsylvania. An office building and related improvements are located on Lot 7 and the associated parking lot is located on Lot 17. This Consolidation Deed is being recorded pursuant to the Land Development Plan Approval requirements of Middleton Township to consolidate the legal descriptions of the two lots.

This Deed is a Consolidation Correction Deed from Miller Brothers Contracting to Miller Brothers Contracting, the Grantor and the Grantee being the same entity, therefore this transfer is exempt from realty transfer tax. Miller Brothers Contracting already owns the parcels and this Deed does not transfer ownership but confirms the consolidation required by Middleton Township.

UPI: 40-23-0594-061 and UPI: 40-23-0594-066

TOGETHER with all and singular, the buildings, improvements, woods, ways, rights, liberties, privileges, hereditaments and appurtenances, to the same belonging, or in any wise appertaining, and the reversion and reversions; remainder and remainders, rents, issues, and profits, thereof, and of every part and parcel thereof;

TO HAVE AND TO HOLD the said premises, with all and singular the appurtenances thereunto belonging unto the Grantee, its heirs and assigns, to the only property use, benefit and behoof of the Grantee, its heirs and assigns forever;

AND the Grantor, for itself and its successors, does by these presents, covenant, grant and agree, to and with the Grantee, its heirs and assigns forever, that they the Grantor and its successors, all and singular the hereditaments and premises herein above described and granted, or mentioned and intended so to be, with the appurtenances, unto the Grantee, its heirs and assigns, against them the said Grantor and its successors, and against all and every other person or persons, whomsoever lawfully claiming or to claim the same or any part thereof, by, from, or under it, him, her or them or any or either of them shall and will by these presents specially **WARRANT** and forever **DEFEND**.

IN WITNESS WHEREOF, the Grantor has caused these presents to be duly executed, the day and year first above written.

**SEALED AND DELIVERED
IN THE PRESENCE OF:**



MILLER BROTHERS CONTRACTING

BY: 
**JAMES L. MILLER, GENERAL
PARTNER**

The address of the Grantee:
P.O. Box 472
Schuylkill Haven PA 17972

STATE OF PENNSYLVANIA :
COUNTY OF *Schuylkill* :

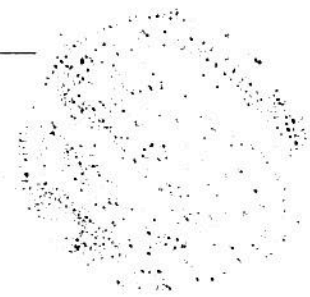
On this, the *24th* day of *November*, 2008, before me, a Notary Public in and for said County and State, the undersigned officer, personally appeared **JAMES L. MILLER** who acknowledged himself to be general partner of **MILLER BROTHERS CONTRACTING** and that as such partner, being authorized to do so, executed the foregoing instrument for the purposes therein contained by signing the name of **MILLER BROTHERS CONTRACTING** as such general partner.

IN WITNESS WHEREOF, I have hereunto set my hand and official seal.

Nancy Sidleck

NOTARY PUBLIC

COMMONWEALTH OF PENNSYLVANIA
Notarial Seal
Nancy Sidleck, Notary Public
Schuylkill Haven Boro, Schuylkill County
My Commission Expires June 30, 2012
Member, Pennsylvania Association of Notaries



**ROBERT P. ZIEGLER
RECORDER OF DEEDS
CUMBERLAND COUNTY
1 COURTHOUSE SQUARE
CARLISLE, PA 17013
717-240-6370**



Instrument Number - 200902248
Recorded On 1/28/2009 At 10:46:59 AM

* Total Pages - 7

* Instrument Type - DEED
Invoice Number - 36077 User ID - MSW
* Grantor - MILLER BROTHERS CONTRACTING
* Grantee - MILLER BROTHERS CONTRACTING
* Customer - WILLIAMSON FRIEDBERG & JONES

