

COMMERCIAL PROPERTY INFORMATION SHEET

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

1 PROPERTY 4323 Butler Street, Pittsburgh, PA 15201

2 OWNER William Barron, Margaret M Barron

3 Owner is providing information to help Broker market the Property. This Statement is not a substitute for any inspections or warranties
4 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
5 real estate broker (Agent for Owner), any real estate broker, or their agents.6 Property Type: Office Retail Industrial Multi-family Land Institutional
7 Hospitality Other: _____8 1. OWNER'S EXPERTISE Owner does not possess expertise in contracting, engineering, environmental assessment, architecture, or
9 other areas related to the construction and conditions of the Property and its improvements, except as follows: _____10 2. OCCUPANCY Do you, Owner, currently occupy the Property? Yes No

11 If no, when did you last occupy the Property? _____

12 3. DESCRIPTION

13 (A) Land Area: 2224 sq. ft. (22.24 x 100)

14 (B) Dimensions: 22x98x20x98

15 (C) Shape: Rectangular

16 (D) Building Square Footage: 1760 1st fl, 1280 2nd fl,

17 4. PHYSICAL CONDITION

18 (A) Age of Property: 999 Additions: yes, but no documents

19 (B) Roof

20 1. Age of roof(s): APPROX 2008 Unknown

21 2. Type of roof(s): shingle front, torch down rear

22 3. Has the roof been replaced or repaired during your ownership? Yes No Partially23 4. Has the roof ever leaked during your ownership? Yes No24 5. Do you know of any problems with the roof, gutters, or downspouts? Yes No25 Explain any yes answers you give in this section: I believe the ext portion was redone
26 in 2008. the shingle portion was also repaired at that time

27 (C) Structural Items, Basements and Crawl Spaces

28 1. Are you aware of any water leakage, accumulation, or dampness in the building or other structures? Yes No29 2. Does the Property have a sump pump? Yes No

30 3. Do you know of any repairs or other attempts to control any water or dampness problem in the building or other structures?

31 4. Are you aware of any past or present movement, shifting, deterioration, or other problems with walls, foundations, floors, or
32 other structural components? Yes No33 Explain any yes answers that you give in this section, describing the location and, if applicable, the extent of the problem and the
34 date and person by whom any repairs were done, if known: _____

35 (D) Mechanical Systems

36 1. Type of heating: Forced Air Hot Water Steam Radiant37 2. Type of heating fuel: Electric Fuel Oil Natural Gas Propane (on-site) Central Plant38 3. Are there any chimneys? Yes No If yes, how many?39 4. Are they working? Yes No When were they last cleaned?

40 5. List any buildings (or areas in any buildings) that are not heated: _____

41 5. Type of water heater: Electric Gas Oil Capacity: _____

42 6. Other: _____

52 Buyer Initials: MB

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Owner Initials: AMBPennsylvania
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10/04

53 6. Type of plumbing: Copper Galvanized Lead PVC Unknown
 54 Other: _____

55 7. Are you aware of any problems with plumbing or heating systems or fixtures on the Property? Yes No
 56 If yes, explain: _____

57 8. Type of air conditioning: Central Electric Central Gas Wall None Capacity: _____
 58 List any buildings (or areas of any buildings) that are not air conditioned: Separate for each
 59 unit

60 9. Type of electric service: _____ AMP 220 Volt 3-phase 1-phase KVA: _____
 61 Other: _____
 62 Transformers: _____ Type: _____
 63 Are you aware of any problems or repairs needed in the electrical system? Yes No
 64 If yes, explain: _____

65 10. Are you aware of any problems with any item in this section that has not already been disclosed? Yes No
 66 If yes, explain: _____

70 (E) Site Improvements

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

78 (F) Other Equipment

79 1. Exterior Signs: Yes No How many? _____ Number illuminated: _____
 80 2. Elevators: Yes No How many? _____ Cable Hydraulic rail
 81 Working order? Yes No Certified through (date) _____
 82 Date last serviced _____
 83 3. Skylights: Yes No How many? _____
 84 4. Overhead Doors: Yes No How many? _____ Size: _____
 85 5. Loading Docks: Yes No How many? _____ Levelers: Yes No
 86 6. At grade doors: Yes No How many? _____
 87 7. Are you aware of any problems with the equipment listed in this section? Yes No
 88 If yes, explain: _____

