

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).

CPI

1 PROPERTY 825 Main Street

2 Coalport

3 OWNER

Debra K Kann & Homer S Kann

PA

16627

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.

5 Property Type: Office Retail Industrial Multi-family Land Institutional

Hospitality Other:

Retail currently vacant.

6 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:

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

8 If no, when did you last occupy the Property? never lived there - had retail shop 2009

9 3. DESCRIPTION

10 A. Land Area: City Lot

11 B. Dimensions: See Deed

12 C. Shape: Flat

13 D. Building Square Footage:

14 4. PHYSICAL CONDITION

15 A. Age of Property: per tax card 1900 Additions:

16 B. Roof

17 1. Age of roof(s): Approx. 8 years Unknown

18 2. Type of roof(s): Shingle

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

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

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

22 Explain any yes answers you give in this section:

23 C. Structural Items, Basements and Crawl Spaces

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

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

26 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

27 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

28 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:

29 D. Mechanical Systems

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

Other:

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

Other types of heating systems or combinations:

32 3. Are there any chimneys? Yes No If yes, how many? Not used. Power Vent System

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

33 4. List any buildings (or areas in any buildings) that are not heated: N/A.

34 5. Type of water heater: Electric Gas Oil Capacity:

Other:

35 Buyer Initials: [Signature]

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Owner Initials: [Signature]

InstanetFORMS

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10/04

InstanetFORMS

- 56 6. Type of plumbing: Copper Galvanized Lead PVC Unknown
 57 Other: _____
- 58 7. Are you aware of any problems with plumbing or heating systems or fixtures on the Property? Yes No
 59 If yes, explain: _____
- 60 8. Type of air conditioning: Central Electric Central Gas Wall None Capacity: _____
 61 List any buildings (or areas of any buildings) that are not air conditioned: N/A
- 62 9. Type of electric service: 100 AMP 220 Volt 3-phase 1-phase KVA: _____
 63 Other: _____
 64 Transformers: _____ Type: _____
 65 Are you aware of any problems or repairs needed in the electrical system? Yes No If yes, explain: _____
- 66 10. Are you aware of any problems with any item in this section that has not already been disclosed? Yes No
 67 If yes, explain: _____

- 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 retaining walls
 73 on the Property? Yes No
- 74 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
 75 person by whom any repairs were done, if known: _____

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

- 86 G. Fire Damage
- 87 1. To your knowledge, was there ever a fire on the Property? Yes No
- 88 2. Are you aware of any unrepaired fire damage to the Property and any structures on it? Yes No
 89 If yes, explain location and extent of damage: _____

- 90 H. Are you aware of any problems with water and sewer lines servicing the Property? Yes No
 91 If yes, explain: _____

- 92 I. Alarm/Safety Systems
- 93 1. Fire: Yes No In working order? Yes No
 94 If yes, connected to: Fire Department Yes No Monitoring Service: Yes No
- 95 2. Fire extinguishers: Yes No
- 96 3. Smoke: Yes No In working order? Yes No
- 97 4. Sprinkler: Yes No Inspected/certified? Yes No
 98 Wet Dry Flow rate: _____
- 99 5. Security: Yes No In working order? Yes No
 100 If yes, connected to: Police Department: Yes No Monitoring Service: Yes No
- 101 6. Are there any areas of the Property that are not serviced by the systems in this section? Yes No
 102 If yes, explain: _____

103 **5. ENVIRONMENTAL**

- 104 A. Soil Conditions
- 105 1. Are you aware of any fill or expansive soil on the Property? Yes No
 106 If yes, were soil compaction tests done? Yes No If yes, by whom? _____

107 Buyer Initials: _____

108 Owner Initials: AKK
 109 

- 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 _____ 151

152 Has any storage tank permit ever been revoked pursuant to a federal or state law regulating storage tanks? Yes No 152

153 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 153
 154 tank? Yes No 154

