

COMMERCIAL PROPERTY INFORMATION SHEET

CPI

This form recommended and approved for, but not restricted to use by, the members of the Pennsylvania Association of Realtors® (PAR).

PROPERTY 2241 Ridge Road, Bangor, PA 18013

OWNER Dennis Minnich and Darlene Minnich

Owner is providing information to help Broker market the Property. This Statement is not a substitute for any inspections or warranties that a buyer may wish to obtain. This Statement is not a warranty of any kind by Owner or a warranty or representation by any listing real estate broker (Agent for Owner), any real estate broker, or their agents.

Property Type: Office Retail Industrial Multi-family Land Institutional
 Hospitality Other: Daycare

1. OWNER'S EXPERTISE Owner does not possess expertise in contracting, engineering, environmental assessment, architecture, or other areas related to the construction and conditions of the Property and its improvements, except as follows: _____

2. OCCUPANCY Do you, Owner, currently occupy the Property? Yes No
If no, when did you last occupy the Property? _____

3. DESCRIPTION

- (A) Land Area: _____
- (B) Dimensions: _____
- (C) Shape: _____
- (D) Building Square Footage: _____

4. PHYSICAL CONDITION

(A) Age of Property: _____ Additions: N/A

- (B) Roof
- 1. Age of roof(s): _____ Unknown
 - 2. Type of roof(s): Rubber
 - 3. Has the roof been replaced or repaired during your ownership? Yes No
 - 4. Has the roof ever leaked during your ownership? Yes No
 - 5. Do you know of any problems with the roof, gutters, or downspouts? Yes No
- Explain any yes answers you give in this section: _____

(C) Structural Items, Basements and Crawl Spaces

- 1. Are you aware of any water leakage, accumulation, or dampness in the building or other structures? Yes No
- 2. Does the Property have a sump pump? Yes No
- 3. Do you know of any repairs or other attempts to control any water or dampness problem in the building or other structures? Yes No
- 4. Are you aware of any past or present movement, shifting, deterioration, or other problems with walls, foundations, floors, or other structural components? Yes No

Explain any yes answers that you give in this section, describing the location and, if applicable, the extent of the problem and the date and person by whom any repairs were done, if known: _____

(D) Mechanical Systems

- 1. Type of heating: Forced Air Hot Water Steam Radiant
 Other: Baseboard Electric
- 2. Type of heating fuel: Electric Fuel Oil Natural Gas Propane (on-site) Central Plant
 Other types of heating systems or combinations: _____
- 3. Are there any chimneys? Yes No If yes, how many? _____
Are they working? Yes No When were they last cleaned? _____
- 4. List any buildings (or areas in any buildings) that are not heated: Barn not heated
- 5. Type of water heater: Electric Gas Oil Capacity: _____
 Other: _____

Buyer Initials:

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Owner Initials:

6. Type of plumbing: Copper Galvanized Lead PVC Unknown
Other: _____
7. Are you aware of any problems with plumbing or heating systems or fixtures on the Property? Yes No
 If yes, explain: _____
8. Type of air conditioning: Central Electric Central Gas Wall None Capacity: _____
 List any buildings (or areas of any buildings) that are not air conditioned: _____
9. Type of electric service: 2x200 AMP 220 Volt 3-phase 1-phase KVA: _____
Other: 3 phase run to buildings, split into 2, 200 Amp Single Panels
 Transformers: _____ Type: _____
10. Are you aware of any problems or repairs needed in the electrical system? Yes No
 If yes, explain: _____
11. Are you aware of any problems with any item in this section that has not already been disclosed? Yes No
 If yes, explain: _____

(E) Site Improvements

1. Are you aware of any problems with storm-water drainage? Yes No
2. Are you aware of any past or present problems with driveways, parking areas, sidewalks, curbs, other paved surfaces, or retaining walls on the Property? Yes No
3. Explain any yes answers that you give in this section, describing the location and, if applicable, the extent of the problem and the date and person by whom any repairs were done, if known: _____

