

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 169 West Creek Road, Saint Marys, PA 15857

OWNER Donald and Cheryl Ruffner

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 [x] Industrial [] Multi-family [] Land [] Institutional [] Hospitality [] Other:

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 [x] No If no, when did you last occupy the Property? Aug 2017

3. DESCRIPTION

- A. Land Area: B. Dimensions: C. Shape: D. Building Square Footage:

4. PHYSICAL CONDITION

A. Age of Property: Built 1988, Addition 12/1990 Warehouses 1993 & 1994

B. Roof

- 1. Age of roof(s): 1988 [] Unknown
2. Type of roof(s): metal
3. Has the roof been replaced or repaired during your ownership? [x] Yes [] No
4. Has the roof ever leaked during your ownership? [x] Yes [] No
5. Do you know of any problems with the roof, gutters, or downspouts? [] Yes [x] No

Explain any yes answers you give in this section:

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 [x] 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 [x] 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:

D. Mechanical Systems

- 1. Type of heating: [] Forced Air [] Hot Water [] Steam [] Radiant [] Other:
2. Type of heating fuel: [x] Electric [] Fuel Oil [x] Natural Gas [] Propane (on-site) [] Central Plant
3. Are there any chimneys? [] Yes [x] No If yes, how many?
4. List any buildings (or areas in any buildings) that are not heated: Addition in back
5. Type of water heater: [] Electric [] Gas [] Oil Capacity: [] Other: none

Buyer Initials:

Owner Initials: DR CR

- 56 6. Type of plumbing: Copper Galvanized Lead PVC Unknown 56
 57 Other: Bathroom 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: NO heating in garage - electric baseboard 59
 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 64 9. Type of electric service: 200 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 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: NO 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? 2 Size: 7 1/2 x 12 - 10 x 8 86
 87 5. Loading Docks: Yes No How many? _____ Levelers: Yes No 87
 88 6. At grade doors: Yes No How many? 2 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: _____ 121
122 _____ 122
123 _____ 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: _____ 139
140 _____ 140
141 _____ 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: _____ 143
144 _____ 144
145 _____ 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: _____ Aboveground _____ 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: _____ 150

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: _____ 155
156 _____ 156
157 _____ 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: _____ 160
161 _____ 161
162 _____ 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: _____ 164
165 _____ 165
166 _____ 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: _____ 172
173 _____ 173
174 _____ 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

178 Buyer Initials: _____

Owner Initials: CR
DGF 178

179 3. To your knowledge, is this Property, or part of it, located in an earthquake or other natural hazard zone? Yes No 179
180 Explain any yes answers you give in this section: _____ 180
181 _____ 181
182 _____ 182

183 **6. UTILITIES** 183

184 **A. Water** 184

185 1. What is the source of your drinking water? Public Community System Well on Property 185

186 Other: _____ 186

187 2. If the Property's source of water is not public: 187

188 When was the water last tested? _____ 188

189 What was the result of the test? _____ 189

190 Is the pumping system in working order? Yes No 190

191 If no, explain: _____ 191
192 _____ 192

193 3. Is there a softener, filter, or other purification system? Yes No 193

194 If yes, is the system: Leased Owned 194

195 4. Are you aware of any problems related to the water service? Yes No 195

196 If yes, explain: _____ 196
197 _____ 197

198 **B. Sewer/Septic** 198

199 1. What is the type of sewage system? Public Sewer Community Sewer On-site (or Individual) sewage system 199

200 If on-site, what type? Cesspool Drainfield Unknown 200

201 Other (specify): _____ 201

202 2. Is there a septic tank on the Property? Yes No Unknown 202

203 If yes, what is the type of tank? Metal/steel Cement/concrete Fiberglass Unknown 203

204 Other (specify): _____ 204

205 3. When was the on-site sewage disposal system last serviced? _____ 205

206 4. Is there a sewage pump? Yes No 206

207 If yes, is it in working order? Yes No 207

208 5. Are you aware of any problems related to the sewage system? Yes No 208

209 If yes, explain: _____ 209
210 _____ 210

211 **C. Other Utilities** 211

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

213 Other: is available _____ 213
214 _____ 214

214 **7. TELECOMMUNICATIONS** 214

215 A. Is a telephone system included with the sale of the Property? Yes No 215

216 If yes, type: n/a _____ 216

217 B. Are ISDN lines included with the sale of the Property? Yes No 217

218 C. Is the Property equipped with satellite dishes? Yes No 218

219 If yes, how many? _____ Location: _____ 219

220 D. Is the Property equipped for cable TV? Yes No 220

221 If yes, number of hook-ups: _____ Location: _____ 221

222 E. Are there fiber optics available to the Property? Yes No Is the building wired for fiber optics? Yes No 222

223 Does the Property have T1 or other capability? Yes No 223
224 _____ 224

224 **8. GOVERNMENTAL ISSUES/ZONING/USE/CODES** 224

225 **A. Compliance, Building Codes & OSHA** 225

226 1. Do you know of any violations of federal (including ADA), state, or local laws or regulations relating to this Property? 226

227 Yes No 227

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

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

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

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

232 Explain any yes answers you give in this section: _____ 232
233 _____ 233
234 _____ 234

235 **B. Condemnation or Street Widening** 235

236 1. To your knowledge, is the Property located in an area where public authorities are contemplating proceedings for highway, thorough- 236
237 fare, rail, or utility construction, a redevelopment project, street widening or lighting, or other similar public projects? Yes No 237

238 If yes, explain: _____ 238
239 _____ 239

240 Buyer Initials: _____

Owner Initials: CR
DDP 240

- 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 248
- 249 E. Is there a Labor and Industry Certificate for the Property? Yes No 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

299 Buyer Initials: _____

Owner Initials: *CR* 299

DBR

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 unknown 323

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 none 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 none 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 none 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 [Signature] DATE 5-10-2018 346
347 OWNER [Signature] DATE 5-10-2018 347
348 OWNER _____ DATE _____ 348

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