

24 N 10Th Street, Allentown City 18101-1125MLS® #: **632974**County: **Lehigh**DOM: **17**CDOM: **17**LP: **\$399,900**OLP: **\$399,900**Area: **13 - Allentown-Central**Status: **Available**

Comments:

SubDiv:

Remarks

Brick 2 Story mixed use commercial building with unlimited potential. Retail space on first floor, second floor has multiple private office spaces, kitchen, conference room, a large open area used by lodge members. 2 rest rooms on first floor and 2 rest rooms on second floor.

Agent/Office InformationAgent: **Barry D Navarre Jr. Lic#: RB068948**Agent Ph: **(610) 393-7229**

Agent 2nd Ph:

Agent Email: **appraise@ptd.net**Office: **BetterHomesRealtyLehighValley Lic#: RB068948**Office Ph: **(610) 481-9660**Ofc Fax: **(610) 481-9699**Address: **7819 Main Street, PO Box 126, Fogelsville PA, 18051**Sub Agency: Buy Agency: **3%**

Trans Brkr:

Dual/Var:

Association: **MLS**General InformationProp Type: **Commercial**Sub Prop: **Conforming, Office Building, Retail**Yr Built: **1944**

Price/SF:

Appr SF: **8,800**SF Src: **Tax Records**Front: **40.00**Lot Acres: **0.101**Lot SF: **4,400**Lot Src: **Tax Records**

Avl SF:

Cross St: **Hamilton St**Tax ID: **549699196822001**School D: **Allentown**List Dt: **02/10/2020**Entry Dt: **02/14/2020**

Pend Dt:

Exp Dt: **08/10/2020**

Occ Nm:

Ph Show:

Owner Nm: **Fraternal Ord Of Police Queen City**

Own Ph:

Occupancy: **Multi Tenant**

Occ Typ:

Spc Cond: **Not Applicable**Agent Rmks: **First Floor leases for \$1,000 month no written lease can be terminated, Second Floor rents 1 individual office space is leased for \$3,000 year can be terminated with 30 day notice.**Show Typ: **24-Hour Notice, Appointment Only, List Agent Present, Tenant Occupied**Show Inst: **Listing Agent must Accompany all Showings, Property Alarmed**Directions: **From Hamilton Street traveling east to left at traffic light onto N. 10th Street property on left.**Listing InformationPub Int: **Yes**

Use Code:

Payment:

Prop Share:

SF 1st year:

Warranty:

No Flood Prone, NoneDd/Dc ID: **1657/450**

Zn Cde:

B-2-CENTRAL BUSINESS

Options:

Possesion:

ImmediateTyp Lse: **Gross**Lse Term: **Month to Month, Year to Year**Building/Site Information

#Stories:

Doors:

Unit:

Block:

Blg SF: **8,800**

CAM SF:

Office SF: **4,400**

Parcel:

Location: **Inside**Truck: **8-9 Feet**

Busns Nm:

Ceiling:

Prk Spc: **0**

Acreage:

Lot Dims: **40X110**Surface Typ: **Black Top**Rail Service: **None**

Perc Test:

Road: **City Road**

Included: **Real Estate Only**
 Potent Use: **Office, Professional Service, Retail**
 Construction: **Masonry**
 Misc: **Clearspan, Delivery Door, Finished Ceiling, Finished Wall, Inside Storage, Networked, Restrooms-Private, Security Lighting, Security System, Sprinkler System**

Utility Information

Heat: **Gas Forced Air** Cool: **Central AC, Zoned Cooling**
 Water: **Public** Sewer: **Public**
 Utility: **220 Volt, 50-200 AMP, 300-400 AMP**

Financial Information

Cnty Taxes: **\$936.57** Mun Taxes: **\$1,375.81** Sch Taxes: **\$5,165.14** Ttl Taxes: **\$7,837.13**
 Cnty Asmt: **\$257,300.00** Poss Finance: **Cash, Conventional**

