

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 Building 1 & 2, 1000 Lucerne Road, Lucernemines, PA 15754

3 OWNER PAD 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 [] Land [] Institutional [] Hospitality [] Other:

10 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: None

13 2. OCCUPANCY Do you, Owner, currently occupy the Property? [] Yes [x] No If no, when did you last occupy the Property? Never, It is leased to a related party.

15 3. DESCRIPTION A. Land Area: 2.15 Acres B. Dimensions: Various Dimensions C. Shape: Irregular D. Building Square Footage: Building 1 - 6,400 SF and Building 2 - 9,000 SF TOTAL 15,400 SF

20 4. PHYSICAL CONDITION Building 1 - 2003 A. Age of Property: Building 2 - 1981 Additions: B. Roof 1. Age of roof(s): Building 1 - 2003 Building 2 - 2022 [] Unknown 2. Type of roof(s): Corrugated Steel 3. Has the roof been replaced or repaired during your ownership? [x] Yes [] No 4. Has the roof ever leaked during your ownership? [x] Yes [] 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: Repaired for removal of ventilation and repaired for minor leaks Brown Building Roof Sealing Layer Added and Repaired in 2022 and 5 year Warranty issued.

31 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? [] Yes [x] 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:

42 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: 5. Type of water heater: [x] Electric [] Gas [] Oil Capacity: [] Other:

55 Buyer Initials:

Owner Initials: [Signature]



- 56 6. Type of plumbing: Copper Galvanized Lead PVC Unknown
- 57 Other: _____
- 58 7. Are you aware of any problems with plumbing or heating systems or fixtures on the Property? Yes No
- 59 If yes, explain: The HVAC Units in the front office of brown building need repair
- 60 _____
- 61 8. Type of air conditioning: Central Electric Central Gas Wall None Capacity: _____
- 62 List any buildings (or areas of any buildings) that are not air conditioned: Not fully Air Conditioned.
- 63 _____
- 64 9. Type of electric service: 400 AMP 220 Volt 3-phase 1-phase KVA: _____
- 65 Other: _____
- 66 Transformers: _____ Type: _____
- 67 Are you aware of any problems or repairs needed in the electrical system? Yes No If yes, explain: _____
- 68 _____
- 69 10. Are you aware of any problems with any item in this section that has not already been disclosed? Yes No
- 70 If yes, explain: _____
- 71 _____
- 72 _____

E. Site Improvements

- 73 1. Are you aware of any problems with storm-water drainage? Yes No
- 74 2. Are you aware of any past or present problems with driveways, parking areas, sidewalks, curbs, other paved surfaces, or retaining walls on
- 75 the Property? Yes No
- 76 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
- 77 by whom any repairs were done, if known: _____
- 78 _____
- 79 _____

F. Other Equipment

- 80 1. Exterior Signs: Yes No How many? 1 Number Illuminated: NO
- 81 2. Elevators: Yes No How many? _____ Cable Hydraulic rail
- 82 Working order? Yes No Certified through (date) _____ Date last serviced _____
- 83 3. Skylights: Yes No How many? _____
- 84 4. Overhead Doors: Yes No How many? 3 Size: 8x10, 10x14, 10x14
- 85 5. Loading Docks: Yes No How many? _____ Levelers: Yes No
- 86 6. At grade doors: Yes No How many? 3
- 87 7. Are you aware of any problems with the equipment listed in this section? Yes No
- 88 If yes, explain: _____
- 89 _____
- 90 _____
- 91 _____

G. Fire Damage

- 92 1. To your knowledge, was there ever a fire on the Property? Yes No
- 93 2. Are you aware of any unrepaired fire damage to the Property and any structures on it? Yes No
- 94 If yes, explain location and extent of damage: _____
- 95 _____

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

If yes, explain: _____

I. Alarm/Safety Systems

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

5. ENVIRONMENTAL

A. Soil Conditions

- 111 1. Are you aware of any fill or expansive soil on the Property? Yes No
- 112 If yes, were soil compaction tests done? Yes No If yes, by whom? _____
- 113 _____
- 114 2. Are you aware of any sliding, settling, earth movement, upheaval, subsidence, or earth stability problems that have occurred on or affect the
- 115 Property? Yes No
- 116 _____
- 117 _____

118 Buyer Initials: _____

Owner Initials: PD

119 3. Are you aware of any existing or proposed mining, strip-mining, or any other excavations that might affect the Property?

