

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 582-584 Butler St, Pittsburgh, Pa 15223

2 OWNER Anthony W Marmalich, Linda D Marmalich

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 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.4 Property Type: Office Retail Industrial Multi-family Land Institutional
5 Hospitality Other: Commercial Garage6 1. OWNER'S EXPERTISE Owner does not possess expertise in contracting, engineering, environmental assessment, architecture, or
7 other areas related to the construction and conditions of the Property and its improvements, except as follows: _____8 2. OCCUPANCY Do you, Owner, currently occupy the Property? Yes No

9 If no, when did you last occupy the Property? _____

10 3. DESCRIPTION

11 (A) Land Area: .72 ML BOTH PARCELS COMBINED12 (B) Dimensions: 35 x 70 ML13 (C) Shape: RECTANGLE14 (D) Building Square Footage: 2520 ML

15 4. PHYSICAL CONDITION

16 (A) Age of Property: UNKNOWN Additions: METAL BUILDINGS ON 584 LOT

17 (B) Roof

18 1. Age of roof(s): 20+ YEARS Unknown19 2. Type of roof(s): ASPHALT20 3. Has the roof been replaced or repaired during your ownership? Yes No21 4. Has the roof ever leaked during your ownership? Yes No22 5. Do you know of any problems with the roof, gutters, or downspouts? Yes No23 Explain any yes answers you give in this section: REPAIRED SEVERAL LEAKS

24 (C) Structural Items, Basements and Crawl Spaces

25 1. Are you aware of any water leakage, accumulation, or dampness in the building or other structures? Yes No26 2. Does the Property have a sump pump? Yes No27 3. Do you know of any repairs or other attempts to control any water or dampness problem in the building or other structures? Yes No28 4. Are you aware of any past or present movement, shifting, deterioration, or other problems with walls, foundations, floors, or
29 other structural components? Yes No30 Explain any yes answers that you give in this section, describing the location and, if applicable, the extent of the problem and the
31 date and person by whom any repairs were done, if known: REAR WALL REPACKED AND
32 WAS REPAIRED OVER 30 YRS AGO HAS NOT BEEN A PROBLEM
33 SINCE REPAIR

34 (D) Mechanical Systems

35 1. Type of heating: Forced Air Hot Water Steam Radiant36 2. Type of heating fuel: Electric Fuel Oil Natural Gas Propane (on-site) Central Plant37 3. Are there any chimneys? Yes No If yes, how many? 1
38 Are they working? Yes No When were they last cleaned?39 4. List any buildings (or areas in any buildings) that are not heated: MAIN DISPLAY BUILDING40 ON 584 HOT41 5. Type of water heater: Electric Gas Oil Capacity: _____42 6. Type of water heater: Other: NONE

52 Buyer Initials: _____

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Owner Initials: AWM/DMPennsylvania
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10 04

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: NO AIR

59 9. Type of electric service: 200 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 If yes, explain: _____

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

65 (E) Site Improvements

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

71 (F) Other Equipment

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

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: _____

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
115 occurred on or affect the Property? Yes [] No *Real Wall Repaired* **B**
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 above 4 pico curies per liter: [] Yes No

132 Use of lead-based paint: [] Yes [] No *P*

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 _____

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 _____
143 _____

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
151 tank? [] Yes No

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

156 Has there been any release or any corrective action taken in response to a release from any of the storage tanks on the Property?
157 Yes [] No *584 101*

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

159 Explain: *584 101* _____
160 _____
161 _____

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

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

166 Buyer Initials: _____

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Owner Initials: *ANM/2dm*

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: _____

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: _____

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? _____
What was the result of the test? _____

187 3. Is the pumping system in working order? [] Yes [] No
If no, explain: _____

188 4. Is there a softener, filter, or other purification system? [] Yes No
If yes, is the system: [] Leased [] Owned

189 5. Are you aware of any problems related to the water service? [] Yes No
If yes, explain: _____

190 (B) Sewer/Septic

191 1. What is the type of sewage system? Public Sewer [] Community Sewer [] On-site (or individual) sewage system
If on-site, what type? [] Cesspool [] Drainfield [] Unknown
[] Other (specify): _____

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

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

194 4. Is there a sewage pump? [] Yes No
If yes, is it in working order? [] Yes [] No

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

196 (C) Other Utilities

197 The Property is serviced by the following: [] Natural Gas [] Electricity [] Telephone
[] Other: CABLE

198 7. TELECOMMUNICATIONS

199 (A) Is a telephone system included with the sale of the Property?