* FEES

STATE WRIT TAX	\$0.50
STATE JCS/ACCESS TO JUSTICE	\$10.00
RECORDING FEES - RECORDER OF DEEDS	\$14.50
PARCEL CERTIFICATION FEES	\$20.00
AFFORDABLE HOUSING	\$11.50
COUNTY ARCHIVES FEE	\$2.00
ROD ARCHIVES FEE	\$3.00
SOUTH MIDDLETON SCHOOL DISTRICT	\$0.00
SOUTH MIDDLETON TOWNSHIP	\$0.00
TOTAL PAID	\$61.50

Certification Page
DO NOT DETACH
**This page is now part
of this legal document.**

**I Certify this to be recorded
in Cumberland County PA**



Robert P. Ziegler
RECORDER OF DEEDS

* - Information denoted by an asterisk may change during the verification process and may not be reflected on this page.



5
2247 1g

Tax Parcel Number: 40-23-0594-067
Tax Parcel Number: 40-23-0594-066

5

EMERGENCY ACCESS
EASEMENT AGREEMENT



2P

BETWEEN *GEORGE W. BLASHFORD, JR. and KAREN A. BLASHFORD*, of the
Borough of Carlisle, Cumberland County, Pennsylvania, hereinafter called **GRANTORS**;

AND

MILLER BROTHER CONTRACTING, a Pennsylvania General Partnership, of P. O.
Box 472, Schuylkill Haven, Pennsylvania, 17972 hereinafter called **GRANTEES**.

NOW THIS AGREEMENT WITNESSETH THAT:

WHEREAS, the **GRANTORS** are the owners of certain land with improvements situate
in South Middleton Township, Cumberland County, known as 36 Westminster Drive, Carlisle,
Pennsylvania 17015 and identified as Cumberland County Parcel Number 40-23-0594-067, and
the **GRANTEES** are the owners of adjoining land identified as Cumberland County Parcel
Number 40-23-0594-066 situate in South Middleton Township, Cumberland County, known as
33 Westminster Drive, Carlisle, Pennsylvania 17015, and

NOW THEREFORE IT IS AGREED AS FOLLOWS:

1. That for and in consideration of the sum of Three Thousand and no/100 (\$3,000.00)
Dollars, in hand paid by the **GRANTEES** to the **GRANTORS**, receipt of which is hereby
acknowledged, and the mutual promises contained herein and agreeing to be legally bound
hereby, the **GRANTORS** for themselves, their heirs, successors and assigns, do hereby grant
and convey to the **GRANTEES**, their heirs, successors and assigns, the right of ingress, egress
and regress, for emergency purposes over and upon an easement crossing over the lands of the
GRANTORS as set forth in Exhibit "A".

2. It is understood and agreed by the parties that this easement is for emergency purposes of ingress, egress and regress to access land owned by **GRANTEES**, as identified as Tax Parcel 40-23-0594-066.

3. The area of this easement will be excavated for a new base and green grass sod will be replaced at the **GRANTEES'** expense.

4. The landscaping of the disturbed area on **GRANTORS'** land will be restored to **GRANTORS'** satisfaction.

5. The **GRANTEES** will be responsible for designing and implementing all stormwater abatement on **GRANTORS'** property.

6. During construction, the use of the **GRANTORS'** parking lot will not be impaired by the construction equipment of the **GRANTEES**.

7. The use of the easement will be for emergency purposes only.

8. The **GRANTEES** will be responsible for any disturbance or destruction of the easement caused by its use in case of an emergency.

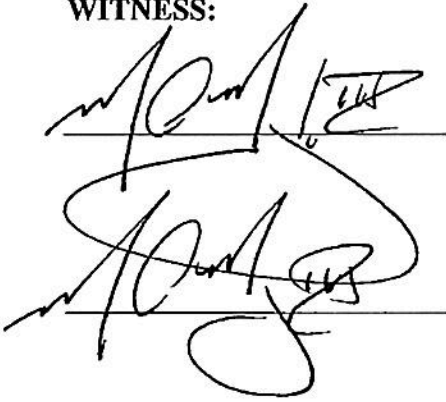
9. The grass used to restore the disturbed area will be green and substantially conform to the remaining areas which contain grass on the **GRANTORS'** property.

10. Prior to actual construction, the **GRANTEES** will identify all underground utilities and will be solely responsible for any disturbance or damage caused to said underground utilities.