120 Yes No

121 Explain any yes answers you give in this section: Rosebud Mining is conduction operations at the Lowry Mine

122 Permit No 32031301, in the Lower Kittanning seam of coal. We have a pre-mining inspection report.

123
124 B. Hazardous Substances

125 1. Are you aware of the presence of any of the following on the Property?

126 Asbestos material: Yes No

127 Formaldehyde gas and/or ureaformaldehyde foam insulation (UFFI): Yes No

128 Discoloring of soil or vegetation: Yes No

129 Oil sheen in wet areas: Yes No

130 Contamination of well or other water supply: Yes No

131 Proximity to current or former waste disposal sites: Yes No

132 Proximity to current or former commercial or industrial facilities: Yes No

133 Proximity to current, proposed, or former mines or gravel pits: Yes No

134 Radon levels above 4 pico curies per liter: Yes No

135 Use of lead-based paint: Yes No

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

138 Are you aware of any lead-based paint or lead-based paint hazards on the Property? Yes No

139 If yes, explain how you know of it, where it is, and the condition of those lead-based paint surfaces: _____

140 _____

141 _____

142 Are you aware of any reports or records regarding lead-based paint or lead-based paint hazards on the Property? Yes No

143 If yes, list all available reports and records: _____

144 _____

145 _____

146 2. To your knowledge, has the Property been tested for any hazardous substances? Yes No

147 3. Are you aware of any storage tanks on the Property? Yes No Aboveground Underground

148 Total number of storage tanks on the Property: _____ Aboveground _____ Underground

149 Are all storage tanks registered with the Pennsylvania Department of Environmental Protection? Yes No

150 If no, identify any unregistered storage tanks: _____

151 Has any storage tank permit ever been revoked pursuant to a federal or state law regulating storage tanks? Yes No

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 tank?

153 Yes No

154 Do methods and procedures exist for the operation of tanks and for the operator's/owner's maintenance of a leak detection system, an
155 inventory control system, and a tank testing system? Yes No Explain: _____

156 _____

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?

159 Yes No If yes, have you reported the release to and corrective action to any governmental agency? Yes No

160 Explain: _____

161 _____

162 _____

163 4. Do you know of any other environmental concerns that may have an impact on the Property? Yes No

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

165 _____

166 _____

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 Buyer Initials: _____

Owner Initials: PD

183 6. UTILITIES

184 A. Water

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

198 B. Sewer/Septic

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

211 C. Other Utilities

212 The Property is serviced by the following: Natural Gas Electricity Telephone
 213 Other: **Cable for Internet**

214 7. TELECOMMUNICATIONS

- 215 A. Is a telephone system included with the sale of the Property? Yes No
 216 If yes, type: _____
 217 B. Are ISDN lines included with the sale of the Property? Yes No
 218 C. Is the Property equipped with satellite dishes? Yes No
 219 If yes, how many? _____ Location: _____
 220 D. Is the Property equipped forcable TV? Yes No
 221 If yes, number of hook-ups: _____ 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 8. GOVERNMENTAL ISSUES/ZONING/USE/CODES

225 A. Compliance, Building Codes & OSHA

- 226 1. Do you know of any violations of federal (including ADA), state, or local laws or regulations relating to this Property? Yes No
 227 2. Do you know of any violations of building codes or municipal ordinances concerning this Property? Yes No
 228 3. Do you know of any health, fire, or safety violations concerning this Property? Yes No
 229 4. Do you know of any OSHA violations concerning this Property? Yes No
 230 5. Do you know of any improvements to the Property that were done without building or other required permits? Yes No
 231 Explain any yes answers you give in this section: _____
 232 _____
 233 _____

