

For Sale

717.293.4477



An Affiliate of High Real Estate Group LLC

Industrial/Commercial Realtors



230 HARRISBURG AVENUE
SUITE #4
LANCASTER, PA 17603

William Boben, III, CCIM, SIOR

Call Today! ☎ 717.209-4012

✉ bboben@high.net



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Industrial/Commercial Realtors

► Office Building



*230 Harrisburg Avenue
Suite #4
Lancaster, PA 17603*

Available Square Feet:

2,316 square feet plus common areas.

Sale Price:

\$219,000

Description:

First floor office condo on Harrisburg Avenue. Convenient access to Lancaster General Hospital Health Campus and surrounding area. Condominium Association has first right of refusal on offers for thirty day period.

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BUILDING INFORMATION

Building Size:	16,229 square feet
Total Square Feet Available:	2,316 square feet office condo 198 square feet of basement storage
Type Construction:	Masonry block/structural steel
Condition:	Very good
Year Constructed:	1984, interior remodeled 1993
Floor Type:	Concrete with vinyl and carpet throughout
Elevator:	Private entry first floor space
Number of Floors:	Two (2) single-story unit on grade
Ceiling:	10' with acoustical drop ceiling 8½'
Sprinklers:	Non-sprinklered
HVAC:	Two (2) 3-ton Trane XB 13 seer units – replaced
Restrooms:	Three – one public, one staff, one physician
Roof:	Rubber adhered
Security:	Centrally monitored security/fire safety system

Wall Finishes:	Painted dry wall throughout – chair rail in waiting room, vinyl cove base
Lighting:	Fluorescent overhead in clinical areas and mix incandescent and fluorescent in private office
Electric:	200 amp service
Water:	Public – City of Lancaster
Sewer:	Public – City of Lancaster
Gas:	Property not served by natural gas – UGI in street
Parking:	68+/- spaces
Storage:	Assigned units in basement
Tax Account#:	339-29901-1-0004
Deed Reference:	372-7306
Zoning:	Mixed Use
Topography:	Flat – macadam and planted areas
Restrictions:	Medical use only
Signage:	Harrisburg Pike entrance, building directory and suite door
Condominium Fee (2015) Estimated:	\$7,547.75 or \$628.98 per month includes property management, snow removal, water, sewer, trash, property liability insurance, alarm monitor, grounds maintenance, elevator and repairs.
Comments:	High visibility with cubed layout, convenient parking and grade entrance. Close to everything.
Disclosure:	Condominium Association has right of first refusal on all offers. See agent for details.

GEOGRAPHIC INFORMATION

County:	Lancaster County
Municipality:	City of Lancaster
Location:	North West Corridor
Acres:	.37 acres
Road Frontage/Access:	

REAL ESTATE TAXES (2017):

Assessment:	\$220,800
School Tax:	\$6,128.78
Municipality Tax:	\$3,188.35
County Tax:	\$824.68
DID Tax:	\$540.96
Total Taxes:	\$10,682.77

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.