CRS Tax

Tax ID: **549699196822001** Prop Type: **COMMERCIAL**
 Address: **24 10Th Street, Allentown 18101-1125** City Tax: **\$1,735.42**
 County: **Lehigh** SF: **8,800** Cnty Tax: **\$936.57**
 Sub-d: Acres: Ttl Tax: **\$7,837.13**
 Water: Year Built: **1944** Lot Dim: **40 X 110** Ap Impv: **\$226,400.00**
 Sewer: Electric: Gas: Ttl Asmnt: **\$257,300.00**
 Impv Type: **RETAIL STORE** Ap Land: **\$30,900.00**
 Road Type: Ap Ttl Tx: **\$257,300.00**
 Owner: **Fraternal Ord Of Police Queen City** Owner 2:
 Owner Add: **26 N 10Th St #201 Allentown PA 18101-1125**
 Land Use: **2 Story Store Built As Store**
 Legal: **Property Address: 0024-0026 N 10Th St /Tile Number: 465904B/School District: Allentown School District**

Property History

Date	Time	Prev Value	New Value	Change Type	Changed By
02/14/2020	2:44 pm		A	New Listing	VINCECAR

Photos



Front of building



2nd Floor Lodge and Rec Area



2nd Flr Kitchen



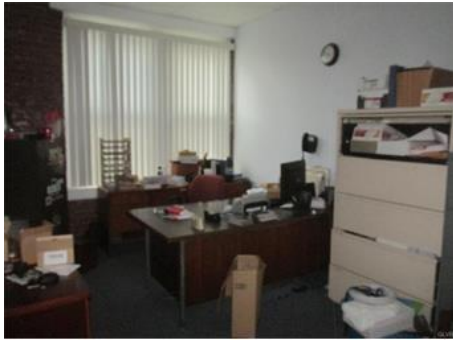
2nd Flr Conference Room



2nd Flr Office



2nd Flr Office



2nd Flr Office



2nd Flr Rest Room



2nd Flr Rest Room 2



2nd Flr Bar in Lodge Area



1st Flr Electric Panel Box



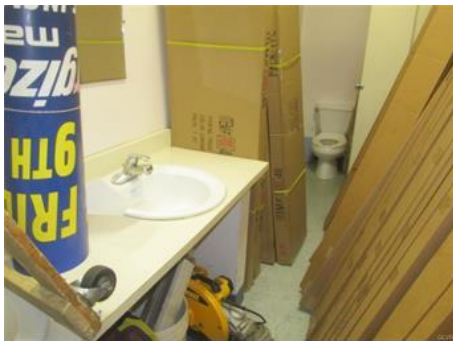
2nd Flr Electric Panel Boxes



1st Flr Retail Area

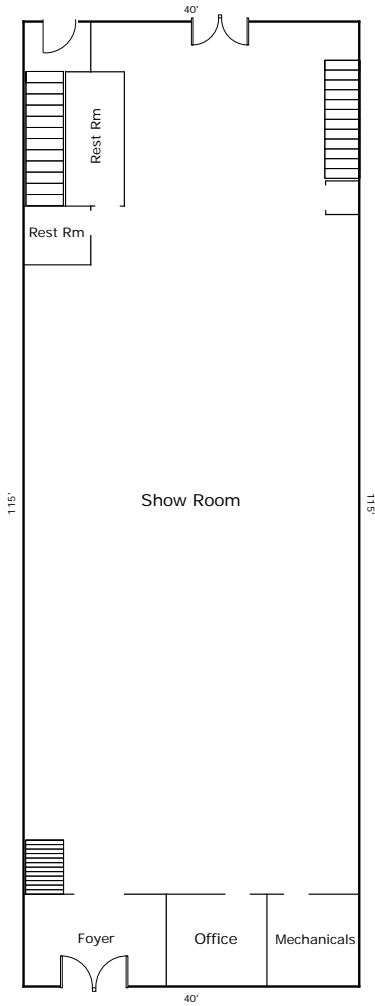


1st Flr Rest Room

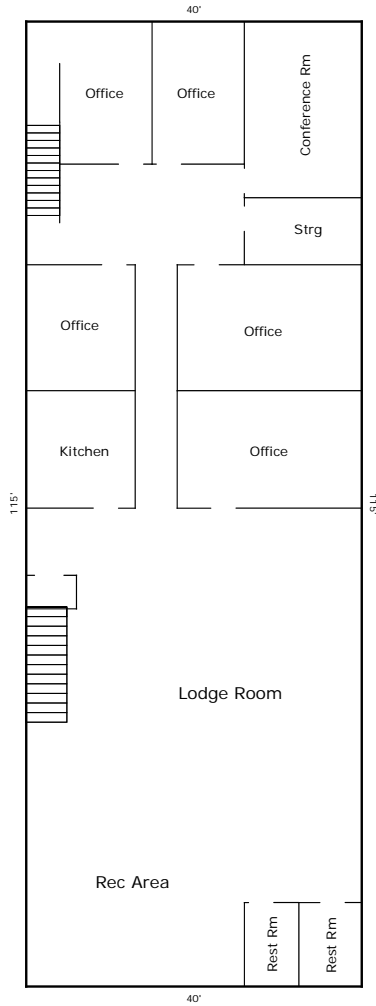


1st Flr Rest Room 2

First Floor



Second Floor



TOTAL Sketch by a la mode, inc.

Area Calculations Summary

Living Area		Calculation Details
First Floor	4600 Sq ft	$115 \times 40 = 4600$
Second Floor	4600 Sq ft	$115 \times 40 = 4600$
Total Living Area (Rounded):	9200 Sq ft	

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 24 N 10th St, Allentown, PA 18101

OWNER Fraternal Order of Police Queen City

Owner is providing information to help Broker market the Property. This Statement is not a substitute for any inspections or warranties that a buyer may wish to obtain. This Statement is not a warranty of any kind by Owner or a warranty or representation by any listing real estate broker (Agent for Owner), any real estate broker, or their agents.

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

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

2. OCCUPANCY Do you, Owner, currently occupy the Property? [X] Yes [] No
If no, when did you last occupy the Property?

3. DESCRIPTION

- A. Land Area: 4,400 SF
B. Dimensions: 40 x 110
C. Shape: Rectangular
D. Building Square Footage: 8,800 SF

4. PHYSICAL CONDITION

- A. Age of Property: 1944 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? [X] Yes [] No
