

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 2783 South Park Rd, Bethel Park, Pennsylvania 15102

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3 OWNER CPGH Properties LLC, Chris' Bar, 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 [x] Retail [ ] Industrial [ ] Multi-family [ ] Land [ ] Institutional [ ] Hospitality [x] Other: RESTAURANT / BAR / RENTAL

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: NONE

12 2. OCCUPANCY Do you, Owner, currently occupy the Property? [x] Yes [ ] No If no, when did you last occupy the Property? \_\_\_\_\_

14 3. DESCRIPTION

15 (A) Land Area: 1.17 ACRES
16 (B) Dimensions:
17 (C) Shape: Rectangle
18 (D) Building Square Footage: 7,400 sq ft

19 4. PHYSICAL CONDITION

20 (A) Age of Property: 70 Additions: 10 yrs RESTROOMS / KITCHEN 12 yrs

21 (B) Roof
22 1. Age of roof(s): 8 yrs [ ] Unknown
23 2. Type of roof(s): ASPHALT AND RUBBER
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? [ ] Yes [x] No
26 5. Do you know of any problems with the roof, gutters, or downspouts? [ ] Yes [x] 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 [x] No
32 2. Does the Property have a sump pump? [ ] Yes [x] 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 [x] 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 [x] 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 date and person by whom any repairs were done, if known: \_\_\_\_\_

41 (D) Mechanical Systems

42 1. Type of heating: [x] Forced Air [ ] Hot Water [ ] Steam [ ] Radiant
43 [ ] Other:
44 2. Type of heating fuel: [x] Electric [ ] Fuel Oil [x] 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:
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50 5. Type of water heater: [x] Electric [ ] Gas [ ] Oil Capacity:
51 [ ] Other:

52 Buyer Initials: \_\_\_\_\_

Owner Initials: c d



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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: \_\_\_\_\_
- 9. Type of electric service: \_\_\_\_\_ AMP  220 Volt  3-phase  1-phase  KVA: \_\_\_\_\_  
 Other: 5-10 yrs Replaced  
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
- 3. 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? 2 Number Illuminated: 2
- 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? \_\_\_\_\_ Size: \_\_\_\_\_
- 5. Loading Docks:  Yes  No How many? \_\_\_\_\_ Levelers:  Yes  No
- 6. At grade doors:  Yes  No How many? 6
- 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 SSA
- 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 SSA
- 6. Are there any areas of the Property that are not serviced by the systems in this section?  Yes  No  
If yes, explain: \_\_\_\_\_

109 Buyer Initials: \_\_\_\_\_

Owner Initials: CP CP

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, earthmovement, 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 UNK
- 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 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: \_\_\_\_\_

141 \_\_\_\_\_

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

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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: Bugs be gone - weekly CONTRACT

(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 2 AT 5
- (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: \_\_\_\_\_  
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: \_\_\_\_\_

Owner Initials: CP CP

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 INDUSTRIAL by the (county, ZIP) Allegheny-South 15102
- 244  conforming  non-conforming  permitted by variance  permitted by special exception
- 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: 3
- 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 *All month to month*
- 279 (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
- 280 (C) Are there any tenants for whom you do not currently have a security deposit?  Yes  No
- 281 (D) Are there any tenants who have been 5 or more days late with their rent payment more than once this year?  Yes  No
- 282 \_\_\_\_\_

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

Owner Initials: CP CB

- 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 (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: \_\_\_\_\_
- 329 CONTACT LISTING AGENT
- 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 CONTACT LISTING AGENT
- 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 CONTACT LISTING AGENT
- 340 \_\_\_\_\_
- 341 \_\_\_\_\_

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

**Owner Initials:** CB CB

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  DATE 5-29-24

349 OWNER  DATE 5-29-24  
CPGH Properties LLC  
Chris' Bar, Inc

350 OWNER \_\_\_\_\_ DATE \_\_\_\_\_

351 BUYER \_\_\_\_\_ DATE \_\_\_\_\_

352 BUYER \_\_\_\_\_ DATE \_\_\_\_\_

353 BUYER \_\_\_\_\_ DATE \_\_\_\_\_