

# 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** 467 Northampton, Kingston, PA 18704

3 **OWNER** Empire Capital Fund I LLC

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

7 **Property Type:**  Office  Retail  Industrial  Multi-family  Land  Institutional  
8  Hospitality  Other: \_\_\_\_\_

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

13 **2. OCCUPANCY** Do you, Owner, currently occupy the Property?  Yes  No  
14 If no, when did you last occupy the Property? \_\_\_\_\_

15 **3. DESCRIPTION**

- 16 A. Land Area: \_\_\_\_\_  
17 B. Dimensions: \_\_\_\_\_  
18 C. Shape: \_\_\_\_\_  
19 D. Building Square Footage: \_\_\_\_\_

20 **4. PHYSICAL CONDITION**

- 21 A. Age of Property: \_\_\_\_\_ Additions: \_\_\_\_\_  
22 B. Roof  
23 1. Age of roof(s): \_\_\_\_\_  Unknown  
24 2. Type of roof(s): \_\_\_\_\_  
25 3. Has the roof been replaced or repaired during your ownership?  Yes  No  
26 4. Has the roof ever leaked during your ownership?  Yes  No  
27 5. Do you know of any problems with the roof, gutters, or downspouts?  Yes  No  
28 Explain any yes answers you give in this section: \_\_\_\_\_  
29 \_\_\_\_\_  
30 \_\_\_\_\_

31 C. Structural Items, Basements and Crawl Spaces

- 32 1. Are you aware of any water leakage, accumulation, or dampness in the building or other structures?  Yes  No  
33 2. Does the Property have a sump pump?  Yes  No  
34 3. Do you know of any repairs or other attempts to control any water or dampness problem in the building or other structures?  
35  Yes  No  
36 4. Are you aware of any past or present movement, shifting, deterioration, or other problems with walls, foundations, floors, or other  
37 structural components?  Yes  No

38 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  
39 person by whom any repairs were done, if known: \_\_\_\_\_  
40 \_\_\_\_\_  
41 \_\_\_\_\_

42 D. Mechanical Systems

- 43 1. Type of heating:  Forced Air  Hot Water  Steam  Radiant  
44  Other: \_\_\_\_\_  
45 2. Type of heating fuel:  Electric  Fuel Oil  Natural Gas  Propane (on-site)  Central Plant  
46  Other types of heating systems or combinations: \_\_\_\_\_  
47 \_\_\_\_\_  
48 3. Are there any chimneys?  Yes  No If yes, how many? \_\_\_\_\_  
49 Are they working?  Yes  No When were they last cleaned? \_\_\_\_\_  
50 4. List any buildings (or areas in any buildings) that are not heated: \_\_\_\_\_  
51 \_\_\_\_\_  
52 5. Type of water heater:  Electric  Gas  Oil Capacity: \_\_\_\_\_  
53  Other: \_\_\_\_\_  
54 \_\_\_\_\_

55 **Buyer Initials:** \_\_\_\_\_

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**Owner Initials:** \_\_\_\_\_

- 56 6. Type of plumbing:  Copper  Galvanized  Lead  PVC  Unknown 56  
 57  Other: \_\_\_\_\_ 57  
 58 7. Are you aware of any problems with plumbing or heating systems or fixtures on the Property?  Yes  No 58  
 59 If yes, explain: \_\_\_\_\_ 59  
 60 \_\_\_\_\_ 60  
 61 8. Type of air conditioning:  Central Electric  Central Gas  Wall  None Capacity: \_\_\_\_\_ 61  
 62 List any buildings (or areas of any buildings) that are not air conditioned: \_\_\_\_\_ 62  
 63 \_\_\_\_\_ 63  
 64 9. Type of electric service: \_\_\_\_\_ AMP  220 Volt  3-phase  1-phase  KVA: \_\_\_\_\_ 64  
 65  Other: \_\_\_\_\_ 65  
 66 Transformers: \_\_\_\_\_ Type: \_\_\_\_\_ 66  
 67 Are you aware of any problems or repairs needed in the electrical system?  Yes  No If yes, explain: \_\_\_\_\_ 67  
 68 \_\_\_\_\_ 68  
 69 10. Are you aware of any problems with any item in this section that has not already been disclosed?  Yes  No 69  
 70 If yes, explain: \_\_\_\_\_ 70  
 71 \_\_\_\_\_ 71  
 72 \_\_\_\_\_ 72

73 E. Site Improvements 73

- 74 1. Are you aware of any problems with storm-water drainage?  Yes  No 74  
 75 2. Are you aware of any past or present problems with driveways, parking areas, sidewalks, curbs, other paved surfaces, or retaining walls 75  
 76 on the Property?  Yes  No 76

