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Daneen Schindler, RECORDER/REGISTRAR
DELAWARE COUNTY IOWA

**REAL ESTATE CONTRACT-INSTALLMENTS
AND PERSONAL PROPERTY PURCHASE AGREEMENT
Recorder's Cover Sheet**

Preparer Information: (name, address and phone number)

Thomas J. Hanson, 401 East Main Street, Manchester, IA 52057, Phone: (563) 927-5920

Taxpayer Information: (name and complete address)

Todd T. and April L. Scherbring, 118 N Franklin Street, Manchester, IA 52057

Return Document To: (name and complete address)

WJ Todd T. and April L. Scherbring, 103 6th Street SE, Dyersville, IA 52040

Grantors:

Fredrick J. Vorwald, Sr.
Judith A. Vorwald

Grantees:

Todd T. Scherbring
April L. Scherbring

Legal Description: See Page 2

Document or instrument number of previously recorded documents:

**REAL ESTATE CONTRACT-INSTALLMENTS
AND PERSONAL PROPERTY PURCHASE AGREEMENT**

IT IS AGREED this 12-14-18, by and between Fredrick J. Vorwald, Sr. and Judith A. Vorwald, husband and wife of the County Delaware State of Iowa, Sellers; and Todd T. Scherbring and April L. Scherbring, husband and wife, as joint tenants with full rights of survivorship, and not as tenants in common of the County of Delaware, State of Iowa, Buyers;

That the Sellers, as in this contract provided, agree to sell to the Buyers, and the Buyers in consideration of the premises, hereby agree with the Sellers to purchase the following described real estate situated in the County of Delaware, State of Iowa, to-wit:

That part of Lots Ninety (90) and Ninety One (91), Manchester, Iowa, according to plat recorded in Book I L.D., Page 284, described as commencing at a point twenty two (22.0) feet South of the Northeast corner of said Lot Ninety One (91), thence West one hundred twelve (112.0) feet, thence South thirty seven (37.0) feet, thence East one hundred twelve (112.0) feet, thence North thirty seven (37.0) feet to the point of beginning also all interest in the wall on the following described premises, to wit: Commencing at a point 21 feet South of the Northeast corner of Lot 91, running thence West 112 feet, South 1 foot, thence East 112 feet, thence North 1 foot, to the point of beginning, all in Delaware County, Iowa; these are two store front properties commonly known as 116 North Franklin Street and 118 Franklin Street, in the City of Manchester, Iowa; this description contains two buildings and two store fronts.

And the purchase contract for the purchase of the business known as "Jude's Café" and the personal property as hereinafter set forth;

together with any easements and servient estates appurtenant thereto, but with such reservations and exceptions of title as may be below stated, and certain personal property if and as may be herein described or if and as an itemized list is attached hereto and marked Exhibit A" all upon the terms and conditions following:

1. **TOTAL PURCHASE PRICE.** The Buyers agree to pay for said property the total of \$ 299,000.00 due and payable at Delaware County, Iowa, as follows:

(a) **DOWN PAYMENT** of \$1,000.00 **RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED:** and

(b) **BALANCE OF PURCHASE PRICE.** \$298,000.00 as follows: \$59,000.00 on December 14, 2018 and the balance of \$239,000.00 due and payable as follows: \$500.00, including principal and interest on January 1, 2019 and a like payment of \$500.00 including principal and interest on January 8, 2019 and a like payments of \$500.00 including principal and interest on each Tuesday thereafter until December 26, 2023 when the entire remaining balance including principal and any accrued interest shall be due and payable in full.

(c) Buyers agree to pay interest on the unpaid principal balance at the rate of 5.5% per annum from and after December 14, 2018. All payments shall be applied first against interest accrued and the balance on principal.

2. POSSESSION. Buyers, concurrently with due performance on their part shall be entitled to possession of said premises on December 14, 2018 and thereafter so long as they shall perform the obligation of this contract. If Buyers are taking subject to the rights of lessees and are entitled to rentals therefrom on and after date of possession so indicate by 'yes' in the space following: no

3. TAXES. Sellers shall payall the 2017-2018 fiscal year real estate taxes plus a portion of the 2018-2019 fiscal year real estate taxes and any unpaid taxes thereon payable in prior years. Buyers shall pay any taxes not assumed by Sellers and all subsequent taxes before same become delinquent. Whoever may be responsible for the payment of said taxes, and the special assessments, if any, each year, shall furnish to the other parties evidence of payment of such items not later than July 15 of each year. Any proration of taxes shall be based upon the taxes for the year currently payable unless, the parties state otherwise.