(F) Other Equipment

1. Exterior Signs: Yes No How many? _____ Number Illuminated: _____
2. Elevators: Yes No How many? _____ Cable Hydraulic rail
 Working order? Yes No Certified through (date) _____
 Date last serviced _____
3. Skylights: Yes No How many? _____
4. Overhead Doors: Yes No How many? 23 Size: _____
5. Loading Docks: Yes No How many? 1 Levelers: Yes No
6. At grade doors: Yes No How many? 2
7. Are you aware of any problems with the equipment listed in this section? Yes No
 If yes, explain: Overhead doors in barn must be replaced

(G) Fire Damage

1. To your knowledge, was there ever a fire on the Property? Yes No
2. Are you aware of any unrepaired fire damage to the Property and any structures on it? Yes No
 If yes, explain location and extent of damage: _____

(H) Are you aware of any problems with water and sewer lines servicing the Property? Yes No

If yes, explain: _____

(I) Alarm/Safety Systems

1. Fire: Yes No In working order? Yes No
 If yes, connected to: Fire Department Yes No Monitoring Service: Yes No
2. Fire extinguishers: Yes No
3. Smoke: Yes No In working order? Yes No
4. Sprinkler: Yes No Inspected/certified? Yes No
Wet Dry Flow rate: _____
5. Security: Yes No In working order? Yes No
 If yes, connected to: Police Department: Yes No Monitoring Service: Yes No ?
6. Are there any areas of the Property that are not serviced by the systems in this section? Yes No
 If yes, explain: Barn

Buyer Initials:

Owner Initials:

100 **5. ENVIRONMENTAL**

101 **(A) Soil Conditions**

- 102 1. Are you aware of any fill or expansive soil on the Property? Yes No
 103 If yes, were soil compaction tests done? Yes No If yes, by whom? _____
 104 2. Are you aware of any sliding, settling, earth movement, upheaval, subsidence, or earth stability problems that have occurred on or affect
 105 the Property? Yes No
 106 3. Are you aware of any existing or proposed mining, strip-mining, or any other excavations that might affect the Property?
 107 Yes No

108 Explain any yes answers you give in this section: _____

109 _____
110 _____
111 _____
112 **(B) Hazardous Substances**

- 113 1. Are you aware of the presence of any of the following on the Property?
 114 Asbestos material: Yes No
 115 Formaldehyde gas and/or ureaformaldehyde foam insulation (UFFI): Yes No
 116 Discoloring of soil or vegetation: Yes No
 117 Oil sheen in wet areas: Yes No
 118 Contamination of well or other water supply: Yes No
 119 Proximity to current or former waste disposal sites: Yes No
 120 Proximity to current or former commercial or industrial facilities: Yes No
 121 Proximity to current, proposed, or former mines or gravel pits: Yes No
 122 Radon levels at or above 4 picocuries per liter: Yes No
 123 Use of lead-based paint: Yes No

124 **Note:** If Property contains a residence with one to four dwelling units, and the structure was constructed, or construction began,
 125 before 1978, you must disclose any knowledge of lead-based paint and any reports and/or records of lead-based paint on the
 126 Property.

127 Are you aware of any lead-based paint or lead-based paint hazards on the Property? Yes No
 128 If yes, explain how you know of it, where it is, and the condition of those lead-based paint surfaces: _____

129 _____
130 _____
131 Are you aware of any reports or records regarding lead-based paint or lead-based paint hazards on the Property? Yes No
 132 If yes, list all available reports and records: _____

- 133 _____
 134 2. To your knowledge, has the Property been tested for any hazardous substances? Yes No
 135 3. Are you aware of any storage tanks on the Property? Yes No Aboveground Underground
 136 Total number of storage tanks on the Property: _____ Aboveground _____ Underground _____
 137 Are all storage tanks registered with the Pennsylvania Department of Environmental Protection? Yes No
 138 If no, identify any unregistered storage tanks: N/A
 139 Has any storage tank permit ever been revoked pursuant to a federal or state law regulating storage tanks? Yes No
 140 Have you ever been ordered to take corrective action by a federal or state agency citing a release, or danger of release, from a storage
 141 tank? Yes No
 142 Do methods and procedures exist for the operation of storage tanks and for the operator's/owner's maintenance of a leak
 143 detection system, an inventory control system, and a tank testing system? Yes No Explain: _____

