

# 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 801 West Berwick Street, Easton, PA 18042

2 OWNER 801 W Berwick St LLC

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

6 Property Type:  Office  Retail  Industrial  Multi-family  Land  Institutional  
7  Hospitality  Other: \_\_\_\_\_

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

10 2. OCCUPANCY Do you, Owner, currently occupy the Property?  Yes  No

11 If no, when did you last occupy the Property? \_\_\_\_\_

12 3. DESCRIPTION

13 A. Land Area: 2800

14 B. Dimensions: 142'x19'

15 C. Shape: Rectangular

16 D. Building Square Footage: 3339

17 4. PHYSICAL CONDITION

18 A. Age of Property: 1900 Additions: \_\_\_\_\_

19 B. Roof

20 1. Age of roof(s): \_\_\_\_\_  Unknown

21 2. Type of roof(s): Shingles and Rolled Rubber

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

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

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

25 Explain any yes answers you give in this section: Section of roof over unit 3E collapsed in 2024

26 Full city inspection, permits, and work completed to repair/replace as necessary

27 C. Structural Items, Basements and Crawl Spaces

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

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

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

31  Yes  No

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

34 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  
35 person by whom any repairs were done, if known: \_\_\_\_\_

36 D. Mechanical Systems

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

38  Other: \_\_\_\_\_

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

40  Other types of heating systems or combinations: \_\_\_\_\_

41 3. Are there any chimneys?  Yes  No If yes, how many? 1

42 Are they working?  Yes  No When were they last cleaned? \_\_\_\_\_

43 4. List any buildings (or areas in any buildings) that are not heated: \_\_\_\_\_

44 5. Type of water heater:  Electric  Gas  Oil Capacity: \_\_\_\_\_

45  Other: \_\_\_\_\_

46 55 Buyer Initials: \_\_\_\_\_

CPI Page 1 of 6

Owner Initials: 

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10/04



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56. Type of plumbing:  Copper  Galvanized  Lead  PVC  Unknown  
 Other: \_\_\_\_\_

57. Are you aware of any problems with plumbing or heating systems or fixtures on the Property?  Yes  No  
If yes, explain: \_\_\_\_\_

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

59. Type of electric service: 100 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: \_\_\_\_\_

60. 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

74. Are you aware of any problems with storm-water drainage?  Yes  No  
75. Are you aware of any past or present problems with driveways, parking areas, sidewalks, curbs, other paved surfaces, or retaining walls  
76. on 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  
78. person by whom any repairs were done, if known: \_\_\_\_\_

#### F. Other Equipment

82. Exterior Signs:  Yes  No How many? \_\_\_\_\_ Number Illuminated: \_\_\_\_\_  
83. Elevators:  Yes  No How many? \_\_\_\_\_  Cable  Hydraulic rail  
84. Working order?  Yes  No Certified through (date) Jan 19, 2026 Date last serviced Jan 19, 2026  
85. Skylights:  Yes  No How many? \_\_\_\_\_  
86. Overhead Doors:  Yes  No How many? 1 Size: 8'x10'  
87. Loading Docks:  Yes  No How many? \_\_\_\_\_ Levelers:  Yes  No  
88. At grade doors:  Yes  No How many? 3  
89. Are you aware of any problems with the equipment listed in this section?  Yes  No  
90. If yes, explain: \_\_\_\_\_

#### G. Fire Damage

93. To your knowledge, was there ever a fire on the Property?  Yes  No  
94. 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: \_\_\_\_\_

#### H. Are you aware of any problems with water and sewer lines servicing the Property? Yes No If yes, explain: \_\_\_\_\_

#### I. Alarm/Safety Systems

100. Fire:  Yes  No In working order?  Yes  No  
101. If yes, connected to: Fire Department  Yes  No Monitoring Service:  Yes  No  
102. Fire extinguishers:  Yes  No  
103. Smoke:  Yes  No In working order?  Yes  No  
104. Sprinkler:  Yes  No Inspected/certified?  Yes  No  
105.  Wet  Dry Flow rate: \_\_\_\_\_  
106. 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: \_\_\_\_\_

### 5. ENVIRONMENTAL

#### 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? \_\_\_\_\_

117 2. Are you aware of any sliding, settling, earth movement, upheaval, subsidence, or earth stability problems that have occurred on or affect  
118 the Property?  Yes  No 117  
118

119 3. Are you aware of any existing or proposed mining, strip-mining, or any other excavations that might affect the Property? 119  
120  Yes  No 120  
120

