

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 4204 Division Highway, Blue Ball, PA 17506

OWNER Giobattista Distefano and Gerlanda Distefano

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 ☐ Residential ☐ Other: _____

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.).

1. OWNER'S EXPERTISE

(A) Does Owner possess expertise in contracting, engineering, environmental assessment, architecture, or other areas related to the construction and conditions of the Property and its improvements? ☐ Yes ☒ No

(B) Is Owner a landlord for the Property? ☒ Yes ☐ No

(C) Does Owner use a property management service for the Property? ☐ Yes ☒ No

(D) Is Owner a real estate licensee? ☐ Yes ☒ No

Explain any "yes" answers in Section 1: _____

2. OCCUPANCY

(A) Do you, Owner, currently occupy the Property? ☒ Yes ☐ No

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

(B) Is there a residential dwelling unit located on the Property? ☐ Yes ☒ No

If yes, number of residential dwelling units: _____

(C) Is there an occupancy permit for the Property? ☒ Yes ☐ No

3. DESCRIPTION

(A) Land Area: _____

(B) Dimensions: _____

(C) Number of Stories: 1

(D) Number of Structures: 1

(E) Building Square Footage: _____

(F) Age of Property: _____ Additions: Deck in front

4. ROOFS

(A) Age of roof(s): 10 ☐ Unknown

(B) Type of roof(s): Shingle

(C) Has the roof been replaced or repaired during your ownership? ☒ Yes ☐ No

(D) Has the roof ever leaked during your ownership? ☐ Yes ☒ No

(E) Do you know of any problems with the roof, gutters, or downspouts? ☐ Yes ☒ No

Explain any "yes" answers in Section 4. Include the location and extent of any problem(s) and any repair or remediation efforts, the name of the person or company who did the repairs and the date they were done, if known: _____

5. STRUCTURAL ITEMS

(A) Are you aware of any water leakage, accumulation, or dampness in the building or other structures? ☐ Yes ☒ No

(B) Does the Property have a sump pump? ☒ Yes ☐ No

(C) Do you know of any repairs or other attempts to control any water or dampness problem in the building or other structures? ☐ Yes ☒ No

(D) Are you aware of any past or present movement, shifting, deterioration, or other problems with walls, foundations, floors, or other structural components? ☒ Yes ☒ car ran into building and was fixed

(E) Are you aware of any fire, storm/weather-related, water, hail or ice damage to the Property? ☐ Yes ☒ No

Buyer Initials:

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Owner Initials:

G	B	D	G	D
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Explain any "yes" answers in Section 4. Include the location and extent of any problem(s) and any repair or remediation efforts, the name of the person or company who did the repairs and the date they were done, if known: _____

car ran into building and was fixed

6. HEATING

- (A) Type of heating: ☒ Forced Air ☐ Hot Water ☐ Steam ☐ Radiant
☐ Other: _____
- (B) Type of heating fuel: ☐ Electric ☐ Fuel Oil ☒ Natural Gas ☐ Propane (on-site) ☐ Central Plant
☐ Other types of heating systems or combinations: _____
- (C) Are there any chimneys? ☐ Yes ☒ No If yes, how many? _____
Are they working? ☐ Yes ☐ No When were they last cleaned? _____
- (D) List any buildings (or areas in any buildings) that are not heated: _____
N/A
- (E) Are you aware of any problems or repairs needed regarding any heating or related equipment? ☐ Yes ☒ No
If "yes" explain: _____

7. PLUMBING

- (A) Type of plumbing: ☒ Copper ☐ Galvanized ☐ Lead ☐ PVC ☐ Unknown
☐ Other: _____
- (B) Are you aware of any problems or repairs needed regarding any plumbing or related equipment? ☐ Yes ☒ No
If "yes" explain: _____

8. WATER

- (A) What is the source of your drinking water? ☒ Public ☐ Community System ☐ Well on Property
☐ Other: _____
- (B) If the Property's source of water is not public:
When was the water last tested? N/A
What was the result of the test? N/A
Is the pumping system in working order? ☒ Yes ☐ No
If no, explain: _____
- (C) Is there a softener, filter, or other purification system? ☐ Yes ☒ No
If yes, is the system: ☐ Leased ☐ Owned
- (D) Are you aware of any problems or repairs needed regarding the water service? ☐ Yes ☒ No
If yes, explain: _____

