

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 2206 3rd Ave New Brighton, PA 15066
2 Robert W Powers
3 OWNER

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 [X] 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

12 2. OCCUPANCY Do you, Owner, currently occupy the Property? [X] Yes [] No
13 If no, when did you last occupy the Property?

14 3. DESCRIPTION
15 (A) Land Area:
16 (B) Dimensions:
17 (C) Shape:
18 (D) Building Square Footage:

19 4. PHYSICAL CONDITION
20 (A) Age of Property: 1985 Additions:
21 (B) Roof
22 1. Age of roof(s): 1 year old [] Unknown
23 2. Type of roof(s): metal
24 3. Has the roof been replaced or repaired during your ownership? [X] Yes [] No
25 4. Has the roof ever leaked during your ownership? [] Yes [X] No
26 5. Do you know of any problems with the roof, gutters, or downspouts? [] Yes [X] No
27 Explain any yes answers you give in this section:

30 (C) Structural Items, Basements and Crawl Spaces
31 1. Are you aware of any water leakage, accumulation, or dampness in the building or other structures? [X] Yes [] No
32 2. Does the Property have a sump pump? [] Yes [X] No
33 3. Do you know of any repairs or other attempts to control any water or dampness problem in the building or other structures?
34 [] Yes [X] No
35 4. Are you aware of any past or present movement, shifting, deterioration, or other problems with walls, foundations, floors, or
36 other structural components? [] Yes [X] No
37 Explain any yes answers that you give in this section, describing the location and, if applicable, the extent of the problem and the
38 date and person by whom any repairs were done, if known: Back bathroom gets wet when we get
39 a heavy rain.

41 (D) Mechanical Systems
42 1. Type of heating: [X] Forced Air [] Hot Water [] Steam [] Radiant
43 [] Other:
44 2. Type of heating fuel: [] Electric [] Fuel Oil [X] Natural Gas [] Propane (on-site) [] Central Plant
45 [] Other types of heating systems or combinations:
46 3. Are there any chimneys? [] Yes [X] No If yes, how many?
47 Are they working? [] Yes [] No When were they last cleaned?
48 4. List any buildings (or are as in any buildings) that are not heated:
49
50 5. Type of water heater: [] Electric [X] Gas [] Oil Capacity:
51 [] Other:

52 Buyer Initials: CPI Page 1 of 7 Owner Initials: RWA



53
54
55
56
57
58
59
60
61
62
63
64
65
66
67
68
69
70
71
72
73
74
75
76
77
78
79
80
81
82
83
84
85
86
87
88
89
90
91
92
93
94
95
96
97
98
99
100
101
102
103
104
105
106
107
108

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: _____
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? 5 garage doors - 6 man doors
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: _____

109 Buyer Initials: _____

Owner Initials: RAA

110
111
112
113
114
115
116
117
118
119
120
121
122
123
124
125
126
127
128
129
130
131
132
133
134
135
136
137
138
139
140
141
142
143
144
145
146
147
148
149
150
151
152
153
154
155
156
157
158
159
160
161
162
163
164
165
166

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, earth movement, 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: _____

Buyer Initials: _____

Owner Initials: 

167
168
169
170
171
172
173
174
175
176
177
178
179
180
181
182
183
184
185
186
187
188
189
190
191
192
193
194
195
196
197
198
199
200
201
202
203
204
205
206
207
208
209
210
211
212
213
214
215
216
217
218
219
220
221
222
223
224

- (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

Buyer Initials: _____

Owner Initials: RWP

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 [X] No
 229 2. Do you know of any violations of building codes or municipal ordinances concerning this Property? [] Yes [X] No
 230 3. Do you know of any health, fire, or safety violations concerning this Property? [] Yes [X] No
 231 4. Do you know of any OSHA violations concerning this Property? [] Yes [X] No
 232 5. Do you know of any improvements to the Property that were done without building or other required permits? [] Yes [X] No
 233 Explain any yes answers you give in this section: _____
 234 _____
 235 _____

