

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 236 Highpoint Dr. Somerset, PA

OWNER Highpoint Dr., Enterprises LLC

Owner is providing information to help Broker market the Property. 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: [X] Office [ ] Retail [ ] Industrial [ ] Multi-family [X] 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: Construction

2. OCCUPANCY Do you, Owner, currently occupy the Property? [X] Yes [ ] No
If no, when did you last occupy the Property?

3. DESCRIPTION
A. Land Area: 3.5 Akers
B. Dimensions: 6850 SF per tax assess-
C. Shape: Good
D. Building Square Footage: Proximately 5500 sq ft. ment office RUS

4. PHYSICAL CONDITION
A. Age of Property: Additions:
B. Roof
1. Age of roof(s): 18 yrs [ ] Unknown
2. Type of roof(s): Steel
3. Has the roof been replaced or repaired during your ownership? [X] Yes [ ] No
4. Has the roof ever leaked during your ownership? [X] Yes [ ] No
5. Do you know of any problems with the roof, gutters, or downspouts? [ ] Yes [X] No
Explain any yes answers you give in this section: Roofs have been repaired or replaced

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 [X] No
2. Does the Property have a sump pump? [ ] Yes [X] 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 [X] 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 [X] 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 [X] Hot Water [ ] Steam [X] Radiant
[ ] Other:
2. Type of heating fuel: [ ] Electric [ ] Fuel Oil [ ] Natural Gas [X] Propane (on-site) [ ] Central Plant
[ ] Other types of heating systems or combinations:
3. Are there any chimneys? [ ] Yes [X] 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: Lower garage areas
5. Type of water heater: [ ] Electric [X] Gas [ ] Oil Capacity:
[ ] Other:

55 Buyer Initials: [Signature]

- 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: **Garage areas** 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? 1 Number Illuminated: 1 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? 4 Size: 3-12x14-1-7x8 1 (10x12) 86
- 87 5. Loading Docks:  Yes  No How many? \_\_\_\_\_ Levelers:  Yes  No 1 (12x12) 87
- 88 6. At grade doors:  Yes  No How many? 4 1 (12x13) 88
- 89 7. Are you aware of any problems with the equipment listed in this section?  Yes  No 1 (10x8) 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? Previous owner Hauled in 114
- 115 fill 25 yrs. ago. 115

116 Buyer Initials: ASK

Owner Initials: \_\_\_\_\_ 116



- 121 2. Are you aware of any sliding, settling, earth movement, upheaval, subsidence, or earth stability problems that have occurred on or affect 117  
 122 the Property?  Yes  No 118  
 123 3. Are you aware of any existing or proposed mining, strip-mining, or any other excavations that might affect the Property? 119  
 124  Yes  No 120  
 125 Explain any yes answers you give in this section: \_\_\_\_\_ 121  
 \_\_\_\_\_ 122  
 \_\_\_\_\_ 123

124 B. Hazardous Substances

- 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  
 \_\_\_\_\_ 141  
 142 Are you aware of any reports or records regarding lead-based paint or lead-based paint hazards on the Property?  Yes  No 142  
 143 If yes, list all available reports and records: \_\_\_\_\_ 143  
 \_\_\_\_\_ 144  
 \_\_\_\_\_ 145

- 146 2. To your knowledge, has the Property been tested for any hazardous substances?  Yes  No 146  
 147 3. Are you aware of any storage tanks on the Property?  Yes  No  Aboveground  Underground 147  
 148 Total number of storage tanks on the Property: 1 Aboveground      Underground 148  
 149 Are all storage tanks registered with the Pennsylvania Department of Environmental Protection?  Yes  No 149  
 150 If no, identify any unregistered storage tanks: \_\_\_\_\_ 150  
 151 Has any storage tank permit ever been revoked pursuant to a federal or state law regulating storage tanks?  Yes  No 151  
 152 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 152  
 153 tank?  Yes  No 153  
 154 Do methods and procedures exist for the operation of storage tanks and for the operator's/owner's maintenance of a leak detection system, 154  
 155 an inventory control system, and a tank testing system?  Yes  No Explain: It's a propane tank 155  
 \_\_\_\_\_ 156  
 \_\_\_\_\_ 157  
 158 Has there been any release or any corrective action taken in response to a release from any of the storage tanks on the Property? 158  
 159  Yes  No If yes, have you reported the release to and corrective action to any governmental agency?  Yes  No 159  
 160 Explain: \_\_\_\_\_ 160  
 \_\_\_\_\_ 161  
 \_\_\_\_\_ 162

- 163 4. Do you know of any other environmental concerns that may have an impact on the Property?  Yes  No 163  
 164 Explain any yes answers you give in this section: \_\_\_\_\_ 164  
 \_\_\_\_\_ 165  
 \_\_\_\_\_ 166

167 C. Wood Infestation

- 168 1. Are you aware of any termites/wood-destroying insects, dryrot, or pests affecting the Property?  Yes  No 168  
 169 2. Are you aware of any damage to the Property caused by termites/wood-destroying insects, dryrot, or pests?  Yes  No 169  
 170 3. Is the Property currently under contract by a licensed pest control company?  Yes  No 170  
 171 4. Are you aware of any termite/pest control reports or treatments for the Property in the last five years?  Yes  No 171  
 172 Explain any yes answers you give in this section: \_\_\_\_\_ 172  
 \_\_\_\_\_ 173  
 \_\_\_\_\_ 174

175 D. Natural Hazards/Wetlands

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

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: **Not sure**  
When was the water last tested? **Not sure**  
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): **Holding tank**
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 **Side of building**  
If yes, how many? **1** 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: \_\_\_\_\_

Buyer Initials: QSR

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



241 C. Zoning 241  
 242 1. The Property is currently zoned 15501 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: There is a line of credit against the property (can be 268  
 269 satisfied with sale proceeds per Owner) PS 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



13. 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: \_\_\_\_\_

14. SERVICE PROVIDER/CONTRACTOR INFORMATION

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

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

**Altech 814 483-0304**

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

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 \_\_\_\_\_ DATE 11-28-2023  
OWNER \_\_\_\_\_ DATE \_\_\_\_\_  
OWNER \_\_\_\_\_ DATE \_\_\_\_\_  
BUYER \_\_\_\_\_ DATE \_\_\_\_\_  
BUYER \_\_\_\_\_ DATE \_\_\_\_\_  
BUYER \_\_\_\_\_ DATE \_\_\_\_\_