

For Sale

717.293.4477



352 WEST MAIN STREET
LEOLA, PA 17540

Ruth M. Devenney, CCIM, SIOR
717.293.4552 – direct line
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- ESRI Executive Summary
- Commercial Property Information Sheets



► *Retail Investment Property*



*352 West Main Street
Leola, PA 17540*

Available Square Feet:

7,515 Square Feet

Sale Price:

\$795,000

Description:

Fully leased retail investment property.

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BUILDING INFORMATION

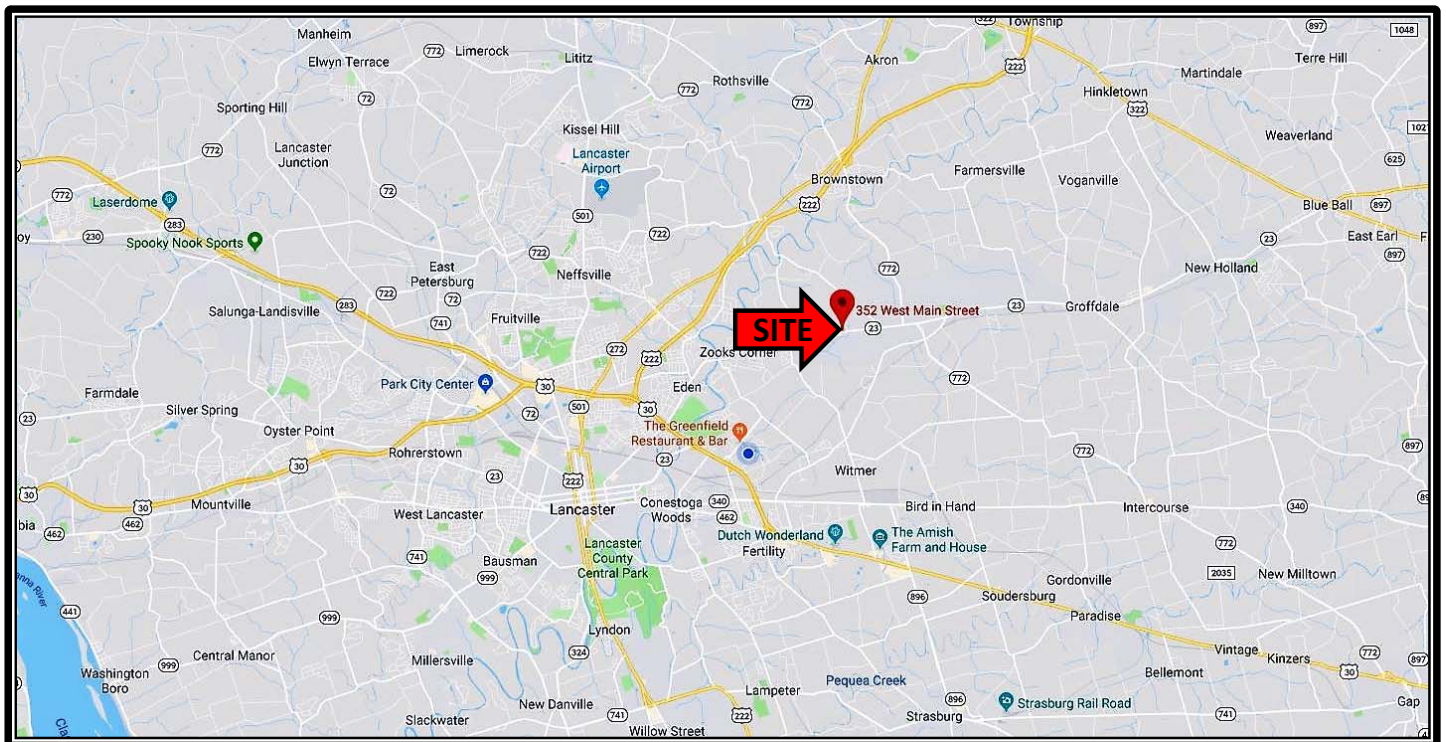
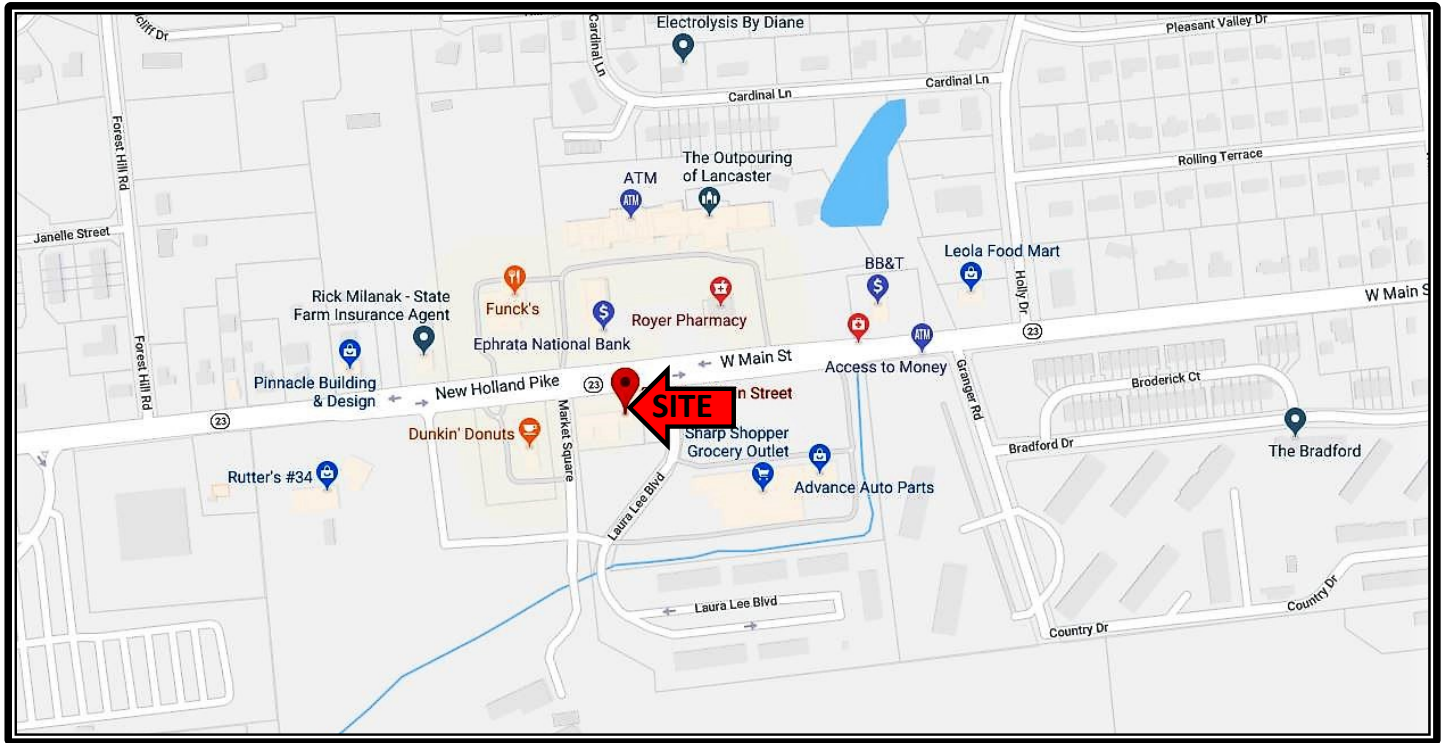
Available Square Feet	7,515 square feet
Construction Type	Wood frame
Condition	Good
Ceiling Height	8 - 10 feet
Ceiling Type	Suspended
Sprinklered	No
Heating	Heat pumps
Air Conditioning	Heat pumps

