

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

1 PROPERTY 812 N Easton Rd #7-2
2 Doylestown PA 18902
3 OWNER TLV Ents LLC, TLV Ents LLC, TLV Ents 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: None

11 12. OCCUPANCY Do you, Owner, currently occupy the Property? Yes No
13 If no, when did you last occupy the Property?

14 3. DESCRIPTION
15 (A) Land Area:
16 (B) Dimensions: Condo unit part of multi-condo building
17 (C) Shape: Rectangular, deep run
18 (D) Building Square Footage: 3888

19 4. PHYSICAL CONDITION
20 (A) Age of Property: 1946 Additions: No

21 (B) Roof
22 1. Age of roof(s): Unknown
23 2. Type of roof(s): Flat
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: Roof was replaced shortly before we
28 purchased the property in 2022; however all roof repairs and responsibility
29 are that of 812 Condo Association. Just some minor flashing repairs in 2023

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? Yes No
32 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 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? 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:

41 (D) Mechanical Systems
42 1. Type of heating: 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 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: No direct vents above drop
49 ceiling but that area retains close to controlled HVAC regulated temps from below
50 5. Type of water heater: Electric Gas Oil Capacity: 7 liters
51 Other:

52 Buyer Initials: CPI Page 1 of 7 Owner Initials: JC BW



- 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: \_\_\_\_\_
- 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 10. Are you aware of any problems or repairs needed in the electrical system?     Yes     No
- 65 If yes, explain: \_\_\_\_\_
- 66 11. 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

- 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: Note that a special repaving
- 76 assessment was completed Q3, 2023
- 77 \_\_\_\_\_

(F) Other Equipment

- 79 1. Exterior Signs:     Yes     No    How many? 3    Number Illuminated: 0
- 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? 2
- 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: \_\_\_\_\_
- 89 \_\_\_\_\_

(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: \_\_\_\_\_

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

95 If yes, explain: \_\_\_\_\_

(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 \_\_\_\_\_

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 occurred on or affect  
 115 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 at or above 4 picocuries 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: 1 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 storage 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 **There's just an old oil tank in the bank from previous oil-heat**  
 155 **HVAC system. I don't know if that is what is being asked here**  
 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 \_\_\_\_\_

- 167 (C) Wood Infestation
- 168 1. Are you aware of any termites/wood-destroying insects, dryrot, 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: Just some periodic tretament for ants in
- 173 common areas 2022 and 2023 due to an inconsiderate tenant who's lease
- 174 has since expired

- 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 \_\_\_\_\_

- 209 (C) Other Utilities
- 210 1. The Property is serviced by the following:  Natural Gas  Electricity  Telephone
- 211  Other: Peco

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

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  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,  
238 thoroughfare, rail, or utility construction, a redevelopment project, street widening or lighting, or other similar public projects?

239  Yes  No

240 If yes, explain: \_\_\_\_\_

241 \_\_\_\_\_

242 (C) Zoning

243 1. The Property is currently zoned Yes by the (county,

244 ZIP) Plumsteadville, 18902

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: The vape shop has a special exemption to operate in that

248 suite, the other tenants are regular conforming

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,  
258 licenses, liens, charges, agreements, or other matters which affect the title of the Property?  Yes  No

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

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

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

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

266 (G) Are you aware of any judgment, encumbrance, lien (for example, co-maker or equity loan) or other debt against the Property that  
267 cannot be satisfied by the proceeds of this sale?  Yes  No

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

269 Explain any yes answers you give in this section: There is a condo association special

270 assessment to take place in 2026 to repair building cracks/seals and

271 repaint the exterior of the building

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

277 **11. TENANCY ISSUES**

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

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

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

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

283 Buyer Initials: \_\_\_\_\_

Owner Initials: K.C. BW

GG

- 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 Day Insurance is just a verbal lease agreement since they've occupied  
293 their leased space many, many years without incident and both he and us  
294 know the prior property owner well

295 **12. DOMESTIC SUPPORT LIEN LEGISLATION**

- 296 (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
- 297 domestic relations office in any Pennsylvania county?  Yes  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  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  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  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: No existing contracts
- 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: None
- 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: Peco.
- 339 Some tenants use Verizon and it is wired as such, but lease specific
- 340 \_\_\_\_\_
- 341 \_\_\_\_\_

342 Buyer Initials: \_\_\_\_\_

Owner Initials: K.C. BW  
GG

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 <u><i>Kenneth &amp; Carol</i></u>	DATE <u>12/22/2025</u>
349	OWNER <u><i>Brett Wilson</i></u>	DATE <u>12/17/2025</u>
350	OWNER <u><i>Gregory Glemser</i></u>	DATE <u>12/17/2025</u>
351	BUYER _____	DATE _____
352	BUYER _____	DATE _____
353	BUYER _____	DATE _____