

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** 121 Progress Avenue, Pottsville, Pa. 17901

3 **OWNER** Losch Realty Company, LLC C/O Joseph Jones, Jr. Managing Partner

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

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

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

13 **2. OCCUPANCY** Do you, Owner, currently occupy the Property? Yes No
14 If no, when did you last occupy the Property? Tenant Occupied

15 **3. DESCRIPTION**
16 A. Land Area: _____
17 B. Dimensions: _____
18 C. Shape: Rectangular
19 D. Building Square Footage: Approximately 14,500

20 **4. PHYSICAL CONDITION**
21 A. Age of Property: 91 years (1932) Additions: NONE
22 B. Roof
23 1. Age of roof(s): Approximately 15 Years; Unknown
24 2. Type of roof(s): flat--rubber membrane
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:
29 Roof resealed and recoated in 2019

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
39 person 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: _____
45 2. Type of heating fuel: Electric Fuel Oil Natural Gas Propane (on-site) Central Plant
46 Other types of heating systems or combinations: _____
47 Heat pump for Ste 310
48 3. Are there any chimneys? Yes No If yes, how many? One for Furnace
49 Are they working? Yes No When were they last cleaned? _____
50 4. List any buildings (or areas in any buildings) that are not heated: None
51 _____
52 5. Type of water heater: Electric Gas Oil Capacity: _____
53 Other: _____
54 _____

55 Buyer Initials:

Owner Initials: 

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

E. Site Improvements

- 73 1. Are you aware of any problems with storm-water drainage? Yes No 73
- 74 2. Are you aware of any past or present problems with driveways, parking areas, sidewalks, curbs, other paved surfaces, or retaining walls 74
- 75 on the Property? Yes No 75
- 76 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 76
- 77 person by whom any repairs were done, if known: 77
- 78 _____ 78
- 79 _____ 79
- 80 _____ 80

F. Other Equipment

- 81 1. Exterior Signs: Yes No How many? 4 Number Illuminated: 4 81
- 82 2. Elevators: Yes No How many? 1 Cable Hydraulic rail 82
- 83 Working order? Yes No Certified through (date) _____ Date last serviced _____ 83
- 84 3. Skylights: Yes No How many? _____ 84
- 85 4. Overhead Doors: Yes No How many? _____ Size: _____ 85
- 86 5. Loading Docks: Yes No How many? _____ Levelers: Yes No 86
- 87 6. At grade doors: Yes No How many? 3 87
- 88 7. Are you aware of any problems with the equipment listed in this section? Yes No 88
- 89 If yes, explain: _____ 89
- 90 _____ 90
- 91 _____ 91

G. Fire Damage

- 92 1. To your knowledge, was there ever a fire on the Property? Yes No 92
- 93 2. Are you aware of any unrepaired fire damage to the Property and any structures on it? Yes No 93
- 94 If yes, explain location and extent of damage: _____ 94
- 95 _____ 95

H. Are you aware of any problems with water and sewer lines servicing the Property?

- 96 Yes No 96
- 97 If yes, explain: _____ 97
- 98 _____ 98

I. Alarm/Safety Systems

- 99 1. Fire: Yes No In working order? Yes No 99
- 100 If yes, connected to: Fire Department Yes No Monitoring Service: Yes No 100
- 101 2. Fire extinguishers: Yes No 101
- 102 3. Smoke: Yes No In working order? Yes No 102
- 103 4. Sprinkler: Yes No Inspected/certified? Yes No 103
- 104 Wet Dry Flow rate: _____ 104
- 105 5. Security: Yes No In working order? Yes No 105
- 106 If yes, connected to: Police Department: Yes No Monitoring Service: Yes No 106
- 107 6. Are there any areas of the Property that are not serviced by the systems in this section? Yes No 107
- 108 If yes, explain: _____ 108
- 109 _____ 109
- 110 _____ 110

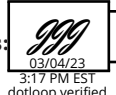
5. ENVIRONMENTAL

A. Soil Conditions

- 111 1. Are you aware of any fill or expansive soil on the Property? Yes No 111
- 112 If yes, were soil compaction tests done? Yes No If yes, by whom? _____ 112
- 113 _____ 113
- 114 _____ 114
- 115 Parking Lot Area was filled when the former building on the Parking Lot was dem 115

116 Buyer Initials:

Owner Initials:



- 2. Are you aware of any sliding, settling, earth movement, upheaval, subsidence, or earth stability problems that have occurred on or affect the Property? Yes No
- 3. Are you aware of any existing or proposed mining, strip-mining, or any other excavations that might affect the Property? Yes No

Explain any yes answers you give in this section:

Parking Lot has some settling that seems now to be stable.

