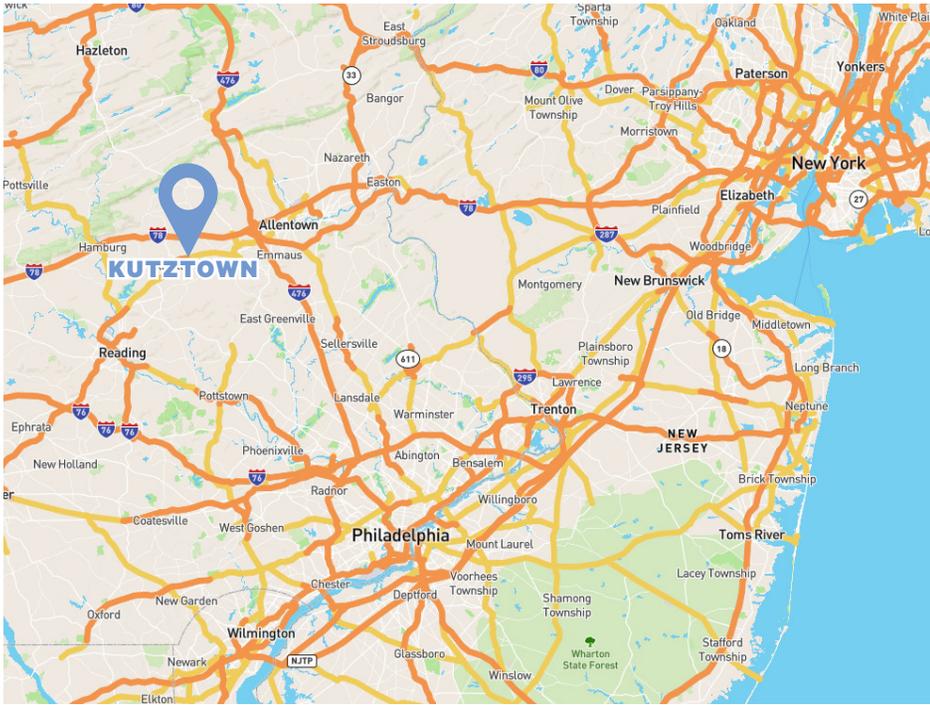


THE RADIUS TOOTHBRUSH HEADQUARTERS AND FACTORY

207 RAILROAD STREET

KUTZTOWN, PA





KUTZTOWN PENNSYLVANIA

Kutztown is a lovely Pennsylvania town of approximately 5,000 population that was founded in 1779. It lies on Route 222, the direct connection between Allentown and Reading, both 18 miles distant. The town lies in Berks County, with Reading as the seat of local government. Originally a farming and shoe manufacturing town, today the largest employer is Kutztown University with 8,500 students. Just outside the town is East Penn Manufacturing, a privately owned manufacturer of batteries, that employs 8,000 people. The town is well serviced with two major supermarkets, multiple restaurants and ancillary retailers. The Kutztown Festival is a well attended Pennsylvania folk festival that occurs in June. Schools include high, middle and elementary schools.

INTERSTATE HIGHWAYS it lies 5 miles south of Interstate 78, which connects Newark Airport in New Jersey with Harrisburg, PA. Fourteen miles away is the Pennsylvania Turnpike Northeast, connecting Philadelphia with Scranton and New York State.

AIRPORT ACCESS is provided by Newark Airport (103 miles), Philadelphia International Airport (74 miles) and Harrisburg International (75 miles).

PUBLIC TRANSPORTATION Bieber Tourways bus services operate out of downtown Kutztown and offer 21 departures to New York and 5 to Philadelphia daily.

BOROUGH SERVICES provide electricity, water, sewer, refuse removal and fiber optic internet service to all buildings.



HAEFFNER-DIETRICH MILL

The architect founders of RADIUS Toothbrush® restored it as their headquarters and high-tech manufacturing facility beginning in 1993. Now that the company has out-grown the mill, this architectural gem is available for purchase.

The Mill was built in 1863 as a feed mill for the local farming community. This type of mill could be considered to be an integrated machine, powered by a steam engine at one end that drove a horizontal lay shaft driving the various processing machines within.

