

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 2 Laurel Avenue 708 N. Jefferson Street 712 N. Jefferson Street
 2 New Castle PA 16101

3 OWNER E.M. Ophthalmic

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

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

9 1. OWNER'S EXPERTISE Owner does not possess expertise in contracting, engineering, environmental assessment, architecture, or other areas related to the
 10 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: _____
 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): _____ Unknown
 22 2. Type of roof(s): Flat 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: Prior to recent replacement roof drains
 27 leaked. Nothing since new roof

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 other
 34 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 date and person
 36 by whom any repairs were done, if known:

37 D. Mechanical Systems
 38 1. Type of heating: Forced Air Hot Water Steam Radiant
 39 Other: _____
 40 2. Type of heating fuel: Electric Fuel Oil Natural Gas Propane (on-site) Central Plant
 41 Other types of heating systems or combinations: _____
 42 3. Are there any chimneys? Yes No If yes, how many? _____
 43 Are they working? Yes No When were they last cleaned? _____
 44 4. List any buildings (or are as in any buildings) that are not heated: _____
 45 5. Type of water heater: Electric Gas Oil Capacity:
 46 Other: _____

55 Buyer Initials: _____

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Owner Initials: MJS



56 6. Type of plumbing: Copper Galvanized Lead PVC Unknown
57 Other: _____

58 7. Are you aware of any problems with plumbing or heating systems or fixtures on the Property? Yes No :
59 If yes, explain: _____

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

62 9. Type of electric service: _____ AMP 220 Volt 3-phase 1-phase KVA: _____
63 Other: _____

64 Transformers: _____ Type: _____

65 Are you aware of any problems or repairs needed in the electrical system? Yes No If yes, explain: _____

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

72 E. Site Improvements

73 1. Are you aware of any problems with storm-water drainage? Yes No

74 2. Are you aware of any past or present problems with driveways, parking areas, sidewalks, curbs, other paved surfaces, or retaining walls on
75 the Property? Yes No

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 person
77 by whom any repairs were done, if known: _____

80 F. Other Equipment

81 1. Exterior Signs: Yes No How many? 3 Number Illuminated: 0

82 2. Elevators: Yes No How many? 1 Cable Hydraulic rail
83 Working order? Yes No Certified through (date) _____ Date last serviced _____

84 3. Skylights: Yes No How many? _____

85 4. Overhead Doors: Yes No How many? _____ Size: _____

86 5. Loading Docks: Yes No How many? _____ Levelers: Yes No

87 6. At grade doors: Yes No How many? 1

88 7. Are you aware of any problems with the equipment listed in this section? Yes No
89 If yes, explain: _____

91 G. Fire Damage

92 1. To your knowledge, was there ever a fire on the Property? Yes No

93 2. Are you aware of any unrepaired fire damage to the Property and any structures on it? Yes No
94 If yes, explain location and extent of damage: _____

95 H. Are you aware of any problems with water and sewer lines servicing the Property? Yes No

96 If yes, explain: _____

98 I. Alarm/Safety Systems

99 1. Fire: Yes No In working order? Yes No

100 If yes, connected to: Fire Department Yes No Monitoring Service: Yes No

101 2. Fire extinguishers: Yes No

102 3. Smoke: Yes No In working order? Yes No

103 4. Sprinkler: Yes No Inspected/certified? Yes No

104 Wet Dry Flow rate: _____

105 5. Security: Yes No In working order? Yes No

106 If yes, connected to: Police Department Yes No Monitoring Service Yes No

107 6. Are there any areas of the Property that are not serviced by the systems in this section? Yes No

108 If yes, explain: _____

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 occurred on or affect the
115 Property? Yes No

118 Buyer Initials: _____

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Owner Initials: 

119 3. Are you aware of any existing or proposed mining, strip-mining, or any other excavations that might affect the Property?

120 Yes No

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

122 B. Hazardous Substances

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

124 Asbestos material: Yes No

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

126 Discoloring of soil or vegetation: Yes No

127 Oil sheen in wet areas: Yes No

128 Contamination of well or other water supply: Yes No

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

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

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

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

133 Use of lead-based paint: Yes No

134 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.

