

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** 83 Limekiln Pike, Glenside, PA 83 Limekiln Pike, 81 Limekiln Pike, 547 W. Riverside Dr
 2
 3 **OWNER** Maura Eugeni

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: Commercial/Residential/Mixed Use

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

13 3. **DESCRIPTION**

14 (A) Land Area: 9152 SQ

15 (B) Dimensions: _____

16 (C) Shape: _____

17 (D) Building Square Footage: 83 - 11995 sq ft 83A - 1176 sq ft 81 - 9812 sq ft 547 - 1545 sq ft

18 4. **PHYSICAL CONDITION**

19 (A) Age of Property: 1925 Additions: 2015

20 (B) Roof

21 1. Age of roof(s): 2015 ☐ Unknown

22 2. Type of roof(s): _____

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

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

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

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

27 _____

28 _____

29 (C) **Structural Items, Basements and Crawl Spaces**

30 1. Are you aware of any water leakage, accumulation, or dampness in the building or other structures? ☐ Yes ☒ No

31 2. Does the Property have a sump pump? ☒ Yes ☐ No

32 3. Do you know of any repairs or other attempts to control any water or dampness problem in the building or other structures?

33 ☒ Yes ☐ No

34 4. Are you aware of any past or present movement, shifting, deterioration, or other problems with walls, foundations, floors, or
 35 other structural components? ☐ Yes ☐ No

36 Explain any yes answers that you give in this section, describing the location and, if applicable, the extent of the problem and the
 37 date and person by whom any repairs were done, if known: _____

38 _____

39 _____

40 (D) **Mechanical Systems**

41 1. Type of heating: 83-941 ☒ Forced Air ☐ Hot Water ☐ Steam ☐ Radiant

42 ☐ Other: _____

43 2. Type of heating fuel: ☒ Electric ☒ Fuel Oil ☒ Natural Gas ☐ Propane (on-site) ☐ Central Plant

44 ☐ Other types of heating systems or combinations: _____

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

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

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

48 _____

49 5. Type of water heater: 81-547 ☒ Electric ☒ Gas ☐ Oil Capacity: _____

50 ☐ Other: _____

51 _____

52 **Buyer Initials:** _____

CPI Page 1 of 7

Owner Initials: ME



Pennsylvania
Association of
Realtors®

COPYRIGHT PENNSYLVANIA ASSOCIATION OF REALTORS® 2004

10/04

Phone: 2156641008

Fax: 2159336189

83 Limekiln Pike

Keller Williams Real Estate-Blue Bell, 910 Harvest Dr. Suite #100 Blue Bell PA 19422
Zach Behr

Produced with Lone Wolf Transactions (zipForm Edition) 717 N Harwood St, Suite 2200, Dallas, TX 75201 www.lwoll.com

- 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 ^{8.53 AH1} [] 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 ^{all} [] 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
 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: _____
 76
 77

(F) Other Equipment

- 78
 79 1. Exterior Signs: ☒ Yes ^{Ash} [] No How many? 1 Number Illuminated: Yes
 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: _____
 89

(G) Fire Damage

- 90
 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

- 95 (H) Are you aware of any problems with water and sewer lines servicing the Property? [] Yes [] No
 96 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
 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 ³
 107 If yes, explain: _____
 108

109 Buyer Initials: _____

CPI Page 2 of 7

Owner Initials: ME

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: _____

119 (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: _____

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

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

- 143 2. To your knowledge, has the Property been tested for any hazardous substances? ☐ Yes ☐ No
- 144 3. Are you aware of any storage tanks on the Property? ☐ Yes ☒ No ☐ Aboveground ☐ Underground
- 145 Total number of storage tanks on the Property: _____ Aboveground _____ Underground
- 146 Are all storage tanks registered with the Pennsylvania Department of Environmental Protection? ☐ Yes ☐ No
- 147 If no, identify any unregistered storage tanks: _____
- 148 Has any storage tank permit ever been revoked pursuant to a federal or state law regulating storage tanks? ☐ Yes ☒ No
- 149 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
- 150 tank? ☐ Yes ☒ No
- 151 Do methods and procedures exist for the operation of tanks and for the operator's/owner's maintenance of a leak
- 152 detection system, an inventory control system, and a tank testing system? ☐ Yes ☐ No Explain: _____

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

155 ☐ Yes ☐ No

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

157 Explain: _____

- 161 4. Do you know of any other environmental concerns that may have an impact on the Property? ☐ Yes ☒ No
- 162 Explain any yes answers you give in this section: _____

166 Buyer Initials: _____

CPI Page 3 of 7

Owner Initials: ME

(C) Wood Infestation

1. Are you aware of any termites/wood-destroying insects, dry rot, or pests affecting the Property? ☐ Yes ☒ No
 2. Are you aware of any damage to the Property caused by termites/wood-destroying insects, dry rot, or pests? ☒ Yes ☐ No
 3. Is the Property currently under contract by a licensed pest control company? ☒ Yes ☐ No
 4. Are you aware of any termite/pest control reports or treatments for the Property in the last five years? ☒ Yes ☐ No
- Explain any yes answers you give in this section: termite comes every other year

(D) Natural Hazards/Wetlands

1. To your knowledge, is this Property, or part of it, located in a flood zone or wetlands area? ☐ Yes ☒ No
 2. Do you know of any past or present drainage or flooding problems affecting the Property? ☐ Yes ☒ No
 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

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: 4
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

Buyer Initials: _____

CPI Page 4 of 7

Owner Initials: ML

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: _____

(C) Zoning

1. The Property is currently zoned Commercial/Resident by the (county, ZIP) 19038
 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: 1

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

Buyer Initials: _____

CPI Page 5 of 7

Owner Initials: ME

- (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

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:

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:

Di Primo Construction Inc. 215-572-5221
Celestine Chambers 215-290-3226
Adams Heating & Cooling 215-247-6000

(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: No

(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:

Acq Verizon
Agua

Buyer Initials: _____

CPI Page 6 of 7

Owner Initials: *ME*

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 Maura Eugeni DATE 8/1/2025
 Maura Eugeni

349 OWNER _____ DATE _____

350 OWNER _____ DATE _____

351 BUYER _____ DATE _____

352 BUYER _____ DATE _____

353 BUYER _____ DATE _____

IN PROCESS