

FOR SALE

iHIGH ASSOCIATES LTD.
An Affiliate of High Real Estate Group LLC
Industrial/Commercial Realtors



501 WEST LEMON STREET
510 & 512 SPRUCE STREET
LANCASTER, PA 17603

Jeff Kurtz, CCIM
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Warehouse Property



501 West Lemon Street
510 & 512 Spruce Street
Lancaster, PA 17603

Available Square Feet
10,116 square feet

Sale Price
\$995,000

Description
Historic brick warehouse property located in a beautiful area of Lancaster City. The property includes three parcels and has 30+/- parking spaces. Clear span sprinkled warehouse with open steel roof trusses.

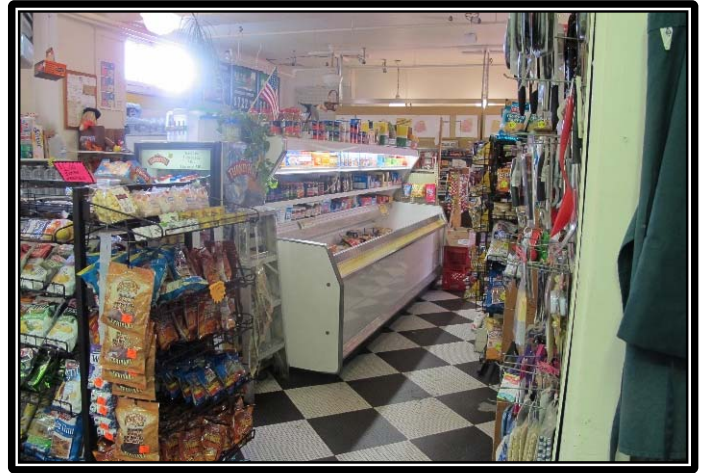
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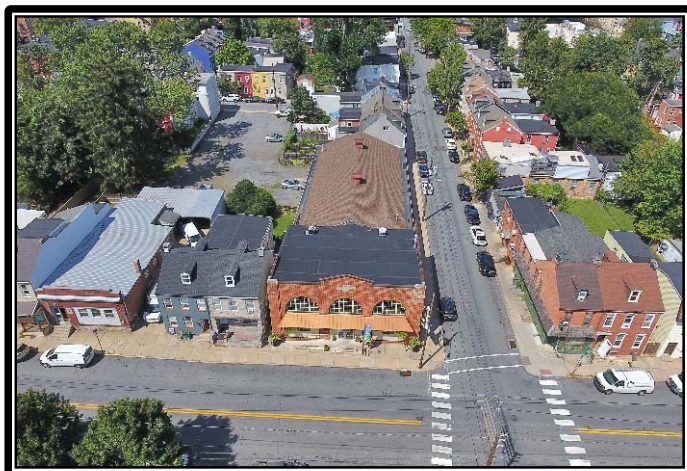
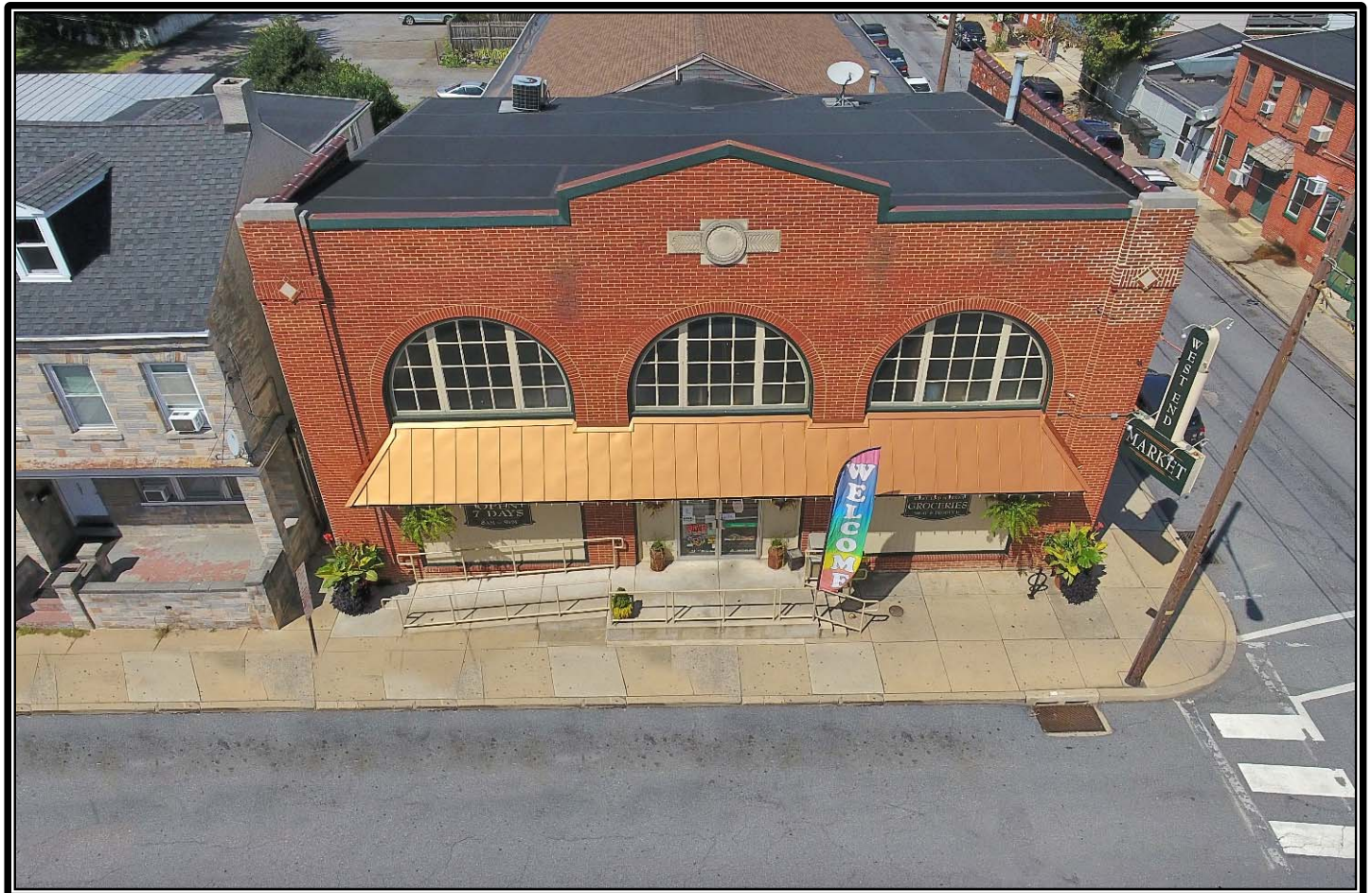
BUILDING INFORMATION

