

1,728± SF TURNKEY RESTAURANT PROPERTY

For Sale | Presque Isle Pizza | 3150 W. 32nd Street | Erie, PA 16506



OFFERING SUMMARY

Sale Price:	\$379,000
Building Size:	1,728± SF
Lot Size:	0.6037 Acres (9,480 SF)
Year Built:	1970
Zoning:	MU-1
Parking Spots:	±20
Utilities:	Public Water & Sewer
Township:	Millcreek
County:	Erie
Tax ID Number:	33-076-281.0-008

PROPERTY HIGHLIGHTS

- 1,728± SF Commercial Building With Full-Service Indoor Dining Area For 40±, Outdoor Seating For 12±, And Take-Out Waiting Area
- Situated On A 0.6 Acre Corner Lot At A Signalized Intersection On A Major Corridor, Along The Bus Route, Just Minutes From Presque Isle State Park – Pennsylvania's Most Frequented State Park And Minutes From The Township's High School
- Sale Includes Real Property, Business Name & Assets, Turnkey Restaurant, Goodwill, & Equipment
- A Fully Equipped Commercial Kitchen -- Equipment List Available
- 2 ADA Restrooms
- Optimal Floor Plan For Both Dine In And Take Out Opportunities -- Floor Plan Available
- Excellent Signage & Visibility At A Signalized Intersection
- Abundant Paved Off-Street Parking for 20±
- Own One Of Erie's All Time Favorites: Presque Isle Pizza Restaurant - Established in 1970!
- The Menu Is Known For Specialty Pizzas, Calzones, Sandwiches, Wings, Pastas, And Salads
- Excellent, Long-Term Reputation With A Strong Customer Base
- 3D Tour Online: <https://my.matterport.com/show/?m=bi6EUyUFWMG>
- Check Out The Walking Video Tour: <https://youtu.be/tqVALUgf3uw>

FOR MORE INFORMATION PLEASE CONTACT

Sherry Bauer

Broker

O. 814.453.2000 x101 \ C. 814.460.2000

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For Sale | Presque Isle Pizza | 3150 W. 32nd Street | Erie, PA 16506



1,728± SF Commercial Building Situated On ±0.6 Acre Corner Lot



Abundant Off-Street Parking (20±)



Indoor Dining Area With Table Seating For 40±



Outdoor Table Seating For 12±



Fully Equipped Commercial Kitchen - Equipment List Available



Excellent Signage & Visibility At A Signalized Intersection

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360° VIRTUAL TOUR



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1,728 ± SF Gross External Area (Per Erie County Assessor)
1,666± SF Gross Internal Area (Per Matterport)

Note: Drawing may not be to scale. All sizes & dimensions are approximate. Measurement accuracy is within 2% of reality.