4. Has the roof ever leaked during your ownership? [X] Yes [] No
5. Do you know of any problems with the roof, gutters, or downspouts? [] Yes [X] No

Explain any yes answers you give in this section: Several small leaks repaired by Paul Wright Roofing

C. Structural Items, Basements and Crawl Spaces

- 1. Are you aware of any water leakage, accumulation, or dampness in the building or other structures? [X] Yes [] No
2. Does the Property have a sump pump? [] Yes [X] No
3. Do you know of any repairs or other attempts to control any water or dampness problem in the building or other structures? [] Yes [X] No
4. Are you aware of any past or present movement, shifting, deterioration, or other problems with walls, foundations, floors, or other structural components? [X] 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: Basement is damp. South wall has old crack, 2nd Floor hallway Floor has settled

D. Mechanical Systems

- 1. Type of heating: [X] Forced Air [] Hot Water [] Steam [] Radiant
[] Other:
2. Type of heating fuel: [] Electric [] Fuel Oil [X] Natural Gas [] Propane (on-site) [] Central Plant
[] Other types of heating systems or combinations:
3. Are there any chimneys? [X] Yes [] No If yes, how many?
Are they working? [X] 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 [X] Gas [] Oil Capacity:
[] Other:

Buyer Initials:

Owner Initials: SS



- 56 6. Type of plumbing: Copper Galvanized Lead PVC Unknown
 57 Other: _____
 58 7. Are you aware of any problems with plumbing or heating systems or fixtures on the Property? Yes No
 59 If yes, explain: _____
 60
 61 8. Type of air conditioning: Central Electric Central Gas Wall None Capacity: _____
 62 List any buildings (or areas of any buildings) that are not air conditioned: _____
 63
 64 9. Type of electric service: _____ AMP 220 Volt 3-phase 1-phase KVA: _____
 65 Other: _____
 66 Transformers: _____ Type: _____
 67 Are you aware of any problems or repairs needed in the electrical system? Yes No If yes, explain: _____
 68
 69 10. Are you aware of any problems with any item in this section that has not already been disclosed? Yes No
 70 If yes, explain: _____
 71
 72

- 73 E. Site Improvements
 74 1. Are you aware of any problems with storm-water drainage? Yes No
 75 2. Are you aware of any past or present problems with driveways, parking areas, sidewalks, curbs, other paved surfaces, or retaining walls on
 76 the Property? Yes No
 77 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
 78 by whom any repairs were done, if known: _____
 79
 80