11. This Agreement will run with the land and this Agreement will be binding upon the parties, their heirs, successors and assigns.

IN WITNESS WHEREOF, the parties hereto have hereunto set their hands and seals
this 21 day of November 2008

WITNESS:



Two handwritten witness signatures, one above the other, each written over a horizontal line.

GRANTORS:

 (SEAL)
GEORGE W. BLASHFORD, JR., GRANTOR

 (SEAL)
KAREN A. BLASHFORD, GRANTOR

WITNESS:



A handwritten witness signature written over a horizontal line.

GRANTEE:

MILLER BROTHERS CONTRACTING

By:  (SEAL)
JAMES L. MILLER, PARTNER

COMMONWEALTH OF PENNSYLVANIA :
: SS:
COUNTY OF CUMBERLAND :

Personally appeared before me this 21st day of November 2008, **GEORGE W. BLASHFORD, JR.** and **KAREN A. BLASHFORD**, known to me or satisfactorily proven to be the persons whose names are subscribed to the within instrument, and acknowledged that they executed this easement for the purposes therein contained.



Notary Public

COMMONWEALTH OF PENNSYLVANIA
Notarial Seal
Martha L. Noel, Notary Public
Carlisle Boro, Cumberland County
My Commission Expires Sept. 18, 2011
Member, Pennsylvania Association of Notaries

COMMONWEALTH OF PENNSYLVANIA :
: SS:
COUNTY OF SCHUYLKILL :

Personally appeared before me this 24th day of November 2008, **JAMES C. MILLER**, known to me or satisfactorily proven to be the persons whose names are subscribed to the within instrument, and acknowledged that they executed this easement for the purposes therein contained.

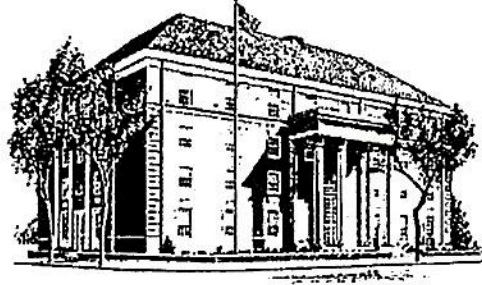


Notary Public

COMMONWEALTH OF PENNSYLVANIA
Notarial Seal
Nancy Sidleck, Notary Public
Schuylkill Haven Boro, Schuylkill County
My Commission Expires June 30, 2012
Member, Pennsylvania Association of Notaries



**ROBERT P. ZIEGLER
RECORDER OF DEEDS
CUMBERLAND COUNTY
1 COURTHOUSE SQUARE
CARLISLE, PA 17013
717-240-6370**



Instrument Number - 200902247

Recorded On 1/28/2009 At 10:46:58 AM

*** Total Pages - 6**

*** Instrument Type - RIGHT OF WAY**

Invoice Number - 36077 User ID - MSW

*** Grantor - BLASHFORD, GEORGE W JR**

*** Grantee - MILLER BROTHER CONTRACTING**

*** Customer - WILLIAMSON FRIEDBERG & JONES**

*** FEES**

STATE TRANSFER TAX	\$30.00
STATE WRIT TAX	\$0.50
STATE JCS/ACCESS TO JUSTICE	\$10.00
RECORDING FEES - RECORDER OF DEEDS	\$13.50
PARCEL CERTIFICATION FEES	\$20.00
COUNTY ARCHIVES FEE	\$2.00
ROD ARCHIVES FEE	\$3.00
SOUTH MIDDLETON SCHOOL DISTRICT	\$15.00
SOUTH MIDDLETON TOWNSHIP	\$15.00
TOTAL PAID	\$109.00

Certification Page

DO NOT DETACH

**This page is now part
of this legal document.**

**I Certify this to be recorded
in Cumberland County PA**



Robert P. Ziegler
RECORDER OF DEEDS

*** - Information denoted by an asterisk may change during
the verification process and may not be reflected on this page.**



COMMERCIAL PROPERTY INFORMATION SHEET

CPI

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

1 PROPERTY 33 Westminster Drive, Carlisle, PA 17015

3 OWNER MBC Properties, LP

4 Owner 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 Owner or a warranty or representation by any listing
6 real estate broker (Agent for Owner), any real estate broker, or their agents.