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

124 B. Hazardous Substances 124

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

126 Asbestos material:  Yes  No 126

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

128 Discoloring of soil or vegetation:  Yes  No 128

129 Oil sheen in wet areas:  Yes  No 129

130 Contamination of well or other water supply:  Yes  No 130

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

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

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

134 Radon levels at or above 4 picocuries per liter:  Yes  No 134

135 Use of lead-based paint:  Yes  No 135

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. 136  
137

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

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

141 Are you aware of any reports or records regarding lead-based paint or lead-based paint hazards on the Property?  Yes  No 141

142 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 144

145 3. Are you aware of any storage tanks on the Property?  Yes  No  Aboveground  Underground 145

146 Total number of storage tanks on the Property: \_\_\_\_\_ Aboveground \_\_\_\_\_ Underground 146

147 Are all storage tanks registered with the Pennsylvania Department of Environmental Protection?  Yes  No 147

148 If no, identify any unregistered storage tanks: \_\_\_\_\_ 148

149 Has any storage tank permit ever been revoked pursuant to a federal or state law regulating storage tanks?  Yes  No 149

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 151

152 Do methods and procedures exist for the operation of storage tanks and for the operator's/owner's maintenance of a leak detection  
153 system, an inventory control system, and a tank testing system?  Yes  No Explain: \_\_\_\_\_ 153  
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? 156

157  Yes  No If yes, have you reported the release to and corrective action to any governmental agency?  Yes  No 157

158 Explain: \_\_\_\_\_ 158  
159

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

161 Explain any yes answers you give in this section: \_\_\_\_\_ 161  
162

163 C. Wood Infestation 163

164 1. Are you aware of any termites/wood-destroying insects, dryrot, or pests affecting the Property?  Yes  No 164

165 2. Are you aware of any damage to the Property caused by termites/wood-destroying insects, dryrot, or pests?  Yes  No 165

166 3. Is the Property currently under contract by a licensed pest control company?  Yes  No 166

167 4. Are you aware of any termite/pest control reports or treatments for the Property in the last five years?  Yes  No 167

168 Explain any yes answers you give in this section: **Treated as necessary by Viper pest control** 168  
169

170 D. Natural Hazards/Wetlands 170

171 1. To your knowledge, is this Property, or part of it, located in a flood zone or wetlands area? 171

172 2. Do you know of any past or present drainage or flooding problems affecting the Property? 172

Yes  No 171

Yes  No 172



179 3. To your knowledge, is this Property, or part of it, located in an earthquake or other natural hazard zone?

Yes

No

180 Explain any yes answers you give in this section: \_\_\_\_\_

181 \_\_\_\_\_

182 \_\_\_\_\_

## 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? \_\_\_\_\_

189 What was the result of the test? \_\_\_\_\_

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

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 B. Sewer/Septic

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

198 If on-site, what type?  Cesspool  Drainfield  Unknown

199  Other (specify): \_\_\_\_\_

200 2. Is there a septic tank on the Property?  Yes  No  Unknown

201 If yes, what is the type of tank?  Metal/steel  Cement/concrete  Fiberglass  Unknown

202  Other (specify): \_\_\_\_\_

203 3. When was the on-site sewage disposal system last serviced? \_\_\_\_\_

204 4. Is there a sewage pump?  Yes  No

205 If yes, is it in working order?  Yes  No

206 5. Are you aware of any problems related to the sewage system?  Yes  No

207 If yes, explain: \_\_\_\_\_

### 208 C. Other Utilities

209 1. The Property is serviced by the following:  Natural Gas  Electricity  Telephone

210  Other: \_\_\_\_\_

## 211 7. TELECOMMUNICATIONS

212 A. Is a telephone system included with the sale of the Property?  Yes  No

213 If yes, type: \_\_\_\_\_

214 B. Are ISDN lines included with the sale of the Property?  Yes  No

215 C. Is the Property equipped with satellite dishes?  Yes  No

216 If yes, how many? \_\_\_\_\_ Location: \_\_\_\_\_

217 D. Is the Property equipped for cable TV?  Yes  No

218 If yes, number of hook-ups: \_\_\_\_\_ Location: \_\_\_\_\_

219 E. Are there fiber optics available to the Property?  Yes  No Is the building wired for fiber optics?  Yes  No

220 Does the Property have T1 or other capability?  Yes  No

## 221 8. GOVERNMENTAL ISSUES/ZONING/USE/CODES

222 A. Compliance, Building Codes & OSHA

223 1. Do you know of any violations of federal (including ADA), state, or local laws or regulations relating to this Property?

