



Bringing the shore to you

"Seafood & Steaks, our Specialty"
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Slatington, PA 18080
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www.lighthousegrille.net

IMPROVEMENTS

To Whom It May Concern:

Recently I was questioned on the condition of the exterior siding, roof, windows, and doors, etc. of the Lighthouse Grille. I purchased this property near the end of 2006. From Spring 2007 through Fall 2007, my company removed ALL of the old vinyl siding from the entire outside of the building and replaced it with all new "Alcoa" vinyl siding and accessories. The existing siding was only 4 years old but it was a horrible yellow color and really cheap siding. We also re-shingled every roof except above the garage and rear dining room. This was not done because up until the time I decided to sell the restaurant, I expected to build a second floor addition, but all of the other roofs are only 4 years old. Every entry door is an insulated steel door with regular locks and deadbolt locks. The doors are pre-finished with "factory" baked on paint. With the exception of a few dining room windows, every window in the building was replaced in 2007. Windows are all solid vinyl with 7/8" insulated glass have "Low E and Argon Gas".

I have been specializing in the windows and door business for over 40 years. All of my installers have years of experience in all fields. When this work was done, I had no intentions whatsoever of selling the property and my workers knew this. The point is that everything was done as if we were doing our own homes.

I have also installed a new "5-Zone" HVAC system as well as a new "400 AMP" Service. I have included a copy of all improvements which occurred between January 2007 and November 2007. See attached (4) pages.

Sincerely,

Ronald Stauffer

All of these occurred between January 2007 and November 2007

- Installed an additional storm sewer in front. I had to get permission from PennDot and Washington Township to install a 24" concrete line from my property to adjoining neighbor's property. I had to jack hammer through PennDot's sewer to connect 24" concrete pipe.
All said and done, this was approximately \$ 16,000
- Removal of approximately (40) trees to provide additional parking. When purchased, there was only parking for approximately 18-20 cars. Currently we have parking for approximately 75-80 cars including two handicapped spots. In addition to the removal of the trees and stumps, we hauled away over 100 loads of dirt to dig out for parking. Next, we installed a storm drain system in the rear which was piped all the way out front into PennDot's storm sewer. We brought in approximately 30-40 trucks load of stones. This was a month long project, sub contracted out for an approximate cost of \$ 48,000.
- Constructed new addition 24' x 36' (new bar area) with roof top deck. Included (2) 9' patio doors, (6) 5' x 4' fixed picture windows, and (2) 36" steel entrance doors. Addition also included (2) bathrooms, plumbing for bar, and metal cable for wiring due to commercial property.
Total cost approximately \$ 46,500.
- Constructed new deck approximately 25' x 50' on right side of bar with a 12' x 15', 040 gauge aluminum patio roof. Plus enclosed rear walls and partial side wall and constructed a new 12' bar out of pressure treated wood with a tile top. Also, built two-tier steps from deck to roof top deck. Also constructed another pressure treated deck approximately 14' x 20 on left side of building.
Total cost approximately \$ 24,000.
- (3) tri-axel trucks loads of white sand. \$1,800
- Approximately (100) sections of 6 ft. x 3/8" stockade fencing with 9 ft., 4 x 4 posts cemented every 8' on center. Total of approximately 220 ft. of 3 ft. high wood picket fencing out front and rear of property.
Total cost approximately \$ 20,000.
- Purchased (3) "lighted" lighthouses (1 - 10 ft. - 1 - 6ft. - 1 - 4 ft.), small water fountain, approximately (50) outside chairs for deck, approximately (6) benches, approximately (25) plastic molded chairs, approximately (15) outside table with umbrellas, (1) large diamond plated locking box to store alcohol, (1) new refrigerator,
Light, approximately (15) torches, and approximately (60) globe lights for two decks and (3) electric palm trees.
Total of all above, approximately \$17,500

- Approximately (14) "dawn to dusk" parking lights mounted to 4 x 4 x 16' tall poles. All UF wire required for underground installation. Approximately \$ 6,000.
- Installed all new "Alcoa" vinyl siding on entire old and new wood areas. The only siding that is not new is where the hollywood block construction is. Installed all new "40 year" shingle roof on entire building except where we installed a Carlisle roof on new deck. Approximately \$15, 000 and \$ 18,000 for a total of \$ 33,000.
- All new steel entrance doors on entire building for a total of (9) plus (12) fixed picture windows, involved new header where required, mostly in main dining room. Building only had very tiny small windows here and there.
Approximately \$20,000
- One very large (25) seat bar in new addition with (25) bar stools plus pub tables with another (25) bar stools. Bar size is approximately 24' x 19' x 18'. The other bar is PLCB approved smoking room is approximately 3' x 8'.
Total cost of (2) bars and stools, etc. \$ 19,500.
- Approximately (35) various size table tops and stands, all with chairs plus
Approximately \$ 8,500.
- Inside (main bar) (1) 6-tap cooler system, holds (4) ½'s and (2) ¼'s, (2) bottle coolers, (1) 6' glass beer cooler, and (1) 30" upright cooler, (1) ice machine, (1) 3-bowl sink, (1) glass washer, (2) stainless steel ice sinks, and (1) wall mounted drain system. Approximately \$ 31,500.
- Waitress area – (1) wash sink, (1) stainless steel HD table with back panel, (1) bread warmer, coffee makers, and warmers, (1) ice machine.
Note: Pepsi coolers and guns belong to Pepsi.
Total approximately \$ 8,000
- (5) new HVAC systems. Every room has a separate unit and a separate control. Ten Year Warranty on Parts. All metal ductwork where possible. In addition, they ran a 2" gas line from outside through the building into the kitchen.
Total cost \$ 44,000
- (400) Amp Service with four sub-panel boxes, new PPL line from pole to building, required (2) 6' ground rods. Total Cost \$ 23,000
- All "new" interior light fixtures, (16) nickel chandeliers in dining room plus approximately (20) light fixtures in new bar plus new fluorescent fixtures in kitchen, etc. Total Cost \$ 4,500.

