COMMERCIAL PROPERTY INFORMATION SHEET

CPI

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PROPERTY 588 W. High Street, Waynesburg, PA 15370

OWNER Split Jack Holdings, LLC

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: _____

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: 38 years Additions: _____
   (B) Roof
   1. Age of roof(s): _____ ☑ Unknown
   2. Type of roof(s): Shingle
   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: Roof leaked in 1 spot. Repairs were made.

   (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: _____
   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 are as in any buildings) that are not heated: _____
   5. Type of water heater: ☐ Electric ☑ Gas ☐ Oil Capacity: _____
      ☐ Other: _____

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10/04

Coldwell Banker Realty - South Hills, 1630 Washington Rd Pittsburgh PA 15241 Phone: (412)789-7261 Fax: (412)655-0420 Split Jack
John Moses

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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: _____ AMP ☐ 220 Volt ☑ 3-phase ☐ 1-phase ☐ KVA: _____
☐ Other: _____
Transformers: _____ Type: _____
Are you aware of any problems or repairs needed in the electrical system? ☐ Yes ☑ No
If yes, explain: _____
10. 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? 1 Number Illuminated: 0
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? _____ Size: _____
5. Loading Docks: ☐ Yes ☑ No How many? _____ Levelers: ☐ Yes ☐ No
6. At grade doors: ☑ Yes ☐ No How many? 1
7. Are you aware of any problems with the equipment listed in this section? ☐ Yes ☑ No
If yes, explain: _____

(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: _____

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5. ENVIRONMENTAL

(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

Explain any yes answers you give in this section: _____

(B) Hazardous Substances

1. Are you aware of the presence of any of the following on the Property?
   Asbestos material: ☐ Yes ☑ No
   Formaldehyde gas and/or ureaformaldehyde foam insulation (UFFI): ☐ Yes ☑ No
   Discoloring of soil or vegetation: ☐ Yes ☑ No
   Oil sheen in wet areas: ☐ Yes ☑ No
   Contamination of well or other water supply: ☐ Yes ☑ No
   Proximity to current or former waste disposal sites: ☐ Yes ☑ No
   Proximity to current or former commercial or industrial facilities: ☐ Yes ☑ No
   Proximity to current, proposed, or former mines or gravel pits: ☐ Yes ☑ No
   Radon levels above 4 pico curies per liter: ☐ Yes ☑ No
   Use of lead-based paint: ☐ Yes ☑ No
   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.
   Are you aware of any lead-based paint or lead-based paint hazards on the Property? ☐ Yes ☑ No
   If yes, explain how you know of it, where it is, and the condition of those lead-based paint surfaces: _____
   Are you aware of any reports or records regarding lead-based paint or lead-based paint hazards on the Property? ☐ Yes ☑ No
   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
   Total number of storage tanks on the Property: _____ Aboveground _____ Underground
   Are all storage tanks registered with the Pennsylvania Department of Environmental Protection? ☐ Yes ☐ No
   If no, identify any unregistered storage tanks: _____
   Has any storage tank permit ever been revoked pursuant to a federal or state law regulating storage tanks? ☐ Yes ☐ No
   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
   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: _____
   Has there been any release or any corrective action taken in response to a release from any of the storage tanks on the Property? ☐ Yes ☐ No
   If yes, have you reported the release to and corrective action to any governmental agency? ☐ Yes ☐ No
   Explain: _____
4. Do you know of any other environmental concerns that may have an impact on the Property? ☐ Yes ☑ No

Explain any yes answers you give in this section: _____

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(C) Wood Infestation

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

Explain any yes answers you give in this section: _____

(D) Natural Hazards/Wetlands

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

Explain any yes answers you give in this section: _____

6. UTILITIES

(A) Water

1. What is the source of your drinking water? ☑ Public ☐ Community System ☐ Well on Property
   ☐ Other: _____
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: _____
3. Is there a softener, filter, or other purification system? ☑ Yes ☐ No
   If yes, is the system: ☐ Leased ☑ Owned
4. Are you aware of any problems related to the water service? ☐ Yes ☑ No
   If yes, explain: _____

(B) Sewer/Septic

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): _____
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): _____
3. When was the on-site sewage disposal system last serviced? _____
4. Is there a sewage pump? ☐ Yes ☑ No
   If yes, is it in working order? ☐ Yes ☐ No
5. Are you aware of any problems related to the sewage system? ☐ Yes ☑ No
   If yes, explain: _____

(C) Other Utilities

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

7. TELECOMMUNICATIONS

(A) Is a telephone system included with the sale of the Property? ☐ Yes ☑ No
If yes, type: _____

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

(C) Is the Property equipped with satellite dishes? ☐ Yes ☑ No
If yes, how many? _____
Location: _____

(D) Is the Property equipped forcable TV? ☐ Yes ☑ No
If yes, number of hook-ups: _____
Location: _____

