



4056 MARIETTA AVENUE
MOUNT JOY, PA 17552

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

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► *Commercial Property*



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Mount Joy, PA 17552*

Available Square Feet
7,900 +/- square feet

Sale Price
\$699,000

Lease Rate
\$6.49/SF NNN

Description

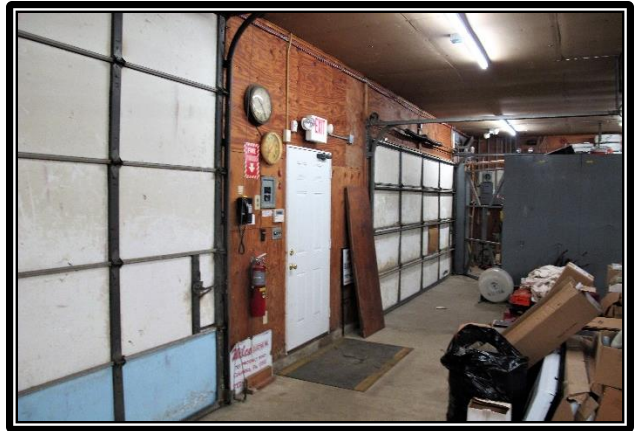
Well located commercial property on the corner of Prospect Road and Marietta Avenue. The “Wilco” property sits on 1.3 acres and consists of a rented, single family home and a 7,900 +/- square foot commercial flex building. The property has additional acreage expansion possibilities of up to 2.7 acres not offered in this price.

PARCEL/PROPERTY INFORMATION

Total Square Feet	7,900 +/- square feet
Office Square Feet	3,400 +/- square feet
Warehouse Square Feet	4,500 +/- square feet
Year Constructed	Original home estimated around 1850
Construction Type	Metal and steel
Ceiling Height	Varies
Air Conditioning	Yes, central and split air in office spaces

