

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 102 N MAIN STREET, GREENSBURG, PA 15601

2 OWNER WESTMORELAND CULTURAL TRUST

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: N/A12 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: Approx. 1921 Additions: _____
21 (B) Roof

22 1. Age of roof(s): Layer Coating Unknown
 23 2. Type of roof(s): Rubber Roof w/Coating done in 2019
 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?
 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? 1
 47 Are they working? Yes No When were they last cleaned? Unknown
 48 4. List any buildings (or are as in any buildings) that are not heated: _____
 49
 50 5. Type of water heater: Electric Gas Oil Capacity: _____
 51 Other: _____

52 Buyer Initials: _____

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Owner Initials: BL CO

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10/04

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 8. Type of air conditioning: Central Electric Central Gas Wall None Capacity: _____
 58 List any buildings (or areas of any buildings) that are not air conditioned: *Some Tenants have their own*

59 9. Type of electric service: _____ AMP 220 Volt 3-phase 1-phase KVA: _____
 60 Other: _____
 61 Transformers: *none* Type: _____
 62 Are you aware of any problems or repairs needed in the electrical system? Yes No
 63 If yes, explain: *Current panel may need upgraded depending on City Code Requirements*

64 10. Are you aware of any problems with any item in this section that has not already been disclosed? Yes No
 65 If yes, explain: _____

66 69 (E) Site Improvements
 70 1. Are you aware of any problems with storm-water drainage? Yes No
 71 2. Are you aware of any past or present problems with driveways, parking areas, sidewalks, curbs, other paved surfaces, or
 72 retaining walls on the Property? Yes No
 73 3. Explain any yes answers that you give in this section, describing the location and, if applicable, the extent of the problem and
 74 the date and person by whom any repairs were done, if known: _____
 75 _____

76 77 (F) Other Equipment
 78 1. Exterior Signs: Yes No How many? *1* Number Illuminated: *0*
 79 2. Elevators: Yes No How many? _____ Cable Hydraulic rail
 80 Working order? Yes No Certified through (date) _____
 81 Date last serviced _____
 82 3. Skylights: Yes No How many? _____
 83 4. Overhead Doors: Yes No How many? _____ Size: _____
 84 5. Loading Docks: Yes No How many? _____ Levelers: Yes No
 85 6. At grade doors: Yes No How many? *6*
 86 7. Are you aware of any problems with the equipment listed in this section? Yes No
 87 If yes, explain: _____

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

96 97 (I) Alarm/Safety Systems
 98 1. Fire: Yes No In working order? Yes No *It is believed Somerset Trust has a system*
 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 *It is believed Somerset Trust has a system*
 102 4. Sprinkler: Yes No Inspected/certified? Yes No
 103 Wet Dry Flow rate: _____
 104 5. Security: Yes No In working order? Yes No *It is believed Somerset Trust has a system*
 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: *It is believed Somerset Trust has the only systems in their*
 108 *Space*

109 Buyer Initials: _____

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Owner Initials: _____

Bl *C90*

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: _____
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 above 4 pico curies per liter: Yes No *Unknown*

132 Use of lead-based paint: Yes No *Unknown*

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: _____ 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 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 _____
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: _____

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Owner Initials: *BL CEO*

167 (C) Wood Infestation

168 1. Are you aware of any termites/wood-destroying insects, dry rot, 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: Bugs and Rodents

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: _____

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: _____

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? N/A
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 (C) Other Utilities

210 The Property is serviced by the following: Natural Gas Electricity Telephone
211 Other: Cable

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

224 Buyer Initials: _____

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Owner Initials: BL Ceo

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: _____

235 (B) Condemnation or Street Widening

236 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?
237 Yes No

238 If yes, explain: _____

240 (C) Zoning

241 1. The Property is currently zoned C-2 Gateway District by the (county, ZIP) WESTMORELAND 15601

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: _____

245 (D) Is there an occupancy permit for the Property? Yes No

246 (E) Is there a Labor and Industry Certificate for the Property? Yes No
247 If yes, Certificate Number is: _____

248 (F) Is the Property a designated historic or archeological site? Yes No

249 If yes, explain: Ref # 95000884 Downtown Historic District

250 9. LEGAL/TITLE ISSUES

251 (A) Are you aware of any encroachments or boundary line disputes regarding the Property? Yes No

252 (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

253 (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

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

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

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

257 (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

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

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

260 10. RESIDENTIAL UNITS

261 (A) Is there a residential dwelling unit located on the Property? Yes No

262 If yes, number of residential dwelling units: _____

263 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
264 Property Disclosure Statement, as required by the Pennsylvania Real Estate Seller's Disclosure Law (68 P.S. §7301 et. seq.).

265 11. TENANCY ISSUES

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

267 (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

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

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

270 Buyer Initials: _____

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272 Owner Initials: BL CEO

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: _____

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: Donahues 724-834-9178
329 Ehrlich Pest control - 412-693-7910

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: Certisafe 724-834-6550

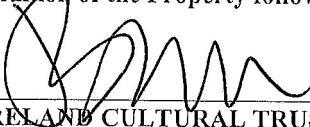
335 (C) Provide the names, addresses and phone numbers of the service providers for any utilities on the Property (e.g., water, water
336 softener, sewage, on-site sewage service, natural gas, electric, telephone). Attach additional sheet if necessary:
337 Peoples - 800-764-0111 MAWE - 724-755-5800
338 West Penn Power - 800-686-0021
339 GSA - 724-837-1890

342 Buyer Initials: _____

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Owner Initials: PL Cao

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  CEO _____ DATE 4/4/25

349 OWNER _____ DATE _____

350 OWNER _____ DATE _____

351 BUYER _____ DATE _____

352 BUYER _____ DATE _____

353 BUYER _____ DATE _____