

CONDITIONS OF SALE

These are the Conditions of this public sale.

1. **The Property.** The property to be sold is a lot with improvements erected thereon containing approximately 0.39+/- acres known as 9 Marietta Avenue, Mount Joy Borough, Lancaster County, Pennsylvania (Account No. 450-04689-0-0000) and referred to on the attached Exhibit A (the "Property"). The property may or may not be later developed for residential use.
 - a. Inclusions. Everything that is permanently attached to the Property is included in the sale unless otherwise provided in these Conditions.
 - b. Exclusions. There are no exclusions from the sale.
2. **Zoning.** The Property is located in the Commercial Business District.
3. **Onsite Bidding.** The high bidder will be the Purchaser when the auctioneer announces that the Property is sold. The high bidder shall immediately sign the Purchaser's Agreement in the Conditions of Sale, the Seller's Property Disclosure Statement, and pay the ten percent (10%) down payment of the purchase money as security for performance under these Conditions of Sale. The down payment shall be paid to Seller's attorneys Gibbel Kraybill & Hess LLP. If any dispute arises among bidders, the Property may be offered for renewal of bidding in the sole and absolute discretion of the auctioneer. The Seller reserves the right to reject bids.
4. **Offsite Bidding.** Seller may accept bids from prospective bidders by telephone and/or online on the following terms and conditions:
 - a. Offsite bidders must register on HiBid.com in advance of the auction and be approved to bid by Hess Auction Group, who will supply instructions on how to offsite bid.
 - b. The successful bidder must contact Gibbel Kraybill & Hess LLP within 24 hours after the conclusion of the auction to arrange a time to drop off the down payment check and sign: (a) the Purchaser's Agreement in the Conditions of Sale; and (b) the Seller's Property Disclosure Statement.
 - c. Failure to contact Gibbel Kraybill & Hess LLP within 24 hours after completion of the public sale and arrange a time to remit the deposit check and sign the Purchaser's Agreement in the Conditions of Sale and Seller's Property Disclosure shall entitle the Seller to declare the contract null and void and Seller shall be authorized to resell the Property at public or private sale, without any liability whatsoever to original successful bidder.

5. **Settlement.** The balance of the purchase money shall be paid at settlement at a title company or law firm of the Purchaser's choice on or before Friday, July 17, 2026 (unless another time or place is agreed upon by the Seller and Purchaser).
- a. Title. Upon such payment the Seller shall convey to the Purchaser, by Deed prepared at the Purchaser's expense, good and marketable title to the Property, free of all encumbrances not noted in these Conditions, but subject to building and use restrictions, ordinances, easements of roads, rights of public service companies, and easements, rights or other non-monetary encumbrances either of record or visible upon inspection.
 - b. Condition of Property. At settlement the Property shall be in substantially the same condition as at present, except for: (1) damage caused by act of nature, fire or vandalism, (2) damage that occurs after possession has been given to Purchaser, (3) any taking by eminent domain; and (4) ordinary wear and tear. Purchaser's opportunity to view or inspect the Property prior to or on the day of the public sale shall be in lieu of any subsequent view, inspection, or walk-through, and by signing the attached Purchaser's Agreement, Purchaser expressly waives the right to any such inspection or walk-through at any time after the execution of the Purchaser's Agreement. The Property is sold AS IS and Seller makes no other warranty as to the condition of the Property. The Seller has no knowledge of any environmental hazard.
 - c. Insurance. Seller will continue the present fire insurance coverage until settlement and will promptly pay to Purchaser any insurance proceeds received for damage that occurs after the sale.
 - d. Formal tender of Deed and purchase money are waived.
 - e. Realty Transfer Taxes shall be paid by Purchaser.
 - f. Real Estate Taxes and Utilities. Real estate taxes and water/sewer rents shall be apportioned to the date of settlement or any earlier delivery of possession on a fiscal year basis. Utilities, if any, will be transferred out of Seller's name as of the date of settlement.
 - g. Possession. Possession shall be given to the Purchaser at settlement.
6. **Lead Warning Statement for Dwellings Built Before 1978.** Every Purchaser of any interest in residential real property on which a residential dwelling was built prior to 1978 is notified that such property may present exposure to lead from lead-based paint that may place young children at risk of developing lead poisoning. Lead poisoning in young children may produce permanent neurological damage, including learning disabilities, reduced intelligence quotient, behavioral problems, and impaired memory. Lead poisoning also poses a particular risk to pregnant women. The Seller of any interest in residential real property is required to provide the Purchaser with any information on lead-based paint hazards from risk assessments or inspections in the Seller's possession and notify the Purchaser of any known lead-based paint hazards. A risk assessment or inspection for possible lead-based paint hazards is recommended prior to purchase.