236 (B) Condemnation or Street Widening

- 237 1. To your knowledge, is the Property located in an area where public authorities are contemplating proceedings for highway,
 238 thoroughfare, rail, or utility construction, a redevelopment project, street widening or lighting, or other similar public projects?
 239 [] Yes [X] No
 240 If yes, explain: _____
 241 _____

242 (C) Zoning

- 243 1. The Property is currently zoned Commercial by the (county,
 244 ZIP) Beaver County, 15066
 245 2. Current use is: [] conforming [] non-conforming [] permitted by variance [] permitted by special exception
 246 3. Do you know of any pending or proposed changes in zoning? [] Yes [X] No
 247 If yes, explain: _____
 248 _____

249 (D) Is there an occupancy permit for the Property? [X] Yes [] No

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

251 If yes, Certificate Number is: _____

252 (F) Is the Property a designated historic or archeological site? [] Yes [X] No

253 If yes, explain: _____
 254 _____

255 **9. LEGAL/TITLE ISSUES**

- 256 (A) Are you aware of any encroachments or boundary line disputes regarding the Property? [] Yes [X] No
 257 (B) Are you aware of any recorded encumbrances, covenants, conditions, restrictions, mineral or natural restrictions, easements,
 258 licenses, liens, charges, agreements, or other matters which affect the title of the Property? [] Yes [X] No
 259 (C) Are you aware of any encumbrances, covenants, conditions, restrictions, mineral or natural restrictions, easements, licenses,
 260 liens, charges, agreements, or other matters which affect the title of the Property that have not been recorded in the official
 261 records of the county recorder where the Property is located? [] Yes [X] No
 262 (D) Are you aware of any public improvement, condominium, or owner association assessments against the Property that remain
 263 unpaid? [] Yes [X] No
 264 (E) Are you aware of any existing or threatened action, suit, or government proceeding relating to the Property? [] Yes [X] No
 265 (F) Are you aware of any reason, including a defect in title, that would prevent you from conveying title to the Property? [] Yes [X] No
 266 (G) Are you aware of any judgment, encumbrance, lien (for example co-maker or equity loan) or other debt against the Property that
 267 cannot be satisfied by the proceeds of this sale? [] Yes [X] No
 268 (H) Are you aware of any insurance claims filed relating to the Property? [X] Yes [] No

269 Explain any yes answers you give in this section: Insurance paid for half the
 270 roof.
 271 _____

272 **10. RESIDENTIAL UNITS**

- 273 (A) Is there a residential dwelling unit located on the Property? [X] Yes [] No No one lives in the
 274 If yes, number of residential dwelling units: 1 house. just storage
 275 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
 276 Property Disclosure Statement, as required by the Pennsylvania Real Estate Seller's Disclosure Law (68 P.S. §7301 et. seq.)

277 **11. TENANCY ISSUES**

- 278 (A) Are you aware of any existing leases, subleases or other tenancy agreements affecting the Property? [] Yes [X] No
 279 (B) Are there any verbal agreements or understandings with tenants that are not specifically recorded in the lease (e.g., a promise not
 280 to increase rent, an implied agreement to let tenant end lease early, a first right of refusal on adjoining space)? [] Yes [] No
 281 (C) Are there any tenants for whom you do not currently have a security deposit? [] Yes [] No
 282 (D) Are there any tenants who have been 5 or more days late with their rent payment more than once this year? [] Yes [] No

283 Buyer Initials: _____

Owner Initials: SWP

- 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 _____

295 **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: _____

300 **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: _____
 324 _____
 325 _____

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

- 327 (A) Provide the names, addresses and phone numbers of the service providers for any Maintenance Contracts on the Property (e.g.,
 328 elevators, other equipment, pest control). Attach additional sheet if necessary: _____
 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 Knighthawk alarm Service 724-869-5756
 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 Full Service Network 1-888-347-6000
 340 _____
 341 _____

342 Buyer Initials: _____

Owner Initials: RWT