Front Facade



Front Entrance Directory



Front Doorway



Parking Area



Waiting Room



Reception/Business Area



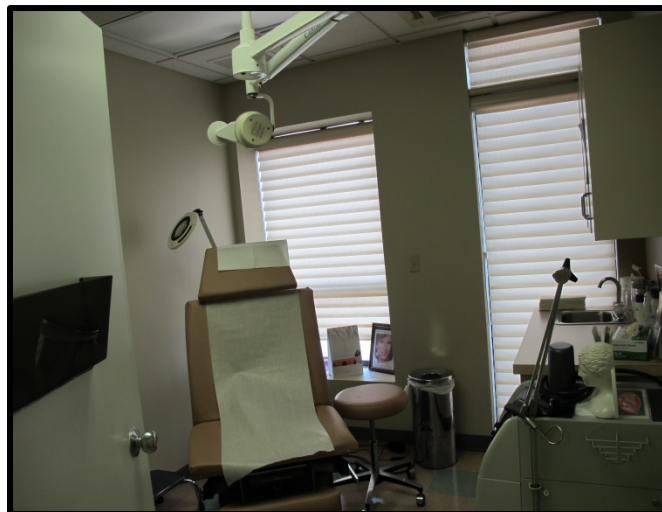
Private Office



Break Area

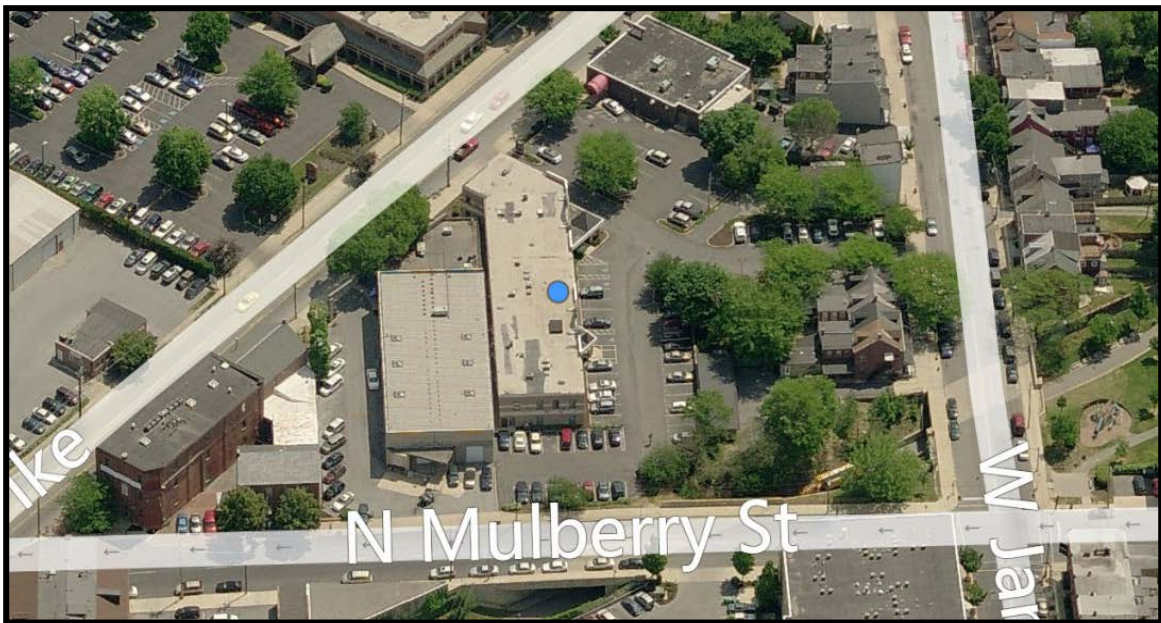


Laboratory/Nurses Station



Examining Room

AERIAL PHOTO

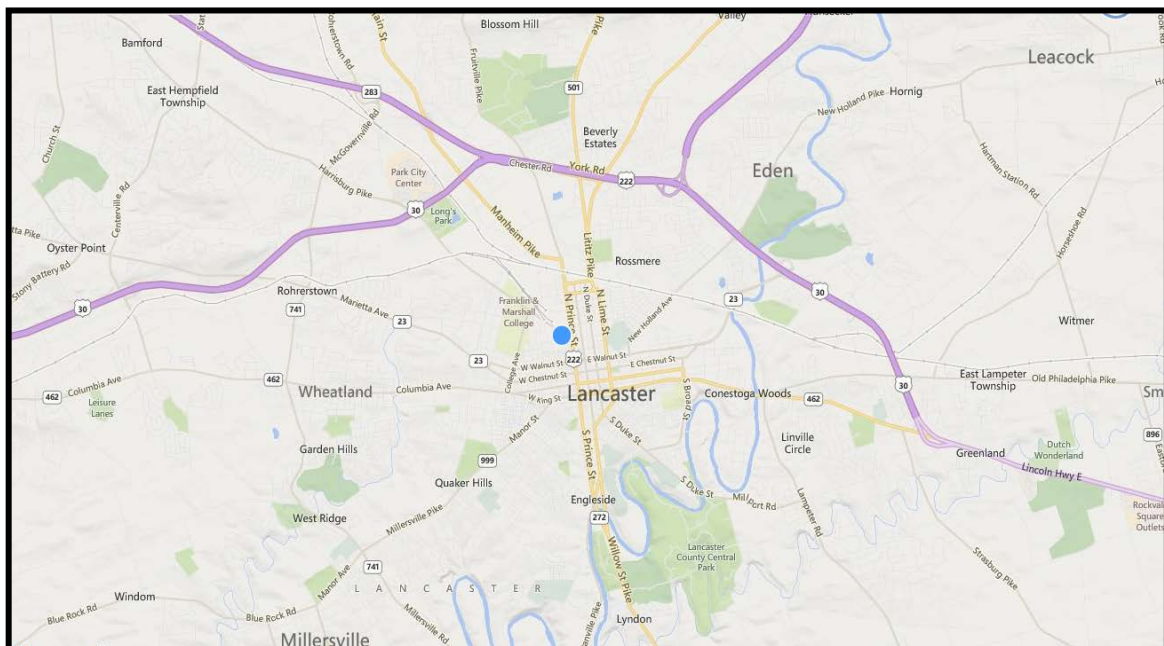
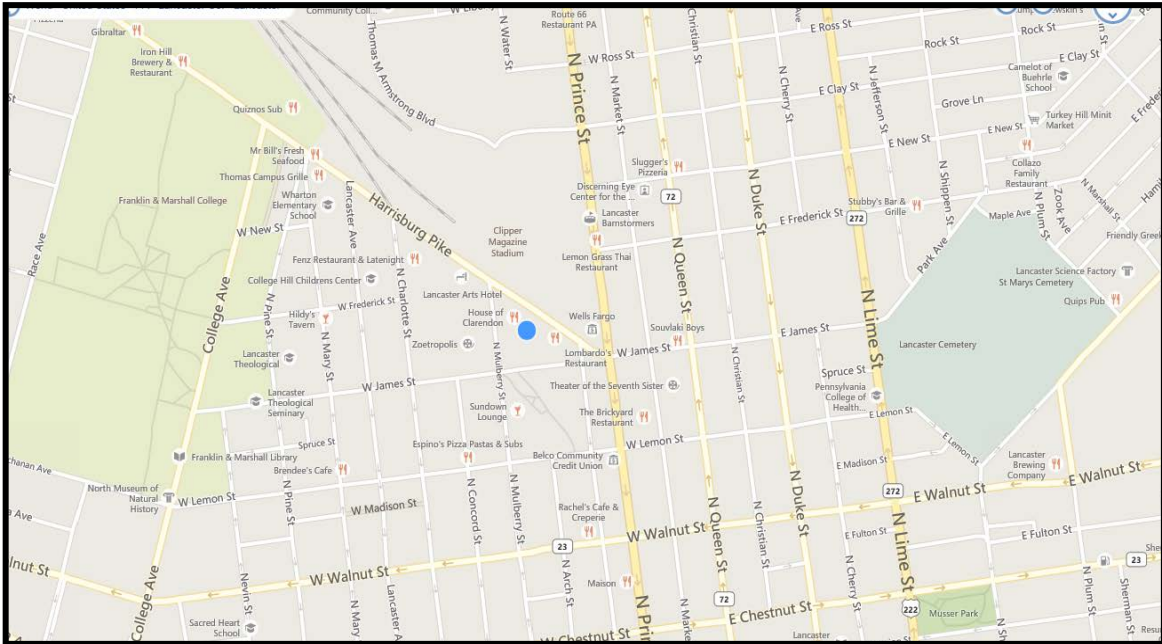