- Office furniture, computer, fax, copier, and (4) P.O. S. Systems, which I bought outright, plus (3) printers, extra cash drawer, etc. Total \$ 34,000.
- (1) 6' upright beer cooler, (1) new commercial upright freezer, and (1) box freezer, all in room behind office. Total \$ 16,000.
- New "Pergo" floor in dining room and hall way to kitchen plus waitress area, ceramic tile behind bar #2 plus entire 24' x 36' new bar area plus entire kitchen approximately 20' x 12' and 10' x 26'. Approximately \$ 9,000.
- 10' x 20' walk in (2/3 cooler and 1/3 freezer) Includes (2) 220 compressors plus (7) stainless steel 6' high shelf units on wheels. Total \$28,000
- New stainless steel 12 1/2' x 4 1/2' hood system, with exhaust fans and return air fans on roof plus Kistler O'Brien installed the ansul system for all cooking units. Total \$38,500.
- (2) new gas deep fryers, (1) new 6' six-burner stove with flat top and (2) ovens, (1) new 4' gas char-broiler with base. Total \$ 18,000.
- (2) Bay Marie (one 8' pizza table and one 4' deli-table), (1) Hobart steamer for vegetables, clams, etc. Total \$18,500.
- Dishwasher is leased @ \$64 per month.
- (1) upright commercial freezer, (1) desert cooler, (1) double bowl stainless sink, (3) stainless steel work table, (1) commercial mixer with attachment, (1) Hobart 14" meat slicer, (2) microwaves, (2) warmers. Total \$24,500
- All kitchen utensils, pots pans, bowls, knives, and silverware, mixer bar glasses, dinnerware, etc. serving trays, salt & pepper shakers, etc. Total \$ 6,000
- Purchase Price of Property....Total Cost\$ 175,000
- Purchase Price of Lehigh County Liquor License.....\$ 125,000
(Even now it's worth ~~\$200,000~~ - ~~\$230,000+~~)

NO

- Liquor license has been sold

Items completed in 2008 and 2009:

- Enclosed front entrance to bar with approximately a 4' x 7' addition. Includes (2) new windows and (1) new door plus roof and tiled floor.
Approximate cost \$ 4,000
- Built another Bar, approximately 14' x 4' in front dining room. Added approximately (8) bar stools. This only took away approximately (12) dining seats if you include the new bar stools. Added double bowl sink, another bottle cooler, and triple bowl sink. Approximate cost \$ 8,000
- New 4' x 8' illuminated two-sided sign with interchangeable letters built into the existing sign outside by entrance. The sign I'm talking about has an 8' tall metal lighthouse on top of the roof. Also, installed rail light across entire front fence.
Approximate cost \$ 4,500
- Removed (3) large trees along side and behind outside deck. It was a constant battle to keep this area free of leaves and dirt. Approximate cost \$ 3,000.
- Installed (3) pocket doors for all entrances into the large dining room area. Also, installed 3,000 watt electric heater using the new air conditioning ducts. This heats up the room in a very short time. Approximate Cost \$ 2,800
- Installed (2) sections of aluminum railing at rear entrance into kitchen. This was necessary when we have ice and snow. Approximate Cost \$ 200.
- Built a "smoking" room. This room is approximately 20' x 24' and is LCB approved for smoking. None of the local bars or restaurants within miles has an area like this for smoking, everyone has to go outside in the cold to smoke. The entire restaurant and bar area will continue to be non-smoking just the same as when I opened a year ago. Built another small bar in this area and put in a dart board and (1) pool table. (Pool table & Juke Box do not belong to me.)
Approximate total cost \$ 10,000.
- Brand new gas 60-gallon hot water heating. \$ 900

GRAND TOTAL \$897,700

****PLEASE NOTE THAT ALL PRICES LISTED ON THESE (4) PAGES ARE THE APPROXIMATE COST OR WHAT A CONTRACTOR WOULD NORMALLY CHARGE FOR THESE SERVICES.****

MULTI-USE BUILDING:

High visibility commercial location in Lehigh County along busy PA Route 873 between Slatington and Lehigh. Many upgrades to the property and the building make it very easy to adapt to whatever your visions are for your next venture. A superb opportunity for investment and growth only 13 miles north of Allentown.

Current owner spent over \$800K on the property with all the additions, new 5 zone heat/AC, outside decks, 400 AMP service on acre lot with parking for approximately 65 cars with lots of road frontage. Most recently was used as a 180+ seat restaurant and before that a daycare center. Perfect location for a strip mall, banquet hall, car lot, diner, pizza shop, medical office, ATV lot, antique shop, or retail space. Includes two large rooms, two smaller rooms plus a nice size office and huge kitchen. All separate inside entrances with separate doors and (7) restrooms total. Easy in and out driveway.

This offering cannot be duplicated for less than \$900K.

More information and photos available on line.

Note: All equipment that has to do with the bar and restaurant will be sold separately (including walk-in) after property is sold, unless "new owner" purchases it separately as package for \$15K.