

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 3475 ROUTE 155, PORT ALLEGANY PA 16743

2
3 OWNER SCOTT A. MOSES

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
5 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
6 Owner), any real estate broker, or their agents.

7 Property Type: Office Retail Industrial Multi-family Land Institutional
8 Hospitality Other: _____

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

12
13 2. OCCUPANCY Do you, Owner, currently occupy the Property? Yes No
14 If no, when did you last occupy the Property? August, 2016

15 3. DESCRIPTION
16 A. Land Area: 1.22 acres
17 B. Dimensions: _____
18 C. Shape: _____
19 D. Building Square Footage: 14,500 sq ft

20 4. PHYSICAL CONDITION
21 A. Age of Property: 100+ years Additions: _____

22 B. Roof
23 1. Age of roof(s): 6 years Unknown
24 2. Type of roof(s): corrugated steel
25 3. Has the roof been replaced or repaired during your ownership? Yes No
26 4. Has the roof ever leaked during your ownership? Yes No
27 5. Do you know of any problems with the roof, gutters, or downspouts? Yes No
28 Explain any yes answers you give in this section: Replaced roof completely, but occasional
29 condensation or heavy rain has produced minor temporary leaks

30
31 C. Structural Items, Basements and Crawl Spaces
32 1. Are you aware of any water leakage, accumulation, or dampness in the building or other structures? Yes No
33 2. Does the Property have a sump pump? Yes No
34 3. Do you know of any repairs or other attempts to control any water or dampness problem in the building or other structures?
35 Yes No
36 4. Are you aware of any past or present movement, shifting, deterioration, or other problems with walls, foundations, floors, or other
37 structural components? Yes No
38 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
39 by whom any repairs were done, if known: _____

40
41
42 D. Mechanical Systems
43 1. Type of heating: Forced Air Hot Water Steam Radiant
44 Other: Heat pump
45 2. Type of heating fuel: Electric Fuel Oil Natural Gas Propane (on-site) Central Plant
46 Other types of heating systems or combinations: coal boiler system
47
48 3. Are there any chimneys? Yes No If yes, how many? 2
49 Are they working? Yes No When were they last cleaned? Annually
50 4. List any buildings (or areas in any buildings) that are not heated: several store rooms, The garage,
51 and the 3rd floor
52 5. Type of water heater: Electric Gas Oil Capacity: _____
53 Other: _____

54
55 Buyer Initials: _____ CPI Page 1 of 6 Owner Initials: JM



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10/04

- 56 6. Type of plumbing: Copper Galvanized Lead PVC Unknown
 57 Other: _____
 58 7. Are you aware of any problems with plumbing or heating systems or fixtures on the Property? Yes No
 59 If yes, explain: _____
 60
 61 8. Type of air conditioning: Central Electric Central Gas Wall None Capacity: _____
 62 List any buildings (or areas of any buildings) that are not air conditioned: Several Storage areas, The
 63 garage, and the third floor
 64 9. Type of electric service: _____ AMP 220 Volt 3-phase 1-phase KVA: _____
 65 Other: _____
 66 Transformers: _____ Type: _____
 67 Are you aware of any problems or repairs needed in the electrical system? Yes No If yes, explain: _____
 68
 69 10. Are you aware of any problems with any item in this section that has not already been disclosed? Yes No
 70 If yes, explain: _____
 71 _____
 72 _____

73 E. Site Improvements

- 74 1. Are you aware of any problems with storm-water drainage? Yes No
 75 2. Are you aware of any past or present problems with driveways, parking areas, sidewalks, curbs, other paved surfaces, or retaining walls on
 76 the Property? Yes No
 77 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
 78 by whom any repairs were done, if known: _____
 79 _____
 80 _____

81 F. Other Equipment

- 82 1. Exterior Signs: Yes No How many? 1 Number Illuminated: 1
 83 2. Elevators: Yes No How many? _____ Cable Hydraulic rail
 84 Working order? Yes No Certified through (date) _____ Date last serviced _____
 85 3. Skylights: Yes No How many? 2
 86 4. Overhead Doors: Yes No How many? 2 Size: 12 foot
 87 5. Loading Docks: Yes No How many? _____ Levelers: Yes No
 88 6. At grade doors: Yes No How many? _____
 89 7. Are you aware of any problems with the equipment listed in this section? Yes No
 90 If yes, explain: _____
 91 _____