- 81 F. Other Equipment
 82 1. Exterior Signs: Yes No How many? _____ Number Illuminated: _____
 83 2. Elevators: Yes No How many? _____ Cable Hydraulic rail
 84 Working order? Yes No Certified through (date) _____ Date last serviced _____
 85 3. Skylights: Yes No How many? _____
 86 4. Overhead Doors: Yes No How many? _____ Size: _____
 87 5. Loading Docks: Yes No How many? _____ Levelers: Yes No
 88 6. At grade doors: Yes No How many? _____
 89 7. Are you aware of any problems with the equipment listed in this section? Yes No
 90 If yes, explain: _____
 91

- 92 G. Fire Damage
 93 1. To your knowledge, was there ever a fire on the Property? Yes No
 94 2. Are you aware of any unrepaired fire damage to the Property and any structures on it? Yes No
 95 If yes, explain location and extent of damage: _____
 96

- 97 H. Are you aware of any problems with water and sewer lines servicing the Property? Yes No
 98 If yes, explain: _____
 99

- 100 I. Alarm/Safety Systems
 101 1. Fire: Yes No In working order? Yes No
 102 If yes, connected to: Fire Department Yes No Monitoring Service: Yes No
 103 2. Fire extinguishers: Yes No
 104 3. Smoke: Yes No In working order? Yes No
 105 4. Sprinkler: Yes No Inspected/certified? Yes No
 106 Wet Dry Flow rate: _____
 107 5. Security: Yes No In working order? Yes No
 108 If yes, connected to: Police Department Yes No Monitoring Service Yes No
 109 6. Are there any areas of the Property that are not serviced by the systems in this section? Yes No
 110 If yes, explain: _____
 111

111 5. ENVIRONMENTAL

- 112 A. Soil Conditions
 113 1. Are you aware of any fill or expansive soil on the Property? Yes No
 114 If yes, were soil compaction tests done? Yes No If yes, by whom? _____
 115
 116 2. Are you aware of any sliding, settling, earth movement, upheaval, subsidence, or earth stability problems that have occurred on or affect the
 117 Property? Yes No

118 Buyer Initials: _____ CPI Page 2 of 6 Owner Initials: SS

119
120
121
122
123
124
125
126
127
128
129
130
131
132
133
134
135
136
137
138
139
140
141
142
143
144
145
146
147
148
149
150
151
152
153
154
155
156
157
158
159
160
161
162
163
164
165
166
167
168
169
170
171
172
173
174
175
176
177
178
179
180
181

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: _____

C. Wood Infestation

1. Are you aware of any termites/wood-destroying insects, dry rot, or pests affecting the Property? Yes No

2. Are you aware of any damage to the Property caused by termites/wood-destroying insects, dryrot, or pests? Yes No

3. Is the Property currently under contract by a licensed pest control company? Yes No

4. Are you aware of any termite/pest control reports or treatments for the Property in the last five years? Yes 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 No

2. Do you know of any past or present drainage or flooding problems affecting the Property? Yes No

3. To your knowledge, is this Property, or part of it, located in an earthquake or other natural hazard zone? Yes No

Explain any yes answers you give in this section: _____

182 Buyer Initials: _____

Owner Initials: SS

183 6. UTILITIES

184 A. Water

- 185 1. What is the source of your drinking water? Public Community System Well on Property
 186 Other: _____
 187 2. If the Property's source of water is not public:
 188 When was the water last tested? _____
 189 What was the result of the test? _____
 190 Is the pumping system in working order? Yes No
 191 If no, explain: _____
 192
 193 3. Is there a softener, filter, or other purification system? Yes No
 194 If yes, is the system: Leased Owned
 195 4. Are you aware of any problems related to the water service? Yes No
 196 If yes, explain: _____
 197

198 B. Sewer/Septic

- 199 1. What is the type of sewage system? Public Sewer Community Sewer On-site (or Individual) sewage system
 200 If on-site, what type? Cesspool Drainfield Unknown
 201 Other (specify): _____
 202 2. Is there a septic tank on the Property? Yes No Unknown
 203 If yes, what is the type of tank? Metal/steel Cement/concrete Fiberglass Unknown
 204 Other (specify): _____
 205 3. When was the on-site sewage disposal system last serviced? _____
 206 4. Is there a sewage pump? Yes No
 207 If yes, is it in working order? Yes No
 208 5. Are you aware of any problems related to the sewage system? Yes No
 209 If yes, explain: _____
 210