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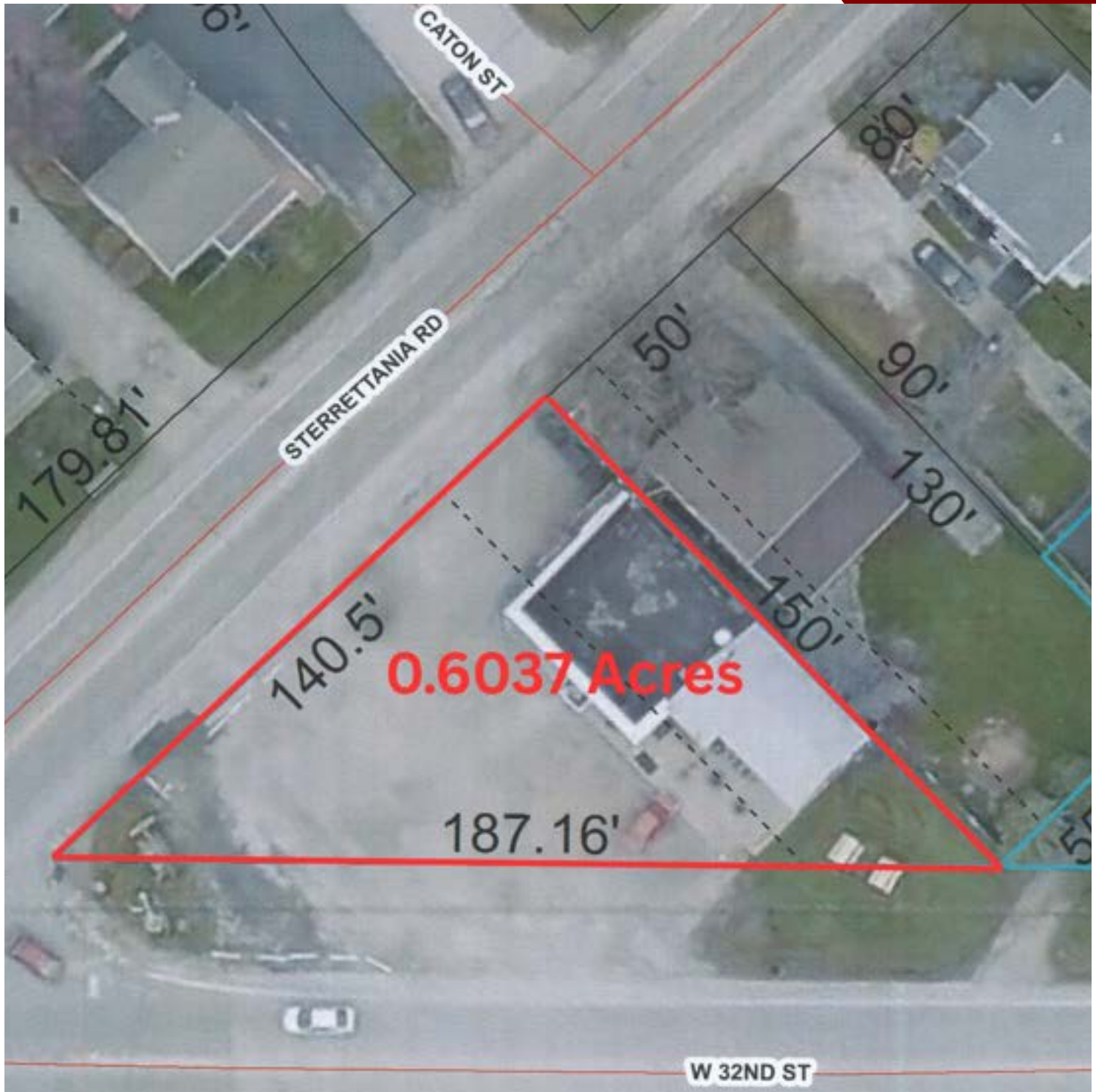
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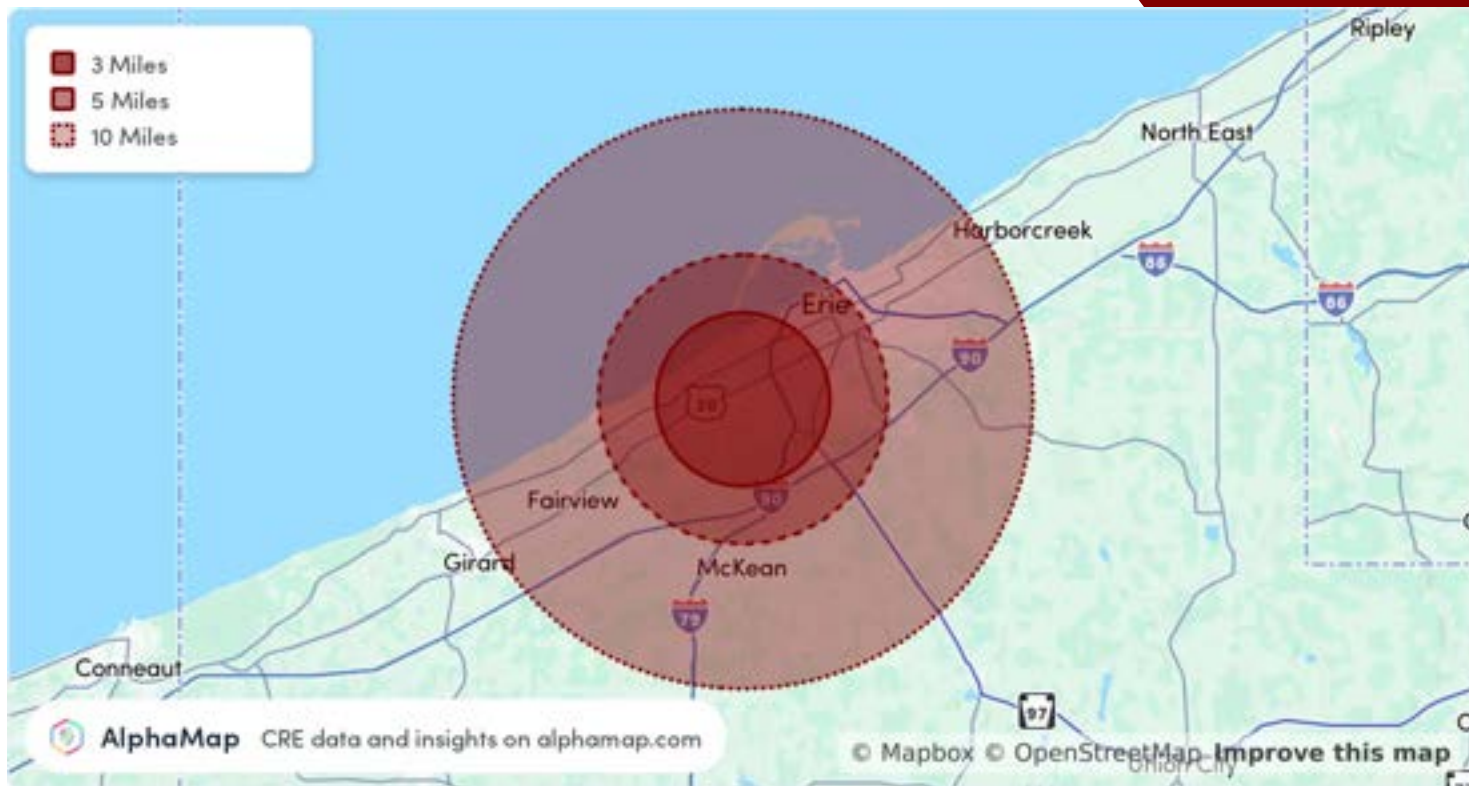
Equipment List / Presque Isle Pizza

