

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** 754 Cherokee Street, Fountain Hill, PA 18015

2

3 **OWNER** 754 CHEROKEE STREET LLC DBA DA ONE 9

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 Multi-family Land Institutional
8 Hospitality Other: Commercial Restaurant

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: None

11
12 **2. OCCUPANCY** Do you, Owner, currently occupy the Property? Yes No
13 If no, when did you last occupy the Property? _____


14 **3. DESCRIPTION**
15 (A) Land Area: 0.16 Acres
16 (B) Dimensions: 186' on Cherokee Street
17 (C) Shape: Square / corner Lot
18 (D) Building Square Footage: 2,239

19 **4. PHYSICAL CONDITION**
20 (A) Age of Property: 1900 Additions: _____
21 (B) Roof
22 1. Age of roof(s): _____ 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: hand seal shingles around existing vents on front & rear of building,
28 caulk exposed nails, seal lifting shingles as needed, clean up dispose of all debris

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?
34 Yes 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 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: Sump pump in basement

39
40
41 (D) Mechanical Systems
42 1. Type of heating: Forced Air Hot Water Steam Radiant
43 Other: HVAC
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: Back Basement Office Area
49
50 5. Type of water heater: Electric Gas Oil Capacity: _____
51 Other: _____

52 **Buyer Initials:**

Owner Initials: 



- 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: _____
- 57 _____
- 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: _____
- 60 _____
- 61 9. Type of electric service: 400 AMP 220 Volt 3-phase 1-phase KVA: _____
- 62 Other: _____
- 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 _____

(E) Site Improvements

- 70 1. Are you aware of any problems with storm-water drainage? Yes No
- 71 2. Are you aware of any past or present problems with driveways, parking areas, sidewalks, curbs, other paved surfaces, or
- 72 retaining walls on the Property? Yes No
- 73 3. Explain any yes answers that you give in this section, describing the location and, if applicable, the extent of the problem and
- 74 the date and person by whom any repairs were done, if known: N/A
- 75 _____
- 76 _____
- 77 _____

(F) Other Equipment

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

(G) Fire Damage

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

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

94 If yes, explain: _____

(I) Alarm/Safety Systems

- 96 97 1. Fire: Yes No In working order? Yes No
- 98 If yes, connected to: Fire Department Yes No Monitoring Service: Yes No
- 99 2. Fire extinguishers: Yes No
- 100 3. Smoke: Yes No In working order? Yes No
- 101 4. Sprinkler: Yes No Inspected/certified? Yes No
- 102 Wet Dry Flow rate: _____
- 103 5. Security: Yes No In working order? Yes No
- 104 If yes, connected to: Police Department: Yes No Monitoring Service: Yes No
- 105 6. Are there any areas of the Property that are not serviced by the systems in this section? Yes No
- 106 If yes, explain: ADT Monitoring System
- 107 _____
- 108 _____

109 Buyer Initials:

Owner Initials:



110 **5. ENVIRONMENTAL**

111 (A) Soil Conditions

- 112 1. Are you aware of any fill or expansive soil on the Property? Yes No
- 113 If yes, were soil compaction tests done? Yes No If yes, by whom? _____
- 114 2. Are you aware of any sliding, settling, earth movement, upheaval, subsidence, or earth stability problems that have occurred on or affect
- 115 the Property? Yes No
- 116 3. Are you aware of any existing or proposed mining, strip-mining, or any other excavations that might affect the Property?
- 117 Yes No

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

119
120

121 (B) Hazardous Substances

- 122 1. Are you aware of the presence of any of the following on the Property?
- 123 Asbestos material: Yes No
- 124 Formaldehyde gas and/or ureaformaldehyde foam insulation (UFFI): Yes No
- 125 Discoloring of soil or vegetation: Yes No
- 126 Oil sheen in wet areas: Yes No
- 127 Contamination of well or other water supply: Yes No
- 128 Proximity to current or former waste disposal sites: Yes No
- 129 Proximity to current or former commercial or industrial facilities: Yes No
- 130 Proximity to current, proposed, or former mines or gravel pits: Yes No
- 131 Radon levels at or above 4 picocuries per liter: Yes No
- 132 Use of lead-based paint: Yes No

133 **Note:** If Property contains a residence with one to four dwelling units, and the structure was constructed, or construction began,

134 before 1978, you must disclose any knowledge of lead-based paint and any reports and/or records of lead-based paint on the

135 Property.

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

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

138
139

140 Are you aware of any reports or records regarding lead-based paint or lead-based paint hazards on the Property? Yes No