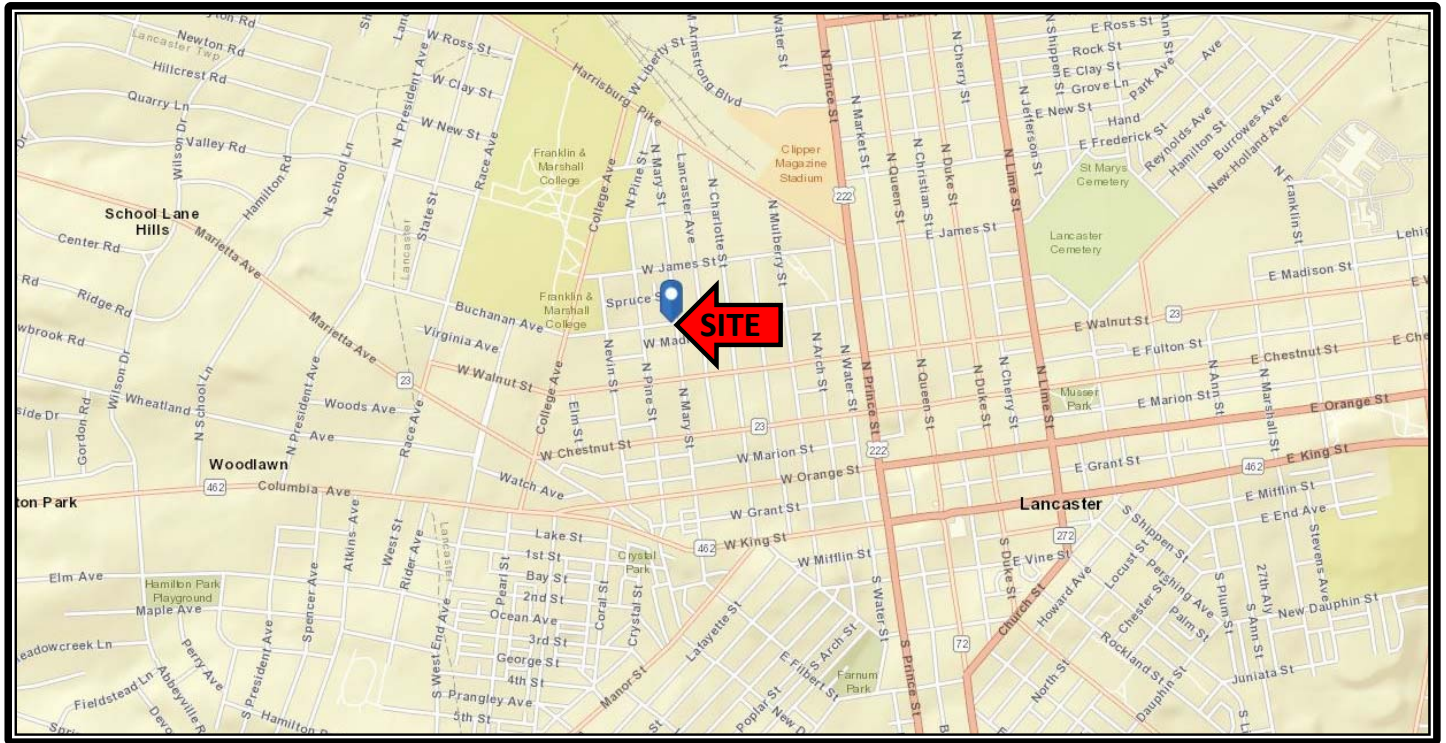
Total Square Feet	10,116 +/- square feet
Retail Square Feet	2,070 +/- square feet
Warehouse Square Feet	5,976 +/- square feet
Second Floor Square Feet	2,070 +/- square feet
Year Constructed	1920
Construction Type	Brick and masonry
Air Conditioning	Retail space only
Heating	Unit heaters
Electric	220 volt