Water	Public
Sewer	Public
Parking	Thirty-seven parking spaces
Municipality	Upper Leacock Township
Tax Account #	360-62034-0-0000
Deed Reference	T-700-533
Zoning	GC – General Commercial
Acres	.64 acre
Road Frontage/Access	175' frontage on Rt. 23
Net Operating Income	\$57,405

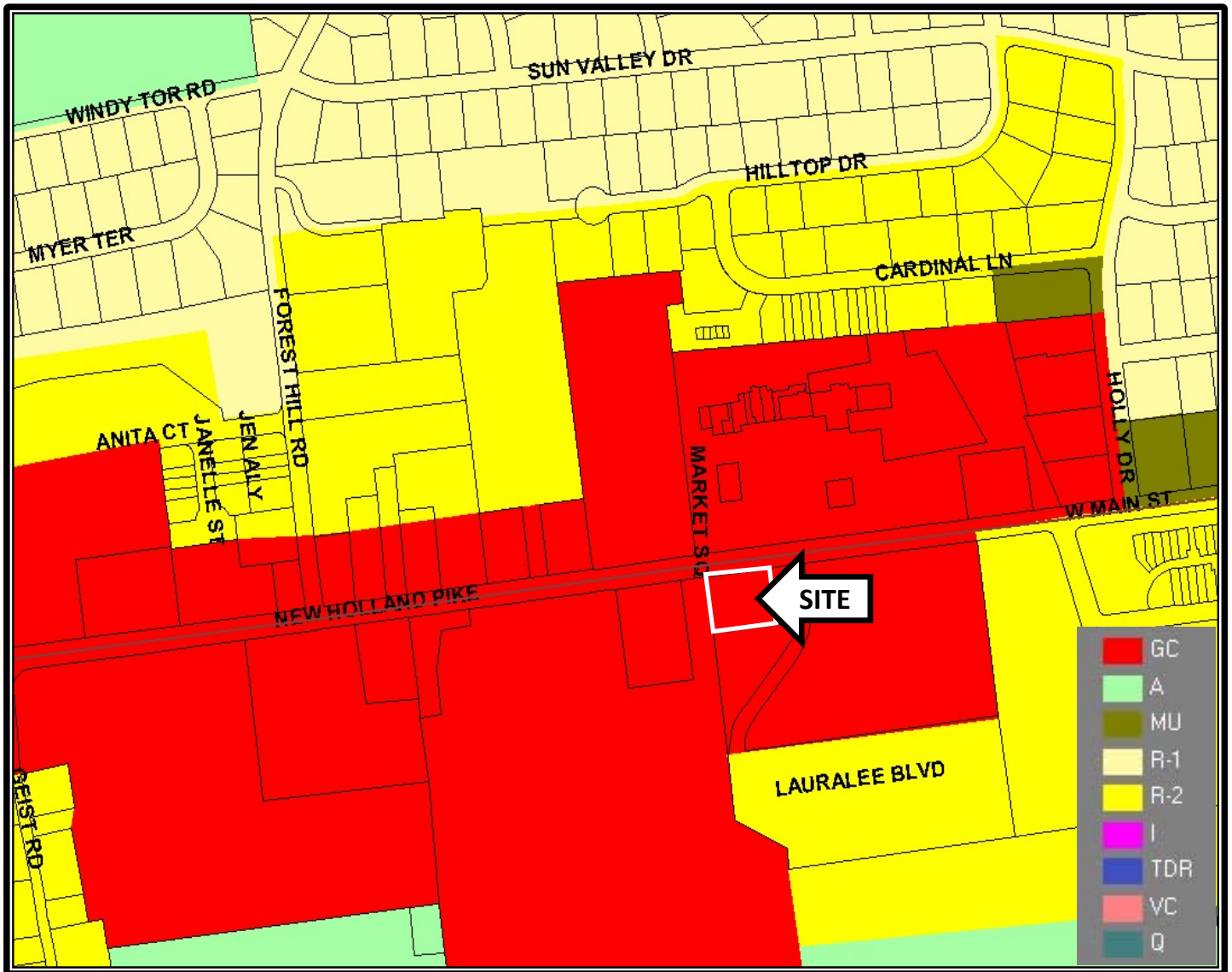
Real Estate Tax Information (2019)

Assessment	\$448,500
Municipality Tax	\$ 760
County Tax	\$ 1,306
School Tax	<u>\$ 6,007</u>
Total Taxes	\$ 8,073









