

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).

1 **PROPERTY** 4384 Gibsonia Rd, Gibsonia, PA 15044

2 **OWNER** Zebley Realty LLC

4 Owner is providing information to help Broker market the Property. This Statement is not a substitute for any inspections or warranties
5 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
6 real estate broker (Agent for Owner), any real estate broker, or their agents.

7 **Property Type:** Office Retail Industrial Multi-family Land Institutional
8 Hospitality Other: _____

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

11 **2. OCCUPANCY** Do you, Owner, currently occupy the Property? Yes No
12 If no, when did you last occupy the Property? _____ *Never*

13 **3. DESCRIPTION**

14 (A) Land Area: _____

15 (B) Dimensions: _____

16 (C) Shape: _____

17 (D) Building Square Footage: *13,000*

18 **4. PHYSICAL CONDITION**

19 (A) Age of Property: *20 year* Additions: _____

20 (B) Roof

21 1. Age of roof(s): *20* Unknown

22 2. Type of roof(s): *Singles*

23 3. Has the roof been replaced or repaired during your ownership? Yes No

24 4. Has the roof ever leaked during your ownership? Yes No

25 5. Do you know of any problems with the roof, gutters, or downspouts? Yes No

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

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 No

29 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? Yes No

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 No

33 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 Radiant
37 Other: _____

38 2. Type of heating fuel: Electric Fuel Oil Natural Gas Propane (on-site) Central Plant
39 Other types of heating systems or combinations: _____

40 3. Are there any chimneys? Yes No If yes, how many? _____

41 Are they working? Yes No When were they last cleaned? _____

42 4. List any buildings (or areas as in any buildings) that are not heated: _____

43 5. Type of water heater: Electric Gas Oil Capacity: _____
44 Other: _____

45 **Buyer Initials:** _____

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47 **Owner Initials:** *[Signature]*



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50 Realtors®

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52 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: *Warehouse*

59 9. Type of electric service: *400* AMP 220 Volt 3-phase 1-phase KVA: _____
 60 Other: *200 single phase*
 61 Transformers: _____ Type: _____
 62 Are you aware of any problems or repairs needed in the electrical system? Yes No If yes, explain: _____

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

65
 66
 67
 68
 69 (E) Site Improvements
 70 1. Are you aware of any problems with storm-water drainage? Yes No
 71 2. Are you aware of any past or present problems with driveways, parking areas, sidewalks, curbs, other paved surfaces, or
 72 retaining walls on the Property? Yes No
 73 3. Explain any yes answers that you give in this section, describing the location and, if applicable, the extent of the problem and
 74 the date and person by whom any repairs were done, if known: _____

75
 76
 77 (F) Other Equipment
 78 1. Exterior Signs: Yes No How many? _____ Number Illuminated: _____
 79 2. Elevators: Yes No How many? _____ Cable Hydraulic rail
 80 Working order? Yes No Certified through (date) _____
 81 Date last serviced _____
 82 3. Skylights: Yes No How many? _____
 83 4. Overhead Doors: Yes No How many? _____ Size: _____
 84 5. Loading Docks: Yes No How many? _____ Levelers: Yes No
 85 6. At grade doors: Yes No How many? _____
 86 7. Are you aware of any problems with the equipment listed in this section? Yes No
 87 If yes, explain: _____

88
 89 (G) Fire Damage
 90 1. To your knowledge, was there ever a fire on the Property? Yes No
 91 2. Are you aware of any unrepaired fire damage to the Property and any structures on it? Yes No
 92 If yes, explain location and extent of damage: _____

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

95
 96 (I) Alarm/Safety Systems
 97 1. Fire: Yes No In working order? Yes No
 98 If yes, connected to: Fire Department Yes No Monitoring Service: Yes No
 99 2. Fire extinguishers: Yes No
 100 3. Smoke: Yes No In working order? Yes No
 101 4. Sprinkler: Yes No Inspected/certified? Yes No
 102 Wet Dry Flow rate: _____
 103 5. Security: Yes No In working order? Yes No
 104 If yes, connected to: Police Department Yes No Monitoring Service Yes No
 105 6. Are there any areas of the Property that are not serviced by the systems in this section? Yes No
 106 If yes, explain: _____