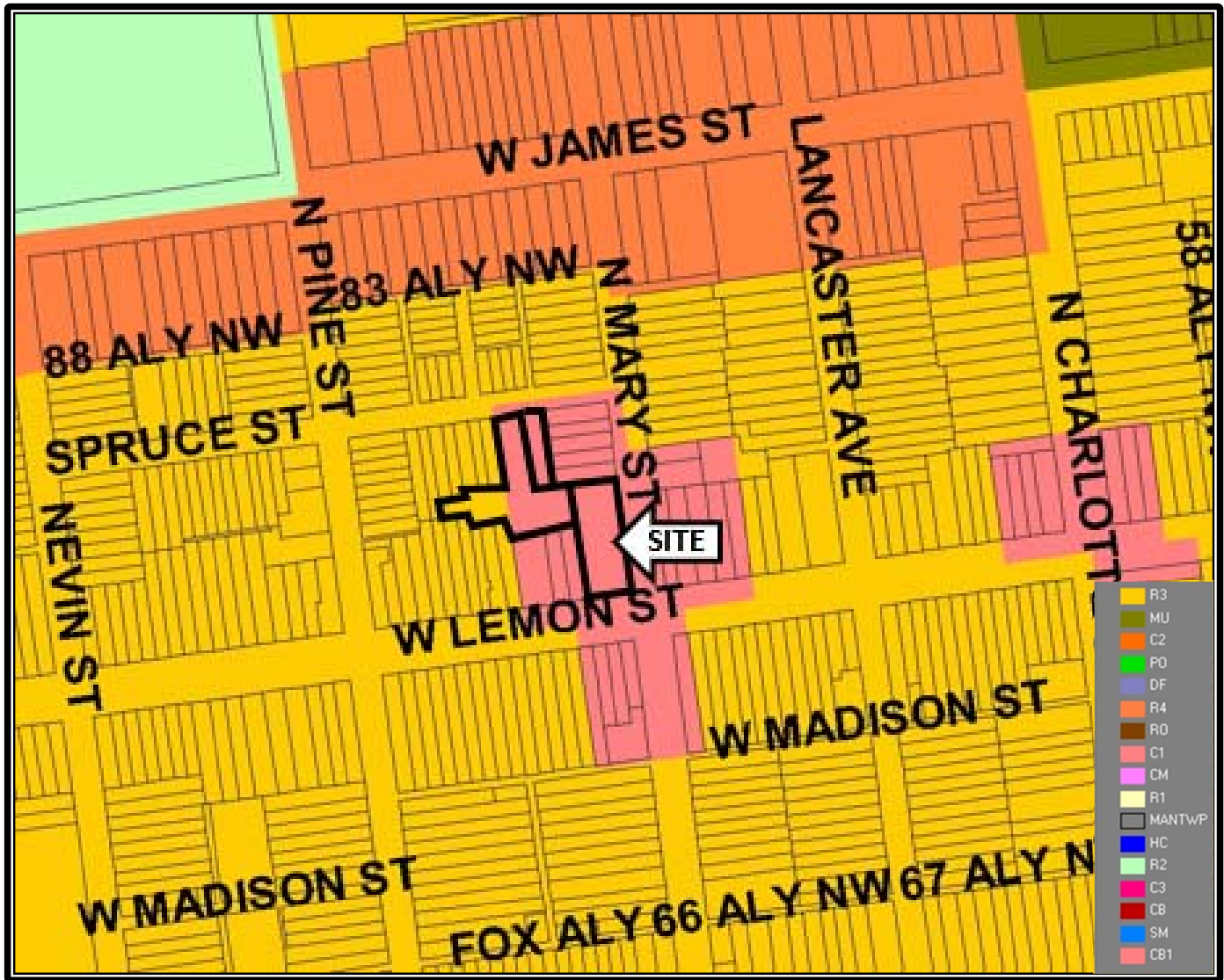
Roof	Asphalt and rubber			
Overhead Doors	Potential			
Water	Public			
Sewer	Public			
Gas	Natural gas			
Parking	30+/- parking spaces			
Zoning	Commercial (C-1)			
Acres	.55 total acre on three parcels			
Sprinklers	Yes, wet system			
Municipality	City of Lancaster			
Tax Parcel Account Numbers	339-00641-0-0000, 339-92351-0-0000, 339-89798-0-0000			
Assessment	\$454,100 total for three parcels			
Real Estate Taxes (2018)	501 W. Lemon Street	510 Spruce Street	512 Spruce Street	
	County	\$ 1,012	\$ 105	\$1,501
	Municipality	\$ 3,720	\$ 385	\$ 753
	School	\$ 7,416	\$ 768	\$ 205
	Total	\$12,148	\$1,258	\$2,459
Total Real Estate Taxes For All Parcels	\$15,865			