7 Property Type: [X] Office [] Retail [] Industrial [] Multi-family [] Land [] Institutional
8 [] Hospitality [] Other:

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

12 2. OCCUPANCY Do you, Owner, currently occupy the Property? [] Yes [X] No
13 If no, when did you last occupy the Property?

14 3. DESCRIPTION

15 (A) Land Area: 2.25 ACRES

16 (B) Dimensions:

17 (C) Shape:

18 (D) Building Square Footage: 12,374

19 4. PHYSICAL CONDITION

20 (A) Age of Property: UNK Additions: REAR 1994 I

21 (B) Roof

22 1. Age of roof(s): [X] Unknown

23 2. Type of roof(s):

24 3. Has the roof been replaced or repaired during your ownership? [] Yes [] No

25 4. Has the roof ever leaked during your ownership? [] Yes [] No

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

27 Explain any yes answers you give in this section:

30 (C) Structural Items, Basements and Crawl Spaces

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

32 2. Does the Property have a sump pump? [] Yes [X] No

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

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

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

41 (D) Mechanical Systems

42 1. Type of heating: [X] Forced Air [] Hot Water [] Steam [] Radiant

43 [] Other:

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

45 [] Other types of heating systems or combinations:

46 3. Are there any chimneys? [] Yes [X] No If yes, how many?

47 Are they working? [] Yes [] No When were they last cleaned?

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

49 5. Type of water heater: [X] Electric [X] Gas [] Oil Capacity:

50 [] Other:

52 Buyer Initials: [] []

Owner Initials: [] []



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

(E) Site Improvements

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

(F) Other Equipment

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

(G) Fire Damage

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

(H) Are you aware of any problems with water and sewer lines servicing the Property? Yes No

If yes, explain: _____

(I) Alarm/Safety Systems

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

Buyer Initials:

Owner Initials:

110 5. ENVIRONMENTAL

111 (A) Soil Conditions

- 112 1. Are you aware of any fill or expansive soil on the Property? Yes No
 113 If yes, were soil compaction tests done? Yes No If yes, by whom? _____
 114 2. Are you aware of any sliding, settling, earth movement, upheaval, subsidence, or earth stability problems that have occurred on or affect
 115 the Property? Yes No
 116 3. Are you aware of any existing or proposed mining, strip-mining, or any other excavations that might affect the Property?
 117 Yes No

118 Explain any yes answers you give in this section: _____
119 _____
120 _____

121 (B) Hazardous Substances

- 122 1. Are you aware of the presence of any of the following on the Property?
 123 Asbestos material: Yes No
 124 Formaldehyde gas and/or urea formaldehyde foam insulation (UFFI): Yes No
 125 Discoloring of soil or vegetation: Yes No
 126 Oil sheen in wet areas: Yes No
 127 Contamination of well or other water supply: Yes No
 128 Proximity to current or former waste disposal sites: Yes No
 129 Proximity to current or former commercial or industrial facilities: Yes No
 130 Proximity to current, proposed, or former mines or gravel pits: Yes No
 131 Radon levels at or above 4 picocuries per liter: Yes No
 132 Use of lead-based paint: Yes No

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

136 Are you aware of any lead-based paint or lead-based paint hazards on the Property? Yes No
137 If yes, explain how you know of it, where it is, and the condition of those lead-based paint surfaces: _____
138 _____

139 Are you aware of any reports or records regarding lead-based paint or lead-based paint hazards on the Property? Yes No
140 If yes, list all available reports and records: _____
141 _____
142 _____

