

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 104 N. Main St. & Cemetery Rd., Biglerville, PA 17307
2
3 OWNER William L. Rice
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 [X] Retail [X] Industrial [ ] Multi-family [ ] Land [ ] Institutional
8 [ ] Hospitality [ ] Other:
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:
12
13 2. OCCUPANCY Do you, Owner, currently occupy the Property? [X] Yes [ ] No
14 If no, when did you last occupy the Property? rented to Messicks
15 3. DESCRIPTION
16 A. Land Area: approx. 4 acres
17 B. Dimensions:
18 C. Shape:
19 D. Building Square Footage:
20 4. PHYSICAL CONDITION
21 A. Age of Property: original 1947 Additions: front-1975; storage building-1984
22 B. Roof
23 1. Age of roof(s): [X] Unknown
24 2. Type of roof(s): flat
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? [X] Yes [ ] 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: the roof is flat - leaks around seam where original structure
29 (1947) has been fixed
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 [ ] No
33 2. Does the Property have a sump pump? [ ] Yes [X] 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: [ ] Forced Air [ ] Hot Water [X] Steam [ ] Radiant
44 [ ] Other: original structure
45 2. Type of heating fuel: [ ] Electric [X] Fuel Oil [ ] Natural Gas [ ] Propane (on-site) [ ] Central Plant
46 [X] Other types of heating systems or combinations: gas in front, oil in back
47
48 3. Are there any chimneys? [X] Yes [ ] No If yes, how many?
49 Are they working? [X] Yes [ ] No When were they last cleaned?
50 4. List any buildings (or areas in any buildings) that are not heated: storage
51
52 5. Type of water heater: [ ] Electric [X] Gas [ ] Oil Capacity: in front (1975) - oil in back
53 [ ] Other:
54

55 Buyer Initials: CPI Page 1 of 6 Owner Initials: WLR

- 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: in front of building shop area  
 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? 2 Number Illuminated: 2  
 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? 6 Size: \_\_\_\_\_  
 87 5. Loading Docks:  Yes  No How many? 1 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 \_\_\_\_\_

93 G. Fire Damage

- 94 1. To your knowledge, was there ever a fire on the Property?  Yes  No  
 95 2. Are you aware of any unrepaired fire damage to the Property and any structures on it?  Yes  No  
 96 If yes, explain location and extent of damage: 1950 - rebuilt the main structure early 1950's 1st floor

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: the storage area - unattached

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: WLR

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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: 2 Aboveground 1 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: \_\_\_\_\_

Owner Initials: WHR

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 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: \_\_\_\_\_ Location: \_\_\_\_\_
- 222 E. Are there fiber optics available to the Property?  Yes  No Is the building wired for fiber optics?  Yes  No
- 223 Does the Property have T1 or other capability?  Yes  No

224 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 commercial \_\_\_\_\_ by the
- 241 (county, ZIP) Adams 17307
- 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: WLR

- 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: WLR

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 \_\_\_\_\_

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: \_\_\_\_\_  
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: \_\_\_\_\_  
337 \_\_\_\_\_  
338 \_\_\_\_\_  
339 \_\_\_\_\_

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 William L. Rice DATE 7-15-16  
350 William L. Rice

351 OWNER \_\_\_\_\_ DATE \_\_\_\_\_

352 OWNER \_\_\_\_\_ DATE \_\_\_\_\_

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355 OWNER \_\_\_\_\_ DATE \_\_\_\_\_

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