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









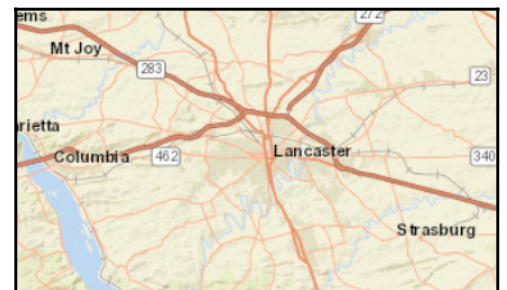
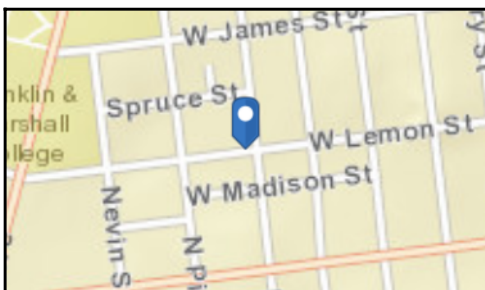
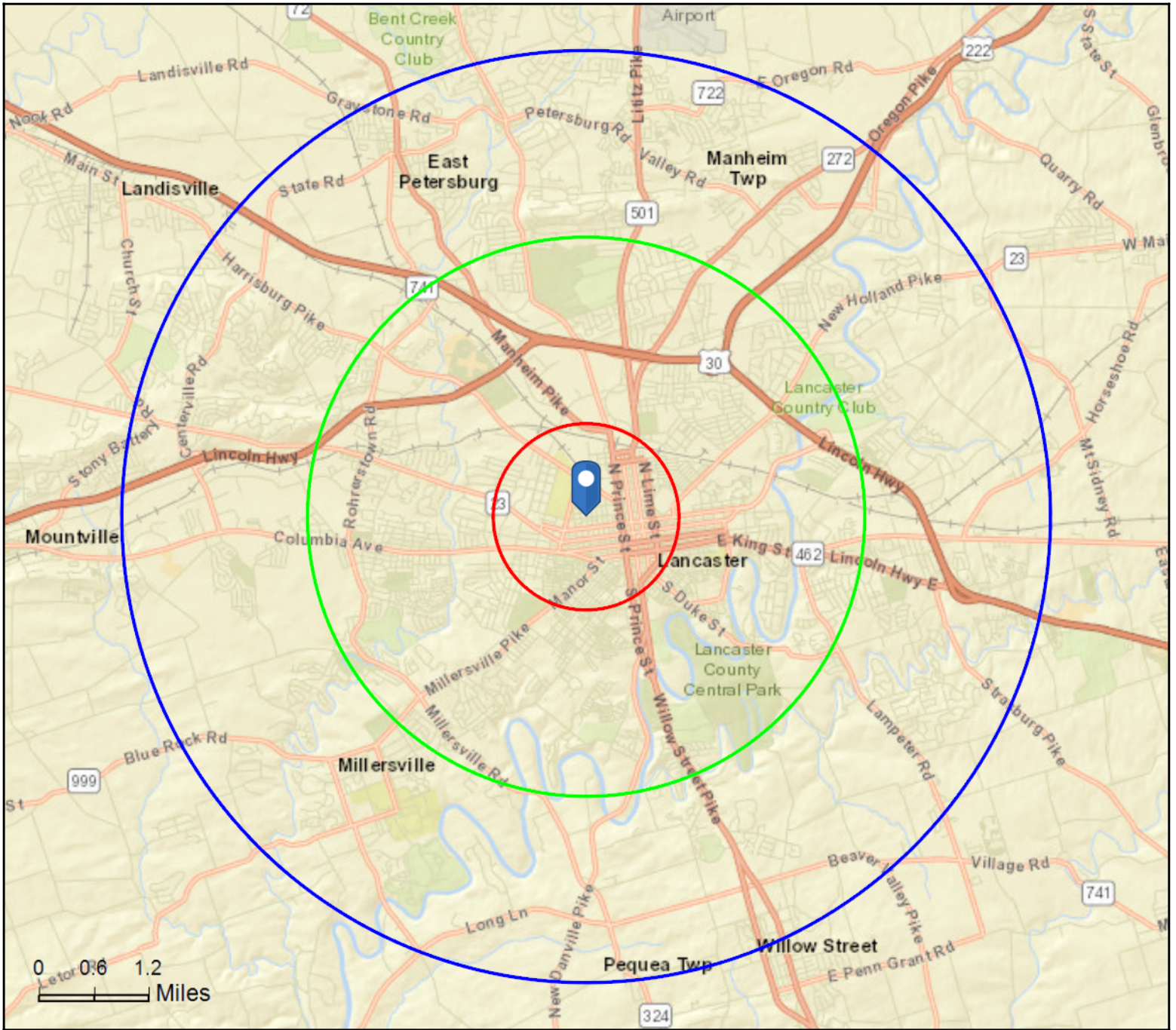
Commercial (C-1) Zoning



Site Map

501 W Lemon St, Lancaster, Pennsylvania, 17603
Rings: 1, 3, 5 mile radii

Prepared by Esri
Latitude: 40.04345
Longitude: -76.31584





Executive Summary

501 W Lemon St, Lancaster, Pennsylvania, 17603
Rings: 1, 3, 5 mile radii

Prepared by Esri
Latitude: 40.04345
Longitude: -76.31584

	1 mile	3 miles	5 miles
Population			
2000 Population	34,568	99,790	160,036
2010 Population	36,531	107,642	177,203
2018 Population	38,323	112,863	187,671
2023 Population	39,376	116,604	194,317
2000-2010 Annual Rate	0.55%	0.76%	1.02%
2010-2018 Annual Rate	0.58%	0.58%	0.70%
2018-2023 Annual Rate	0.54%	0.65%	0.70%
2018 Male Population	49.4%	48.7%	48.3%
2018 Female Population	50.6%	51.3%	51.7%
2018 Median Age	32.1	35.9	38.4

In the identified area, the current year population is 187,671. In 2010, the Census count in the area was 177,203. The rate of change since 2010 was 0.70% annually. The five-year projection for the population in the area is 194,317 representing a change of 0.70% annually from 2018 to 2023. Currently, the population is 48.3% male and 51.7% female.