A total of 17,826 square feet is divided into 10,114 square feet in the brick and oak framed four-floor mill plus 6,000 square feet in a two-floor steel framed addition. A traditional Pennsylvania barn is also on the property and consists of 1,712 square feet on two floors. The building sits on 0.78-acre site surrounded by roads on all four sides.

The entire building is fully air conditioned, has the latest communications wiring and is 100% sprinklered. It can be converted to purely office space or used as company headquarters with adjacent manufacturing and/or storage.

There is parking for 40 cars on the 0.78 acre site and 12 more on adjacent leased township property. Finishes are of the highest level and make for an outstanding building that presents a very positive image for your company.

The loading dock and trailer unloading bay can take a 53' x 8'6" trailer.

2008 RENOVATION In July 2007 a catastrophic straight-line storm wrecked one end of the mill building and the entire building was re-built by Erie Insurance company at a cost of \$1,100,000. This involved not just the structure and finishes but all services (electric, air conditioning, gas, heating, internet cabling) and American Disability Act compliant bathrooms, lunch rooms and ramp access.

FLOOR LOADS The metal framed structure has floor load of 250 pounds per square foot, a heavy industrial load capacity.

PHASE 1 ENVIRONMENTAL STUDY A Phase 1 environmental study was commissioned by RADIUS's bank in 2016. Envirosure Inc. gave the site and building a 100% clean bill of health.

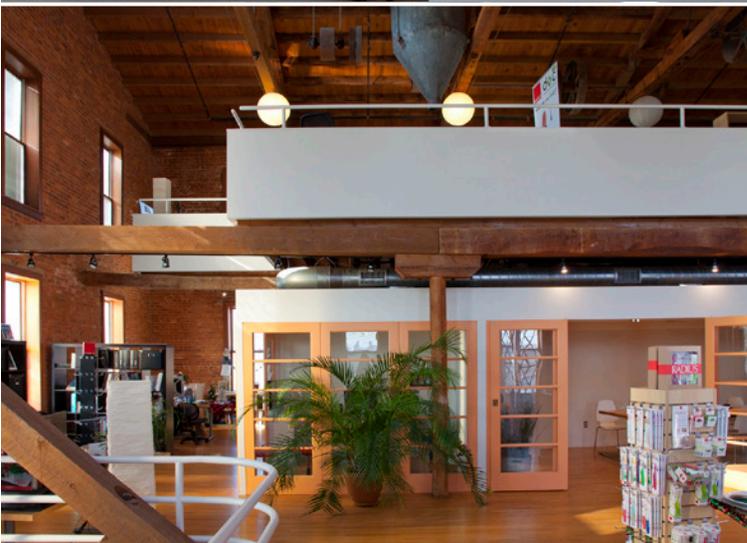
FEMA In 2016 the building received a clarification from FEMA related to the half of the site that lies within the 100-year flood plain. No further submission or clarification is required.

ZONING PERMIT FOR 10,000 SF ADDITION The building has an existing permit from the Borough of Kutztown to expand another 10,000 square feet. RADIUS originally planned to add 10,000 square feet of contiguous space between the existing two floor metal framed structure and Peach Street. Realizing that this extra area would not solve its space issues, the company decided to search for alternate and larger space, which it found on Willow Street in Kutztown. The plans for this expansion are 60% complete through the construction phase and are available to the purchaser.

