

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).

1 PROPERTY 9682 Route 555, Benezette, PA

2 OWNER Estate of Benjamin T. Roberts

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

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

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

10 2. OCCUPANCY Do you, Owner, currently occupy the Property? [] Yes [x] No
11 If no, when did you last occupy the Property?

12 3. DESCRIPTION

13 A. Land Area:

14 B. Dimensions:

15 C. Shape:

16 D. Building Square Footage:

17 4. PHYSICAL CONDITION

18 A. Age of Property: 1974 Additions:

19 B. Roof

20 1. Age of roof(s): [x] Unknown

21 2. Type of roof(s): SHINGLES

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

23 4. Has the roof ever leaked during your ownership? [] Yes [x] No

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

25 Explain any yes answers you give in this section:

26

27

28

29 C. Structural Items, Basements and Crawl Spaces

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

31 2. Does the Property have a sump pump? [x] Yes [] No

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

33 [] Yes [x] No

34 4. Are you aware of any past or present movement, shifting, deterioration, or other problems with walls, foundations, floors, or other

35 structural components? [x] Yes [] No

36 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

37 person by whom any repairs were done, if known:

38

39

40 D. Mechanical Systems

41 1. Type of heating: [x] Forced Air [] Hot Water [] Steam [] Radiant

42 [x] Other: ELECT BASE BOARD

43 2. Type of heating fuel: [x] Electric [x] Fuel Oil [] Natural Gas [] Propane (on-site) [] Central Plant

44 [] Other types of heating systems or combinations:

45

46 3. Are there any chimneys? [x] Yes [] No If yes, how many?

47 Are they working? [x] Yes [] No When were they last cleaned?

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

49

50 5. Type of water heater: [x] Electric [] Gas [] Oil Capacity:

51 [] Other:

52

53

54

55 Buyer Initials:

Owner Initials: LR KR

- 56 6. Type of plumbing: Copper Galvanized Lead PVC Unknown 56
- 57 Other: _____ 57
- 58 7. Are you aware of any problems with plumbing or heating systems or fixtures on the Property? Yes No 58
- 59 If yes, explain: _____ 59
- 60 _____ 60
- 61 8. Type of air conditioning: Central Electric Central Gas Wall None Capacity: _____ 61
- 62 List any buildings (or areas of any buildings) that are not air conditioned: _____ 62
- 63 _____ 63
- 64 9. Type of electric service: _____ AMP 220 Volt 3-phase 1-phase KVA: _____ 64
- 65 Other: _____ 65
- 66 Transformers: _____ Type: _____ 66
- 67 Are you aware of any problems or repairs needed in the electrical system? Yes No If yes, explain: _____ 67
- 68 _____ 68
- 69 10. Are you aware of any problems with any item in this section that has not already been disclosed? Yes No 69
- 70 If yes, explain: _____ 70
- 71 _____ 71
- 72 _____ 72

73 E. Site Improvements 73

- 74 1. Are you aware of any problems with storm-water drainage? Yes No 74
- 75 2. Are you aware of any past or present problems with driveways, parking areas, sidewalks, curbs, other paved surfaces, or retaining walls 75
- 76 on the Property? Yes No 76

77 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 77

78 person by whom any repairs were done, if known: _____ 78

79 _____ 79

80 _____ 80

81 F. Other Equipment 81

- 82 1. Exterior Signs: Yes No How many? 1 Number Illuminated: 0 82
- 83 2. Elevators: Yes No How many? _____ Cable Hydraulic rail 83
- 84 Working order? Yes No Certified through (date) _____ Date last serviced _____ 84
- 85 3. Skylights: Yes No How many? _____ 85
- 86 4. Overhead Doors: Yes No How many? _____ Size: _____ 86
- 87 5. Loading Docks: Yes No How many? _____ Levelers: Yes No 87
- 88 6. At grade doors: Yes No How many? _____ 88
- 89 7. Are you aware of any problems with the equipment listed in this section? Yes No 89
- 90 If yes, explain: _____ 90
- 91 _____ 91

92 G. Fire Damage 92

- 93 1. To your knowledge, was there ever a fire on the Property? Yes No 93
- 94 2. Are you aware of any unrepaired fire damage to the Property and any structures on it? Yes No 94
- 95 If yes, explain location and extent of damage: _____ 95