4. SPECIAL ASSESSMENTS. Sellers shall pay the special assessments against this property as of December 14, 2018. Buyers, except as above stated, shall pay all subsequent special assessments and charges, before they become delinquent.

5. MORTGAGE. Any mortgage or encumbrance of a similar nature against the said property shall be timely paid by Sellers so as not to prejudice the Buyers' equity herein. Should Sellers fail to pay, Buyers may pay any such sums in default and shall receive credit on this contract for such sums so paid. **MORTGAGE BY SELLERS.** Sellers, their successors in interest or assigns may, and hereby reserve the right to at any time mortgage their right, title or interest in such premises or to renew or extend any existing mortgage for any amount not exceeding 0% of the then unpaid balance of the purchase price herein provided. The interest rate and amortization thereof shall be no more onerous than the installment requirements of this contract. Buyers hereby expressly consent to such a mortgage and agree to execute and deliver all necessary papers to aid Sellers in securing such a mortgage which shall be prior and paramount to any of Buyers' then rights in said property. **DEED FOR BUYERS SUBJECT TO MORTGAGE.** If Buyers have reduced the balance of this contract to the amount of any existing mortgage balance on said premises, they may at their option, assume and agree to pay said mortgage according to its terms, and subject to such mortgage shall receive a deed to said premises or Sellers, at their option, any time before Buyers have made such a mortgage commitment, may reduce or pay off such mortgage. **ALLOCATED PAYMENTS.** Buyers, in the event of acquiring this property from an equity holder instead of a holder of the fee title, or in the event of a mortgage against said premises, reserve the right, if reasonably necessary for their protection to divide or allocate the payments to the interested parties as their interests may appear. **SELLERS AS TRUSTEES.** Sellers agree that they will collect no money hereunder in excess of the amount of the unpaid balance under the terms of this contract less the total amount of the encumbrance on the interest of Sellers or their assigns in said real estate and if Sellers shall hereafter collect or receive any moneys hereunder beyond such amount, they shall be considered and held as collecting and receiving said money as the agent and trustee of the Buyers for the use and benefit of the Buyers.

6. INSURANCE. Except as may be otherwise included in the last sentence of paragraph 1 (b) above, Buyers on and from said date of possession, shall constantly keep in force insurance, premiums therefore to be prepaid by Buyers (without notice or demand) against loss by fire,

tornado and other hazards, casualties and contingencies as Sellers may reasonably require on all buildings and improvements, now on or hereafter placed on said premises and any personal property which may be the subject of this contract, in companies to be reasonably approved by Sellers in an amount not less than the full insurable value of such improvements and personal property or not less than the unpaid purchase price herein whichever amount is smaller with such insurance payable to Sellers and Buyers as their interests may appear. Sellers' interest shall be protected in accordance with a standard or union-type loss payable clause. BUYERS SHALL PROMPTLY DEPOSIT SUCH POLICY WITH PROPER RIDERS WITH SELLERS for the further security for the payment of the sums herein mentioned. In the event of any such casualty loss, the insurance proceeds may be used under the supervision of the Sellers to replace or repair the loss. If the proceeds be adequate; if not, then some other reasonable application of such funds shall be made; but in any event such proceeds shall stand as security for the payment of the obligations herein.

7. CARE OF PROPERTY. Buyers shall take good care of this property; shall keep the buildings and other improvements now or hereafter placed on the said premises in good and reasonable repair and shall not injure, destroy or remove the same during the life of this contract. Buyers shall not make any material alteration in said premises without the written consent of the Sellers. Buyers shall not use or permit said premises to be used for any illegal purpose.

8. LIENS. No mechanics' lien shall be imposed upon or foreclosed against the real estate described herein.

9. ADVANCEMENT BY SELLERS. If Buyers fail to pay such taxes, special assessments and insurance and effect necessary repairs, as above agreed, Sellers may, but need not, pay such taxes, special assessments, insurance and make necessary repairs, and all sums so advanced shall be due and payable on demand or such sums so advanced may, at the election of Sellers, be added to the principal amount due hereunder and so secured. (For Buyers' rights to make advancements, see paragraph 5 above.)

