

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** 349 Huffs Church Road, Mertztown, PA 19539**2****3** **OWNER** Arnold J Hagerty

4 Owner is providing information to help Broker market the Property. This Statement is **not a substitute for any inspections or warranties**
5 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
6 real estate broker (Agent for Owner), any real estate broker, or their agents.

7 **Property Type:** ☐ Office ☐ Retail ☐ Industrial ☐ Multi-family ☐ Land ☐ Institutional
8 ☐ Hospitality ☒ Other: Restaurant

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

11
12 **2. OCCUPANCY** Do you, Owner, currently occupy the Property? ☐ Yes ☒ No

13 If no, when did you last occupy the Property?

14 **3. DESCRIPTION**

15 (A) Land Area: 5.59 acres

16 (B) Dimensions:

17 (C) Shape:

18 (D) Building Square Footage: 11,200

19 **4. PHYSICAL CONDITION**

20 (A) Age of Property: 1800's Additions:

21 (B) Roof

22 1. Age of roof(s): ☒ Unknown

23 2. Type of roof(s): metal and rubber

24 3. Has the roof been replaced or repaired during your ownership? ☒ Yes ☐ No

25 4. Has the roof ever leaked during your ownership? ☐ Yes ☒ No

26 5. Do you know of any problems with the roof, gutters, or downspouts? ☒ Yes ☐ No

27 Explain any yes answers you give in this section: gutters would overflow

30 (C) Structural Items, Basements and Crawl Spaces

31 1. Are you aware of any water leakage, accumulation, or dampness in the building or other structures? ☐ Yes ☒ No

32 2. Does the Property have a sump pump? ☐ Yes ☒ No

33 3. Do you know of any repairs or other attempts to control any water or dampness problem in the building or other structures?
34 ☐ Yes ☒ No

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

37 Explain any yes answers that you give in this section, describing the location and, if applicable, the extent of the problem and the
38 date and person by whom any repairs were done, if known: Some plaster damage on main floor, stone pointing in basement
39 needed

41 (D) Mechanical Systems

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

43 ☐ Other:

44 2. Type of heating fuel: ☐ Electric ☒ Fuel Oil ☐ Natural Gas ☐ Propane (on-site) ☐ Central Plant

45 ☐ Other types of heating systems or combinations:

46 3. Are there any chimneys? ☒ Yes ☐ No If yes, how many? 1

47 Are they working? ☒ Yes ☐ No When were they last cleaned? unknown

48 4. List any buildings (or areas in any buildings) that are not heated: upstairs in the oldest section.

50 5. Type of water heater: ☐ Electric ☐ Gas ☒ Oil Capacity:

51 ☐ Other:

52 **Buyer Initials:**

CPI Page 1 of 7**Owner Initials:**



- 53 6. Type of plumbing: ☒Copper ☐Galvanized ☐Lead ☒PVC ☐Unknown
 54 ☐Other: _____
 55 7. Are you aware of any problems with plumbing or heating systems or fixtures on the Property? ☒Yes ☐No
 56 If yes, explain: pipes in main floor bathrooms need repair
 57 _____
 58 8. Type of air conditioning: ☐Central Electric ☐Central Gas ☒Wall ☐None Capacity: _____
 59 List any buildings (or areas of any buildings) that are not air conditioned: only if window units are used.
 60 _____
 61 9. Type of electric service: 200 AMP ☒220 Volt ☐3-phase ☐1-phase ☐KVA: _____
 62 ☐Other: _____
 63 Transformers: _____ Type: _____
 64 10. Are you aware of any problems or repairs needed in the electrical system? ☐Yes ☒No
 65 If yes, explain: _____
 66 11. Are you aware of any problems with any item in this section that has not already been disclosed? ☐Yes ☐No
 67 If yes, explain: _____
 68 _____
 69 _____

70 (E) Site Improvements

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

78 (F) Other Equipment

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

90 (G) Fire Damage

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

94 (H) Are you aware of any problems with water and sewer lines servicing the Property? ☐Yes ☒No

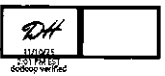
95 If yes, explain: _____
 96 _____

97 (I) Alarm/Safety Systems

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

109 Buyer Initials:

Owner Initials:



110 5. ENVIRONMENTAL

111 (A) Soil Conditions

- 112 1. Are you aware of any fill or expansive soil on the Property? ☐ Yes ☒ No
 113 If yes, were soil compaction tests done? ☐ Yes ☐ No If yes, by whom? _____
 114 2. Are you aware of any sliding, settling, earth movement, upheaval, subsidence, or earth stability problems that have occurred on or affect
 115 the Property? ☐ Yes ☒ No
 116 3. Are you aware of any existing or proposed mining, strip-mining, or any other excavations that might affect the Property?
 117 ☐ Yes ☒ No

118 Explain any yes answers you give in this section: _____
 119 _____
 120 _____

121 (B) Hazardous Substances

- 122 1. Are you aware of the presence of any of the following on the Property?
 123 Asbestos material: ☐ Yes ☒ No
 124 Formaldehyde gas and/or ureaformaldehyde foam insulation (UFFI): ☐ Yes ☒ No
 125 Discoloring of soil or vegetation: ☐ Yes ☒ No
 126 Oil sheen in wet areas: ☐ Yes ☒ No
 127 Contamination of well or other water supply: ☐ Yes ☒ No
 128 Proximity to current or former waste disposal sites: ☐ Yes ☒ No
 129 Proximity to current or former commercial or industrial facilities: ☐ Yes ☒ No
 130 Proximity to current, proposed, or former mines or gravel pits: ☐ Yes ☒ No
 131 Radon levels at or above 4 picocuries per liter: ☐ Yes ☒ No
 132 Use of lead-based paint: ☐ Yes ☒ No

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

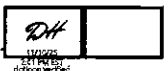
136 Are you aware of any lead-based paint or lead-based paint hazards on the Property? ☐ Yes ☒ No137 If yes, explain how you know of it, where it is, and the condition of those lead-based paint surfaces: _____
 138 _____
 139 _____140 Are you aware of any reports or records regarding lead-based paint or lead-based paint hazards on the Property? ☐ Yes ☒ No141 If yes, list all available reports and records: _____
 142 _____
 143 _____

- 144 2. To your knowledge, has the Property been tested for any hazardous substances? ☐ Yes ☒ No
 145 3. Are you aware of any storage tanks on the Property? ☐ Yes ☒ No ☐ Aboveground ☐ Underground ☐
 146 Total number of storage tanks on the Property: _____ Aboveground _____ Underground
 147 Are all storage tanks registered with the Pennsylvania Department of Environmental Protection? ☐ Yes ☐ No
 148 If no, identify any unregistered storage tanks: _____
 149 Has any storage tank permit ever been revoked pursuant to a federal or state law regulating storage tanks? ☐ Yes ☐ No
 150 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
 151 tank? ☐ Yes ☐ No
 152 Do methods and procedures exist for the operation of storage tanks and for the operator's/owner's maintenance of a leak
 153 detection system, an inventory control system, and a tank testing system? ☐ Yes ☐ No Explain: _____
 154 _____
 155 _____

156 Has there been any release or any corrective action taken in response to a release from any of the storage tanks on the Property?

157 ☐ Yes ☐ No158 If yes, have you reported the release to and corrective action to any governmental agency? ☐ Yes ☐ No159 Explain: _____
 160 _____
 161 _____

- 162 4. Do you know of any other environmental concerns that may have an impact on the Property?
- ☐
- Yes
- ☒
- No

163 Explain any yes answers you give in this section: _____
 164 _____
 165 _____166 Buyer Initials: Owner Initials: 

167 (C) Wood Infestation

- 168 1. Are you aware of any termites/wood-destroying insects, dryrot, 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 6. UTILITIES

183 (A) Water

- 184 1. What is the source of your drinking water? ☐ Public ☐ Community System ☒ Well on Property
- 185 ☐ Other: _____
- 186 2. If the Property's source of water is not public:
- 187 When was the water last tested? 1998
- 188 What was the result of the test? good
- 189 Is the pumping system in working order? ☒ Yes ☐ No
- 190 If no, explain: _____
- 191 _____
- 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 _____