234 B. Condemnation or Street Widening

235 To your knowledge, is the Property located in an area where public authorities are contemplating proceedings for highway, thoroughfare, rail, or
 236 utility construction, a redevelopment project, street widening or lighting, or other similar public projects? Yes No
 237 If yes, explain: _____
 238 _____

239 C. Zoning

- 240 1. The Property is currently zoned No Zoning by the
 241 (county, ZIP) _____
 242 2. Current use is: conforming non-conforming permitted by variance permitted by special exception
 243 3. Do you know of any pending or proposed changes in zoning? Yes No
 244 If yes, explain: _____
 245 _____

246 Buyer Initials: _____

Owner Initials: PD

- 247 D. Is there an occupancy permit for the Property? Yes No
- 248 E. Is there a Labor and Industry Certificate for the Property? Yes No
- 249 If yes, Certificate Number is: _____
- 250 F. Is the Property a designated historic or archeological site? Yes No
- 251 If yes, explain: _____
- 252 _____

9. LEGAL/TITLE ISSUES

- 254 A. Are you aware of any encroachments or boundary line disputes regarding the Property? Yes No
- 255 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
- 256 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
- 257 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 _____

10. RESIDENTIAL UNITS

271 Is there a residential dwelling unit located on the Property? Yes No If yes, number of residential dwelling units: _____

272 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

273 Statement, as required by the Pennsylvania Real Estate Seller's Disclosure Law (68 P.S. §7301 et. seq.).

11. TENANCY ISSUES

- 274 A. Are you aware of any existing leases, subleases or other tenancy agreements affecting the Property? Yes No
- 275 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
- 276 C. Are there any tenants for whom you do not currently have a security deposit? Yes No
- 277 D. Are there any tenants who have been 5 or more days late with their rent payment more than once this year? Yes No
- 278 E. Are there any tenants who are currently more than 30 days behind in paying rent, cam, or tax charges? Yes No
- 279 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
- 280 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
- 281 H. Is there any tenant that you would consider evicting or not offering an opportunity for renewal? Yes No
- 282 I. Are you currently involved in any type of dispute with any tenant? Yes No
- 283 Explain any yes answers you give in this section, providing names of tenants where applicable. Attach additional sheet if necessary:
- 284 _____
- 285 _____
- 286 _____
- 287 _____
- 288 _____
- 289 _____
- 290 _____

12. DOMESTIC SUPPORT LIEN LEGISLATION

291 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

292 If yes, list name and social security numbers of Owner(s) obligated to pay, the county, and the Domestic Relations File or docket number:

293 _____

294 _____

295 _____

296 _____

297 _____

13. LAND USE RESTRICTIONS OTHER THAN ZONING

- 298 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
- 299 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
- 300 Owner's remaining enrolled Property to the County Assessor 30 days before the transfer of title to Buyer. The sale of Property enrolled
- 301 in the Clean and Green Program may result in the loss of program enrollment and the loss of preferential tax assessment for the Property
- 302 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
- 303 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
- 304 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
- 305 Property was enrolled in the program, limited to the past 7 years.
- 306 _____
- 307 _____

308 Buyer Initials: _____

Owner Initials: PD

309 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.)
310 (an Act enabling certain counties of the Commonwealth to covenant with landowners for preservation of land in farm, forest, water supply,
311 or open spaces uses)? Yes No

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 an
313 adopted municipal, county or regional plan for the purpose of preserving the land as open space. A covenant between the owner and
314 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 the
316 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
317 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
318 Property was subject to the covenant, limited to the past 5 years.

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

321 Explain any yes answers you give in this section: _____
322 _____
323 _____

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

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

329

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

334

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

339 _____
340 _____
341 _____

342

343

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

348
349 OWNER Patricia Dron DATE 11/28/2022

350

351 OWNER _____ DATE _____

352

353 OWNER _____ DATE _____

354

355 BUYER _____ DATE _____

356

357 BUYER _____ DATE _____

358

359 BUYER _____ DATE _____

360

361

362

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