

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 700 5th Ave, Cranberry, Pa 15006

2 OWNER Lance & Christine Scalise

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

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

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10 1. OWNER'S EXPERTISE Owner does not possess expertise in contracting, engineering, environmental assessment, architecture, or other areas related to the
11 construction and conditions of the Property and its improvements, except as follows: N/A

12

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

15 3. DESCRIPTION

16 A. Land Area: _____

17 B. Dimensions: SEE COPY OF DEED

18 C. Shape: _____

19 D. Building Square Footage: _____

20 4. PHYSICAL CONDITION

21 A. Age of Property: 1940's ? Additions: NONE

22 B. Roof

23 1. Age of roof(s): 1 YEAR OLD Unknown

24 2. Type of roof(s): Shingles

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

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

27 5. Do you know of any problems with the roof, gutters, or downspouts? Yes No
28 Explain any yes answers you give in this section: GUTTERS LEAK @ THE SEAMS. NO PROBLEMS w/ ANY
29 DOWNSPOTS EXCEPT IN SEVERE HEAVY RAINS.

30

31 C. Structural Items, Basements and Crawl Spaces

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

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

34 3. Do you know of any repairs or other attempts to control any water or dampness problem in the building or other structures?
35 Yes No

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

38 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
39 by whom any repairs were done, if known: front corner of the building

40

42 D. Mechanical Systems

43 1. Type of heating: Forced Air Hot Water Steam Radiant
44 Other: _____

45 2. Type of heating fuel: Electric Fuel Oil Natural Gas Propane (on-site) Central Plant
46 Other types of heating systems or combinations: _____

48 3. Are there any chimneys? Yes No If yes, how many? _____
49 Are they working? Yes No When were they last cleaned? _____

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

52 5. Type of water heater: Electric Gas Oil Capacity:
53 Other: _____

54

55 Buyer Initials: _____

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Owner Initials: _____

Pennsylvania
Association of
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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: 220 Single Phase - 3 phase available
 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: _____

68 E. Site Improvements
 69 1. Are you aware of any problems with storm-water drainage? Yes No
 70 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
 71 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: Corner of the building needs minor repairs

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

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

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

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

99 5. ENVIRONMENTAL
 100 A. Soil Conditions
 101 1. Are you aware of any fill or expansive soil on the Property? Yes No
 102 If yes, were soil compaction tests done? Yes No If yes, by whom? _____
 103 2. Are you aware of any sliding, settling, earth movement, upheaval, subsidence, or earth stability problems that have occurred on or affect the Property? Yes No

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 _____
123 _____

124 B. Hazardous Substances

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

126 Asbestos material: Yes No

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

128 Discoloring of soil or vegetation: Yes No

129 Oil sheen in wet areas: Yes No

130 Contamination of well or other water supply: Yes No

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

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

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

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

135 Use of lead-based paint: Yes No

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.

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

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

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

143 If yes, list all available reports and records: _____
144 _____
145 _____

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

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

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

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

150 If no, identify any unregistered storage tanks: _____
151 Has any storage tank permit ever been revoked pursuant to a federal or state law regulating storage tanks? Yes No

152 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?
153 Yes No

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

158 Has there been any release or any corrective action taken in response to a release from any of the storage tanks on the Property?
159 Yes No If yes, have you reported the release to and corrective action to any governmental agency? Yes No

160 Explain: _____
161 _____
162 _____

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

164 Explain any yes answers you give in this section: _____
165 _____
166 _____

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, dry rot, 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 _____

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

193 3. Is there a softener, filter, or other purification system? Yes No
194 If yes, is the system: Leased Owned

195 4. Are you aware of any problems related to the water service? Yes No
196 If yes, explain: _____

197 B. Sewer/Septic

198 1. What is the type of sewage system? Public Sewer Community Sewer On-site (or Individual) sewage system
200 If on-site, what type? Cesspool Drainfield Unknown
201 Other (specify): _____

202 2. Is there a septic tank on the Property? Yes No Unknown
203 If yes, what is the type of tank? Metal/steel Cement/concrete Fiberglass Unknown
204 Other (specify): _____

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

206 4. Is there a sewage pump? Yes No
207 If yes, is it in working order? Yes No

208 5. Are you aware of any problems related to the sewage system? Yes No
209 If yes, explain: _____

210 C. Other Utilities

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

213 7. TELECOMMUNICATIONS

214 A. Is a telephone system included with the sale of the Property? Yes No
215 If yes, type: McKinney System

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

217 C. Is the Property equipped with satellite dishes? Yes No
218 If yes, how many? _____ Location: _____

219 D. Is the Property equipped for cable TV? Yes No
220 If yes, number of hook-ups: _____ Location: _____

221 E. Are there fiber optics available to the Property? Yes No Is the building wired for fiber optics? Yes No
222 Does the Property have T1 or other capability? Yes No ?

223 8. GOVERNMENTAL ISSUES/ZONING/USE/CODES

224 A. Compliance, Building Codes & OSHA

225 1. Do you know of any violations of federal (including ADA), state, or local laws or regulations relating to this Property? Yes No
226 2. Do you know of any violations of building codes or municipal ordinances concerning this Property? Yes No
227 3. Do you know of any health, fire, or safety violations concerning this Property? Yes No
228 4. Do you know of any OSHA violations concerning this Property? Yes No
229 5. Do you know of any improvements to the Property that were done without building or other required permits? Yes No
230 Explain any yes answers you give in this section: _____

231 B. Condemnation or Street Widening

232 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
233 If yes, explain: _____

234 C. Zoning

235 1. The Property is currently zoned Commercial by the
236 (county, ZIP) 15108

237 2. Current use is: conforming non-conforming permitted by variance permitted by special exception
238 3. Do you know of any pending or proposed changes in zoning? Yes No
239 If yes, explain: _____

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: _____

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253 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

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

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263 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

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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: _____

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271 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.).

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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

278 C. Are there any tenants for whom you do not currently have a security deposit? Yes No

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

280 E. Are there any tenants who are currently more than 30 days behind in paying rent, cam, or tax charges? Yes No

281 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

282 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

283 H. Is there any tenant that you would consider evicting or not offering an opportunity for renewal? Yes No

284 I. Are you currently involved in any type of dispute with any tenant? Yes No

285 Explain any yes answers you give in this section, providing names of tenants where applicable. Attach additional sheet if necessary:

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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 in any Pennsylvania county? Yes No

293 If yes, list name and social security numbers of Owner(s) obligated to pay, the county, and the Domestic Relations File or docket number:

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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 Act (72 P.S. §5490.1 et seq.) (Clean and Green Program)? Yes No

300 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 Owner's remaining enrolled Property to the County Assessor 30 days before the transfer of title to Buyer. The sale of Property enrolled in the Clean and Green Program may result in the loss of program enrollment and the loss of preferential tax assessment for 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 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 under the program and the 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 Property was enrolled in the program, limited to 7 years.

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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**

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 *NONE*

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 *NONE*

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: *DUGESNE LIGHT*
337 *Colambia Gas*
338 *Verizon*
339 *Cora Wate? sewage / Valley waste*

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.

349 OWNER *Lance D. Scalise*

350 DATE *8/12/25*

351 OWNER *Christine M. Scalise*

352 DATE *8/12/25*

355 OWNER _____

356 DATE _____

360 BUYER _____

361 DATE _____

363 BUYER _____

364 DATE _____

366 BUYER _____

367 DATE _____