

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).

PROPERTY 1730 Columbia Ave, Lancaster, PA 17603-4555

OWNER LampHouse Creative, LLC

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.

Property Type: [X] Office [] Retail [] Industrial [] Multi-family [] Land [] Institutional [] Hospitality [] Other:

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:

2. OCCUPANCY Do you, Owner, currently occupy the Property? [X] Yes [] No

If no, when did you last occupy the Property?

3. DESCRIPTION

A. Land Area: 20

B. Dimensions:

C. Shape:

D. Building Square Footage: 4,680 sq

4. PHYSICAL CONDITION

A. Age of Property: 63 yrs 1,680 Additions: Remodeled 2015 - New floors, Paint, lighting, drywall,

B. Roof

1. Age of roof(s): 2 yrs [] Unknown

2. Type of roof(s): rubber

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

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

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

Explain any yes answers you give in this section: The roof leaked when we purchased the property. We replaced the entire roof.

C. Structural Items, Basements and Crawl Spaces

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

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

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

[X] Yes [] No

4. Are you aware of any past or present movement, shifting, deterioration, or other problems with walls, foundations, floors, or other structural components? [] Yes [X] 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: After we replaced the roof it leaked in one location, we had it patched and it is still under warranty.

D. Mechanical Systems

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

[] Other: New heat & ductwork installed in 2015

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

[] Other types of heating systems or combinations:

3. Are there any chimneys? [] Yes [X] No If yes, how many? _____

Are they working? [] Yes [] No When were they last cleaned? _____

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

5. Type of water heater: [X] Electric [] Gas [] Oil Capacity: _____

[] Other: New unit installed in 2016

Buyer Initials: _____

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Owner Initials: [Signature] / [Signature]



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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: _____ 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: Water used to run down the driveway and pool up by the building, until we built a curb. It would sometime damage the baseboards.

F. Other Equipment

1. Exterior Signs: Yes No How many? 2 Number Illuminated: _____
2. Elevators: Yes No How many? _____ 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

Buyer Initials: _____

Owner Initials: SH/SH

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

124 B. Hazardous Substances

125 1. Are you aware of the presence of any of the following on the Property?
126 Asbestos material: Yes No
127 Formaldehyde gas and/or ureaformaldehyde foam insulation (UFFI): Yes No
128 Discoloring of soil or vegetation: Yes No
129 Oil sheen in wet areas: Yes No
130 Contamination of well or other water supply: Yes No
131 Proximity to current or former waste disposal sites: Yes No
132 Proximity to current or former commercial or industrial facilities: Yes No
133 Proximity to current, proposed, or former mines or gravel pits: Yes No
134 Radon levels above 4 pico curies per liter: Yes No
135 Use of lead-based paint: Yes No
136 Note: If Property contains a residence with one to four dwelling units, and the structure was constructed, or construction began, before
137 1978, you must disclose any knowledge of lead-based paint and any reports and/or records of lead-based paint on the Property.
138 Are you aware of any lead-based paint or lead-based paint hazards on the Property? Yes No
139 If yes, explain how you know of it, where it is, and the condition of those lead-based paint surfaces: _____
140 _____
141 _____

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

146 2. To your knowledge, has the Property been tested for any hazardous substances? Yes No
147 3. Are you aware of any storage tanks on the Property? Yes No Aboveground Underground
148 Total number of storage tanks on the Property: _____ Aboveground _____ Underground
149 Are all storage tanks registered with the Pennsylvania Department of Environmental Protection? Yes No
150 If no, identify any unregistered storage tanks: _____
151 Has any storage tank permit ever been revoked pursuant to a federal or state law regulating storage tanks? Yes No
152 Have you ever been ordered to take corrective action by a federal or state agency citing a release, or danger of release, from a storage tank?
153 Yes No
154 Do methods and procedures exist for the operation of tanks and for the operator's/owner's maintenance of a leak detection system, an
155 inventory control system, and a tank testing system? Yes No Explain: _____
156 _____
157 _____
158 Has there been any release or any corrective action taken in response to a release from any of the storage tanks on the Property?
159 Yes No If yes, have you reported the release to and corrective action to any governmental agency? Yes No
160 Explain: _____
161 _____
162 _____

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

167 C. Wood Infestation

168 1. Are you aware of any termites/wood-destroying insects, dry rot, or pests affecting the Property? Yes No
169 2. Are you aware of any damage to the Property caused by termites/wood-destroying insects, dryrot, or pests? Yes No
170 3. Is the Property currently under contract by a licensed pest control company? Yes No
171 4. Are you aware of any termite/pest control reports or treatments for the Property in the last five years? Yes No
172 Explain any yes answers you give in this section: _____
173 _____
174 _____

175 D. Natural Hazards/Wetlands

176 1. To your knowledge, is this Property, or part of it, located in a flood zone or wetlands area? Yes No
177 2. Do you know of any past or present drainage or flooding problems affecting the Property? Yes No
178 3. To your knowledge, is this Property, or part of it, located in an earthquake or other natural hazard zone? Yes No
179 Explain any yes answers you give in this section: _____
180 _____
181 _____