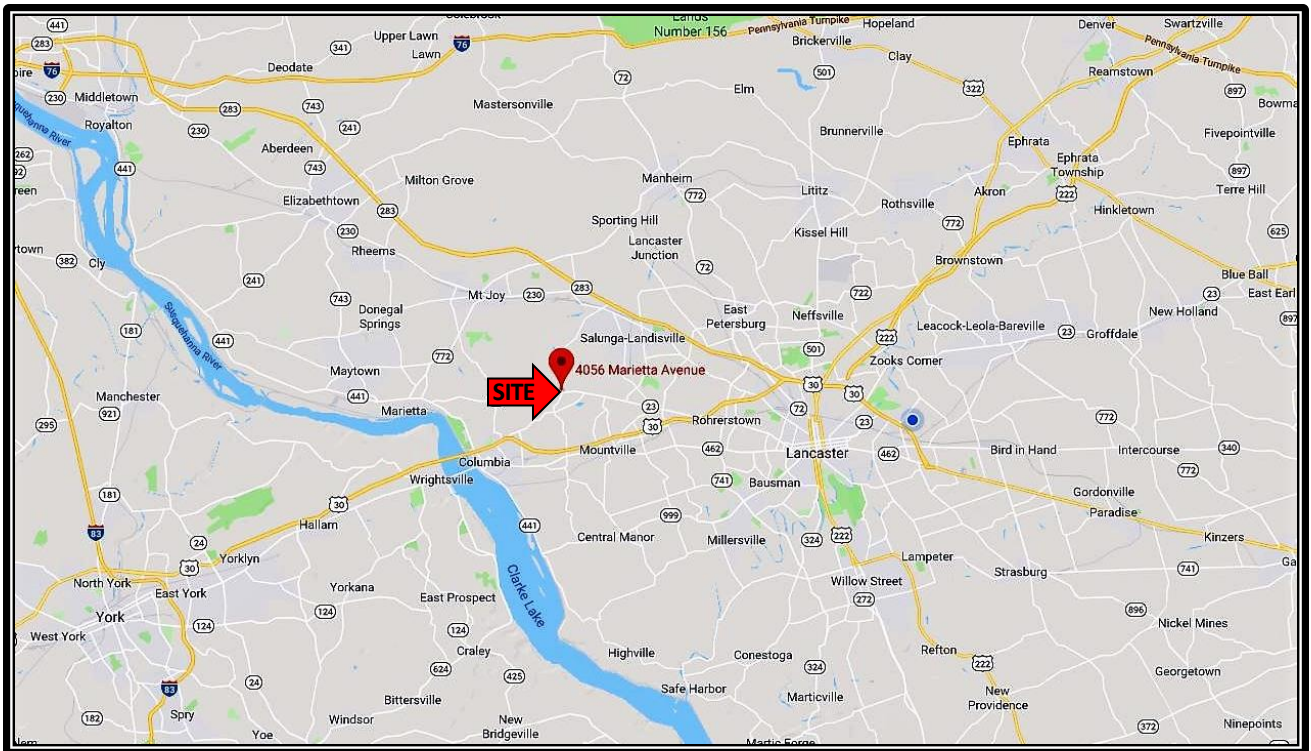
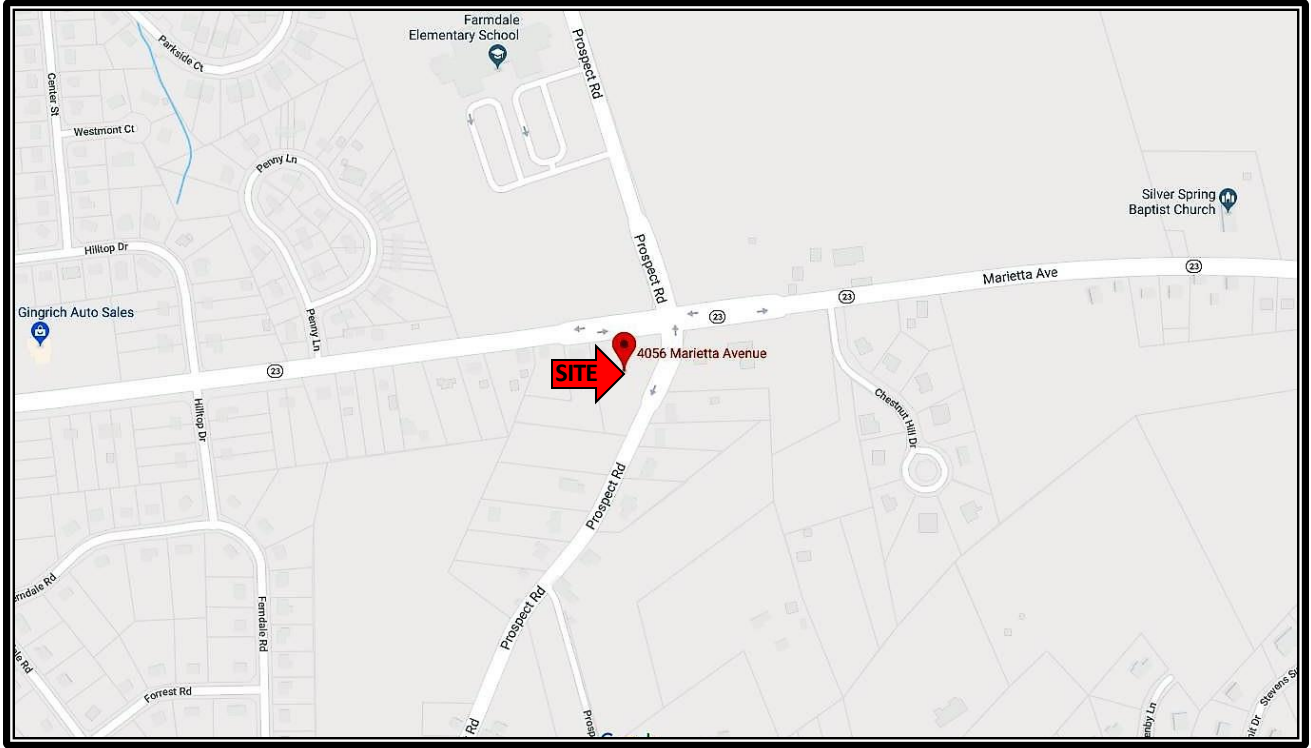
Heating	Oil/electric
Electric	3-phase, 200 amp, 120/240 volt
Roof	Asphalt shingle
Overhead Doors	Six (6)
Water	Public
Sewer	Public
Parking	Twenty-eight parking spaces
Zoning	(C-1) Neighborhood Commercial zoning
Acres	1.30 acres
Municipality	West Hempfield Township
Tax Parcel Account#	300-06356-0-0000
Assessment	\$533,800
Real Estate Taxes (2019)	
	School \$ 8,542
	County \$ 1,553
	Municipal \$ 987
	Total Taxes \$11,084
Total Insurance	\$2,235 annually
Exterior Maintenance	\$1,800 annually
Total CAM Costs	\$15,119 annually
CAM Per Square Foot	\$1.44/SF (Tenant pays 75% of total CAM costs - \$11,339 annually)
Single Family Home Lease	\$1,150/month, month-to-month lease plus \$30.00/month for pet fee