**230 Harrisburg Avenue
Lancaster, PA**

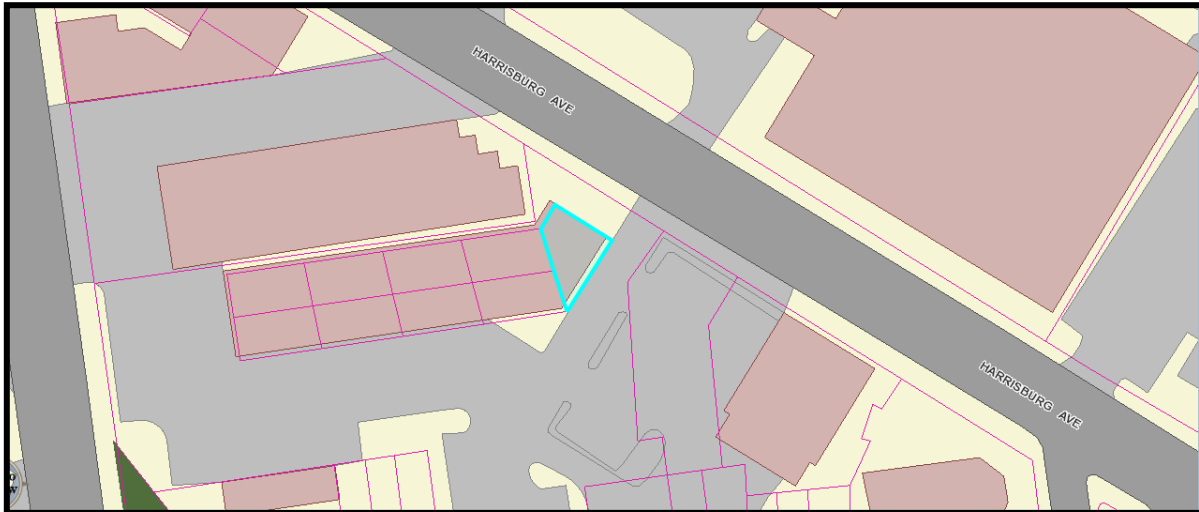


1853 William Penn Way • P.O. Box 10008 • Lancaster, PA 17605-0008
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LOCATION MAP



