

## Commercial Property Information Sheet for 784 and 792

### Property Type

- Leased small shop: Commercial
- Large shop: Commercial
- Log cabin: Office and Commercial

1. Rota-Mill, Inc. can execute all types of 'milling' with their machines: asphalt and concrete profiling, trench restoration, micro milling, and bridge scarification. Rota-Mill, Inc. also performs all support-labor to prepare an area for a paving/general contractor to come in and accomplish his or her work. This includes trim-work, clean-up/sweeping and trucking of milled materials to a requested location.
2. Yes, to all 3 buildings
3. Description
  - a. Log Cabin: 0.5 Acre; New Rota-Mill shop: Old shop (Levans): 12
  - b. Log Cabin: New Rota-Mill shop: Old shop (Levans): 50'X80'
  - c. Log Cabin: Rectangle; New Rota-Mill shop: Old shop (Levans): Flag
  - d. Log Cabin: New Rota-Mill shop: Old shop (Levans): Can you get building square footage from the real estate appraisal?
4. Physical Condition
  - a. Log Cabin: Built in mid 1970s, 2<sup>nd</sup> Floor addition was added in 2009; New Rota-Mill shop: 2020; Old shop (Levans): Built 1996?
  - b. Roof
    - i. Log Cabin: 17 years since the 2<sup>nd</sup> floor was added in 2009; New Rota-Mill shop: 6 years; Old shop (Levans): 30 years if built in 1996
    - ii. Log Cabin: Metal; New Rota-Mill shop: ????; Old shop (Levans): Metal
    - iii. Yes, to log cabin. 2<sup>nd</sup> floor built in 2009; No, to both shop buildings.
    - iv. No, to all 3 buildings.
    - v. No, to all 3 buildings.
  - c. Structural Items
    - i. No, to all 3 buildings.
    - ii. Log Cabin: Yes; New Rota-Mill shop: No; Old shop (Levans): No
    - iii. Log Cabin: Yes, surface water into basement. In 2015 installed footer drain with outlet leading to street drain; New Rota-Mill shop: No; Old shop (Levans): No
    - iv. No, to all 3 buildings.

d. Mechanical Systems

- i. Log Cabin: Hot Water (1<sup>st</sup> floor ONLY) and Radiant (Basement and 2<sup>nd</sup> floor); New Rota-Mill shop: Radiant; Old shop (Levans): Overhead Radiant
- ii. Log Cabin: Fuel Oil (1<sup>st</sup> floor ONLY) and Electric (basement and 2<sup>nd</sup> floor); New Rota-Mill shop: Propane (on-site); Old shop (Levans): Propane (on-site)
- iii. Log Cabin: Yes, one; New Rota-Mill shop: One exhaust pipe; Old shop (Levans): No, none.
- iv. N/A
- v. Log Cabin: Oil; New Rota-Mill shop: Electric; Old shop (Levans): Electric
- vi. Log Cabin: Copper and PVC; New Rota-Mill shop: PVC; Old shop (Levans): PVC
- vii. No, to all 3 buildings.
- viii. Log Cabin: Wall; New Rota-Mill shop: Central Electric; Old shop (Levans): None
- ix. Log Cabin: 220 Volt; New Rota-Mill shop: 3-phase; Old shop (Levans): 220 Volt with a section that is 3-phase
- x. No, to all 3 buildings.
- xi. None

e. Site Improvements

- i. Log Cabin: No; New Rota-Mill shop: **????**; Old shop (Levans): No
- ii. Log Cabin: No; New Rota-Mill shop: **???**; Old shop (Levans): **???**
- iii. There are still items needing to be finalized in the land development agreement.

f. Other Equipment

- i. Log Cabin: 1 exterior sign that is not currently set up. It does not illuminate. 1 other sign on the front of the log cabin building that is illuminated; New Rota-Mill shop: No, none; Old shop (Levans): No, none;
- ii. 0 Elevators in all 3 buildings
- iii. No skylights in any of the 3 buildings.
- iv. Log Cabin: No, none; New Rota-Mill shop: Yes, 12. Size 14X16 and 16x16; Old shop (Levans): Yes, 4.
- v. 1 loading dock on 784 property near the New Rota-Mill shop building.
- vi. Log Cabin: 2; New Rota-Mill shop: **9doors???**; Old shop (Levans): 3
- vii. Log Cabin: No; New Rota-Mill shop: No; Old shop (Levans): No