77 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 77  
 78 person by whom any repairs were done, if known: \_\_\_\_\_ 78  
 79 \_\_\_\_\_ 79  
 80 \_\_\_\_\_ 80

81 F. Other Equipment 81

- 82 1. Exterior Signs:  Yes  No How many? \_\_\_\_\_ Number Illuminated: \_\_\_\_\_ 82  
 83 2. Elevators:  Yes  No How many? \_\_\_\_\_  Cable  Hydraulic rail 83  
 84 Working order?  Yes  No Certified through (date) \_\_\_\_\_ Date last serviced \_\_\_\_\_ 84  
 85 3. Skylights:  Yes  No How many? \_\_\_\_\_ 85  
 86 4. Overhead Doors:  Yes  No How many? \_\_\_\_\_ Size: \_\_\_\_\_ 86  
 87 5. Loading Docks:  Yes  No How many? \_\_\_\_\_ Levelers:  Yes  No 87  
 88 6. At grade doors:  Yes  No How many? \_\_\_\_\_ 88  
 89 7. Are you aware of any problems with the equipment listed in this section?  Yes  No 89  
 90 If yes, explain: \_\_\_\_\_ 90  
 91 \_\_\_\_\_ 91

92 G. Fire Damage 92

- 93 1. To your knowledge, was there ever a fire on the Property?  Yes  No 93  
 94 2. Are you aware of any unrepaired fire damage to the Property and any structures on it?  Yes  No 94  
 95 If yes, explain location and extent of damage: \_\_\_\_\_ 95

- 96 H. Are you aware of any problems with water and sewer lines servicing the Property?  Yes  No 96

97 If yes, explain: \_\_\_\_\_ 97  
 98 \_\_\_\_\_ 98

99 I. Alarm/Safety Systems 99

- 100 1. Fire:  Yes  No In working order?  Yes  No 100  
 101 If yes, connected to: Fire Department  Yes  No Monitoring Service:  Yes  No 101  
 102 2. Fire extinguishers:  Yes  No 102  
 103 3. Smoke:  Yes  No In working order?  Yes  No 103  
 104 4. Sprinkler:  Yes  No Inspected/certified?  Yes  No 104  
 105  Wet  Dry Flow rate: \_\_\_\_\_ 105  
 106 5. Security:  Yes  No In working order?  Yes  No 106  
 107 If yes, connected to: Police Department:  Yes  No Monitoring Service:  Yes  No 107  
 108 6. Are there any areas of the Property that are not serviced by the systems in this section?  Yes  No 108  
 109 If yes, explain: \_\_\_\_\_ 109  
 110 \_\_\_\_\_ 110

111 5. ENVIRONMENTAL 111

112 A. Soil Conditions 112

- 113 1. Are you aware of any fill or expansive soil on the Property?  Yes  No 113  
 114 If yes, were soil compaction tests done?  Yes  No If yes, by whom? \_\_\_\_\_ 114  
 115 \_\_\_\_\_ 115

2. Are you aware of any sliding, settling, earth movement, upheaval, subsidence, 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
- 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: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

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. Wood Infestation**

1. Are you aware of any termites/wood-destroying insects, dryrot, or pests affecting the Property?  Yes  No
2. Are you aware of any damage to the Property caused by termites/wood-destroying insects, dryrot, or pests?  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: \_\_\_\_\_

**6. UTILITIES**

**A. Water**

1. What is the source of your drinking water?  Public  Community System  Well on Property  
 Other: \_\_\_\_\_

2. If the Property's source of water is not public:  
When was the water last tested? \_\_\_\_\_

What was the result of the test? \_\_\_\_\_  
Is the pumping system in working order?  Yes  No

If no, explain: \_\_\_\_\_

3. Is there a softener, filter, or other purification system?  Yes  No  
If yes, is the system:  Leased  Owned

4. Are you aware of any problems related to the water service?  Yes  No  
If yes, explain: \_\_\_\_\_

**B. Sewer/Septic**

1. 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): \_\_\_\_\_

2. Is there a septic tank on the Property?  Yes  No  Unknown  
If yes, what is the type of tank?  Metal/steel  Cement/concrete  Fiberglass  Unknown

