

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 14015 Route 19, Waterford, PA 16441

2

3 OWNER BRB Properties, LLC

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

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

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

11
12 2. OCCUPANCY Do you, Owner, currently occupy the Property? [] Yes [X] No
13 If no, when did you last occupy the Property? Never

14 3. DESCRIPTION

15 (A) Land Area:

16 (B) Dimensions:

17 (C) Shape:

18 (D) Building Square Footage: 1780 x 2 buildings

19 4. PHYSICAL CONDITION

20 (A) Age of Property: 2 1/2 years Additions: Built new in September

21 (B) Roof

22 1. Age of roof(s): 2 1/2 [] Unknown

23 2. Type of roof(s): shingle

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

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

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

27 Explain any yes answers you give in this section:

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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 [X] No

32 2. Does the Property have a sump pump? [] Yes [X] 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?

34 [] Yes [X] No

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

36 other structural components? [] Yes [X] No

37 Explain any yes answers that you give in this section, describing the location and, if applicable, the extent of the problem and the

38 date and person by whom any repairs were done, if known:

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41 (D) Mechanical Systems

42 1. Type of heating: [X] Forced Air [] Hot Water [] Steam [] Radiant

43 [] Other:

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

45 [] Other types of heating systems or combinations:

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

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

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

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

51 [X] Other: propane

52 Buyer Initials:

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Owner Initials: Ray



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

(E) Site Improvements

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

(F) Other Equipment

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

(G) Fire Damage

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

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

If yes, explain: Septic is new

(I) Alarm/Safety Systems

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

109 Buyer Initials: _____

Owner Initials: Ray

167 (C) Wood Infestation

- 168 1. Are you aware of any termites/wood-destroying insects, dry rot, or pests affecting the Property? [] Yes [X] No
- 169 2. Are you aware of any damage to the Property caused by termites/wood-destroying insects, dryrot, or pests? [] Yes [X] No
- 170 3. Is the Property currently under contract by a licensed pest control company? [] Yes [X] No
- 171 4. Are you aware of any termite/pest control reports or treatments for the Property in the last five years? [] Yes [X] 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 [X] No
- 177 2. Do you know of any past or present drainage or flooding problems affecting the Property? [] Yes [X] No
- 178 3. To your knowledge, is this Property, or part of it, located in an earthquake or other natural hazard zone? [] Yes [X] No
- 179 Explain any yes answers you give in this section: outside of Flood zone
- 180 _____
- 181 _____

182 6. UTILITIES

183 (A) Water

- 184 1. What is the source of your drinking water? [] Public [] Community System [X] Well on Property
- 185 [] Other: _____
- 186 2. If the Property's source of water is not public:
- 187 When was the water last tested? 8/2023
- 188 What was the result of the test? Good quality & quantity
- 189 Is the pumping system in working order? [] Yes [X] No
- 190 If no, explain: _____
- 191 _____
- 192 3. Is there a softener, filter, or other purification system? [] Yes [X] No
- 193 If yes, is the system: [] Leased [] Owned
- 194 4. Are you aware of any problems related to the water service? [] Yes [X] No
- 195 If yes, explain: _____
- 196 _____

197 (B) Sewer/Septic

- 198 1. What is the type of sewage system? [] Public Sewer [] Community Sewer [X] On-site (or Individual) sewage system
- 199 If on-site, what type? [] Cesspool [X] Drainfield [] Unknown
- 200 [] Other (specify): Leach bed
- 201 2. Is there a septic tank on the Property? [X] Yes [] No [] Unknown
- 202 If yes, what is the type of tank? [] Metal/steel [X] Cement/concrete [] Fiberglass [] Unknown
- 203 [] Other (specify): _____
- 204 3. When was the on-site sewage disposal system last serviced? installed 2023
- 205 4. Is there a sewage pump? [] Yes [] No
- 206 If yes, is it in working order? [X] Yes [] No
- 207 5. Are you aware of any problems related to the sewage system? [] Yes [X] No
- 208 If yes, explain: _____
- 209 _____

209 (C) Other Utilities

210 The Property is serviced by the following: [] Natural Gas [X] Electricity [] Telephone

211 [] Other: _____

212 _____

212 7. TELECOMMUNICATIONS

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

224 Buyer Initials: _____

Owner Initials: Rsy

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

226 (A) Compliance, Building Codes & OSHA

- 227 1. Do you know of any violations of federal (including ADA), state, or local laws or regulations relating to this Property?
 228 [] Yes [X] No
 229 2. Do you know of any violations of building codes or municipal ordinances concerning this Property? [] Yes [X] No
 230 3. Do you know of any health, fire, or safety violations concerning this Property? [] Yes [X] No
 231 4. Do you know of any OSHA violations concerning this Property? [] Yes [X] No
 232 5. Do you know of any improvements to the Property that were done without building or other required permits? [] Yes [X] No