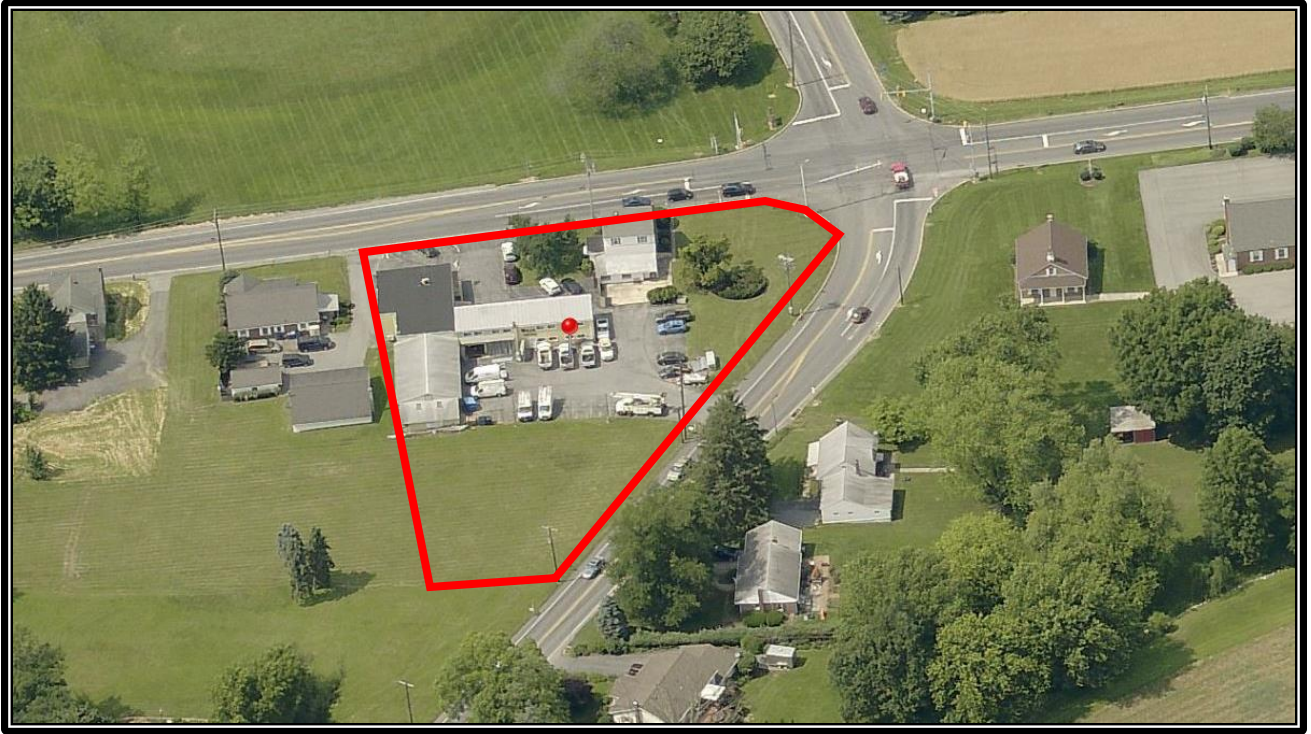
Information furnished regarding property for sale or rent is from sources deemed reliable, but is not guaranteed. No warranty or representation is made as to accuracy thereof and is submitted subject to errors, omissions, change of price, or other conditions, prior sale or lease or withdrawal without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