Median Age

The median age in this area is 32.1, compared to U.S. median age of 38.3.

Race and Ethnicity

2018 White Alone	55.1%	61.9%	71.6%
2018 Black Alone	15.7%	13.1%	9.5%
2018 American Indian/Alaska Native Alone	0.7%	0.5%	0.4%
2018 Asian Alone	3.6%	3.7%	4.0%
2018 Pacific Islander Alone	0.1%	0.1%	0.1%
2018 Other Race	18.8%	15.5%	10.5%
2018 Two or More Races	6.0%	5.1%	4.0%
2018 Hispanic Origin (Any Race)	38.4%	32.5%	22.7%

Persons of Hispanic origin represent 22.7% of the population in the identified area compared to 18.3% of the U.S. population. Persons of Hispanic Origin may be of any race. The Diversity Index, which measures the probability that two people from the same area will be from different race/ethnic groups, is 66.1 in the identified area, compared to 64.3 for the U.S. as a whole.

Households

2000 Households	13,909	39,099	62,021
2010 Households	14,477	41,781	68,710
2018 Total Households	15,048	43,412	72,167
2023 Total Households	15,429	44,805	74,627
2000-2010 Annual Rate	0.40%	0.67%	1.03%
2010-2018 Annual Rate	0.47%	0.47%	0.60%
2018-2023 Annual Rate	0.50%	0.63%	0.67%
2018 Average Household Size	2.40	2.49	2.49

The household count in this area has changed from 68,710 in 2010 to 72,167 in the current year, a change of 0.60% annually. The five-year projection of households is 74,627, a change of 0.67% annually from the current year total. Average household size is currently 2.49, compared to 2.46 in the year 2010. The number of families in the current year is 45,107 in the specified area.

Data Note: Income is expressed in current dollars

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2018 and 2023. Esri converted Census 2000 data into 2010 geography.



Executive Summary

501 W Lemon St, Lancaster, Pennsylvania, 17603
Rings: 1, 3, 5 mile radii

Prepared by Esri
Latitude: 40.04345
Longitude: -76.31584

	1 mile	3 miles	5 miles
Median Household Income			
2018 Median Household Income	\$38,301	\$48,859	\$56,586
2023 Median Household Income	\$41,940	\$53,037	\$62,043
2018-2023 Annual Rate	1.83%	1.65%	1.86%
Average Household Income			
2018 Average Household Income	\$56,287	\$66,246	\$78,526
2023 Average Household Income	\$62,608	\$74,141	\$87,773
2018-2023 Annual Rate	2.15%	2.28%	2.25%
Per Capita Income			
2018 Per Capita Income	\$22,569	\$26,215	\$30,867
2023 Per Capita Income	\$24,942	\$29,204	\$34,353
2018-2023 Annual Rate	2.02%	2.18%	2.16%

Current median household income is \$56,586 in the area, compared to \$58,100 for all U.S. households. Median household income is projected to be \$62,043 in five years, compared to \$65,727 for all U.S. households

Current average household income is \$78,526 in this area, compared to \$83,694 for all U.S. households. Average household income is projected to be \$87,773 in five years, compared to \$96,109 for all U.S. households

Current per capita income is \$30,867 in the area, compared to the U.S. per capita income of \$31,950. The per capita income is projected to be \$34,353 in five years, compared to \$36,530 for all U.S. households

Housing			
2000 Total Housing Units	15,419	41,856	65,680
2000 Owner Occupied Housing Units	5,960	21,933	38,806
2000 Renter Occupied Housing Units	7,950	17,166	23,216
2000 Vacant Housing Units	1,509	2,757	3,658
2010 Total Housing Units	15,703	44,255	72,528
2010 Owner Occupied Housing Units	5,693	22,542	41,592
2010 Renter Occupied Housing Units	8,784	19,239	27,118
2010 Vacant Housing Units	1,226	2,474	3,818
2018 Total Housing Units	16,456	46,176	76,317
2018 Owner Occupied Housing Units	5,524	22,351	42,231
2018 Renter Occupied Housing Units	9,524	21,061	29,936
2018 Vacant Housing Units	1,408	2,764	4,150
2023 Total Housing Units	16,925	47,806	79,046
2023 Owner Occupied Housing Units	5,704	23,103	43,901
2023 Renter Occupied Housing Units	9,725	21,702	30,726
2023 Vacant Housing Units	1,496	3,001	4,419

Currently, 55.3% of the 76,317 housing units in the area are owner occupied; 39.2%, renter occupied; and 5.4% are vacant. Currently, in the U.S., 56.0% of the housing units in the area are owner occupied; 32.8% are renter occupied; and 11.2% are vacant. In 2010, there were 72,528 housing units in the area - 57.3% owner occupied, 37.4% renter occupied, and 5.3% vacant. The annual rate of change in housing units since 2010 is 2.29%. Median home value in the area is \$190,749, compared to a median home value of \$218,492 for the U.S. In five years, median value is projected to change by 1.79% annually to \$208,445.

Data Note: Income is expressed in current dollars

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2018 and 2023. Esri converted Census 2000 data into 2010 geography.

