

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** 408 North Keystone Avenue, Sayre, PA 18840

2

3 **OWNER** Shreeji Parv LLC

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 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.

7 **Property Type:** Office Retail Industrial Multi-family Land Institutional
 8 Hospitality Other: Doctor's Office

9 **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: _____
 10 _____
 11 n/a

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

13 If no, when did you last occupy the Property? Dentist since 1986 and then the dentist office ownership was transferred

14 3. DESCRIPTION

15 (A) Land Area: Aprox 23,300 sqft, 0.48 acre

16 (B) Dimensions: 100 x 233

17 (C) Shape: Square

18 (D) Building Square Footage: 2688 livable sqft, 1680sqft unfinished

19 4. PHYSICAL CONDITION

20 (A) Age of Property: 1946 Additions: none

21 (B) Roof

22 1. Age of roof(s): 10 Unknown

23 2. Type of roof(s): Shingles

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

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

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

27 Explain any yes answers you give in this section: _____
 28 _____
 29 _____

30 (C) Structural Items, Basements and Crawl Spaces

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

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

33 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

34 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

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 by whom any repairs were done, if known: _____
 36 _____
 37 _____
 38 _____
 39 _____

41 (D) Mechanical Systems

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

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

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

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

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

52 Buyer Initials:

CPI Page 1 of 7

Owner Initials: BS BS

 254 PM EST
 300 PM EST
 dotloop verified

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: _____

58 8. Type of air conditioning: Central Electric Central Gas Wall None Capacity: _____

59 List any buildings (or areas of any buildings) that are not air conditioned: _____

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

62 Other: 2 200amp braker pannels

63 Transformers: _____

Type: _____

64 10. Are you aware of any problems or repairs needed in the electrical system? Yes No

65 If yes, explain: _____

66 11. 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 _____

69 _____

70 (E) Site Improvements

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

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

74 3. Explain any yes answers that you give in this section, describing the location and, if applicable, the extent of the problem and
75 the date and person by whom any repairs were done, if known: _____

76 _____

77 _____

78 (F) Other Equipment

79 1. Exterior Signs: Yes No How many? 1 _____ Number Illuminated: no _____

80 2. Elevators: Yes No How many? _____ Cable Hydraulic rail

81 Working order? Yes No Certified through (date) _____

82 Date last serviced: _____

83 3. Skylights: Yes No How many? _____

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

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

86 6. At grade doors: Yes No How many? _____

87 7. Are you aware of any problems with the equipment listed in this section? Yes No

88 If yes, explain: _____

89 _____

90 _____

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: _____

97 _____

98 _____

99 (I) Alarm/Safety Systems

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

101 If yes, connected to: _____

102 Fire Department Yes No Monitoring Service: Yes No

103 2. Fire extinguishers: Yes No

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

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

106 Wet Dry

107 Flow rate: _____

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

109 If yes, connected to: _____

110 Police Department: Yes No Monitoring Service: Yes No

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

112 If yes, explain: _____

113 _____

114 _____

115 Buyer Initials:

110 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? _____
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
3. Are you aware of any existing or proposed mining, strip-mining, or any other excavations that might affect the Property? Yes No

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

(B) Hazardous Substances

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

122 Asbestos material: Yes No

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

124 Discoloring of soil or vegetation: Yes No

125 Oil sheen in wet areas: Yes No

126 Contamination of well or other water supply: Yes No

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

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

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

130 Radon levels at or above 4 picocuries per liter: Yes No

131 Use of lead-based paint: Yes No

132 **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.

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

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

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: _____

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

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? Yes No

152 Do methods and procedures exist for the operation of storage 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 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

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

159 Explain: _____

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: _____

166 Buyer Initials: 

167 (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

(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? _____
 187 What was the result of the test? _____
 188 Is the pumping system in working order? Yes No
 189 If no, explain: _____
 190 _____
 191 3. Is there a softener, filter, or other purification system? Yes No
 192 If yes, is the system: Leased Owned
 193 4. Are you aware of any problems related to the water service? Yes No
 194 If yes, explain: _____
 195 _____

(B) Sewer/Septic

196 1. What is the type of sewage system? Public Sewer Community Sewer On-site (or Individual) sewage system
 197 If on-site, what type? Cesspool Drainfield Unknown
 198 Other (specify): _____
 199 2. Is there a septic tank on the Property? Yes No Unknown
 200 If yes, what is the type of tank? Metal/steel Cement/concrete Fiberglass Unknown
 201 Other (specify): _____
 202 3. When was the on-site sewage disposal system last serviced? _____
 203 4. Is there a sewage pump? Yes No
 204 If yes, is it in working order? Yes No
 205 5. Are you aware of any problems related to the sewage system? Yes No
 206 If yes, explain: _____
 207 _____