- g. Fire Damage
  - i. Yes, there was a fire on the property on previous shop building that was on 784. Fire was in 2006.
  - ii. No, unrepaired fire damage on any of the 3 buildings or property.
- h. Log Cabin: No; New Rota-Mill shop: No; Old shop (Levans): No
- i. Alarm/Safety Systems
  - i. Log Cabin: Yes; New Rota-Mill shop: Yes; Old shop (Levans): No, none
  - ii. Log Cabin: Yes; New Rota-Mill shop: Yes; Old shop (Levans): Yes
  - iii. Log Cabin: Yes, yes; New Rota-Mill shop: Yes, yes; Old shop (Levans): No, N/A
  - iv. Log Cabin: No; New Rota-Mill shop: No; Old shop (Levans): No
  - v. Log Cabin: Yes, yes; New Rota-Mill shop: Yes, yes; Old shop (Levans): No, N/A
  - vi. Log Cabin: No; New Rota-Mill shop: No; Old shop (Levans): No
- 5. Environmental
  - a. Soils Conditions
    - i. Log Cabin: No; New Rota-Mill shop: No; Old shop (Levans): No
    - ii. Log Cabin: No; New Rota-Mill shop: No; Old shop (Levans): No
    - iii. Log Cabin: No; New Rota-Mill shop: No; Old shop (Levans): No
  - b. Hazardous substances
    - i. No to all of these substances.
    - ii. Log Cabin: No; New Rota-Mill shop: Yes; Old shop (Levans): Yes
    - iii. Log Cabin: No, none; New Rota-Mill shop: Yes, 6 (2 propane tanks, 2 gasoline/diesel tanks, 1 45,000 gallon non-potable water tank, and 1 grease tank separator; Old shop (Levans): No
    - iv. Log Cabin: No; New Rota-Mill shop: No; Old shop (Levans): No
  - c. Wood Infestation
    - i. Log Cabin: No; New Rota-Mill shop: No; Old shop (Levans): No
    - ii. Log Cabin: No; New Rota-Mill shop: No; Old shop (Levans): No
    - iii. Log Cabin: No; New Rota-Mill shop: No; Old shop (Levans): No
    - iv. Log Cabin: No; New Rota-Mill shop: No; Old shop (Levans): No
  - d. Natural Hazards/Wetlands
    - i. Log Cabin: No; New Rota-Mill shop: No; Old shop (Levans): Yes
    - ii. Log Cabin: Yes, July of 2023 basement in the log cabin flooded. Lack of surface water control; New Rota-Mill shop: No; Old shop (Levans): No
    - iii. Log Cabin: No; New Rota-Mill shop: No; Old shop (Levans): No
- 6. Utilities
  - a. Water

- i. Log Cabin: Well on Property; New Rota-Mill shop: Well on Property; Old shop (Levans): Well on Property
    - ii. Log Cabin: When was water last tested??? Yes, the pumping system is in working order; New Rota-Mill shop: Yes, the pumping system is in working order; Old shop (Levans): Yes, the pumping system is in working order
    - iii. Log Cabin: No; New Rota-Mill shop: Yes, owned; Old shop (Levans): No
    - iv. Log Cabin: No; New Rota-Mill shop: No; Old shop (Levans): No
  - b. Sewer/Septic
    - i. Log Cabin: On-site; New Rota-Mill shop: On-site; Old shop (Levans): On-site
    - ii. Log Cabin: Yes, cement/concrete; New Rota-Mill shop: Yes, cement/concrete; Old shop (Levans): Yes, cement/concrete
    - iii. Last service for each septic system????
    - iv. Log Cabin: No; New Rota-Mill shop: Yes, yes; Old shop (Levans): Yes, yes
    - v. Log Cabin: No; New Rota-Mill shop: No; Old shop (Levans): No
  - c. Other Utilities
    - i. Log Cabin: Electricity and Telephone; New Rota-Mill shop: Telephone; Old shop (Levans): Telephone
- 7. Telecommunications
  - a. Yes, voice over IP Verizon One Talk.
  - b. What are ISDN lines?
  - c. No, satellite dishes on any building or on the properties at all.
  - d. No
  - e. Fiber optics is available in the area, but it is not currently set up in any of the buildings. What is T1 capability?
- 8. Governmental Issues/Zoning/Use/Codes
  - a. Compliance, Building codes, & OSHA
    - i. No, to all 3 buildings.
    - ii. No, to all 3 buildings.
    - iii. No, to all 3 buildings.
    - iv. No, to all 3 buildings.
    - v. No, to all 3 buildings.
  - b. Condemnation or Street Widening
    - i. No, to all 3 buildings.
  - c. Zoning
    - i. Both properties are zoned blank by the Berks Conty 19547.
    - ii. All 3 buildings confirming.