TAX MAP

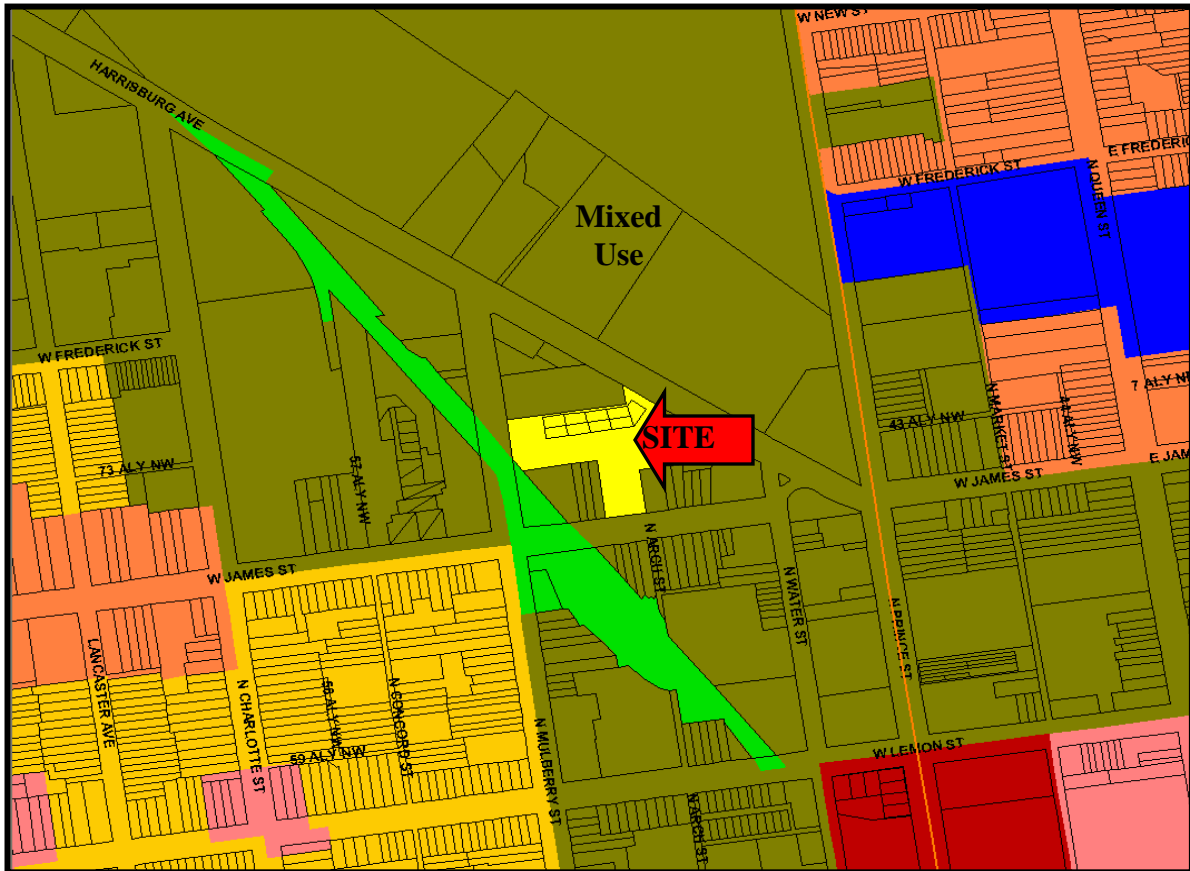


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Lancaster, PA**



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ZONING MAP



**230 Harrisburg Avenue
Lancaster, PA**

Mixed Use Zoning



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Progressive Property Management, Inc. 233 N. Duke St., Lancaster PA 17602 717-394-3374 fax 717-394-7222 www.ppmproperties.com

Sales, leasing and property management

May 21, 2015

To: 230 Medical Centre Condominium Association

Re: Potential Sale of Unit 4

Dear Condo Owners:

We have been advised by a Realtor that the Owner of Unit 4 intends to sell her Condominium Unit at 230 Medical Centre. We thought it appropriate to remind all Unit Owners of the provisions of the Condominium Association Declaration related to the sale of Units and the "time is of the essence" nature of both Association and Unit owner's responsibilities.

In accordance with the Condominium Declaration:

If any unit owner receives a bona fide offer to purchase the Unit, the Unit Owner will provide written notice of that offer to the Association, along with an executed copy of the offer.

The Association (or its assignee) shall have the right to purchase the unit or interest at the same terms and conditions of the offer. The Association must provide the Unit Owner with written notice of their election to purchase the unit, along with a deposit equal to that in the offer, within thirty days of receipt of the offer. If the Association elects to purchase the unit, a certificate signed by the President (or Vice President) and Secretary shall be recorded in the Office of the Lancaster County Recorder of Deeds within that thirty-day period.

If the Association elects to purchase, title will close on the date specified in the bona fide offer to purchase, or, if not specified, forty-five days after giving notice by the Association of its election to purchase.

If any Unit Owner elects to sell its Unit without complying with the Declaration provisions, the attempted sale will be void and will confer not title or interest to the intended purchaser. These provisions of the Association Declaration will take precedence over a purchase option in a lease of a Unit and/or right of first refusal to purchase a Unit by someone leasing that Unit.

Other provisions that Unit Owners may want to review include the responsibility of the Association Board of Directors to determine that the intended use of any purchaser maintains the peaceful possession and proper use of the Condominium Property and that no Unit may be combined with any other Unit nor subdivided without prior consent of the Board.

The Association's assignee can be any current owner who is part of the Association.

Please do not hesitate to contact me if I may provide additional information, clarification, or support related to the Association's interests and opportunities.

Regards,

Tracy Lin Horst
Owner/Broker

May 18th, 2015

To: 230 Medical Centre UOA

Re: Stormwater Runoff / Basement Access

Dear Owners,

Tracy Horst and I recently met with the Owners of the neighboring 240 Harrisburg Pike building, along with representatives from BR Kreider (the company who repaved the 230 medical Centre parking lot in 2009) to review their (240 Owner's) concerns with stormwater runoff currently affecting their building.

As you may have noticed, there are sandbags currently blocking an opening in the curb behind the 230 building where water is currently flowing from the 230 parking lot and entering the 240 building via their rear drive in door. During our meeting, it was determined by BR Kreider that a large part of their problem is that the grade of their lot (Mulberry side) is not properly pitched to carry water away. The Owners of the 240 property will need to remedy that situation at their expense. However, BR Kreider did confirm that some water is likely entering the area through the break in the curb (between the two properties - currently blocked by sandbags) due to a depression that exists there just before the curb. They estimated that a 45' x 7" section of payment just before the curb would need to be resurfaced to prevent most water from entering through the break in the curb. The approximate cost for this work is \$2,100.