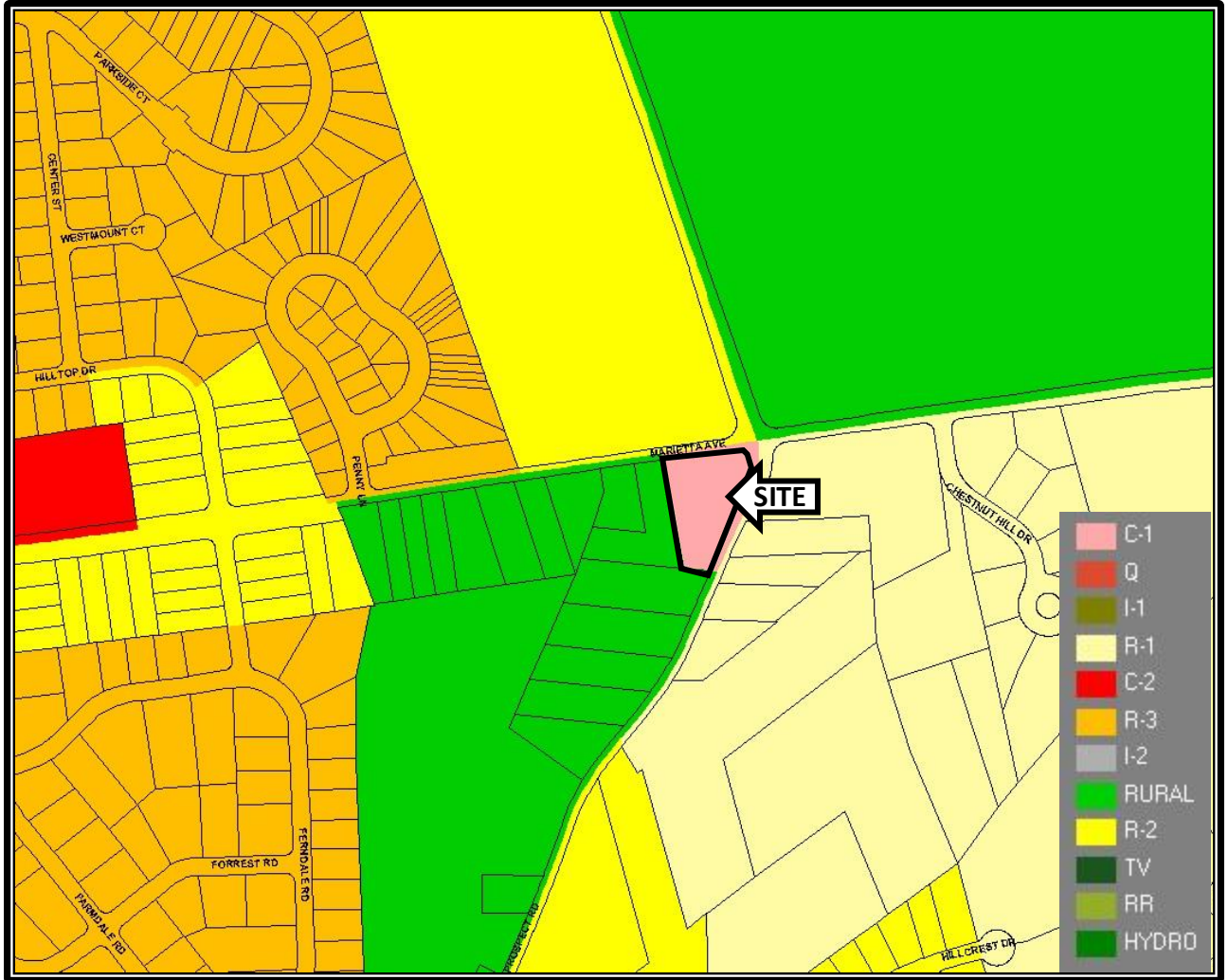


Description	Size	Square Feet	Heat/Cool Mini Split	Oil Furnace No A/C	None
First Floor Office	36' x 17'	612	X		
Second Floor Office	36' x 8' & 26' x 8'	496	X		
Second Floor Office Addition	12' x 9'	108	X		
Purchasing Office	10'.5" x 9'	94.5	X		
Warehouse Office	15'.5" x 5'.5"	85.25		X	
Miscellaneous Office Space	13' x 3'.5" & 6'.5" x 5'.5"	81.25	X		
Total Office Square Feet		3,455			
Mezzanine Training Room	21' x 24'	504	X		
Main Warehouse	36' x 19' & 27' x 27'	1,413		X	
South Warehouse	27' x 50'	1,350		X	
South Storage Area	12' x 24'	288			X
East Annex 1st Floor	22' x 67'	1,474			X
East Annex 2nd Floor	22' x 67'	<u>1,474</u>	X		
Total Warehouse Square Feet		4,525			
Total Office & Warehouse Square Feet		7,980			

Information furnished regarding property is from sources deemed reliable, but is not guaranteed. High Associates Ltd., the broker, an indirect subsidiaries of High Real Estate Group LLC, is not responsible for the accuracy of the information.







(C-1) Neighborhood Commercial District

Chapter 145. Zoning

ARTICLE 400. Commercial Districts

Section 401. C-1 Neighborhood Commercial District

§ 401.1. Intended purpose.

It is the purpose of the C-1 Neighborhood Commercial District to provide for commercial uses which serve primarily the needs of the local residents, to facilitate pedestrian access to commercial services and to minimize traffic congestion on the Township's collector road system by way of controlled ingress and egress.

§ 401.2. Uses and structures.

- A. Permitted uses. A building may be erected, altered or used and a lot may be occupied for one or more of the following:
1. Retail store where building area does not exceed 8,000 square feet.
 2. Eating establishment.
 3. Offices other than an office complex.
 4. Bank or other financial institution.
 5. Personal service establishment.
 6. Post office.
 7. Indoor recreation activities where building area does not exceed 8,000 square feet.
 8. Funeral home and/or mortuary.
 9. Medical and/or dental clinics subject to Article 800.
 10. Community utilities subject to the provisions of § 701.10.
 11. Studios or galleries for teaching, dancing, art, music or similar cultural pursuits.
 12. Municipal uses.
 13. Buildings and structures accessory to the above uses.
 14. Dwellings in combination with commercial buildings, provided a minimum of 50% of the total building footprint of the commercial building(s) located on the lot must be designated for

commercial purposes permitted by § 401.2.A of this article.
[Amended 8-6-2019 by Ord. No. 5-19]

B. Special exception uses.

1. Mobile home park, subject to the provisions of § 702.5.
2. Private clubs and fraternal organizations.
3. Parking lots consistent with intended purpose and in support of uses in this district.
4. Warehousing and wholesale trade establishments, contractor's offices or contractor's shop, subject to the provisions of § 702.12 herein.

C. Conditional use.

1. Planned shopping center subject to the provisions of § 703.2.

§ 401.3. Lot area, lot width, and coverage requirements.

