

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 8408 Kistler Valley Road New Tripoli PA 18066

2
3 OWNER Michael & Connie (Constance) Rizzo

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

7 Property Type: Office Retail Industrial Multi-family Land Institutional
8 Hospitality Other: (Rural village)

9
10 1. OWNER'S EXPERTISE Owner does not possess expertise in contracting, engineering, environmental assessment, architecture, or other areas related to the
11 construction and conditions of the Property and its improvements, except as follows: N/A

12
13 2. OCCUPANCY Do you, Owner, currently occupy the Property? Yes No
14 If no, when did you last occupy the Property? Currently leased to tenant (CB Tuning)

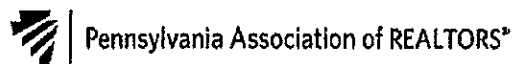
15 3. DESCRIPTION
16 A. Land Area: 1.6 acres
17 B. Dimensions:
18 C. Shape: Irregular
19 D. Building Square Footage: 3150 SQ feet

20 4. PHYSICAL CONDITION
21 A. Age of Property: 50(+) years Additions: N/A
22 B. Roof
23 1. Age of roof(s): (2003) age is 17 years Unknown
24 2. Type of roof(s): rubber
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 person
39 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: waste oil heater
47
48 3. Are there any chimneys? Yes No If yes, how many? (stainless steel stovepipe (2))
49 Are they working? Yes No When were they last cleaned? 2019
50 4. List any buildings (or arc as in any buildings) that are not heated: N/A
51
52 5. Type of water heater: Electric Gas Oil Capacity:
53 Other:
54

55 Buyer Initials: _____ CPI Page 1 of 6 Owner Initials: MR/CR



- 56 6. Type of plumbing: Copper Galvanized Lead PVC Unknown
 57 Other: _____
 58 7. Are you aware of any problems with plumbing or heating systems or fixtures on the Property? Yes No
 59 If yes, explain: _____
 60
 61 8. Type of air conditioning: Central Electric Central Gas Wall None Capacity: _____
 62 List any buildings (or areas of any buildings) that are not air conditioned: _____
 63
 64 9. Type of electric service: 200 AMP 220 Volt 3-phase 1-phase KVA: _____
 65 Other: _____
 66 Transformers: N/A Type: _____
 67 Are you aware of any problems or repairs needed in the electrical system? Yes No If yes, explain: _____
 68
 69 10. Are you aware of any problems with any item in this section that has not already been disclosed? Yes No
 70 If yes, explain: _____
 71
 72

- 73 E. Site Improvements
 74 1. Are you aware of any problems with storm-water drainage? Yes No
 75 2. Are you aware of any past or present problems with driveways, parking areas, sidewalks, curbs, other paved surfaces, or retaining walls on
 76 the Property? Yes No
 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 person
 78 by whom any repairs were done, if known: _____
 79
 80

- 81 F. Other Equipment
 82 1. Exterior Signs: Yes No How many? 1 Number Illuminated: _____
 83 2. Elevators: Yes No How many? _____ Cable Hydraulic rail
 84 Working order? Yes No Certified through (date) _____ Date last serviced _____
 85 3. Skylights: Yes No How many? _____
 86 4. Overhead Doors: Yes No How many? 2 Size: 14' x 12'
 87 5. Loading Docks: Yes No How many? _____ Levelers: Yes No
 88 6. At grade doors: Yes No How many? 3
 89 7. Are you aware of any problems with the equipment listed in this section? Yes No
 90 If yes, explain: _____
 91

- 92 G. Fire Damage
 93 1. To your knowledge, was there ever a fire on the Property? Yes No
 94 2. Are you aware of any unrepaired fire damage to the Property and any structures on it? Yes No
 95 If yes, explain location and extent of damage: _____
 96

- 97 H. Are you aware of any problems with water and sewer lines servicing the Property? Yes No
 98 If yes, explain: _____
 99

- 100 I. Alarm/Safety Systems
 101 1. Fire: Yes No In working order? Yes No
 102 If yes, connected to: Fire Department Yes No Monitoring Service: Yes No
 103 2. Fire extinguishers: Yes No
 104 3. Smoke: Yes No In working order? Yes No
 105 4. Sprinkler: Yes No Inspected/certified? Yes No
 106 Wet Dry Flow rate: _____
 107 5. Security: Yes No In working order? Yes No
 108 If yes, connected to: Police Department Yes No Monitoring Service Yes No
 109 6. Are there any areas of the Property that are not serviced by the systems in this section? Yes No
 110 If yes, explain: _____
 111

112 5. ENVIRONMENTAL

- 113 A. Soil Conditions
 114 1. Are you aware of any fill or expansive soil on the Property? Yes No
 115 If yes, were soil compaction tests done? Yes No If yes, by whom? _____
 116 2. Are you aware of any sliding, settling, earth movement, upheaval, subsidence, or earth stability problems that have occurred on or affect the
 117 Property? Yes No

118 Buyer Initials: _____

Owner Initials: MR/CR

119 3. Are you aware of any existing or proposed mining, strip-mining, or any other excavations that might affect the Property?