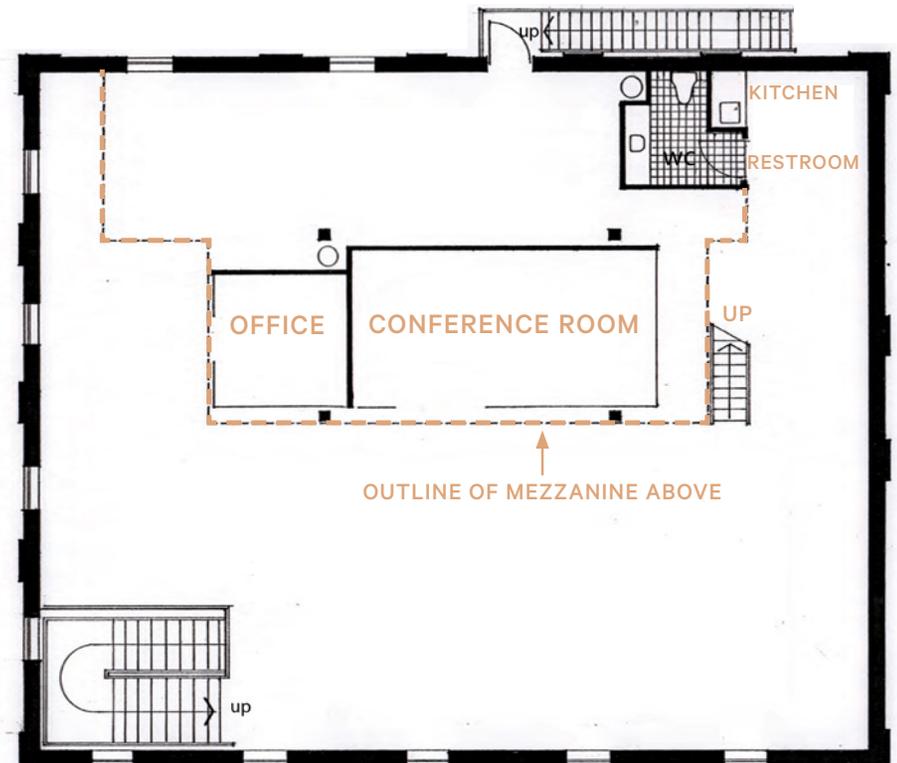
SOLAR ARRAY In 2011 RADIUS installed 208 Yingli solar collection panels on the roof of the Mill, the metal framed structure and on top of the former railway piers. The DC power is transferred to a Satcon inverter that converts the power to AC. Excess power (supply that is in excess of the building's needs) is delivered back through the meter to the Borough of Kutztown, thus reducing the power bill. The annual average power value of \$7,200 is the equivalent of a sum of \$225,000.



FLOOR PLANS



The main 50' x 60' office floor consists of a cathedral like space with 30 ft high ceiling and dramatic oak trusses. Large windows give excellent daylight working conditions. Oak floors and beautiful Kutztown brick walls make this a memorable open plan office area. The upper mezzanine floor is carpeted and offers a separate work area. A compact kitchen and restroom are discretely located. A conference room and private office separate the various parts.