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: _____

140 141 Are you aware of any reports or records regarding lead-based paint or lead-based paint hazards on the Property? Yes No

142 If yes, list all available reports and records: _____

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 tank?

151 Yes No

152 Do methods and procedures exist for the operation of 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: _____

156 157 Has there been any release or any corrective action taken in response to a release from any of the storage tanks on the Property?

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

159 Explain: _____

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 C. Wood Infestation

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

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

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

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

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

168 D. Natural Hazards/Wetlands

169 1. To your knowledge, is this Property, or part of it, located in a flood zone or wetlands area? Yes No

170 2. Do you know of any past or present drainage or flooding problems affecting the Property? Yes No

171 3. To your knowledge, is this Property, or part of it, located in an earthquake or other natural hazard zone? Yes No

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

182 Buyer Initials: _____

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Owner Initials: MJS

183 6. UTILITIES

184 A. Water

185 1. What is the source of your drinking water? Public Community System Well on Property186 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: _____

193 3. Is there a softener, filter, or other purification system? Yes No194 If yes, is the system: Leased Owned195 4. Are you aware of any problems related to the water service? Yes No

196 If yes, explain: _____

198 B. Sewer/Septic

199 1. What is the type of sewage system? Public Sewer Community Sewer On-site (or Individual) sewage system200 If on-site, what type? Cesspool Drainfield Unknown201 Other (specify): _____202 2. Is there a septic tank on the Property? Yes No Unknown203 If yes, what is the type of tank? Metal/steel Cement/concrete Fiberglass Unknown204 Other (specify): _____

205 3. When was the on-site sewage disposal system last serviced? _____

206 4. Is there a sewage pump? Yes No207 If yes, is it in working order? Yes No208 5. Are you aware of any problems related to the sewage system? Yes No

209 If yes, explain: _____

211 C. Other Utilities

212 The Property is serviced by the following: Natural Gas Electricity Telephone213 Other: _____

214 7. TELECOMMUNICATIONS

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

216 If yes, type: _____

217 B. Are ISDN lines included with the sale of the Property? Yes No218 C. Is the Property equipped with satellite dishes? Yes No

219 If yes, how many? _____ Location: _____

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

221 If yes, number of hook-ups: _____ Location: _____

222 E. Are there fiber optics available to the Property? Yes No Is the building wired for fiber optics? Yes No223 Does the Property have TI or other capability? Yes No

224 8. GOVERNMENTAL ISSUES/ZONING/USE/CODES

225 A. Compliance, Building Codes & OSHA

226 1. Do you know of any violations of federal (including ADA), state, or local laws or regulations relating to this Property? Yes No227 2. Do you know of any violations of building codes or municipal ordinances concerning this Property? Yes No228 3. Do you know of any health, fire, or safety violations concerning this Property? Yes No229 4. Do you know of any OSHA violations concerning this Property? Yes No230 5. Do you know of any improvements to the Property that were done without building or other required permits? Yes No

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

234 B. Condemnation or Street Widening

235 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: _____

239 C. Zoning

240 1. The Property is currently zoned Commercial by the (county, ZIP) Lawrence County 16101241 2. Current use is: conforming non-conforming permitted by variance permitted by special exception242 3. Do you know of any pending or proposed changes in zoning? Yes No

243 If yes, explain: _____

246 Buyer Initials: _____

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

252 9. **LEGAL/TITLE ISSUES**

254 A. Are you aware of any encroachments or boundary line disputes regarding the Property? Yes No
255 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
256 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
260 D. Are you aware of any public improvement, condominium, or owner association assessments against the Property that remain unpaid? Yes No
262 E. Are you aware of any existing or threatened action, suit, or government proceeding relating to the Property? Yes No
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
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 be satisfied by the proceeds of this sale? Yes No
267 H. Are you aware of any insurance claims filed relating to the Property? Yes No
268 Explain any yes answers you give in this section: _____

270 10. **RESIDENTIAL UNITS**

272 Is there a residential dwelling unit located on the Property? Yes No If yes, number of residential dwelling units: _____
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.).