120 Yes No

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

122 _____

123 _____

124 B. Hazardous Substances

125 1. Are you aware of the presence of any of the following on the Property?

126 Asbestos material: Yes No

127 Formaldehyde gas and/or ureaformaldehyde foam insulation (UFFI): Yes No

128 Discoloring of soil or vegetation: Yes No

129 Oil sheen in wet areas: Yes No

130 Contamination of well or other water supply: Yes No

131 Proximity to current or former waste disposal sites: Yes No

132 Proximity to current or former commercial or industrial facilities: Yes No

133 Proximity to current, proposed, or former mines or gravel pits: Yes No

134 Radon levels above 4 pico curies per liter: Yes No

135 Use of lead-based paint: Yes No

136 Note: If Property contains a residence with one to four dwelling units, and the structure was constructed, or construction began, before

137 1978, you must disclose any knowledge of lead-based paint and any reports and/or records of lead-based paint on the Property.

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

139 If yes, explain how you know of it, where it is, and the condition of those lead-based paint surfaces: _____

140 _____

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

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

143 _____

144 _____

145 2. To your knowledge, has the Property been tested for any hazardous substances? Yes No

146 3. Are you aware of any storage tanks on the Property? Yes No Aboveground Underground

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

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

149 If no, identify any unregistered storage tanks: _____

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

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 tank?

152 Yes No

153 Do methods and procedures exist for the operation of tanks and for the operator's/owner's maintenance of a leak detection system, an

154 inventory control system, and a tank testing system? Yes No Explain: _____

155 _____

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

158 Explain: _____

159 _____

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

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

162 _____

163 _____

164 C. Wood Infestation

165 1. Are you aware of any termites/wood-destroying insects, dry rot, or pests affecting the Property? Yes No

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

167 3. Is the Property currently under contract by a licensed pest control company? Yes No

168 4. Are you aware of any termite/pest control reports or treatments for the Property in the last five years? Yes No

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

170 _____

171 D. Natural Hazards/Wetlands

172 1. To your knowledge, is this Property, or part of it, located in a flood zone or wetlands area? Yes No

173 2. Do you know of any past or present drainage or flooding problems affecting the Property? Yes No

174 3. To your knowledge, is this Property, or part of it, located in an earthquake or other natural hazard zone? Yes No

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

176 _____

177 _____

178 _____

179 _____

180 _____

181 _____

182 Buyer Initials: _____

Owner Initials: *ML/CR*

183 6. UTILITIES

184 A. Water

- 185 1. What is the source of your drinking water? Public Community System Well on Property
 186 Other: _____
 187 2. If the Property's source of water is not public:
 188 When was the water last tested? MAY 2005
 189 What was the result of the test? PASSED
 190 Is the pumping system in working order? Yes No
 191 If no, explain: _____
 192
 193 3. Is there a softener, filter, or other purification system? Yes No
 194 If yes, is the system: Leased Owned
 195 4. Are you aware of any problems related to the water service? Yes No
 196 If yes, explain: _____
 197

198 B. Sewer/Septic

- 199 1. What is the type of sewage system? Public Sewer Community Sewer On-site (or Individual) sewage system
 200 If on-site, what type? Cesspool Drainfield Unknown
 201 Other (specify): _____
 202 2. Is there a septic tank on the Property? Yes No Unknown
 203 If yes, what is the type of tank? Metal/steel Cement/concrete Fiberglass Unknown
 204 Other (specify): _____
 205 3. When was the on-site sewage disposal system last serviced? Feb 2020
 206 4. Is there a sewage pump? Yes No
 207 If yes, is it in working order? Yes No
 208 5. Are you aware of any problems related to the sewage system? Yes No
 209 If yes, explain: _____
 210

211 C. Other Utilities

212 The Property is serviced by the following: Natural Gas Electricity Telephone
 213 Other: _____
 214

214 7. TELECOMMUNICATIONS

- 215 A. Is a telephone system included with the sale of the Property? Yes No
 216 If yes, type: _____
 217 B. Are ISDN lines included with the sale of the Property? Yes No
 218 C. Is the Property equipped with satellite dishes? Yes No
 219 If yes, how many? _____ Location: _____
 220 D. Is the Property equipped forcable TV? Yes No
 221 If yes, number of hook-ups: _____ Location: _____
 222 E. Are there fiber optics available to the Property? Yes No (?) Is the building wired for fiber optics? Yes No
 223 Does the Property have T1 or other capability? Yes No
 224

