

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** 4166 U.S. 40, Claysville, PA 15323

2 **OWNER** Randall G Phillips and Kimberly Phillips

3 Owner is providing information to help Broker market the Property. This Statement is not a substitute for any inspections or warranties
4 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
5 real estate broker (Agent for Owner), any real estate broker, or their agents.

6 **Property Type:** Office Retail Industrial Multi-family Land Institutional
7 Hospitality Other: TAKE OUT RESTAURANT

8 **1. OWNER'S EXPERTISE** Owner does not possess expertise in contracting, engineering, environmental assessment, architecture, or
9 other areas related to the construction and conditions of the Property and its improvements, except as follows: _____

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

12 **3. DESCRIPTION**

13 (A) Land Area: 1.5 Acres
14 (B) Dimensions: _____
15 (C) Shape: _____
16 (D) Building Square Footage: _____

17 **4. PHYSICAL CONDITION**

18 (A) Age of Property: 1940 Additions: _____

19 (B) Roof

20 1. Age of roof(s): MAIN Bldg Aug 2006 Unknown
21 2. Type of roof(s): Shingle
22 3. Has the roof been replaced or repaired during your ownership? Yes No
23 4. Has the roof ever leaked during your ownership? Yes No
24 5. Do you know of any problems with the roof, gutters, or downspouts? Yes No
25 Explain any yes answers you give in this section: 1 Downspout doesn't work

26 (C) Structural Items, Basements and Crawl Spaces

27 1. Are you aware of any water leakage, accumulation, or dampness in the building or other structures? Yes No
28 2. Does the Property have a sump pump? Yes No
29 3. Do you know of any repairs or other attempts to control any water or dampness problem in the building or other structures?
30 Yes No
31 4. Are you aware of any past or present movement, shifting, deterioration, or other problems with walls, foundations, floors, or
32 other structural components? Yes No

33 Explain any yes answers that you give in this section, describing the location and, if applicable, the extent of the problem and the
34 date and person by whom any repairs were done, if known: #1 Basement #2 - we have 2 sump pumps

35 (D) Mechanical Systems

36 1. Type of heating: Forced Air Hot Water Steam Radiant
37 Other: GAS Furnace Partry + APT Business electric
38 2. Type of heating fuel: Electric Fuel Oil Natural Gas Propane (on-site) Central Plant
39 Other types of heating systems or combinations: _____
40 3. Are there any chimneys? Yes No If yes, how many? _____
41 Are they working? Yes No When were they last cleaned? _____
42 4. List any buildings (or areas in any buildings) that are not heated: _____
43 5. Type of water heater: Electric Gas Oil Capacity: _____
44 Other: _____

45 **Buyer Initials:**

CPI Page 1 of 7

Owner Initials:



63
64
65
66
67
68
69
70
71
72
73
74
75
76
77
78
79
80
81
82
83
84
85
86
87
88
89
90
91
92
93
94
95
96
97
98
99
100
101
102
103
104
105
106
107
108

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: other - window
9. Type of electric service: _____ AMP 220 Volt 3-phase 1-phase KVA: _____
Other: _____
Transformers: _____ Type: _____
10. Are you aware of any problems or repairs needed in the electrical system? Yes No
If yes, explain: _____
11. 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: heavy rain - sump pump in basement w/ 11 ft run

(F) Other Equipment

1. Exterior Signs: Yes No How many? 1 Number Illuminated: _____
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? _____
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: _____

Buyer Initials:

Owner Initials:

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 occurred on or affect
- 115 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 _____

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 urea formaldehyde 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 at or above 4 picocuries 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, before 1978, you must disclose any knowledge of lead-based paint and any reports and/or records of lead-based paint on the Property.