92 G. Fire Damage

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

96 H. Are you aware of any problems with water and sewer lines servicing the Property? Yes No

97 If yes, explain: _____
 98 _____

99 I. Alarm/Safety Systems

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

111 5. ENVIRONMENTAL

112 A. Soil Conditions

- 113 1. Are you aware of any fill or expansive soil on the Property? Yes No
 114 If yes, were soil compaction tests done? Yes No If yes, by whom? _____
 115
 116 2. Are you aware of any sliding, settling, earth movement, upheaval, subsidence, or earth stability problems that have occurred on or affect the
 117 Property? Yes No

118 Buyer Initials: _____

Owner Initials: SM

119 3. Are you aware of any existing or proposed mining, strip-mining, or any other excavations that might affect the Property?

120 Yes No

121 Explain any yes answers you give in this section: _____
122 _____
123 _____

124 B. Hazardous Substances

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

126 Asbestos material: Yes No

127 Formaldehyde gas and/or ureaformaldehyde foam insulation (UFFI): Yes No

128 Discoloring of soil or vegetation: Yes No

129 Oil sheen in wet areas: Yes No

130 Contamination of well or other water supply: Yes No

131 Proximity to current or former waste disposal sites: Yes No

132 Proximity to current or former commercial or industrial facilities: Yes No

133 Proximity to current, proposed, or former mines or gravel pits: Yes No

134 Radon levels above 4 picocuries per liter: Yes No

135 Use of lead-based paint: Yes No

136 Note: If Property contains a residence with one to four dwelling units, and the structure was constructed, or construction began, before
137 1978, you must disclose any knowledge of lead-based paint and any reports and/or records of lead-based paint on the Property.

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

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

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

143 If yes, list all available reports and records: _____
144 _____
145 _____

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

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

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

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

150 If no, identify any unregistered storage tanks: _____

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

152 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?

153 Yes No

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

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

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

160 Explain: _____
161 _____
162 _____

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

164 Explain any yes answers you give in this section: _____
165 _____
166 _____

167 C. Wood Infestation

168 1. Are you aware of any termites/wood-destroying insects, dryrot, 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: _____
173 _____
174 _____

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 _____
181 _____

182 Buyer Initials: _____

Owner Initials: SM

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? 3 years

189 What was the result of the test? negative for any contaminants

190 Is the pumping system in working order? Yes No

191 If no, explain: _____

192 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: _____

197
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? Jan, 2018

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: _____

210
211 C. Other Utilities

212 The Property is serviced by the following: Natural Gas Electricity Telephone

213 Other: _____

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: 6 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 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

233

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: _____

238

239 C. Zoning

240 1. The Property is currently zoned not zoned by the

241 (county, ZIP) McKean 16743

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

246 Buyer Initials: _____

Owner Initials: JM

- 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 _____

253 **9. LEGAL/TITLE ISSUES**

- 254 A. Are you aware of any encroachments or boundary line disputes regarding the Property? Yes No
 255 B. Are you aware of any recorded encumbrances, covenants, conditions, restrictions, mineral or natural restrictions, easements, licenses, liens,
 256 charges, agreements, or other matters which affect the title of the Property? Yes No
 257 C. Are you aware of any encumbrances, covenants, conditions, restrictions, mineral or natural restrictions, easements, licenses, liens, charges,
 258 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
 259 the Property is located? Yes No
 260
 261 D. Are you aware of any public improvement, condominium, or owner association assessments against the Property that remain unpaid? Yes No
 262
 263 E. Are you aware of any existing or threatened action, suit, or government proceeding relating to the Property? Yes No
 264 F. Are you aware of any reason, including a defect in title, that would prevent you from conveying title to the Property? Yes No
 265 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
 266 satisfied by the proceeds of this sale? Yes No
 267 H. Are you aware of any insurance claims filed relating to the Property? Yes No
 268 Explain any yes answers you give in this section: _____
 269 _____
 270 _____

271 **10. RESIDENTIAL UNITS**

272 Is there a residential dwelling unit located on the Property? Yes No If yes, number of residential dwelling units: 1
 273 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
 274 Statement, as required by the Pennsylvania Real Estate Seller's Disclosure Law (68 P.S. §7301 et. seq.).