- a. Disclosure. This dwelling was built before 1978, and lead-based paint and lead-based paint hazards may be present in the housing. Seller has no reports pertaining to lead-based paint or lead-paint hazards.
 - b. Waiver. By signing the attached Purchaser's Agreement, Purchaser acknowledges receipt of the pamphlet *Protect Your Family From Lead in Your Home*, and waives the opportunity to conduct a risk assessment or inspection for the presence of lead-based paint and/or lead-based paint hazards.
7. **Seller's Property Disclosure Statement**. By signing the attached Purchaser's Agreement, the Purchaser acknowledges receipt of the Seller's Property Disclosure Statement that is required by law. However, Seller makes no warranty as to the condition of the Property, including without limitation any or all environmental matters. Purchaser acknowledges and agrees that the Property and all personal property and/or fixtures transferred hereunder shall be sold and conveyed "AS IS; WHERE IS" and with all faults, and Purchaser assumes the risk that adverse past, present, or future physical or operational characteristics and conditions may not have been revealed by its inspection or investigation.
8. **Agent Participation**. Seller bears no responsibility for any commissions or transaction fees owed to any realtors or brokers, except for the auction company's commission and costs advanced pursuant to the Real Estate Auction Contract. If the Purchaser engages a real estate agent in any capacity, the Purchaser shall be responsible for paying any and all fees or commissions charged by the agent, and Seller shall have no responsibility to compensate the agent, regardless of Seller's consent to agent participation.
9. **Default**.
 - a. If the Seller is unable to give title as required by these Conditions, the Purchaser's sole remedy shall be to: (1) take such title as Seller can give; or (2) require Seller to return all payments. Upon such return all further obligations of both Seller and Purchaser under these Conditions shall terminate.
 - b. The time for settlement is of the essence. If the Purchaser does not comply with these Conditions, the Seller, in addition to all remedies provided by law, may either: (1) retain Purchaser's down money as liquidated damages regardless of whether or on what terms the Property is resold; or (2) resell the Property at public or private sale, with or without notice to the present Purchaser or any sureties, and retain any advance in price, or hold the present Purchaser and any sureties liable for any loss resulting from such resale, meanwhile holding the down money as security for or toward payment of any such loss. In addition, Purchaser shall pay any and all attorney's fees and costs incurred by Seller arising from or relating to Purchaser's default.
10. **Entire Agreement**. These are all the conditions of this sale. The Conditions of Sale have been available for inspection before commencement of bidding. The Purchaser shall not rely on the public announcement of a summary of these Conditions as a complete statement of the terms and conditions of this sale. Any changes or additions to the Conditions of Sale shall be effective only if they are in a writing signed by the Seller.

11. **Parties.** The terms "Seller" and "Purchaser" include all who sign in those respective capacities.
12. **Binding Effect.** If more than one person signs as Purchaser, they shall have joint and several responsibility hereunder.
13. **Indemnification.** Purchaser, together with all other persons, parties, or entities affiliated with Purchaser, promises and agrees to defend, indemnify, release, discharge, and hold harmless Seller, and Seller's affiliates, associated entities or individuals, heirs, successors, assigns, contractors, subcontractors, agents, representatives, executors, trustees, and insurers of all of the foregoing against Purchaser's actions, omissions, misfeasance, malfeasance, or any transaction or occurrence stemming from the parties' duties and representations set forth in this Agreement, which results in, or forms the basis for, any suits, sums of money, liabilities, debts, damages, accounts, bonds, defects, warranties, covenants, contracts, agreements, controversies, obligations, costs, expenses, liens, judgments, claims, demands, actions, settlements, compromises, or causes of action whatsoever, at law or in equity, on any theory whatsoever, including, but not limited to, Purchaser's breach of this agreement, negligence, personal injury, property damage, patent infringement, or any other alleged violation of local, state, or federal law.

Dated: June 3, 2026

SELLER:

CRABAPPLE, LLC, a Pennsylvania
Limited Liability Company

ATTORNEY:

BOXWOOD HOLDINGS, LLC,
Sole Member, a Pennsylvania Limited
Liability Company

Thomas M. Gish, Attorney
Gibbel Kraybill & Hess LLP
2933 Lititz Pike
P. O. Box 5349
Lancaster, PA 17606
(717) 291-1700 - Telephone
(717) 291-5547 - Telefax

By: _____
Christopher D. Henault, Member

By: _____
Travis M. Elhadj, Member

By: _____
Zachary D. Smith, Member

PURCHASER'S AGREEMENT

I/We, the undersigned Purchaser, agree to have purchased 9 Marietta Avenue, Mount Joy Borough, Lancaster County, Pennsylvania, the Property mentioned in the foregoing Conditions, subject to those Conditions, for the purchase price of \$_____.

