

COMMERCIAL PROPERTY INFORMATION SHEET

This form recommended and approved for, but not restricted to use by, the members of the Pennsylvania Association of REALTORS® (PAR).

1 **PROPERTY** 1535 Port Matilda Hwy, Philipsburg, Pa 168662 **OWNER** We are Inn 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:** 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: NA

12 **2. OCCUPANCY** Do you, Owner, currently occupy the Property? Yes No

13 If no, when did you last occupy the Property? _____

3. DESCRIPTION

15 (A) Land Area: _____

16 (B) Dimensions: _____

17 (C) Shape: _____

18 (D) Building Square Footage: _____

4. PHYSICAL CONDITION

20 (A) Age of Property: 68 Additions: _____

21 (B) Roof
 22 1. Age of roof(s): _____ Unknown
 23 2. Type of roof(s): _____

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: The roof should be replaced

28 _____

29 (C) Structural Items, Basements and Crawl Spaces

30 1. Are you aware of any water leakage, accumulation, or dampness in the building or other structures? Yes No

31 2. Does the Property have a sump pump? Yes No

32 3. Do you know of any repairs or other attempts to control any water or dampness problem in the building or other structures?
 33 Yes No

34 4. Are you aware of any past or present movement, shifting, deterioration, or other problems with walls, foundations, floors, or
 35 other structural components? Yes No
 36 Explain any yes answers that you give in this section, describing the location and, if applicable, the extent of the problem and the
 37 date and person by whom any repairs were done, if known: _____

38 _____

39 (D) Mechanical Systems

40 1. Type of heating: Forced Air Hot Water Steam Radiant

41 Other: _____

42 2. Type of heating fuel: Electric Fuel Oil Natural Gas Propane (on-site) Central Plant

43 Other types of heating systems or combinations: _____

44 3. Are there any chimneys? Yes No If yes, how many? 1

45 Are they working? Yes No When were they last cleaned? They are not in use

46 4. List any buildings (or are as in any buildings) that are not heated: _____

47 5. Type of water heater: Electric Gas Oil Capacity: _____

48 Other: _____

49 _____

50 _____

51 _____

52 **Buyer Initials:** _____

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Owner Initials: 



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10/04

53 6. Type of plumbing: Copper Galvanized Lead PVC Unknown
 54 Other: Pex

55 7. Are you aware of any problems with plumbing or heating systems or fixtures on the Property? Yes No
 56 If yes, explain: _____

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: _____

61 9. Type of electric service: _____ AMP 220 Volt 3-phase 1-phase KVA: _____
 62 Other: Not sure if Amp
 63 Transformers: _____ Type: _____
 64 Are you aware of any problems or repairs needed in the electrical system? Yes No 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: _____

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 _____

78 (F) Other Equipment
 79 1. Exterior Signs: Yes No How many? 1 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? _____ 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: _____

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 (H) Are you aware of any problems with water and sewer lines servicing the Property? Yes No
 95 If yes, explain: _____

97 (I) Alarm/Safety Systems
 98 1. Fire: Yes No In working order? Yes No
 99 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: _____

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Owner Initials:  PLR

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: _____
 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: _____

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Owner Initials:  Initial

167 (C) Wood Infestation
 168 1. Are you aware of any termites/wood-destroying insects, dry rot, or pests affecting the Property? [] Yes [x] No
 169 2. Are you aware of any damage to the Property caused by termites/wood-destroying insects, dryrot, or pests? [] Yes [x] No
 170 3. Is the Property currently under contract by a licensed pest control company? [x] Yes [] No
 171 4. Are you aware of any termite/pest control reports or treatments for the Property in the last five years? [] Yes [x] No
 172 Explain any yes answers you give in this section: _____
 173 Orlon Pest Control is the contractor for pest control.
 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 [x] No
 177 2. Do you know of any past or present drainage or flooding problems affecting the Property? [] Yes [x] No
 178 3. To your knowledge, is this Property, or part of it, located in an earthquake or other natural hazard zone? [] Yes [x] No
 179 Explain any yes answers you give in this section: _____
 180

181 **6. UTILITIES**

182 (A) Water
 183 1. What is the source of your drinking water? [x] Public [] Community System [] Well on Property
 184 [] Other: _____
 185 2. If the Property's source of water is not public:
 186 When was the water last tested? _____
 187 What was the result of the test? _____
 188 Is the pumping system in working order? [] Yes [] No
 189 If no, explain: _____
 190
 191 3. Is there a softener, filter, or other purification system? [] Yes [x] No
 192 If yes, is the system: [] Leased [] Owned
 193 4. Are you aware of any problems related to the water service? [] Yes [x] No
 194 If yes, explain: _____
 195