96 H. Are you aware of any problems with water and sewer lines servicing the Property? Yes No 96

97 If yes, explain: _____ 97

98 _____ 98

99 I. Alarm/Safety Systems 99

- 100 1. Fire: Yes No In working order? Yes No 100
- 101 If yes, connected to: Fire Department Yes No Monitoring Service: Yes No 101
- 102 2. Fire extinguishers: Yes No 102
- 103 3. Smoke: Yes No In working order? Yes No 103
- 104 4. Sprinkler: Yes No Inspected/certified? Yes No 104
- 105 Wet Dry Flow rate: _____ 105
- 106 5. Security: Yes No In working order? Yes No 106
- 107 If yes, connected to: Police Department: Yes No Monitoring Service: Yes No 107
- 108 6. Are there any areas of the Property that are not serviced by the systems in this section? Yes No 108
- 109 If yes, explain: _____ 109
- 110 _____ 110

111 5. ENVIRONMENTAL 111

112 A. Soil Conditions 112

- 113 1. Are you aware of any fill or expansive soil on the Property? Yes No 113
- 114 If yes, were soil compaction tests done? Yes No If yes, by whom? _____ 114
- 115 _____ 115

- 117 2. Are you aware of any sliding, settling, earth movement, upheaval, subsidence, or earth stability problems that have occurred on or affect 117
118 the Property? Yes No 118
119 3. Are you aware of any existing or proposed mining, strip-mining, or any other excavations that might affect the Property? 119
120 Yes No 120

121 Explain any yes answers you give in this section: _____
122 _____
123 _____

124 B. Hazardous Substances 124

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

126 Asbestos material: Yes No 126
127 Formaldehyde gas and/or ureaformaldehyde foam insulation (UFFI): Yes No 127
128 Discoloring of soil or vegetation: Yes No 128
129 Oil sheen in wet areas: Yes No 129
130 Contamination of well or other water supply: Yes No 130
131 Proximity to current or former waste disposal sites: Yes No 131
132 Proximity to current or former commercial or industrial facilities: Yes No 132
133 Proximity to current, proposed, or former mines or gravel pits: Yes No 133
134 Radon levels at or above 4 picocuries per liter: Yes No 134
135 Use of lead-based paint: Yes No 135

136 Note: If Property contains a residence with one to four dwelling units, and the structure was constructed, or construction began, before 136
137 1978, you must disclose any knowledge of lead-based paint and any reports and/or records of lead-based paint on the Property. 137

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

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 142

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 146
147 3. Are you aware of any storage tanks on the Property? Yes No Aboveground Underground 147

148 Total number of storage tanks on the Property: 1 Aboveground 2 Underground 148

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

150 If no, identify any unregistered storage tanks: _____
151 _____

151 Has any storage tank permit ever been revoked pursuant to a federal or state law regulating storage tanks? Yes No 151

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 152
153 tank? Yes No 153

154 Do methods and procedures exist for the operation of storage tanks and for the operator's/owner's maintenance of a leak detection sys- 154
155 tem, an 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? 158

159 Yes No If yes, have you reported the release to and corrective action to any governmental agency? Yes No 159

160 Explain: TANKS WERE REPLACED YR??
161 _____
162 _____

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

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

167 C. Wood Infestation 167

- 168 1. Are you aware of any termites/wood-destroying insects, dryrot, or pests affecting the Property? Yes No 168
169 2. Are you aware of any damage to the Property caused by termites/wood-destroying insects, dryrot, or pests? Yes No 169
170 3. Is the Property currently under contract by a licensed pest control company? Yes No 170
171 4. Are you aware of any termite/pest control reports or treatments for the Property in the last five years? Yes No 171

172 Explain any yes answers you give in this section: _____
173 _____
174 _____

175 D. Natural Hazards/Wetlands 175

- 176 1. To your knowledge, is this Property, or part of it, located in a flood zone or wetlands area? Yes No 176
177 2. Do you know of any past or present drainage or flooding problems affecting the Property? Yes No 177

3. To your knowledge, is this Property, or part of it, located in an earthquake or other natural hazard zone? Yes No
Explain any yes answers you give in this section: _____

6. UTILITIES

A. Water

1. What is the source of your drinking water? Public Community System Well on Property
 Other: _____

2. If the Property's source of water is not public:
When was the water last tested? MONTHLY
What was the result of the test? GOOD
Is the pumping system in working order? Yes No
If no, explain: _____

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

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

B. Sewer/Septic

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): _____

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): _____

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

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

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

C. Other Utilities

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

7. TELECOMMUNICATIONS

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

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

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

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

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

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: _____

241 C. Zoning 241

242 1. The Property is currently zoned _____ by the 242

243 (county, ZIP) _____ 243

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

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

246 If yes, explain: _____ 246

247 _____ 247

248 D. Is there an occupancy permit for the Property? Yes No *K.R.* 248

249 E. Is there a Labor and Industry Certificate for the Property? Yes No *K.R.* 249

250 If yes, Certificate Number is: _____ 250

251 F. Is the Property a designated historic or archeological site? Yes No 251

252 If yes, explain: _____ 252

253 _____ 253

254 **9. LEGAL/TITLE ISSUES** 254

255 A. Are you aware of any encroachments or boundary line disputes regarding the Property? Yes No 255

256 B. Are you aware of any recorded encumbrances, covenants, conditions, restrictions, mineral or natural restrictions, easements, licenses, liens, 256