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 501 W Lemon St, Lancaster, PA 17603-3322

2
3 OWNER Glenn A. Huber Dolores J. Huber

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

7 Property Type: Office Retail Industrial Multi-family Land Institutional
8 Hospitality Other: _____

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

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

14 3. DESCRIPTION

16 A. Land Area: 1.55 total acres on 3 parcels
17 B. Dimensions: _____
18 C. Shape: _____
19 D. Building Square Footage: 10,116 sq ft

20 4. PHYSICAL CONDITION

21 A. Age of Property: 101 yrs. Additions: _____

22 B. Roof

23 1. Age of roof(s): Peaked roof over warehouse 6 yrs. flat 20 yrs. Unknown
24 2. Type of roof(s): Asphalt & rubber

25 3. Has the roof been replaced or repaired during your ownership? Yes No
26 4. Has the roof ever leaked during your ownership? Yes No
27 5. Do you know of any problems with the roof, gutters, or downspouts? Yes No

28 Explain any yes answers you give in this section: roof leaks occasionally where the flat roof
29 meets the peaked roof

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

35 4. Are you aware of any past, or present movement, shifting, deterioration, or other problems with walls, foundations, floors, or other
36 structural components? 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 date and person
38 by whom any repairs were done, if known: Occasional damp floor in basement.
39
40 (4) The building is 101 yrs. old and shows signs of aging but we
41 are not aware of any material structural defects

42 D. Mechanical Systems

43 1. Type of heating: Forced Air Hot Water Steam Radiant
44 Other: unit heaters

45 2. Type of heating fuel: Electric Fuel Oil Natural Gas Propane (on-site) Central Plant
46 Other types of heating systems or combinations: _____

47
48 3. Are there any chimneys? Yes No If yes, how many? _____
49 Are they working? Yes No When were they last cleaned? _____

50 4. List any buildings (or are as in any buildings) that are not heated: _____

51
52 5. Type of water heater: Electric Gas Oil Capacity: _____

53 Other: _____

54
55 Buyer Initials: _____ CPI Page 1 of 6 Owner Initials: *[Signature]*



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- 56 6. Type of plumbing: Copper Galvanized Lead PVC Unknown
 57 Other: _____
 58 7. Are you aware of any problems with plumbing or heating systems or fixtures on the Property? Yes No
 59 If yes, explain: _____
 60
 61 8. Type of air conditioning: Central Electric Central Gas Wall None Capacity: _____
 62 List any buildings (or areas of any buildings) that are not air conditioned: _____
 63
 64 9. Type of electric service: _____ AMP 220 Volt 3-phase 1-phase KVA: _____
 65 Other: _____
 66 Transformers: _____ Type: _____
 67 Are you aware of any problems or repairs needed in the electrical system? Yes No If yes, explain: _____
 68
 69 10. Are you aware of any problems with any item in this section that has not already been disclosed? Yes No
 70 If yes, explain: _____
 71
 72
 73 E. Site Improvements
 74 1. Are you aware of any problems with storm-water drainage? Yes No
 75 2. Are you aware of any past or present problems with driveways, parking areas, sidewalks, curbs, other paved surfaces, or retaining walls on
 76 the Property? Yes No
 77 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
 78 by whom any repairs were done, if known: Storm drain at back door in parking lot
 79 can overflow during torrential downpour
 80
 81 F. Other Equipment
 82 1. Exterior Signs: Yes No How many? 5 Number Illuminated: 1
 83 2. Elevators: Yes No How many? _____ Cable Hydraulic rail
 84 Working order? Yes No Certified through (date) _____ Date last serviced _____
 85 3. Skylights: Yes No How many? _____
 86 4. Overhead Doors: Yes No How many? 1 Size: approx. 12' x 15'
 87 5. Loading Docks: Yes No How many? _____ Levelers: Yes No
 88 6. At grade doors: Yes No How many? 3
 89 7. Are you aware of any problems with the equipment listed in this section? Yes No
 90 If yes, explain: _____
 91
 92 G. Fire Damage
 93 1. To your knowledge, was there ever a fire on the Property? Yes No
 94 2. Are you aware of any unrepaired fire damage to the Property and any structures on it? Yes No
 95 If yes, explain location and extent of damage: _____
 96
 97 H. Are you aware of any problems with water and sewer lines servicing the Property? Yes No
 98 If yes, explain: _____
 99
 100 I. Alarm/Safety Systems
 101 1. Fire: Yes No In working order? Yes No
 102 If yes, connected to: Fire Department Yes No Monitoring Service: Yes No
 103 2. Fire extinguishers: Yes No
 104 3. Smoke: Yes No In working order? Yes No
 105 4. Sprinkler: Yes No Inspected/certified? Yes No
 106 Wet Dry Flow rate: _____
 107 5. Security: Yes No In working order? Yes No
 108 If yes, connected to: Police Department Yes No Monitoring Service: Yes No
 109 6. Are there any areas of the Property that are not serviced by the systems in this section? Yes No
 110 If yes, explain: _____
 111
 112 5. ENVIRONMENTAL
 113 A. Soil Conditions
 114 1. Are you aware of any fill or expansive soil on the Property? Yes No
 115 If yes, were soil compaction tests done? Yes No If yes, by whom? _____
 116
 117 2. Are you aware of any sliding, settling, earth movement, upheaval, subsidence, or earth stability problems that have occurred on or affect the
 118 Property? Yes No

118 Buyer Initials: _____

Owner Initials:  

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3. Are you aware of any existing or proposed mining, strip-mining, or any other excavations that might affect the Property?

