

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 328 Budfield Street, Johnstown, PA 15904
2
3 OWNER A. M. Nielsen Properties I, 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: [X] 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: N/A

11
12 2. OCCUPANCY Do you, Owner, currently occupy the Property? [] Yes [X] No
13 If no, when did you last occupy the Property? 3/27/26

14 3. DESCRIPTION
15 (A) Land Area: 0.92 Acre
16 (B) Dimensions:
17 (C) Shape: RECTANGLE
18 (D) Building Square Footage: 4,800

19 4. PHYSICAL CONDITION
20 (A) Age of Property: Approx 50yrs Additions: shed outside
21 (B) Roof
22 1. Age of roof(s): [X] Unknown
23 2. Type of roof(s): Shingle
24 3. Has the roof been replaced or repaired during your ownership? [] Yes [X] 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 [] No
27 Explain any yes answers you give in this section:

28
29
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? [] Yes [X] No
32 2. Does the Property have a sump pump? [X] Yes [] 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:

39
40
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: Central heating & air
46 3. Are there any chimneys? [] Yes [X] No If yes, how many?
47 Are they working? [] Yes [] No When were they last cleaned? N/A
48 4. List any buildings (or are as in any buildings) that are not heated: Shed
49
50 5. Type of water heater: [] Electric [X] Gas [] Oil Capacity:
51 [] Other:

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



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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: Shed. * Unsure cen-
tral air is gas or electric, but am guessing gas.
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: We had drain @ bottom of
stairwell outside clog once a few yrs ago, which caused a wet
floor. Retaining wall in front damaged on bottom from salt, cracks in
walk way in back

(F) Other Equipment

1. Exterior Signs: Yes [] No How many? 1 Number Illuminated: 1
2. Elevators: [] Yes No How many? _____ [] Cable [] Hydraulic rail
Working order? [] Yes [] No Certified through (date) N/A
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: Shed

109 Buyer Initials: _____

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Owner Initials: AMN

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: _____

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 _____
 143 _____
 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 _____
 155 _____
 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: _____

- 160 _____
 161 _____
 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: _____

Owner Initials: AMN

- 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 _____
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: _____
180 _____
181 _____

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? _____
188 What was the result of the test? _____
189 Is the pumping system in working order? [] Yes [] No
190 If no, explain: _____
191 _____
192 3. Is there a softener, filter, or other purification system? [] Yes No
193 If yes, is the system: [] Leased [] Owned
194 4. Are you aware of any problems related to the water service? [] Yes No
195 If yes, explain: _____
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? _____
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 _____

- 209 (C) Other Utilities
210 The Property is serviced by the following: Natural Gas Electricity Telephone
211 Other: Internet
212 _____

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 forcable TV? [] Yes No
220 If yes, number of hook-ups: _____
221 Location: _____
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 Unsure

224 Buyer Initials: _____

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Owner Initials: ANN

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? [] Yes No
- 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 _____

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, thoroughfare, rail, or utility construction, a redevelopment project, street widening or lighting, or other similar public projects? [] Yes No
- 238 [] Yes No
- 239 If yes, explain: _____
- 240 _____
- 241 _____

242 (C) Zoning

- 243 1. The Property is currently zoned commercial by the (county, ZIP) Cambria Co (Richland Twp) 15904
- 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 _____

- 249 (D) Is there an occupancy permit for the Property? 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 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 No
- 257 (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
- 258 (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
- 259 (D) Are you aware of any public improvement, condominium, or owner association assessments against the Property that remain unpaid? [] Yes No
- 260 (E) Are you aware of any existing or threatened action, suit, or government proceeding relating to the Property? [] Yes No
- 261 (F) Are you aware of any reason, including a defect in title, that would prevent you from conveying title to the Property? [] Yes No
- 262 (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
- 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 _____
- 266 _____
- 267 _____
- 268 _____
- 269 _____
- 270 _____
- 271 _____

272 **10. RESIDENTIAL UNITS**

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

276 **11. TENANCY ISSUES**

- 277 (A) Are you aware of any existing leases, subleases or other tenancy agreements affecting the Property? [] Yes No
- 278 (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
- 279 (C) Are there any tenants for whom you do not currently have a security deposit? [] Yes No
- 280 (D) Are there any tenants who have been 5 or more days late with their rent payment more than once this year? [] Yes No
- 281 _____
- 282 _____

283 Buyer Initials: _____

Owner Initials: ANN

- 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: N/A
 329 _____
 330 _____

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: PARK SECURITY
 334 500 Bth AVE. ALTOONA, PA 16602 814-695-6695
 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: PRO
 339 DISPOSAL 713 MTN. AVE. FORTAGE, PA 15946, HIGHLAND WATER & SEWER, 120 TANK DR.
 340 JOHNSTOWN, PA 15904, COLUMBIA GAS OF PA 1-888-460-4332, PENN/EC 311 IND. PARK RD.
 341 JOHNSTOWN, PA 15904, BREEZELINE 1-888-536-9600

342 Buyer Initials: _____

Owner Initials: AMN

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 4/1/26
A. M. Nielsen Properties I, LLC

349 OWNER _____ DATE _____

350 OWNER _____ DATE _____

351 BUYER _____ DATE _____

352 BUYER _____ DATE _____

353 BUYER _____ DATE _____