197 (B) Sewer/Septic

- 198 1. What is the type of sewage system? ☐ Public Sewer ☐ Community Sewer ☒ On-site (or Individual) sewage system
- 199 If on-site, what type? ☐ Cesspool ☒ Drainfield ☐ Unknown
- 200 ☒ Other (specify): septic tank
- 201 2. Is there a septic tank on the Property? ☒ Yes ☐ No ☐ Unknown
- 202 If yes, what is the type of tank? ☐ Metal/steel ☒ Cement/concrete ☐ Fiberglass ☐ Unknown
- 203 ☐ Other (specify): _____
- 204 3. When was the on-site sewage disposal system last serviced? 1998
- 205 4. Is there a sewage pump? ☐ Yes ☒ No
- 206 If yes, is it in working order? ☐ Yes ☐ No
- 207 5. Are you aware of any problems related to the sewage system? ☐ Yes ☒ No
- 208 If yes, explain: _____
- 209 _____

209 (C) Other Utilities

- 210 1. The Property is serviced by the following: ☐ Natural Gas ☒ Electricity ☐ Telephone
- 211 ☐ Other: _____
- 212 _____

212 7. TELECOMMUNICATIONS

- 213 (A) Is a telephone system included with the sale of the Property? ☐ Yes ☒ No

214 If yes, type: _____

- 215 (B) Are ISDN lines included with the sale of the Property? ☐ Yes ☒ No

- 216 (C) Is the Property equipped with satellite dishes? ☐ Yes ☒ No

217 If yes, how many? _____

218 Location: _____

- 219 (D) Is the Property equipped for cable TV? ☒ Yes ☐ No

220 If yes, number of hook-ups: 2

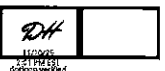
221 Location: bar, living room upstairs

- 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 Buyer Initials:

Owner Initials:



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 ☒ No
- 228 ☐ Yes ☒ No
- 229 2. Do you know of any violations of building codes or municipal ordinances concerning this Property? ☐ Yes ☒ No
- 230 3. Do you know of any health, fire, or safety violations concerning this Property? ☐ Yes ☒ No
- 231 4. Do you know of any OSHA violations concerning this Property? ☐ Yes ☒ No
- 232 5. Do you know of any improvements to the Property that were done without building or other required permits? ☐ Yes ☒ No
- 233 Explain any yes answers you give in this section: _____
- 234 _____
- 235 _____

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? ☐ Yes ☒ No
- 238 ☐ Yes ☒ No
- 239 If yes, explain: _____
- 240 _____
- 241 _____

242 (C) Zoning

- 243 1. The Property is currently zoned commercial _____ by the (county, ZIP) Berks county, District Township
- 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 ☒ No
- 246 If yes, explain: _____
- 247 _____
- 248 _____

249 (D) Is there an occupancy permit for the Property? ☐ Yes ☒ No250 (E) Is there a Labor and Industry Certificate for the Property? ☐ Yes ☒ No

251 If yes, Certificate Number is: _____

252 (F) Is the Property a designated historic or archeological site? ☒ Yes ☐ No

253 If yes, explain: Registered with Berks Historical Society

254 _____

255 **9. LEGAL/TITLE ISSUES**

- 256 (A) Are you aware of any encroachments or boundary line disputes regarding the Property? ☐ Yes ☒ No
- 257 (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
- 258 (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
- 259 (D) Are you aware of any public improvement, condominium, or owner association assessments against the Property that remain unpaid? ☐ Yes ☒ No
- 260 (E) Are you aware of any existing or threatened action, suit, or government proceeding relating to the Property? ☐ Yes ☒ No
- 261 (F) Are you aware of any reason, including a defect in title, that would prevent you from conveying title to the Property? ☐ Yes ☒ No
- 262 (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
- 263 (H) Are you aware of any insurance claims filed relating to the property? ☐ Yes ☒ No
- 264 Explain any yes answers you give in this section: _____
- 265 _____
- 266 _____
- 267 _____
- 268 _____
- 269 _____
- 270 _____
- 271 _____

272 **10. RESIDENTIAL UNITS**273 (A) Is there a residential dwelling unit located on the Property? ☐ Yes ☒ No

274 If yes, number of residential dwelling units: _____

275 **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 _____

277 **11. TENANCY ISSUES**

- 278 (A) Are you aware of any existing leases, subleases or other tenancy agreements affecting the Property? ☐ Yes ☒ No
- 279 (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
- 280 (C) Are there any tenants for whom you do not currently have a security deposit? ☐ Yes ☒ No
- 281 (D) Are there any tenants who have been 5 or more days late with their rent payment more than once this year? ☐ Yes ☒ No
- 282 _____

283 Buyer Initials:

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Owner Initials: 

