

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 4540 PA-982 B

Latrobe PA 15650

OWNER LAURA OTTENBERG, SCOTT OTTENBERG

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 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 No
If no, when did you last occupy the Property? _____

3. DESCRIPTION

(A) Land Area: _____
(B) Dimensions: _____
(C) Shape: _____
(D) Building Square Footage: 500 Sq Feet

4. PHYSICAL CONDITION

(A) Age of Property: _____ Additions: _____

(B) Roof

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

Explain any yes answers you give in this section:
I've owned the building for 15 yrs. Replaced Roof 3 yrs ago

(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 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 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: Split heating + cooling
2. Type of heating fuel: Electric Fuel Oil Natural Gas Propane (on-site) Central Plant
 Other types of heating systems or combinations: _____
3. Are there any chimneys? Yes No If yes, how many? _____
Are they working? Yes No When were they last cleaned? _____
4. List any buildings (or areas in any buildings) that are not heated: Bathroom
5. Type of water heater: Electric Gas Oil Capacity: 45 gal
 Other: _____

Buyer Initials: _____

Owner Initials: LOSO



6. Type of plumbing: Copper Galvanized Lead PVC Unknown
 Other: _____
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: _____
10. Are you aware of any problems or repairs needed in the electrical system? Yes No
 If yes, explain: _____
11. 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: it is in a flood zone
all the area floods. In 2010 it has flooded many
buildings at

(F) Other Equipment

1. Exterior Signs: Yes No How many? _____ 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: _____

(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: _____

Buyer Initials: _____

Owner Initials: JS

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: _____

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

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

141 _____

- 142 2. To your knowledge, has the Property been tested for any hazardous substances? Yes No
- 143 3. Are you aware of any storage tanks on the Property? Yes No Aboveground Underground

144 Total number of storage tanks on the Property: _____ Aboveground _____ Underground

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

146 If no, identify any unregistered storage tanks: _____

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

148 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

149 tank? Yes No

150 Do methods and procedures exist for the operation of storage tanks and for the operator's/owner's maintenance of a leak

151 detection system, an inventory control system, and a tank testing system? Yes No Explain: _____

152 _____

153 Has there been any release or any corrective action taken in response to a release from any of the storage tanks on the Property?

154 Yes No

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

156 Explain: _____

157 _____

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

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

160 _____

161 _____

187 (C) Wood Infestation

- 188 1. Are you aware of any termites/wood-destroying insects, dryrot, or pests affecting the Property? Yes No
- 189 2. Are you aware of any damage to the Property caused by termites/wood-destroying insects, dryrot, or pests? Yes No
- 190 3. Is the Property currently under contract by a licensed pest control company? Yes No
- 191 4. Are you aware of any termite/pest control reports or treatments for the Property in the last five years? Yes No
- 192 Explain any yes answers you give in this section: _____
- 193 _____
- 194 _____

195 (D) Natural Hazards/Wetlands

- 196 1. To your knowledge, is this Property, or part of it, located in a flood zone or wetlands area? Yes No
- 197 2. Do you know of any past or present drainage or flooding problems affecting the Property? Yes No
- 198 3. To your knowledge, is this Property, or part of it, located in an earthquake or other natural hazard zone? Yes No
- 199 Explain any yes answers you give in this section: _____
- 200 _____
- 201 _____

202 6. UTILITIES

203 (A) Water

- 204 1. What is the source of your drinking water? Public Community System Well on Property
- 205 Other: _____
- 206 2. If the Property's source of water is not public:
- 207 When was the water last tested? _____
- 208 What was the result of the test? _____
- 209 Is the pumping system in working order? Yes No
- 210 If no, explain: _____
- 211 _____
- 212 3. Is there a softener, filter, or other purification system? Yes No
- 213 If yes, is the system: Leased Owned
- 214 4. Are you aware of any problems related to the water service? Yes No
- 215 If yes, explain: _____
- 216 _____

217 (B) Sewer/Septic

- 218 1. What is the type of sewage system? Public Sewer Community Sewer On-site (or Individual) sewage system
- 219 If on-site, what type? Cesspool Drainfield Unknown
- 220 Other (specify): _____
- 221 2. Is there a septic tank on the Property? Yes No Unknown
- 222 If yes, what is the type of tank? Metal/steel Cement/concrete Fiberglass Unknown
- 223 Other (specify): _____
- 224 3. When was the on-site sewage disposal system last serviced? _____
- 225 4. Is there a sewage pump? Yes No
- 226 If yes, is it in working order? Yes No
- 227 5. Are you aware of any problems related to the sewage system? Yes No
- 228 If yes, explain: _____
- 229 _____

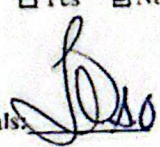
230 (C) Other Utilities

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

233 7. TELECOMMUNICATIONS

- 234 (A) Is a telephone system included with the sale of the Property? Yes No
- 235 If yes, type: _____
- 236 (B) Are ISDN lines included with the sale of the Property? Yes No
- 237 (C) Is the Property equipped with satellite dishes? Yes No
- 238 If yes, how many? _____
- 239 Location: _____
- 240 (D) Is the Property equipped for cable TV? Yes No
- 241 If yes, number of hook-ups: _____
- 242 Location: _____
- 243 (E) Are there fiber optics available to the Property? Yes No Is the building wired for fiber optics? Yes No
- 244 Does the Property have T1 or other capability? Yes No ?

