

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** CHARLEY'S FRIENDLY TAVERN 543 E Allegheny Avenue
2 Emporium
3 **OWNER** BARBARA OSTRUM

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 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? 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: 1842 OR 1847 Additions: Deck, GARAGE in REAR
21 (B) Roof
22 1. Age of roof(s): 12 YEARS OLD Unknown
23 2. Type of roof(s): METAL
24 3. Has the roof been replaced or repaired during your ownership? Yes No
25 4. Has the roof ever leaked during your ownership? Yes 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 No
32 2. Does the Property have a sump pump? 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 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 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: Forced Air Hot Water Steam Radiant
43 Other: _____
44 2. Type of heating fuel: Electric Fuel Oil Natural Gas Propane (on-site) Central Plant
45 Other types of heating systems or combinations: _____
46 3. Are there any chimneys? Yes 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: GARAGE
49
50 5. Type of water heater: Electric Gas Oil Capacity: _____
51 Other: _____

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



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10/04

- 53 6. Type of plumbing: Copper Galvanized Lead PVC Unknown
 54 Other: _____
 55 7. Are you aware of any problems with plumbing or heating systems or fixtures on the Property? Yes No
 56 If yes, explain: MENS RESTROOM, WATER PIPES FREEZE
 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: 120 AMP 220 Volt 3-phase 1-phase KVA: _____
 62 Other: _____
 63 Transformers: _____ Type: _____
 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: _____
 68
 69

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: _____
 76
 77

78 (F) Other Equipment

- 79 1. Exterior Signs: Yes No How many? _____ Number Illuminated: _____
 80 2. Elevators: Yes No How many? _____ 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? 1 Size: _____
 85 5. Loading Docks: Yes No How many? _____ 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: _____
 89

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: _____
 94

95 (H) Are you aware of any problems with water and sewer lines servicing the Property? Yes No

96 If yes, explain: _____
 97

98 (I) Alarm/Safety Systems

- 99 1. Fire: Yes No In working order? Yes No
 If yes, connected to: Fire Department Yes No Monitoring Service: Yes No
 100 2. Fire extinguishers: Yes No
 101 3. Smoke: Yes No In working order? Yes No
 102 4. Sprinkler: Yes No Inspected/certified? Yes No
 103 Wet Dry Flow rate: _____
 104 5. Security: Yes No In working order? Yes No
 105 If yes, connected to: Police Department Yes No Monitoring Service Yes No
 106 6. Are there any areas of the Property that are not serviced by the systems in this section? Yes No
 107 If yes, explain: _____
 108

109 Buyer Initials: _____ CPI Page 2 of 7 Owner Initials: _____

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, earthmovement, 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: _____
119 _____
120 _____

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: _____

- 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 _____

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

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

224 **Buyer Initials:** _____ **CPI Page 4 of 7** **Owner Initials:** _____

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 _____ by the (county, ZIP) 15834
- 244
- 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 No
- 247 If yes, explain: _____
- 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 **9. LEGAL/TITLE ISSUES**

- 255 (A) Are you aware of any encroachments or boundary line disputes regarding the Property? Yes No
- 256 (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
- 257 (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
- 258 (D) Are you aware of any public improvement, condominium, or owner association assessments against the Property that remain unpaid? Yes No
- 259 (E) Are you aware of any existing or threatened action, suit, or government proceeding relating to the Property? Yes No
- 260 (F) Are you aware of any reason, including a defect in title, that would prevent you from conveying title to the Property? Yes No
- 261 (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
- 262 (H) Are you aware of any insurance claims filed relating to the Property? Yes No

263 Explain any yes answers you give in this section: _____

270 **10. RESIDENTIAL UNITS**

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

272 If yes, number of residential dwelling units: 3

273 **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.).

274 **11. TENANCY ISSUES**

- 275 (A) Are you aware of any existing leases, subleases or other tenancy agreements affecting the Property? Yes No
- 276 (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
- 277 (C) Are there any tenants for whom you do not currently have a security deposit? Yes No
- 278 (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: _____

- 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 (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
 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 _____
 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 _____
 340 _____
 341 _____

342 **Buyer Initials:** _____ **CPI Page 6 of 7** **Owner Initials:** _____

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 Barbara A. Ostrum DATE 3-14-23

349 OWNER _____ DATE _____

350 OWNER _____ DATE _____

351 BUYER _____ DATE _____

352 BUYER _____ DATE _____

353 BUYER _____ DATE _____