With Purchase

- ALL** Dining room Tables & Chairs,
Napkin Holders, Tall Tables & Stools
- ALL** Outdoor Seating
 - 1** Coke Machine
 - Counter for Register
 - 2** Fryers
 - 2** Blodgett Pizza Ovens
 - 1** 4-Burner Stove
 - 1** 30 x 30 Steel Table
 - 1** Commercial Frididaire Chest Freezer
 - 1** 30" x 8' Steel Table
 - 1** 30" x 6' Steel Table
 - 1** Atosa Topping Bar
 - 1** 3-Bay Sink
 - 1** Upright Arctic Air Freezer
 - 1** Arctic Air Double-Door Refrigerator
 - 1** 28" x 6' 3-Tiered Table

1,728± SF TURNKEY RESTAURANT PROPERTY

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POPULATION	3 MILES	5 MILES	10 MILES
Total Population	59,823	118,830	194,445
Average Age	43	42	41
Average Age (Male)	42	41	40
Average Age (Female)	45	43	42
HOUSEHOLD & INCOME	3 MILES	5 MILES	10 MILES
Total Households	26,675	50,786	80,253
Persons Per HH	2.2	2.3	2.4
Average HH Income	\$91,002	\$80,719	\$81,204
Average House Value	\$209,901	\$189,567	\$189,713
Per Capita Income	\$41,364	\$35,095	\$33,835

Map and demographics data derived from AlphaMap

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Minimum Lot Width (at ROW)	50'
Maximum Density	8.5
Minimum Front Setback	30'
Minimum Rear Setback	20'
Minimum Side Setback	20'
Maximum Building Height	50'
Maximum Lot Coverage	50%

§ 145-21 MU-1 NEIGHBORHOOD MIXED USE DISTRICT.