196 (B) Sewer/Septic
 197 1. What is the type of sewage system? [x] Public Sewer [] Community Sewer [] On-site (or Individual) sewage system
 198 If on-site, what type? [] Cesspool [] Drainfield [] Unknown
 199 [] Other (specify): _____
 200 2. Is there a septic tank on the Property? [] Yes [] No [] Unknown
 201 If yes, what is the type of tank? [] Metal/steel [] Cement/concrete [] Fiberglass [] Unknown
 202 [] Other (specify): _____
 203 3. When was the on-site sewage disposal system last serviced? _____
 204 4. Is there a sewage pump? [] Yes [] No
 205 If yes, is it in working order? [] Yes [] No
 206 5. Are you aware of any problems related to the sewage system? [] Yes [] No
 207 If yes, explain: _____
 208

209 (C) Other Utilities
 210 The Property is serviced by the following: [] Natural Gas [x] Electricity [] Telephone
 211 [] Other: _____

212 **7. TELECOMMUNICATIONS**

213 (A) Is a telephone system included with the sale of the Property? [] Yes [x] 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 [x] No
 217 If yes, how many? _____
 218 Location: _____
 219 (D) Is the Property equipped for cable TV? [x] Yes [] No
 220 If yes, number of hook-ups: _____
 221 Location: Dining areas and rooms
 222 (E) Are there fiber optics available to the Property? [] Yes [x] No Is the building wired for fiber optics? [] Yes [] No
 223 Does the Property have T1 or other capability? [] Yes [x] No

224 Buyer Initials: _____

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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?
 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 (B) Condemnation or Street Widening

235 1. To your knowledge, is the Property located in an area where public authorities are contemplating proceedings for highway,
 236 thoroughfare, rail, or utility construction, a redevelopment project, street widening or lighting, or other similar public projects?
 237 [] Yes [x] No

238 If yes, explain: _____

239 (C) Zoning

240 1. The Property is currently zoned commercial by the (county,
 241 ZIP) _____

242 2. Current use is: [x] conforming [] non-conforming [] permitted by variance [] permitted by special exception

243 3. Do you know of any pending or proposed changes in zoning? [] Yes [x] No

244 If yes, explain: _____

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

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

247 If yes, Certificate Number is: _____

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

249 If yes, explain: _____

250 **9. LEGAL/TITLE ISSUES**

251 (A) Are you aware of any encroachments or boundary line disputes regarding the Property? [] Yes [x] No

252 (B) Are you aware of any recorded encumbrances, covenants, conditions, restrictions, mineral or natural restrictions, easements,
 253 licenses, liens, charges, agreements, or other matters which affect the title of the Property? [] Yes [x] No

254 (C) Are you aware of any encumbrances, covenants, conditions, restrictions, mineral or natural restrictions, easements, licenses,
 255 liens, charges, agreements, or other matters which affect the title of the Property that have not been recorded in the official
 256 records of the county recorder where the Property is located? [] Yes [x] No

257 (D) Are you aware of any public improvement, condominium, or owner association assessments against the Property that remain
 258 unpaid? [] Yes [x] No

259 (E) Are you aware of any existing or threatened action, suit, or government proceeding relating to the Property? [] Yes [x] 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 [x] 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
 262 cannot be satisfied by the proceeds of this sale? [] Yes [x] No

263 (H) Are you aware of any insurance claims filed relating to the Property? [] Yes [x] No

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

265 **10. RESIDENTIAL UNITS**

266 (A) Is there a residential dwelling unit located on the Property? [] Yes [x] No

267 If yes, number of residential dwelling units: _____

268 **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
 269 Property Disclosure Statement, as required by the Pennsylvania Real Estate Seller's Disclosure Law (68 P.S. §7301 et. seq.).270 **11. TENANCY ISSUES**

271 (A) Are you aware of any existing leases, subleases or other tenancy agreements affecting the Property? [] Yes [x] No

272 (B) Are there any verbal agreements or understandings with tenants that are not specifically recorded in the lease (e.g., a promise not
 273 to increase rent, an implied agreement to let tenant end lease early, a first right of refusal on adjoining space)? [] Yes [x] No

274 (C) Are there any tenants for whom you do not currently have a security deposit? [] Yes [x] No

275 (D) Are there any tenants who have been 5 or more days late with their rent payment more than once this year? [] Yes [x] No

276 **Buyer Initials:** _____277 **CPI Page 5 of 7**278 **Owner Initials:** _____279  Initial
PV

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 [x] 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 [x] 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 [x] 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 [x] 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 [x] 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 Orkin Pest Control
 332 _____
 333 _____

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

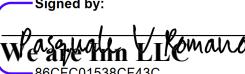
339 (C) Provide the names, addresses and phone numbers of the service providers for any utilities on the Property (e.g., water, water
 340 softener, sewage, on-site sewage service, natural gas, electric, telephone). Attach additional sheet if necessary: _____
 341 _____
 342 _____

343 Buyer Initials: _____

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345 Owner Initials:  ^{Initial}
 346 PVR _____

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** Signed by:

Pasquale V. Romano
We Are Inn LLC
86CFC01538CF43C...

349 **OWNER** **DATE** 7/17/2025

350 **OWNER** **DATE**

351 **BUYER** **DATE**

352 **BUYER** **DATE**

353 **BUYER** **DATE**