

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 Rt 29 Brookville, PA

2 OWNER Nine Star Capital L

3 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.

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

5 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:

6 2. OCCUPANCY Do you, Owner, currently occupy the Property? [] Yes [x] No
7 If no, when did you last occupy the Property? NEW BUILD

8 3. DESCRIPTION
9 (A) Land Area: 5.933 A
10 (B) Dimensions: SEE MAP / SITE PLAN
11 (C) Shape:
12 (D) Building Square Footage:

13 4. PHYSICAL CONDITION
14 (A) Age of Property: LESS THAN ONE YEAR Additions:
15 (B) Roof
16 1. Age of roof(s): [] Unknown
17 2. Type of roof(s):
18 3. Has the roof been replaced or repaired during your ownership? [] Yes [x] No
19 4. Has the roof ever leaked during your ownership? [] Yes [x] No
20 5. Do you know of any problems with the roof, gutters, or downspouts? [] Yes [x] No
21 Explain any yes answers you give in this section:

22 (C) Structural Items, Basements and Crawl Spaces
23 1. Are you aware of any water leakage, accumulation, or dampness in the building or other structures? [] Yes [x] No
24 2. Does the Property have a sump pump? [] Yes [x] No
25 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
26 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
27 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:

28 (D) Mechanical Systems
29 1. Type of heating: [x] Forced Air [] Hot Water [] Steam [] Radiant [] Other:
30 2. Type of heating fuel: [] Electric [] Fuel Oil [x] Natural Gas [] Propane (on-site) [] Central Plant [] Other types of heating systems or combinations:
31 3. Are there any chimneys? [] Yes [x] No If yes, how many?
32 Are they working? [] Yes [] No When were they last cleaned?
33 4. List any buildings (or areas in any buildings) that are not heated:
34 5. Type of water heater: [] Electric [x] Gas [] Oil Capacity: [] Other:

35 Buyer Initials:

Owner Initials:



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

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? _____ 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? 2 Size: _____
5. Loading Docks: Yes No How many? _____ Levelers: Yes No
6. At grade doors: Yes No How many? 2
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: _____

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? HALLSTROM CONST.

Buyer Initials: _____

Owner Initials: _____

- 117 2. Are you aware of any sliding, settling, earth movement, upheaval, subsidence, or earth stability problems that have occurred on or affect 117
118 the Property? Yes No 118
119 3. Are you aware of any existing or proposed mining, strip-mining, or any other excavations that might affect the Property? 119
120 Yes No 120

121 Explain any yes answers you give in this section: _____ 121
122 _____ 122
123 _____ 123

124 B. Hazardous Substances 124

- 125 1. Are you aware of the presence of any of the following on the Property? 125
126 Asbestos material: Yes No 126
127 Formaldehyde gas and/or ureaformaldehyde foam insulation (UFFI): Yes No 127
128 Discoloring of soil or vegetation: Yes No 128
129 Oil sheen in wet areas: Yes No 129
130 Contamination of well or other water supply: Yes No 130
131 Proximity to current or former waste disposal sites: Yes No 131
132 Proximity to current or former commercial or industrial facilities: Yes No 132
133 Proximity to current, proposed, or former mines or gravel pits: Yes No 133
134 Radon levels at or above 4 picocuries per liter: Yes No 134
135 Use of lead-based paint: Yes No 135

136 Note: If Property contains a residence with one to four dwelling units, and the structure was constructed, or construction began, before 136
137 1978, you must disclose any knowledge of lead-based paint and any reports and/or records of lead-based paint on the Property. 137

138 Are you aware of any lead-based paint or lead-based paint hazards on the Property? Yes No 138
139 If yes, explain how you know of it, where it is, and the condition of those lead-based paint surfaces: _____ 139
140 _____ 140
141 _____ 141

142 Are you aware of any reports or records regarding lead-based paint or lead-based paint hazards on the Property? Yes No 142
143 If yes, list all available reports and records: _____ 143
144 _____ 144
145 _____ 145

- 146 2. To your knowledge, has the Property been tested for any hazardous substances? Yes No 146
147 3. Are you aware of any storage tanks on the Property? Yes No Aboveground Underground 147
148 Total number of storage tanks on the Property: _____ Aboveground _____ Underground 148
149 Are all storage tanks registered with the Pennsylvania Department of Environmental Protection? Yes No 149

150 If no, identify any unregistered storage tanks: _____ 150
151 Has any storage tank permit ever been revoked pursuant to a federal or state law regulating storage tanks? Yes No 151
152 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 152
153 tank? Yes No 153
154 Do methods and procedures exist for the operation of storage tanks and for the operator's/owner's maintenance of a leak detection sys- 154
155 tem, an inventory control system, and a tank testing system? Yes No Explain: _____ 155
156 _____ 156
157 _____ 157