- A. Purpose. The MU-1 District adds Use flexibility to encourage compact, pedestrian-oriented development.
- B. Permitted Uses. Uses and Accessory Structures permitted in the MU-1 District shall include:
 - 1. Animal Daycare.
 - 2. Business Services.
 - 3. Clinic.
 - 4. Convenience Store, Neighborhood.
 - 5. Day-Care Center.
 - 6. Dwelling, Duplex.
 - 7. Dwelling, Single-Family Attached.
 - 8. Eating and Drinking Establishment.
 - 9. Essential Services.
 - 10. Financial Institution.
 - 11. Forestry.
 - 12. Ghost Kitchen.
 - 13. Health Club.
 - 14. Medical Marijuana Dispensary.

-
15. Mixed Use Occupancy (Residential/Commercial).
 16. Mixed Use Occupancy (Commercial).
 17. Multiple-Establishment Center.
 18. Personal Services.
 19. Pet Grooming Establishment.
 20. Place of Worship/Assembly.
 21. Professional Services.
 22. Public Buildings and Structures.
 23. Public or Private School.
 24. Recreation Facility, Public.
 25. Retail Business Establishment.
 26. Shopping Center, Neighborhood.
 27. Studio, Dancing or Music.
 28. Wireless Communications Facility, Non-Tower.
- C. Uses permitted by Special Exception. The Zoning Hearing Board may approve a Use by Special Exception for the following Uses and their Accessory Structures where it finds that all general criteria as set forth in Article IV of this Chapter and all criteria applicable to the Use as set forth in Article V of this Chapter are satisfied:
1. Bed and Breakfast Inn.
 2. Funeral Home.
- D. Accessory Uses permitted by right. Any Use and their accompanying Structures that are customarily subordinate and incidental to an approved Permitted Use, Special Exception, or Conditional Use are permitted by right, including but not limited to, the following:
1. Car Wash, Accessory.
 2. Drive-Through Facility.
 3. Garage, Private.
 4. Garage, Public.

5. Limited Lodging.
6. No-Impact Home-Based Business.
7. Small Wireless Facility.
8. Solar Energy System, Private.
9. Temporary Uses.

E. Dimensional Requirements.

Minimum Lot Size	N/A
Minimum Lot Depth	100'
Minimum Lot Width (at ROW)	50'
Maximum Density	12.0
Minimum Front Setback	15' when front façade faces collector or higher classification Street, 5' when front façade faces any other Street classification
Minimum Rear Setback	20'
Minimum Side Setback	7'
Maximum Building Height	35'
Maximum Lot Coverage	60%

§ 145-22 MU-2 CORRIDOR MIXED USE DISTRICT.

- A. Purpose. The MU-2 District is intended to incorporate compatible housing options with retail, office, service and related Uses, activating this corridor with a built-in worker and customer base and density of users.

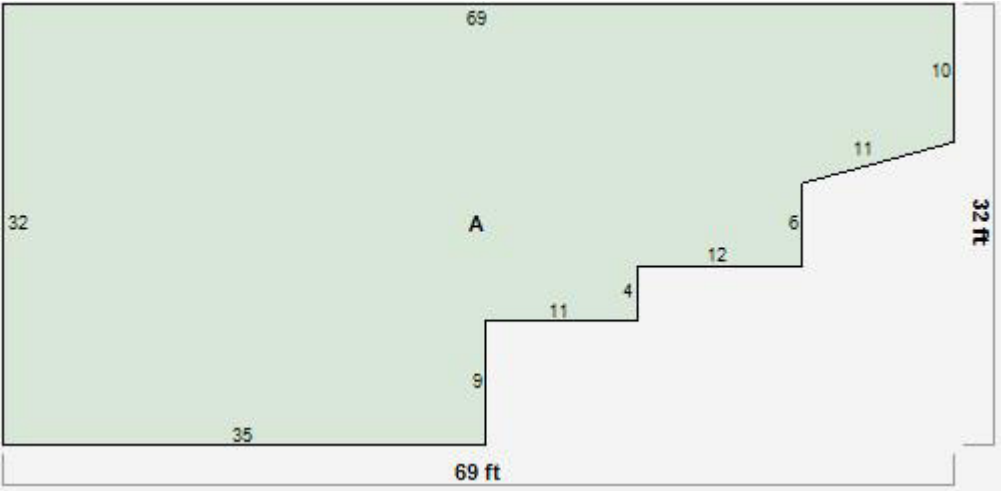
Address: 3150 W 32 ST		Owner: STROMENGER DAVID B UX DENISE H		Parcel: 33076281000800	
Parcel Profile					
Address		3150 W 32 ST			
Street Status		PAVED			
School District		MILLCREEK SCHOOL			
Acreage		0.6037			
Classification		C			
Land Use Code		RESTAURANTS, STORES (RETAIL)			
Legal Description		3150 W 32 ST 187.16 X 140.5			
Square Feet		1728			
Topo		LEVEL			
Utility		ALL PUBLIC			
Zoning		Please contact your municipal zoning officer			
Deed Book		2016			
Deed Page		022570			
2025 Tax Values					
Land Value / Taxable		78,900 / 78,900.00			
Building Value / Taxable		30,100 / 30,100.00			
Total Value / Taxable		109,000 / 109,000.00			
Clean & Green		Inactive			
Homestead Status		Inactive			
Farmstead Status		Inactive			
Lerta Amount		0			
Lerta Expiration Year		0			
Commercial Data					
Card 1		RETAIL MULTI OCCUP			
		Business Living Area - 1728			
		Year Built - 1970			
		Improvement Name - PRESQUE ISLE PIZZA			
		Value - 30110			

