

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** 186 Perry Highway
 2 Pittsburgh, PA 15229
 3 **OWNER** Daniel R Holtgraver, Troy E Holtgraver, Carol A Holtgraver, Rhonda Holtgraver

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: Car Lot, office, body shop

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** _____

14 (A) Land Area: 1.994 acres _____

15 (B) Dimensions: _____

16 (C) Shape: _____

17 (D) Building Square Footage: _____

18 4. **PHYSICAL CONDITION** _____

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

20 (B) Roof
 21 1. Age of roof(s): 2 years/25 yrs Unknown
 22 2. Type of roof(s): SHINGLES/RUBBER ROOF _____

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

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 _____

39 (D) Mechanical Systems
 40 1. Type of heating: Forced Air Hot Water Steam Radiant

41 Other: _____

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

43 Other types of heating systems or combinations: _____

44 3. Are there any chimneys? Yes No If yes, how many? _____

45 Are they working? Yes No When were they last cleaned? _____

46 4. List any buildings (or areas in any buildings) that are not heated: _____

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

48 Other: _____

49 _____

50 _____

51 _____

52 **Buyer Initials:** _____ **CPI Page 1 of 7** **Owner Initials:** DRH TEH CAH RCH

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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: _____

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

59 9. Type of electric service: ____ AMP 220 Volt 3-phase 1-phase KVA: _____
 60 Other: _____
 61 Transformers: _____ Type: _____
 62 Are you aware of any problems or repairs needed in the electrical system? Yes No
 63 If yes, explain: _____

64 10. Are you aware of any problems with any item in this section that has not already been disclosed? Yes No
 65 If yes, explain: _____

(E) Site Improvements

70 1. Are you aware of any problems with storm-watter/drainage? Yes No
 71 2. Are you aware of any past or present problems with driveways, parking areas, sidewalks, curbs, other paved surfaces, or
 72 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 and
 74 the date and person by whom any repairs were done, if known: _____

(F) Other Equipment

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

(G) Fire Damage

89 1. To your knowledge, was there ever a fire on the Property? Yes No
 90 2. Are you aware of any unrepaired fire damage to the Property and any structures on it? Yes No
 91 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
 92 If yes, explain: _____

(I) Alarm/Safety Systems

93 1. Fire: Yes No In working order? Yes No
 94 If yes, connected to: Fire Department Yes No Monitoring Service: Yes No
 95 2. Fire extinguishers: Yes No
 96 3. Smoke: Yes No In working order? Yes No
 97 4. Sprinkler: Yes No Inspected/certified? Yes No
 98 Wet Dry Flow rate: _____
 99 5. Security: Yes No In working order? Yes No
 100 If yes, connected to: Police Department Yes No Monitoring Service Yes No
 101 6. Are there any areas of the Property that are not serviced by the systems in this section? Yes No
 102 If yes, explain: _____

109 Buyer Initials: _____

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Owner Initials: DLH TEH RLH

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186 Perry

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

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

146 Are all storage tanks registered with the Pennsylvania Department of Environmental Protection? Yes No
 147 If no, identify any unregistered storage tanks: _____

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

149 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
 150 tank? Yes No

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

154 Has there been any release or any corrective action taken in response to a release from any of the storage tanks on the Property?
 155 Yes No

156 If yes, have you reported the release to and corrective action to any governmental agency? Yes No
 157 Explain: _____
 158 _____
 159 _____

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

161 Explain any yes answers you give in this section: _____
 162 _____
 163 _____
 164 _____
 165 _____

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166 Buyer Initials: _____

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Owner Initials: DRH TEH

(C) Wood Infestation

1. Are you aware of any termites/wood-destroying insects, dry rot, 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
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: _____

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

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 NoIf yes, type: Comcast(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 NoDoes the Property have T1 or other capability? Yes No

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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?
 Yes No

228 2. Do you know of any violations of building codes or municipal ordinances concerning this Property? Yes No

229 3. Do you know of any health, fire, or safety violations concerning this Property? Yes No

230 4. Do you know of any OSHA violations concerning this Property? Yes No

231 5. Do you know of any improvements to the Property that were done without building or other required permits? Yes No

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

233 (B) Condemnation or Street Widening

234 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

235 If yes, explain: _____

236 (C) Zoning

237 1. The Property is currently zoned COMMERCIAL by the (county, ZIP) Allegheny 15229

238 2. Current use is: conforming non-conforming permitted by variance permitted by special exception

239 3. Do you know of any pending or proposed changes in zoning? Yes No

240 If yes, explain: _____

241 (D) Is there an occupancy permit for the Property? Yes No242 (E) Is there a Labor and Industry Certificate for the Property? Yes No

243 If yes, Certificate Number is: _____

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

245 If yes, explain: _____

246 9. LEGAL/TITLE ISSUES

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

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

249 (C) Are you aware of any encumbrances, covenants, conditions, restrictions, mineral or natural restrictions, easements, licenses, liens, charges, 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 the Property is located? Yes No

250 (D) Are you aware of any public improvement, condominium, or owner association assessments against the Property that remain unpaid? Yes No

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

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

253 (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 satisfied by the proceeds of this sale? Yes No

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

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

256 10. RESIDENTIAL UNITS

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

258 If yes, number of residential dwelling units: _____

259 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
260 Property Disclosure Statement, as required by the Pennsylvania Real Estate Seller's Disclosure Law (68 P.S. §7301 et. seq.).

261 11. TENANCY ISSUES

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

263 (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 rent, an implied agreement to let tenant end lease early, a first right of refusal on adjoining space)? Yes No

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

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

266 Buyer Initials: _____

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Owner Initials: CAH TET RCH

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: _____
 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 _____
 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 _____
 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 _____

342 Buyer Initials: _____

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Owner Initials: DRH TEH RLH

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 
 Daniel R Holtgraver

DATE 1/31/2026

349 OWNER 
 Troy E Holtgraver

DATE 1/31/2026

350 OWNER 
 Carol A Holtgraver, Rhonda Holtgraver

DATE 02/02/26

Authentications
 Carol A Holtgraver, Rhonda Holtgraver
 Rhonda C Holtgraver 02/03/26

351 BUYER _____

DATE _____

352 BUYER _____

DATE _____

353 BUYER _____

DATE _____