

UTILITY COMPANIES

ELECTRIC

- Penelec moves 800-545-7741
- new construction 800-745-5487
- NORTHWEST R.E.C. 800-352-0014
- PENN POWER 800-720-3600
- METER # _____
- AVERAGE MONTHLY BILL \$ N/A

Buyer & Seller must personally call to have transferred.

GAS

- NATIONAL FUEL GAS 800-365-3234
- OTHER _____
- METER # _____
- AVERAGE MONTHLY BILL \$ N/A

Buyer & Seller must personally call to have transferred.

TELEPHONE

- ALLTEL 800-255-8357
- GTE 800-483-4600
- OTHER _____

NUMBER OF JACKS 3+
Buyer & Seller must personally call to have transferred.

WATER

- MEADVILLE** 814-724-6057
- SAEGERTOWN 814-763-4600
- CAMBRIDGE SPRINGS 814-398-2311
- CONNEAUT LAKE BORO (Wilma Davis) 814-382-2463
- CONNEAUT LAKE/OAKLAND BEACH 814-382-5244
- LINESVILLE** 814-638-4382
- COCHRANTON 814-425-3365
- AUTUMN HILLS (Barbara Childs) 814-337-2246
- CONNEAUTVILLE** 814-587-2471
- VERNON 814-337-8126

Buyer, Seller, Realtor or Attorney can transfer.

SEWAGE

- MEADVILLE/WEST MEAD** 814-724-6057
- VERNON 814-337-8126
- SAEGERTOWN 814-763-2789
- CAMBRIDGE SPRINGS 814-398-2311
- LINESVILLE** 814-683-4382
- CONNEAUT LAKE/SADSBURY 814-382-8315
- CONNEAUT LAKE/SUMMIT 814-382-8315
- CONNEAUT LAKE BORO 814-382-5636
- CONNEAUTVILLE* 814-587-3910
- WEST FALLOWFIELD 814-382-8304
- OTHER _____

QUARTERLY/MONTHLY \$ _____

Buyer, Seller, Realtor or Attorney can transfer.

GARBAGE

- CONNEAUT LAKE BORO 814-382-2427
- MEADVILLE (City Building)** 814-333-3345
- TRI-COUNTY 800-457-8202
- WASTE MANAGEMENT (North of Rt. 322) 800-458-0476
- WASTE MANAGEMENT (South of Rt. 322) 800-451-3060

QUARTERLY/MONTHLY \$ _____

PICK-UP DATE _____

Buyer, Seller, Realtor or Attorney can transfer.

*INC. WATER/SEWAGE/REFUSE IN 1 BILL

**INC. WATER/SEWAGE IN 1 BILL

CABLE TV

- ARMSTRONG 814-336-3171
- CABLEVISION 814-453-4553
- COAXIAL 814-734-1424
- DIRECT TV 800-459-7357
- FIRST EXPRESS/DISH NETWORK 814-336-6106
- TRIAX CABLEVISION 800-333-3474
- OTHER 800-874-2915

NUMBER OF JACKS _____

Buyer & Seller must personally call to connect/disconnect.

SECURITY SYSTEMS

- ADT 800-238-3009
- ALLIED ALARM 888-665-6701
- ALLSECURE 814-337-0607
- DOYLE 814-453-6577
- SECURITY SYSTEMS OF PA 800-373-3477
- OTHER N/A

QUARTERLY/MONTHLY \$ _____

Buyer & Seller must personally call to have transferred.