200 [] Yes [] No TELEPHONES NO
SERVICE YES

201 If yes, type: _____

202 (B) Are ISDN lines included with the sale of the Property? [] Yes [] No

203 (C) Is the Property equipped with satellite dishes? [] Yes No

204 If yes, how many? _____

205 Location: _____

206 (D) Is the Property equipped for cable TV? Yes [] No

207 If yes, number of hook-ups: _____

208 Location: _____

209 (E) Are there fiber optics available to the Property? [] Yes [] No Is the building wired for fiber optics? [] Yes [] No

210 Does the Property have T1 or other capability? [] Yes [] No

224 Buyer Initials: _____

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 C-2 by the (county,
241 ZIP) 15223

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 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: Sewer easement in rear / Porch encroachment by S Kettman

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

276 283 Buyer Initials: _____

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Owner Initials: ANM DM

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 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 _____

301 13. LAND USE RESTRICTIONS OTHER THAN ZONING

302 (A) Is the Property, or a portion of it, preferentially assessed for tax purposes under the Farmland and Forest Land Assessment
303 Act (72 P.S. §5490.1 et seq.) (Clean and Green Program)? [] Yes No
304 **Note:** An Owner of Property enrolled in the Clean and Green Program must submit notice of the sale and any proposed changes
305 in the use of Owner's remaining enrolled Property to the County Assessor 30 days before the transfer of title to Buyer. The sale
306 of Property enrolled in the Clean and Green Program may result in the loss of program enrollment and the loss of preferential tax
307 assessment for the Property and/or the land of which it is a part and from which it is being separated. Removal from enrollment
308 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
309 amount of taxes paid under the program and the taxes that would have been paid in the absence of Clean and Green enrollment.
310 The roll-back taxes are charged for each year that the Property was enrolled in the program, limited to the past 7 years.
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.) (an
312 Act enabling certain counties of the Commonwealth to covenant with landowners for preservation of land in farm, forest, water
313 supply, or open spaces uses)? [] Yes No
314 **Note:** This Act enables counties to enter into covenants with owners of land designated as farm, forest, water supply, or open
315 space land on an adopted municipal, county or regional plan for the purpose of preserving the land as open space. A covenant
316 between the owner and county is binding upon any Buyer of the Property during the period of time that the covenant is in effect
317 (5 or 10 years). Covenants automatically renew at the end of the covenant period unless specific termination notice procedures
318 are followed. When a breach of the covenant occurs, the then-owner is required to pay roll-back taxes and interest. A roll-back
319 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
320 roll-back taxes are charged for each year that the Property was subject to the covenant, limited to the past 5 years.
321 (C) Is the Property, or a portion of it, preferentially assessed for tax purposes or enrolled in any program, other than Clean & Green
322 and Open Space, that contains any covenants, subdivision restrictions, or other restrictions affecting the Property?
323 [] Yes No
324 Explain any yes answers you give in this section:
325 _____
326 _____
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.,
330 elevators, other equipment, pest control). Attach additional sheet if necessary: *none*
331 _____
332 _____
333 _____
334 _____
335 _____
336 _____
337 (B) Provide the names, addresses and phone numbers of the service providers for any Alarm/Safety Contracts on the Property (e.g.,
338 security alarm system, sprinkler system, fire/smoke). Attach additional sheet if necessary: *none*
339 _____
340 _____
341 _____
342 (C) Provide the names, addresses and phone numbers of the service providers for any utilities on the Property (e.g., water, water
343 softener, sewage, on-site sewage service, natural gas, electric, telephone). Attach additional sheet if necessary:
344 *DuQuenne 61641 Comcast*
345 _____
346 _____
347 _____
348 _____
349 _____
350 _____
351 _____

352 Buyer Initials: _____

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353 Owner Initials: *ADM/ewm*

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 Anthony W Marmalich DATE 7-8-25
349 OWNER Anthony W Marmalich DATE 7-8-25
350 OWNER Linda D Marmalich DATE 7-8-25

351 BUYER _____ DATE _____
352 BUYER _____ DATE _____
353 BUYER _____ DATE _____