MAIN OFFICE FLOOR - THIRD LEVEL 3,000 SF
MEZZANINE FLOOR - FOURTH LEVEL 1,114 SF

AREA OF ALL SPACES

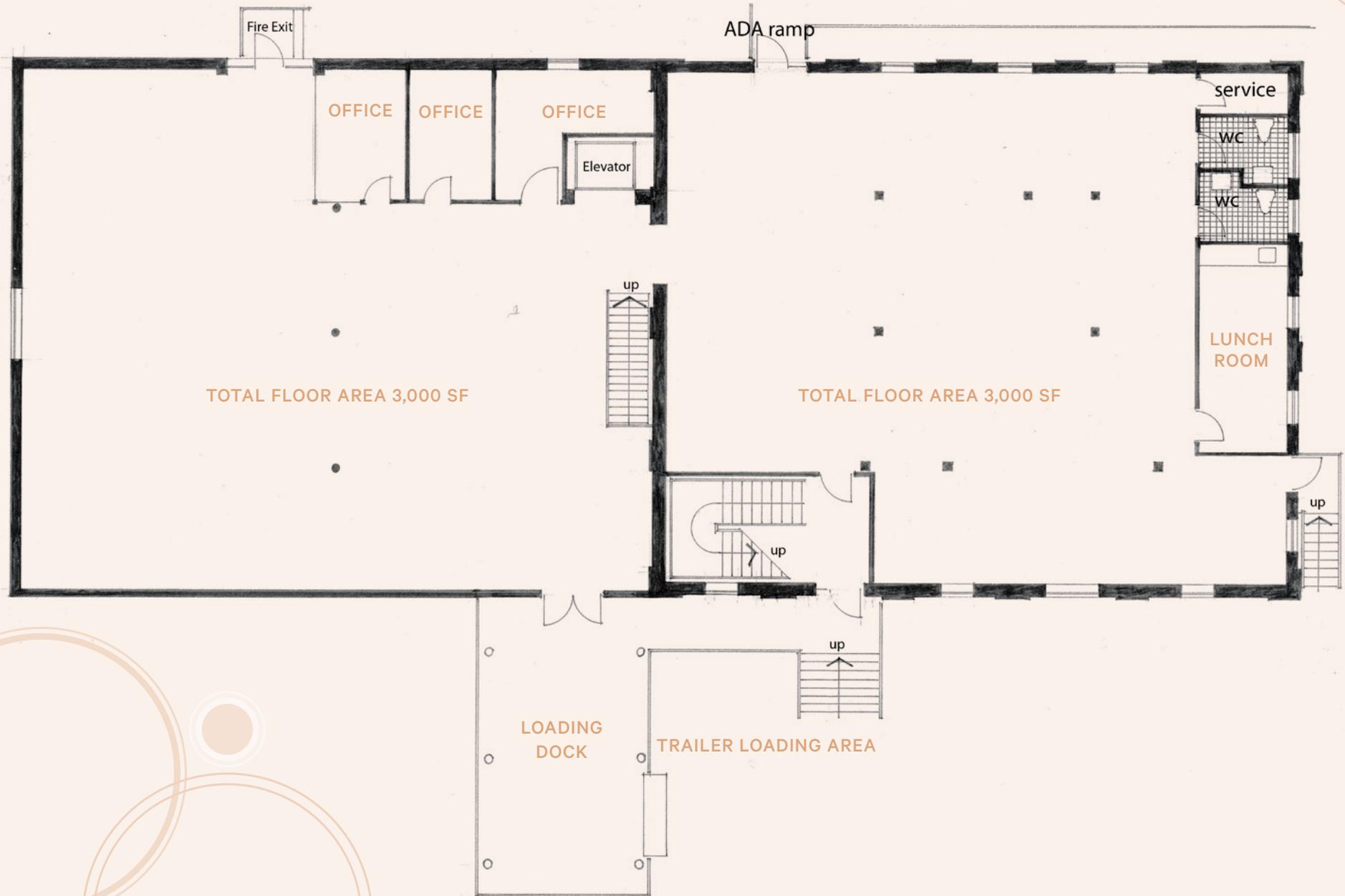


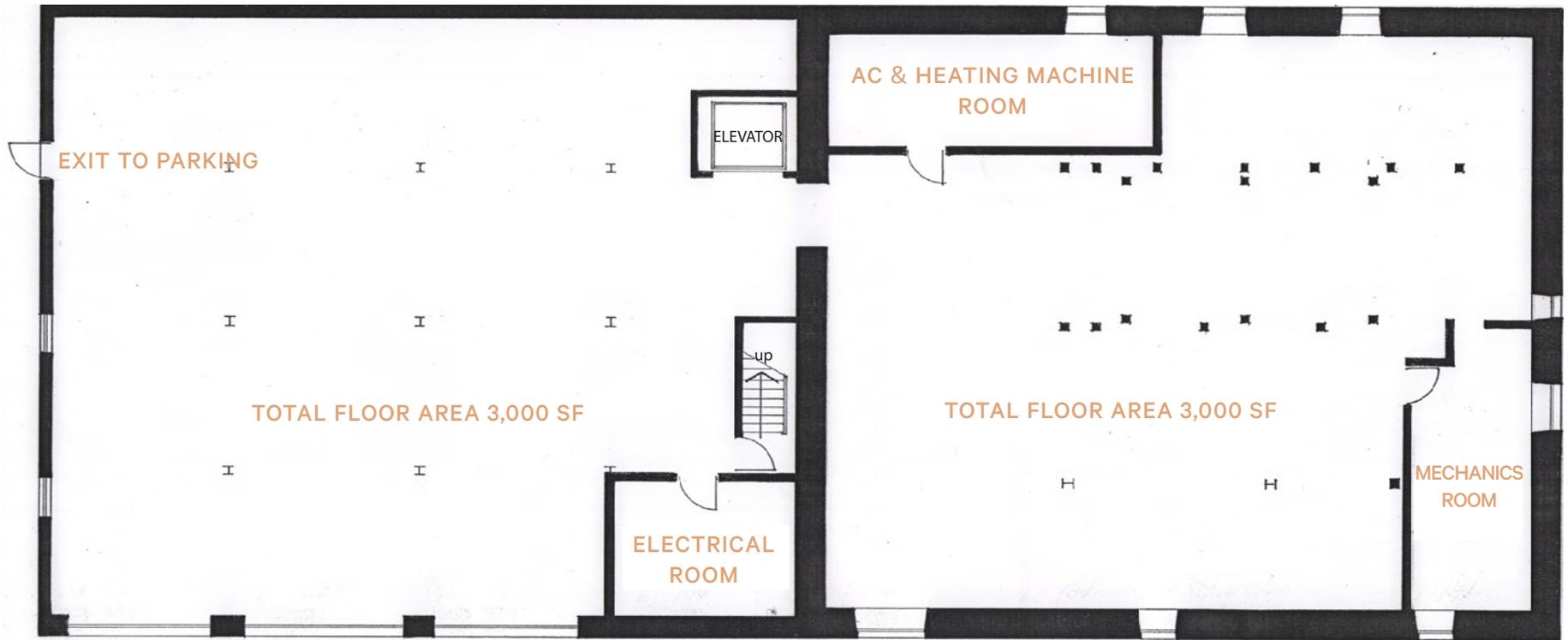
Main Office Floor	3,000 SF
Mezzanine Floor	1,114 SF
Second Floor (Mill Building) <i>includes 2 restrooms and lunch room</i>	3,000 SF
Second Floor (Metal Frame)	3,000 SF
Ground Floor (Mill Building)	3,000 SF
Ground Floor (Metal Frame)	3,000 SF

SECOND LEVEL 6,000 SF

The metal framed building at this level is used by RADIUS for high-tech manufacture of their high end toothbrushes. Ceiling heights are from 9'6" to 12'. This space could easily be an open office

area. The adjacent area, in the Mill building, is rustic with beautiful brick walls, oak beams and polished concrete floors. It is currently used as a logistics area.