- 143 2. To your knowledge, has the Property been tested for any hazardous substances? Yes No
 144 3. Are you aware of any storage tanks on the Property? Yes No Aboveground Underground
 145 Total number of storage tanks on the Property: _____ Aboveground _____ Underground
 146 Are all storage tanks registered with the Pennsylvania Department of Environmental Protection? Yes No
 147 If no, identify any unregistered storage tanks: _____
 148 Has any storage tank permit ever been revoked pursuant to a federal or state law regulating storage tanks? Yes No
 149 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
 150 tank? Yes No
 151 Do methods and procedures exist for the operation of storage tanks and for the operator's/owner's maintenance of a leak
 152 detection system, an inventory control system, and a tank testing system? Yes No Explain: _____
 153 _____
 154 _____

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

157 If yes, have you reported the release to and corrective action to any governmental agency? Yes No
158 Explain: _____
159 _____
160 _____

- 161 4. Do you know of any other environmental concerns that may have an impact on the Property? Yes No
162 Explain any yes answers you give in this section: _____
163 _____
164 _____
165 _____

166 Buyer Initials:

Owner Initials:

- 167 (C) Wood Infestation
- 168 1. Are you aware of any termites/wood-destroying insects, dryrot, or pests affecting the Property? Yes No
- 169 2. Are you aware of any damage to the Property caused by termites/wood-destroying insects, dryrot, or pests? Yes No
- 170 3. Is the Property currently under contract by a licensed pest control company? Yes No
- 171 4. Are you aware of any termite/pest control reports or treatments for the Property in the last five years? Yes No
- 172 Explain any yes answers you give in this section: _____
- 173 _____
- 174 _____

- 175 (D) Natural Hazards/Wetlands
- 176 1. To your knowledge, is this Property, or part of it, located in a flood zone or wetlands area? Yes No
- 177 2. Do you know of any past or present drainage or flooding problems affecting the Property? Yes No
- 178 3. To your knowledge, is this Property, or part of it, located in an earthquake or other natural hazard zone? Yes No
- 179 Explain any yes answers you give in this section: _____
- 180 _____
- 181 _____

182 6. UTILITIES

- 183 (A) Water
- 184 1. What is the source of your drinking water? Public Community System Well on Property
- 185 Other: _____
- 186 2. If the Property's source of water is not public:
- 187 When was the water last tested? _____
- 188 What was the result of the test? _____
- 189 Is the pumping system in working order? Yes No
- 190 If no, explain: _____
- 191 _____
- 192 3. Is there a softener, filter, or other purification system? Yes No
- 193 If yes, is the system: Leased Owned
- 194 4. Are you aware of any problems related to the water service? Yes No
- 195 If yes, explain: _____
- 196 _____

- 197 (B) Sewer/Septic
- 198 1. What is the type of sewage system? Public Sewer Community Sewer On-site (or Individual) sewage system
- 199 If on-site, what type? Cesspool Drainfield Unknown
- 200 Other (specify): _____
- 201 2. Is there a septic tank on the Property? Yes No Unknown
- 202 If yes, what is the type of tank? Metal/steel Cement/concrete Fiberglass Unknown
- 203 Other (specify): _____
- 204 3. When was the on-site sewage disposal system last serviced? _____
- 205 4. Is there a sewage pump? Yes No
- 206 If yes, is it in working order? Yes No
- 207 5. Are you aware of any problems related to the sewage system? Yes No
- 208 If yes, explain: _____
- 209 _____

- 209 (C) Other Utilities
- 210 1. The Property is serviced by the following: Natural Gas Electricity Telephone
- 211 Other: _____
- 212 _____

212 7. TELECOMMUNICATIONS

- 213 (A) Is a telephone system included with the sale of the Property? Yes No
- 214 If yes, type: _____
- 215 (B) Are ISDN lines included with the sale of the Property? Yes No
- 216 (C) Is the Property equipped with satellite dishes? Yes No
- 217 If yes, how many? _____
- 218 Location: _____
- 219 (D) Is the Property equipped for cable TV? Yes No
- 220 If yes, number of hook-ups: _____
- 221 Location: _____
- 222 (E) Are there fiber optics available to the Property? Yes No Is the building wired for fiber optics? Yes No
- 223 Does the Property have T1 or other capability? Yes No

224 Buyer Initials:

Owner Initials:

225 8. GOVERNMENTAL ISSUES/ZONING/USE/CODES

226 (A) Compliance, Building Codes & OSHA

- 227 1. Do you know of any violations of federal (including ADA), state, or local laws or regulations relating to this Property? Yes No
- 228
- 229 2. Do you know of any violations of building codes or municipal ordinances concerning this Property? Yes No
- 230 3. Do you know of any health, fire, or safety violations concerning this Property? Yes No
- 231 4. Do you know of any OSHA violations concerning this Property? Yes No
- 232 5. Do you know of any improvements to the Property that were done without building or other required permits? Yes No

233 Explain any yes answers you give in this section: _____
234 _____
235 _____

236 (B) Condemnation or Street Widening

- 237 1. To your knowledge, is the Property located in an area where public authorities are contemplating proceedings for highway, thoroughfare, rail, or utility construction, a redevelopment project, street widening or lighting, or other similar public projects? Yes No
- 238
- 239 If yes, explain: _____
- 240 _____
- 241 _____

242 (C) Zoning

- 243 1. The Property is currently zoned C-2 by the (county, ZIP) _____
- 244
- 245 2. Current use is: conforming non-conforming permitted by variance permitted by special exception
- 246 3. Do you know of any pending or proposed changes in zoning? Yes No
- 247 If yes, explain: _____
- 248 _____

- 249 (D) Is there an occupancy permit for the Property? Yes No
- 250 (E) Is there a Labor and Industry Certificate for the Property? Yes No
- 251 If yes, Certificate Number is: _____
- 252 (F) Is the Property a designated historic or archeological site? Yes No
- 253 If yes, explain: _____
- 254 _____

255 9. LEGAL/TITLE ISSUES

- 256 (A) Are you aware of any encroachments or boundary line disputes regarding the Property? Yes No
- 257 (B) Are you aware of any recorded encumbrances, covenants, conditions, restrictions, mineral or natural restrictions, easements, licenses, liens, charges, agreements, or other matters which affect the title of the Property? Yes No
- 258
- 259 (C) Are you aware of any encumbrances, covenants, conditions, restrictions, mineral or natural restrictions, easements, licenses, liens, charges, agreements, or other matters which affect the title of the Property that have not been recorded in the official records of the county recorder where the Property is located? Yes No
- 260
- 261 (D) Are you aware of any public improvement, condominium, or owner association assessments against the Property that remain unpaid? Yes No
- 262
- 263 (E) Are you aware of any existing or threatened action, suit, or government proceeding relating to the Property? Yes No
- 264 (F) Are you aware of any reason, including a defect in title, that would prevent you from conveying title to the Property? Yes No
- 265
- 266 (G) Are you aware of any judgment, encumbrance, lien (for example, co-maker or equity loan) or other debt against the Property that cannot be satisfied by the proceeds of this sale? Yes No
- 267
- 268 (H) Are you aware of any insurance claims filed relating to the property? Yes No
- 269 Explain any yes answers you give in this section: _____
- 270 _____
- 271 _____

272 10. RESIDENTIAL UNITS

- 273 (A) Is there a residential dwelling unit located on the Property? Yes No
- 274 If yes, number of residential dwelling units: _____
- 275 Note: If one to four residential dwelling units are to be sold with, or as part of, the Property, Owner must complete a Seller's Property Disclosure Statement, as required by the Pennsylvania Real Estate Seller's Disclosure Law (68 P.S. §7301 et. seq.).
- 276

277 11. TENANCY ISSUES

- 278 (A) Are you aware of any existing leases, subleases or other tenancy agreements affecting the Property? Yes No
- 279 (B) Are there any verbal agreements or understandings with tenants that are not specifically recorded in the lease (e.g., a promise not to increase rent, an implied agreement to let tenant end lease early, a first right of refusal on adjoining space)? Yes No
- 280
- 281 (C) Are there any tenants for whom you do not currently have a security deposit? Yes No
- 282 (D) Are there any tenants who have been 5 or more days late with their rent payment more than once this year? Yes No

283 Buyer Initials:

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Owner Initials:

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- 284 (E) Are there any tenants who are currently more than 30 days behind in paying rent, cam, or tax charges? Yes No
 285 (F) Are there any tenants who are in default of the lease for other than monetary reasons (e.g., failure to comply with rules, regulations, lease
 286 terms, etc.)? Yes No
 287 (G) Are there any tenants that you have reason to believe are likely to fall into default of their lease within the next six months?
 288 Yes No
 289 (H) Is there any tenant that you would consider evicting or not offering an opportunity for renewal? Yes No
 290 (I) Are you currently involved in any type of dispute with any tenant? Yes No
 291 Explain any yes answers you give in this section, providing names of tenants where applicable. Attach additional sheet if necessary:
 292 _____
 293 _____
 294 _____

295 **12. DOMESTIC SUPPORT LIEN LEGISLATION**

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

300 **13. LAND USE RESTRICTIONS OTHER THAN ZONING**

- 301 (A) Is the Property, or a portion of it, preferentially assessed for tax purposes under the Farmland and Forest Land Assessment
 302 Act (72 P.S. §5490.1 et seq.) (Clean and Green Program)? Yes No
 303 Note: An Owner of Property enrolled in the Clean and Green Program must submit notice of the sale and any proposed changes
 304 in the use of Owner's remaining enrolled Property to the County Assessor 30 days before the transfer of title to Buyer. The sale
 305 of Property enrolled in the Clean and Green Program may result in the loss of program enrollment and the loss of preferential tax
 306 assessment for the Property and/or the land of which it is a part and from which it is being separated. Removal from enrollment
 307 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
 308 amount of taxes paid under the program and the taxes that would have been paid in the absence of Clean and Green enrollment.
 309 The roll-back taxes are charged for each year that the Property was enrolled in the program, limited to the past 7 years.
 310 (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
 311 Act enabling certain counties of the Commonwealth to covenant with landowners for preservation of land in farm, forest, water
 312 supply, or open spaces uses)? Yes No
 313 Note: This Act enables counties to enter into covenants with owners of land designated as farm, forest, water supply, or open
 314 space land on an adopted municipal, county or regional plan for the purpose of preserving the land as open space. A covenant
 315 between the owner and county is binding upon any Buyer of the Property during the period of time that the covenant is in effect
 316 (5 or 10 years). Covenants automatically renew at the end of the covenant period unless specific termination notice procedures
 317 are followed. When a breach of the covenant occurs, the then-owner is required to pay roll-back taxes and interest. A roll-back
 318 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
 319 roll-back taxes are charged for each year that the Property was subject to the covenant, limited to the past 5 years.
 320 (C) Is the Property, or a portion of it, preferentially assessed for tax purposes or enrolled in any program, other than Clean & Green
 321 and Open Space, that contains any covenants, subdivision restrictions, or other restrictions affecting the Property?
 322 Yes No
 323 Explain any yes answers you give in this section: _____
 324 _____
 325 _____

326 **14. SERVICE PROVIDER/CONTRACTOR INFORMATION**

- 327 (A) Provide the names, addresses and phone numbers of the service providers for any Maintenance Contracts on the Property (e.g.,
 328 elevators, other equipment, pest control). Attach additional sheet if necessary: _____
 329 JC Explicit - Pest
 330 Tuckey - HVAC Preventive Maint
 331 Republic Service Co - Dumpster
 332 (B) Provide the names, addresses and phone numbers of the service providers for any Alarm/Safety Contracts on the Property (e.g.,
 333 security alarm system, sprinkler system, fire/smoke). Attach additional sheet if necessary: _____
 334 DMS - smoke, fire, burglar
 335 _____
 336 _____
 337 (C) Provide the names, addresses and phone numbers of the service providers for any utilities on the Property (e.g., water, water
 338 softener, sewage, on-site sewage service, natural gas, electric, telephone). Attach additional sheet if necessary: _____
 339 S Middletown twp - water sewer
 340 DPL
 341 UGT

342 Buyer Initials:

Owner Initials:

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

348 OWNER	<i>X</i> <i>Pat Higgins</i>	DATE	<i>X</i> <i>6-10-26</i>
349 OWNER		DATE	
350 OWNER		DATE	
351 BUYER		DATE	
352 BUYER		DATE	
353 BUYER		DATE	