

**COMMERCIAL PROPERTY INFORMATION SHEET**

This form recommended and approved for, but not restricted to use by, the members of the Pennsylvania Association of Realtors® (PAR).

**CPI****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

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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?  
 Yes  No

34 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

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

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40 (D) Mechanical Systems

41 1. Type of heating:  Forced Air  Hot Water  Steam  Radiant

42  Other: \_\_\_\_\_

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

44  Other types of heating systems or combinations: \_\_\_\_\_

45 3. Are there any chimneys?  Yes  No If yes, how many? 1

46 Are they working?  Yes  No When were they last cleaned? unknown

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

48

49 5. Type of water heater:  Electric  Gas  Oil Capacity: \_\_\_\_\_

50  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

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.

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:

## 1105. 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: \_\_\_\_\_

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## 120 (B) Hazardous Substances

121 1. Are you aware of the presence of any of the following on the Property?

122 Asbestos material:  Yes  No

123 Formaldehyde gas and/or ureaformaldehyde foam insulation (UFFI):  Yes  No

124 Discoloring of soil or vegetation:  Yes  No

125 Oil sheen in wet areas:  Yes  No

126 Contamination of well or other water supply:  Yes  No

127 Proximity to current or former waste disposal sites:  Yes  No

128 Proximity to current or former commercial or industrial facilities:  Yes  No

129 Proximity to current, proposed, or former mines or gravel pits:  Yes  No

130 Radon levels at or above 4 picocuries per liter:  Yes  No

131 Use of lead-based paint:  Yes  No

132 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.

133 Are you aware of any lead-based paint or lead-based paint hazards on the Property?  Yes  No

134 If yes, explain how you know of it, where it is, and the condition of those lead-based paint surfaces: \_\_\_\_\_

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

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139 2. To your knowledge, has the Property been tested for any hazardous substances?  Yes  No

140 3. Are you aware of any storage tanks on the Property?  Yes  No  Aboveground  Underground

141 Total number of storage tanks on the Property: \_\_\_\_\_ Aboveground \_\_\_\_\_ Underground

142 Are all storage tanks registered with the Pennsylvania Department of Environmental Protection?  Yes  No

143 If no, identify any unregistered storage tanks: \_\_\_\_\_

144 Has any storage tank permit ever been revoked pursuant to a federal or state law regulating storage tanks?  Yes  No

145 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

146 Do methods and procedures exist for the operation of storage 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: \_\_\_\_\_

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

149  Yes  No

150 If yes, have you reported the release to and corrective action to any governmental agency?  Yes  No

151 Explain: \_\_\_\_\_

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

154 Explain any yes answers you give in this section: \_\_\_\_\_

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166 Buyer 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:  
 When was the water last tested? 1998  
 187 What was the result of the test? good  
 188 Is the pumping system in working order?  Yes  No  
 189 If no, explain: \_\_\_\_\_  
 190 \_\_\_\_\_  
 191 3. Is there a softener, filter, or other purification system?  Yes  No  
 192 If yes, is the system:  Leased  Owned  
 193 4. Are you aware of any problems related to the water service?  Yes  No  
 194 If yes, explain: \_\_\_\_\_  
 195 \_\_\_\_\_

## 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): septic tank  
 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? 1998  
 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 \_\_\_\_\_

## 209 (C) Other Utilities

210 1. The Property is serviced by the following:  Natural Gas  Electricity  Telephone  
 211  Other: \_\_\_\_\_

## 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:  

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Owner Initials: 

225 **8. GOVERNMENTAL ISSUES/ZONING/USE/CODES**

## 226 (A) Compliance, Building Codes &amp; OSHA

227 1. Do you know of any violations of federal (including ADA), state, or local laws or regulations relating to this Property?