- iii. No, to all 3 buildings.
  - d. Log Cabin: ???; New Rota-Mill shop: Yes; Old shop (Levans): ???
  - e. Log Cabin: No; New Rota-Mill shop: No; Old shop (Levans): No
  - f. Log Cabin: No; New Rota-Mill shop: No; Old shop (Levans): No
- 9. Legal/Title Issues
  - a. Log Cabin: No; New Rota-Mill shop: No; Old shop (Levans): No
  - b. Log Cabin: No??; New Rota-Mill shop: Yes; Old shop (Levans): Yes??
  - c. Log Cabin: No; New Rota-Mill shop: No; Old shop (Levans): No
  - d. Log Cabin: No; New Rota-Mill shop: No; Old shop (Levans): No
  - e. Log Cabin: No; New Rota-Mill shop: No; Old shop (Levans): No
  - f. Log Cabin: No; New Rota-Mill shop: No; Old shop (Levans): No
  - g. Log Cabin: No??; New Rota-Mill shop: Yes; Old shop (Levans): Yes??
  - h. Log Cabin: No; New Rota-Mill shop: No; Old shop (Levans): No
- 10. Residential Unites
  - a. Log Cabin: No; New Rota-Mill shop: No; Old shop (Levans): No
- 11. Tenancy Issues
  - a. Log Cabin: No; New Rota-Mill shop: No; Old shop (Levans): Yes, with Levans.
  - b. Log Cabin: No; New Rota-Mill shop: No; Old shop (Levans): No
  - c. Log Cabin: No; New Rota-Mill shop: No; Old shop (Levans): No
  - d. Log Cabin: No; New Rota-Mill shop: No; Old shop (Levans): No
  - e. Log Cabin: No; New Rota-Mill shop: No; Old shop (Levans): No
  - f. Log Cabin: No; New Rota-Mill shop: No; Old shop (Levans): No
  - g. Log Cabin: No; New Rota-Mill shop: No; Old shop (Levans): No
  - h. Log Cabin: No; New Rota-Mill shop: No; Old shop (Levans): No
  - i. Log Cabin: No; New Rota-Mill shop: No; Old shop (Levans): No
- 12. Domestic Support Lien Legislation
  - a. Log Cabin: No; New Rota-Mill shop: No; Old shop (Levans): No
- 13. Land Use
  - a. Log Cabin: No; New Rota-Mill shop: No; Old shop (Levans): No
  - b. Log Cabin: No; New Rota-Mill shop: No; Old shop (Levans): No
  - c. Log Cabin: No; New Rota-Mill shop: No; Old shop (Levans): No
- 14. Service Provider
  - a. Maintenance Contracts
    - i. Cintas
      - 1. No Rep. Office #570-891-0400
    - ii. New Shop pit cleaning
      - 1. M&A Excavating office# 610-682-0332
  - b. Alarm/Safety Contracts
    - i. Old shop (Levans): No alarms.

- ii. New shop
  - 1. Fire and alarm—SAH Incorporated
    - a. Contact: Jim Bucciaglia 610-372-8872
    - b. Email: [jimb@sahinc.com](mailto:jimb@sahinc.com)
- iii. Log Cabin
  - 1. Fire and alarm—Future Illumination Technologies, LLC
    - a. Contact: Ethan Vasko 610-350-9041
    - b. Email: [fit.leds@gmail.com](mailto:fit.leds@gmail.com)
- c. Utility contract/contacts
  - i. Water softener in New Shop
    - 1. Suburban Water Technology Inc Office# 1-800-525-6464
  - ii. Sewage
  - iii. Electric
    - 1. Met-Ed for all 3 buildings. Levans pays their own Met-Ed bill.
  - iv. Telephone
    - 1. VOIP One Talk Verizon
      - a. Contact: Dimitri Samaras 215-595-3728
      - b. Email: [dimitri.samaras@verizonwireless.com](mailto:dimitri.samaras@verizonwireless.com)
  - v. Internet
    - 1. Penteledata

**Mark A. Lerario**

**Commercial Account Executive**



**800-281-3564 press 1 then 2354 and # (toll free)**

**610-953-3499 (office)**

**717-723-7376 (mobile)**

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- vi. Propane
  - 1. Eddinger Propane Gas Inc main office# 610-845-2091
- vii. Fuel (Gasoline, Highway Diesel, and Off-Road dyed diesel)
  - 1. Atlas oil
    - a. Main Office# 610-944-5066
  - 2. Penn Pride
    - a. Main Office# 610-374-3835
  - 3. Country Side
    - a. Main Office# 888-633-0038
- viii. Underground Fuel Tank inspections (annually)
  - 1. Center Point Tank Services Craig Cell 610-496-9150
- ix. Heater Service in New Shop
  - 1. Longacre Company Office 610-845-2261

- x. Company who built the New Shop building
  - 1. The Kaiser-Martin Group Office 610-816-6995