244 Buyer Initials: _____

Owner Initials: 

234 8. GOVERNMENTAL ISSUES/ZONING/USE/CODES

235 (A) Compliance, Building Codes & OSHA

- 236 1. Do you know of any violations of federal (including ADA), state, or local laws or regulations relating to this Property? Yes No
- 237 2. Do you know of any violations of building codes or municipal ordinances concerning this Property? Yes No
- 238 3. Do you know of any health, fire, or safety violations concerning this Property? Yes No
- 239 4. Do you know of any OSHA violations concerning this Property? Yes No
- 240 5. Do you know of any improvements to the Property that were done without building or other required permits? Yes No

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

242 (B) Condemnation or Street Widening

- 243 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?

244 Yes No

245 If yes, explain: _____

246 (C) Zoning

- 247 1. The Property is currently zoned Commercial by the (county, ZIP) 15250

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

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

250 If yes, explain: _____

- 251 (D) Is there an occupancy permit for the Property? Yes No

- 252 (E) Is there a Labor and Industry Certificate for the Property? Yes No

253 If yes, Certificate Number is: _____

- 254 (F) Is the Property a designated historic or archeological site? Yes No

255 If yes, explain: _____

256 9. LEGAL/TITLE ISSUES

- 257 (A) Are you aware of any encroachments or boundary line disputes regarding the Property? Yes No

- 258 (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

- 259 (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

- 260 (D) Are you aware of any public improvement, condominium, or owner association assessments against the Property that remain unpaid? Yes No

- 261 (E) Are you aware of any existing or threatened action, suit, or government proceeding relating to the Property? Yes No

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

- 263 (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

- 264 (H) Are you aware of any insurance claims filed relating to the property? Yes No

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

266 10. RESIDENTIAL UNITS

- 267 (A) Is there a residential dwelling unit located on the Property? Yes No

268 If yes, number of residential dwelling units: _____

269 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.).

270 11. TENANCY ISSUES

- 271 (A) Are you aware of any existing leases, subleases or other tenancy agreements affecting the Property? Yes No

- 272 (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

- 273 (C) Are there any tenants for whom you do not currently have a security deposit? Yes No

- 274 (D) Are there any tenants who have been 5 or more days late with their rent payment more than once this year? Yes No

275 Buyer Initials: _____

276 Owner Initials: LS

- 204 (E) Are there any tenants who are currently more than 30 days behind in paying rent, cam, or tax charges? Yes No
 205 (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
 206 terms, etc.)? Yes No
 207 (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?
 208 Yes No
 209 (H) Is there any tenant that you would consider evicting or not offering an opportunity for renewal? Yes No
 210 (I) Are you currently involved in any type of dispute with any tenant? Yes No
 211 Explain any yes answers you give in this section, providing names of tenants where applicable. Attach additional sheet if necessary:
 212 _____
 213 _____
 214 _____

215 **12. DOMESTIC SUPPORT LIEN LEGISLATION**

- 216 (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
 217 domestic relations office in any Pennsylvania county? Yes No

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

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

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

223 **Note:** An Owner of Property enrolled in the Clean and Green Program must submit notice of the sale and any proposed changes
 224 in the use of Owner's remaining enrolled Property to the County Assessor 30 days before the transfer of title to Buyer. The sale
 225 of Property enrolled in the Clean and Green Program may result in the loss of program enrollment and the loss of preferential tax
 226 assessment for the Property and/or the land of which it is a part and from which it is being separated. Removal from enrollment
 227 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
 228 amount of taxes paid under the program and the taxes that would have been paid in the absence of Clean and Green enrollment.
 229 The roll-back taxes are charged for each year that the Property was enrolled in the program, limited to the past 7 years.

- 230 (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
 231 Act enabling certain counties of the Commonwealth to covenant with landowners for preservation of land in farm, forest, water
 232 supply, or open spaces uses)? Yes No

233 **Note:** This Act enables counties to enter into covenants with owners of land designated as farm, forest, water supply, or open
 234 space land on an adopted municipal, county or regional plan for the purpose of preserving the land as open space. A covenant
 235 between the owner and county is binding upon any Buyer of the Property during the period of time that the covenant is in effect
 236 (5 or 10 years). Covenants automatically renew at the end of the covenant period unless specific termination notice procedures
 237 are followed. When a breach of the covenant occurs, the then-owner is required to pay roll-back taxes and interest. A roll-back
 238 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
 239 roll-back taxes are charged for each year that the Property was subject to the covenant, limited to the past 5 years.

- 240 (C) Is the Property, or a portion of it, preferentially assessed for tax purposes or enrolled in any program, other than Clean & Green
 241 and Open Space, that contains any covenants, subdivision restrictions, or other restrictions affecting the Property?
 242 Yes No

243 Explain any yes answers you give in this section: _____
 244 _____
 245 _____

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

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

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

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

257 West Penn Power
 258 Unity Twp Ship Municipal Authority
 259 _____
 260 _____
 261 _____

342 Buyer Initials: _____

Owner Initials: LS

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>Scott Olysh</u>	DATE	<u>April 11 - 2026</u>
349 OWNER	<u>Laura Olysh</u>	DATE	<u>April 2026</u>
350 OWNER	_____	DATE	_____
351 BUYER	_____	DATE	_____
352 BUYER	_____	DATE	_____
353 BUYER	_____	DATE	_____