

1 PROPERTY 8265 State Route 405 Milton PA 17847

2

3 OWNER Jeffrey F. stamm

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: Currently auction hall

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

(A) Land Area: 4.315 Acres

(B) Dimensions: _____

(C) Shape: _____

(D) Building Square Footage: 5668

19 4. PHYSICAL CONDITION

(A) Age of Property: Built in 1973 Rebuilt in 2007 Additions: _____

(B) Roof

1. Age of roof(s): _____ Unknown

2. Type of roof(s): _____

3. Has the roof been replaced or repaired during your ownership? Yes No4. Has the roof ever leaked during your ownership? Yes No5. Do you know of any problems with the roof, gutters, or downspouts? Yes NoExplain any yes answers you give in this section: Some gutters and down spouts missingSome gutters and down spouts missing

(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 No2. 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 No4. 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? 3 one for each heating unit
 Are they working? Yes No When were they last cleaned? _____

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

5. Type of water heater: Electric Gas Oil Capacity: _____
 Other: _____52 Buyer Initials:

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Owner Initials: JF

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: _____

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: _____

61 9. Type of electric service: _____ 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: _____

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 _____

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: _____

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 unrepairs 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: _____

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: _____

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 (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,
133 before 1978, you must disclose any knowledge of lead-based paint and any reports and/or records of lead-based paint on the
134 Property.

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

136 If yes, explain how you know of it, where it is, and the condition of those lead-based paint surfaces: _____
137 _____

138 Are you aware of any reports or records regarding lead-based paint or lead-based paint hazards on the Property? Yes No

139 If yes, list all available reports and records: _____
140 _____

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

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

143 Total number of storage tanks on the Property: _____ Aboveground _____ Underground

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

145 If no, identify any unregistered storage tanks: _____

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

147 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
148 tank? Yes No

149 Do methods and procedures exist for the operation of storage tanks and for the operator's/owner's maintenance of a leak
150 detection system, an inventory control system, and a tank testing system? Yes No Explain: _____
151 _____

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

154 Yes No

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

156 Explain: _____
157 _____

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

159 Explain any yes answers you give in this section: _____
160 _____

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? 6 month ago
188 What was the result of the test?
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): holding tanks
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? 3 weeks ago
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

210 (C) Other Utilities

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

213 7. TELECOMMUNICATIONS

214 (A) Is a telephone system included with the sale of the Property? Yes No
215 If yes, type: _____

216 (B) Are ISDN lines included with the sale of the Property? Yes No

217 (C) Is the Property equipped with satellite dishes? Yes No
218 If yes, how many? _____
219 Location: _____

220 (D) Is the Property equipped for cable TV? Yes No
221 If yes, number of hook-ups: _____
222 Location: Not hooked up

223 (E) Are there fiber optics available to the Property? Yes No Is the building wired for fiber optics? Yes No
224 Does the Property have T1 or other capability? Yes No

224 Buyer 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?
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: _____

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,
238 thoroughfare, rail, or utility construction, a redevelopment project, street widening or lighting, or other similar public projects?
239 Yes No

240 If yes, explain: _____

242 (C) Zoning

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

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

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

247 If yes, explain: _____

249 (D) Is there an occupancy permit for the Property? Yes No

250 (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: _____

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,
258 licenses, liens, charges, agreements, or other matters which affect the title of the Property? Yes No

259 (C) Are you aware of any encumbrances, covenants, conditions, restrictions, mineral or natural restrictions, easements, licenses,
260 liens, charges, agreements, or other matters which affect the title of the Property that have not been recorded in the official
261 records of the county recorder where the Property is located? Yes No

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

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

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

266 (G) Are you aware of any judgment, encumbrance, lien (for example, co-maker or equity loan) or other debt against the Property that
267 cannot be satisfied by the proceeds of this sale? Yes No

268 (H) Are you aware of any insurance claims filed relating to the property? Yes No

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

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
276 Property Disclosure Statement, as required by the Pennsylvania Real Estate Seller's Disclosure Law (68 P.S. §7301 et. seq.).

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
280 to increase rent, an implied agreement to let tenant end lease early, a first right of refusal on adjoining space)? Yes No

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

282 (D) Are there any tenants who have been 5 or more days late with their rent payment more than once this year? Yes No

283 Buyer Initials: _____

Owner Initials: J/S

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 _____

301 13. LAND USE RESTRICTIONS OTHER THAN ZONING

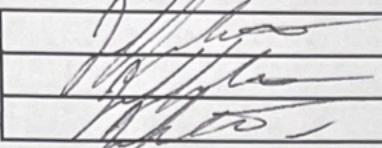
302 (A) Is the Property, or a portion of it, preferentially assessed for tax purposes under the Farmland and Forest Land Assessment
303 Act (72 P.S. §5490.1 et seq.) (Clean and Green Program)? Yes No
304 **Note:** An Owner of Property enrolled in the Clean and Green Program must submit notice of the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

327 14. SERVICE PROVIDER/CONTRACTOR INFORMATION

328 (A) Provide the names, addresses and phone numbers of the service providers for any Maintenance Contracts on the Property (e.g.,
329 elevators, other equipment, pest control). Attach additional sheet if necessary:
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 (C) Provide the names, addresses and phone numbers of the service providers for any utilities on the Property (e.g., water, water
337 softener, sewage, on-site sewage service, natural gas, electric, telephone). Attach additional sheet if necessary:
338 _____
339 _____
340 _____
341 _____

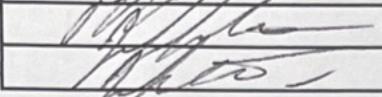
343 The undersigned Owner represents that the information set forth in this document is accurate and complete to the best of Owner's
344 knowledge. Owner permits Broker to share information contained in this document with prospective buyers/tenants and other real
345 estate licensees. OWNER ALONE IS 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



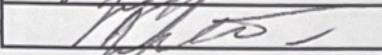
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349 OWNER



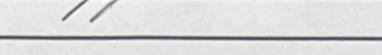
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350 OWNER



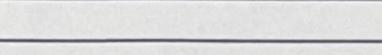
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351 BUYER



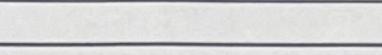
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352 BUYER



DATE _____

353 BUYER



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