A. The following regulations shall be observed:

1. Minimum lot area with public sewer and water: 15,000 square feet.
2. Minimum lot area without public sewer and water: one acre.
3. Minimum lot width at street line with public sewer and water: 90 feet.
4. Minimum lot width at street line without public sewer: 150 feet.
5. Minimum landscape area: 35% shall be dispersed through the lot development area and not concentrated in one large open area.
6. Dwellings in combination with commercial buildings shall have approved public sewerage and public water systems and shall be permitted at a maximum density of one dwelling for each 10,000 square feet of commercial lot area.

§ 401.4. Setback regulations.

A. Front yard. Front yard setback distances are determined by the kind of road or highway on which the property abuts as follows:

1. Arterial: 70 feet from the street right-of-way line or 90 feet from the street centerline, whichever is the greater.
2. Collector: 60 feet from the street right-of-way line or 80 feet from the street centerline, whichever is greater.
3. Local: 50 feet from the street right-of-way line or 70 feet from the street centerline, whichever is the greater.

B. Side yard: each building or structure shall have two side yards, neither of which shall be less than 20 feet.

C. Rear yard: 50 feet.

§ 401.5. Building height regulation.

A. Maximum building height: 35 feet.

§ 401.6. Off-street parking regulations.

As provided for in Section 707.

§ 401.7. Sign regulations.

As provided for in Section 708.

§ 401.8. Performance standards.

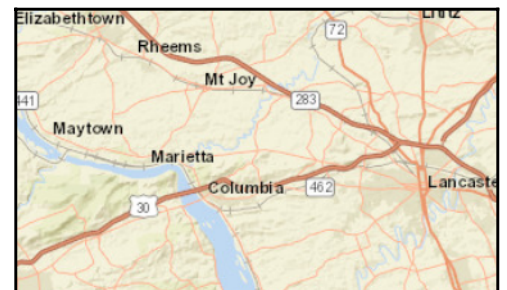
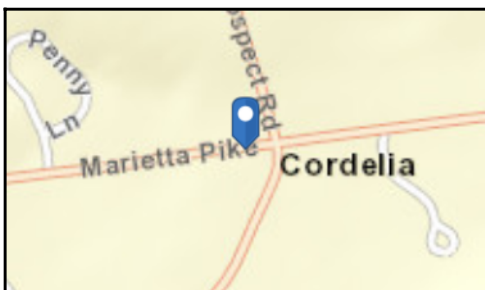
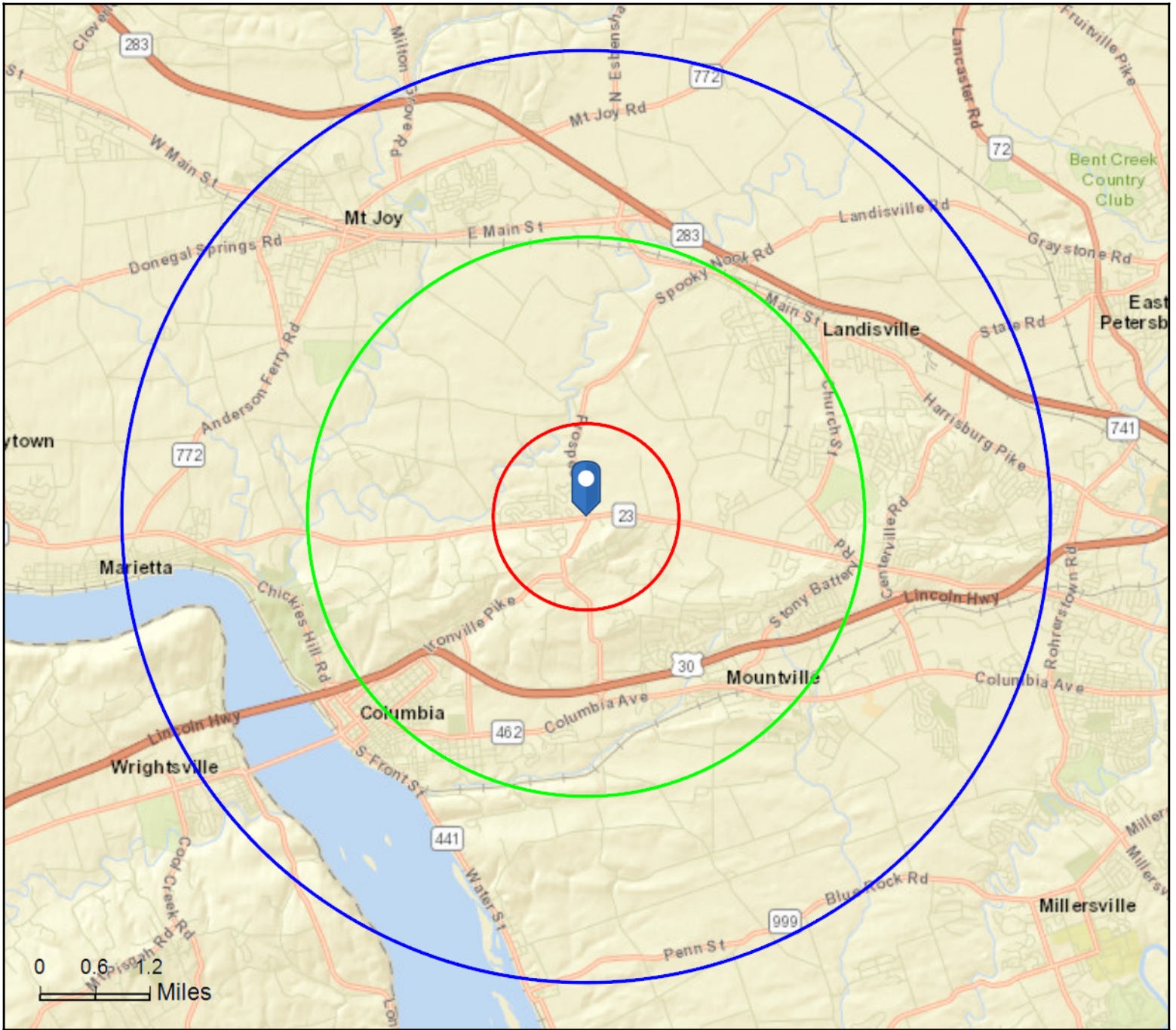
As provided for in Section 802.