We wanted to make you all aware that this meeting occurred, and present potential future costs to remedy. BR Kreider also proposed repairing a damaged inlet top in the main entrance way from Harrisburg Avenue. Comparable quotes will be gathered for both projects, and both projects will be topics for discussion during our 2016 Budget meeting in fall 2015.

Also, it was brought to our attention earlier this week that the door to the basement mechanical closet is being propped open for access. As a reminder; it was requested that this door remain locked due to the installation of the camera system DVR in this room. There is a key box on the wall immediately to the left of this door which contains a key for this room. The code to this key box is 1902. Please do your best to keep this door locked moving forward when the room is not in use.

Please feel free to contact us if you have any questions.

Thank you,
Andrew

Andrew Crittenden
Property Services Coordinator
Progressive Property Management, Inc.
717-394-3374 | Fax 717-394-7222

**230 PROFESSIONAL CENTRE UNIT OWNERS ASSOCIATION
2016 - 2017**

Budget Comparison and Projection

ITEM	ACTUAL THRU 10/31/16	PROJECTED ACTUAL THRU 12/31/16	2016 BUDGET	2017 BUDGET	% OF TOTAL EXPENSES	% OF INCR./ DECR.
MANAGEMENT	7,037.25	7,677.00	7,677.00	7,827.00	13%	2.0%
TAX RETURN PREPERATION	350.00	350.00	350.00	360.00	1%	3%
MISC. ADMIN./BANK FEES/POSTAGE	66.84	312.00	312.00	312.00	1%	0%
CONTRIBUTIONS - (The Lancaster Alliance)	-	1,000.00	1,000.00	1,000.00	2%	0%
ELECTRIC	3,561.10	4,181.10	4,500.00	3,764.00	6%	-16%
WATER & SEWER	4,249.51	4,649.51	3,477.00	4,700.00	8%	35%
RUBBISH REMOVAL	1,671.70	2,006.04	2,006.04	2,040.00	3%	2%
FIRE ALARM SYSTEM	2,399.81	2,451.81	2,462.80	2,348.80	4%	-5%
GROUPS MAINTENANCE	4,338.00	4,820.00	4,820.00	5,485.00	9%	14%
ELEVATOR	2,671.32	2,671.32	2,900.78	2,917.05	5%	1%
SNOW	2,900.00	3,500.00	3,500.00	3,500.00	6%	0%
PARKING/BLDG MAINT.	9,782.85	10,542.85	9,887.28	9,947.04	16%	1%
INSURANCE	3,274.25	4,406.25	4,300.00	4,300.00	7%	0%
ANNUAL OPERATING EXPENSE	42,302.63	48,567.88	47,192.90	48,500.89	80%	3%
 RESERVE ACCOUNT Parking/Building	 8,250.00	 9,300.00	 9,300.00	 12,000.00	 20%	 29%
TOTAL ANNUAL EXPENSE	50,552.63	57,867.88	56,492.90	60,500.89	100%	7.09%

SUITE #	FACTOR	2017 ANNUAL PER OWNER	2017 Monthly Fee	2016 Monthly Fee	\$ Amount Incr/Decr per Month
1 Dr. Funk - QDA	0.0811	4,906.62	408.89	381.80	27.09
2 Dr. Rigano	0.0842	5,094.17	424.51	396.39	28.12
3 Dr. Funk	0.2151	13,013.74	1,084.48	1,012.64	71.84
4 Hassel	0.1363	8,246.27	687.19	641.67	45.52
5 Dr. O'Donnell	0.0811	4,906.62	408.89	381.80	27.09
6 Dr. O'Donnell	0.0699	4,229.01	352.42	329.07	23.35
7 Dr. Funk - QDA	0.0894	5,408.78	450.73	420.87	29.86
8 Dr. Funk - QDA	0.0878	5,311.98	442.66	413.34	29.33
9 Dr. Silvaggio	0.1551	9,383.69	781.97	730.17	51.80
TOTAL	1	60,500.89	5,041.74	4,707.74	334.00