90 (G) Fire Damage

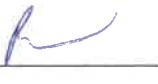
91 1. To your knowledge, was there ever a fire on the Property? Yes No
 92 2. Are you aware of any unrepairs fire damage to the Property and any structures on it? Yes No
 93 If yes, explain location and extent of damage: _____

94 (H) Are you aware of any problems with water and sewer lines servicing the Property? Yes No
 95 If yes, explain: _____

97 (I) Alarm/Safety Systems

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

All fire code requirements have been met

109 Buyer Initials: 

110 5. ENVIRONMENTAL

111 (A) Soil Conditions

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

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

121 (B) Hazardous Substances

1. Are you aware of the presence of any of the following on the Property?

122 Asbestos material: Yes No

123 Formaldehyde gas and/or ureaformaldehyde foam insulation (UFFI): Yes No

124 Discoloring of soil or vegetation: Yes No

125 Oil sheen in wet areas: Yes No

126 Contamination of well or other water supply: Yes No

127 Proximity to current or former waste disposal sites: Yes No

128 Proximity to current or former commercial or industrial facilities: Yes No

129 Proximity to current, proposed, or former mines or gravel pits: Yes No

130 Radon levels above 4 pico curies per liter: Yes No

131 Use of lead-based paint: Yes No

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

133 Are you aware of any lead-based paint or lead-based paint hazards on the Property? Yes No

134 If yes, explain how you know of it, where it is, and the condition of those lead-based paint surfaces: _____

139 Are you aware of any reports or records regarding lead-based paint or lead-based paint hazards on the Property? Yes No

140 If yes, list all available reports and records: _____

2. To your knowledge, has the Property been tested for any hazardous substances? Yes No

3. Are you aware of any storage tanks on the Property? Yes No Aboveground Underground

146 Total number of storage tanks on the Property: _____ Aboveground _____ Underground

147 Are all storage tanks registered with the Pennsylvania Department of Environmental Protection? Yes No

148 If no, identify any unregistered storage tanks: _____

149 Has any storage tank permit ever been revoked pursuant to a federal or state law regulating storage tanks? Yes No

150 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 tank? Yes No

151 Do methods and procedures exist for the operation of tanks and for the operator's/owner's maintenance of a leak detection system, an inventory control system, and a tank testing system? Yes No Explain: _____

156 Has there been any release or any corrective action taken in response to a release from any of the storage tanks on the Property?

157 Yes No

158 If yes, have you reported the release to and corrective action to any governmental agency? Yes No

159 Explain: _____

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

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

166 Buyer Initials: _____

Owner Initials: 

167 (C) Wood Infestation

168 1. Are you aware of any termites/wood-destroying insects, dry rot, 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 (D) Natural Hazards/Wetlands

174 1. To your knowledge, is this Property, or part of it, located in a flood zone or wetlands area? Yes No

175 2. Do you know of any past or present drainage or flooding problems affecting the Property? Yes No

176 3. To your knowledge, is this Property, or part of it, located in an earthquake or other natural hazard zone? Yes No

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

178 6. UTILITIES

179 (A) Water

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

181 Other: _____

182 2. If the Property's source of water is not public:
When was the water last tested? _____
What was the result of the test? _____
Is the pumping system in working order? Yes No
If no, explain: _____

183 3. Is there a softener, filter, or other purification system? Yes No
If yes, is the system: Leased Owned

184 4. Are you aware of any problems related to the water service? Yes No
If yes, explain: _____

185 (B) Sewer/Septic

186 1. What is the type of sewage system? Public Sewer Community Sewer On-site (or Individual) sewage system
If on-site, what type? Cesspool Drainfield Unknown
 Other (specify): _____

187 2. Is there a septic tank on the Property? Yes No Unknown
If yes, what is the type of tank? Metal/steel Cement/concrete Fiberglass Unknown
 Other (specify): _____

188 3. When was the on-site sewage disposal system last serviced? _____

189 4. Is there a sewage pump? Yes No
If yes, is it in working order? Yes No

190 5. Are you aware of any problems related to the sewage system? Yes No
If yes, explain: _____