Site Map

4056 Marietta Ave, Columbia, Pennsylvania, 17512
Rings: 1, 3, 5 mile radii

Prepared by Esri
Latitude: 40.06531
Longitude: -76.45823





Executive Summary

4056 Marietta Ave, Columbia, Pennsylvania, 17512
Rings: 1, 3, 5 mile radii

Prepared by Esri
Latitude: 40.06531
Longitude: -76.45823

	1 mile	3 miles	5 miles
Population			
2000 Population	3,238	25,749	59,595
2010 Population	3,445	27,253	67,343
2018 Population	3,554	28,217	71,766
2023 Population	3,632	28,920	74,332
2000-2010 Annual Rate	0.62%	0.57%	1.23%
2010-2018 Annual Rate	0.38%	0.42%	0.77%
2018-2023 Annual Rate	0.44%	0.49%	0.71%
2018 Male Population	49.7%	48.8%	48.9%
2018 Female Population	50.3%	51.2%	51.1%
2018 Median Age	40.5	43.1	42.6

In the identified area, the current year population is 71,766. In 2010, the Census count in the area was 67,343. The rate of change since 2010 was 0.77% annually. The five-year projection for the population in the area is 74,332 representing a change of 0.71% annually from 2018 to 2023. Currently, the population is 48.9% male and 51.1% female.

Median Age

The median age in this area is 40.5, compared to U.S. median age of 38.3.

Race and Ethnicity

2018 White Alone	91.7%	88.9%	88.3%
2018 Black Alone	3.0%	3.4%	3.5%
2018 American Indian/Alaska Native Alone	0.1%	0.2%	0.2%
2018 Asian Alone	1.8%	2.3%	2.5%
2018 Pacific Islander Alone	0.0%	0.0%	0.0%
2018 Other Race	1.6%	2.6%	2.8%
2018 Two or More Races	1.7%	2.6%	2.7%
2018 Hispanic Origin (Any Race)	6.0%	8.3%	8.4%

Persons of Hispanic origin represent 8.4% 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 33.9 in the identified area, compared to 64.3 for the U.S. as a whole.

Households

2000 Households	1,140	9,607	23,329
2010 Households	1,237	10,543	27,032
2018 Total Households	1,269	10,857	28,674
2023 Total Households	1,293	11,099	29,629
2000-2010 Annual Rate	0.82%	0.93%	1.48%
2010-2018 Annual Rate	0.31%	0.36%	0.72%
2018-2023 Annual Rate	0.38%	0.44%	0.66%
2018 Average Household Size	2.80	2.56	2.48

The household count in this area has changed from 27,032 in 2010 to 28,674 in the current year, a change of 0.72% annually. The five-year projection of households is 29,629, a change of 0.66% annually from the current year total. Average household size is currently 2.48, compared to 2.47 in the year 2010. The number of families in the current year is 19,669 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

4056 Marietta Ave, Columbia, Pennsylvania, 17512
Rings: 1, 3, 5 mile radii

Prepared by Esri
Latitude: 40.06531
Longitude: -76.45823

	1 mile	3 miles	5 miles
Median Household Income			
2018 Median Household Income	\$75,792	\$68,370	\$66,066
2023 Median Household Income	\$82,625	\$77,565	\$75,230
2018-2023 Annual Rate	1.74%	2.56%	2.63%
Average Household Income			
2018 Average Household Income	\$87,439	\$83,868	\$85,615
2023 Average Household Income	\$99,570	\$95,204	\$96,730
2018-2023 Annual Rate	2.63%	2.57%	2.47%
Per Capita Income			
2018 Per Capita Income	\$31,683	\$32,582	\$34,260
2023 Per Capita Income	\$35,967	\$36,845	\$38,587
2018-2023 Annual Rate	2.57%	2.49%	2.41%

