

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).

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1 PROPERTY 3286 Babcock Blvd, Pittsburgh, PA 15237

2 4.

3 OWNER Dominic Sirianni & Susan J. Sheridan

4 Owner is providing information to help Broker market the Property. This Statement is not a substitute for any inspections or warrant
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 listi
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,
10 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? NEVER

14 3. DESCRIPTION

15 (A) Land Area: 8,225 sq ft

16 (B) Dimensions: 42' x 28'

17 (C) Shape: _____

18 (D) Building Square Footage: 2,003 sq ft rectangle

19 4. PHYSICAL CONDITION

20 (A) Age of Property: _____ Additions: _____

21 (B) Roof

22 1. Age of roof(s): 1yr 3 mos Unknown

23 2. Type of roof(s): main roof - shingles, other - composition rubber

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: _____

29 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: _____

40 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? _____

48 4. List any buildings (or areas in any buildings) that are not heated: NO

50 5. Type of water heater: Electric Gas Oil Capacity: _____

51 Other: _____

52 Buyer Initials: SJS

CPI Page 1 of 7

Owner Initials: AC

S.J.S.



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Association of
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10/04

53 6. Type of plumbing: Copper Galvanized Lead PVC Unknown
 54 Other: PEX - per Alco. Spec

55 7. Are you aware of any problems with plumbing or heating systems or fixtures on the Property? Yes No
 56 If yes, explain: _____

58 8. Type of air conditioning: Central Electric Central Gas Wall None Capacity: unknown
 59 List any buildings (or areas of any buildings) that are not air conditioned: Basement

61 9. Type of electric service: _____ 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
 65 If yes, explain: _____

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: _____

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, 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 at the date and person by whom any repairs were done, if known: _____

78 (F) Other Equipment

79 1. Exterior Signs: Yes No How many? 1 Number Illuminated: 1
 80 2. Elevators: Yes No How many? 1 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: _____

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 unrepairs 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: _____

97 (I) Alarm/Safety Systems

98 1. Fire: Yes No In working order? Yes No
 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
 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: N/A

109 Buyer Initials: _____

CPI Page 2 of 7

Owner Initials: N.L.S.

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 ha
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

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 Property.

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

136 If yes, explain how you know of it, where it is, and the condition of those lead-based paint surfaces: _____
137
138

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: _____

CPI Page 3 of 7

Owner Initials: N.C.S.

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: _____

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: _____

180 6. UTILITIES

181 (A) Water

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

193 (B) Sewer/Septic

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

208 (C) Other Utilities

209 The Property is serviced by the following: Natural Gas Electricity Telephone
210 Other: _____

211 7. TELECOMMUNICATIONS

212 (A) Is a telephone system included with the sale of the Property? Yes No
213 If yes, type: VERIZON FIOS
214 (B) Are ISDN lines included with the sale of the Property? Yes No
215 (C) Is the Property equipped with satellite dishes? Yes No
216 If yes, how many? _____
217 Location: _____
218 (D) Is the Property equipped for cable TV? Yes No
219 If yes, number of hook-ups: _____
220 Location: _____
221 (E) Are there fiber optics available to the Property? Yes No Is the building wired for fiber optics? Yes No
222 Does the Property have T1 or other capability? Yes No

223 Buyer Initials: _____

CPI Page 4 of 7

Owner Initials: N.J. S.J.

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
237 thoroughfare, rail, or utility construction, a redevelopment project, street widening or lighting, or other similar public project?
238 Yes No

239 If yes, explain: _____

241 (C) Zoning

242 1. The Property is currently zoned COMMERCIAL by the (count
243 ZIP) 152

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 If yes, explain: X

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

248 (E) Is there a Labor and Industry Certificate for the Property? Yes No

249 If yes, Certificate Number is: _____

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

251 If yes, explain: _____

252 9. LEGAL/TITLE ISSUES

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

254 (B) Are you aware of any recorded encumbrances, covenants, conditions, restrictions, mineral or natural restrictions, easement
255 licenses, liens, charges, agreements, or other matters which affect the title of the Property? Yes No

256 (C) Are you aware of any encumbrances, covenants, conditions, restrictions, mineral or natural restrictions, easements, license
257 liens, charges, agreements, or other matters which affect the title of the Property that have not been recorded in the official
258 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
260 unpaid? Yes No

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

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

263 (G) Are you aware of any judgment, encumbrance, lien (for example co-maker or equity loan) or other debt against the Property that
264 cannot be satisfied by the proceeds of this sale? Yes No

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

266 Explain any yes answers you give in this section: X

267 10. RESIDENTIAL UNITS

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

269 If yes, number of residential dwelling units: 1

270 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
271 Property Disclosure Statement, as required by the Pennsylvania Real Estate Seller's Disclosure Law (68 P.S. §7301 et. seq.).

272 11. TENANCY ISSUES

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

274 (B) Are there any verbal agreements or understandings with tenants that are not specifically recorded in the lease (e.g., a promise not
275 to increase rent, an implied agreement to let tenant end lease early, a first right of refusal on adjoining space)? Yes No

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

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

278 Buyer 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, le
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:

THERE ARE NO TENANTS!

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
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 dock
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 Assessme
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 chang
304 in the use of Owner's remaining enrolled Property to the County Assessor 30 days before the transfer of title to Buyer. The sa
305 of Property enrolled in the Clean and Green Program may result in the loss of program enrollment and the loss of preferential t
306 assessment for the Property and/or the land of which it is a part and from which it is being separated. Removal from enrollme
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 t
308 amount of taxes paid under the program and the taxes that would have been paid in the absence of Clean and Green enrollmer
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.) (a
311 Act enabling certain counties of the Commonwealth to covenant with landowners for preservation of land in farm, forest, wat
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 ope
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 effe
316 (5 or 10 years). Covenants automatically renew at the end of the covenant period unless specific termination notice procedure
317 are followed. When a breach of the covenant occurs, the then-owner is required to pay roll-back taxes and interest. A roll-bac
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. Th
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 & Gree
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: NO
329
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: NO
334
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
340
341 Dequeene light, Peoples Gas, West Texas Water, Verizon

342 Buyer Initials: _____

CPI Page 6 of 7

Owner Initials: D.C.S. SJS

343 The undersigned Owner represents that the information set forth in this document is accurate and complete to the best of Owner
344 knowledge. Owner permits Broker to share information contained in this document with prospective buyers/tenants and other
345 estate licensees. OWNER ALONE IS RESPONSIBLE FOR THE ACCURACY OF THE INFORMATION CONTAINED
346 IN 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 Dominic C. Sirlanni DATE 7-28-25

Dominic Sirlanni

349 OWNER Susan J. Sheridan DATE 7-28-25

SUSAN J. SHERIDAN

350 OWNER _____ DATE _____

351 BUYER _____ DATE _____

352 BUYER _____ DATE _____

353 BUYER _____ DATE _____