Other (specify): \_\_\_\_\_

3. When was the on-site sewage disposal system last serviced? \_\_\_\_\_

4. Is there a sewage pump?  Yes  No  
If yes, is it in working order?  Yes  No

5. Are you aware of any problems related to the sewage system?  Yes  No  
If yes, explain: \_\_\_\_\_

**C. Other Utilities**

1. The Property is serviced by the following:  Natural Gas  Electricity  Telephone  
 Other: \_\_\_\_\_

**7. TELECOMMUNICATIONS**

A. Is a telephone system included with the sale of the Property?  Yes  No  
If yes, type: \_\_\_\_\_

B. Are ISDN lines included with the sale of the Property?  Yes  No

C. Is the Property equipped with satellite dishes?  Yes  No  
If yes, how many? \_\_\_\_\_ Location: \_\_\_\_\_

D. Is the Property equipped for cable TV?  Yes  No  
If yes, number of hook-ups: \_\_\_\_\_ Location: \_\_\_\_\_

E. Are there fiber optics available to the Property?  Yes  No Is the building wired for fiber optics?  Yes  No  
Does the Property have T1 or other capability?  Yes  No

**8. 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: \_\_\_\_\_

**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: \_\_\_\_\_

- 241 C. Zoning 241
- 242 1. The Property is currently zoned \_\_\_\_\_ by the 242
- 243 (county, ZIP) \_\_\_\_\_ 243
- 244 2. Current use is:  conforming  non-conforming  permitted by variance  permitted by special exception 244
- 245 3. Do you know of any pending or proposed changes in zoning?  Yes  No 245
- 246 If yes, explain: \_\_\_\_\_ 246
- 247 \_\_\_\_\_ 247
- 248 D. Is there an occupancy permit for the Property?  Yes  No 248
- 249 E. Is there a Labor and Industry Certificate for the Property?  Yes  No 249
- 250 If yes, Certificate Number is: \_\_\_\_\_ 250
- 251 F. Is the Property a designated historic or archeological site?  Yes  No 251
- 252 If yes, explain: \_\_\_\_\_ 252
- 253 \_\_\_\_\_ 253

- 254 **9. LEGAL/TITLE ISSUES** 254
- 255 A. Are you aware of any encroachments or boundary line disputes regarding the Property?  Yes  No 255
- 256 B. Are you aware of any recorded encumbrances, covenants, conditions, restrictions, mineral or natural restrictions, easements, licenses, liens, 256
- 257 charges, agreements, or other matters which affect the title of the Property?  Yes  No 257
- 258 C. Are you aware of any encumbrances, covenants, conditions, restrictions, mineral or natural restrictions, easements, licenses, liens, charges, 258
- 259 agreements, or other matters which affect the title of the Property that have not been recorded in the official records of the county recorder 259
- 260 where the Property is located?  Yes  No 260
- 261 D. Are you aware of any public improvement, condominium, or owner association assessments against the Property that remain unpaid? 261
- 262  Yes  No 262
- 263 E. Are you aware of any existing or threatened action, suit, or government proceeding relating to the Property?  Yes  No 263
- 264 F. Are you aware of any reason, including a defect in title, that would prevent you from conveying title to the Property?  Yes  No 264
- 265 G. Are you aware of any judgment, encumbrance, lien (for example, co-maker or equity loan) or other debt against the Property that cannot 265
- 266 be satisfied by the proceeds of this sale?  Yes  No 266
- 267 H. Are you aware of any insurance claims filed relating to the property?  Yes  No 267
- 268 Explain any yes answers you give in this section: \_\_\_\_\_ 268
- 269 \_\_\_\_\_ 269
- 270 \_\_\_\_\_ 270

- 271 **10. RESIDENTIAL UNITS** 271
- 272 A. Is there a residential dwelling unit located on the Property?  Yes  No If yes, number of residential dwelling units: \_\_\_\_\_ 272
- 273 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 273
- 274 Disclosure Statement, as required by the Pennsylvania Real Estate Seller's Disclosure Law (68 P.S. §7301 et. seq.). 274

- 275 **11. TENANCY ISSUES** 275
- 276 A. Are you aware of any existing leases, subleases or other tenancy agreements affecting the Property?  Yes  No 276
- 277 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 277
- 278 rent, an implied agreement to let tenant end lease early, a first right of refusal on adjoining space)?  Yes  No 278
- 279 C. Are there any tenants for whom you do not currently have a security deposit?  Yes  No 279
- 280 D. Are there any tenants who have been 5 or more days late with their rent payment more than once this year?  Yes  No 280
- 281 E. Are there any tenants who are currently more than 30 days behind in paying rent, cam, or tax charges?  Yes  No 281
- 282 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 282
- 283 terms, etc.)?  Yes  No 283
- 284 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? 284
- 285  Yes  No 285
- 286 H. Is there any tenant that you would consider evicting or not offering an opportunity for renewal?  Yes  No 286
- 287 I. Are you currently involved in any type of dispute with any tenant?  Yes  No 287
- 288 Explain any yes answers you give in this section, providing names of tenants where applicable. Attach additional sheet if necessary: 288
- 289 \_\_\_\_\_ 289
- 290 \_\_\_\_\_ 290
- 291 \_\_\_\_\_ 291