144 _____
 145 _____
 146 Has there been any release or any corrective action taken in response to a release from any of the storage tanks on the Property?
 147 Yes No

148 If yes, have you reported the release to and corrective action to any governmental agency? Yes No
 149 Explain: _____

- 150 _____
 151 _____
 152 4. Do you know of any other environmental concerns that may have an impact on the Property? Yes No

153 Explain any yes answers you give in this section: _____

154 _____
 155 _____
 156 **Buyer Initials:**

Owner Initials:

167 (C) Wood Infestation

- 168 1. Are you aware of any termites/wood-destroying insects, dryrot, or pests affecting the Property? Yes No
- 169 2. Are you aware of any damage to the Property caused by termites/wood-destroying insects, dryrot or pests? Yes No
- 170 3. Is the Property currently under contract by a licensed pest control company? Yes No
- 171 4. Are you aware of any termite/pest control reports or treatments for the Property in the last five years? Yes No

172 Explain any yes answers you give in this section: _____

173
174
175 (D) Natural Hazards/Wetlands

- 176 1. To your knowledge, is this Property, or part of it, located in a flood zone or wetlands area? Yes No
- 177 2. Do you know of any past or present drainage or flooding problems affecting the Property? Yes No
- 178 3. To your knowledge, is this Property, or part of it, located in an earthquake or other natural hazard zone? Yes No

179 Explain any yes answers you give in this section: _____

182 6. UTILITIES

183 (A) Water

- 184 1. What is the source of your drinking water? Public Community System Well on Property

185 Other: _____

186 2. If the Property's source of water is not public:

187 When was the water last tested? 2025

188 What was the result of the test? potable

189 Is the pumping system in working order? Yes No

190 If no, explain: _____

191 3. Is there a softener, filter, or other purification system? Yes No

192 If yes, is the system: Leased Owned

193 4. Are you aware of any problems related to the water service? Yes No

194 If yes, explain: _____

195
196
197 (B) Sewer/Septic

198 1. What is the type of sewage system? Public Sewer Community Sewer On-site (or Individual) sewage system

199 If on-site, what type? Cesspool Drainfield Unknown

200 Other (specify): _____

201 2. Is there a septic tank on the Property? Yes No Unknown

202 If yes, what is the type of tank? Metal/steel Cement/concrete Fiberglass Unknown

203 Other (specify): _____

204 3. When was the on-site sewage disposal system last serviced? 2024

205 4. Is there a sewage pump? Yes No

206 If yes, is it in working order? Yes No

207 5. Are you aware of any problems related to the sewage system? Yes No

208 If yes, explain: _____

209 (C) Other Utilities

210 1. The Property is serviced by the following: Natural Gas Electricity Telephone

211 Other: _____

212 7. TELECOMMUNICATIONS

213 (A) Is a telephone system included with the sale of the Property? Yes No

214 If yes, type: _____

215 (B) Are ISDN lines included with the sale of the Property? Yes No

216 (C) Is the Property equipped with satellite dishes? Yes No

217 If yes, how many? _____

218 Location: _____

219 (D) Is the Property equipped for cable TV? Yes No

220 If yes, number of hook-ups: 2

221 Location: Baby Rm + Big Rm

222 (E) Are there fiber optics available to the Property? Yes No Is the building wired for fiber optics? Yes No

223 Does the Property have T1 or other capability? Yes No

224 Buyer Initials:

Owner Initials: DM [Signature]

8. GOVERNMENTAL ISSUES/ZONING/USE/CODES

(A) Compliance, Building Codes & OSHA

- 1. Do you know of any violations of federal (including ADA), state, or local laws or regulations relating to this Property?
2. Do you know of any violations of building codes or municipal ordinances concerning this Property?
3. Do you know of any health, fire, or safety violations concerning this Property?
4. Do you know of any OSHA violations concerning this Property?
5. Do you know of any improvements to the Property that were done without building or other required permits?

