

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** 750 Washington , Pittsburgh, PA Suites 10 & 112 **OWNER** Lois Doran4 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: _____12 **2. OCCUPANCY** Do you, Owner, currently occupy the Property? Yes No (office condo)

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 CONDITION20 (A) Age of Property: 42 years 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: _____
28 _____
29

(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 No32 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 No35 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

(D) Mechanical Systems

42 1. Type of heating: Forced Air Hot Water Steam Radiant43 Other: _____44 2. Type of heating fuel: Electric Fuel Oil Natural Gas Propane (on-site) Central Plant45 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 areas in any buildings) that are not heated: _____

50 5. Type of water heater: Electric Gas Oil Capacity: _____51 Other: Building provides hot water52 **Buyer Initials:** _____**CPI Page 1 of 7****Owner Initials:** LDPennsylvania
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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: _____

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: 200 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: _____

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:

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? _____ 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 *newly installed 10/2024*
 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: _____

109 Buyer Initials: _____

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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 (B) Hazardous Substances

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

122 Asbestos material: Yes No

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

124 Discoloring of soil or vegetation: Yes No

125 Oil sheen in wet areas: Yes No

126 Contamination of well or other water supply: Yes No

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

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

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

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

131 Use of lead-based paint: Yes No

132 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.

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

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

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

137 If yes, list all available reports and records: _____
 138 _____

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

140 Unknown

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

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

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

144 If no, identify any unregistered storage tanks: _____

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

146 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

147 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: _____
 148 _____

149 Has there been any release or any corrective action taken in response to a release from any of the storage tanks on the Property?

150 Yes No

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

152 Explain: _____
 153 _____

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

155 Explain any yes answers you give in this section: _____
 156 _____

157 166 Buyer Initials: _____

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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
 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 for cable 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: _____

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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?
 Yes No

228 2. Do you know of any violations of building codes or municipal ordinances concerning this Property? Yes No

229 3. Do you know of any health, fire, or safety violations concerning this Property? Yes No

230 4. Do you know of any OSHA violations concerning this Property? Yes No

231 5. Do you know of any improvements to the Property that were done without building or other required permits? Yes No

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

233 (B) Condemnation or Street Widening

234 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

235 If yes, explain: _____

236 (C) Zoning

237 1. The Property is currently zoned Commercial office by the (county, ZIP) Allegheny

238 2. Current use is: conforming non-conforming permitted by variance permitted by special exception

239 3. Do you know of any pending or proposed changes in zoning? Yes No

240 If yes, explain: _____

241 (D) Is there an occupancy permit for the Property? Yes No242 (E) Is there a Labor and Industry Certificate for the Property? Yes No

243 If yes, Certificate Number is: _____

244 (F) Is the Property a designated historic or archeological site? Yes No

245 If yes, explain: _____

246 9. LEGAL/TITLE ISSUES

247 (A) Are you aware of any encroachments or boundary line disputes regarding the Property? Yes No

248 (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

249 (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

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

251 (E) Are you aware of any existing or threatened action, suit, or government proceeding relating to the Property? Yes No

252 (F) Are you aware of any reason, including a defect in title, that would prevent you from conveying title to the Property? Yes No

253 (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

254 (H) Are you aware of any insurance claims filed relating to the Property? Yes No

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

256 10. RESIDENTIAL UNITS

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

258 If yes, number of residential dwelling units: _____

259 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
260 Property Disclosure Statement, as required by the Pennsylvania Real Estate Seller's Disclosure Law (68 P.S. §7301 et. seq.).

261 11. TENANCY ISSUES

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

263 (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

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

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

266 Buyer Initials: _____

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268 Owner Initials: LD

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 _____

12. DOMESTIC SUPPORT LIEN LEGISLATION

295 (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
 296 domestic relations office in any Pennsylvania county? Yes No
 297 If yes, list name and social security numbers of Owner(s) obligated to pay, the county, and the Domestic Relations File or docket
 298 number:
 299 _____

13. LAND USE RESTRICTIONS OTHER THAN ZONING

300 (A) Is the Property, or a portion of it, preferentially assessed for tax purposes under the Farmland and Forest Land Assessment
 301 Act (72 P.S. §5490.1 et seq.) (Clean and Green Program)? Yes No
 302 Note: An Owner of Property enrolled in the Clean and Green Program must submit notice of the sale and any proposed changes
 303 in the use of Owner's remaining enrolled Property to the County Assessor 30 days before the transfer of title to Buyer. The sale
 304 of Property enrolled in the Clean and Green Program may result in the loss of program enrollment and the loss of preferential tax
 305 assessment for the Property and/or the land of which it is a part and from which it is being separated. Removal from enrollment
 306 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
 307 amount of taxes paid under the program and the taxes that would have been paid in the absence of Clean and Green enrollment.
 308 The roll-back taxes are charged for each year that the Property was enrolled in the program, limited to the past 7 years.

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.) (an
 310 Act enabling certain counties of the Commonwealth to covenant with landowners for preservation of land in farm, forest, water
 311 supply, 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
 313 space land on an adopted municipal, county or regional plan for the purpose of preserving the land as open space. A covenant
 314 between the owner and county is binding upon any Buyer of the Property during the period of time that the covenant is in effect
 315 (5 or 10 years). Covenants automatically renew at the end of the covenant period unless specific termination notice procedures
 316 are followed. When a breach of the covenant occurs, the then-owner is required to pay roll-back taxes and interest. A roll-back
 317 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
 318 roll-back taxes are charged for each year that the 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
 320 and Open Space, that contains any covenants, subdivision restrictions, or other restrictions affecting the Property?
 321 Yes No
 322 Explain any yes answers you give in this section:
 323 _____
 324 _____
 325 _____

14. SERVICE PROVIDER/CONTRACTOR INFORMATION

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

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

UNKnown

342 Buyer Initials: _____

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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**  Lois Doran **DATE** 02/28/2025
349 **OWNER** _____ **DATE** _____
350 **OWNER** _____ **DATE** _____
351 **BUYER** _____ **DATE** _____
352 **BUYER** _____ **DATE** _____
353 **BUYER** _____ **DATE** _____

354

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