

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 Punxsy Phil's Cake & Steaks, 116 Indiana St., Punxsutawney, Pa 15767

3 OWNER Mr. Deans Inc.

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 warranty or 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: Restaurant

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: NO

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

3. DESCRIPTION A. Land Area: 1.23 ACRES

B. Dimensions:

C. Shape:

D. Building Square Footage: RESTAURANT 4,237 GARAGE 1,440

4. PHYSICAL CONDITION

A. Age of Property: 1998 Additions:

B. Roof

1. Age of roof(s): 24 Unknown

2. Type of roof(s): RUBBER MEMBRANE

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

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

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

Explain any yes answers you give in this section:

C. Structural Items, Basements and Crawl Spaces

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

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

3. Do you know of any repairs or other attempts to control any water or dampness problem in the building or other structures? Yes No

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

Explain any yes answers that you give in this section, describing the location and, if applicable, the extent of the problem and the date and person by whom any repairs were done, if known: CRACKS IN TILE FLOORING NEAR BATHROOM

D. Mechanical Systems

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

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

3. Are there any chimneys? Yes No If yes, how many? Are they working? Yes No When were they last cleaned?

4. List any buildings (or are as in any buildings) that are not heated: GARAGES NOT HEATED

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

55 Buyer Initials: Owner Initials:



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6. Type of plumbing: Copper Galvanized Lead PVC Unknown
 Other: _____
7. Are you aware of any problems with plumbing or heating systems or fixtures on the Property? Yes No
If yes, explain: _____
8. Type of air conditioning: Central Electric Central Gas Wall None Capacity: _____
List any buildings (or areas of any buildings) that are not air conditioned: GARAGE
9. Type of electric service: _____ AMP 220 Volt 3-phase 1-phase KVA: UNK
 Other: _____
Transformers: _____ Type: _____
Are you aware of any problems or repairs needed in the electrical system? Yes No If yes, explain: _____
10. Are you aware of any problems with any item in this section that has not already been disclosed? Yes No
If yes, explain: _____

E. Site Improvements

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

F. Other Equipment

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

G. Fire Damage

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

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

I. Alarm/Safety Systems

1. Fire: Yes No In working order? Yes No
If yes, connected to: Fire Department Yes No Monitoring Service: Yes No
2. Fire extinguishers: Yes No
3. Smoke: Yes No In working order? Yes No
4. Sprinkler: Yes No Inspected/certified? Yes No
 Wet Dry Flow rate: _____
5. Security: Yes No In working order? Yes No
If yes, connected to: Police Department Yes No Monitoring Service Yes No
6. Are there any areas of the Property that are not serviced by the systems in this section? Yes No
If yes, explain: GARAGE

5. ENVIRONMENTAL

A. Soil Conditions

1. Are you aware of any fill or expansive soil on the Property? Yes No
If yes, were soil compaction tests done? Yes No If yes, by whom? _____
2. Are you aware of any sliding, settling, earth movement, upheaval, subsidence, or earth stability problems that have occurred on or affect the Property? Yes No

118 Buyer Initials: AA

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Owner Initials: _____

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3. Are you aware of any existing or proposed mining, strip-mining, or any other excavations that might affect the Property?
 Yes No

Explain any yes answers you give in this section: _____

B. Hazardous Substances

1. Are you aware of the presence of any of the following on the Property?

- Asbestos material: Yes No
- Formaldehyde gas and/or urcaformaldehyde foam insulation (UFFI): Yes No
- Discoloring of soil or vegetation: Yes No
- Oil sheen in wet areas: Yes No
- Contamination of well or other water supply: Yes No
- Proximity to current or former waste disposal sites: Yes No
- Proximity to current or former commercial or industrial facilities: Yes No
- Proximity to current, proposed, or former mines or gravel pits: Yes No
- Radon levels above 4 pico curies per liter: Yes No
- Use of lead-based paint: Yes No

Note: If Property contains a residence with one to four dwelling units, and the structure was constructed, or construction began, before 1978, you must disclose any knowledge of lead-based paint and any reports and/or records of lead-based paint on the Property.

Are you aware of any lead-based paint or lead-based paint hazards on the Property? Yes No

If yes, explain how you know of it, where it is, and the condition of those lead-based paint surfaces: _____

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

If yes, list all available reports and records: _____

2. To your knowledge, has the Property been tested for any hazardous substances? Yes No

3. Are you aware of any storage tanks on the Property? Yes No Aboveground Underground

Total number of storage tanks on the Property: _____ Aboveground _____ Underground

Are all storage tanks registered with the Pennsylvania Department of Environmental Protection? Yes No

If no, identify any unregistered storage tanks: _____

Has any storage tank permit ever been revoked pursuant to a federal or state law regulating storage tanks? Yes No

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 tank?