230 Medical Centre Unit Owners Association

RESERVE BUDGET

RESERVE BUDGET														
Cost of Last														
Modified October 2014	Last Repair / Replacement	Date of Repair / Replacement	LIFE EXP	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	
Interior signage	2007 - renov directory sign		12					1,200						
Exterior signage	2004 - face replaced		6				5,000					5000		
Common Area Art & window trim	2004 - new install		12											
Parking lot repair/sealing/stripping	2014 - stripe		6		4,600						5060		10000	
Parking Lot Pave & concrete	2009		20											
Exterior Caulking	2007 - caulk windows		10			1,325								
Roof Replacement - 1988 orig constr	2010 - roof replaced		25		500		500		500		500		500	
Landscaping	2011 - replaced shrubs		6			1,000						1000		
Entry Tile Floors	2004 - new install		12/3-5 Maint		6,200									
Windows	2013 - 6 windows				370		370		370					
Common Area Carpet	2005 - new install		6		8,408									
Interior & Exterior painting	2004 - int & ext		6	1,000		10,000			5000					
Cameras				6,850										
Facade	2014 - waterproof			\$3,480										
Total Annual Expenses				\$11,330	\$20,078	\$12,325	\$5,870	\$1,200	\$5,870	\$0	\$5,560	\$6,000	\$10,500	
Reserve acct bal 12/31/14				\$33,760										
Parking Lease				\$720										
Annual Deposits to Reserve Acct.				\$9,000	\$9,300	\$9,300	\$9,400	\$9,500	\$9,600	\$9,700	\$9,800	\$9,900	\$10,000	
Projected Bal in acct at end of each yr				\$32,150	\$21,372	\$18,347	\$21,877	\$30,177	\$33,907	\$43,607	\$47,847	\$51,747	\$51,247	
Cost of Last														
Modified October 2014	Last Repair / Replacement	Date of Repair / Replacement	LIFE EXP	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035
Interior signage	2007 - renov directory sign		12											
Exterior signage	2004 - face replaced		6				5000					5000		
Common Area Art & window trim	2004 - new install		12											
Parking lot repair/sealing/stripping	2007 - repair		6				5,568						6,123	
Parking Lot Pave & concrete	2009		20					28,000						
Exterior Caulking	2007 - caulk windows		10			1,325								
Roof Replacement - 1988 orig constr	2010 - roof replaced		25		500		500		500		1,500	1,500	1,500	49,500
Landscaping	2011 - replaced shrubs		6					1,000						1,000
Entry Tile Floors	2004 - new install		12/3-5 Maint				6,450							
Window Replacement	2013 - 6 windows													
Common Area Carpet	2005 - new install		6	8,408										
Interior & Exterior painting	2004 - int & ext		6	5,000		10,000			5,000				8,408	
Facade														5,000
Total Annual Expenses				\$13,408	\$500	\$11,325	\$17,516	\$29,000	\$5,500	\$0	\$1,500	\$6,500	\$16,031	\$55,500
Annual Deposits to Reserve Acct.				\$10,100	\$10,200	\$10,300	\$10,400	\$10,500	\$10,600	\$10,700	\$10,800	\$11,000	\$12,000	\$12,000
Projected Bal in acct at end of each yr				\$47,939	\$57,639	\$56,614	\$49,498	\$30,998	\$36,098	\$46,798	\$56,098	\$60,598	\$56,567	\$13,067

2015

Painting - interior/exterior painting (budgeted every 5 for exterior and every 10 for interior)
Cameras - install interior/exterior cameras
Facade - apply waterproof sealant - western and south wall

2017

Exterior caulking - cushion every 10 yrs
Landscaping - cushion every 6 yrs

2029

Parking lot repave

2016

Parking lot - sealcoat (budgeted every 6 yrs going forward)
Roof - budget cushion for repairs after roof is 6 yrs old and bi-annual until replacement
Tile - replace/tile maint (budgeted every 12 yrs going forward)
Carpet - replace carpet, 2nd floor corridors/stairs (budgeted every 9 yrs going forward)

2018

Exterior signage - cushion for update every 5 yrs

2035

Roof - roof replacement

Common area art & window treatment - cushion for items to be completed every 10 yrs

230 Medical Centre Unit Owners Association

2015 Budget Narrative

Management:

PPM is requesting a 2% increase for 2015. As of July, CPI is 2%. A 2% increase would increase the fee 149.04 for the year.

Audit:

Slight increase from 2014. This line item covers the cost for Trout Ebersole and Groff to prepare the tax return for the Association.

Misc. Admin:

Increased 3% for 2015 based on 2014 actual expenses. This line item covers the cost of postage, copying, banking supplies, and service fees for bank accounts.

Postage/Copies	\$ 313.00 <i>(incr \$88)</i>
Envelopes & check stock	\$ 50.00 <i>(decr \$25)</i>
Check scanning fees	<u>\$ 12.00</u>
	\$ 375.00

Contributions:

The amount budgeted for 2015 represents a contribution to The Lancaster Alliance (formerly James Street Improvement District).

Electric:

43% overall increase from 2014 based on projected total usage at the property in 2014 as well as increase in the rate from Direct Energy for 2015.

PPM has locked in a new rate with Direct Energy of .0786 per KWH (locked in as of October 6, 2014) which represents a 28% increase over the 2014 Direct Energy rate but is still lower than PPL's current rates. The contract with Direct Energy is in place through October 2016.

Water & Sewer:

No change from 2014 based on actual usage.

Rubbish Removal:

No change for 2015 based on a renewed 2 year contract with Republic Services – The prior contract included no increase between 2013-2014. Service rates will increase 4% in 2016.

Fire Alarm:

1% Increase based on an increase in Frontiers monthly charges. Yarnell has not increased their rates for 2015.

Annual Contract with Yarnell	\$1,506.00
Phone line – Alarm	\$ 673.00 <i>(incr. \$13.00)</i>
Misc. Repairs/Service & Inspection	<u>\$ 250.00</u>
	\$2,429.00

Grounds Maint:

3% Increase for 2015 due to a 4% increase from Susquehanna Arborists *(based on actual time spent at the property in 2014)* and a \$250 cushion.