Well/Septic/Leach Field Relationship to House:

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: 1055 PARK AVE,
2 MEADVILLE, PA

3 Owner: KAREN + ALEX BOVICVIAS

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

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

11 B. OCCUPANCY Do you, Owner, currently occupy the Property? Yes No
12 If no, when did you last occupy the property? 10. 1. 02

13 C. DESCRIPTION
14 1. Land Area
15 2. Dimensions
16 3. Shape
17 4. Building Square Footage

18 D. PHYSICAL CONDITION
19 1. Age of Property 30 yrs Additions
20 2. Roof

21 (a) Age of roof(s): 20 yrs Unknown
22 (b) Type of roof(s): SHINGLE
23 (c) Has the roof been replaced or repaired during your ownership? Yes No
24 (d) Has the roof ever leaked during your ownership? Yes No
25 (e) Do you know of any problems with the roof, gutters, or downspouts? Yes No
26 Explain any yes answers you give in this section:
27

28 3. Structural Items, Basements and Crawl Spaces

29 (a) Are you aware of any water leakage, accumulation, or dampness in the building or other structures? Yes No
30 (b) Does the property have a sump pump? Yes No
31 (c) Do you know of any repairs or other attempts to control any water or dampness problem in the building or other structures?
32 Yes No

33 (d) Are you aware of any past or present movement, shifting, deterioration, or other problems with walls, foundations, floors, or other
34 structural components? Yes No

35 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
36 person by whom any repairs were done, if known: when Park Ave storm sewers are full, water
37 backs up in basement, but strong roof keeps water under control
38

39 4. Mechanical Systems

40 (a) Type of heating Forced Air Hot Water Steam Radiant
41 Other
42 (b) Type of heating fuel Electric Fuel Oil Natural Gas Propane (on-site) Central Plant
43 Other types of heating systems or combinations:

44 (c) Are there any chimneys? Yes No If yes, how many? ONE - to old furnace, new furnace
45 Are they working? Yes No When were they last cleaned? hrs PVC pipe exhaust
46

47 (d) List any buildings (or areas in any buildings) that are not heated

48 (e) Type of water heater Electric Gas Oil Capacity 50 gal at least
49 Other

50 (f) Type of plumbing Copper Galvanized Lead PVC Unknown
51 Other

52 (g) Are you aware of any problems with plumbing or heating systems or fixtures on the property? Yes No
53 If yes, explain

54 (h) Type of air conditioning Central Electric Central Gas Wall None Capacity
55 List any buildings (or areas of any buildings) that are not air conditioned:

56 (i) Type of electric service 100 AMP 220 Volt 3-phase 1-phase KVA
57 Other
58 Transformers

59 Type
60

76. Other Equipment

- (a) Exterior Signs Yes No How many? 1 Number Illuminated 0
- (b) Elevators Yes No How many? _____ Cable Hydraulic rail Working order? Yes No Certified through (date) _____ Date last serviced _____
- (c) Skylights Yes No How many? _____ Size _____ Levelers Yes No
- (d) Overhead Doors Yes No How many? _____ How many? _____
- (e) Loading Docks Yes No How many? 2 _____
- (f) At grade doors Yes No How many? _____
- (g) Are you aware of any problems with the equipment listed in this section? Yes No

If yes, explain _____

7. Fire Damage

- (a) To your knowledge, was there ever a fire on the property? Yes No
- (b) Are you aware of any unrepared fire damage to the property and any structures on it? Yes No

If yes, explain location and extent of damage _____

- 8. Are you aware of any problems with water and sewer lines servicing the property? Yes No

If yes, explain _____

9. Alarm/Safety Systems

- (a) Fire Yes No In working order? Yes No
- If yes, connected to: Fire Department Yes No Monitoring Service Yes No
- (b) Fire extinguishers Yes No
- (c) Smoke Yes No In working order? Yes No
- (d) Sprinkler Yes No Inspected/certified? Yes No
- Wet Dry Flow rate _____
- (e) Security Yes No In working order? Yes No
- If yes, connected to: Police Department Yes No Monitoring Service Yes No
- (f) Are there any areas of the property that are not serviced by the systems in this section? Yes No

If yes, explain _____

E. ENVIRONMENTAL

1. Soil Conditions

- (a) 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? _____

- (b) 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

- (c) Are you aware of any existing or proposed mining, strip-mining, or any other excavations that might affect this property? Yes No