224  Yes  No

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

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

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

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

229 Explain any yes answers you give in this section: \_\_\_\_\_

230 \_\_\_\_\_

231 \_\_\_\_\_

232 \_\_\_\_\_

233 \_\_\_\_\_

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, thoroughfare, rail, or utility construction, a redevelopment project, street widening or lighting, or other similar public projects?  Yes  No

236 If yes, explain: \_\_\_\_\_

237 \_\_\_\_\_

238 \_\_\_\_\_

239 \_\_\_\_\_

BM-SIGN= BM-SIGNED  
C. B. M.R.  
DRAFT DATE 08/09/2019 PM EST

241 C. Zoning  
242 1. The Property is currently zoned \_\_\_\_\_ by the  
243 (county, ZIP) **R-MD-Residential Medium Density**  
244 **Northampton County 18042-6307**  
245 2. Current use is:  conforming  non-conforming  permitted by variance  permitted by special exception  
246 3. Do you know of any pending or proposed changes in zoning?  Yes  No  
247 If yes, explain: \_\_\_\_\_

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

254 9. **LEGAL/TITLE ISSUES**  
255 A. Are you aware of any encroachments or boundary line disputes regarding the Property?  Yes  No  
256 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  
257 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  
258 D. Are you aware of any public improvement, condominium, or owner association assessments against the Property that remain 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 cannot be satisfied by the proceeds of this sale?  Yes  No  
262 H. Are you aware of any insurance claims filed relating to the property?  Yes  No  
263 Explain any yes answers you give in this section: \_\_\_\_\_  
264 \_\_\_\_\_  
265 \_\_\_\_\_  
266 \_\_\_\_\_  
267 \_\_\_\_\_  
268 \_\_\_\_\_  
269 \_\_\_\_\_  
270 \_\_\_\_\_

271 10. **RESIDENTIAL UNITS**  
272 A. Is there a residential dwelling unit located on the Property?  Yes  No If yes, number of residential dwelling units: **5**  
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 Statement, as required by the Pennsylvania Real Estate Seller's Disclosure Law (68 P.S. §7301 et. seq.).

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

292 12. **DOMESTIC SUPPORT LIEN LEGISLATION**  
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 relations office 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 \_\_\_\_\_

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 in the use  
304 of Owner's remaining enrolled Property to the County Assessor 30 days before the transfer of title to Buyer. The sale of Property  
305 enrolled in the Clean and Green Program may result in the loss of program enrollment and the loss of preferential tax assessment for  
306 the Property and/or the land of which it is a part and from which it is being separated. Removal from enrollment in the Clean and  
307 Green Program may result in the charge of roll-back taxes and interest. A roll-back tax is the difference in the amount of taxes paid  
308 under the program and the taxes that would have been paid in the absence of Clean and Green enrollment. The roll-back taxes are  
309 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.)

311 (an Act enabling certain counties of the Commonwealth to covenant with landowners for preservation of land in farm, forest, water supply,  
312 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 space land on  
314 an adopted municipal, county or regional plan for the purpose of preserving the land as open space. A covenant between the owner  
315 and 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  
316 automatically renew at the end of the covenant period unless specific termination notice procedures are followed. When a breach of  
317 the 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  
318 taxes 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  
319 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 and Open  
321 Space, that contains any covenants, subdivision restrictions, or other restrictions affecting the Property?  Yes  No

322 Explain any yes answers you give in this section: \_\_\_\_\_

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,  
326 other equipment, pest control). Attach additional sheet if necessary: [Empire Property Management](#)

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  
331 alarm system, sprinkler system, fire/smoke). Attach additional sheet if necessary: \_\_\_\_\_  
332 \_\_\_\_\_  
333 \_\_\_\_\_

334 C. Provide the names, addresses and phone numbers of the service providers for any utilities on the Property (e.g., water, water softener, sewage,  
335 on-site sewage service, natural gas, electric, telephone). Attach additional sheet if necessary: \_\_\_\_\_  
336 \_\_\_\_\_  
337 \_\_\_\_\_  
338 \_\_\_\_\_

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

346 **OWNER** \_\_\_\_\_

347 **OWNER** \_\_\_\_\_

348 **OWNER** \_\_\_\_\_

DATE Jan 19, 2026

DATE Jan 18, 2026

DATE \_\_\_\_\_

349 **BUYER** \_\_\_\_\_

350 **BUYER** \_\_\_\_\_

351 **BUYER** \_\_\_\_\_

DATE \_\_\_\_\_

DATE \_\_\_\_\_

DATE \_\_\_\_\_