Susquehanna Arborists's Service includes:

Mulching – 1X Per year

Planter bed edging – 1X Per year

Tree & Shrub Trimming – Summer / Fall

Spring / Fall Clean-up

Grounds Policing – Weekly

Mowing – Weekly (28 Visits)

Weed Maintenance – Every three weeks (10 Total visits)

Contract Total: \$4,520.00

Jim Yuninger (Lawn Ranger – Current snow removal contractor) Provided a quote for grounds maintenance services for 2015 - \$4,689 Annual Total – A \$169 increase over the current proposed pricing from Susquehanna.

230 Medical Centre Unit Owners Association

2015 Budget Narrative

Elevator:

8% Overall increase due to the additional inspection costs for the 3YR pressure test and budgeted 3% increase from KONE for 2015 based on account representatives recommended estimate.
Exact increase is not known by KONE at this time.

Annual contract from KONE	\$2,398.79
Inspection – Standard	\$ 100.00
Inspection – 3 Year Testing	\$ 150.00
Elevator certificate (City)	\$ 36.00
Misc. repairs/replacements	\$ 250.00
	<u>\$2,934.79</u>

Snow Removal:

7% Decrease for 2015 based on actual expenses over a 5 year period. Continuing with Lawn Ranger for the 2014-2015 Snow Season.

2010: \$ 1,850
2011: \$ 2,915
2012: \$ 865
2013: \$ 2,553
2014: YTD: \$ 4,500

Parking/Building:

5% Overall decrease for 2015.

Janitorial service - Tues & Fri cleaning:	\$ 5,787.60 – <i>no change since 2007</i>
Mat exchange service	\$ 711.42 – <i>no change</i>
Window Cleaning – Exterior & Common lx	\$ 461.10 – <i>no change</i>
Pest Control – Termite Treatment	\$ 413.15 – <i>decr \$5.55</i>
Carpet extraction – 2X Annually	\$ 530.00 – <i>no change</i>
Power washing - Walkways at main entrances	\$ 344.50 – <i>decr \$132.50 (change contractors)</i>
AED Defibrillator pads	\$ 42.00
Fire Extinguisher (5 in common area)	\$ 37.50
Electrical/bulb maintenance	\$ 400.00
West Entrance canopy column patch/paint	\$ 140.00
Cushion for misc repairs	\$ 500.00
	<u>\$ 9,367.27</u>

**Defibrillator pads are to be replaced every 2 yrs. Last done in 2013; budgeted again for 2015. Battery should be replaced every 2-3 yrs. Last done in 2014. The Life Pack 500 AED device will reach its product "end of life" on January 31st, 2015. At this time, batteries for this device will no longer be available for purchase. In 2018, this unit will require replacement at an approximate cost of \$2000*

**Cushion for misc repairs would also include minor window caulking as needed*

Insurance:

11% Overall Increase for 2015.

The policy term runs 6/15/2014 through 6/15/2015. A five percent increase was budgeted for 2014 – at the time the policy renewed, it actually increased 9%. We have budgeted for a 5% increase over the 2014 actual expense at the time the policy renews in June, 2015. Policy was bid out to 3 other carriers in 2014.

Reserve Analysis:

See attached reserve budget.

230 Medical Centre Unit Owners Association
2015 Budget Narrative

Capital Improvement Summary:

Work that was to be done in 2014, not completed

- Security Cameras - Prices received in 2010 and presented to the Board at the annual meeting. Interior system (\$3,500 - \$4,000 est.) or Interior/Exterior system (\$8,200 - \$8,500 est.) – *This is an item for discussion for the 2014 annual meeting*

Summary of Repairs completed during 2014:

Item	Description	Contractor	Amount Budgeted	Amount Paid
Parking Lot	Line striping in the parking lot	Buckeye Line Painting	\$630.00	\$594.00
Pressure Wash	Pressure wash picnic table	Preferred Property Services	\$75.00	\$75.00
Parking Lot	Install speed bumps in parking lot	B.R. Kreider	\$1,800.00	WAITING ON INV
Facade	Apply one coat of waterproof sealant to the split-face block façade on the two front facing elevations only to address concerns with water infiltration through the block façade.	Elk Creek Masonry	\$4,800.00	\$5,064.49
Doors	Reimburse Silvaggio for 1/2 of door repair		\$0.00 approved at annual meeting	\$1,187.50
Doors	East Entrance Door - hinges and weather stripping replaced to allow door to close properly	A&L Doors and Susquehanna Doors	\$0.00	\$544.67
Roof	Repair gutter not covered under roof warranty	Richard Sensenig	\$0.00	\$536.00
Painting	Paint exterior railing	Mineo's Painting	\$0.00	\$100.00
Painting	Exterior ceiling repair and repaint	Mineo's Painting	\$0.00	\$200.00
Windows	Patch damaged portions of window sills in the second floor corridors with BONDOL fill, prime, and paint.	Real Services	\$1,397.00	\$1,397.50
Painting	Pressure wash, repair boards, and paint dumpster enclosure, and small gas meter enclosure along building	Mineo's Painting	\$300.00	IN PROCESS
Painting	Paint top rail of stair railing in both stairways	Mineo's Painting	\$100.00	IN PROCESS