 Yes  No228 2. Do you know of any violations of building codes or municipal ordinances concerning this Property?  Yes  No229 3. Do you know of any health, fire, or safety violations concerning this Property?  Yes  No230 4. Do you know of any OSHA violations concerning this Property?  Yes  No231 5. Do you know of any improvements to the Property that were done without building or other required permits?  Yes  No

232 Explain any yes answers you give in this section: \_\_\_\_\_

233 \_\_\_\_\_

## 234 (B) Condemnation or Street Widening

235 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

236 If yes, explain: \_\_\_\_\_

237 \_\_\_\_\_

## 238 (C) Zoning

239 1. The Property is currently zoned commercial by the (county, ZIP) Berks county, District Township

240 2. Current use is:  conforming  non-conforming  permitted by variance  permitted by special exception241 3. Do you know of any pending or proposed changes in zoning?  Yes  No

242 If yes, explain: \_\_\_\_\_

243 \_\_\_\_\_

244 (D) Is there an occupancy permit for the Property?  Yes  No245 (E) Is there a Labor and Industry Certificate for the Property?  Yes  No

246 If yes, Certificate Number is: \_\_\_\_\_

247 (F) Is the Property a designated historic or archeological site?  Yes  No

248 If yes, explain: Registered with Berks Historical Society

249 \_\_\_\_\_

250 **9. LEGAL/TITLE ISSUES**251 (A) Are you aware of any encroachments or boundary line disputes regarding the Property?  Yes  No252 (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  No253 (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  No254 (D) Are you aware of any public improvement, condominium, or owner association assessments against the Property that remain unpaid?  Yes  No255 (E) Are you aware of any existing or threatened action, suit, or government proceeding relating to the Property?  Yes  No256 (F) Are you aware of any reason, including a defect in title, that would prevent you from conveying title to the Property?  Yes  No257 (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  No258 (H) Are you aware of any insurance claims filed relating to the property?  Yes  No

259 Explain any yes answers you give in this section: \_\_\_\_\_

260 \_\_\_\_\_

261 **10. RESIDENTIAL UNITS**262 (A) Is there a residential dwelling unit located on the Property?  Yes  No

263 If yes, number of residential dwelling units: \_\_\_\_\_

264 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.).

265 **11. TENANCY ISSUES**266 (A) Are you aware of any existing leases, subleases or other tenancy agreements affecting the Property?  Yes  No267 (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  No268 (C) Are there any tenants for whom you do not currently have a security deposit?  Yes  No269 (D) Are there any tenants who have been 5 or more days late with their rent payment more than once this year?  Yes  No270 Buyer Initials:  

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271 Owner Initials:    
272 2025 RELEASED UNDER PA. 2.5  
273 2025 RELEASED UNDER PA. 2.5  
274 2025 RELEASED UNDER PA. 2.5  
275 2025 RELEASED UNDER PA. 2.5  
276 2025 RELEASED UNDER PA. 2.5  
277 2025 RELEASED UNDER PA. 2.5

(E) Are there any tenants who are currently more than 30 days behind in paying rent, cam, or tax charges?  Yes  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  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  No

(H) Is there any tenant that you would consider evicting or not offering an opportunity for renewal?  Yes  No

(I) Are you currently involved in any type of dispute with any tenant?  Yes  No

Explain any yes answers you give in this section, providing names of tenants where applicable. Attach additional sheet if necessary:

295 12. DOMESTIC SUPPORT LIEN LEGISLATION

(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 domestic relations office in any Pennsylvania county?  Yes  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:

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**300 13. LAND USE RESTRICTIONS OTHER THAN ZONING**

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(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

**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  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:

**326 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:

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(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:

For more information, contact the Office of the Vice President for Research and the Office of the Vice President for Student Affairs.

(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: met-Ed for electric, Countryside Oil, Leck Waste services

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Digitized by srujanika@gmail.com

### 342 Buyer Initials:

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 Higerty, Executor</i>	<small>Signature received 11/10/2025 8:39 PM EST 1C1u-999-4447-Q03</small>	DATE <u>11/10/2025</u>
349 OWNER			DATE _____
350 OWNER			DATE _____
351 BUYER			DATE _____
352 BUYER			DATE _____
353 BUYER			DATE _____