(B) Condemnation or Street Widening

- 1. To your knowledge, is the Property located in an area where public authorities are contemplating proceedings for highway, thoroughfare, rail, or utility construction, a redevelopment project, street widening or lighting, or other similar public projects?

(C) Zoning

- 1. The Property is currently zoned by the (county, ZIP)
2. Current use is: conforming non-conforming permitted by variance permitted by special exception
3. Do you know of any pending or proposed changes in zoning?

- (D) Is there an occupancy permit for the Property?
(E) Is there a Labor and Industry Certificate for the Property?
(F) Is the Property a designated historic or archeological site?

9. LEGAL/TITLE ISSUES

- (A) Are you aware of any encroachments or boundary line disputes regarding the Property?
(B) Are you aware of any recorded encumbrances, covenants, conditions, restrictions, mineral or natural restrictions, easements, licenses, liens, charges, agreements, or other matters which affect the title of the Property?
(C) Are you aware of any encumbrances, covenants, conditions, restrictions, mineral or natural restrictions, easements, licenses, liens, charges, agreements, or other matters which affect the title of the Property that have not been recorded in the official records of the county recorder where the Property is located?
(D) Are you aware of any public improvement, condominium, or owner association assessments against the Property that remain unpaid?
(E) Are you aware of any existing or threatened action, suit, or government proceeding relating to the Property?
(F) Are you aware of any reason, including a defect in title, that would prevent you from conveying title to the Property?
(G) Are you aware of any judgment, encumbrance, lien (for example, co-maker or equity loan) or other debt against the Property that cannot be satisfied by the proceeds of this sale?
(H) Are you aware of any insurance claims filed relating to the property?

10. RESIDENTIAL UNITS

- (A) Is there a residential dwelling unit located on the Property?
Note: If one to four residential dwelling units are to be sold with, or as part of, the Property, Owner must complete a Seller's Property Disclosure Statement, as required by the Pennsylvania Real Estate Seller's Disclosure Law (68 P.S. §7301 et. seq.).

11. TENANCY ISSUES

- (A) Are you aware of any existing leases, subleases or other tenancy agreements affecting the Property?
(B) Are there any verbal agreements or understandings with tenants that are not specifically recorded in the lease (e.g., a promise not to increase rent, an implied agreement to let tenant end lease early, a first right of refusal on adjoining space)?
(C) Are there any tenants for whom you do not currently have a security deposit?
(D) Are there any tenants who have been 5 or more days late with their rent payment more than once this year?

Buyer Initials:

Owner Initials:

- 334 (E) Are there any tenants who are currently more than 30 days behind in paying rent, cam, or tax charges? Yes No
 335 (F) Are there any tenants who are in default of the lease for other than monetary reasons (e.g., failure to comply with rules, regulations, lease
 336 terms, etc.)? Yes No
 337 (G) Are there any tenants that you have reason to believe are likely to fall into default of their lease within the next six months?
 338 Yes No
 339 (H) Is there any tenant that you would consider evicting or not offering an opportunity for renewal? Yes No
 340 (I) Are you currently involved in any type of dispute with any tenant? Yes No
 341 Explain any yes answers you give in this section, providing names of tenants where applicable. Attach additional sheet if necessary:
 342 _____
 343 _____
 344 _____

345 **12. DOMESTIC SUPPORT LIEN LEGISLATION**

- 346 (A) Has any Owner, at any time, on or since January 1, 1998, been obligated to pay support under an order that is on record in a
 347 domestic relations office in any Pennsylvania county? Yes No
 348 If yes, list name and social security numbers of Owner(s) obligated to pay, the county, and the Domestic Relations File or docket
 349 number: _____
 350 _____