10. JOINT TENANCY IN PROCEEDS AND SECURITY RIGHTS IN REAL ESTATE. If and only if, the Sellers immediately preceding this sale, hold the title to the above described property in joint tenancy, and such joint tenancy has not later been destroyed by operation of law or by acts of the Sellers, this sale shall not constitute such destruction and the proceeds of this contract, and any continuing and/or recaptured rights of Sellers in said real estate, shall be and continue in Sellers as joint tenants with rights of survivorship and not as tenants in common; and Buyers, in the event of the death of one of such joint tenants, agree to pay any balance of the proceeds of this contract to the surviving Seller (or Sellers) and to accept deed solely from him or them consistent with paragraph 14 below unless and except this paragraph is stricken from the agreement.

11. SELLERS. Spouse, if not titleholder immediately preceding this sale, shall be presumed to have executed this Instrument only for the purpose of relinquishing all rights of dower, homestead and distributive share and/or in compliance with section 561.13 Code of Iowa; and the use of the word "Sellers" in the printed portion of this contract, without more, shall not rebut such presumption, nor in any way enlarge or extend the previous interest of such Spouse in

said property, or in the sale proceeds, nor bind such spouse except as aforesaid, to the terms and provisions of this contract.

12. TIME IS OF THE ESSENCE. Time is of the essence in this Agreement. Failure to promptly assert rights of Sellers herein shall not, however, be a waiver of such rights or a waiver of any existing or subsequent default.

13. EXCEPTIONS TO WARRANTIES OF TITLE. The warranties of title in any Deed made pursuant to this contract (See paragraph 14) shall be without reservation or qualification EXCEPT: (a) Zoning ordinances; (b) Such restrictive covenants as may be shown of record; (c) Easements of record, if any; (d) As limited by paragraphs 1, 2, 3 and 4 of this contract; (e) Sellers shall give Special Warranty as to the period after equitable title passes to Buyers; (f) Spouse if not titleholder, need not join in any warranties of the deed unless otherwise stipulated:

14. DEED AND ABSTRACT, BILL OF SALE. If all said sums of money and interest are paid to Sellers during the life of this contract, and all other agreements for performance by Buyers have been complied with, Sellers will execute and deliver to Buyers a Warranty Deed conveying said premises in fee simple pursuant to and in conformity with this contract and Sellers will at this time deliver to Buyers an abstract showing merchantable title, in conformity with this contract. Such abstract shall begin with the government patent (unless pursuant to the Iowa State Bar Association title standards there is a lesser requirement as to period of abstracting) to said premises and shall show title thereto in Sellers as of the date of this contract; or as of such earlier date if and as designated in the next sentence. This contract supersedes the previous written offer of Buyers to buy the above described property which was accepted by Sellers on September 18, 2018. Sellers shall also pay the cost of any abstracting due to any act or change in the personal affairs of Sellers resulting in a change of title by operation of law or otherwise. If any personal property is a part of this agreement, then upon due performance by Buyers, Sellers shall execute and deliver a Bill of Sale consistent with the terms of this contract. Sellers shall pay all taxes on any such personal property payable in 2018 and all taxes thereon payable prior thereto.

15. APPROVAL OF ABSTRACT. Buyers have examined the abstract of title to this property and such abstract is accepted.

16. FORFEITURE. If Buyers (a) fail to make the payments aforesaid, or any part thereof, as same become due; or (b) fail to pay the taxes or special assessments or charges, or any part thereof, levied upon said property, or assessed against it, by any taxing body before any of such items become delinquent; or (c) fail to keep the property insured; or (d) fail to keep it in reasonable repair as herein required; or (e) fail to perform any of the agreements as herein made or required; then Sellers, in addition to any and all other legal and equitable remedies which they may have, at their option, may proceed to forfeit and cancel this contract as provided by law (Chapter 656 Code of Iowa). Upon completion of such forfeiture Buyers shall have no right of reclamation or compensation for money paid, or improvements made; but such payments and/or improvements if any shall be retained and kept by Sellers as compensation for the use of said property, and/or as liquidated damages for breach of this contract; and upon completion of such

forfeiture, if the Buyers. or any other person or persons shall be in possession of said real estate or any part thereof, such party or parties in possession shall at once peacefully remove therefrom, or failing to do so may be treated as tenants holding over, unlawfully after the expiration of a lease, and may accordingly be ousted and removed as such as provided by law.