107
 108

109 Buyer Initials: _____

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Owner Initials: 

110 5. ENVIRONMENTAL

111 (A) Soil Conditions

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

118 Explain any yes answers you give in this section: _____
119 _____
120

121 (B) Hazardous Substances

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

123 Asbestos material: Yes No
124 Formaldehyde gas and/or ureaformaldehyde foam insulation (UFFI): Yes No
125 Discoloring of soil or vegetation: Yes No
126 Oil sheen in wet areas: Yes No
127 Contamination of well or other water supply: Yes No
128 Proximity to current or former waste disposal sites: Yes No
129 Proximity to current or former commercial or industrial facilities: Yes No
130 Proximity to current, proposed, or former mines or gravel pits: Yes No
131 Radon levels above 4 pico curies per liter: Yes No
132 Use of lead-based paint: Yes No

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

136 Are you aware of any lead-based paint or lead-based paint hazards on the Property? Yes No
137 If yes, explain how you know of it, where it is, and the condition of those lead-based paint surfaces: _____
138 _____
139

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

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

145 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
151 tank? Yes No

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

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: _____

162 4. Do you know of any other environmental concerns that may have an impact on the Property? Yes No
163 Explain any yes answers you give in this section: _____
164 _____
165

166 Buyer Initials: _____

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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: _____

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: _____

180 6. UTILITIES

181 (A) Water

182 1. What is the source of your drinking water? Public [] Community System [] Well on Property
183 [] Other: _____

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

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

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

193 (B) Sewer/Septic

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

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

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

201 4. Is there a sewage pump? [] Yes No
202 If yes, is it in working order? [] Yes [] No

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

205 (C) Other Utilities

206 The Property is serviced by the following: Natural Gas Electricity Telephone
207 [] Other: _____

208 7. TELECOMMUNICATIONS

209 (A) Is a telephone system included with the sale of the Property? [] Yes No
210 If yes, type: _____

211 (B) Are ISDN lines included with the sale of the Property? [] Yes [] No

212 (C) Is the Property equipped with satellite dishes? [] Yes No
213 If yes, how many? _____
214 Location: _____

215 (D) Is the Property equipped for cable TV? [] Yes No
216 If yes, number of hook-ups: _____
217 Location: _____

218 (E) Are there fiber optics available to the Property? [] Yes [] No Is the building wired for fiber optics? [] Yes [] No
219 Does the Property have T1 or other capability? [] Yes [] No

220 224 Buyer Initials: _____

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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 _____
235 (B) Condemnation or Street Widening

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

239 If yes, explain: _____

240 _____
241 (C) Zoning

242 1. The Property is currently zoned Light Industrial Retail by the (county,
243 ZIP) 15244

244 2. Current use is: conforming [] non-conforming [] permitted by variance [] permitted by special exception

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

246 If yes, explain: _____

247 _____
248 (D) Is there an occupancy permit for the Property? Yes [] No

249 (E) Is there a Labor and Industry Certificate for the Property? [] Yes [] No
250 If yes, Certificate Number is: _____

251 (F) Is the Property a designated historic or archeological site? [] Yes No
252 If yes, explain: _____

253 9. LEGAL/TITLE ISSUES

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

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

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

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

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

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

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

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

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

268 10. RESIDENTIAL UNITS

269 (A) Is there a residential dwelling unit located on the Property? [] Yes No
270 If yes, number of residential dwelling units: _____

271 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
272 Property Disclosure Statement, as required by the Pennsylvania Real Estate Seller's Disclosure Law (68 P.S. §7301 et. seq.).