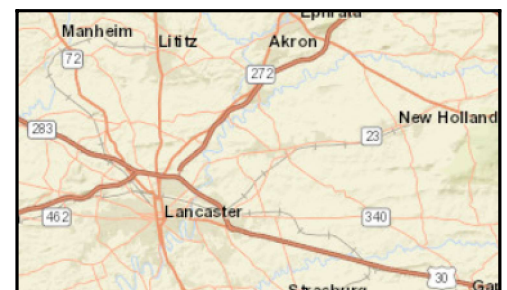
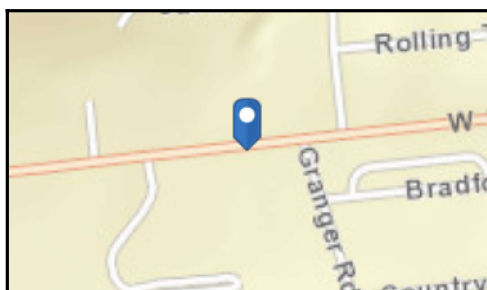
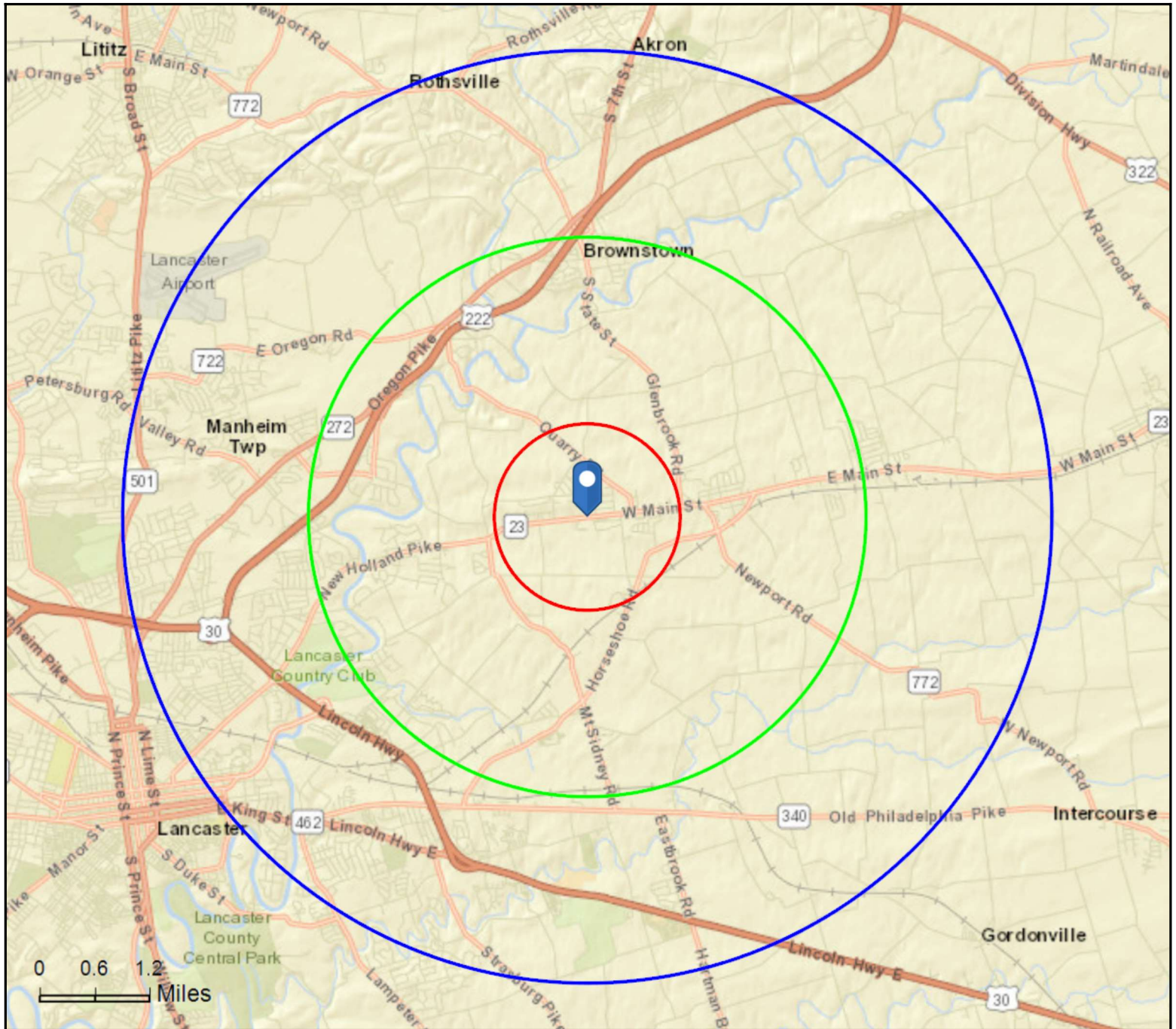
General Commercial



