

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** 743 Main St, Avoca, PA 18641
 2
 3 **OWNER** John Simyan

4 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 representation by any listing real estate broker (Agent for Owner), any real estate broker, or their agents.

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

9 **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:

12 **2. 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:
 17 (C) Shape:
 18 (D) Building Square Footage:

19 **4. PHYSICAL CONDITION**

20 (A) Age of Property: _____
 21 (B) Roof: Shingles
 22 Age of roof(s): 14 years Unknown

23 2. Type of roof(s): Shingles
 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:

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? Yes No
 34 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

35 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:

41 **(D) Mechanical Systems**

42 1. Type of heating: Forced Air Hot Water Steam Radiant
 43 Electric Gas
 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? 1
 47 4. Are they working? Yes No When were they last cleaned? never
 48 5. List any buildings (or are as in any buildings) that are not heated:

49 Type of water heater: Electric Gas Oil Capacity: 40 Gal
 50 [] Other:

51 Buyer Initials: _____
 52 Owner Initials: JS



- 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: 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 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

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: _____
 76
 77

78 (F) Other Equipment

- 79 1. Exterior Signs: Yes No How many? 1 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: _____
 89

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

- 95 (H) Are you aware of any problems with water and sewer lines servicing the Property? Yes No
 96 If yes, explain: _____
 97

98 (I) Alarm/Safety Systems

- 99 1. Fire: Yes No In working order? Yes No
 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

109 Buyer Initials: _____

Owner Initials: BS

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: _____

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: _____

- 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: 2 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: 2 250 Gall Heating Oil Tanks Not in Use

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: Not in Use

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

156 Yes No

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

158 Explain: _____

- 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: _____

166 Buyer Initials: _____

Owner Initials: LS

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(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, dryrot, 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: Roof term

(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 forcable TV? [] Yes [] No
If yes, number of hook-ups: 2
Location: Front Room Back Kitchen
(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: _____

Owner Initials: LS

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

242 (C) Zoning

- 243 1. The Property is currently zoned Commercial by the (county, ZIP) _____
- 244 2. Current use is: [] conforming [] non-conforming [] permitted by variance [] permitted by special exception
- 245 3. Do you know of any pending or proposed changes in zoning? [] Yes [] No
- 246 [] Yes [] No
- 247 If yes, explain: _____
- 248 _____

- 249 (D) Is there an occupancy permit for the Property? [X] Yes [] No
- 250 (E) Is there a Labor and Industry Certificate for the Property? [X] Yes [] No
- 251 If yes, Certificate Number is: 88 55125597
- 252 (F) Is the Property a designated historic or archeological site? [] Yes [X] 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 [] Yes [] No
- 259 (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
- 260 [] Yes [] No
- 261 (D) Are you aware of any public improvement, condominium, or owner association assessments against the Property that remain unpaid? [] Yes [] No
- 262 [] Yes [] No
- 263 (E) Are you aware of any existing or threatened action, suit, or government proceeding relating to the Property? [] Yes [] No
- 264 [] 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 [] Yes [] No
- 267 (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
- 268 [] Yes [] No
- 269 (H) Are you aware of any insurance claims filed relating to the Property? [] Yes [] No
- 270 Explain any yes answers you give in this section: _____
- 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 _____

277 11. TENANCY ISSUES

- 278 (A) Are you aware of any existing leases, subleases or other tenancy agreements affecting the Property? [] Yes [] No
- 279 [] Yes [] No
- 280 (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
- 281 [] Yes [] No
- 282 (C) Are there any tenants for whom you do not currently have a security deposit? [] Yes [] No
- 283 [] 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

283 Buyer Initials: _____ CPI Page 5 of 7 Owner Initials: LS

- 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 _____

295 **12. DOMESTIC SUPPORT LIEN LEGISLATION**

296 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: _____
 329 _____
 330 _____

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

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

342 Buyer Initials: _____ CPI Page 6 of 7 Owner Initials: JS