17. FORECLOSURE AND REDEMPTION. If Buyers fail to timely perform this contract, Sellers, at their option, may elect to declare the entire balance immediately due and payable after such notice, if any, as may be required by Chapter 654, The Code. Thereafter this contract may be foreclosed in equity and the court may appoint a receiver to take immediate possession of the property and of the revenues and income accruing therefrom and to rent or cultivate the same as the receiver may deem best for the interest at all parties concerned, and such receiver shall be liable to account to Buyers only for the net profits, after application of rents, issues and profits from the costs and expenses of the receivership and foreclosure end upon the contract obligation.

It is agreed that if this contract covers less than ten (10) acres of land, and in the event of the foreclosure of this contract and sale of the property by sheriff's sale in such foreclosure proceedings, the time of one year for redemption from said sale provided by the statutes of the State of Iowa shall be reduced to six (6) months provided the Sellers, in such action file an election to waive any deficiency judgment against Buyers which may arise out of the foreclosure proceedings: all to be consistent with the provisions of Chapter 628 of the Iowa Code. If the redemption period is so reduced, for the first three (3) months after sale such right of redemption shall be exclusive to the Buyers, and the time periods in Sections 628.5, 628.15 and 628.16 of the Iowa Code shall be reduced to four (4) months.

It is further agreed that the period of redemption after a foreclosure of this contract shall be reduced to sixty (60) days if all of the three following contingencies develop: (1) The real estate is less than ten (10) acres in size; (2) the Court finds affirmatively that the said real estate has been abandoned by the owners and those persons personally liable under this contract at the time of such foreclosure; and (3) Sellers in such action file an election to waive any deficiency judgment against Buyers or their successor in interest in such action. If the redemption period is so reduced, Buyers or their successor in interest or the owner shall have the exclusive right to redeem for the first thirty (30) days after such sale, and the time provided for redemption by creditors as provided in Sections 628.5, 628.15 and 628.16 of the Iowa Code shall be reduced to forty (40) days. Entry of appearance by pleading or docket entry by or on behalf of Buyers shall be presumption that the property is not abandoned. Any such redemption period shall be consistent with all of the provisions of Chapter 628 of the Iowa Code. This paragraph shall not be construed to limit or otherwise affect any other redemption provisions contained in Chapter 628 of the Iowa Code.

18. ATTORNEY'S FEES. In case of any action, or in any proceedings in any Court to collect any sums payable or secured herein, or to protect the lien or title herein of Sellers, or in any other case permitted by law in which attorney's fees may be collected from Buyers, or imposed upon them, or upon the above described property, Buyers agree to pay reasonable attorneys' fees.

19. INTEREST ON DELINQUENT AMOUNTS. Either party will pay interest at the highest legal contract rate applicable to a natural person to the other on all amounts herein as and after they became delinquent, and/or on cash reasonably advanced by either party pursuant to the terms of this contract, as protective disbursements.

20. ASSIGNMENT. In case of the assignment of this contract by the Sellers, prompt notice shall be given to the Buyers, who shall at the time of such notice be furnished with a duplicate of such assignment by the Sellers. Any such assignment shall not terminate the liability of the assignor to perform, unless a specific release in writing is given and signed by the other party to this contract.

21. PERSONAL PROPERTY. If this contract includes the sale of any personal property, then in the event of the forfeiture or foreclosure of this contract, such personal property shall be considered indivisible with the real estate above described; and any such termination of Buyers' rights in said real estate shall concurrently operate as the forfeiture or foreclosure hereof against all such personal property.

22. CONSTRUCTION. Words and phrases herein, including acknowledgments hereof, shall be construed as in the singular or plural number, and as masculine, feminine or neuter gender, according to the context. See paragraph 11 above, for construction of the word "Sellers."

23. RELEASE OF RIGHTS. Each of the Seller hereby relinquishes all rights of dower, homestead and distributive share in and to the property and waives all rights of exemption as to any of the property.

24. LEAD-BASED PAINT NOTICE. If applicable, see attached Disclosure of Information on Lead-Based and/or Lead-Based Paint Hazards.

25. CERTIFICATION. Buyers and Sellers each certify that they are not acting, directly or indirectly, for or on behalf of any person, group, entity or nation named by any Executive Order or the United States Treasury Department as a terrorist, "Specially Designated National and Blocked Person" or any other banned or blocked person, entity, nation or transaction pursuant to any law, order, rule or regulation that is enforced or administered by the Office of Foreign Assets Control; and are not engaged in this transaction, directly or indirectly on behalf of, any such person, group, entity or nation. Each party hereby agrees to defend, indemnify and hold harmless the other party from and against any and all claims, damages, losses, risks, liabilities and expenses (including attorney's fees and costs) arising from or related to my breach of the foregoing certification.