273 11. TENANCY ISSUES

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

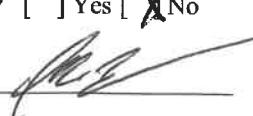
275 (B) Are there any verbal agreements or understandings with tenants that are not specifically recorded in the lease (e.g., a promise not
276 to increase rent, an implied agreement to let tenant end lease early, a first right of refusal on adjoining space)? [] Yes No

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

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

279 283 Buyer Initials: _____

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Owner Initials: 

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

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

13. LAND USE RESTRICTIONS OTHER THAN ZONING

301 (A) Is the Property, or a portion of it, preferentially assessed for tax purposes under the Farmland and Forest Land Assessment
302 Act (72 P.S. §5490.1 et seq.) (Clean and Green Program)? [] Yes No
303 Note: An Owner of Property enrolled in the Clean and Green Program must submit notice of the sale and any proposed changes
304 in the use of Owner's remaining enrolled Property to the County Assessor 30 days before the transfer of title to Buyer. The sale
305 of Property enrolled in the Clean and Green Program may result in the loss of program enrollment and the loss of preferential tax
306 assessment for the Property and/or the land of which it is a part and from which it is being separated. Removal from enrollment
307 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
308 amount of taxes paid under the program and the taxes that would have been paid in the absence of Clean and Green enrollment.
309 The roll-back taxes are charged for each year that the Property was enrolled in the program, limited to the past 7 years.
310 (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
311 Act enabling certain counties of the Commonwealth to covenant with landowners for preservation of land in farm, forest, water
312 supply, or open spaces uses)? [] Yes No
313 Note: This Act enables counties to enter into covenants with owners of land designated as farm, forest, water supply, or open
314 space land on an adopted municipal, county or regional plan for the purpose of preserving the land as open space. A covenant
315 between the owner and county is binding upon any Buyer of the Property during the period of time that the covenant is in effect
316 (5 or 10 years). Covenants automatically renew at the end of the covenant period unless specific termination notice procedures
317 are followed. When a breach of the covenant occurs, the then-owner is required to pay roll-back taxes and interest. A roll-back
318 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
319 roll-back taxes are charged for each year that the Property was subject to the covenant, limited to the past 5 years.
320 (C) Is the Property, or a portion of it, preferentially assessed for tax purposes or enrolled in any program, other than Clean & Green
321 and Open Space, that contains any covenants, subdivision restrictions, or other restrictions affecting the Property?
322 [] Yes No
323 Explain any yes answers you give in this section: _____

14. SERVICE PROVIDER/CONTRACTOR INFORMATION

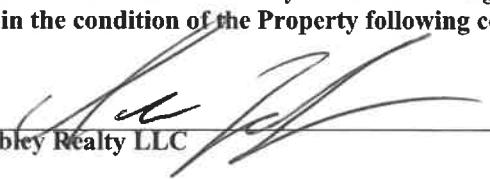
326 (A) Provide the names, addresses and phone numbers of the service providers for any Maintenance Contracts on the Property (e.g.,
327 elevators, other equipment, pest control). Attach additional sheet if necessary: _____
328 _____
329 _____
330 _____
331 _____
332 (B) Provide the names, addresses and phone numbers of the service providers for any Alarm/Safety Contracts on the Property (e.g.,
333 security alarm system, sprinkler system, fire/smoke). Attach additional sheet if necessary: _____
334 _____
335 _____
336 _____
337 (C) Provide the names, addresses and phone numbers of the service providers for any utilities on the Property (e.g., water, water
338 softener, sewage, on-site sewage service, natural gas, electric, telephone). Attach additional sheet if necessary: _____
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** 8/5/25

349 **OWNER** _____ **DATE** _____

350 **OWNER** _____ **DATE** _____

351 **BUYER** _____ **DATE** _____

352 **BUYER** _____ **DATE** _____

353 **BUYER** _____ **DATE** _____