(E) Are there fiber optics available to the Property? ☒ Yes ☐ No Is the building wired for fiber optics? ☐ Yes ☑ No
Does the Property have T1 or other capability? ☐ Yes ☒ No

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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? ☐ Yes ☑ No
2. Do you know of any violations of building codes or municipal ordinances concerning this Property? ☐ Yes ☑ No
3. Do you know of any health, fire, or safety violations concerning this Property? ☐ Yes ☑ No
4. Do you know of any OSHA violations concerning this Property? ☐ Yes ☑ No
5. Do you know of any improvements to the Property that were done without building or other required permits? ☐ Yes ☑ No

Explain any yes answers you give in this section: _____

(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? ☐ Yes ☑ No

   If yes, explain: _____

(C) Zoning

1. The Property is currently zoned business by the (county, ZIP) **Greene County** **15370**
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? ☐ Yes ☑ No

If yes, explain: _____

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

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

If yes, Certificate Number is: _____

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

If yes, explain: _____

9. LEGAL/TITLE ISSUES

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

(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? ☐ Yes ☑ No

(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? ☐ Yes ☑ No

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

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

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

(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? ☐ Yes ☑ No

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

Explain any yes answers you give in this section: _____

10. RESIDENTIAL UNITS

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

If yes, number of residential dwelling units: _____

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? ☐ Yes ☑ No

(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)? ☐ Yes ☑ No

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

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

(E) Are there any tenants who are currently more than 30 days behind in paying rent, cam, or tax charges? ☐ Yes ☑ No

(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 terms, etc.) ? ☐ Yes ☑ No

(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? ☐ Yes ☑ No

(H) Is there any tenant that you would consider evicting or not offering an opportunity for renewal? ☐ Yes ☑ No

(I) Are you currently involved in any type of dispute with any tenant? ☐ Yes ☑ No

Explain any yes answers you give in this section, providing names of tenants where applicable. Attach additional sheet if necessary:

12. DOMESTIC SUPPORT LIEN LEGISLATION

(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 domestic relations office in any Pennsylvania county? ☐ Yes ☑ No

If yes, list name and social security numbers of Owner(s) obligated to pay, the county, and the Domestic Relations File or docket number:

13. LAND USE RESTRICTIONS OTHER THAN ZONING

(A) Is the Property, or a portion of it, preferentially assessed for tax purposes under the Farmland and Forest Land Assessment Act (72 P.S. §5490.1 et seq.) (Clean and Green Program)? ☐ Yes ☑ No

Note: An Owner of Property enrolled in the Clean and Green Program must submit notice of the sale and any proposed changes in the use of Owner's remaining enrolled Property to the County Assessor 30 days before the transfer of title to Buyer. The sale of Property enrolled in the Clean and Green Program may result in the loss of program enrollment and the loss of preferential tax assessment for the Property and/or the land of which it is a part and from which it is being separated. Removal from enrollment 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 amount of taxes paid under the program and the taxes that would have been paid in the absence of Clean and Green enrollment. The roll-back taxes are charged for each year that the Property was enrolled in the program, limited to the past 7 years.

(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 Act enabling certain counties of the Commonwealth to covenant with landowners for preservation of land in farm, forest, water supply, or open spaces uses)? ☐ Yes ☑ No

Note: This Act enables counties to enter into covenants with owners of land designated as farm, forest, water supply, or open space land on an adopted municipal, county or regional plan for the purpose of preserving the land as open space. A covenant between the owner and county is binding upon any Buyer of the Property during the period of time that the covenant is in effect (5 or 10 years). Covenants automatically renew at the end of the covenant period unless specific termination notice procedures are followed. When a breach of the covenant occurs, the then-owner is required to pay roll-back taxes and interest. A roll-back 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 roll-back taxes are charged for each year that the Property was subject to the covenant, limited to the past 5 years.

(C) Is the Property, or a portion of it, preferentially assessed for tax purposes or enrolled in any program, other than Clean & Green and Open Space, that contains any covenants, subdivision restrictions, or other restrictions affecting the Property? ☐ Yes ☑ No

Explain any yes answers you give in this section:

14. SERVICE PROVIDER/CONTRACTOR INFORMATION

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

ADT -

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

ADT

(C) Provide the names, addresses and phone numbers of the service providers for any utilities on the Property (e.g., water, water softener, sewage, on-site sewage service, natural gas, electric, telephone). Attach additional sheet if necessary:

West Penn Power — South Western PA water
Columbia Gas — Franklin Township Sewer Authority
Comcast Cable — Fayette waste

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

OWNER Bart Sonderecker **DATE** 3-9-2026
Split Jack Holdings, LLC

OWNER Caudyn Sondericker **DATE** 3-9-26

OWNER Betty Sondericker **DATE** 3-9-26

BUYER _____ **DATE** _____

BUYER _____ **DATE** _____

BUYER _____ **DATE** _____

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