

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** 612 Reading Avenue, West Reading, PA 19611

2

3 **OWNER** Lifeline of Berks County, Inc.

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: _____

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

13 **3. DESCRIPTION** 6000 ft²

14 (A) Land Area: 6000 ft²

15 (B) Dimensions: 150 ft x 40 ft.

16 (C) Shape: Rectangle

17 (D) Building Square Footage: Approximately 1500 ft.²

18 **4. PHYSICAL CONDITION**

19 (A) Age of Property: 100+ Additions: Yes. 1 in 2003

20 (B) Roof

21 1. Age of roof(s): 2015 Unknown

22 2. Type of roof(s): Shingle + Philadelphia roof - (2022)

23 3. Has the roof been replaced or repaired during your ownership? Yes No

24 4. Has the roof ever leaked during your ownership? Yes No

25 5. Do you know of any problems with the roof, gutters, or downspouts? Yes No

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

27

28 (C) Structural Items, Basements and Crawl Spaces

29 1. Are you aware of any water leakage, accumulation, or dampness in the building or other structures? Yes No

30 2. Does the Property have a sump pump? Yes No

31 3. Do you know of any repairs or other attempts to control any water or dampness problem in the building or other structures?

32 Yes No Leak in hot water heating pipes in attic - capped.

33 4. Are you aware of any past or present movement, shifting, deterioration, or other problems with walls, foundations, floors, or
 34 other structural components? Yes No

35 Explain any yes answers that you give in this section, describing the location and, if applicable, the extent of the problem and the
 36 date and person by whom any repairs were done, if known: _____

37

38 (D) Mechanical Systems

39 1. Type of heating: Forced Air Hot Water Steam Radiant

40 Other: _____

41 2. Type of heating fuel: Electric Fuel Oil Natural Gas Propane (on-site) Central Plant

42 Other types of heating systems or combinations: _____

43 3. Are there any chimneys? Yes No If yes, how many? 1 attached to furnace.

44 Are they working? Yes No When were they last cleaned? Annually Jan. 2025

45 4. List any buildings (or areas in any buildings) that are not heated: Garage

46

47 5. Type of water heater: Electric Gas Oil Capacity: 44 gallons

48 Other: _____

49

50 **Buyer Initials:** _____

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Owner Initials: SC OCA

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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: _____
- 58 8. Type of air conditioning: Central Electric Central Gas Wall None Capacity: 15,000 BTU
 59 List any buildings (or areas of any buildings) that are not air conditioned: Garage, basement, attic
- 61 9. Type of electric service: 200 AMP 220 Volt 3-phase 1-phase KVA: 200
 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, or
 73 retaining walls on the Property? Yes No
 74 3. Explain any yes answers that you give in this section, describing the location and, if applicable, the extent of the problem and
 75 the date and person by whom any repairs were done, if known: Parking lot has some indentations

78 (F) Other Equipment

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

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: Garage

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
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

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 Fuel oil
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

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

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166 Buyer Initials: _____

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Owner Initials: _____

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: _____

180 181 6. UTILITIES

182 (A) Water

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

194 (B) Sewer/Septic

- 195 1. What is the type of sewage system? Public Sewer Community Sewer On-site (or Individual) sewage system
196 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? _____
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: _____

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: _____

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: _____

234 (B) Condemnation or Street Widening

- 235 1. To your knowledge, is the Property located in an area where public authorities are contemplating proceedings for highway,
236 thoroughfare, rail, or utility construction, a redevelopment project, street widening or lighting, or other similar public projects?
237 Yes No
- 238 If yes, explain: _____

239 (C) Zoning

- 240 1. The Property is currently zoned Central Business District by the (county,
241 ZIP) Berks 19611
- 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: _____

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,
253 licenses, liens, charges, agreements, or other matters which affect the title of the Property? Yes No
- 254 (C) Are you aware of any encumbrances, covenants, conditions, restrictions, mineral or natural restrictions, easements, licenses,
255 liens, charges, agreements, or other matters which affect the title of the Property that have not been recorded in the official
256 records of the county recorder where the Property is located? Yes No
- 257 (D) Are you aware of any public improvement, condominium, or owner association assessments against the Property that remain
258 unpaid? Yes No
- 259 (E) Are you aware of any existing or threatened action, suit, or government proceeding relating to the Property? Yes No
- 260 (F) Are you aware of any reason, including a defect in title, that would prevent you from conveying title to the Property? Yes No
- 261 (G) Are you aware of any judgment, encumbrance, lien (for example co-maker or equity loan) or other debt against the Property that
262 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 10. RESIDENTIAL UNITS

- 266 (A) Is there a residential dwelling unit located on the Property? Yes No
267 If yes, number of residential dwelling units: _____

268 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
269 Property Disclosure Statement, as required by the Pennsylvania Real Estate Seller's Disclosure Law (68 P.S. §7301 et. seq.).

270 11. TENANCY ISSUES

- 271 (A) Are you aware of any existing leases, subleases or other tenancy agreements affecting the Property? Yes No
- 272 (B) Are there any verbal agreements or understandings with tenants that are not specifically recorded in the lease (e.g., a promise not
273 to increase rent, an implied agreement to let tenant end lease early, a first right of refusal on adjoining space)? Yes No
- 274 (C) Are there any tenants for whom you do not currently have a security deposit? Yes No
- 275 (D) Are there any tenants who have been 5 or more days late with their rent payment more than once this year? Yes No

276 Buyer Initials: _____

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278 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
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:
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:
334
335
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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
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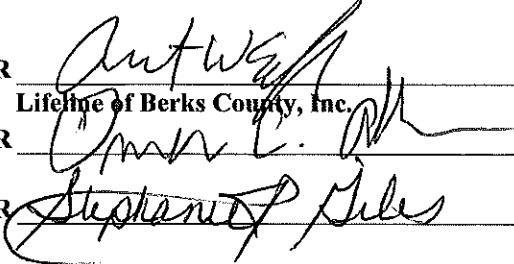
342 Buyer Initials: _____

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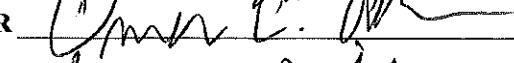
Owner Initials: _____

SL OCA

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 
Lifeline of Berks County, Inc.

DATE 12/8/25

349 OWNER 

DATE 12/11/25

350 OWNER 

DATE 12/8/2025

351 BUYER _____

DATE _____

352 BUYER _____

DATE _____

353 BUYER _____

DATE _____

Company Name	Address	City, State, Zip	Telephone
Kistler O'Brien Fire Protection`	2210 City Line Road	Bethlehem, PA 18017	610-266-7100
Essig Plumbing and Heating	448 Snyder Rjoad	Reading, PA 19605	484-602-9788
JC Ehrlich Co., Inc	10 Vanguard Drive, Suite 80	Reading, PA 19606	866-540-4677
Heritage Communications	313 West Liberty Street, Suite 252	Lancaster, PA 17603	717-431-6266
Comcast			
First Energy			