(C) Other Utilities

208 1. The Property is serviced by the following: Natural Gas Electricity Telephone
 209 Other: _____
 210 _____

211 7. TELECOMMUNICATIONS

212 (A) Is a telephone system included with the sale of the Property? Yes No
 213 If yes, type: unk
 214 _____
 215 (B) Are ISDN lines included with the sale of the Property? Yes No
 216 (C) Is the Property equipped with satellite dishes? Yes No
 217 If yes, how many? _____
 218 Location: _____
 219 (D) Is the Property equipped for cable TV? Yes No
 220 If yes, number of hook-ups: unk
 221 Location: unk
 222 (E) Are there fiber optics available to the Property? Yes No
 223 Is the building wired for fiber optics? Yes No
 Does the Property have T1 or other capability? Yes No

224 Buyer Initials:

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? Yes No
2. Do you know of any violations of building codes or municipal ordinances concerning this Property? Yes No
3. Do you know of any health, fire, or safety violations concerning this Property? Yes No
4. Do you know of any OSHA violations concerning this Property? Yes No
5. Do you know of any improvements to the Property that were done without building or other required permits? Yes No

Explain any yes answers you give in this section: _____

(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? Yes No

If yes, explain: _____

(C) Zoning

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

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

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

If yes, explain: _____

(D) Is there an occupancy permit for the Property? Yes No**(E) Is there a Labor and Industry Certificate for the Property? Yes No**

If yes, Certificate Number is: _____

(F) Is the Property a designated historic or archeological site? Yes No

If yes, explain: _____

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

Explain any yes answers you give in this section: _____

10. RESIDENTIAL UNITS**(A) Is there a residential dwelling unit located on the Property? Yes 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? Yes 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)? Yes No****(C) Are there any tenants for whom you do not currently have a security deposit? Yes No****(D) Are there any tenants who have been 5 or more days late with their rent payment more than once this year? Yes No**

283 Buyer Initials:  

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 (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
 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 13. LAND USE RESTRICTIONS OTHER THAN ZONING

301 (A) Is the Property, or a portion of it, preferentially assessed for tax purposes under the Farmland and Forest Land Assessment
 302 Act (72 P.S. §5490.1 et seq.)(Clean and Green Program)? Yes No

303 **Note:** An Owner of Property enrolled in the Clean and Green Program must submit notice of the sale and any proposed changes
 304 in the use of Owner's remaining enrolled Property to the County Assessor 30 days before the transfer of title to Buyer. The sale
 305 of Property enrolled in the Clean and Green Program may result in the loss of program enrollment and the loss of preferential tax
 306 assessment for the Property and/or the land of which it is a part and from which it is being separated. Removal from enrollment
 307 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
 308 amount of taxes paid under the program and the taxes that would have been paid in the absence of Clean and Green enrollment.
 309 The roll-back taxes are charged for each year that the Property was enrolled in the program, limited to the past 7 years.

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

313 **Note:** This Act enables counties to enter into covenants with owners of land designated as farm, forest, water supply, or open
 314 space land on an adopted municipal, county or regional plan for the purpose of preserving the land as open space. A covenant
 315 between the owner and county is binding upon any Buyer of the Property during the period of time that the covenant is in effect
 316 (5 or 10 years). Covenants automatically renew at the end of the covenant period unless specific termination notice procedures
 317 are followed. When a breach of the covenant occurs, the then-owner is required to pay roll-back taxes and interest. A roll-back
 318 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
 319 roll-back taxes are charged for each year that the Property was subject to the covenant, limited to the past 5 years.

320 (C) Is the Property, or a portion of it, preferentially assessed for tax purposes or enrolled in any program, other than Clean & Green
 321 and Open Space, that contains any covenants, subdivision restrictions, or other restrictions affecting the Property?
 322 Yes No

323 Explain any yes answers you give in this section: _____
 324 _____
 325 _____

326 14. SERVICE PROVIDER/CONTRACTOR INFORMATION

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

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

337 (C) Provide the names, addresses and phone numbers of the service providers for any utilities on the Property (e.g., water, water
 338 softener, sewage, on-site sewage service, natural gas, electric, telephone). Attach additional sheet if necessary: _____
 339 _____
 340 _____
 341 _____

342 Buyer Initials: 

Owner Initials: 
 BS 02/04/26 2:54 PM EST
 BS 02/04/26 3:00 PM EST
 doNotExp Required doNotExp Required

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	<i>Bhunika Shah</i>	dotloop verified 02/04/26 2:54 PM EST EVX2-92EW-XFYY-R82C	DATE <u>02/02/2026</u>
349 OWNER	<i>Bhavin Shah</i>	dotloop verified 02/04/26 3:00 PM EST ZK3L-Y23j-0000-EENZ	DATE _____
350 OWNER			DATE _____
351 BUYER			DATE _____
352 BUYER			DATE _____
353 BUYER			DATE _____