26. INSPECTION OF PRIVATE SEWAGE DISPOSAL SYSTEM. Seller represents and warrants to Buyer that the Property is not served by a private sewage disposal system, and there are no known private sewage disposal systems on the property.

27. SPECIAL PROVISIONS. See attached Exhibit A which is incorporated herein by this reference as though fully set forth herein.

I UNDERSTAND THAT HOMESTEAD PROPERTY IS IN MANY CASES PROTECTED FROM THE CLAIMS OF CREDITORS AND EXEMPT FROM JUDICIAL SALE; AND THAT BY SIGNING THIS CONTRACT, I VOLUNTARILY GIVE UP MY RIGHT TO THIS PROTECTION FOR THIS PROPERTY WITH RESPECT TO CLAIMS BASED UPON THIS CONTRACT.

Dated:

12-14-18

T. T. Scherbring
Todd T. Scherbring, Buyer

Dated:

12-14-18

April Scherbring
April L. Scherbring, Buyer

Executed in duplicate or triplicate

Fredrick J. Vorwald
Fredrick J. Vorwald, Seller

T. T. Scherbring
Todd T. Scherbring, Buyer

Judith A. Vorwald
Judith A. Vorwald, Seller

April Scherbring
April L. Scherbring, Buyer

132 Circle Drive
Manchester, Iowa 52057
Sellers' Address

103 6th Street Se
Dyersville, Iowa 52040
Buyers' Address

STATE OF IOWA, COUNTY OF DELAWARE

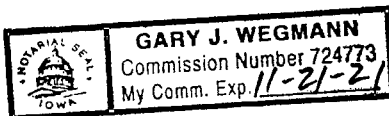
This record was acknowledged before me on 12-14-18, by
Fredrick J. Vorwald and Judith A. Vorwald, husband and wife



[Signature]
Signature of Notary Public

STATE OF IOWA, COUNTY OF DELAWARE

This record was acknowledged before me on 12-14-18, by Todd
T. Scherbring and April L. Scherbring, husband and wife



[Signature]
Signature of Notary Public

EXHIBIT A

PARAGRAPH 27.

1. In addition to the sale of the real estate as described herein the Sellers agree to sell to Buyers, under the terms and conditions herein, the following:
 - a) The restaurant business known as "Jude's Cafe" located at 116 North Franklin Street.
 - b) All equipment and other tangible assets at said location as listed on attached Exhibit "B";
 - c) All leasehold improvements to the premises;
 - d) All rights to all telephone numbers and telephone advertising rights and obligations for the business, including websites;
 - e) All inventory on hand at the time of sale.

Specifically excluded from the sale are the Sellers cash on hand or in bank accounts and personal items.

2. **SECURITY AGREEMENT.** Buyers agree to provide to Sellers' a security interest in the equipment, accounts receivable, personal property and inventory of the business. Buyers agree to execute the Security Agreement to facilitate the filing of a UCC-1 Financing Statement with the Secretary of State of the State of Iowa and the Delaware County Recorder.
3. **DISCLAIMER OF WARRANTIES.** All machinery and equipment and personal property is sold "as is" and "with all faults". Sellers hereby disclaim any implied warranties of merchantability, usage of trade and/or fitness for a particular purpose. Sellers disclaim and make no warranty of merchantability concerning the equipment and personal property sold hereunder. Buyers have examined the equipment and personal property and the same is satisfactory to Buyers. Buyers acknowledge that all equipment is in good working order as of the date of possession.
4. **ALLOCATION OF PURCHASE PRICE.**

	Land	\$ 20,000.00
	Building	\$244,000.00
	Equipment and Tangible Personal Property	<u>\$ 35,000.00</u>
Total		\$299,000.00

