

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 6584 Ridgway St. Marys Road, Ridgway, PA 15853

3 OWNER Joseph B. Manno, Jr.

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: [X] Office [X] Retail [X] Industrial [] Multi-family [X] 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:

12 2. OCCUPANCY Do you, Owner, currently occupy the Property? [X] Yes [] No
13 If no, when did you last occupy the Property?

14 3. DESCRIPTION 4.46 acres
15 (A) Land Area:
16 (B) Dimensions:
17 (C) Shape:
18 (D) Building Square Footage: 9,624

19 4. PHYSICAL CONDITION
20 (A) Age of Property: Additions: Renovel - 2019-2021
21 (B) Roof Office - 2 years
22 1. Age of roof(s): Shop - unknown [] Unknown
23 2. Type of roof(s): Metal
24 3. Has the roof been replaced or repaired during your ownership? [X] Yes [] No
25 4. Has the roof ever leaked during your ownership? [] Yes [X] No
26 5. Do you know of any problems with the roof, gutters, or downspouts? [] Yes [X] No
27 Explain any yes answers you give in this section:

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 [X] No
32 2. Does the Property have a sump pump? [] Yes [X] 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 [X] 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 [X] 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:

41 (D) Mechanical Systems
42 1. Type of heating: [] Forced Air [] Hot Water [] Steam [X] Radiant
43 [X] Other:
44 2. Type of heating fuel: [X] Electric [] Fuel Oil [] Natural Gas [] Propane (on-site) [] Central Plant
45 [X] Other types of heating systems or combinations: used oil
46 3. Are there any chimneys? [] Yes [X] No If yes, how many?
47 Are they working? [] Yes [] No When were they last cleaned?
48 4. List any buildings (or are as in any buildings) that are not heated:
49
50 5. Type of water heater: [X] Electric [] Gas [] Oil Capacity: 110 gallon tank
51 [X] Other: tankless

52 Buyer Initials:

Owner Initials:



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6. Type of plumbing: Copper Galvanized Lead PVC Unknown
 Other: PEX
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: Shop
9. Type of electric service: 200 AMP 220 Volt 3-phase 1-phase KVA: _____
 Other: _____
Transformers: _____ Type: _____
Are you aware of any problems or repairs needed in the electrical system? Yes No If yes, explain: _____
10. 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: _____

(F) Other Equipment

1. Exterior Signs: Yes No How many? 1 Number Illuminated: 1
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? 2 Size: _____
5. Loading Docks: Yes No How many? _____ Levelers: Yes No
6. At grade doors: Yes No How many? 4
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: _____

109 Buyer Initials: _____

Owner Initials: [Signature]

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
- 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 _____
139 _____

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: _____

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: _____
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 **6. UTILITIES**

- 183 (A) Water
184 1. What is the source of your drinking water? [] Public [] Community System Well on Property
185 [] Other: _____
186 2. If the Property's source of water is not public:
187 When was the water last tested? 2020
188 What was the result of the test? Good
189 Is the pumping system in working order? Yes [] No
190 If no, explain: _____
191 _____
192 3. Is there a softener, filter, or other purification system? Yes [] No
193 If yes, is the system: [] Leased Owned
194 4. Are you aware of any problems related to the water service? [] Yes No
195 If yes, explain: _____
196 _____

- 197 (B) Sewer/Septic
198 1. What is the type of sewage system? [] Public Sewer [] Community Sewer On-site (or Individual) sewage system
199 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? Unknown
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 _____

- 209 (C) Other Utilities
210 The Property is serviced by the following: [] Natural Gas Electricity [] Telephone
211 [] Other: _____
212 _____

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 forcable 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: _____

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 [X] No
 229 2. Do you know of any violations of building codes or municipal ordinances concerning this Property? [] Yes [X] No
 230 3. Do you know of any health, fire, or safety violations concerning this Property? [] Yes [X] No
 231 4. Do you know of any OSHA violations concerning this Property? [] Yes [X] No
 232 5. Do you know of any improvements to the Property that were done without building or other required permits? [] Yes [X] No
 233 Explain any yes answers you give in this section: _____
 234 _____
 235 _____

236 (B) Condemnation or Street Widening

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

242 (C) Zoning

- 243 1. The Property is currently zoned Commercial by the (county,
 244 ZIP) ELK, 15853
 245 2. Current use is: [X] conforming [] non-conforming [] permitted by variance [] permitted by special exception
 246 3. Do you know of any pending or proposed changes in zoning? [] Yes [X] No
 247 If yes, explain: _____
 248 _____

- 249 (D) Is there an occupancy permit for the Property? [X] Yes [] No

- 250 (E) Is there a Labor and Industry Certificate for the Property? [X] Yes [] No

251 If yes, Certificate Number is: _____

- 252 (F) Is the Property a designated historic or archeological site? [] Yes [X] No

253 If yes, explain: _____

254 _____

255 **9. LEGAL/TITLE ISSUES**

- 256 (A) Are you aware of any encroachments or boundary line disputes regarding the Property? [] Yes [X] No

- 257 (B) Are you aware of any recorded encumbrances, covenants, conditions, restrictions, mineral or natural restrictions, easements,
 258 licenses, liens, charges, agreements, or other matters which affect the title of the Property? [] Yes [X] No

- 259 (C) Are you aware of any encumbrances, covenants, conditions, restrictions, mineral or natural restrictions, easements, licenses,
 260 liens, charges, agreements, or other matters which affect the title of the Property that have not been recorded in the official
 261 records of the county recorder where the Property is located? [] Yes [X] No

- 262 (D) Are you aware of any public improvement, condominium, or owner association assessments against the Property that remain
 263 unpaid? [] Yes [X] No

- 264 (E) Are you aware of any existing or threatened action, suit, or government proceeding relating to the Property? [] Yes [X] No

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

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

- 268 (H) Are you aware of any insurance claims filed relating to the Property? [] Yes [X] No

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

270 _____

271 _____

272 **10. RESIDENTIAL UNITS**

- 273 (A) Is there a residential dwelling unit located on the Property? [X] Yes [] No

274 If yes, number of residential dwelling units: 1

275 **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
 276 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 [X] 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
 280 to increase rent, an implied agreement to let tenant end lease early, a first right of refusal on adjoining space)? [] Yes [X] No

- 281 (C) Are there any tenants for whom you do not currently have a security deposit? [] Yes [X] 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 [X] No

283 **Buyer Initials:** _____

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 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: _____

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 West Penn Power

338 _____

339 _____

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341 _____

342 Buyer Initials: _____

Owner Initials:

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 _____ Joseph B. Manno, Jr.	DATE <u>12/12/23</u>
349	OWNER _____	DATE _____
350	OWNER _____	DATE _____
351	BUYER _____	DATE _____
352	BUYER _____	DATE _____
353	BUYER _____	DATE _____