Explain any yes answers you give in this section _____

2. Hazardous Substances

- (a) 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 _____

- (b) To your knowledge, has the property been tested for any hazardous substances? Yes No

- (c) Are you aware of any storage tanks on the property? 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

152 (c) Is the property currently under contract by a licensed pest control company? Yes No
 153 (d) Are you aware of any termite/pest control reports or treatments for the property in the last five years? Yes No
 154 Explain any yes answers you give in this section _____
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4. Natural Hazards/Wetlands

(a) To your knowledge, is this property, or part of it, located in a flood zone or wetlands area? Yes No
 (b) Do you know of any past or present drainage or flooding problems affecting the property? Yes No
 (c) 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 _____

F. UTILITIES

1. 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? _____

What was the result of the test? _____

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 related to the water service? Yes No

If yes, explain _____

2. 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) _____

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) _____

(b) When was the on-site sewage disposal system last serviced? _____

(c) Is there a sewage pump? Yes No

If yes, is it in working order? Yes No

(d) Are you aware of any problems related to the sewage system? Yes No

If yes, explain _____

3. Other Utilities

The property is serviced by the following: Natural Gas Electricity Telephone

Other CABLE

G. TELECOMMUNICATIONS

1. Is a telephone system included with the sale of the property? Yes No

If yes, type _____

2. Are ISDN lines included with the sale of the property? Yes No

3. Is the property equipped with satellite dishes? Yes No

If yes, how many? _____ Location _____

4. Is the property equipped for cable TV? Yes No Location Room 51223

If yes, number of hook-ups 3 Is the building wired for fiber optics? Yes No

5. Are there fiber optics available to the property? Yes No

Does the Property have T1 or other capability? Yes No

H. GOVERNMENTAL ISSUES/ZONING/USE/CODES

1. Compliance, Building Codes & OSHA

(a) Do you know of any violations of federal (including ADA), state, or local laws or regulations relating to this property?

Yes No

(b) Do you know of any violations of building codes or municipal ordinances concerning this property? Yes No

(c) Do you know of any health, fire, or safety violations concerning this property? Yes No

(d) Do you know of any OSHA violations concerning this property? Yes No

(e) 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 _____

2. Condemnation or Street Widening

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 _____

3. Zoning

(a) The property is currently zoned Commercial 16333 by the _____

County: San Diego

3. 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
4. Are you aware of any public improvement, condominium, or owner association assessments against the property that remain unpaid? Yes No
5. Are you aware of any existing or threatened action, suit, or government proceeding relating to the property? Yes No
6. Are you aware of any reason, including a defect in title, that would prevent you from conveying title to the property? Yes No
7. 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
- Explain any yes answers you give in this section _____

J. RESIDENTIAL UNITS

Is there a residential dwelling unit located on the Property? Yes No If yes, number of residential dwelling units _____

Note: If one to four residential dwelling units are to be sold with, or as part of, the Property, Owner must complete a Seller's Property Disclosure Statement, as required by the Pennsylvania Real Estate Seller's Disclosure Act.

K. TENANCY ISSUES

- Are you aware of any existing leases, subleases or other tenancy agreements affecting the Property? Yes No
 - 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
 - Are there any tenants for whom you do not currently have a security deposit? Yes No
 - Are there any tenants who have been 5 or more days late with their rent payment more than once this year? Yes No
 - Are there any tenants who are currently more than 30 days behind in paying rent, cam, or tax charges? Yes No
 - 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
 - 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
 - Is there any tenant that you would consider evicting or not offering an opportunity for renewal? Yes No
 - 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: _____

L. DOMESTIC SUPPORT LIEN LEGISLATION

Has any Owner, at any time, on or since January 1, 1998, been obligated to pay support under an order that is on record in a domestic relations office in any Pennsylvania county? Yes No

If yes, list name and social security numbers of Owner(s) obligated to pay, the county, and the Domestic Relations File or docket number _____