Site Map

352 W Main St, Leola, Pennsylvania, 17540
Rings: 1, 3, 5 mile radii

Prepared by Esri
Latitude: 40.08509
Longitude: -76.21402





Executive Summary

352 W Main St, Leola, Pennsylvania, 17540
Rings: 1, 3, 5 mile radii

Prepared by Esri
Latitude: 40.08509
Longitude: -76.21402

	1 mile	3 miles	5 miles
Population			
2000 Population	3,215	15,339	60,625
2010 Population	3,428	16,738	68,806
2018 Population	3,576	17,761	72,615
2023 Population	3,675	18,382	74,866
2000-2010 Annual Rate	0.64%	0.88%	1.27%
2010-2018 Annual Rate	0.51%	0.72%	0.66%
2018-2023 Annual Rate	0.55%	0.69%	0.61%
2018 Male Population	49.5%	49.3%	48.4%
2018 Female Population	50.5%	50.7%	51.6%
2018 Median Age	34.2	39.1	41.3

In the identified area, the current year population is 72,615. In 2010, the Census count in the area was 68,806. The rate of change since 2010 was 0.66% annually. The five-year projection for the population in the area is 74,866 representing a change of 0.61% annually from 2018 to 2023. Currently, the population is 48.4% male and 51.6% female.

Median Age

The median age in this area is 34.2, compared to U.S. median age of 38.3.

Race and Ethnicity

2018 White Alone	89.7%	88.4%	84.9%
2018 Black Alone	1.8%	2.3%	4.3%
2018 American Indian/Alaska Native Alone	0.2%	0.2%	0.2%
2018 Asian Alone	4.8%	4.4%	4.4%
2018 Pacific Islander Alone	0.0%	0.0%	0.0%
2018 Other Race	1.8%	2.5%	3.8%
2018 Two or More Races	1.8%	2.2%	2.4%
2018 Hispanic Origin (Any Race)	8.0%	8.5%	10.1%

Persons of Hispanic origin represent 10.1% 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 40.8 in the identified area, compared to 64.3 for the U.S. as a whole.

Households

2000 Households	1,212	5,478	22,968
2010 Households	1,273	5,942	25,895
2018 Total Households	1,321	6,259	27,105
2023 Total Households	1,354	6,464	27,879
2000-2010 Annual Rate	0.49%	0.82%	1.21%
2010-2018 Annual Rate	0.45%	0.63%	0.56%
2018-2023 Annual Rate	0.49%	0.65%	0.56%
2018 Average Household Size	2.70	2.83	2.62

The household count in this area has changed from 25,895 in 2010 to 27,105 in the current year, a change of 0.56% annually. The five-year projection of households is 27,879, a change of 0.56% annually from the current year total. Average household size is currently 2.62, compared to 2.59 in the year 2010. The number of families in the current year is 18,623 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

352 W Main St, Leola, Pennsylvania, 17540
Rings: 1, 3, 5 mile radii

Prepared by Esri
Latitude: 40.08509
Longitude: -76.21402

	1 mile	3 miles	5 miles
Median Household Income			
2018 Median Household Income	\$67,138	\$74,875	\$65,249
2023 Median Household Income	\$83,399	\$85,433	\$74,717
2018-2023 Annual Rate	4.43%	2.67%	2.75%
Average Household Income			
2018 Average Household Income	\$91,914	\$102,221	\$88,832
2023 Average Household Income	\$113,415	\$117,551	\$101,149
2018-2023 Annual Rate	4.29%	2.83%	2.63%
Per Capita Income			
2018 Per Capita Income	\$31,326	\$35,841	\$33,725
2023 Per Capita Income	\$38,508	\$41,112	\$38,220
2018-2023 Annual Rate	4.21%	2.78%	2.53%

Current median household income is \$65,249 in the area, compared to \$58,100 for all U.S. households. Median household income is projected to be \$74,717 in five years, compared to \$65,727 for all U.S. households

Current average household income is \$88,832 in this area, compared to \$83,694 for all U.S. households. Average household income is projected to be \$101,149 in five years, compared to \$96,109 for all U.S. households

Current per capita income is \$33,725 in the area, compared to the U.S. per capita income of \$31,950. The per capita income is projected to be \$38,220 in five years, compared to \$36,530 for all U.S. households

