

1 PROPERTY Homestead Inn

2
3 OWNER Percy Helzel

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: _____

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: 3 acres
15 (B) Dimensions: _____
16 (C) Shape: rectangular
17 (D) Building Square Footage: 8,652 (does not include outside deck which is 1,360 sq. ft)

18 4. PHYSICAL CONDITION
19 (A) Age of Property: 40 years Additions: 27 years
20 (B) Roof
21 1. Age of roof(s): 17 years Unknown
22 2. Type of roof(s): shingles
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 (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
33 other 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
35 date and 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? 3
42 Are they working? Yes No When were they last cleaned? 2021
43 4. List any buildings (or areas in any buildings) that are not heated: Kitchen, back stack room,
44 sm. employee bathroom
45 5. Type of water heater: Electric Gas Oil Capacity: _____
46 Other: _____

47 Buyer Initials: _____

48 Owner Initials: PH



6. Type of plumbing: Copper Galvanized Lead PVC Unknown
 Other: _____
7. Are you aware of any problems with plumbing or heating systems or fixtures on the Property? Yes No
 If yes, explain: _____
8. Type of air conditioning: Central Electric Central Gas Wall None Capacity: _____
 List any buildings (or areas of any buildings) that are not air conditioned: Kitchen
9. Type of electric service: _____ AMP 220 Volt 3-phase 1-phase KVA: _____
 Other: _____
 Transformers: _____ Type: _____
10. Are you aware of any problems or repairs needed in the electrical system? Yes No
 If yes, explain: _____
11. 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

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

(F) Other Equipment

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

(G) Fire Damage

1. To your knowledge, was there ever a fire on the Property? Yes No
2. Are you aware of any unrepaired fire damage to the Property and any structures on it? Yes No
 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

1. Fire: Yes No In working order? Yes No Kitchen only
 If yes, connected to: Fire Department Yes No Monitoring Service: Yes No
2. Fire extinguishers: Yes No
3. Smoke: Yes No In working order? Yes No
4. Sprinkler: Yes No Inspected/certified? Yes No Fire suppression system in Kitchen only
 Wet Dry Flow rate: _____
5. Security: Yes No In working order? Yes No
 If yes, connected to: Police Department: Yes No Monitoring Service: Yes No
6. Are there any areas of the Property that are not serviced by the systems in this section? Yes No
 If yes, explain: Fire suppression system is in Kitchen only

Buyer Initials: _____

Owner Initials: Py

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
 115 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 at or above 4 picocuries 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 Are you aware of any reports or records regarding lead-based paint or lead-based paint hazards on the Property? Yes No
 140 If yes, list all available reports and records: _____
 141 _____

- 142 2. To your knowledge, has the Property been tested for any hazardous substances? Yes No
 143 3. Are you aware of any storage tanks on the Property? Yes No Aboveground Underground
 144 Total number of storage tanks on the Property: _____ Aboveground _____ Underground
 145 Are all storage tanks registered with the Pennsylvania Department of Environmental Protection? Yes No
 146 If no, identify any unregistered storage tanks: _____
 147 Has any storage tank permit ever been revoked pursuant to a federal or state law regulating storage tanks? Yes No
 148 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
 149 tank? Yes No
 150 Do methods and procedures exist for the operation of storage tanks and for the operator's/owner's maintenance of a leak
 151 detection system, an inventory control system, and a tank testing system? Yes No Explain: _____
 152 _____

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

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

- 159 4. Do you know of any other environmental concerns that may have an impact on the Property? Yes No
 160 Explain any yes answers you give in this section: _____
 161 _____
 162 _____

163 Buyer Initials: _____

165 Owner Initials: PM



197 (C) Wood Infestation

- 168 1. Are you aware of any termites/wood-destroying insects, dryrot, 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:
- 187 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 _____
- 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 _____

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 _____

210 (C) Other Utilities

- 211 1. 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: _____
- 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? _____
- 219 Location: _____
- 220 (D) Is the Property equipped for cable TV? Yes No
- 221 If yes, number of hook-ups: _____
- 222 Location: _____
- 223 (E) Are there fiber optics available to the Property? Yes No
- 224 Does the Property have T1 or other capability? Yes No
- 225 Is the building wired for fiber optics? Yes No

226 Buyer Initials: _____

227 Owner Initials: P 5/

8. GOVERNMENTAL ISSUES/ZONING/USE/CODES

(A) Compliance, Building Codes & OSHA

- 1. Do you know of any violations of federal (including ADA), state, or local laws or regulations relating to this Property?
2. Do you know of any violations of building codes or municipal ordinances concerning this Property?
3. Do you know of any health, fire, or safety violations concerning this Property?
4. Do you know of any OSHA violations concerning this Property?
5. Do you know of any improvements to the Property that were done without building or other required permits?