IF I/WE ACQUIRE POSSESSION OF THE PROPERTY BEFORE PAYMENT OF THE PURCHASE MONEY AND FAIL TO MAKE PAYMENT WHEN DUE, I/WE AUTHORIZE ANY ATTORNEY TO APPEAR FOR ME/US IN ANY COURT AND, TO THE EXTENT AND UNDER THE CONDITIONS, IF ANY, THEN PERMITTED OR PRESCRIBED BY LAW, CONFESS JUDGMENT IN EJECTMENT AGAINST ME/US, IN FAVOR OF THE SELLER OR THE LATTER'S ASSIGNS, FOR POSSESSION OF THE PROPERTY, AND DIRECT THE ISSUING OF A WRIT OF POSSESSION, WITH CLAUSE OR WRIT OF EXECUTION FOR COSTS; HEREBY WAIVING ALL IRREGULARITIES, NOTICE, LEAVE OF COURT, PRESENT OR FUTURE EXEMPTION LAWS, AND RIGHT OF APPEAL.

Dated: June 3, 2026

Signed in the presence of:

PURCHASER:

_____ (SEAL)

_____ (SEAL)

_____ Street

_____ City State Zip

_____ Phone

_____ E-mail

RECEIPT

Received of Purchaser on above date, as down money on account of the purchase price, the sum of \$_____ on behalf of Seller.

EXHIBIT A

TRACT 1

ALL THAT following described small piece or parcel of land situate lying and being in the Township of East Donegal, now known as Mount Joy Borough, in the County of Lancaster aforesaid, bounded and limited agreeably to a late survey thereof as follows to wit:

BEGINNING at the centre of the Mount Joy and Marietta Turnpike Road, thence by land of David McNeely South eight degrees East, twelve perches and three tenths to a stone; thence by other land of the above-named Jacob Hollinger, North eighty-four degrees and a quarter West six perches and two tenths to a stone, and North eight degrees West nine perches and a half to the centre of the said Turnpike Road, thence by the same North seventy-one degrees and a half, East six perches and one tenth to the place of **BEGINNING**.

BEING SAME as Deed dated April 1, 1842 and recorded September 19, 1892, in Record Book C14, Page 256.

TRACT 2

ALL THAT CERTAIN vacant tract or piece of land situated on the south side of Sassafras alley (as widened) in the Borough of Mount Joy, County of Lancaster and Commonwealth of Pennsylvania, and being known and numbered as Lot No. 2 on the final lan of lots for Kathryn Shaeffer, dated January 2, 1973, as prepared by Daniel C. Gohn, Registered Surveyor, Drawing No. C9-152 and recorded in the Recorder of Deeds Office in and for Lancaster County, Pennsylvania, in Plan Book J66, Page 40, and bounded and described as follows, to wit:

BEGINNING at the northeast corner thereof at a point in Sassafras Alley (as widened), thence by land now or formerly of Newton E. Kendig and Nancy G. Kendig, husband and wife, South nine (9) degrees eight (8) minutes West, thirty and twenty-nine hundredths (30.29) feet to an iron pin set; thence by land now or formerly of Penn Central Transportation Company, North seventy-three (73) degrees thirty-two (32) minutes fifty (50) seconds West, one hundred thirty-nine and forty-seven hundredths (139.47) feet to another iron pin set; thence still by land of the same, North seven (7) degrees fifty-six (56) minutes East, twelve and fifty-two hundredths (12.52) feet to an iron pin set on the south side of Sassafras Alley (as widened), thence along Sassafras Alley (as widened), South eighty (80) degrees fifty-two (52) minutes East, one hundred thirty-eight and sixty hundredths (138.60) feet to the place of **BEGINNING**.

BEING THE SAME PREMISES which The Presbytery of Donegal on behalf of First Presbyterian Church and Congregation in Mount Joy (erroneously referred to as First Presbyterian Church, a Non-Profit Corporation by Deed dated February 17, 2025 and recorded February 25, 2025 in the Recorder of Deeds Office in and for Lancaster County, Pennsylvania bearing Document #20250006824, granted and conveyed unto Crabapple, LLC.

UNDER AND SUBJECT to the reservation set forth in the above-recited Deed.

ALSO UNDER AND SUBJECT to the fencing requirement set forth in the above-recited deed. It is also understood and agreed that no dwelling house will be erected on the above-described premises, nor shall sewer and water facilities be installed on the premises without the permission of the Borough of Mount Joy being first granted.