Current median household income is \$66,066 in the area, compared to \$58,100 for all U.S. households. Median household income is projected to be \$75,230 in five years, compared to \$65,727 for all U.S. households

Current average household income is \$85,615 in this area, compared to \$83,694 for all U.S. households. Average household income is projected to be \$96,730 in five years, compared to \$96,109 for all U.S. households

Current per capita income is \$34,260 in the area, compared to the U.S. per capita income of \$31,950. The per capita income is projected to be \$38,587 in five years, compared to \$36,530 for all U.S. households

Housing			
2000 Total Housing Units	1,171	9,820	24,264
2000 Owner Occupied Housing Units	1,005	7,739	17,578
2000 Renter Occupied Housing Units	136	1,868	5,751
2000 Vacant Housing Units	30	213	935
2010 Total Housing Units	1,269	10,915	28,405
2010 Owner Occupied Housing Units	1,094	8,313	19,766
2010 Renter Occupied Housing Units	143	2,230	7,266
2010 Vacant Housing Units	32	372	1,373
2018 Total Housing Units	1,305	11,271	30,126
2018 Owner Occupied Housing Units	1,106	8,371	20,529
2018 Renter Occupied Housing Units	163	2,486	8,145
2018 Vacant Housing Units	36	414	1,452
2023 Total Housing Units	1,332	11,582	31,158
2023 Owner Occupied Housing Units	1,129	8,613	21,439
2023 Renter Occupied Housing Units	163	2,486	8,189
2023 Vacant Housing Units	39	483	1,529

Currently, 68.1% of the 30,126 housing units in the area are owner occupied; 27.0%, renter occupied; and 4.8% 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 28,405 housing units in the area - 69.6% owner occupied, 25.6% renter occupied, and 4.8% vacant. The annual rate of change in housing units since 2010 is 2.65%. Median home value in the area is \$195,680, compared to a median home value of \$218,492 for the U.S. In five years, median value is projected to change by 2.17% annually to \$217,831.

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 4056 Marietta Ave, Lancaster, PA

2 OWNER Roger S. Brubaker

3 Owner is providing information to help Broker market the Property. This Statement is not a substitute for any inspections or warranties that a buyer
4 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
5 Owner), any real estate broker, or their agents.

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

8
9
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: Electrical Contractor

12
13 2. OCCUPANCY Do you, Owner, currently occupy the Property? [] Yes [x] No
14 If no, when did you last occupy the Property? 12/31/2018

15 3. DESCRIPTION

16 A. Land Area: 1.57 Acres

17 B. Dimensions:

18 C. Shape:

19 D. Building Square Footage: Approx 8000 commercial

20 4. PHYSICAL CONDITION

21 A. Age of Property: Built circa 1920 Additions: Addition 1977, Interior Reno 1982, 2008 East wing

22 B. Roof

23 1. Age of roof(s): Rubber Roof Installed 5/00, Asphalt Shingles 1995 [] Unknown

24 2. Type of roof(s): Rubber, Asphalt, Raised Seam Tin

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

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

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

28 Explain any yes answers you give in this section:

29
30
31 C. Structural Items, Basements and Crawl Spaces

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

33 2. Does the Property have a sump pump? [x] Yes [] No

34 3. Do you know of any repairs or other attempts to control any water or dampness problem in the building or other structures?

35 [] Yes [x] No

36 4. Are you aware of any past or present movement, shifting, deterioration, or other problems with walls, foundations, floors, or other

37 structural components? [] Yes [x] No

38 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

39 by whom any repairs were done, if known:

40
41
42 D. Mechanical Systems

43 1. Type of heating: [x] Forced Air [] Hot Water [] Steam [] Radiant

44 [] Other:

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

46 [] Other types of heating systems or combinations:

47

48 3. Are there any chimneys? [x] Yes [] No If yes, how many? 1

49 Are they working? [x] Yes [] No When were they last cleaned? 2005

50 4. List any buildings (or areas in any buildings) that are not heated: East wing 1st Floor

51

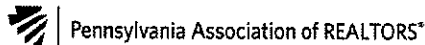
52 5. Type of water heater: [x] Electric [] Gas [] Oil Capacity: (2) 5 gallon point of use

53 [] Other:

54

55 Buyer Initials:

Owner Initials: RSB



- 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: Office - Split Syst Ductless Heat Pumps
 62 List any buildings (or areas of any buildings) that are not air conditioned: Warehouse / Storage
 63
 64 9. Type of electric service: 200 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: Rarely extreme downpour, rain water from Prospect Rd
 79 is too much for storm drain at building. Water can flow through drive through
 80 and generally not into building