275 11. **TENANCY ISSUES**

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

291 12. **DOMESTIC SUPPORT LIEN LEGISLATION**

292 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
293 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 13. **LAND USE RESTRICTIONS OTHER THAN ZONING**

299 A. Is the Property, or a portion of it, preferentially assessed for tax purposes under the Farmland and Forest Land Assessment
300 Act (72 P.S. §5490.1 et seq.) (Clean and Green Program)? Yes No
301 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 of
302 Owner's remaining enrolled Property to the County Assessor 30 days before the transfer of title to Buyer. The sale of Property enrolled
303 in the Clean and Green Program may result in the loss of program enrollment and the loss of preferential tax assessment for the Property
304 and/or the land of which it is a part and from which it is being separated. Removal from enrollment in the Clean and Green Program may
305 result in the charge of roll-back taxes and interest. A roll-back tax is the difference in the amount of taxes paid under the program and the
306 taxes that would have been paid in the absence of Clean and Green enrollment. The roll-back taxes are charged for each year that the
307 Property was enrolled in the program, limited to the past 7 years.

308 Buyer Initials: _____

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309 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.)
310 (an Act enabling certain counties of the Commonwealth to covenant with landowners for preservation of land in farm, forest, water supply,
311 or open spaces uses)? Yes No

312 Note: This Act enables counties to enter into covenants with owners of land designated as farm, forest, water supply, or open space land on an
313 adopted municipal, county or regional plan for the purpose of preserving the land as open space. A covenant between the owner and
314 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
315 automatically renew at the end of the covenant period unless specific termination notice procedures are followed. When a breach of the
316 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 taxes
317 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 the
318 Property was subject to the covenant, limited to the past 5 years.

319 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 Space,
320 that contains any covenants, subdivision restrictions, or other restrictions affecting the Property? Yes No
321 Explain any yes answers you give in this section: _____

324 14. SERVICE PROVIDER/CONTRACTOR INFORMATION *(See attachment)*

325 A. Provide the names, addresses and phone numbers of the service providers for any Maintenance Contracts on the Property (e.g., elevators, other
326 equipment, pest control). Attach additional sheet if necessary:
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 alarm
331 system, sprinkler system, fire/smoke). Attach additional sheet if necessary:
332 _____
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 softener, sewage,
336 on-site sewage service, natural gas, electric, telephone). Attach additional sheet if necessary:
337 _____
338 _____
339 _____
340 _____

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

348 OWNER Michele Steele DATE 07/10/2023

351 OWNER _____ DATE _____

354 OWNER _____ DATE _____

359 BUYER _____ DATE _____

362 BUYER _____ DATE _____

365 BUYER _____ DATE _____

Maintenance

Orkin Pest Control
1160 Trumbull Ave. Suite A, Girard, OH 44420
330.792.5001

Schindler Elevator Corporation
230 Bilmar Drive, Pittsburgh, PA 15205
412.578.6600

Fire/Security System Monitoring

Protech Security Systems
PO Box 8925, New Castle, PA 16101
724.652.4649

Utilities

New Castle Sanitation Authority – Sewage
102 E. Washington St., New Castle, PA 16103
724.654.1627

Pennsylvania American Water – Water
PO Box 371412, Pittsburgh, PA 15250
800.565.7292

Columbia Gas of Pennsylvania – Natural Gas
PO Box 70285
Philadelphia, PA 19176
888.460.4332

Penn Power – Electric
PO Box 16001, Reading, PA 19612
800.720.3600

Tri-County Industries Inc. – Waste removal
PO Box 858, Mars, PA 16046
724.748.4705

Favorite Office Automation – Telephone
2011 W. State St., New Castle, PA 16101
724.658.8300

Comcast Business – Internet
PO Box 70219, Philadelphia, PA 19176
800.391.3000