9. WATER HEATING

- (A) Type of water heater: ☒ Electric ☐ Gas ☐ Oil Capacity: _____
☐ Other: _____
- (B) How many water heaters are there? 1
Tanks 1 Tankless _____
- (C) Are you aware of any problems or repairs needed regarding any water heater or related equipment? ☐ Yes ☒ No
If "yes" explain: _____

10. SEWER/SEPTIC

- (A) What is the type of sewage system? ☒ Public Sewer ☐ Community Sewer ☐ On-site (or Individual) sewage system
If on-site, what type? ☐ Cesspool ☐ Drainfield ☐ Unknown
☐ Other (specify): _____
- (B) Is there a septic tank on the Property? ☒ No ☐ Unknown
If yes, what is the type of tank? ☐ Metal/steel ☐ Cement/concrete ☐ Fiberglass ☐ Unknown
☐ Other (specify): _____
- (C) When was the on-site sewage disposal system last serviced? N/A
- (D) Is there a sewage pump? ☐ Yes ☒ No
If yes, is it in working order? ☐ Yes ☒ No
- (E) Are you aware of any problems or repairs needed regarding the sewage system? ☐ Yes ☒ No
If yes, explain: _____

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BBB CD

11. AIR CONDITIONING SYSTEM

(A) Type of air conditioning: ☒ Central Electric ☐ Central Gas ☐ Wall ☐ None Capacity: _____
 List any buildings (or areas of any buildings) that are not air conditioned: _____

(B) Are you aware of any problems or repairs needed regarding any air conditioning system or related equipment? ☐ Yes ☒ No
 If "yes" explain: _____

12. ELECTRICAL SYSTEM

(A) Type of electric service: _____ AMP ☐ 3-phase ☐ 1-phase ☐ KVA:
☐ Other: _____
 Transformers: _____ Type: _____

(B) Is the electrical system solar powered? ☐ Yes ☒ No
 1. If "yes," is it entirely or partially solar powered? _____
 2. If "yes," is any part of the system subject to a lease, financing or other agreement? If "yes," explain: _____

(C) Is the Property equipped for EV Charging? ☐ Yes ☐ No How many?: _____
 If "yes," explain, including describing the location: _____

(D) Provider: _____ Contact Information: _____

(E) Are you aware of any problems or repairs needed regarding any electrical system or related equipment? ☐ Yes ☒ No
 If yes, explain: _____

13. CONNECTIVITY AND DATA SERVICES

(A) Is Internet available at the Property ☒ Yes ☐ No
 If no, explain: _____
 If yes, what type? ☐ Fiber ☒ Cable ☐ Satellite ☐ Other: _____
 Provider: _____ Speed, if known: _____
 What equipment is included, if any, with the sale of the Property? _____

(B) Is a telephone system included with the sale of the Property? ☒ Yes ☐ No
 If yes, type: _____

(C) Is the Property equipped with cable television? ☒ Yes ☐ No
 If yes, number of hook-ups: _____
 Locations: _____

(D) Are any parts of the connectivity and data services systems subject to a lease, financing or other agreement? If "yes," explain: _____
 (E) Are you aware of any problems or repairs needed regarding any parts of the connectivity and data services systems or related equipment ☐ Yes ☒ No
 If yes, explain: _____

14. ALARM/SAFETY SYSTEMS

(A) Fire: ☒ Yes ☐ No In working order? ☒ Yes ☐ No
 (B) If yes, connected to: Fire Department ☒ Yes ☐ No Monitoring Service: ☐ Yes ☐ No
 (C) Fire extinguishers: ☒ Yes ☐ No
 (D) Smoke: ☒ Yes ☐ No In working order? ☒ Yes ☐ No
 (E) Sprinkler: ☐ Yes ☒ No Inspected/certified? ☐ Yes ☐ No
 Sprinkler ☐ Wet ☐ Dry Flow rate: _____
 (F) Carbon Monoxide Detectors ☒ Yes ☐ No In working order? ☒ Yes ☐ No
 (G) Security: ☒ Yes ☐ No In working order? ☒ Yes ☐ No Hardwired? ☐ Yes ☒ No Cameras? ☒ Yes ☐ No
 If yes, connected to: Police Department: ☐ Yes ☒ No Monitoring Service: ☐ Yes ☒ No
 (H) Date of last inspection: _____ Name of current service provider, if any: _____
 (I) Are there any areas of the Property that are not serviced by the systems in this section? ☐ Yes ☒ No
 If yes, explain: _____