M. LAND USE RESTRICTIONS OTHER THAN ZONING

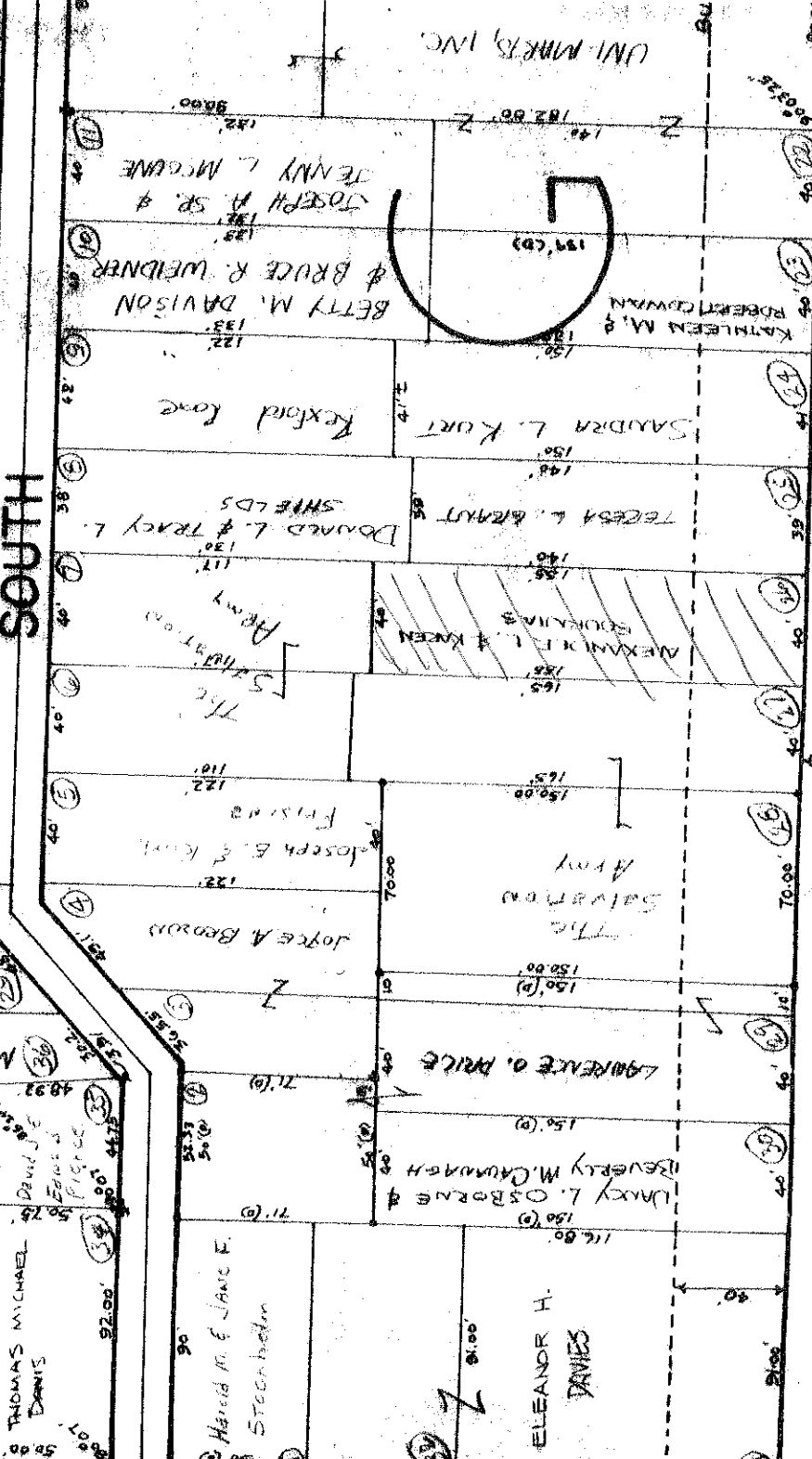
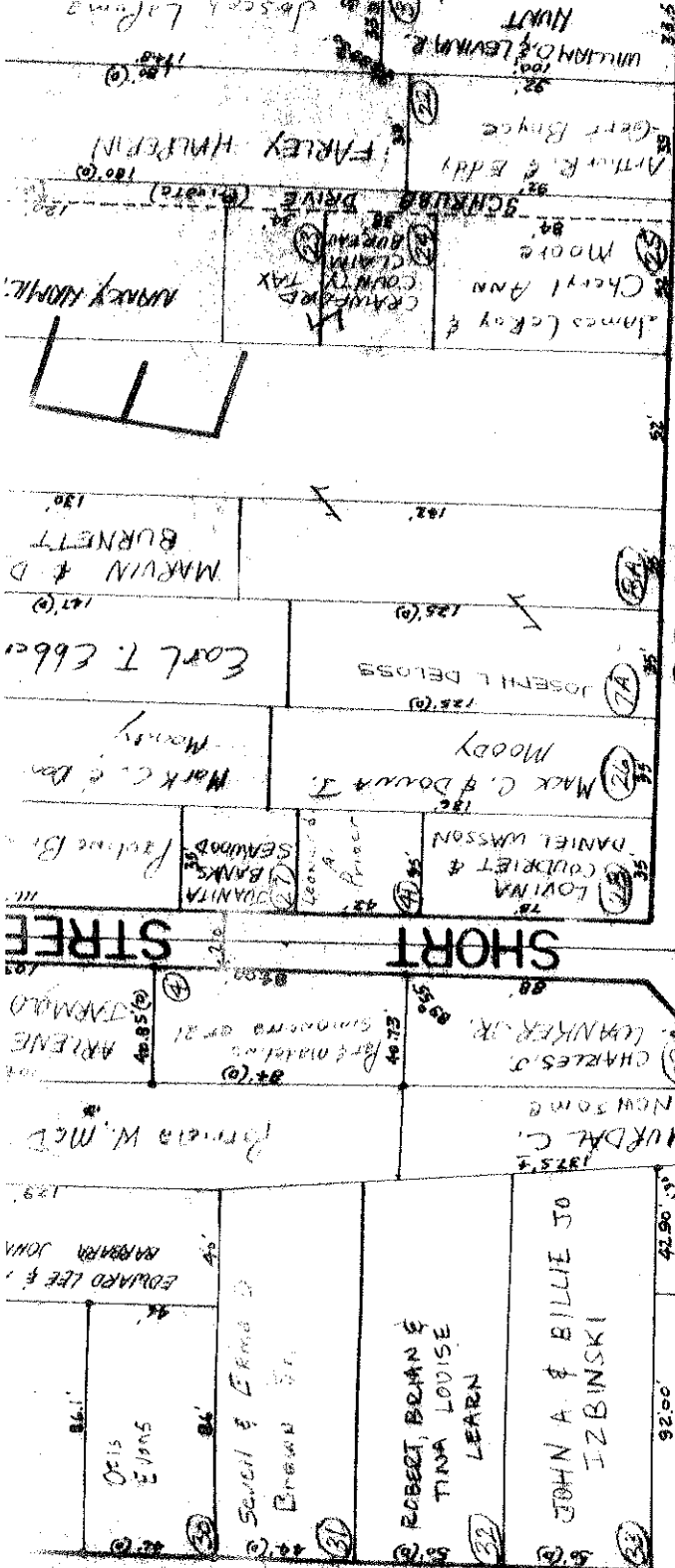
- Is the Property, or a portion of it, preferentially assessed for tax purposes under the Farmland and Forest Land Assessment Act (Clean and Green Program)? Yes No
- Note: An Owner of Property enrolled in the Clean and Green Program must submit notice of the sale and any proposed changes in the use of 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.
 - Is the Property, or a portion of it, preferentially assessed for tax purposes under the Open Space Act (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.
 - 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 _____

N. SERVICE PROVIDER/CONTRACTOR INFORMATION

1. 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 sheet if necessary _____



Subject Property PARK

N 17° 38' 25" E 866.37'