Other Buildings & Yards
No OBV Data Found

Sales History

Sale Date	From	To	Type	Price	Book / Page	Other Info
10/17/2016	LAKARI RICHARD A UX KAREN A	STROMENGER DAVID B UX DENISE H	LAND & BUILDING		2016 / 022570	SPECIAL WARRANTY DEED
5/4/1976		LAKARI RICHARD A UX KAREN A			1216 / 0214	

Parcel Sketches
Commercial Card 1



A MAIN

1728 square feet

Parcel Images



Annual Taxes

Attention City of Erie Residents

Please be advised that due to the recent change in the billing cycle for the City of Erie school taxes, the total for Year 2012 (school tax column) will now include the total amounts for both the 2011-12 AND the 2012-13 tax years.

Year	County	City/Township	School	Library	Total
2025	720.49	501.80	1824.79	0	3047.08
2024	720.49	458.20	1773.36	0	2952.05
2023	649.64	430.95	1738.59	0	2819.18
2022	649.64	387.35	1673.34	0	2710.33
2021	649.64	387.35	1608.98	0	2645.97
2020	622.39	387.35	1580.53	0	2590.27
2019	622.39	387.35	1580.53	0	2590.27
2018	589.69	387.35	1537.49	0	2514.53
2017	589.69	387.35	1507.34	0	2484.38
2016	562.44	387.35	1501.89	0	2451.68
2015	537.37	387.35	1480.43	0	2405.15
2014	537.37	387.35	1447.15	0	2371.87
2013	537.37	278.35	1381.03	0	2196.75
2012	562.05	274.93	1382.35	0	2219.33
2011	562.05	228.48	1382.35	0	2172.88
2010	562.05	228.48	1359.13	0	2149.66
2009	506.31	228.48	1313.61	0	2048.40
2008	483.08	228.48	1313.61	0	2025.17
2007	459.86	228.48	1313.61	0	2001.95
2006	459.86	228.48	1313.61	0	2001.95
2005	434.77	228.48	1279.23	0	1942.48

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 3150 32nd Street, Erie, PA

OWNER David B. Stromenger, Denise H. Stromenger

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: ☐ 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? ☒ Yes ☐ No
 If no, when did you last occupy the Property?

3. DESCRIPTION (A) Land Area: 0.6037

(B) Dimensions:
 (C) Shape:
 (D) Building Square Footage: 1728

4. PHYSICAL CONDITION

(A) Age of Property: 1970 Additions:
 (B) Roof
 1. Age of roof(s): 4 YRS ☐ Unknown
 2. Type of roof(s): FOAM
 3. Has the roof been replaced or repaired during your ownership? ☒ Yes ☐ No
 4. Has the roof ever leaked during your ownership? ☒ Yes ☐ No
 5. Do you know of any problems with the roof, gutters, or downspouts? ☐ Yes ☒ No
 Explain any yes answers you give in this section:

(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 ☒ No
 2. Does the Property have a sump pump? ☒ Yes ☐ No
 3. Do you know of any repairs or other attempts to control any water or dampness problem in the building or other structures?
☐ Yes ☒ No
 4. Are you aware of any past or present movement, shifting, deterioration, or other problems with walls, foundations, floors, or other structural components? ☐ Yes ☒ No
 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:

(D) Mechanical Systems

1. Type of heating: ☒ Forced Air ☐ Hot Water ☐ Steam ☐ Radiant
☐ Other:
 2. Type of heating fuel: ☐ Electric ☐ Fuel Oil ☒ Natural Gas ☐ Propane (on-site) ☐ Central Plant
☐ Other types of heating systems or combinations:
 3. Are there any chimneys? ☐ Yes ☒ 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: ☐ Electric ☒ Gas ☐ Oil Capacity:
☐ Other:

Buyer Initials:

CPI Page 1 of 7

Owner Initials: DBS



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 10.04

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
3. 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: _____
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: _____

Buyer Initials: _____

CPI Page 2 of 7

Owner Initials: BS

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
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 pico curies per liter: ☐ Yes ☒ No
- Use of lead-based paint: ☐ Yes ☒ No

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

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

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

2. To your knowledge, has the Property been tested for any hazardous substances? ☐ Yes ☒ No
3. Are you aware of any storage tanks on the Property? ☐ Yes ☒ No ☐ Aboveground ☐ Underground
Total number of storage tanks on the Property: _____ Aboveground _____ Underground _____
Are all storage tanks registered with the Pennsylvania Department of Environmental Protection? ☐ Yes ☒ No
If no, identify any unregistered storage tanks: _____
Has any storage tank permit ever been revoked pursuant to a federal or state law regulating storage tanks? ☐ Yes ☐ No
Have you ever been ordered to take corrective action by a federal or state agency citing a release, or danger of release, from a storage tank? ☐ Yes ☒ No
Do methods and procedures exist for the operation of tanks and for the operator's/owner's maintenance of a leak detection system, an inventory control system, and a tank testing system? ☐ Yes ☒ No Explain: _____

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

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

Buyer Initials: _____

CPI Page 3 of 7

Owner Initials: BS

(C) Wood Infestation

1. Are you aware of any termites/wood-destroying insects, dry rot, or pests affecting the Property? [] Yes [X] No
 2. Are you aware of any damage to the Property caused by termites/wood-destroying insects, dryrot, or pests? [] Yes [X] No
 3. Is the Property currently under contract by a licensed pest control company? [] Yes [X] No
 4. Are you aware of any termite/pest control reports or treatments for the Property in the last five years? [] Yes [X] 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 [X] No
 2. Do you know of any past or present drainage or flooding problems affecting the Property? [] Yes [X] No
 3. To your knowledge, is this Property, or part of it, located in an earthquake or other natural hazard zone? [] Yes [X] No
- Explain any yes answers you give in this section: _____

6. UTILITIES

(A) Water

1. What is the source of your drinking water? [X] Public [] Community System [] Well on Property
[] Other: _____
2. If the Property's source of water is not public:
When was the water last tested? _____
What was the result of the test? _____
Is the pumping system in working order? [X] Yes [] No
If no, explain: _____
3. Is there a softener, filter, or other purification system? [] Yes [X] No
If yes, is the system: [] Leased [] Owned
4. Are you aware of any problems related to the water service? [] Yes [X] No
If yes, explain: _____

(B) Sewer/Septic

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

(C) Other Utilities

The Property is serviced by the following: [X] Natural Gas [X] Electricity [X] Telephone
[] Other: _____

7. TELECOMMUNICATIONS

- (A) Is a telephone system included with the sale of the Property? [X] Yes [] No
If yes, type: Spectrum
- (B) Are ISDN lines included with the sale of the Property? [] Yes [X] No
- (C) Is the Property equipped with satellite dishes? [] Yes [X] No
If yes, how many? _____
Location: _____
- (D) Is the Property equipped for cable TV? [X] Yes [] No
If yes, number of hook-ups: 2
Location: _____
- (E) Are there fiber optics available to the Property? [X] Yes [] No Is the building wired for fiber optics? [] Yes [X] No
Does the Property have T1 or other capability? [X] Yes [] No

