

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 628 Darlington Road, Beaver Falls, PA 15010

2

3 OWNER Alisa Caton, Paul Caton

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: [x] Office [x] 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 [x] No
13 If no, when did you last occupy the Property? 2022

14 3. DESCRIPTION
15 (A) Land Area:
16 (B) Dimensions: approx. 47.27' x 202.70' x 45' x 188.20 per appraisal in 1994
17 (C) Shape:
18 (D) Building Square Footage: Approx. 1516

19 4. PHYSICAL CONDITION
20 (A) Age of Property: 1916 Additions: Ramp and entry / waiting room

21 (B) Roof
22 1. Age of roof(s): 10-2023 AC/PC Unknown
23 2. Type of roof(s): shingles
24 3. Has the roof been replaced or repaired during your ownership? [x] Yes [] No
25 4. Has the roof ever leaked during your ownership? [x] Yes [] No - fixed 10/23
26 5. Do you know of any problems with the roof, gutters, or downspouts? [x] Yes [] No
27 Explain any yes answers you give in this section: New roof installed 10-23 form of 2023 lifted shingles.

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? [x] Yes [] No
32 2. Does the Property have a sump pump? [x] 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 [x] 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? [x] 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: block window in basement needs to be replaced
39 and/or repaired. water seeping in. Unknown for any other areas of basement that gets wet.

40
41 (D) Mechanical Systems
42 1. Type of heating: [x] 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 [x] 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:
49
50 5. Type of water heater: [] Electric [] Gas [] Oil Capacity: unknown
51 [] Other:

52 Buyer Initials:

CPI Page 1 of 7

Owner Initials: AC PC



- 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: drip in upstairs sink - fixed / no longer dripping - AC PC
- 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: _____ 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 If yes, explain: _____
- 65
- 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

(E) Site Improvements

- 70 1. Are you aware of any problems with storm-water drainage? Yes No
- 71 2. Are you aware of any past or present problems with driveways, parking areas, sidewalks, curbs, other paved surfaces, or
- 72 retaining walls on the Property? Yes No
- 73 3. Explain any yes answers that you give in this section, describing the location and, if applicable, the extent of the problem and
- 74 the date and person by whom any repairs were done, if known: _____
- 75
- 76
- 77

(F) Other Equipment

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

(G) Fire Damage

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

- 94 (H) Are you aware of any problems with water and sewer lines servicing the Property? Yes No
- 95 If yes, explain: _____
- 96

(I) Alarm/Safety Systems

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

109 Buyer Initials: _____

Owner Initials: AC PC

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: _____

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: AC PC

- 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? [] Yes [x] 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 _____
 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 [] 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 _____

182 6. UTILITIES

183 (A) Water

- 184 1. What is the source of your drinking water? [x] 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? [x] Yes [] No
 190 If no, explain: _____
 191 _____
 192 3. Is there a softener, filter, or other purification system? [] Yes [x] No
 193 If yes, is the system: [] Leased [] Owned
 194 4. Are you aware of any problems related to the water service? [] Yes [x] No
 195 If yes, explain: _____
 196 _____

197 (B) Sewer/Septic

- 198 1. What is the type of sewage system? [x] 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 [x] 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 [x] 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

210 The Property is serviced by the following: [x] Natural Gas [x] Electricity [x] 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 forcable TV? [x] 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: _____

Owner Initials: AL 9C

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 [x] 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 [x] No
- 239 If yes, explain: _____
- 240 _____
- 241 _____

242 (C) Zoning

- 243 1. The Property is currently zoned RES and Commercial by the (county, ZIP) 15010
- 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 _____

255 9. LEGAL/TITLE ISSUES

- 256 (A) Are you aware of any encroachments or boundary line disputes regarding the Property? Yes No
- 257 (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
- 258 (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
- 259 (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 _____
271 _____

272 10. RESIDENTIAL UNITS

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

274 If yes, number of residential dwelling units: _____

275 **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.).

276 11. TENANCY ISSUES

- 277 (A) Are you aware of any existing leases, subleases or other tenancy agreements affecting the Property? Yes No
- 278 (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
- 279 (C) Are there any tenants for whom you do not currently have a security deposit? Yes No
- 280 (D) Are there any tenants who have been 5 or more days late with their rent payment more than once this year? Yes No
- 281
- 282

283 Buyer Initials: _____

Owner Initials: AL PC

- 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 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 [x] 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 [x] 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 [x] 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 [x] 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 (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 Duquesne, Columbia Gas, Comcast, Beaver Falls Water, Patterson Twp. Sewage
- 340 _____
- 341 _____

342 Buyer Initials: _____

Owner Initials: AC PC

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 DocuSigned by: Alisa Caton DATE 7/21/2023

349 OWNER DocuSigned by: Paul Caton DATE 7/21/2023

350 OWNER _____ DATE _____

351 BUYER _____ DATE _____

352 BUYER _____ DATE _____

353 BUYER _____ DATE _____