141 If yes, list all available reports and records: _____

142
143

- 144 2. To your knowledge, has the Property been tested for any hazardous substances? Yes No
- 145 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: N/A
- 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
- 151 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
- 153 detection system, an inventory control system, and a tank testing system? Yes No Explain: N/A

154
155

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: _____

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- 162 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: _____

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165

166 Buyer Initials:

Owner 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

183 (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:
- 187 When was the water last tested? _____
- 188 What was the result of the test? _____
- 189 Is the pumping system in working order? Yes No
- 190 If no, explain: N/A _____
- 191 _____
- 192 3. Is there a softener, filter, or other purification system? Yes No
- 193 If yes, is the system: Leased Owned
- 194 4. Are you aware of any problems related to the water service? Yes No
- 195 If yes, explain: _____
- 196 _____

197 (B) Sewer/Septic

- 198 1. What is the type of sewage system? Public Sewer Community Sewer On-site (or Individual) sewage system
- 199 If on-site, what type? Cesspool Drainfield Unknown
- 200 Other (specify): _____
- 201 2. Is there a septic tank on the Property? Yes No Unknown
- 202 If yes, what is the type of tank? Metal/steel Cement/concrete Fiberglass Unknown
- 203 Other (specify): _____
- 204 3. When was the on-site sewage disposal system last serviced? October, 2025
- 205 4. Is there a sewage pump? Yes No
- 206 If yes, is it in working order? Yes No
- 207 5. Are you aware of any problems related to the sewage system? Yes No
- 208 If yes, explain: _____

209 (C) Other Utilities

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

212 7. TELECOMMUNICATIONS

- 213 (A) Is a telephone system included with the sale of the Property? Yes No
- 214 If yes, type: _____
- 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: Buyer has to set up own cable service company agreement
- 221 Location: _____
- 222 (E) Are there fiber optics available to the Property? Yes No Is the building wired for fiber optics? Yes No
- 223 Does the Property have T1 or other capability? Yes No

224 Buyer Initials:

Owner Initials: 



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? Yes No
- 228
- 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,
238 thoroughfare, rail, or utility construction, a redevelopment project, street widening or lighting, or other similar public projects?
239 Yes No
- 240 If yes, explain: _____
241 _____

242 (C) Zoning

- 243 1. The Property is currently zoned MHDR by the (county,
244 ZIP) Fountain Hill (Northampton County / Bethlehem County), 18015
- 245 2. Current use is: conforming non-conforming permitted by variance permitted by special exception
- 246 3. Do you know of any pending or proposed changes in zoning? Yes No
- 247 If yes, explain: _____
248 _____

- 249 (D) Is there an occupancy permit for the Property? Yes No
- 250 (E) Is there a Labor and Industry Certificate for the Property? Yes No
- 251 If yes, Certificate Number is: 7893260
- 252 (F) Is the Property a designated historic or archeological site? Yes 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 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 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 No
- 262 (D) Are you aware of any public improvement, condominium, or owner association assessments against the Property that remain
263 unpaid? Yes No
- 264 (E) Are you aware of any existing or threatened action, suit, or government proceeding relating to the Property? Yes 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 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 No
- 268 (H) Are you aware of any insurance claims filed relating to the property? Yes No
- 269 Explain any yes answers you give in this section: _____
270 _____
271 _____

272 **10. RESIDENTIAL UNITS**

- 273 (A) Is there a residential dwelling unit located on the Property? Yes No
- 274 If yes, number of residential dwelling units: _____
- 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 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 No
- 281 (C) Are there any tenants for whom you do not currently have a security deposit? Yes 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:
05/25/26
3:31 PM EDT
dotloop verified

- 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 Muhammad's Holy temple of Islam current occupies lower lever with the expectations of paying \$1,000.00/month + 20% of
 293 total utilities, however they have not been able to uphold their portion of the lease agreement, nor have been in compliance
 294 with terms, and therefore have been put on notice of eviction by owner

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 _____
- 331 _____
- 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: Bethlehem City
- 339 Water Authority, 10 E Church St., Bethlehem PA 181018 (610) 865-7070; UGI Utilities Inc., P.O. Box 15503, Wilmington, DE
- 340 19850 (800) 276-2722
- 341 _____

342 Buyer Initials:

Owner Initials:



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		<small>dotloop verified 05/25/26 2:31 PM EDT BWA-L4R7-ZMGQ-80D0</small>	DATE _____
349	OWNER			DATE _____
350	OWNER			DATE _____
351	BUYER			DATE _____
352	BUYER			DATE _____
353	BUYER			DATE _____