257 charges, agreements, or other matters which affect the title of the Property? Yes No 257

258 C. Are you aware of any encumbrances, covenants, conditions, restrictions, mineral or natural restrictions, easements, licenses, liens, charges, 258

259 agreements, or other matters which affect the title of the Property that have not been recorded in the official records of the county recorder 259

260 where the Property is located? Yes No 260

261 D. Are you aware of any public improvement, condominium, or owner association assessments against the Property that remain unpaid? 261

262 Yes No 262

263 E. Are you aware of any existing or threatened action, suit, or government proceeding relating to the Property? Yes No 263

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 264

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 265

266 be satisfied by the proceeds of this sale? Yes No 266

267 H. Are you aware of any insurance claims filed relating to the property? Yes No 267

268 Explain any yes answers you give in this section: _____ 268

269 _____ 269

270 _____ 270

271 **10. RESIDENTIAL UNITS** 271

272 A. Is there a residential dwelling unit located on the Property? Yes No If yes, number of residential dwelling units: _____ 272

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 273

274 Disclosure Statement, as required by the Pennsylvania Real Estate Seller's Disclosure Law (68 P.S. §7301 et. seq.). 274

275 **11. TENANCY ISSUES** 275

276 A. Are you aware of any existing leases, subleases or other tenancy agreements affecting the Property? Yes No 276

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 277

278 rent, an implied agreement to let tenant end lease early, a first right of refusal on adjoining space)? Yes No 278

279 C. Are there any tenants for whom you do not currently have a security deposit? Yes No 279

280 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

281 E. Are there any tenants who are currently more than 30 days behind in paying rent, cam, or tax charges? Yes No 281

282 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 282

283 terms, etc.)? Yes No 283

284 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? 284

285 Yes No 285

286 H. Is there any tenant that you would consider evicting or not offering an opportunity for renewal? Yes No 286

287 I. Are you currently involved in any type of dispute with any tenant? Yes No 287

288 Explain any yes answers you give in this section, providing names of tenants where applicable. Attach additional sheet if necessary: 288

289 _____ 289

290 _____ 290

291 _____ 291

292 **12. DOMESTIC SUPPORT LIEN LEGISLATION** 292

293 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 293

294 relations office in any Pennsylvania county? Yes No 294

295 If yes, list name and social security numbers of Owner(s) obligated to pay, the county, and the Domestic Relations File or docket number: 295

296 _____ 296

297 _____ 297

298 _____ 298

300 **13. LAND USE RESTRICTIONS OTHER THAN ZONING** 300

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

303 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 303
304 of Owner's remaining enrolled Property to the County Assessor 30 days before the transfer of title to Buyer. The sale of Property 304
305 enrolled in the Clean and Green Program may result in the loss of program enrollment and the loss of preferential tax assessment for 305
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 306
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 307
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 308
309 charged for each year that the Property was enrolled in the program, limited to the past 7 years. 309

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

313 Note: This Act enables counties to enter into covenants with owners of land designated as farm, forest, water supply, or open space land on 313
314 an adopted municipal, county or regional plan for the purpose of preserving the land as open space. A covenant between the owner 314
315 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 315
316 automatically renew at the end of the covenant period unless specific termination notice procedures are followed. When a breach of 316
317 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 317
318 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 318
319 the Property was subject to the covenant, limited to the past 5 years. 319

320 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 320
321 Space, that contains any covenants, subdivision restrictions, or other restrictions affecting the Property? Yes No 321

322 Explain any yes answers you give in this section: _____ 322
323 _____ 323
324 _____ 324

325 **14. SERVICE PROVIDER/CONTRACTOR INFORMATION** 325

326 A. Provide the names, addresses and phone numbers of the service providers for any Maintenance Contracts on the Property (e.g., elevators, 326
327 other equipment, pest control). Attach additional sheet if necessary: _____ 327

328 _____ 328
329 _____ 329
330 _____ 330

331 B. Provide the names, addresses and phone numbers of the service providers for any Alarm/Safety Contracts on the Property (e.g., security 331
332 alarm system, sprinkler system, fire/smoke). Attach additional sheet if necessary: _____ 332