211 C. Other Utilities

212 The Property is serviced by the following: Natural Gas Electricity Telephone
 213 Other: _____
 214

214 7. TELECOMMUNICATIONS

- 215 A. Is a telephone system included with the sale of the Property? Yes No
 216 If yes, type: _____
 217 B. Are ISDN lines included with the sale of the Property? Yes No
 218 C. Is the Property equipped with satellite dishes? Yes No
 219 If yes, how many? _____ Location: _____
 220 D. Is the Property equipped for cable TV? Yes No
 221 If yes, number of hook-ups: 2 Location: 2nd Floor Meeting room
 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 8. GOVERNMENTAL ISSUES/ZONING/USE/CODES

225 A. Compliance, Building Codes & OSHA

- 226 1. Do you know of any violations of federal (including ADA), state, or local laws or regulations relating to this Property? Yes No
 227 2. Do you know of any violations of building codes or municipal ordinances concerning this Property? Yes No
 228 3. Do you know of any health, fire, or safety violations concerning this Property? Yes No
 229 4. Do you know of any OSHA violations concerning this Property? Yes No
 230 5. Do you know of any improvements to the Property that were done without building or other required permits? Yes No
 231 Explain any yes answers you give in this section: _____
 232 _____
 233

234 B. Condemnation or Street Widening

235 To your knowledge, is the Property located in an area where public authorities are contemplating proceedings for highway, thoroughfare, rail, or
 236 utility construction, a redevelopment project, street widening or lighting, or other similar public projects? Yes No
 237 If yes, explain: _____
 238

239 C. Zoning

- 240 1. The Property is currently zoned B-2, Central Business by the
 241 (county, ZIP) Lehigh County 18101
 242 Current use is: conforming non-conforming permitted by variance permitted by special exception
 243 3. Do you know of any pending or proposed changes in zoning? Yes No
 244 If yes, explain: _____
 245

246 Buyer Initials: _____

Owner Initials: SS

- 247 D. Is there an occupancy permit for the Property? Yes No
 248 E. Is there a Labor and Industry Certificate for the Property? Yes No
 249 If yes, Certificate Number is: _____
 250 F. Is the Property a designated historic or archeological site? Yes No
 251 If yes, explain: _____
 252

253 **9. LEGAL/TITLE ISSUES**

- 254 A. Are you aware of any encroachments or boundary line disputes regarding the Property? Yes No
 255 B. Are you aware of any recorded encumbrances, covenants, conditions, restrictions, mineral or natural restrictions, easements, licenses, liens, charges, agreements, or other matters which affect the title of the Property? Yes No
 256 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
 257
 258 D. Are you aware of any public improvement, condominium, or owner association assessments against the Property that remain unpaid? Yes No
 259
 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 **10. RESIDENTIAL UNITS**

- 272 Is there a residential dwelling unit located on the Property? Yes No If yes, number of residential dwelling units: _____
 273 Note: If one to four residential dwelling units are to be sold with, or as part of, the Property, Owner must complete a Seller's Property Disclosure Statement, as required by the Pennsylvania Real Estate Seller's Disclosure Law (68 P.S. §7301 et seq.).
 274

275 **11. TENANCY ISSUES**

- 276 A. Are you aware of any existing leases, subleases or other tenancy agreements affecting the Property? Yes No
 277 B. Are there any verbal agreements or understandings with tenants that are not specifically recorded in the lease (e.g., a promise not to increase rent, an implied agreement to let tenant end lease early, a first right of refusal on adjoining space)? Yes No
 278 C. Are there any tenants for whom you do not currently have a security deposit? Yes No
 279 D. Are there any tenants who have been 5 or more days late with their rent payment more than once this year? Yes No
 280 E. Are there any tenants who are currently more than 30 days behind in paying rent, cam, or tax charges? Yes No
 281 F. Are there any tenants who are in default of the lease for other than monetary reasons (e.g., failure to comply with rules, regulations, lease terms, etc.)? Yes No
 282 G. Are there any tenants that you have reason to believe are likely to fall into default of their lease within the next six months? Yes No
 283 H. Is there any tenant that you would consider evicting or not offering an opportunity for renewal? Yes No
 284 I. Are you currently involved in any type of dispute with any tenant? Yes No
 285 Explain any yes answers you give in this section, providing names of tenants where applicable. Attach additional sheet if necessary:
 286 Furniture store owner is frequently behind on rent
 287
 288
 289
 290