Yes No

Explain any yes answers you give in this section: _____

B. Hazardous Substances

1. Are you aware of the presence of any of the following on the Property?

Asbestos material: Yes No

Formaldehyde gas and/or ureaformaldehyde foam insulation (UFFI): Yes No

Discoloring of soil or vegetation: Yes No

Oil sheen in wet areas: Yes No

Contamination of well or other water supply: Yes No

Proximity to current or former waste disposal sites: Yes No

Proximity to current or former commercial or industrial facilities: Yes No

Proximity to current, proposed, or former mines or gravel pits: Yes No

Radon levels above 4 pico curies per liter: Yes No

Use of lead-based paint: Yes No

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

Are you aware of any lead-based paint or lead-based paint hazards on the Property? Yes No

If yes, explain how you know of it, where it is, and the condition of those lead-based paint surfaces: _____

Are you aware of any reports or records regarding lead-based paint or lead-based paint hazards on the Property? Yes No

If yes, list all available reports and records: _____

2. To your knowledge, has the Property been tested for any hazardous substances? Yes No

3. Are you aware of any storage tanks on the Property? Yes No Aboveground Underground

Total number of storage tanks on the Property: 2 Aboveground 2 Underground

Are all storage tanks registered with the Pennsylvania Department of Environmental Protection? Yes No 2 empty above

If no, identify any unregistered storage tanks: ground fuel tanks in basement, 2 UST (refer to

Have any storage tank permit ever been revoked pursuant to a federal or state law regulating storage tanks? Yes No attached

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? report.

Yes No

Do methods and procedures exist for the operation of 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: _____

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

If yes, have you reported the release to and corrective action to any governmental agency? Yes No

Explain: _____

4. Do you know of any other environmental concerns that may have an impact on the Property? Yes No

Explain any yes answers you give in this section: report y. was previously used as car dealer. Ship & auto repair shop (see attached report)

C. Wood Infestation

1. Are you aware of any termites/wood-destroying insects, dry rot, or pests affecting the Property? Yes No

2. Are you aware of any damage to the Property caused by termites/wood-destroying insects, dryrot, or pests? Yes No

3. Is the Property currently under contract by a licensed pest control company? Yes No

4. Are you aware of any termite/pest control reports or treatments for the Property in the last five years? Yes No

Explain any yes answers you give in this section: _____

D. Natural Hazards/Wetlands

1. To your knowledge, is this Property, or part of it, located in a flood zone or wetlands area? Yes No

2. Do you know of any past or present drainage or flooding problems affecting the Property? Yes No

3. To your knowledge, is this Property, or part of it, located in an earthquake or other natural hazard zone? Yes No

Explain any yes answers you give in this section: storm drain at back door in parking lot can overflow during torrential downpour

182 Buyer Initials: _____

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Owner Initials: [Signature] [Signature]

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6. UTILITIES

A. Water

1. What is the source of your drinking water? Public Community System Well on Property
 Other: _____
2. If the Property's source of water is not public:
When was the water last tested? _____
What was the result of the test? _____
Is the pumping system in working order? Yes No
If no, explain: _____
3. Is there a softener, filter, or other purification system? Yes No
If yes, is the system: Leased Owned
4. Are you aware of any problems related to the water service? Yes No
If yes, explain: _____

B. Sewer/Septic

1. What is the type of sewage system? Public Sewer Community Sewer On-site (or Individual) sewage system
If on-site, what type? Cesspool Drainfield Unknown
 Other (specify): _____
2. Is there a septic tank on the Property? Yes No Unknown
If yes, what is the type of tank? Metal/steel Cement/concrete Fiberglass Unknown
 Other (specify): _____
3. When was the on-site sewage disposal system last serviced? _____
4. Is there a sewage pump? Yes No
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: _____

C. Other Utilities

The Property is serviced by the following: Natural Gas Electricity Telephone
 Other: _____

7. TELECOMMUNICATIONS

- A. Is a telephone system included with the sale of the Property? Yes No
If yes, type: _____
- B. Are ISDN lines included with the sale of the Property? Yes No
- C. Is the Property equipped with satellite dishes? Yes No
If yes, how many? _____ Location: _____
- D. Is the Property equipped for cable TV? Yes No
If yes, number of hook-ups: _____ Location: _____
- E. Are there fiber optics available to the Property? Yes No
Does the Property have T1 or other capability? Yes No
Is the building wired for fiber optics? Yes No

8. GOVERNMENTAL ISSUES/ZONING/USE/CODES

A. Compliance, Building Codes & OSHA

1. Do you know of any violations of federal (including ADA), state, or local laws or regulations relating to this Property? Yes No
2. Do you know of any violations of building codes or municipal ordinances concerning this Property? Yes No
3. Do you know of any health, fire, or safety violations concerning this Property? Yes No
4. Do you know of any OSHA violations concerning this Property? Yes No
5. Do you know of any improvements to the Property that were done without building or other required permits? Yes No
- Explain any yes answers you give in this section: _____

B. Condemnation or Street Widening

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
If yes, explain: _____

C. Zoning

1. The Property is currently zoned Commercial by the
(county, ZIP) 17603-3322
2. Current use is: conforming non-conforming permitted by variance permitted by special exception
3. Do you know of any pending or proposed changes in zoning? Yes No
If yes, explain: _____