191 (C) Other Utilities

192 The Property is serviced by the following: Natural Gas Electricity Telephone
 Other: _____

193 7. TELECOMMUNICATIONS

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

195 If yes, type: _____

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

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

198 If yes, how many? _____

199 Location: _____

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

201 If yes, number of hook-ups: _____

202 Location: _____

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

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

205 Buyer Initials: _____

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207 Owner Initials: 

225 8. GOVERNMENTAL ISSUES/ZONING/USE/CODES

226 (A) Compliance, Building Codes & OSHA

227 1. Do you know of any violations of federal (including ADA), state, or local laws or regulations relating to this Property?
228 Yes No

229 2. Do you know of any violations of building codes or municipal ordinances concerning this Property? Yes No

230 3. Do you know of any health, fire, or safety violations concerning this Property? Yes No

231 4. Do you know of any OSHA violations concerning this Property? Yes No

232 5. Do you know of any improvements to the Property that were done without building or other required permits? Yes No

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

234 (B) Condemnation or Street Widening

235 1. To your knowledge, is the Property located in an area where public authorities are contemplating proceedings for highway,
236 thoroughfare, rail, or utility construction, a redevelopment project, street widening or lighting, or other similar public projects?
237 Yes No

238 If yes, explain: _____

239 (C) Zoning

240 1. The Property is currently zoned Z NC by the (county,
241 ZIP) East Allegheny 15201

242 2. Current use is: conforming non-conforming permitted by variance permitted by special exception

243 3. Do you know of any pending or proposed changes in zoning? Yes No

244 If yes, explain: _____

245 (D) Is there an occupancy permit for the Property? Yes No

246 (E) Is there a Labor and Industry Certificate for the Property? Yes No

247 If yes, Certificate Number is: _____

248 (F) Is the Property a designated historic or archeological site? Yes No

249 If yes, explain: _____

250 9. LEGAL/TITLE ISSUES

251 (A) Are you aware of any encroachments or boundary line disputes regarding the Property? Yes No

252 (B) Are you aware of any recorded encumbrances, covenants, conditions, restrictions, mineral or natural restrictions, easements,
253 licenses, liens, charges, agreements, or other matters which affect the title of the Property? Yes No

254 (C) Are you aware of any encumbrances, covenants, conditions, restrictions, mineral or natural restrictions, easements, licenses,
255 liens, charges, agreements, or other matters which affect the title of the Property that have not been recorded in the official
256 records of the county recorder where the Property is located? Yes No

257 (D) Are you aware of any public improvement, condominium, or owner association assessments against the Property that remain
258 unpaid? Yes No

259 (E) Are you aware of any existing or threatened action, suit, or government proceeding relating to the Property? Yes No

260 (F) Are you aware of any reason, including a defect in title, that would prevent you from conveying title to the Property? Yes No

261 (G) Are you aware of any judgment, encumbrance, lien (for example co-maker or equity loan) or other debt against the Property that
262 cannot be satisfied by the proceeds of this sale? Yes No

263 (H) Are you aware of any insurance claims filed relating to the Property? Yes No

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

265 10. RESIDENTIAL UNITS

266 (A) Is there a residential dwelling unit located on the Property? Yes No

267 If yes, number of residential dwelling units: 1

268 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
269 Property Disclosure Statement, as required by the Pennsylvania Real Estate Seller's Disclosure Law (68 P.S. §7301 et. seq.).

270 11. TENANCY ISSUES

271 (A) Are you aware of any existing leases, subleases or other tenancy agreements affecting the Property? Yes No

272 (B) Are there any verbal agreements or understandings with tenants that are not specifically recorded in the lease (e.g., a promise not
273 to increase rent, an implied agreement to let tenant end lease early, a first right of refusal on adjoining space)? Yes No

274 (C) Are there any tenants for whom you do not currently have a security deposit? Yes No

275 (D) Are there any tenants who have been 5 or more days late with their rent payment more than once this year? Yes No

276 283 Buyer Initials: _____

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Owner Initials: AMB

284 (E) Are there any tenants who are currently more than 30 days behind in paying rent, cam, or tax charges? Yes No
285 (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
286 terms, etc.)? Yes No
287 (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?
288 Yes No
289 (H) Is there any tenant that you would consider evicting or not offering an opportunity for renewal? Yes No
290 (I) Are you currently involved in any type of dispute with any tenant? Yes No
291 Explain any yes answers you give in this section, providing names of tenants where applicable. Attach additional sheet if necessary:
292 _____
293 _____
294 _____