333 _____ 333
334 _____ 334
335 _____ 335

336 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
337 on-site sewage service, natural gas, electric, telephone). Attach additional sheet if necessary: _____ 337

338 _____ 338
339 _____ 339
340 _____ 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- 341
342 edge. Owner permits Broker to share information contained in this document with prospective buyers/tenants and other real estate licensees. 342
343 OWNER ALONE IS RESPONSIBLE FOR THE ACCURACY OF THE INFORMATION CONTAINED IN THIS STATEMENT. Owner will 343
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 344
345 following completion of this form. 345

346 OWNER _____ DATE _____ 346
347 OWNER Gary Roberts _____ DATE _____ 347
348 OWNER _____ DATE _____ 348

349 BUYER _____ DATE _____ 349
350 BUYER _____ DATE _____ 350
351 BUYER _____ DATE _____ 351

RESIDENTIAL LEAD-BASED PAINT HAZARDS DISCLOSURE FORM

LPD

This form recommended and approved for, but not restricted to use by, the members of the Pennsylvania Association of Realtors® (PAR)

THIS FORM MUST BE COMPLETED FOR ANY PROPERTY BUILT PRIOR TO 1978

1 PROPERTY 9682 Route 555, Benezette, PA

2 SELLER Benjamin T. Roberts Estate

3 LEAD WARNING STATEMENT

4 Every purchaser of any interest in residential real property on which a residential dwelling was built prior to 1978 is notified that such
5 property may present exposure to lead from lead-based paint that may place young children at risk of developing lead poisoning. Lead
6 poisoning in young children may produce permanent neurological damage, including learning disabilities, reduced intelligence quotient,
7 behavioral problems, and impaired memory. Lead poisoning also poses a particular risk to pregnant women. The Seller of any interest
8 in residential real property is required to provide the Buyer with any information on lead-based paint hazards from risk assessments or
9 inspections in the Seller's possession and notify the Buyer of any known lead-based paint hazards. A risk assessment or inspection for
10 possible lead-based paint hazards is recommended prior to purchase.

11 SELLER'S DISCLOSURE

12 N.K.R. Seller has no knowledge of the presence of lead-based paint and/or lead-based paint hazards in or about the Property.
13 / Seller has knowledge of the presence of lead-based paint and/or lead-based paint hazards in or about the Property. (Provide the
14 basis for determining that lead-based paint and/or hazards exist, the location(s), the condition of the painted surfaces, and other
15 available information concerning Seller's knowledge of the presence of lead-based paint and/or lead-based paint hazards.)

17 SELLER'S RECORDS/REPORTS

18 N.K.R. Seller has no records or reports pertaining to lead-based paint and/or lead-based paint hazards in or about the Property.
19 / Seller has provided Buyer with all available records and reports regarding lead-based paint and/or lead-based paint hazards in
20 or about the Property. (List documents):

22 Seller certifies that to the best of Seller's knowledge the above statements are true and accurate.

23 SELLER [Signature] DATE 10-20-17

24 SELLER [Signature] DATE 10-20-17

25 SELLER DATE

26 BUYER

27 DATE OF AGREEMENT

28 BUYER'S ACKNOWLEDGMENT

29 / Buyer has received the pamphlet Protect Your Family from Lead in Your Home and has read the Lead Warning Statement.

30 / Buyer has reviewed Seller's disclosure of known lead-based paint and/or lead-based paint hazards and has received the records
31 and reports regarding lead-based paint and/or lead-based paint hazards identified above.

32 Buyer has (initial one):

33 / received a 10-day opportunity (or mutually agreed upon period) to conduct a risk assessment or inspection for the presence of
34 lead-based paint and/or lead-based paint hazards; or

35 / waived the opportunity to conduct a risk assessment or inspection for the presence of lead-based paint and/or lead-based paint
36 hazards.

37 Buyer certifies that to the best of Buyer's knowledge the statements contained in Buyer's Acknowledgement are true and accurate.

38 BUYER DATE

39 BUYER DATE

40 BUYER DATE

41 AGENT ACKNOWLEDGEMENT AND CERTIFICATION

42 Agent/Licensee represents that Agent has informed Seller of Seller's obligations under the Residential Lead-Based-Paint
43 Hazard Reduction Act, 42 U.S.C. §4852(d), and is aware of Agent's responsibility to ensure compliance.

44 The following have reviewed the information above and certify that the Agent statements are true to the best of their knowledge and belief.
45 Seller Agent and Buyer Agent must both sign this form.

46 BROKER FOR SELLER (Company Name) Elk County Real Estate, LLC

47 LICENSEE DATE

48 BROKER FOR BUYER (Company Name)

49 LICENSEE DATE

