

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).

CPI

PROPERTY 429 South Center Ave, New Stanton PA 15672

OWNER Tag Holdings, LLC

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.

Property Type: Office Retail Industrial Multi-family Land Institutional
 Hospitality Other: _____

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: _____

2. OCCUPANCY Do you, Owner, currently occupy the Property? Yes No
 If no, when did you last occupy the Property? _____

3. DESCRIPTION

A. Land Area: _____

B. Dimensions: _____

C. Shape: _____

D. Building Square Footage: _____

4. PHYSICAL CONDITION

A. Age of Property: 20 years Additions: _____

B. Roof

1. Age of roof(s): _____ Unknown

2. Type of roof(s): metal

3. Has the roof been replaced or repaired during your ownership? Yes No

4. Has the roof ever leaked during your ownership? Yes No

5. Do you know of any problems with the roof, gutters, or downspouts? Yes No

Explain any yes answers you give in this section: _____

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 No

2. Does the Property have a sump pump? Yes 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 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 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: _____

D. Mechanical Systems

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

2. Type of heating fuel: Electric Fuel Oil Natural Gas Propane (on-site) Central Plant
 Other types of heating systems or combinations: _____

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

Are they working? Yes No When were they last cleaned? _____

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

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

Buyer Initials: _____

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Owner Initials: 



6. Type of plumbing: Copper Galvanized Lead PVC Unknown

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: 150 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? 5 Number illuminated: 5

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? _____ Size: _____

5. Loading Docks: Yes No How many? _____ Levelers: Yes No

6. At grade doors: Yes No How many? _____

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 unrepairs 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? _____

Buyer Initials: _____

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: _____

C. Zoning

1. The Property is currently zoned COMMERCIAL by the (county, ZIP)
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
- 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

- 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

- 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: _____

Buyer Initials: _____

13. LAND USE RESTRICTIONS OTHER THAN ZONING

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

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 Owner's remaining enrolled Property to the County Assessor 30 days before the transfer of title to Buyer. The sale of Property enrolled in the Clean and Green Program may result in the loss of program enrollment and the loss of preferential tax assessment for 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 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 under the program and the 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 Property was enrolled in the program, limited to the past 7 years.

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

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 adopted municipal, county or regional plan for the purpose of preserving the land as open space. A covenant between the owner 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 automatically renew at the end of the covenant period unless specific termination notice procedures are followed. When a breach of 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 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 the Property was subject to the covenant, limited to the past 5 years.

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

Explain any yes answers you give in this section:

14. SERVICE PROVIDER/CONTRACTOR INFORMATION

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

Слово «спиритуал», разумеется, не имеет никакого отношения к спиритизму.

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

alarm system, sprinkler system, firehouse). A fixed location, direct fit detector.

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

on-site sewage service, natural gas, electric, telephone). Attach additional sheet if necessary. _____

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

→ OWNER *MacLean, M. H.*

DATE MAY 19, 2025

DATE _____

DATE _____

DATE _____

DATE _____

DATE _____

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