Buyer Initials: _____

CPI Page 4 of 6

Owner Initials: 

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

253 **9. LEGAL/TITLE ISSUES**

- 254 A. Are you aware of any encroachments or boundary line disputes regarding the Property? Yes No
 255 B. Are you aware of any recorded encumbrances, covenants, conditions, restrictions, mineral or natural restrictions, easements, licenses, liens,
 256 charges, agreements, or other matters which affect the title of the Property? Yes No
 257 C. Are you aware of any encumbrances, covenants, conditions, restrictions, mineral or natural restrictions, easements, licenses, liens, charges,
 258 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
 259 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 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
 266 satisfied by the proceeds of this sale? Yes No
 267 H. Are you aware of any insurance claims filed relating to the Property? Yes No
 268 Explain any yes answers you give in this section: _____
 269 _____
 270 _____

271 **10. RESIDENTIAL UNITS**

- 272 Is there a residential dwelling unit located on the Property? Yes No If yes, number of residential dwelling units: _____
 273 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
 274 Statement, as required by the Pennsylvania Real Estate Seller's Disclosure Law (68 P.S. §7301 et. seq.).
 275

275 **11. TENANCY ISSUES**

- 276 A. Are you aware of any existing leases, subleases or other tenancy agreements affecting the Property? Yes No
 277 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
 278 rent, an implied agreement to let tenant end lease early, a first right of refusal on adjoining space)? Yes No
 279 C. Are there any tenants for whom you do not currently have a security deposit? Yes No
 280 D. Are there any tenants who have been 5 or more days late with their rent payment more than once this year? Yes No
 281 E. Are there any tenants who are currently more than 30 days behind in paying rent, cam, or tax charges? Yes No
 282 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 terms,
 283 etc.)? Yes No
 284 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? Yes No
 285 H. Is there any tenant that you would consider evicting or not offering an opportunity for renewal? Yes No
 286 I. Are you currently involved in any type of dispute with any tenant? Yes No
 287 Explain any yes answers you give in this section, providing names of tenants where applicable. Attach additional sheet if necessary:
 288 _____
 289 _____
 290 _____

291 **12. DOMESTIC SUPPORT LIEN LEGISLATION**

- 292 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 domestic relations office
 293 in any Pennsylvania county? Yes No
 294 If yes, list name and social security numbers of Owner(s) obligated to pay, the county, and the Domestic Relations File or docket number:
 295 _____
 296 _____
 297 _____

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

- 299 A. Is the Property, or a portion of it, preferentially assessed for tax purposes under the Farmland and Forest Land Assessment
 300 Act (72 P.S. §5490.1 et seq.) (Clean and Green Program)? Yes No
 301 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
 302 Owner's remaining enrolled Property to the County Assessor 30 days before the transfer of title to Buyer. The sale of Property enrolled
 303 in the Clean and Green Program may result in the loss of program enrollment and the loss of preferential tax assessment for the Property
 304 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
 305 result in the charge of roll-back taxes and interest. A roll-back tax is the difference in the amount of taxes paid under the program and the
 306 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
 307 Property was enrolled in the program, limited to the past 7 years.

308 Buyer Initials: _____

Owner Initials:  _____

- 309 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.)
 310 (an Act enabling certain counties of the Commonwealth to covenant with landowners for preservation of land in farm, forest, water supply,
 311 or open spaces uses)? Yes No
 312 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
 313 adopted municipal, county or regional plan for the purpose of preserving the land as open space. A covenant between the owner and
 314 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
 315 automatically renew at the end of the covenant period unless specific termination notice procedures are followed. When a breach of the
 316 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
 317 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
 318 Property was subject to the covenant, limited to the past 5 years.
- 319 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,
 320 that contains any covenants, subdivision restrictions, or other restrictions affecting the Property? Yes No
 321 Explain any yes answers you give in this section:
 322 _____
 323 _____

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

- 325 A. Provide the names, addresses and phone numbers of the service providers for any Maintenance Contracts on the Property (e.g., elevators, other
 326 equipment, pest control). Attach additional sheet if necessary: available upon request
 327 _____
 328 _____
 329 _____
- 330 B. Provide the names, addresses and phone numbers of the service providers for any Alarm/Safety Contracts on the Property (e.g., security alarm
 331 system, sprinkler system, fire/smoke). Attach additional sheet if necessary: available upon request
 332 _____
 333 _____
 334 _____
- 335 C. Provide the names, addresses and phone numbers of the service providers for any utilities on the Property (e.g., water, water softener, sewage,
 336 on-site sewage service, natural gas, electric, telephone). Attach additional sheet if necessary: available upon request
 337 _____
 338 _____
 339 _____
 340 _____
 341 _____
 342 _____
 343 _____

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

348
 349 OWNER *Thomas A. Huber* DATE 3/2/2021
 350
 351 OWNER *Dolores J. Huber* DATE 3/2/2021
 352
 353 OWNER _____ DATE _____
 354
 355
 356
 357
 358
 359 BUYER _____ DATE _____
 360 LLLAB LLC
 361
 362 BUYER _____ DATE _____
 363
 364 BUYER _____ DATE _____
 365
 366
 367

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510 & 512 Spruce Street
Lancaster, PA 17603



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