

COMMERCIAL PROPERTY INFORMATION SHEET

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CPI

PROPERTY 26555 SR 267 Friendsville, Pa. 18818

OWNER Chocanut Business Associates

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 [x] 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: 4.92

B. Dimensions:

C. Shape:

D. Building Square Footage:

4. PHYSICAL CONDITION

A. Age of Property: 1940's Additions:

B. Roof

1. Age of roof(s): [x] Unknown

2. Type of roof(s): Shingle

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:

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: [x] Forced Air [ ] Hot Water [ ] Steam [ ] Radiant [ ] Other:

2. Type of heating fuel: [ ] Electric [x] Fuel Oil [ ] Natural Gas [ ] Propane (on-site) [ ] Central Plant [ ] Other types of heating systems or combinations:

3. Are there any chimneys? [x] Yes [ ] No If yes, how many? 1

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

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

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

[ ] Other:

Buyer Initials:

Owner Initials: [Signature]

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: \_\_\_\_\_  
 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
- 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? \_\_\_\_\_ 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? 3 Size: \_\_\_\_\_
5. Loading Docks:  Yes  No How many? 1 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: \_\_\_\_\_

5. ENVIRONMENTAL

A. Soil Conditions

1. Are you aware of any fill or expansive soil on the Property?  Yes  No  
 If yes, were soil compaction tests done?  Yes  No If yes, by whom? \_\_\_\_\_

Buyer Initials: \_\_\_\_\_

Owner Initials: JFC

- 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 Are you aware of any reports or records regarding lead-based paint or lead-based paint hazards on the Property?  Yes  No 141  
 142 If yes, list all available reports and records: \_\_\_\_\_ 142  
 143 \_\_\_\_\_ 143  
 144 \_\_\_\_\_ 144

- 145 2. To your knowledge, has the Property been tested for any hazardous substances?  Yes  No 145  
 146 3. Are you aware of any storage tanks on the Property?  Yes  No  Aboveground  Underground 146  
 147 Total number of storage tanks on the Property: \_\_\_\_\_ Aboveground 4 Underground 147  
 148 Are all storage tanks registered with the Pennsylvania Department of Environmental Protection?  Yes  No 148

149 If no, identify any unregistered storage tanks: \_\_\_\_\_ 149  
 150 Has any storage tank permit ever been revoked pursuant to a federal or state law regulating storage tanks?  Yes  No 150  
 151 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  
 152 tank?  Yes  No 152

153 Do methods and procedures exist for the operation of storage tanks and for the operator's/owner's maintenance of a leak detection sys- 153  
 154 tem, an inventory control system, and a tank testing system?  Yes  No Explain: TLS 450 System 154  
 155 \_\_\_\_\_ 155  
 156 \_\_\_\_\_ 156

157 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  
 158  Yes  No If yes, have you reported the release to and corrective action to any governmental agency?  Yes  No 158  
 159 Explain: \_\_\_\_\_ 159  
 160 \_\_\_\_\_ 160  
 161 \_\_\_\_\_ 161

- 162 4. Do you know of any other environmental concerns that may have an impact on the Property?  Yes  No 162  
 163 Explain any yes answers you give in this section: \_\_\_\_\_ 163  
 164 \_\_\_\_\_ 164  
 165 \_\_\_\_\_ 165

166 C. Wood Infestation 166

- 167 1. Are you aware of any termites/wood-destroying insects, dryrot, or pests affecting the Property?  Yes  No 167  
 168 2. Are you aware of any damage to the Property caused by termites/wood-destroying insects, dryrot, or pests?  Yes  No 168  
 169 3. Is the Property currently under contract by a licensed pest control company?  Yes  No 169  
 170 4. Are you aware of any termite/pest control reports or treatments for the Property in the last five years?  Yes  No 170  
 171 Explain any yes answers you give in this section: \_\_\_\_\_ 171  
 172 \_\_\_\_\_ 172  
 173 \_\_\_\_\_ 173

174 D. Natural Hazards/Wetlands 174

- 175 1. To your knowledge, is this Property, or part of it, located in a flood zone or wetlands area?  Yes  No 175  
 176 2. Do you know of any past or present drainage or flooding problems affecting the Property?  Yes  No 176  
 177 \_\_\_\_\_ 177

178 Buyer Initials: \_\_\_\_\_

Owner Initials: ADW 8/20/11

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? Aug 2017 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: \_\_\_\_\_ 213

214 7. TELECOMMUNICATIONS 214

- 215 A. Is a telephone system included with the sale of the Property?  Yes  No 215  
216 If yes, type: \_\_\_\_\_ 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 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: [Signature] [Signature]

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C. Zoning

- 1. The Property is currently zoned No zoning 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: \_\_\_\_\_  
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: DMK DFN

320 13. LAND USE RESTRICTIONS OTHER THAN ZONING

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

323 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  
324 of Owner's remaining enrolled Property to the County Assessor 30 days before the transfer of title to Buyer. The sale of Property  
325 enrolled in the Clean and Green Program may result in the loss of program enrollment and the loss of preferential tax assessment for  
326 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  
327 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  
328 under the program and the taxes that would have been paid in the absence of Clean and Green enrollment. The roll-back taxes are  
329 charged for each year that the Property was enrolled in the program, limited to the past 7 years.

330 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.)  
331 (an Act enabling certain counties of the Commonwealth to covenant with landowners for preservation of land in farm, forest, water supply,  
332 or open spaces uses)?  Yes  No

333 Note: This Act enables counties to enter into covenants with owners of land designated as farm, forest, water supply, or open space land on  
334 an adopted municipal, county or regional plan for the purpose of preserving the land as open space. A covenant between the owner  
335 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  
336 automatically renew at the end of the covenant period unless specific termination notice procedures are followed. When a breach of  
337 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  
338 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  
339 the Property was subject to the covenant, limited to the past 5 years.

340 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  
341 Space, that contains any covenants, subdivision restrictions, or other restrictions affecting the Property?  Yes  No

342 Explain any yes answers you give in this section: \_\_\_\_\_  
343 \_\_\_\_\_  
344 \_\_\_\_\_

345 14. SERVICE PROVIDER/CONTRACTOR INFORMATION

346 A. Provide the names, addresses and phone numbers of the service providers for any Maintenance Contracts on the Property (e.g., elevators,  
347 other equipment, pest control). Attach additional sheet if necessary: \_\_\_\_\_  
348 \_\_\_\_\_  
349 \_\_\_\_\_

350 B. Provide the names, addresses and phone numbers of the service providers for any Alarm/Safety Contracts on the Property (e.g., security  
351 alarm system, sprinkler system, fire/smoke). Attach additional sheet if necessary: \_\_\_\_\_  
352 \_\_\_\_\_  
353 \_\_\_\_\_

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

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

363  
364 OWNER *Dennis J. Casey* DATE 8-28-17  
365 OWNER *Dan W. Hagan* DATE 8-28-17  
366 OWNER *Edward D. Kelly* DATE 8-28-17  
367 BUYER \_\_\_\_\_ DATE \_\_\_\_\_  
368 BUYER \_\_\_\_\_ DATE \_\_\_\_\_  
369 BUYER \_\_\_\_\_ DATE \_\_\_\_\_