12. DOMESTIC SUPPORT LIEN LEGISLATION

295 (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
296 domestic relations office in any Pennsylvania county? Yes No
297 If yes, list name and social security numbers of Owner(s) obligated to pay, the county, and the Domestic Relations File or docket
298 number: _____

13. LAND USE RESTRICTIONS OTHER THAN ZONING

300 (A) Is the Property, or a portion of it, preferentially assessed for tax purposes under the Farmland and Forest Land Assessment
301 Act (72 P.S. §5490.1 et seq.) (Clean and Green Program)? Yes No
302 Note: An Owner of Property enrolled in the Clean and Green Program must submit notice of the sale and any proposed changes
303 in the use of Owner's remaining enrolled Property to the County Assessor 30 days before the transfer of title to Buyer. The sale
304 of Property enrolled in the Clean and Green Program may result in the loss of program enrollment and the loss of preferential tax
305 assessment for the Property and/or the land of which it is a part and from which it is being separated. Removal from enrollment
306 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
307 amount of taxes paid under the program and the taxes that would have been paid in the absence of Clean and Green enrollment.
308 The roll-back taxes are charged for each year that the Property was enrolled in the program, limited to the past 7 years.

309 (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
310 Act enabling certain counties of the Commonwealth to covenant with landowners for preservation of land in farm, forest, water
311 supply, or open spaces uses)? Yes No
312 Note: This Act enables counties to enter into covenants with owners of land designated as farm, forest, water supply, or open
313 space land on an adopted municipal, county or regional plan for the purpose of preserving the land as open space. A covenant
314 between the owner and county is binding upon any Buyer of the Property during the period of time that the covenant is in effect
315 (5 or 10 years). Covenants automatically renew at the end of the covenant period unless specific termination notice procedures
316 are followed. When a breach of the covenant occurs, the then-owner is required to pay roll-back taxes and interest. A roll-back
317 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
318 roll-back taxes are charged for each year that the Property was subject to the covenant, limited to the past 5 years.

319 (C) Is the Property, or a portion of it, preferentially assessed for tax purposes or enrolled in any program, other than Clean & Green
320 and Open Space, that contains any covenants, subdivision restrictions, or other restrictions affecting the Property?
321 Yes No
322 Explain any yes answers you give in this section: _____

14. SERVICE PROVIDER/CONTRACTOR INFORMATION

323 (A) Provide the names, addresses and phone numbers of the service providers for any Maintenance Contracts on the Property (e.g.,
324 elevators, other equipment, pest control). Attach additional sheet if necessary: _____
325 _____
326 _____

327 (B) Provide the names, addresses and phone numbers of the service providers for any Alarm/Safety Contracts on the Property (e.g.,
328 security alarm system, sprinkler system, fire/smoke). Attach additional sheet if necessary: _____
329 _____
330 _____

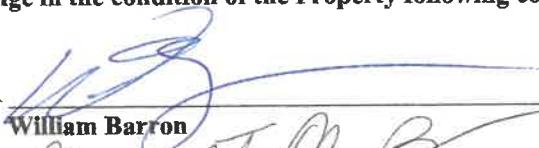
331 (C) Provide the names, addresses and phone numbers of the service providers for any utilities on the Property (e.g., water, water
332 softener, sewage, on-site sewage service, natural gas, electric, telephone). Attach additional sheet if necessary: _____
333 _____
334 _____
335 _____
336 _____
337 _____
338 _____
339 _____
340 _____
341 _____

342 Buyer Initials: _____

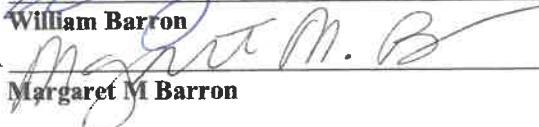
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Owner Initials: 

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  _____

DATE 10-17-25

349 OWNER  _____

DATE 10-17-2025

350 OWNER _____

DATE _____

351 BUYER _____

DATE _____

352 BUYER _____

DATE _____

353 BUYER _____

DATE _____