15. MISCELLANEOUS EQUIPMENT

(A) Exterior Signs: ☒ Yes ☐ No How many? 2 Type: _____ Number Illuminated: 1
 (B) Elevators: ☐ Yes ☒ No How many? _____ ☐ Cable ☐ Hydraulic rail
 Working order? ☐ Yes ☐ No Certified through (date): _____
 Date last serviced: _____ Provider: _____
 (C) Generators ☐ Yes ☒ No How many? _____
 (D) Skylights: ☐ Yes ☒ No How many? _____
 (E) Overhead Doors: ☐ Yes ☒ No How many? _____ Size: _____

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- (F) Loading Docks: ☐ Yes ☒ No How many? _____ Height: _____ Levelers: ☐ Yes ☐ No
- (G) At grade doors: ☐ Yes ☒ No How many? _____ Height: _____
- (H) Is the Property equipped with satellite dishes? ☐ Yes ☒ No
If yes, how many? _____
Location: _____
- (I) Other equipment: _____
- (J) Are there any Maintenance Contracts on the Property ☐ Yes ☒ No
If yes, Provider: _____ Contact Information: _____
- (J) Are you aware of any problems with the equipment listed in this section? ☐ Yes ☒ No
If yes, explain: _____

16. SITE IMPROVEMENTS

- (A) Are you aware of any problems with storm-water drainage? ☐ Yes ☒ No
- (B) 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
- (C) 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: _____

17. 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? _____
2. Are you aware of any sliding, settling, earth movement, upheaval, subsidence, sinkholes or earth stability problems that have occurred on or affect the Property?
☐ Yes ☒ No
3. Are you aware of any existing or proposed mining, strip-mining, or any other excavations that might affect the Property?
☐ Yes ☒ No
- Explain any yes answers you give in this section: _____

(B) Hazardous Substances

1. Are you aware of the presence of any of the following on the Property?
- Asbestos material: ☐ Yes ☒ No
- Formaldehyde gas and/or ureaformaldehyde foam insulation (UFFI): ☐ Yes ☒ No
- Per- and polyfluoroalkyl substances (PFAs): ☐ Yes ☒ No
- Mold: ☐ Yes ☒ No
- Discoloring of soil or vegetation: ☐ Yes ☒ No
- Oil sheen in wet areas: ☐ Yes ☒ No
- Contamination of well or other water supply: ☐ Yes ☒ No
- Proximity to current or former waste disposal sites: ☐ Yes ☒ No
- Proximity to current or former commercial or industrial facilities: ☐ Yes ☒ No
- Proximity to current, proposed, or former mines or gravel pits: ☐ Yes ☒ No
- Radon levels at or above 4 picocuries per liter: ☐ Yes ☒ No
- Use of lead-based paint: ☐ Yes ☒ No
- Note:** If Property contains a residence with one to four dwelling units, and the structure was constructed, or construction began, before 1978, you must disclose any knowledge of lead-based paint and any reports and/or records of lead-based paint on the Property.
- Are you aware of any lead-based paint or lead-based paint hazards on the Property? ☐ Yes ☒ No
- If yes, explain how you know of it, where it is, and the condition of those lead-based paint surfaces: _____

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

If yes, list all available reports and records: _____

Buyer Initials:

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Owner Initials:

EDDGD

2. To your knowledge, has the Property been tested for any hazardous substances? ☐ Yes ☒ No
3. Are you aware of any storage tanks on the Property? ☐ Yes ☒ No ☐ Aboveground ☐ Underground
 Total number of storage tanks on the Property: _____ Aboveground _____ Underground
 Are all storage tanks registered with the Pennsylvania Department of Environmental Protection? ☐ Yes ☒ No
 If no, identify any unregistered storage tanks: _____
 Has any storage tank permit ever been revoked pursuant to a federal or state law regulating storage tanks? ☐ Yes ☒ No
 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 tank? ☐ Yes ☒ No
 Do methods and procedures exist for the operation of storage tanks and for the operator's/owner's maintenance of a leak detection system, an inventory control system, and a tank testing system? ☐ Yes ☒ No Explain: _____

Has there been any release or any corrective action taken in response to a release from any of the storage tanks on the Property?
☐ Yes ☒ No

If yes, have you reported the release to and corrective action to any governmental agency? ☐ Yes ☒ No
 Explain: _____

4. Do you know of any other environmental concerns that may have an impact on the Property? ☐ Yes ☒ No
 Explain any yes answers you give in this section: _____

(C) Pests/Termites/Wood-Destroying Insects/Dryrot

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

(D) Natural Hazards/Wetlands

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

(E) Property Rights

1. Are you aware of the transfer, sale and/or lease of any of the following property rights (by you or a previous owner of the Property):
- Timber: ☐ Yes ☒ No
- Coal: ☐ Yes ☒ No
- Oil: ☐ Yes ☒ No
- Natural Gas: ☐ Yes ☒ No
- Mineral or other rights (such as farming rights, hunting rights, quarrying rights): ☐ Yes ☒ No
 Explain any yes answers you give in this section: _____

18. GOVERNMENTAL ISSUES/ZONING/USE/CODES

(A) Compliance, Building Codes & OSHA

1. Do you know of any violations of federal (including ADA), state, or local laws or regulations relating to this Property?
☐ Yes ☒ No
2. Do you know of any violations of building codes or municipal ordinances concerning this Property? ☐ Yes ☒ No
3. Do you know of any health, fire, or safety violations concerning this Property? ☐ Yes ☒ No
4. Do you know of any OSHA violations concerning this Property? ☐ Yes ☐ No
5. Do you know of any improvements to the Property that were done without building or other required permits? ☐ Yes ☒ No
 Explain any yes answers you give in this section: _____

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(B) Condemnation or Street Widening

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?

☐ Yes ☒ No

If yes, explain: _____

(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 a required annual inspection? ☐ Yes ☒ No

If yes, explain: _____

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

If yes, Certificate Number is: _____

- (F) Are you aware of any historic preservation restriction or ordinance or archeological designation association with the Property?

☐ Yes ☒ No

If yes, explain: _____

19. LAND USE RESTRICTIONS OTHER THAN ZONING

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

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

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

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

- (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 Space, that contains any covenants, subdivision restrictions, or other restrictions affecting the Property?

☐ Yes ☒ No

Explain any yes answers you give in this section: _____

20. 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 right of first refusal? ☐ Yes ☒ No

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

Buyer Initials:

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Owner Initials:

BBD	GD
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- (G) Are you aware of any reason, including a defect in title, that would prevent you from conveying title to the Property? ☐ Yes ☒ No
- (H) 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
- (I) Are you aware of any overdue payments on a support obligation that cannot be satisfied by the proceeds of this sale? ☐ Yes ☒ No
- (J) Are you aware of any insurance claims filed relating to the property? ☒ Yes ☐ No
- Explain any yes answers you give in this section:

plumbing issues and were fixed

21. 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 are currently more than 30 days behind in paying rent, cam, or tax charges? ☐ Yes ☒ No
- (E) 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
- (F) Have you received any notification or are you aware about a breach or non-renewal? ☐ Yes ☒ No
- (G) 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:

22. MISCELLANEOUS

- (A) Are you aware of any material defects to the Property which are not disclosed elsewhere on this form?
- Explain any yes answers you give in this section, providing names of tenants where applicable. Attach additional sheet if necessary:

N/A

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

OWNER	<u>Leo B Di Stefano</u>	DATE	<u>9-8-26</u>
OWNER	<u>Giuseppe Di Stefano</u>	DATE	<u>9-8-26</u>
OWNER		DATE	
BUYER		DATE	
BUYER		DATE	
BUYER		DATE	