FIRST LEVEL 6,000 SF

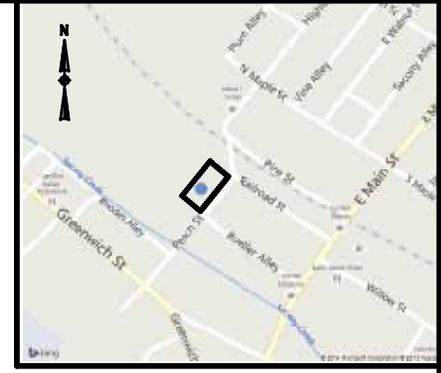
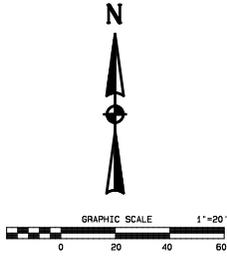
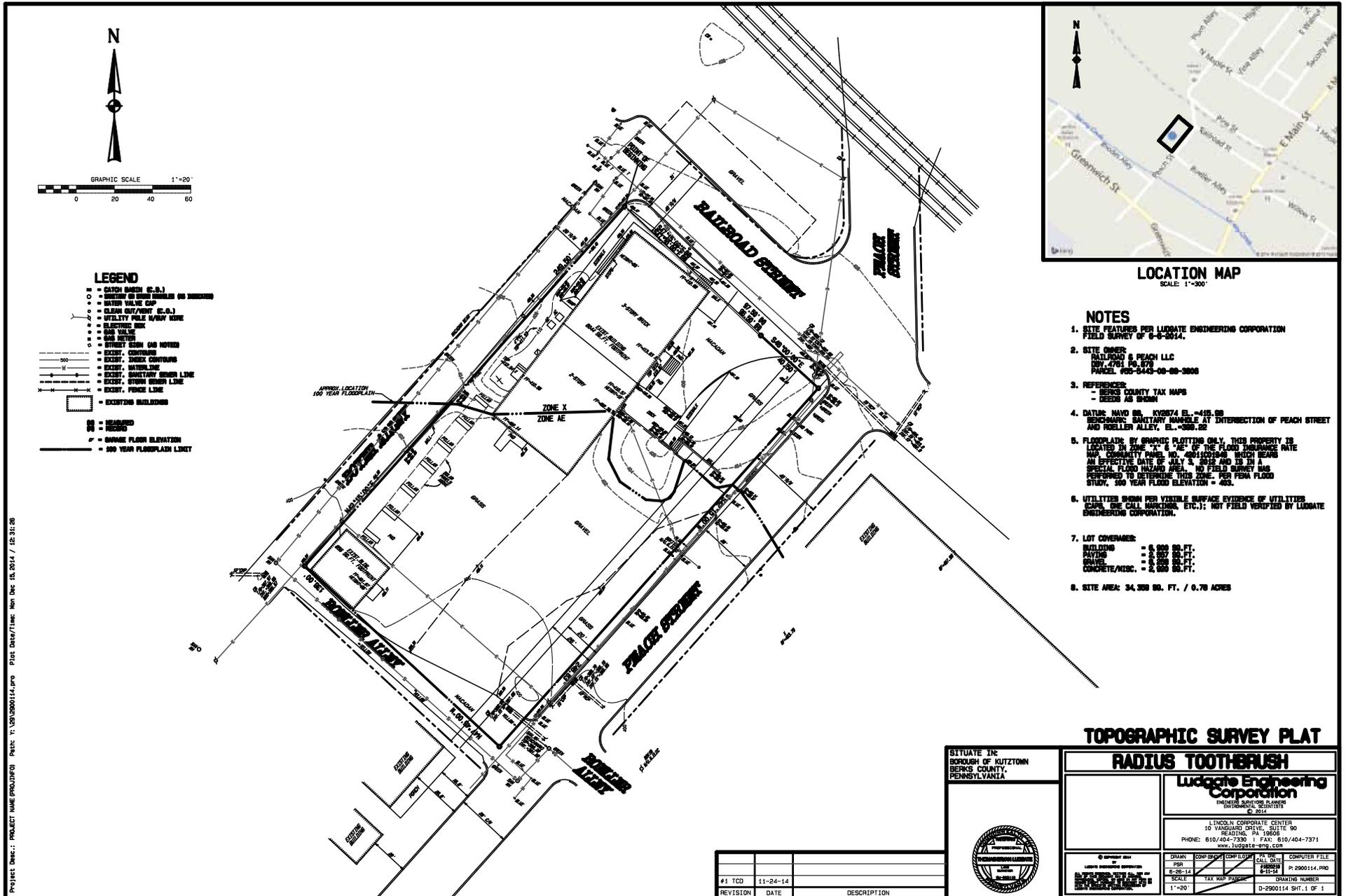
The first level is divided into two parts - the metal framed building and the lowest floor of the four floors of the Mill. The metal framed building has ceiling heights of 9 feet and is currently used by RADIUS for packaging of

toothbrushes/floss and toothpaste. This 50' x 60' space can be used for miscellaneous uses, including office. A freight elevator connects this to the floor above. The lowest floor of the Mill is 50' x 60' and has 9' ceiling height and

has a massive oak structure. Currently used by RADIUS as storage for materials. Floors throughout are polished concrete, walls are the original pointed stone and all spaces are air-conditioned and sprinklered.



SURVEY PLAN



LOCATION MAP
SCALE: 1"=300'

LEGEND

- = CATCH BASIN (C.B.)
- = POSITION OF FIRE HOSELINE OR SHOWER
- = WATER VALVE CAP
- = CLEAN OUT/VENT (C.O./V.)
- = UTILITY POLE 1/2" DIA WIRE
- = ELECTRIC BOX
- = GAS VALVE
- = GAS METER
- = STREET SIGN (AS NOTED)
- = EXIST. CONTOUR
- = EXIST. INDEX CONTOUR
- = EXIST. WATERLINE
- = EXIST. SANITARY SEWER LINE
- = EXIST. STORM SEWER LINE
- = EXIST. FENCE LINE
- = EXISTING BUILDINGS
- = RECESSED
- = RECESSED
- = CHANGE FLOOR ELEVATION
- = 500 YEAR FLOODPLAIN LIMIT