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

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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,
 238 thoroughfare, rail, or utility construction, a redevelopment project, street widening or lighting, or other similar public projects?
 239 [] Yes [X] No
 240 If yes, explain: _____

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242 (C) Zoning

- 243 1. The Property is currently zoned Commercial by the (county,
 244 ZIP) _____
 245 2. Current use is: [X] conforming [] non-conforming [] permitted by variance [] permitted by special exception
 246 3. Do you know of any pending or proposed changes in zoning? [] Yes [X] No
 247 If yes, explain: _____

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249 (D) Is there an occupancy permit for the Property? [X] Yes [] No

250 (E) Is there a Labor and Industry Certificate for the Property? [] Yes [] No

251 If yes, Certificate Number is: _____

252 (F) Is the Property a designated historic or archeological site? [] Yes [X] No

253 If yes, explain: _____

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

256 (A) Are you aware of any encroachments or boundary line disputes regarding the Property? [] Yes [X] No

257 (B) Are you aware of any recorded encumbrances, covenants, conditions, restrictions, mineral or natural restrictions, easements,
 258 licenses, liens, charges, agreements, or other matters which affect the title of the Property? [] Yes [X] No

259 (C) Are you aware of any encumbrances, covenants, conditions, restrictions, mineral or natural restrictions, easements, licenses,
 260 liens, charges, agreements, or other matters which affect the title of the Property that have not been recorded in the official
 261 records of the county recorder where the Property is located? [] Yes [X] No

262 (D) Are you aware of any public improvement, condominium, or owner association assessments against the Property that remain
 263 unpaid? [] Yes [X] No

264 (E) Are you aware of any existing or threatened action, suit, or government proceeding relating to the Property? [] Yes [X] No

265 (F) Are you aware of any reason, including a defect in title, that would prevent you from conveying title to the Property? [] Yes [X] No

266 (G) Are you aware of any judgment, encumbrance, lien (for example co-maker or equity loan) or other debt against the Property that
 267 cannot be satisfied by the proceeds of this sale? [] Yes [X] No

268 (H) Are you aware of any insurance claims filed relating to the Property? [] Yes [X] No

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

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272 **10. RESIDENTIAL UNITS**

273 (A) Is there a residential dwelling unit located on the Property? [X] Yes [] No

274 If yes, number of residential dwelling units: 2

275 **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
 276 Property Disclosure Statement, as required by the Pennsylvania Real Estate Seller's Disclosure Law (68 P.S. §7301 et. seq.).

277 **11. TENANCY ISSUES**

278 (A) Are you aware of any existing leases, subleases or other tenancy agreements affecting the Property? [] Yes [X] No

279 (B) Are there any verbal agreements or understandings with tenants that are not specifically recorded in the lease (e.g., a promise not
 280 to increase rent, an implied agreement to let tenant end lease early, a first right of refusal on adjoining space)? [] Yes [X] No

281 (C) Are there any tenants for whom you do not currently have a security deposit? [] Yes [X] No

282 (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:** _____

Owner Initials: Ray

- 284 (E) Are there any tenants who are currently more than 30 days behind in paying rent, cam, or tax charges? [] Yes [] No
 285 (F) Are there any tenants who are in default of the lease for other than monetary reasons (e.g., failure to comply with rules, regulations, lease
 286 terms, etc.)? [] Yes [] No
 287 (G) Are there any tenants that you have reason to believe are likely to fall into default of their lease within the next six months?
 288 [] Yes [] No
 289 (H) Is there any tenant that you would consider evicting or not offering an opportunity for renewal? [] Yes [] No
 290 (I) Are you currently involved in any type of dispute with any tenant? [] Yes [] No
 291 Explain any yes answers you give in this section, providing names of tenants where applicable. Attach additional sheet if necessary:
 292 _____
 293 _____
 294 _____

295 **12. DOMESTIC SUPPORT LIEN LEGISLATION**

296 Has any Owner, at any time, on or since January 1, 1998, been obligated to pay support under an order that is on record in a
 297 domestic relations office in any Pennsylvania county? [] Yes [] No
 298 If yes, list name and social security numbers of Owner(s) obligated to pay, the county, and the Domestic Relations File or docket
 299 number: _____

300 **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 _____

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: PSY

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	<u>Robin Syaple</u> BRB Properties, LLC	DATE	<u>3-28-2026</u>
349	OWNER	_____	DATE	_____
350	OWNER	_____	DATE	_____
351	BUYER	_____	DATE	_____
352	BUYER	_____	DATE	_____
353	BUYER	_____	DATE	_____