

1 **PROPERTY** 124 North Center Ave, Somerset, PA 155012 **OWNER** FCB Realty Partners , James R. Cascio General Partner3
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: Mixed use Retail/ Office.9
10 **1. OWNER'S EXPERTISE** Owner does not possess expertise in contracting, engineering, environmental assessment, architecture, or
11 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? Yes No13 If no, when did you last occupy the Property? Partnership leases to Law firm14 **3. DESCRIPTION**15 (A) Land Area: .25 acre
16 (B) Dimensions: roughly 81 x 135
17 (C) Shape: rectangular
18 (D) Building Square Footage: 33,743 by listing broker estimate19 **4. PHYSICAL CONDITION**20 (A) Age of Property: _____ Additions: _____
21 (B) Roof
22 1. Age of roof(s): _____ Unknown
23 2. Type of roof(s): membrane over wood decking
24 3. Has the roof been replaced or repaired during your ownership? Yes No
25 4. Has the roof ever leaked during your ownership? Yes No
26 5. Do you know of any problems with the roof, gutters, or downspouts? Yes No
27 Explain any yes answers you give in this section: see quotes from roofing contractors
28
29 (C) Structural Items, Basements and Crawl Spaces
30 1. Are you aware of any water leakage, accumulation, or dampness in the building or other structures? Yes No
31 2. Does the Property have a sump pump? Yes No
32 3. Do you know of any repairs or other attempts to control any water or dampness problem in the building or other structures?
33 Yes No
34 4. Are you aware of any past or present movement, shifting, deterioration, or other problems with walls, foundations, floors, or
35 other structural components? Yes No
36 Explain any yes answers that you give in this section, describing the location and, if applicable, the extent of the problem and the
37 date and person by whom any repairs were done, if known: Dwight Lloyd ongoing repair by Maintenance
38 water damage affecting wall plaster in places
39
40 (D) Mechanical Systems
41 1. Type of heating: Forced Air Hot Water Steam Radiant
42 Other: _____
43 2. Type of heating fuel: Electric Fuel Oil Natural Gas Propane (on-site) Central Plant
44 Other types of heating systems or combinations: _____
45 3. Are there any chimneys? Yes No If yes, how many? _____
46 Are they working? Yes No When were they last cleaned? _____
47 4. List any buildings (or are as in any buildings) that are not heated: _____
48
49 5. Type of water heater: Electric Gas Oil Capacity: _____
50 Other: _____52 **Buyer Initials:** _____**CPI Page 1 of 7****Owner Initials:** _____Pennsylvania
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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: _____

66 (E) Site Improvements

67 1. Are you aware of any problems with storm-water drainage? Yes No
 68 2. Are you aware of any past or present problems with driveways, parking areas, sidewalks, curbs, other paved surfaces, or
 69 retaining walls on the Property? Yes No
 70 3. Explain any yes answers that you give in this section, describing the location and, if applicable, the extent of the problem and
 71 the date and person by whom any repairs were done, if known: Dwight Lloyd, ongoing repairs/
 72 maintenance

73 (F) Other Equipment

74 1. Exterior Signs: Yes No How many? _____ Number Illuminated: 0
 75 2. Elevators: Yes No How many? 1 Cable Hydraulic rail
 76 Working order? Yes No Certified through (date) _____
 77 Date last serviced 4/25
 78 3. Skylights: Yes No How many? 1
 79 4. Overhead Doors: Yes No How many? _____ Size: _____
 80 5. Loading Docks: Yes No How many? _____ Levelers: Yes No
 81 6. At grade doors: Yes No How many? _____
 82 7. Are you aware of any problems with the equipment listed in this section? Yes No
 83 If yes, explain: _____

84 (G) Fire Damage

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

88 (H) Are you aware of any problems with water and sewer lines servicing the Property? Yes No

89 If yes, explain: _____

90 (I) Alarm/Safety Systems

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

101 Buyer Initials: _____

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: _____

120 (B) Hazardous Substances

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

122 Asbestos material: Yes No

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

124 Discoloring of soil or vegetation: Yes No

125 Oil sheen in wet areas: Yes No

126 Contamination of well or other water supply: Yes No

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

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

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

130 Radon levels above 4 pico curies per liter: Yes No

131 Use of lead-based paint: Yes No

132 Note: If Property contains a residence with one to four dwelling units, and the structure was constructed, or construction began,
133 before 1978, you must disclose any knowledge of lead-based paint and any reports and/or records of lead-based paint on the
134 Property.

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

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

137 Are you aware of any reports or records regarding lead-based paint or lead-based paint hazards on the Property? Yes No
138 If yes, list all available reports and records: _____

139 2. To your knowledge, has the Property been tested for any hazardous substances? Yes No

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

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

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

143 If no, identify any unregistered storage tanks: _____

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

145 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
146 tank? Yes No

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

149 Has there been any release or any corrective action taken in response to a release from any of the storage tanks on the Property?

150 Yes No

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

152 Explain: _____

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

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

155 _____

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: _____
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:
When was the water last tested? _____
188 What was the result of the test? _____
189 Is the pumping system in working order? Yes No
190 If no, explain: _____
191 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? _____
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

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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?
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 Commercial, Office Space by the (county,
241 ZIP) 15501
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 _____

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: *Right Elevator, P.O. Box 1406,
329 Johnstown, PA 15901: (814) 254-4144*
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: *A+1 Fire Extinguisher, Inc.
333 60 W Fayette St, Uniontown, PA 15401*
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 *A+1 Fire Extinguisher, Inc. 60 W, Fayette St, Uniontown, PA 15401: (814) 445-4183*
338 _____
339 _____
340 _____
341 _____

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 FCB Realty Partners

DATE 4/29/25

FCB Realty Partners

349 OWNER JRC

DATE 4/29/25

James R. Cascio General Partner

350 OWNER _____

DATE _____

351 BUYER _____

DATE _____

352 BUYER _____

DATE _____

353 BUYER _____

DATE _____