

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 14239 Route 6, Wellsboro, PA

3 OWNER KGH Intermediate Holdco II, LLC

4 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.

7 Property Type: [ ] Office [ ] Retail [X] Industrial [ ] Multi-family [X] Land [ ] Institutional [ ] Hospitality [ ] Other:

9 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:

12 2. OCCUPANCY Do you, Owner, currently occupy the Property? [ ] Yes [X] No If no, when did you last occupy the Property? Property occupied by affiliate NETFIX, LLC

14 3. DESCRIPTION (A) Land Area: 72.58 acres (B) Dimensions: (C) Shape: Irregular (D) Building Square Footage:

19 4. PHYSICAL CONDITION (A) Age of Property: Built in 2011-2012 Additions: (B) Roof 1. Age of roof(s): 12 years old [ ] Unknown 2. Type of roof(s): Metal 3. Has the roof been replaced or repaired during your ownership? [ ] Yes [X] No 4. Has the roof ever leaked during your ownership? [ ] Yes [X] No 5. Do you know of any problems with the roof, gutters, or downspouts? [ ] Yes [X] No Explain any yes answers you give in this section:

30 (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 [X] No 2. Does the Property have a sump pump? [X] 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 [X] 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 [X] 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:

41 (D) Mechanical Systems 1. Type of heating: [X] Forced Air [ ] Hot Water [ ] Steam [ ] Radiant [ ] Other: 2. Type of heating fuel: [ ] Electric [ ] Fuel Oil [X] Natural Gas [ ] Propane (on-site) [ ] Central Plant [ ] Other types of heating systems or combinations: 3. Are there any chimneys? [ ] Yes [X] 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: Open one side storage shed 5. Type of water heater: [ ] Electric [X] Gas [ ] Oil Capacity: Heavy duty [ ] Other:

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



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- 53 6. Type of plumbing:  Copper  Galvanized  Lead  PVC  Unknown  
 54  Other: PECX  
 55 7. Are you aware of any problems with plumbing or heating systems or fixtures on the Property?  Yes  No  
 56 If yes, explain: Our affiliate company NETFIX, LLC is presently occupying the facility  
 57  
 58 8. Type of air conditioning:  Central Electric  Central Gas  Wall  None Capacity: \_\_\_\_\_  
 59 List any buildings (or areas of any buildings) that are not air conditioned: \_\_\_\_\_  
 60  
 61 9. Type of electric service: \_\_\_\_\_ AMP  220 Volt  3-phase  1-phase  KVA: \_\_\_\_\_  
 62  Other: \_\_\_\_\_  
 63 Transformers: Yes (supplied by TRI-COUNTY) Type: Unknown  
 64 Are you aware of any problems or repairs needed in the electrical system?  Yes  No  
 65 If yes, explain: \_\_\_\_\_  
 66 10. Are you aware of any problems with any item in this section that has not already been disclosed?  Yes  No  
 67 If yes, explain: \_\_\_\_\_  
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- 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: \_\_\_\_\_  
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- 78 (F) Other Equipment  
 79 1. Exterior Signs:  Yes  No How many? 1 Number Illuminated: \_\_\_\_\_  
 80 2. Elevators:  Yes  No How many? 1  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? 12 Size: 14 to 16 foot  
 85 5. Loading Docks:  Yes  No How many? 2 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: \_\_\_\_\_  
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- 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 unrepaired fire damage to the Property and any structures on it?  Yes  No  
 93 If yes, explain location and extent of damage: \_\_\_\_\_  
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- 95 (H) Are you aware of any problems with water and sewer lines servicing the Property?  Yes  No  
 96 If yes, explain: \_\_\_\_\_  
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- 98 (I) Alarm/Safety Systems  
 99 1. Fire:  Yes  No In working order?  Yes  No  
 100 If yes, connected to: Fire Department  Yes  No Monitoring Service:  Yes  No  
 101 2. Fire extinguishers:  Yes  No  
 102 3. Smoke:  Yes  No In working order?  Yes  No  
 103 4. Sprinkler:  Yes  No Inspected/certified?  Yes  No  
 104  Wet  Dry Flow rate: \_\_\_\_\_  
 105 5. Security:  Yes  No In working order?  Yes  No  
 106 If yes, connected to: Police Department  Yes  No Monitoring Service  Yes  No  
 107 6. Are there any areas of the Property that are not serviced by the systems in this section?  Yes  No  
 108 If yes, explain: \_\_\_\_\_

109 Buyer Initials: \_\_\_\_\_ CPI Page 2 of 7 Owner Initials: Y

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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: \_\_\_\_\_

Buyer Initials: \_\_\_\_\_

Owner Initials:

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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: There is a surface area pond in the 52 acre land parcel just to the North of the entrance road.

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: Cable

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 for cable TV?  Yes  No  
If yes, number of hook-ups: \_\_\_\_\_  
Location: Main administration building
- (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: yz

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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 Industrial - Commercial by the (county, ZIP) Charleston Township - Tloga County, PA
  - 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

283 Buyer Initials: \_\_\_\_\_ CPI Page 5 of 7 Owner Initials:

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- (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: Tenant and owner maintained
- (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: \_\_\_\_\_
- (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: Tri-County y Electric Co-OP

Buyer Initials: \_\_\_\_\_ CPI Page 6 of 7 Owner Initials:

9. #104: Revise: Owner will make a good faith effort to provide the Broker:
10. #248: Unless prohibited by Owner
11. #274: There are no known
12. #312: Broker cannot transfer this Contract to another Broker without the prior written consent of Owner

**[Signature Page Follows]**

Initialed for Identification by Buyer \_\_\_\_\_ and Seller

IN WITNESS WHEREOF, the undersigned have caused this Addendum to be signed by their respective duly authorized officers, effective as of the date first above written.

UNITED COUNTRY - TOM MULLEN &  
ASSOCIATES

KGH INTERMEDIATE HOLDCO II, LLC

By: United Country - Tom Mullen Associates

By: 

Name: Thomas J. Mullen

Name: Amy Smith

Title: Broker/Owner

Title: CEO