NOTES

1. SITE FEATURES PER LUDGATE ENGINEERING CORPORATION FIELD SURVEY OF 6-6-2014.
2. SITE OWNER:
RADIUS & PEACH LLC
1501 7th St. #70
PHILADELPHIA, PA 19102-3000
3. REFERENCES:
- BERKS COUNTY TAX MAPS
- DEEDS AS SHOWN
4. DATUM: NAVD 83, 110874 EL. -445.80
BERKS COUNTY SANITARY SEWER AT INTERSECTION OF PEACH STREET AND FELLER ALLEY, EL. = 300.52
5. FLOODPLAIN: BY GRAPHIC PLOTTING ONLY, THIS PROPERTY IS LOCATED IN ZONE X & AE OF THE FLOOD INSURANCE RATE MAP (COMMUNITY PANEL NO. 481102040) WHICH BEARS AN EFFECTIVE DATE OF JULY 3, 2012 AND IS IN A SPECIAL FLOOD HAZARD AREA. NO FIELD SURVEY HAS BEEN PERFORMED TO DETERMINE THIS ZONE. PER FEMA FLOOD STUDY, 500 YEAR FLOOD ELEVATION = 452.
6. UTILITIES SHOWN PER VISIBLE SURFACE EVIDENCE OF UTILITIES (COPS, ONE CALL MARKINGS, ETC.); NOT FIELD VERIFIED BY LUDGATE ENGINEERING CORPORATION.
7. LOT COVERAGES:
BUILDING = 6,300 SQ. FT.
PAVING = 2,000 SQ. FT.
GRASS = 2,000 SQ. FT.
CONCRETE/MISC. = 2,000 SQ. FT.
8. SITE AREA: 34,369 SQ. FT. / 0.78 ACRES

PROJECT DIR: PROJECT NAME: PROJ12014.PDF; PRINT: V:\2013\200114.dwg; FILE: DWG1711.dwg; WED, 06/18/2014 / 02:31:28

TOPOGRAPHIC SURVEY PLAT

RADIUS TOOTHBRUSH

SITUATE IN: BOROUGH OF KUTZTOWN BERKS COUNTY, PENNSYLVANIA	Ludgate Engineering Corporation ENGINEERING PLANNING ENVIRONMENTAL SCIENTISTS © 2014	
	LINCOLN CORPORATE CENTER 10 WASHINGTON DRIVE, SUITE 80 READING, PA 19608 PHONE: 610/404-7330 FAX: 610/404-7374 www.ludgate-eng.com	
DRAWN: [] CHECKED: [] SCALE: 1"=20' TAX MAP PARCEL: []	COMPUTED: [] COMPILER: [] CALL DATE: [] PLOT DATE: []	COMPUTER FILE: P: 2900114.PRO DRAWING NUMBER: D: 2900114.SHT.1 OF 1

REVISION	DATE	DESCRIPTION
#1 TCD	11-24-14	

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207 RAILROAD STREET

KUTZTOWN, PA

AREA OF SPACES

Main Office - Third Level	3,000 SF
Mezzanine Floor - Fourth Level	1,114 SF
Second Level (Mill Building)	3,000 SF
Second Level (Metal Frame)	3,000 SF
First Level (Mill Building)	3,000 SF
First Level (Metal Frame)	3,000 SF
Subtotal	16,114 SF
Barn (2 Floors)	1,712 SF
TOTAL	17,826 SF

ANNUAL UPKEEP COSTS

Dec. 2015 - Nov. 2016

Gas - UGI mains	\$4,571*
Electricity - solar power delivered	\$7,592
Water/Sewer - Boro. Kutztown	\$1,562
Fiber Optic Internet - Boro. Kutztown	\$1,010
Real Estate Charges	\$6,161

**RADIUS operates 6 days per week - 16 hours per day*

*** The solar array produces around 50,000 KWH/year*

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