- 292 **12. DOMESTIC SUPPORT LIEN LEGISLATION** 292
- 293 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 293
- 294 relations office in any Pennsylvania county?  Yes  No 294
- 295 If yes, list name and social security numbers of Owner(s) obligated to pay, the county, and the Domestic Relations File or docket number: 295
- 296 \_\_\_\_\_ 296
- 297 \_\_\_\_\_ 297
- 298 \_\_\_\_\_ 298

300 **13. LAND USE RESTRICTIONS OTHER THAN ZONING** 300

301 A. Is the Property, or a portion of it, preferentially assessed for tax purposes under the Farmland and Forest Land Assessment 301

302 Act (72 P.S. §5490.1 et seq.)(Clean and Green Program)?  Yes  No 302

303 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 303

304 of Owner's remaining enrolled Property to the County Assessor 30 days before the transfer of title to Buyer. The sale of Property 304

305 enrolled in the Clean and Green Program may result in the loss of program enrollment and the loss of preferential tax assessment for 305

306 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 306

307 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 307

308 under the program and the taxes that would have been paid in the absence of Clean and Green enrollment. The roll-back taxes are 308

309 charged for each year that the Property was enrolled in the program, limited to the past 7 years. 309

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.) 310

311 (an Act enabling certain counties of the Commonwealth to covenant with landowners for preservation of land in farm, forest, water supply, 311

312 or open spaces uses)?  Yes  No 312

313 Note: This Act enables counties to enter into covenants with owners of land designated as farm, forest, water supply, or open space land on 313

314 an adopted municipal, county or regional plan for the purpose of preserving the land as open space. A covenant between the owner 314

315 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 315

316 automatically renew at the end of the covenant period unless specific termination notice procedures are followed. When a breach of 316

317 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 317

318 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 318

319 the Property was subject to the covenant, limited to the past 5 years. 319

320 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 320

321 Space, that contains any covenants, subdivision restrictions, or other restrictions affecting the Property?  Yes  No 321

322 Explain any yes answers you give in this section: \_\_\_\_\_ 322

323 \_\_\_\_\_ 323

324 \_\_\_\_\_ 324

325 **14. SERVICE PROVIDER/CONTRACTOR INFORMATION** 325

326 A. Provide the names, addresses and phone numbers of the service providers for any Maintenance Contracts on the Property (e.g., elevators, 326

327 other equipment, pest control). Attach additional sheet if necessary: \_\_\_\_\_ 327

328 \_\_\_\_\_ 328

329 \_\_\_\_\_ 329

330 \_\_\_\_\_ 330

331 B. Provide the names, addresses and phone numbers of the service providers for any Alarm/Safety Contracts on the Property (e.g., security 331

332 alarm system, sprinkler system, fire/smoke). Attach additional sheet if necessary: \_\_\_\_\_ 332

333 \_\_\_\_\_ 333

334 \_\_\_\_\_ 334

335 \_\_\_\_\_ 335

336 C. Provide the names, addresses and phone numbers of the service providers for any utilities on the Property (e.g., water, water softener, sewage, 336

337 on-site sewage service, natural gas, electric, telephone). Attach additional sheet if necessary: \_\_\_\_\_ 337

338 \_\_\_\_\_ 338

339 \_\_\_\_\_ 339

340 \_\_\_\_\_ 340

341 **The undersigned Owner represents that the information set forth in this document is accurate and complete to the best of Owner's knowl-** 341

342 **edge. Owner permits Broker to share information contained in this document with prospective buyers/tenants and other real estate licensees.** 342

343 **OWNER ALONE IS RESPONSIBLE FOR THE ACCURACY OF THE INFORMATION CONTAINED IN THIS STATEMENT. Owner will** 343

344 **notify Broker in writing of any information supplied on this form which is rendered inaccurate by a change in the condition of the Property** 344

345 **following completion of this form.** 345

346 **OWNER** \_\_\_\_\_ **DATE** \_\_\_\_\_ 346

347 **OWNER** \_\_\_\_\_ **DATE** \_\_\_\_\_ 347

348 **OWNER** \_\_\_\_\_ **DATE** \_\_\_\_\_ 348

349 **BUYER** \_\_\_\_\_ **DATE** \_\_\_\_\_ 349

350 **BUYER** \_\_\_\_\_ **DATE** \_\_\_\_\_ 350

351 **BUYER** \_\_\_\_\_ **DATE** \_\_\_\_\_ 351