B. Hazardous Substances

- 1. Are you aware of the presence of any of the following on the Property?
 - Asbestos material: Yes No
 - Formaldehyde gas and/or ureaformaldehyde foam insulation (UFFI): Yes No
 - Discoloring of soil or vegetation: Yes No
 - Oil sheen in wet areas: Yes No
 - Contamination of well or other water supply: Yes No
 - Proximity to current or former waste disposal sites: Yes No
 - Proximity to current or former commercial or industrial facilities: Yes No
 - Proximity to current, proposed, or former mines or gravel pits: Yes No
 - Radon levels at or above 4 picocuries per liter: Yes No
 - Use of lead-based paint: Yes No

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.

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

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

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

If yes, list all available reports and records:

- 2. To your knowledge, has the Property been tested for any hazardous substances? Yes No
- 3. Are you aware of any storage tanks on the Property? Yes No Aboveground Underground

Total number of storage tanks on the Property: 1 Aboveground _____ Underground

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

If no, identify any unregistered storage tanks:

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

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

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:

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

Explain:

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

Explain any yes answers you give in this section:

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:

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

Buyer Initials: [] []

Owner Initials: [Signature]

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:

Basement Flooded Twice Several Years Ago Due to a City of Pottsville Drainage System Problem
Several Blocks Away, Several Years Ago. Since Repaired with No Subsequent Problems

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): _____
- 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? _____
- 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: _____
- 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

8. GOVERNMENTAL ISSUES/ZONING/USE/CODES

A. Compliance, Building Codes & OSHA

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

B. Condemnation or Street Widening

- 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
If yes, explain: _____

Buyer Initials:

Owner Initials:



241 C. Zoning 241
 242 1. The Property is currently zoned Commercial/Office by the 242
 243 (county, ZIP) Schuylkill County 17901 243
 244 2. Current use is: conforming non-conforming permitted by variance permitted by special exception 244
 245 3. Do you know of any pending or proposed changes in zoning? Yes No 245
 246 If yes, explain: _____ 246
 247 _____ 247

248 D. Is there an occupancy permit for the Property? Yes No 248
 249 E. Is there a Labor and Industry Certificate for the Property? Yes No 249
 250 If yes, Certificate Number is: _____ 250
 251 F. Is the Property a designated historic or archeological site? Yes No 251
 252 If yes, explain: _____ 252
 253 _____ 253

254 **9. LEGAL/TITLE ISSUES** 254

255 A. Are you aware of any encroachments or boundary line disputes regarding the Property? Yes No 255
 256 B. Are you aware of any recorded encumbrances, covenants, conditions, restrictions, mineral or natural restrictions, easements, licenses, liens, 256
 257 charges, agreements, or other matters which affect the title of the Property? Yes No 257
 258 C. Are you aware of any encumbrances, covenants, conditions, restrictions, mineral or natural restrictions, easements, licenses, liens, charges, 258
 259 agreements, or other matters which affect the title of the Property that have not been recorded in the official records of the county recorder 259
 260 where 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? 261
 262 Yes No 262
 263 E. Are you aware of any existing or threatened action, suit, or government proceeding relating to the Property? Yes No 263
 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 264
 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 265
 266 be satisfied by the proceeds of this sale? Yes No 266
 267 H. Are you aware of any insurance claims filed relating to the property? Yes No 267
 268 Explain any yes answers you give in this section: 268
 269 _____ 269
 270 _____ 270

271 **10. RESIDENTIAL UNITS** 271

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

275 **11. TENANCY ISSUES** 275

276 A. Are you aware of any existing leases, subleases or other tenancy agreements affecting the Property? Yes No 276
 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 277
 278 rent, an implied agreement to let tenant end lease early, a first right of refusal on adjoining space)? Yes No 278
 279 C. Are there any tenants for whom you do not currently have a security deposit? Yes No 279
 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 280
 281 E. Are there any tenants who are currently more than 30 days behind in paying rent, cam, or tax charges? Yes No 281
 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 282
 283 terms, etc.)? Yes No 283
 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? 284
 285 Yes No 285
 286 H. Is there any tenant that you would consider evicting or not offering an opportunity for renewal? Yes No 286
 287 I. Are you currently involved in any type of dispute with any tenant? Yes No 287
 288 Explain any yes answers you give in this section, providing names of tenants where applicable. Attach additional sheet if necessary: 288
 289 _____ 289
 290 _____ 290
 291 _____ 291

292 **12. DOMESTIC SUPPORT LIEN LEGISLATION** 292

293 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 domestic 293
 294 relations office in any Pennsylvania county? Yes No 294
 295 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 _____ 296
 297 _____ 297
 298 _____ 298

299 Buyer Initials:

Owner Initials: 