224 8. GOVERNMENTAL ISSUES/ZONING/USE/CODES

225 A. Compliance, Building Codes & OSHA

- 226 1. Do you know of any violations of federal (including ADA), state, or local laws or regulations relating to this Property? Yes No
 227 2. Do you know of any violations of building codes or municipal ordinances concerning this Property? Yes No
 228 3. Do you know of any health, fire, or safety violations concerning this Property? Yes No
 229 4. Do you know of any OSHA violations concerning this Property? Yes No
 230 5. Do you know of any improvements to the Property that were done without building or other required permits? Yes No
 231 Explain any yes answers you give in this section: _____
 232 _____
 233

234 B. Condemnation or Street Widening

235 To your knowledge, is the Property located in an area where public authorities are contemplating proceedings for highway, thoroughfare, rail, or
 236 utility construction, a redevelopment project, street widening or lighting, or other similar public projects? Yes No
 237 If yes, explain: _____
 238

239 C. Zoning

- 240 1. The Property is currently zoned RW by the
 241 (county, ZIP) Lehigh County / Lynn Township (18066)
 242 2. Current use is: conforming non-conforming permitted by variance permitted by special exception
 243 3. Do you know of any pending or proposed changes in zoning? Yes No
 244 If yes, explain: _____
 245

246 Buyer Initials: _____

Owner Initials: MC/CR

- 247 D. Is there an occupancy permit for the Property? Yes No
 248 E. Is there a Labor and Industry Certificate for the Property? Yes No (?)
 249 If yes, Certificate Number is: _____
 250 F. Is the Property a designated historic or archeological site? Yes No
 251 If yes, explain: _____
 252

253 **9. LEGAL/TITLE ISSUES**

- 254 A. Are you aware of any encroachments or boundary line disputes regarding the Property? Yes No
 255 B. Are you aware of any recorded encumbrances, covenants, conditions, restrictions, mineral or natural restrictions, easements, licenses, liens,
 256 charges, agreements, or other matters which affect the title of the Property? Yes No
 257 C. Are you aware of any encumbrances, covenants, conditions, restrictions, mineral or natural restrictions, easements, licenses, liens, charges,
 258 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
 259 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? Yes No
 262
 263 E. Are you aware of any existing or threatened action, suit, or government proceeding relating to the Property? Yes No
 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
 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 be
 266 satisfied by the proceeds of this sale? Yes No
 267 H. Are you aware of any insurance claims filed relating to the Property? Yes No
 268 Explain any yes answers you give in this section: _____
 269 _____
 270

271 **10. RESIDENTIAL UNITS**

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

275 **11. TENANCY ISSUES**

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

291 **12. DOMESTIC SUPPORT LIEN LEGISLATION**

- 292 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
 293 in any Pennsylvania county? Yes No
 294 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 _____
 297

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

- 299 A. Is the Property, or a portion of it, preferentially assessed for tax purposes under the Farmland and Forest Land Assessment
 300 Act (72 P.S. §5490.1 et seq.) (Clean and Green Program)? Yes No
 301 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
 302 Owner's remaining enrolled Property to the County Assessor 30 days before the transfer of title to Buyer. The sale of Property enrolled
 303 in the Clean and Green Program may result in the loss of program enrollment and the loss of preferential tax assessment for the Property
 304 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
 305 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
 306 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
 307 Property was enrolled in the program, limited to the past 7 years.

308 Buyer Initials: _____

Owner Initials: MC/CR

309 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 (an Act enabling certain counties of the Commonwealth to covenant with landowners for preservation of land in farm, forest, water supply,
 311 or open spaces uses)? Yes No
 312 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
 313 adopted municipal, county or regional plan for the purpose of preserving the land as open space. A covenant between the owner and
 314 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 automatically renew at the end of the covenant period unless specific termination notice procedures are followed. When a breach of the
 316 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
 317 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
 318 Property was subject to the covenant, limited to the past 5 years.
 319 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,
 320 that contains any covenants, subdivision restrictions, or other restrictions affecting the Property? Yes No
 321 Explain any yes answers you give in this section: _____
 322 _____
 323 _____

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

- 325 A. Provide the names, addresses and phone numbers of the service providers for any Maintenance Contracts on the Property (e.g., elevators, other
 326 equipment, pest control). Attach additional sheet if necessary: N/A
 327 _____
 328 _____
 329 _____
 330 B. Provide the names, addresses and phone numbers of the service providers for any Alarm/Safety Contracts on the Property (e.g., security alarm
 331 system, sprinkler system, fire/smoke). Attach additional sheet if necessary: N/A
 332 _____
 333 _____
 334 _____
 335 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 on-site sewage service, natural gas, electric, telephone). Attach additional sheet if necessary: MET-ED Electric
 337 _____
 338 _____
 339 _____
 340 _____
 341 _____
 342 _____
 343 _____

