

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).

PROPERTY 429 North State Street, Clairton, PA 15025

OWNER THEOPHILIA C. AGUSIBE AKAMOBI

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

Property Type: Office Retail Industrial Multi-family Land Institutional
 Hospitality Other: STORE FRONT

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

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

If no, when did you last occupy the Property?

3. DESCRIPTION

A. Land Area:

B. Dimensions:

C. Shape:

D. Building Square Footage:

4. PHYSICAL CONDITION

A. Age of Property: 1940

Additions:

B. Roof

1. Age of roof(s): Unknown

2. Type of roof(s):

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

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

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

Explain any yes answers you give in this section: *Drainage was blocked, but opened now to open it. It is now working very well and there is a cover over the opening to prevent debris.*

C. Structural Items, Basements and Crawl Spaces

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

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

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

Yes No

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

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: *N/A*

D. Mechanical Systems

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

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

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

Are they working? Yes No When were they last cleaned?

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

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

Buyer Initials:  

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Owner Initials:  

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10/04



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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: _____

9. Type of electric service: _____ 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: _____

10. 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

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? _____ 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? _____
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. 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
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
 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: _____

5. ENVIRONMENTAL

A. Soil Conditions

1. Are you aware of any fill or expansive soil on the Property? Yes No
If yes, were soil compaction tests done? Yes No If yes, by whom? _____

Buyer Initials:

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
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: _____

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

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 detection sys-
151 tem, an inventory control system, and a tank testing system? Yes No Explain: _____

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

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

154 Explain:

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

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

157 **C. Wood Infestation**

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

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

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

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

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

163 **D. Natural Hazards/Wetlands**

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

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

166 Yes

167 No

168 Yes

169 No

170 Buyer Initials:

183 6. UTILITIES

184 A. Water

185 1. What is the source of your drinking water?

186 Public

187 Community System

188 Well on Property

189 Other: _____

190 2. If the Property's source of water is not public:

191 When was the water last tested? _____

192 What was the result of the test? _____

193 Is the pumping system in working order? Yes No

194 If no, explain: _____

195 3. Is there a softener, filter, or other purification system? Yes No

196 If yes, is the system: Leased Owned

197 4. Are you aware of any problems related to the water service? Yes No

198 If yes, explain: _____

199 B. Sewer/Septic

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

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

202 Other (specify): _____

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

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

205 Other (specify): _____

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

207 4. Is there a sewage pump? Yes No

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

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

210 If yes, explain: _____

211 C. Other Utilities

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

213 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 No

218 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 No

223 Does the Property have T1 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?

227 Yes No

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

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

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

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

232 Explain any yes answers you give in this section _____

233 B. Condemnation or Street Widening

234 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

235 If yes, explain: _____

236 Buyer Initials:

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238 Owner Initials:

239 100%
checked
100%
checked

241 C. Zoning

242 1. The Property is currently zoned _____ by the
 243 (county, ZIP)

244 2. Current use is: conforming non-conforming permitted by variance permitted by special exception

245 3. Do you know of any pending or proposed changes in zoning? Yes No

246 If yes, explain: _____

247 D. Is there an occupancy permit for the Property? Yes No248 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**253 A. Are you aware of any encroachments or boundary line disputes regarding the Property? Yes No254 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 No255 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 No256 D. Are you aware of any public improvement, condominium, or owner association assessments against the Property that remain unpaid?
 Yes No257 E. Are you aware of any existing or threatened action, suit, or government proceeding relating to the Property? Yes No258 F. Are you aware of any reason, including a defect in title, that would prevent you from conveying title to the Property? Yes No259 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 No260 H. Are you aware of any insurance claims filed relating to the property? Yes No

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

262 10. **RESIDENTIAL UNITS**263 A. Is there a residential dwelling unit located on the Property? Yes No If yes, number of residential dwelling units: _____

264 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.).

265 11. **TENANCY ISSUES**266 A. Are you aware of any existing leases, subleases or other tenancy agreements affecting the Property? Yes No267 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 No268 C. Are there any tenants for whom you do not currently have a security deposit? Yes No269 D. Are there any tenants who have been 5 or more days late with their rent payment more than once this year? Yes No270 E. Are there any tenants who are currently more than 30 days behind in paying rent, cam, or tax charges? Yes No271 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

272 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?

273 Yes No274 H. Is there any tenant that you would consider evicting or not offering an opportunity for renewal? Yes No275 I. Are you currently involved in any type of dispute with any tenant? Yes No

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

277 12. **DOMESTIC SUPPORT LIEN LEGISLATION**278 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

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

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

311 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.)
312 (an Act enabling certain counties of the Commonwealth to covenant with landowners for preservation of land in farm, forest, water supply,
313 or open spaces uses)? Yes No
314

315 Note: This Act enables counties to enter into covenants with owners of land designated as farm, forest, water supply, or open space land on
316 an adopted municipal, county or regional plan for the purpose of preserving the land as open space. A covenant between the owner
317 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
318 automatically renew at the end of the covenant period unless specific termination notice procedures are followed. When a breach of
319 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
320 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
321 the Property was subject to the covenant, limited to the past 5 years.
322

323 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
324 Space, that contains any covenants, subdivision restrictions, or other restrictions affecting the Property? Yes No
325

326 Explain any yes answers you give in this section: _____
327

328 **14. SERVICE PROVIDER/CONTRACTOR INFORMATION**

329 A. Provide the names, addresses and phone numbers of the service providers for any Maintenance Contracts on the Property (e.g., elevators,
330 other equipment, pest control). Attach additional sheet if necessary: _____
331

332 B. Provide the names, addresses and phone numbers of the service providers for any Alarm/Safety Contracts on the Property (e.g., security
333 alarm system, sprinkler system, fire/smoke). Attach additional sheet if necessary: _____
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 _____

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	THEODORE C. GRIFFIN JR. <small>Notary Public 1777 State L. 28-1445 CABE-SWAN 404-4954</small>	346 DATE 11/21/2025
347 OWNER		347 DATE
348 OWNER		348 DATE
349 BUYER		349 DATE
350 BUYER		350 DATE
351 BUYER		351 DATE