Summary of Items to be completed during 2015:

Item	Description	Contractor	Contract Price
Cameras	Installation of interior and exterior cameras (6 Exterior, 4 interior) including new DVR and monitor	KIT Network Cabling	\$6,850.00
Façade	Application of waterproofing sealant over masonry façade. Western most facing wall, and south facing wall to the left of the West Entrance	Robert Miller	\$3,480.00
Painting	Miscellaneous exterior painting	TBD	\$1,000.00

Items for Discussion (these items are not currently in the budget):

- Addition of cigarette receptacle for picnic table area. Current cigarette receptacle is damaged and missing the top half of the container. This receptacle will be steel, with the ability to lock – Approximately \$179.95
To purchase a heavy stone version to match existing receptacles at both entrances – Approximately \$344.85.
NOT APPROVED – PPM to send a notice to the neighbors who are smoking on the property. PPM to purchase a plaquard to attached to fence and picnic table and signs for both doors.
- Replace Carpet in second floor hallway corridor and stairs between first and second floor. Carpet will be the same carpet as existing. First Class Carpet \$8,408.00 Price good through April 2015 NOT APPROVED AT THIS TIME Consensus is to wait to replace carpet until unit #8 sells and demo is complete

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 230 Harrisburg Avenue, UNIT 4, LANCASTER PA 17603

2
3 OWNER JENNIFER E. HASSEL

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

15 3. DESCRIPTION

16 A. Land Area: _____

17 B. Dimensions: _____

18 C. Shape: _____

19 D. Building Square Footage: _____

20 4. PHYSICAL CONDITION

21 A. Age of Property: 1984 / building Additions: Finished out unit # 4 in 1991

22 B. Roof

23 1. Age of roof(s): 2010

24 2. Type of roof(s): Rubber ☐ Unknown

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: Neighboring building had leaking gutter on back
29 side with water splashing on subject property basis. Repaired
30 spring 2015.

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 see above ↑

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?
35 ☐ Yes ☒ 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 ☒ 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: _____

42 D. Mechanical Systems

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

44 ☐ Other: _____

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: _____

55 Buyer Initials: _____

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Owner Initials: JH



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Brenda Strausser

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10/04

Untitled

6. Type of plumbing: ☐ Copper ☐ Galvanized ☐ Lead ☐ PVC ☒ Unknown
☐ Other: _____
7. Are you aware of any problems with plumbing or heating systems or fixtures on the Property? ☐ Yes ☐ No
If yes, explain: _____
8. Type of air conditioning: ☒ Central Electric ☐ Central Gas ☐ Wall ☐ None Capacity: _____
List any buildings (or areas of any buildings) that are not air conditioned: _____
9. Type of electric service: 200 AMP ☐ 220 Volt ☐ 3-phase ☐ 1-phase ☐ KVA: _____
☐ Other: _____
Transformers: _____ Type: _____
Are you aware of any problems or repairs needed in the electrical system? ☐ Yes ☒ No If yes, explain: _____
10. Are you aware of any problems with any item in this section that has not already been disclosed? ☐ Yes ☒ No
If yes, explain: _____

E. Site Improvements

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

F. Other Equipment

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

G. Fire Damage

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

- H. Are you aware of any problems with water and sewer lines servicing the Property? ☐ Yes ☒ No
If yes, explain: _____

I. Alarm/Safety Systems

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

5. ENVIRONMENTAL

A. Soil Conditions

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

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Owner Initials: JS

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: Not applicable

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: Medical waste on site, as appropriate for physicians' offices. Disposal per appropriate protocols.

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:

Buyer Initials:

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Owner Initials:

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 MU - mixed use by the
 241 (county, ZIP) 17603
 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: Restriction in the condo owner's association to medical uses
 245

246 Buyer Initials: _____

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Owner Initials: STV

- 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: _____

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Owner Initials: 

- B. Is the Property, or a portion of it, preferentially assessed for tax purposes under the Open Space Act (16 P.S. §11941 et seq.) (an Act enabling certain counties of the Commonwealth to covenant with landowners for preservation of land in farm, forest, water supply, or open spaces uses)? ☐ Yes ☒ No

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 adopted municipal, county or regional plan for the purpose of preserving the land as open space. A covenant between the owner and 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 automatically renew at the end of the covenant period unless specific termination notice procedures are followed. When a breach of the 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 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 Property was subject to the covenant, limited to the past 5 years.

- 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, that contains any covenants, subdivision restrictions, or other restrictions affecting the Property? ☐ Yes ☒ No

Explain any yes answers you give in this section: _____

14. SERVICE PROVIDER/CONTRACTOR INFORMATION

- A. Provide the names, addresses and phone numbers of the service providers for any Maintenance Contracts on the Property (e.g., elevators, other equipment, pest control). Attach additional sheet if necessary: _____

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

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

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

OWNER *Johnny E. Hassel* DATE 5-19-15

OWNER _____ DATE _____

OWNER _____ DATE _____

BUYER _____ DATE _____

BUYER _____ DATE _____

BUYER _____ DATE _____