351 **13. LAND USE RESTRICTIONS OTHER THAN ZONING**

- 352 (A) Is the Property, or a portion of it, preferentially assessed for tax purposes under the Farmland and Forest Land Assessment
 353 Act (72 P.S. §5490.1 et seq.) (Clean and Green Program)? Yes No
 354 Note: An Owner of Property enrolled in the Clean and Green Program must submit notice of the sale and any proposed changes
 355 in the use of Owner's remaining enrolled Property to the County Assessor 30 days before the transfer of title to Buyer. The sale
 356 of Property enrolled in the Clean and Green Program may result in the loss of program enrollment and the loss of preferential tax
 357 assessment for the Property and/or the land of which it is a part and from which it is being separated. Removal from enrollment
 358 in the Clean and Green program may result in the charge of roll-back taxes and interest. A roll-back tax is the difference in the
 359 amount of taxes paid under the program and the taxes that would have been paid in the absence of Clean and Green enrollment.
 360 The roll-back taxes are charged for each year that the Property was enrolled in the program, limited to the past 7 years.
 361 (B) Is the Property, or a portion of it, preferentially assessed for tax purposes under the Open Space Act (16 P.S. §11941 et seq.) (an
 362 Act enabling certain counties of the Commonwealth to covenant with landowners for preservation of land in farm, forest, water
 363 supply, or open spaces uses)? Yes No
 364 Note: This Act enables counties to enter into covenants with owners of land designated as farm, forest, water supply, or open
 365 space land on an adopted municipal, county or regional plan for the purpose of preserving the land as open space. A covenant
 366 between the owner and county is binding upon any Buyer of the Property during the period of time that the covenant is in effect
 367 (5 or 10 years). Covenants automatically renew at the end of the covenant period unless specific termination notice procedures
 368 are followed. When a breach of the covenant occurs, the then-owner is required to pay roll-back taxes and interest. A roll-back
 369 tax is the difference in the amount of taxes paid and the taxes that would have been paid in the absence of the covenant. The
 370 roll-back taxes are charged for each year that the Property was subject to the covenant, limited to the past 5 years.
 371 (C) Is the Property, or a portion of it, preferentially assessed for tax purposes or enrolled in any program, other than Clean & Green
 372 and Open Space, that contains any covenants, subdivision restrictions, or other restrictions affecting the Property?
 373 Yes No
 374 Explain any yes answers you give in this section: _____
 375 _____
 376 _____

377 **14. SERVICE PROVIDER/CONTRACTOR INFORMATION**

- 378 (A) Provide the names, addresses and phone numbers of the service providers for any Maintenance Contracts on the Property (e.g.,
 379 elevators, other equipment, pest control). Attach additional sheet if necessary: _____
 380 N/A
 381 _____
 382 (B) Provide the names, addresses and phone numbers of the service providers for any Alarm/Safety Contracts on the Property (e.g.,
 383 security alarm system, sprinkler system, fire/smoke). Attach additional sheet if necessary: _____
 384 N/A
 385 _____
 386 (C) Provide the names, addresses and phone numbers of the service providers for any utilities on the Property (e.g., water, water
 387 softener, sewage, on-site sewage service, natural gas, electric, telephone). Attach additional sheet if necessary: _____
 388 Electric: Met-Ed 2021 Sullivan Trail Easton, PA 800-545-7741
 389 Frontier: 3 High ridge Park Stanford, CT 06905 855-981-4544
 390 _____
 391 _____

392 Buyer Initials:

393 Owner Initials: JM BB

343 The undersigned Owner represents that the information set forth in this document is accurate and complete to the best of Owner's
344 knowledge. Owner permits Broker to share information contained in this document with prospective buyers/tenants and other real
345 estate licensees. OWNER ALONE IS RESPONSIBLE FOR THE ACCURACY OF THE INFORMATION CONTAINED IN
346 THIS STATEMENT. Owner will notify Broker in writing of any information supplied on this form which is rendered inaccurate
347 by a change in the condition of the Property following completion of this form.

348 OWNER	<i>Darlene A. Minnick</i>	DATE	<u>9/13/2025</u>
349 OWNER	<i>Darlene A. Minnick</i>	DATE	<u>9/13/2025</u>
350 OWNER		DATE	_____
351 BUYER		DATE	_____
352 BUYER		DATE	_____
353 BUYER		DATE	_____