Yes No

Do methods and procedures exist for the operation of tanks and for the operator's/owner's maintenance of a leak detection system, an inventory control system, and a tank testing system? Yes No Explain: _____

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

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

Explain: _____

4. Do you know of any other environmental concerns that may have an impact on the Property? Yes No

Explain any yes answers you give in this section: _____

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: _____

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: _____

182 Buyer Initials: AA

Owner Initials: _____

183 6. UTILITIES

184 A. Water

- 185 1. What is the source of your drinking water? Public Community System Well on Property
 186 Other: _____
 187 2. If the Property's source of water is not public:
 188 When was the water last tested? _____
 189 What was the result of the test? _____
 190 Is the pumping system in working order? Yes No
 191 If no, explain: _____
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 193 3. Is there a softener, filter, or other purification system? Yes No
 194 If yes, is the system: Leased Owned
 195 4. Are you aware of any problems related to the water service? Yes No
 196 If yes, explain: _____
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198 B. Sewer/Septic

- 199 1. What is the type of sewage system? Public Sewer Community Sewer On-site (or Individual) sewage system
 200 If on-site, what type? Cesspool Drainfield Unknown
 201 Other (specify): _____
 202 2. Is there a septic tank on the Property? Yes No Unknown
 203 If yes, what is the type of tank? Metal/steel Cement/concrete Fiberglass Unknown
 204 Other (specify): _____
 205 3. When was the on-site sewage disposal system last serviced? _____
 206 4. Is there a sewage pump? Yes No
 207 If yes, is it in working order? Yes No
 208 5. Are you aware of any problems related to the sewage system? Yes No
 209 If yes, explain: _____
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211 C. Other Utilities

212 The Property is serviced by the following: Natural Gas Electricity Telephone
 213 Other: _____
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214 7. TELECOMMUNICATIONS

- 215 A. Is a telephone system included with the sale of the Property? Yes No
 216 If yes, type: _____
 217 B. Are ISDN lines included with the sale of the Property? Yes No
 218 C. Is the Property equipped with satellite dishes? Yes No
 219 If yes, how many? _____ Location: _____
 220 D. Is the Property equipped for cable TV? Yes No
 221 If yes, number of hook-ups: _____ 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 **UNKNOWN**
 224

224 8. GOVERNMENTAL ISSUES/ZONING/USE/CODES

225 A. Compliance, Building Codes & OSHA

- 226 1. Do you know of any violations of federal (including ADA), state, or local laws or regulations relating to this Property? Yes No
 227 2. Do you know of any violations of building codes or municipal ordinances concerning this Property? Yes No
 228 3. Do you know of any health, fire, or safety violations concerning this Property? Yes No
 229 4. Do you know of any OSHA violations concerning this Property? Yes No
 230 5. Do you know of any improvements to the Property that were done without building or other required permits? Yes No
 231 Explain any yes answers you give in this section: _____
 232 _____
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234 B. Condemnation or Street Widening

235 To your knowledge, is the Property located in an area where public authorities are contemplating proceedings for highway, thoroughfare, rail, or
 236 utility construction, a redevelopment project, street widening or lighting, or other similar public projects? Yes No
 237 If yes, explain: _____
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239 C. Zoning

- 240 1. The Property is currently zoned TOWN CENTER COMMERCIAL by the
 241 (county, ZIP) Jefferson 15767-1925
 242 2. Current use is: conforming non-conforming permitted by variance permitted by special exception
 243 3. Do you know of any pending or proposed changes in zoning? Yes No
 244 If yes, explain: _____
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246 Buyer Initials: AL AH

Owner Initials: _____

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- 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

Is there a residential dwelling unit located on the Property? Yes No If yes, number of residential dwelling units: _____
 Note: If one to four residential dwelling units are to be sold with, or as part of, the Property, Owner must complete a Seller's Property Disclosure Statement, as required by the Pennsylvania Real Estate Seller's Disclosure Law (68 P.S. §7301 et. seq.).

11. TENANCY ISSUES

- A. Are you aware of any existing leases, subleases or other tenancy agreements affecting the Property? Yes No
 - B. Are there any verbal agreements or understandings with tenants that are not specifically recorded in the lease (e.g., a promise not to increase rent, an implied agreement to let tenant end lease early, a first right of refusal on adjoining space)? Yes No
 - C. Are there any tenants for whom you do not currently have a security deposit? Yes No
 - D. Are there any tenants who have been 5 or more days late with their rent payment more than once this year? Yes No
 - E. Are there any tenants who are currently more than 30 days behind in paying rent, cam, or tax charges? Yes No
 - F. Are there any tenants who are in default of the lease for other than monetary reasons (e.g., failure to comply with rules, regulations, lease terms, etc.)? Yes No
 - G. Are there any tenants that you have reason to believe are likely to fall into default of their lease within the next six months? Yes No
 - H. Is there any tenant that you would consider evicting or not offering an opportunity for renewal? Yes No
 - I. Are you currently involved in any type of dispute with any tenant? Yes No
- Explain any yes answers you give in this section, providing names of tenants where applicable. Attach additional sheet if necessary: _____

12. DOMESTIC SUPPORT LIEN LEGISLATION

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.

308 Buyer Initials: AA

Owner Initials: _____

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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: EHRLICH PEST CONTROL

BRETT'S BUILDING SERVICE - SNOW REMOVAL

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: _____

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: _____

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

OWNER Mr. Deans Inc. DATE 1-24-2022

OWNER _____ DATE _____

OWNER _____ DATE _____

BUYER _____ DATE _____

BUYER _____ DATE _____

BUYER _____ DATE _____