- 284 (E) Are there any tenants who are currently more than 30 days behind in paying rent, cam, or tax charges? ☐ Yes ☒ No
 285 (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
 286 terms, etc.)? ☐ Yes ☒ No
 287 (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?
 288 ☐ Yes ☒ No
 289 (H) Is there any tenant that you would consider evicting or not offering an opportunity for renewal? ☐ Yes ☒ No
 290 (I) Are you currently involved in any type of dispute with any tenant? ☐ Yes ☒ No
 291 Explain any yes answers you give in this section, providing names of tenants where applicable. Attach additional sheet if necessary:
 292 _____
 293 _____
 294 _____

295 12. DOMESTIC SUPPORT LIEN LEGISLATION

- 296 (A) 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
 297 domestic relations office in any Pennsylvania county? ☐ Yes ☒ No
 298 If yes, list name and social security numbers of Owner(s) obligated to pay, the county, and the Domestic Relations File or docket
 299 number: _____

300 13. LAND USE RESTRICTIONS OTHER THAN ZONING

- 301 (A) Is the Property, or a portion of it, preferentially assessed for tax purposes under the Farmland and Forest Land Assessment
 302 Act (72 P.S. §5490.1 et seq.) (Clean and Green Program)? ☐ Yes ☒ No
 303 **Note:** An Owner of Property enrolled in the Clean and Green Program must submit notice of the sale and any proposed changes
 304 in the use of Owner's remaining enrolled Property to the County Assessor 30 days before the transfer of title to Buyer. The sale
 305 of Property enrolled in the Clean and Green Program may result in the loss of program enrollment and the loss of preferential tax
 306 assessment for the Property and/or the land of which it is a part and from which it is being separated. Removal from enrollment
 307 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
 308 amount of taxes paid under the program and the taxes that would have been paid in the absence of Clean and Green enrollment.
 309 The roll-back taxes are charged for each year that the Property was enrolled in the program, limited to the past 7 years.
 310 (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
 311 Act enabling certain counties of the Commonwealth to covenant with landowners for preservation of land in farm, forest, water
 312 supply, or open spaces uses)? ☐ Yes ☒ No
 313 **Note:** This Act enables counties to enter into covenants with owners of land designated as farm, forest, water supply, or open
 314 space land on an adopted municipal, county or regional plan for the purpose of preserving the land as open space. A covenant
 315 between the owner and county is binding upon any Buyer of the Property during the period of time that the covenant is in effect
 316 (5 or 10 years). Covenants automatically renew at the end of the covenant period unless specific termination notice procedures
 317 are followed. When a breach of the covenant occurs, the then-owner is required to pay roll-back taxes and interest. A roll-back
 318 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
 319 roll-back taxes are charged for each year that the Property was subject to the covenant, limited to the past 5 years.
 320 (C) Is the Property, or a portion of it, preferentially assessed for tax purposes or enrolled in any program, other than Clean & Green
 321 and Open Space, that contains any covenants, subdivision restrictions, or other restrictions affecting the Property?
 322 ☐ Yes ☒ No
 323 Explain any yes answers you give in this section: _____
 324 _____
 325 _____

326 14. SERVICE PROVIDER/CONTRACTOR INFORMATION

- 327 (A) Provide the names, addresses and phone numbers of the service providers for any Maintenance Contracts on the Property (e.g.,
 328 elevators, other equipment, pest control). Attach additional sheet if necessary: _____
 329 _____
 330 _____
 331 _____
 332 (B) Provide the names, addresses and phone numbers of the service providers for any Alarm/Safety Contracts on the Property (e.g.,
 333 security alarm system, sprinkler system, fire/smoke). Attach additional sheet if necessary: _____
 334 _____
 335 _____
 336 _____
 337 (C) Provide the names, addresses and phone numbers of the service providers for any utilities on the Property (e.g., water, water
 338 softener, sewage, on-site sewage service, natural gas, electric, telephone). Attach additional sheet if necessary: met-Ed for
 339 electric, Countryside Oil, Leck Waste services
 340 _____
 341 _____

342 Buyer Initials:

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Owner Initials:

<i>DH</i>	
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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	<i>Daniel Hagerly, Executor</i>	<small>dotloop Verified 11/10/2025 2:50 PM EST DCLP-15010-4087-000.0</small>	DATE	11/10/2025
349 OWNER			DATE	
350 OWNER			DATE	
351 BUYER			DATE	
352 BUYER			DATE	
353 BUYER			DATE	