344 The undersigned Owner represents that the information set forth in this document is accurate and complete to the best of Owner's knowledge. Owner
 345 permits Broker to share information contained in this document with prospective buyers/tenants and other real estate licensees. OWNER ALONE IS
 346 RESPONSIBLE FOR THE ACCURACY OF THE INFORMATION CONTAINED IN THIS STATEMENT. Owner will notify Broker in writing of
 347 any information supplied on this form which is rendered inaccurate by a change in the condition of the Property following completion of this form.
 348

349 OWNER Mitchell Bony DATE 3/25/2020
 350
 351 OWNER Come Jo DATE 3/25/2020
 352
 353 OWNER _____ DATE _____
 354
 355 BUYER _____ DATE _____
 356
 357 BUYER _____ DATE _____
 358
 359 BUYER _____ DATE _____
 360
 361
 362
 363
 364
 365
 366
 367

RESIDENTIAL LEAD-BASED PAINT HAZARDS DISCLOSURE FORM

This form recommended and approved for, but not restricted to use by, the members of the Pennsylvania Association of Realtors® (PAR)

LPD

THIS FORM MUST BE COMPLETED FOR ANY PROPERTY BUILT PRIOR TO 1978

1 PROPERTY 2408 KISTLER VALLEY ROAD NEW TRIPOLE PA 18060
2 SELLER Michael & Connie Rizzo

3 **LEAD WARNING STATEMENT**

4 Every purchaser of any interest in residential real property on which a residential dwelling was built prior to 1978 is notified that such
5 property may present exposure to lead from lead-based paint that may place young children at risk of developing lead poisoning. Lead
6 poisoning in young children may produce permanent neurological damage, including learning disabilities, reduced intelligence quotient,
7 behavioral problems, and impaired memory. Lead poisoning also poses a particular risk to pregnant women. The Seller of any interest
8 in residential real property is required to provide the Buyer with any information on lead-based paint hazards from risk assessments or
9 inspections in the Seller's possession and notify the Buyer of any known lead-based paint hazards. A risk assessment or inspection for
10 possible lead-based paint hazards is recommended prior to purchase.

11 **SELLER'S DISCLOSURE**

12 Seller has no knowledge of the presence of lead-based paint and/or lead-based paint hazards in or about the Property.
13 Seller has knowledge of the presence of lead-based paint and/or lead-based paint hazards in or about the Property. (Provide the
14 basis for determining that lead-based paint and/or hazards exist, the location(s), the condition of the painted surfaces, and other
15 available information concerning Seller's knowledge of the presence of lead-based paint and/or lead-based paint hazards.)
16

17 **SELLER'S RECORDS/REPORTS**

18 Seller has no records or reports pertaining to lead-based paint and/or lead-based paint hazards in or about the Property.
19 Seller has provided Buyer with all available records and reports regarding lead-based paint and/or lead-based paint hazards in
20 or about the Property. (List documents):
21

22 Seller certifies that to the best of Seller's knowledge the above statements are true and accurate.

23 SELLER Michael Rizzo DATE 3/25/2020
24 SELLER Connie Rizzo DATE 3/25/2020
25 SELLER _____ DATE 3/25/2020

26 **BUYER**

27 **DATE OF AGREEMENT**

28 **BUYER'S ACKNOWLEDGMENT**

29 Buyer has received the pamphlet *Protect Your Family from Lead in Your Home* and has read the Lead Warning Statement.
30 Buyer has reviewed Seller's disclosure of known lead-based paint and/or lead-based paint hazards and has received the records
31 and reports regarding lead-based paint and/or lead-based paint hazards identified above.

32 Buyer has (initial one):

33 received a 10-day opportunity (or mutually agreed upon period) to conduct a risk assessment or inspection for the presence of
34 lead-based paint and/or lead-based paint hazards; or
35 waived the opportunity to conduct a risk assessment or inspection for the presence of lead-based paint and/or lead-based
36 paint hazards.

37 Buyer certifies that to the best of Buyer's knowledge the statements contained in Buyer's acknowledgement are true and accurate.

38 BUYER _____ DATE _____
39 BUYER _____ DATE _____
40 BUYER _____ DATE _____

41 **AGENT ACKNOWLEDGEMENT AND CERTIFICATION**

42 _____ Agent/Licensee represents that Agent has informed Seller of Seller's obligations under the Residential Lead-Based-Paint
43 Hazard Reduction Act, 42 U.S.C. §4852(d), and is aware of Agent's responsibility to ensure compliance.

44 The following have reviewed the information above and certify that the Agent statements are true to the best of their knowledge and belief.
45 Seller Agent and Buyer Agent must both sign this form.

46 BROKER FOR SELLER (Company Name) _____
47 LICENSEE _____ DATE _____

48 BROKER FOR BUYER (Company Name) _____
49 LICENSEE _____ DATE _____