155 Do methods and procedures exist for the operation of storage tanks and for the operator's/owner's maintenance of a leak detection sys- 155
 156 tem, an inventory control system, and a tank testing system? Yes No Explain: _____ 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: _____ 178

Owner Initials: _____ 179

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

183 **6. UTILITIES**

184 **A. Water**

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

187 2. If the Property's source of water is not public:
188 When was the water last tested? _____
189 What was the result of the test? _____

190 Is the pumping system in working order? Yes No
191 If no, explain: _____
192 _____

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

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

198 **B. Sewer/Septic**

199 1. What is the type of sewage system? Public Sewer Community Sewer On-site (or Individual) sewage system
200 If on-site, what type? Cesspool Drainfield Unknown
201 Other (specify): _____

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

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

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

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

211 **C. Other Utilities**

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

214 **7. TELECOMMUNICATIONS**

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

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

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

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

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

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

226 **A. Compliance, Building Codes & OSIA**

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 _____
235 _____

236 **B. Condemnation or Street Widening**

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

241 Buyer Initials: _____

242 Owner Initials: 

C. Zoning

- 1. The Property is currently zoned _____ 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: 4 Plus Two store fronts
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
- E. Are there any tenants who are currently more than 30 days behind in paying rent, cam, or tax charges? Yes No
- F. Are there any tenants who are in default of the lease for other than monetary reasons (e.g., failure to comply with rules, regulations, lease terms, etc.)? Yes No
- 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? Yes No
- H. Is there any tenant that you would consider evicting or not offering an opportunity for renewal? Yes No
- I. Are you currently involved in any type of dispute with any tenant? Yes No

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

12. DOMESTIC SUPPORT LIEN LEGISLATION

- A. Has any Owner, at any time, on or since January 1, 1998, been obligated to pay support under an order that is on record in a domestic relations office in any Pennsylvania county? Yes No

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

Buyer Initials: _____

Owner Initials: _____

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

304 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
305 of Owner's remaining enrolled Property to the County Assessor 30 days before the transfer of title to Buyer. The sale of Property
306 enrolled in the Clean and Green Program may result in the loss of program enrollment and the loss of preferential tax assessment for
307 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
308 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
309 under the program and the taxes that would have been paid in the absence of Clean and Green enrollment. The roll-back taxes are
310 charged for each year that the Property was enrolled in the program, limited to the past 7 years. 311

312 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.)
313 (an Act enabling certain counties of the Commonwealth to covenant with landowners for preservation of land in farm, forest, water supply,
314 or open spaces uses)? Yes No 315

316 Note: This Act enables counties to enter into covenants with owners of land designated as farm, forest, water supply, or open space land on
317 an adopted municipal, county or regional plan for the purpose of preserving the land as open space. A covenant between the owner
318 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
319 automatically renew at the end of the covenant period unless specific termination notice procedures are followed. When a breach of
320 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
321 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
322 the Property was subject to the covenant, limited to the past 5 years. 323

324 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
325 Space, that contains any covenants, subdivision restrictions, or other restrictions affecting the Property? Yes No 326

327 Explain any yes answers you give in this section: _____
328 _____
329 _____
330 _____
331 _____

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

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

None

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

None

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

None

345 The undersigned Owner represents that the information set forth in this document is accurate and complete to the best of Owner's knowl- 346
347 edge. Owner permits Broker to share information contained in this document with prospective buyers/tenants and other real estate licensees. 348
349 OWNER ALONE IS RESPONSIBLE FOR THE ACCURACY OF THE INFORMATION CONTAINED IN THIS STATEMENT. Owner will 350
351 notify Broker in writing of any information supplied on this form which is rendered inaccurate by a change in the condition of the Property 352
353 following completion of this form. 354

355 OWNER _____

Debra F. Ross

DATE _____

12/20/2017

356 OWNER _____

DATE _____

12/20/2017

357 OWNER _____

DATE _____

358 BUYER _____

DATE _____

359 BUYER _____

DATE _____

360 BUYER _____

DATE _____