5. **PURCHASE OF INVENTORY.** In addition to the purchase price for the equipment and tangible personal property and real estate the Buyers agree to purchase the inventory with a purchase price to be determined as follows: All inventory of food and food products are to be inventoried on the date of possession with the Buyers paying to Sellers 100% of the cost of said food and food products at time of closing.
6. **SELLER WARRANTIES.** Sellers warrant and represent to Buyers as follows:
- a) Sellers have good and marketable title to all assets to be sold and transferred to Buyers under the terms of this Agreement, and the same are free and clear of all liens and encumbrances whatsoever.
 - b) That all withholding, FICA, FUTA, unemployment insurance and other payments due any governmental agency with regard to Sellers' employees or based on wages or vacation pay paid by them, shall be paid in full by Sellers through date of closing.
 - c) The business is in compliance with all laws and ordinances.
 - d) Buyers shall assume no liabilities, obligations, or undertakings of Sellers of any nature whether known or unknown.
 - e) There is no suit, action, arbitration or legal or other proceedings against the business or against the Sellers arising out of the operation of the business.
7. **INDEMNITY.** Sellers and Buyers agree to indemnify and hold each other harmless on account of any cost, cause, claim or action including loss not covered by general liability and casualty insurance resulting from operation of the business during their respective periods of ownership.
8. **NOTICES.** All notices, requests, demands and other communication hereunder shall be in writing and shall be deemed to have been duly given if delivered or mailed certified postage prepaid:

a) To Sellers: Fredrick J. Vorwald, Sr. and Judith A. Vorwald
132 Circle Drive
Manchester, Iowa 52057

b) To Buyers: Todd T. Scherbring and April L. Scherbring
103 6th Street SE
Dyersville, Iowa 52040

9. MISCELLANEOUS.

- a) **Integration.** This Agreement and the other agreements referred to herein contain the entire agreement between the parties hereto with respect to the transactions contemplated herein.
- b) **Amendment.** This Agreement shall not be modified or amended except by an instrument in writing signed by or on behalf of the parties.
- c) **Assignment.** Buyers may not assign this agreement without the written consent of Sellers.
- d) **Governing Law.** This Agreement shall be governed by and construed and enforced in accordance with the laws of the State of Iowa.
- e) **Severability.** In the event one or more of the provisions contained in this Agreement or any application thereof shall be invalid, illegal or unenforceable in any respect, the validity, legality and enforceability of the remaining provisions of this Agreement and any other application therefore shall not in any way be affected or impaired thereby.
- f) **Survival of Representations, Warranties and Agreements.** The representations, warranties and agreements in this Agreement shall survive the closing.



Gary J. Wegmann

Broker / Certified General Appraiser

**Jude's Café Building
116 & 118 North Franklin St.
Manchester, Iowa**

**EXHIBIT "B" - EQUIPMENT AND TANGIBLE ASSETS
*Restaurant Equipment & Personal Property Included:***

1- Manitowoc Ice Maker (2007)
1- 48" Gas range and oven.
2 - 48" Gas grills & hoods
2 - Microwave ranges
2- 48" Freezers
2 - Upright freezers
1 - 2 Door reach in cooler
2 - 3 Door reach in coolers
1 - 20 qt. Reynolds mixer
1 - Pass through Dishwasher (new 2017)
1 - On Demand Water Heater.
2 - TV's in Dining Room
Coffee Makers are owned and provided by Martin Bros.
All dining room tables, chairs, tablewear, kitchen utensils and all associated misc. items.
Fire suppression system is in place.

Apartment -

All Kitchen & Laundry Appliances were new in 2007 and are included in the sale:
Range, Refrigerator, Dishwasher, Washer & Dryer.
Elevator was installed new in 2007 & has 950 lb.capacity.
Kitchen Cabinets - Hickory / Custom made by Manchester Cabinetry
Base floor in the apartment is gypcrete - new in 2007.

Furnaces & Air Conditioners - The two story building has a total of three furnaces. The restaurant contains two furnaces; one furnace is located in the central closet next to the cash register and a second furnace is situated in the restaurant office. The two restaurant furnaces were installed prior to the seller's purchase of the building in 2006. A third furnace in the upstairs apartment was installed new during the renovation of the building in 2006/2007. All central air units are roof mount and were new in 2006 & 2007.

Building Roof - Urethane foam 8-10" 2007

Building Windows - All new in 2006.

Brick Front - Tuck pointed in 2006.

The street level commercial space as well as the apartment were completely gutted and redone in 2006 & 2007. Most of mechanicals in both the restaurant and apartment were new in 2006 & 2007.

The rear garage and roof top deck were built in 2007.

Above Information provided by Sellers

1463 265th Avenue - Earlville, Iowa 52041-8668 - tel 563.923.7107 - cell 563.590.2425
E-mail: wegmannreal@gmail.com