158 Has there been any release or any corrective action taken in response to a release from any of the storage tanks on the Property? 158
159 Yes No If yes, have you reported the release to and corrective action to any governmental agency? Yes No 159
160 Explain: _____ 160
161 _____ 161
162 _____ 162

- 163 4. Do you know of any other environmental concerns that may have an impact on the Property? Yes No 163
164 Explain any yes answers you give in this section: _____ 164
165 _____ 165
166 _____ 166

167 C. Wood Infestation 167

- 168 1. Are you aware of any termites/wood-destroying insects, dryrot, or pests affecting the Property? Yes No 168
169 2. Are you aware of any damage to the Property caused by termites/wood-destroying insects, dryrot, or pests? Yes No 169
170 3. Is the Property currently under contract by a licensed pest control company? Yes No 170
171 4. Are you aware of any termite/pest control reports or treatments for the Property in the last five years? Yes No 171

172 Explain any yes answers you give in this section: _____ 172
173 _____ 173
174 _____ 174

175 D. Natural Hazards/Wetlands 175

- 176 1. To your knowledge, is this Property, or part of it, located in a flood zone or wetlands area? Yes No 176
177 2. Do you know of any past or present drainage or flooding problems affecting the Property? Yes No 177

178 Buyer Initials: _____ 178

Owner Initials: _____ 178

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

1. 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 for cable 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

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: _____

Buyer Initials: _____

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Owner Initials: _____

C. Zoning

1. The Property is currently zoned COMMERCIAL - 15825 - Jefferson by the
 (county, ZIP) NO ZONING LAWS IN PIPE CREEK TWP.
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 SEE ATTACHED
- 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 N/A

- 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 N/A

- 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: _____

390 **13. LAND USE RESTRICTIONS OTHER THAN ZONING** 390

391 A. Is the Property, or a portion of it, preferentially assessed for tax purposes under the Farmland and Forest Land Assessment
392 Act (72 P.S. §5490.1 et seq.)(Clean and Green Program)? Yes No 392

393 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
394 of Owner's remaining enrolled Property to the County Assessor 30 days before the transfer of title to Buyer. The sale of Property
395 enrolled in the Clean and Green Program may result in the loss of program enrollment and the loss of preferential tax assessment for
396 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
397 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
398 under the program and the taxes that would have been paid in the absence of Clean and Green enrollment. The roll-back taxes are
399 charged for each year that the Property was enrolled in the program, limited to the past 7 years. 399

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.)
311 (an Act enabling certain counties of the Commonwealth to covenant with landowners for preservation of land in farm, forest, water supply,
312 or open spaces uses)? Yes No 311

312 Note: This Act enables counties to enter into covenants with owners of land designated as farm, forest, water supply, or open space land on
313 an adopted municipal, county or regional plan for the purpose of preserving the land as open space. A covenant between the owner
314 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
315 automatically renew at the end of the covenant period unless specific termination notice procedures are followed. When a breach of
316 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
317 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
318 the Property was subject to the covenant, limited to the past 5 years. 318

319 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
320 Space, that contains any covenants, subdivision restrictions, or other restrictions affecting the Property? Yes No 320

321 Explain any yes answers you give in this section: K.O.E. ZONE
322 THROUGH YEAR 2023 322

323 **14. SERVICE PROVIDER/CONTRACTOR INFORMATION** 323

324 A. Provide the names, addresses and phone numbers of the service providers for any Maintenance Contracts on the Property (e.g., elevators,
325 other equipment, pest control). Attach additional sheet if necessary: _____ 325

326 B. Provide the names, addresses and phone numbers of the service providers for any Alarm/Safety Contracts on the Property (e.g., security
327 alarm system, sprinkler system, fire/smoke). Attach additional sheet if necessary: _____ 327

328 C. Provide the names, addresses and phone numbers of the service providers for any utilities on the Property (e.g., water, water softener, sewage,
329 on-site sewage service, natural gas, electric, telephone). Attach additional sheet if necessary: _____ 329

341 The undersigned Owner represents that the information set forth in this document is accurate and complete to the best of Owner's knowl- 341
342 edge. Owner permits Broker to share information contained in this document with prospective buyers/tenants and other real estate licensees. 342
343 OWNER ALONE IS RESPONSIBLE FOR THE ACCURACY OF THE INFORMATION CONTAINED IN THIS STATEMENT. Owner will 343
344 notify Broker in writing of any information supplied on this form which is rendered inaccurate by a change in the condition of the Property 344
345 following completion of this form. 345

346 OWNER [Signature] DATE 8/29/23 346
347 OWNER _____ DATE _____ 347
348 OWNER _____ DATE _____ 348
349 BUYER _____ DATE _____ 349
350 BUYER _____ DATE _____ 350
351 BUYER _____ DATE _____ 351