291 **12. DOMESTIC SUPPORT LIEN LEGISLATION**

- 292 Has any Owner, at any time, on or since January 1, 1998, been obligated to pay support under an order that is on record in a domestic relations office in any Pennsylvania county? Yes No
 293 If yes, list name and social security numbers of Owner(s) obligated to pay, the county, and the Domestic Relations File or docket number:
 294
 295
 296
 297

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

- 299 A. Is the Property, or a portion of it, preferentially assessed for tax purposes under the Farmland and Forest Land Assessment Act (72 P.S. §5490.1 et seq.) (Clean and Green Program)? Yes No
 300 Note: An Owner of Property enrolled in the Clean and Green Program must submit notice of the sale and any proposed changes in the use of
 301 Owner's remaining enrolled Property to the County Assessor 30 days before the transfer of title to Buyer. The sale of Property enrolled
 302 in the Clean and Green Program may result in the loss of program enrollment and the loss of preferential tax assessment for the Property
 303 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
 304 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
 305 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
 306 Property was enrolled in the program, limited to the past 7 years.
 307

308 Buyer Initials: _____

Owner Initials: SS

309 B. Is the Property, or a portion of it, preferentially assessed for tax purposes under the Open Space Act (16 P.S. §11941 et seq.)
310 (an Act enabling certain counties of the Commonwealth to covenant with landowners for preservation of land in farm, forest, water supply,
311 or open spaces uses)? Yes No

312 Note: This Act enables counties to enter into covenants with owners of land designated as farm, forest, water supply, or open space land on an
313 adopted municipal, county or regional plan for the purpose of preserving the land as open space. A covenant between the owner and
314 county is binding upon any Buyer of the Property during the period of time that the covenant is in effect (5 or 10 years). Covenants
315 automatically renew at the end of the covenant period unless specific termination notice procedures are followed. When a breach of the
316 covenant occurs, the then-owner is required to pay roll-back taxes and interest. A roll-back tax is the difference in the amount of taxes
317 paid and the taxes that would have been paid in the absence of the covenant. The roll-back taxes are charged for each year that the
318 Property was subject to the covenant, limited to the past 5 years.

319 C. Is the Property, or a portion of it, preferentially assessed for tax purposes or enrolled in any program, other than Clean & Green and Open Space,
320 that contains any covenants, subdivision restrictions, or other restrictions affecting the Property? Yes No

321 Explain any yes answers you give in this section: _____
322 _____
323 _____

324 **14. SERVICE PROVIDER/CONTRACTOR INFORMATION**

325 A. Provide the names, addresses and phone numbers of the service providers for any Maintenance Contracts on the Property (e.g., elevators, other
326 equipment, pest control). Attach additional sheet if necessary: _____
327 _____
328 _____

329 B. Provide the names, addresses and phone numbers of the service providers for any Alarm/Safety Contracts on the Property (e.g., security alarm
330 system, sprinkler system, fire/smoke). Attach additional sheet if necessary: Altronics
331 _____
332 _____
333 _____

334 C. Provide the names, addresses and phone numbers of the service providers for any utilities on the Property (e.g., water, water softener, sewage,
335 on-site sewage service, natural gas, electric, telephone). Attach additional sheet if necessary: UGI, Service electric, PPL
336 _____
337 _____
338 _____
339 _____
340 _____

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

348
349 OWNER Scott Smyden DATE 2-4-2020
350 Fraternal Order of Police Queen City

351
352 OWNER _____ DATE _____

353
354 OWNER _____ DATE _____

355
356 OWNER _____ DATE _____

357
358 BUYER _____ DATE _____

359
360 BUYER _____ DATE _____

361
362 BUYER _____ DATE _____

363
364 BUYER _____ DATE _____

365
366 BUYER _____ DATE _____

367