275 **11. TENANCY ISSUES**

- 276 A. Are you aware of any existing leases, subleases or other tenancy agreements affecting the Property? Yes No
 277 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
 278 rent, an implied agreement to let tenant end lease early, a first right of refusal on adjoining space)? Yes No
 279 C. Are there any tenants for whom you do not currently have a security deposit? Yes No
 280 D. Are there any tenants who have been 5 or more days late with their rent payment more than once this year? Yes No
 281 E. Are there any tenants who are currently more than 30 days behind in paying rent, cam, or tax charges? Yes No
 282 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,
 283 etc.)? Yes No
 284 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
 285 H. Is there any tenant that you would consider evicting or not offering an opportunity for renewal? Yes No
 286 I. Are you currently involved in any type of dispute with any tenant? Yes No
 287 Explain any yes answers you give in this section, providing names of tenants where applicable. Attach additional sheet if necessary:
 288 _____
 289 _____
 290 _____

291 **12. DOMESTIC SUPPORT LIEN LEGISLATION**

292 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
 293 in any Pennsylvania county? Yes No
 294 If yes, list name and social security numbers of Owner(s) obligated to pay, the county, and the Domestic Relations File or docket number:
 295 _____
 296 _____
 297 _____

298 **13. LAND USE RESTRICTIONS OTHER THAN ZONING**

299 A. Is the Property, or a portion of it, preferentially assessed for tax purposes under the Farmland and Forest Land Assessment
 300 Act (72 P.S. §5490.1 et seq.) (Clean and Green Program)? Yes No
 301 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
 302 Owner's remaining enrolled Property to the County Assessor 30 days before the transfer of title to Buyer. The sale of Property enrolled
 303 in the Clean and Green Program may result in the loss of program enrollment and the loss of preferential tax assessment for the Property
 304 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
 305 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
 306 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
 307 Property was enrolled in the program, limited to the past 7 years.

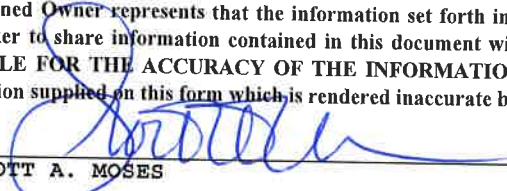
308 Buyer Initials: _____ CPI Page 5 of 6 Owner Initials: DM

309 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.)
 310 (an Act enabling certain counties of the Commonwealth to covenant with landowners for preservation of land in farm, forest, water supply,
 311 or open spaces uses)? Yes No
 312 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
 313 adopted municipal, county or regional plan for the purpose of preserving the land as open space. A covenant between the owner and
 314 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
 315 automatically renew at the end of the covenant period unless specific termination notice procedures are followed. When a breach of the
 316 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
 317 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
 318 Property was subject to the covenant, limited to the past 5 years.
 319 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,
 320 that contains any covenants, subdivision restrictions, or other restrictions affecting the Property? Yes No
 321 Explain any yes answers you give in this section: _____
 322 _____
 323 _____

324 **14. SERVICE PROVIDER/CONTRACTOR INFORMATION**

325 A. Provide the names, addresses and phone numbers of the service providers for any Maintenance Contracts on the Property (e.g., elevators, other
 326 equipment, pest control). Attach additional sheet if necessary: N/A
 327 _____
 328 _____
 329 _____
 330 B. Provide the names, addresses and phone numbers of the service providers for any Alarm/Safety Contracts on the Property (e.g., security alarm
 331 system, sprinkler system, fire/smoke). Attach additional sheet if necessary: N/A
 332 _____
 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 softener, sewage,
 336 on-site sewage service, natural gas, electric, telephone). Attach additional sheet if necessary: _____
 337 Central Penn Gas
 338 Penelco
 339 Verizon
 340 _____
 341 _____
 342 _____
 343 _____

344 The undersigned Owner represents that the information set forth in this document is accurate and complete to the best of Owner's knowledge. Owner
 345 permits Broker to share information contained in this document with prospective buyers/tenants and other real estate licensees. OWNER ALONE IS
 346 RESPONSIBLE FOR THE ACCURACY OF THE INFORMATION CONTAINED IN THIS STATEMENT. Owner will notify Broker in writing of
 347 any information supplied on this form which is rendered inaccurate by a change in the condition of the Property following completion of this form.
 348

349 OWNER  DATE 3/14/18
 350 SCOTT A. MOSES
 351
 352 OWNER _____ DATE _____
 353
 354 OWNER _____ DATE _____
 355
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 357
 358
 359
 360 BUYER _____ DATE _____
 361
 362 BUYER _____ DATE _____
 363
 364 BUYER _____ DATE _____
 365
 366 BUYER _____ DATE _____
 367