81 F. Other Equipment

- 82 1. Exterior Signs: Yes No How many? 3 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? 2
 86 4. Overhead Doors: Yes No How many? 6 Size: Various
 87 5. Loading Docks: Yes No How many? _____ Levelers: Yes No
 88 6. At grade doors: Yes No How many? 5
 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 H. Are you aware of any problems with water and sewer lines servicing the Property? Yes No

97 If yes, explain: _____
 98

99 I. Alarm/Safety Systems

- 100 1. Fire: Yes No In working order? Yes No
 101 If yes, connected to: Fire Department Yes No Monitoring Service: Yes No
 102 2. Fire extinguishers: Yes No
 103 3. Smoke: Yes No In working order? Yes No
 104 4. Sprinkler: Yes No Inspected/certified? Yes No
 105 Wet Dry Flow rate: _____
 106 5. Security: Yes No In working order? Yes No
 107 If yes, connected to: Police Department Yes No Monitoring Service Yes No
 108 6. Are there any areas of the Property that are not serviced by the systems in this section? Yes No
 109 If yes, explain: _____
 110

111 5. ENVIRONMENTAL

112 A. Soil Conditions

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

183 6. UTILITIES

184 A. Water

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

198 B. Sewer/Septic

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

211 C. Other Utilities

- 212 The Property is serviced by the following: Natural Gas Electricity Telephone
 213 Other: _____
 214 _____

214 7. TELECOMMUNICATIONS

- 215 A. Is a telephone system included with the sale of the Property? Yes No
 216 If yes, type: Panasonic Digital by bid with VMS
 217 B. Are ISDN lines included with the sale of the Property? Yes No
 218 C. Is the Property equipped with satellite dishes? Yes No
 219 If yes, how many? _____ Location: _____
 220 D. Is the Property equipped for cable TV? Yes No
 221 If yes, number of hook-ups: 1 Location: Training Room mezzanine
 222 E. Are there fiber optics available to the Property? Yes No the building wired for fiber optics? Yes No
 223 Does the Property have T1 or other capability? Yes No

224 8. GOVERNMENTAL ISSUES/ZONING/USE/CODES

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

234 B. Condemnation or Street Widening

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

239 C. Zoning

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

246 Buyer Initials: _____

Owner Initials: RLH

119 3. Are you aware of any existing or proposed mining, strip-mining, or any other excavations that might affect the Property?
120 Yes No
121 Explain any yes answers you give in this section: _____
122 _____
123 _____

124 B. Hazardous Substances

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

136 Note: If Property contains a residence with one to four dwelling units, and the structure was constructed, or construction began, before
137 1978, you must disclose any knowledge of lead-based paint and any reports and/or records of lead-based paint on the Property.

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

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

- 146 2. To your knowledge, has the Property been tested for any hazardous substances? Yes No
147 3. Are you aware of any storage tanks on the Property? Yes No Aboveground Underground

148 Total number of storage tanks on the Property: 1 Aboveground 2 Underground
149 Are all storage tanks registered with the Pennsylvania Department of Environmental Protection? Yes No

150 If no, identify any unregistered storage tanks: (1) 500 Gal? Fuel Oil, (1) 500 Gal? Gasoline - Unused since 1998

151 Has any storage tank permit ever been revoked pursuant to a federal or state law regulating storage tanks? Yes No
152 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?
153 Yes No

154 Do methods and procedures exist for the operation of tanks and for the operator's/owner's maintenance of a leak detection system, an
155 inventory control system, and a tank testing system? Yes No Explain: _____
156 _____
157 _____

158 Has there been any release or any corrective action taken in response to a release from any of the storage tanks on the Property?
159 Yes No If yes, have you reported the release to and corrective action to any governmental agency? Yes No
160 Explain: _____
161 _____
162 _____

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

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: Explained on line 28, 29, 80
180 _____
181 _____

182 Buyer Initials: _____ CPI Page 3 of 6 Owner Initials: RKS

- 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: 1
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 **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: _____

CPI Page 5 of 6

Owner Initials: RDG

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: Statehouse Group - Property manager
327 Terminix - Pesticide Property
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: Select Security
332 _____
333 _____

334 C. Provide the names, addresses and phone numbers of the service providers for any utilities on the Property (e.g., water, water softener, sewage,
335 on-site sewage service, natural gas, electric, telephone). Attach additional sheet if necessary: _____
336 _____
337 ASAP Plumbing,
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 Roger S. Brubaker DATE 4/29/2019
350 _____

351 OWNER _____ DATE _____

352 OWNER _____ DATE _____

353 BUYER _____ DATE _____

354 BUYER _____ DATE _____

355 BUYER _____ DATE _____

356 BUYER _____ DATE _____

357 BUYER _____ DATE _____

358 BUYER _____ DATE _____

359 BUYER _____ DATE _____

360 BUYER _____ DATE _____

361 BUYER _____ DATE _____

362 BUYER _____ DATE _____

363 BUYER _____ DATE _____

364 BUYER _____ DATE _____

365 BUYER _____ DATE _____



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