(B) Condemnation or Street Widening

- 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?

(C) Zoning

- 1. The Property is currently zoned Commercial by the (county, ZIP) Cambria County, 15934
2. Current use is: conforming
3. Do you know of any pending or proposed changes in zoning?

- (D) Is there an occupancy permit for the Property? Yes

- (E) Is there a Labor and Industry Certificate for the Property? Yes
If yes, Certificate Number is: MA-178980

- (F) Is the Property a designated historic or archeological site? No
If yes, explain:

9. LEGAL/TITLE ISSUES

- (A) Are you aware of any encroachments or boundary line disputes regarding the Property? No
(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? No
(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? No
(D) Are you aware of any public improvement, condominium, or owner association assessments against the Property that remain unpaid? No
(E) Are you aware of any existing or threatened action, suit, or government proceeding relating to the Property? No
(F) Are you aware of any reason, including a defect in title, that would prevent you from conveying title to the Property? No
(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? No
(H) Are you aware of any insurance claims filed relating to the property? No

10. RESIDENTIAL UNITS

- (A) Is there a residential dwelling unit located on the Property? No
If yes, number of residential dwelling units:

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.).

11. TENANCY ISSUES

- (A) Are you aware of any existing leases, subleases or other tenancy agreements affecting the Property? No
(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)? No
(C) Are there any tenants for whom you do not currently have a security deposit? No
(D) Are there any tenants who have been 5 or more days late with their rent payment more than once this year? No

Buyer Initials:

Owner Initials: Pry

- (E) Are there any tenants who are currently more than 30 days behind in paying rent, cam, or tax charges? Yes No
- (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
- (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
- (H) Is there any tenant that you would consider evicting or not offering an opportunity for renewal? Yes No
- (I) Are you currently involved in any type of dispute with any tenant? Yes No
- Explain any yes answers you give in this section, providing names of tenants where applicable. Attach additional sheet if necessary:

12. DOMESTIC SUPPORT LIEN LEGISLATION

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

13. LAND USE RESTRICTIONS OTHER THAN ZONING

- (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
- 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 the past 7 years.
- (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 Act enabling certain counties of the Commonwealth to covenant with landowners for preservation of land in farm, forest, water supply, or open spaces uses)? Yes No
- 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 adopted municipal, county or regional plan for the purpose of preserving the land as open space. A covenant between the owner 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 automatically renew at the end of the covenant period unless specific termination notice procedures are followed. When a breach of 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 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 the Property was subject to the covenant, limited to the past 5 years.
- (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, that contains any covenants, subdivision restrictions, or other restrictions affecting the Property? Yes No

Explain any yes answers you give in this section:

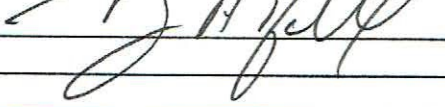
14. SERVICE PROVIDER/CONTRACTOR INFORMATION

- (A) Provide the names, addresses and phone numbers of the service providers for any Maintenance Contracts on the Property (e.g., elevators, other equipment, pest control). Attach additional sheet if necessary:
- Johnstown Safety Service / Johnstown, PA 15902 (814) 619-1391
for kitchen fire suppression system
- (B) Provide the names, addresses and phone numbers of the service providers for any Alarm/Safety Contracts on the Property (e.g., security alarm system, sprinkler system, fire/smoke). Attach additional sheet if necessary:
- (C) Provide the names, addresses and phone numbers of the service providers for any utilities on the Property (e.g., water, water softener, sewage, on-site sewage service, natural gas, electric, telephone). Attach additional sheet if necessary:

Buyer Initials: _____

Owner Initials: Py

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

348	OWNER		DATE	3/21/2022
349	OWNER	_____	DATE	_____
350	OWNER	_____	DATE	_____
351	BUYER	_____	DATE	_____
352	BUYER	_____	DATE	_____
353	BUYER	_____	DATE	_____