182 Buyer Initials: _____

Owner Initials: MS/SH

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 3. Is there a softener, filter, or other purification system? Yes No

193 If yes, is the system: Leased Owned

194 4. Are you aware of any problems related to the water service? Yes No

195 If yes, explain: _____

196 B. Sewer/Septic

197 1. What is the type of sewage system? Public Sewer Community Sewer On-site (or Individual) sewage system

198 If on-site, what type? Cesspool Drainfield Unknown

199 Other (specify): _____

200 2. Is there a septic tank on the Property? Yes No Unknown

201 If yes, what is the type of tank? Metal/steel Cement/concrete Fiberglass Unknown

202 Other (specify): _____

203 3. When was the on-site sewage disposal system last serviced? unknown

204 4. Is there a sewage pump? Yes No

205 If yes, is it in working order? Yes No

206 5. Are you aware of any problems related to the sewage system? Yes No

207 If yes, explain: _____

208 C. Other Utilities

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

210 Other: _____

211 7. TELECOMMUNICATIONS

212 A. Is a telephone system included with the sale of the Property? Yes No

213 If yes, type: _____

214 B. Are ISDN lines included with the sale of the Property? Yes No

215 C. Is the Property equipped with satellite dishes? Yes No

216 If yes, how many? _____ Location: _____

217 D. Is the Property equipped forcable TV? Yes No

218 If yes, number of hook-ups: _____ Location: _____

219 E. Are there fiber optics available to the Property? Yes No Is the building wired for fiber optics? Yes No

220 Does the Property have T1 or other capability? Yes No

221 8. GOVERNMENTAL ISSUES/ZONING/USE/CODES

222 A. Compliance, Building Codes & OSHA

223 1. Do you know of any violations of federal (including ADA), state, or local laws or regulations relating to this Property? Yes No

224 2. Do you know of any violations of building codes or municipal ordinances concerning this Property? Yes No

225 3. Do you know of any health, fire, or safety violations concerning this Property? Yes No

226 4. Do you know of any OSHA violations concerning this Property? Yes No

227 5. Do you know of any improvements to the Property that were done without building or other required permits? Yes No

228 Explain any yes answers you give in this section: _____

229 B. Condemnation or Street Widening

230 To your knowledge, is the Property located in an area where public authorities are contemplating proceedings for highway, thoroughfare, rail, or utility construction, a redevelopment project, street widening or lighting, or other similar public projects? Yes No

231 If yes, explain: _____

232 C. Zoning

233 1. The Property is currently zoned General Commercial by the _____ (county, ZIP) Lancaster 17603-4555

234 2. Current use is: conforming non-conforming permitted by variance permitted by special exception

235 3. Do you know of any pending or proposed changes in zoning? Yes No

236 If yes, explain: _____

246 Buyer Initials: _____

Owner Initials: SH

- 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, 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, 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 the Property is located? Yes No
 260 D. Are you aware of any public improvement, condominium, or owner association assessments against the Property that remain unpaid? Yes No
 262 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 satisfied by the proceeds of this sale? Yes No
 266 H. Are you aware of any insurance claims filed relating to the Property? Yes No
 267 Explain any yes answers you give in this section: _____
 268 _____
 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 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 rent, an implied agreement to let tenant end lease early, a first right of refusal on adjoining space)? Yes No
 278 C. Are there any tenants for whom you do not currently have a security deposit? Yes No
 279 D. Are there any tenants who have been 5 or more days late with their rent payment more than once this year? Yes No
 280 E. Are there any tenants who are currently more than 30 days behind in paying rent, cam, or tax charges? Yes No
 281 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, etc.)? Yes No
 282 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
 283 H. Is there any tenant that you would consider evicting or not offering an opportunity for renewal? Yes No
 284 I. Are you currently involved in any type of dispute with any tenant? Yes No
 285 Explain any yes answers you give in this section, providing names of tenants where applicable. Attach additional sheet if necessary:
 286 _____
 287 _____
 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 in any Pennsylvania county? Yes No
 293 If yes, list name and social security numbers of Owner(s) obligated to pay, the county, and the Domestic Relations File or docket number:
 294 _____
 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 Act (72 P.S. §5490.1 et seq.) (Clean and Green Program)? Yes No
 300 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 Owner's remaining enrolled Property to the County Assessor 30 days before the transfer of title to Buyer. The sale of Property enrolled in the Clean and Green Program may result in the loss of program enrollment and the loss of preferential tax assessment for the Property 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 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 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 Property was enrolled in the program, limited to the past 7 years.
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308 Buyer Initials: _____

Owner Initials: ME / JH

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 _____

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 _____

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: PPL, UGI, Comcast, City of
337 Lancaster. HVAC - Comfort Air Heating & Cooling Inc 717.464.6460
338 _____
339 _____
340 _____

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 *John C. King* DATE Oct 23, 2019
350 LampHouse Creative, LLC

351
352 OWNER *Wanda D. King* DATE Oct 23, 2019
353

354 OWNER _____ DATE _____
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359 BUYER _____ DATE _____
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