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

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

136 _____

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

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

139 _____

- 140 2. To your knowledge, has the Property been tested for any hazardous substances? Yes No
- 141 3. Are you aware of any storage tanks on the Property? Yes No Aboveground Underground
- 142 Total number of storage tanks on the Property: _____ Aboveground _____ Underground
- 143 Are all storage tanks registered with the Pennsylvania Department of Environmental Protection? Yes No

144 If no, identify any unregistered storage tanks: _____

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

146 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

147 Do methods and procedures exist for the operation of storage 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: _____

148 _____

149 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

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

151 Explain: _____

152 _____

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

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

155 _____

156 _____

157 Buyer Initials:

158 Owner Initials:

167
168
169
170
171
172
173
174
175
176
177
178
179
180
181
182
183
184
185
186
187
188
189
190
191
192
193
194
195
196
197
198
199
200
201
202
203
204
205
206
207
208
209
210
211
212
213
214
215
216
217
218
219
220
221
222
223
224

(C) Wood Infestation

- 1. Are you aware of any termites/wood-destroying insects, dryrot, 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: 40 yrs ago there was infestation had a baiting system installed by Selway Till JAN. 2024

(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: A portion Near Stream/creek

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): Septic Shared with Neighbor to left
- 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? August 31, 2024 - Empty
- 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

- 1. 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: one line Verizon

- (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: _____

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:

235 **8. GOVERNMENTAL ISSUES/ZONING/USE/CODES**

236 (A) Compliance, Building Codes & OSHA

- 237 1. Do you know of any violations of federal (including ADA), state, or local laws or regulations relating to this Property? Yes No
- 238 Yes No
- 239 2. Do you know of any violations of building codes or municipal ordinances concerning this Property? Yes No
- 240 3. Do you know of any health, fire, or safety violations concerning this Property? Yes No
- 241 4. Do you know of any OSHA violations concerning this Property? Yes No
- 242 5. Do you know of any improvements to the Property that were done without building or other required permits? Yes No
- 243 Explain any yes answers you give in this section: _____
- 244 _____

245 (B) Condemnation or Street Widening

- 246 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
- 247 Yes No
- 248 If yes, explain: _____
- 249 _____

250 (C) Zoning

- 251 1. The Property is currently zoned Highway Commercial by the (county, ZIP) Buffalo Twp - 15323
- 252 2. Current use is: conforming non-conforming permitted by variance permitted by special exception
- 253 3. Do you know of any pending or proposed changes in zoning? Yes No
- 254 If yes, explain: _____
- 255 _____

- 256 (D) Is there an occupancy permit for the Property? Yes No
- 257 (E) Is there a Labor and Industry Certificate for the Property? Yes No
- 258 If yes, Certificate Number is: _____
- 259 (F) Is the Property a designated historic or archeological site? Yes No
- 260 If yes, explain: _____
- 261 _____

262 **9. LEGAL/TITLE ISSUES**

- 263 (A) Are you aware of any encroachments or boundary line disputes regarding the Property? Yes No
- 264 (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
- 265 (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
- 266 (D) Are you aware of any public improvement, condominium, or owner association assessments against the Property that remain unpaid? Yes No
- 267 (E) Are you aware of any existing or threatened action, suit, or government proceeding relating to the Property? Yes No
- 268 (F) Are you aware of any reason, including a defect in title, that would prevent you from conveying title to the Property? Yes No
- 269 (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
- 270 (H) Are you aware of any insurance claims filed relating to the property? Yes No
- 271 Explain any yes answers you give in this section: utility easement - transmission gas line right of property
- 272 _____

273 **10. RESIDENTIAL UNITS**

- 274 (A) Is there a residential dwelling unit located on the Property? Yes No
- 275 If yes, number of residential dwelling units: 1
- 276 **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.).

277 **11. TENANCY ISSUES**

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

283 Owner Initials:

- 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 Verbal agreement with The Food Pantry
 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: OWNER
 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 GAS - Knox Energy
 338 Electric - West Penn Power
 339 WATER - PA AMERICAN

341 Buyer Initials:

Owner Initials: KP RP

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

148	OWNER	<i>Kimberly Ann Phillips</i>	DATE	<u>9-3-2024</u>
149	OWNER	<i>Ronald J. Phillips</i>	DATE	<u>9-3-2024</u>
150	OWNER		DATE	
151	BUYER		DATE	
152	BUYER		DATE	
153	BUYER		DATE	