Housing			
2000 Total Housing Units	1,248	5,644	23,899
2000 Owner Occupied Housing Units	742	3,981	16,455
2000 Renter Occupied Housing Units	471	1,497	6,514
2000 Vacant Housing Units	35	166	930
2010 Total Housing Units	1,337	6,185	27,049
2010 Owner Occupied Housing Units	756	4,153	17,411
2010 Renter Occupied Housing Units	517	1,789	8,484
2010 Vacant Housing Units	64	243	1,154
2018 Total Housing Units	1,390	6,527	28,299
2018 Owner Occupied Housing Units	751	4,258	17,644
2018 Renter Occupied Housing Units	569	2,001	9,461
2018 Vacant Housing Units	69	268	1,194
2023 Total Housing Units	1,428	6,754	29,191
2023 Owner Occupied Housing Units	791	4,450	18,368
2023 Renter Occupied Housing Units	563	2,013	9,511
2023 Vacant Housing Units	74	290	1,312

Currently, 62.3% of the 28,299 housing units in the area are owner occupied; 33.4%, renter occupied; and 4.2% 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 27,049 housing units in the area - 64.4% owner occupied, 31.4% renter occupied, and 4.3% vacant. The annual rate of change in housing units since 2010 is 2.03%. Median home value in the area is \$216,280, compared to a median home value of \$218,492 for the U.S. In five years, median value is projected to change by 1.82% annually to \$236,653.

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 352 West Main Street Leola, Pa 17540

3 OWNER Topack Inc.

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 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 Owner), any real estate broker, or their agents.

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

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

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

15 3. DESCRIPTION

16 A. Land Area: 64 ACRES

17 B. Dimensions:

18 C. Shape: RECTANGULAR

19 D. Building Square Footage: 27,878 Sq. Ft

20 4. PHYSICAL CONDITION

21 A. Age of Property: 1977 Additions: 1982?

22 B. Roof

23 1. Age of roof(s): REPAIRED/REPLACED SECTIONS AS NEEDED

24 2. Type of roof(s): SHINGLE

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: WHEN LEAKED - HAS CHECKED - REPIRED

29 SHINGLES

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 No

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

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

36 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: CAR HIT SIDE OF BLDG - REPAIRED

37

38

39

40

41

42 D. Mechanical Systems

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

44 Other: part pump

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 areas 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: VC

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10/04



Pennsylvania Association of REALTORS®

Bennett Williams Inc. 2173 Embassy Drive Lancaster, PA 17603 Phone: (717)390-9858

Fax: (717)390-9860 Thomas Troccoli

352 West Main

Produced with ZipForm® by zipLogix 18070 Fifteen Mile Road, Fraser, Michigan 48026 www.zipLogix.com

- 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: NEW heating system - heat pump - 1 stove
 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: _____
 79 _____
 80 _____

- 81 F. Other Equipment
 82 1. Exterior Signs: Yes No How many? 6 Number Illuminated: _____
 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: _____
 87 5. Loading Docks: Yes No How many? _____ Levelers: Yes No
 88 6. At grade doors: Yes No How many? _____
 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 _____

- 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: some home security system
 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

118 Buyer Initials: _____ CPI Page 2 of 6 Owner Initials: VC

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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 picocuries 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: _____ Aboveground _____ Underground

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

If no, identify any unregistered storage tanks: _____

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

Have you ever been ordered to take corrective action by a federal or state agency citing a release, or danger of release, from a storage tank?

Yes No

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: _____

C. Wood Infestation

1. Are you aware of any termites/wood-destroying insects, dryrot, 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: _____

182 Buyer Initials: _____

CPI Page 3 of 6

Owner Initials: VC

183 6. UTILITIES

184 A. Water

- 185 1. What is the source of your drinking water? Public Community System Well on Property - *NOT USED*
- 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: *Cable*

214 7. TELECOMMUNICATIONS

- 215 A. Is a telephone system included with the sale of the Property? Yes No
- 216 If yes, type: _____
- 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: *4* Location: *EACH STORE*
- 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 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 *GC - GENERAL Com. Dist.* by the
- 241 (county, ZIP) *Lancaster* *17540*
- 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: *VC*

- 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 **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: VC

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: _____
327 _____
328 _____

329 B. Provide the names, addresses and phone numbers of the service providers for any Alarm/Safety Contracts on the Property (e.g., security alarm
330 system, sprinkler system, fire/smoke). Attach additional sheet if necessary: _____
331 _____
332 _____

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

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 *Topack Inc.* DATE 4/26/2018
350 Topack Inc.

351 _____
352 OWNER _____ DATE _____

353 _____
354 OWNER _____ DATE _____

355 _____
356 BUYER _____ DATE _____

357 _____
358 BUYER _____ DATE _____

359 _____
360 BUYER _____ DATE _____



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