Buyer Initials: _____

CPI Page 4 of 7

Owner Initials: BS

225 8. GOVERNMENTAL ISSUES/ZONING/USE/CODES

226 (A) Compliance, Building Codes & OSHA

- 227 1. Do you know of any violations of federal (including ADA), state, or local laws or regulations relating to this Property? [] Yes [X] No
- 228 [] Yes [X] No
- 229 2. Do you know of any violations of building codes or municipal ordinances concerning this Property? [] Yes [X] No
- 230 3. Do you know of any health, fire, or safety violations concerning this Property? [] Yes [X] No
- 231 4. Do you know of any OSHA violations concerning this Property? [] Yes [X] No
- 232 5. Do you know of any improvements to the Property that were done without building or other required permits? [X] Yes [] No

233 Explain any yes answers you give in this section:

234 DRIVEWAY LOT, ROOF, NEW FURNACE

235 NEW EXHAUST SYSTEM

236 (B) Condemnation or Street Widening

- 237 1. 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?

238 [] Yes [X] No

239 If yes, explain:

242 (C) Zoning

- 243 1. The Property is currently zoned COMMERCIAL by the (county, ZIP)

244 2. Current use is: [] conforming [] non-conforming [] permitted by variance [] permitted by special exception

245 3. Do you know of any pending or proposed changes in zoning? [] Yes [X] No

246 If yes, explain:

247 (D) Is there an occupancy permit for the Property? [] Yes [X] No

248 (E) Is there a Labor and Industry Certificate for the Property? [] Yes [X] No

249 If yes, Certificate Number is:

250 (F) Is the Property a designated historic or archeological site? [] Yes [X] No

251 If yes, explain:

254 9. LEGAL/TITLE ISSUES

255 (A) Are you aware of any encroachments or boundary line disputes regarding the Property? [] Yes [X] No

256 (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 [X] 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 [X] No

258 (D) Are you aware of any public improvement, condominium, or owner association assessments against the Property that remain unpaid? [] Yes [X] No

259 (E) Are you aware of any existing or threatened action, suit, or government proceeding relating to the Property? [] Yes [X] No

260 (F) Are you aware of any reason, including a defect in title, that would prevent you from conveying title to the Property? [] Yes [X] No

261 (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 [X] No

262 (H) Are you aware of any insurance claims filed relating to the Property? [] Yes [X] No

263 Explain any yes answers you give in this section:

270 10. RESIDENTIAL UNITS

271 (A) Is there a residential dwelling unit located on the Property? [] Yes [X] No

272 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.).

276 11. TENANCY ISSUES

277 (A) Are you aware of any existing leases, subleases or other tenancy agreements affecting the Property? [] Yes [X] No

278 (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 [X] No

279 (C) Are there any tenants for whom you do not currently have a security deposit? [] Yes [X] 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 [X] No

283 Buyer Initials: _____

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Owner Initials: AS

- (E) Are there any tenants who are currently more than 30 days behind in paying rent, cam, or tax charges? [] Yes [X] No
(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 [X] No
(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 [X] No
(H) Is there any tenant that you would consider evicting or not offering an opportunity for renewal? [] Yes [X] No
(I) Are you currently involved in any type of dispute with any tenant? [] Yes [X] No
Explain any yes answers you give in this section, providing names of tenants where applicable. Attach additional sheet if necessary:

12. DOMESTIC SUPPORT LIEN LEGISLATION

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 [X] No
If yes, list name and social security numbers of Owner(s) obligated to pay, the county, and the Domestic Relations File or docket number:

13. LAND USE RESTRICTIONS OTHER THAN ZONING

- (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 [X] No
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.
(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 [X] 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 [X] 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: **Vector Security**
(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:

Buyer Initials: _____

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Owner Initials: **JB**

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

348 OWNER David B. Stromenger

DATE 7/18/25

349 OWNER Denise S. Stromenger

DATE 7/18/25

350 OWNER _____

DATE _____

351 BUYER _____

DATE _____

352 BUYER _____

DATE _____

353 BUYER _____

DATE _____