

1641 Saw Mill Run Blvd
Pittsburgh, PA 15210



1641 Saw Mill Run Boulevard offers approximately 3,600 square feet of flexible commercial space on Pittsburgh's heavily traveled Route 51 corridor, with about 40,000 vehicles passing daily.

The two-story building features office, showroom, and light-industrial potential, private parking, two grade-level drive-in doors, and a fenced rear yard. NDI zoning makes it ideal for an owner-user, contractor, service business, or investor.

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**1641 Saw Mill Run Blvd
Pittsburgh, PA 15210**

FLEX | OFFICE | NEIGHBORHOOD INDUSTRIAL OFFERED AT \$500,000

Positioned along Pittsburgh's highly traveled Route 51 corridor, 1641 Saw Mill Run Boulevard presents a flexible owner-user opportunity with excellent visibility, convenient access and adaptable commercial space.

The approximately 3,600-square-foot, two-story building combines office, showroom, storage and work areas. The property also features private off-street parking, two grade-level drive-in doors and a secured fenced area behind the building.

With its prominent location, functional layout and NDI—Neighborhood Industrial zoning, the property may appeal to contractors, service businesses, showroom operators, office users, and other commercial or light-industrial occupants, subject to applicable approvals.

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Property Overview

Asking Price	\$500,000
Property Type	Industrial
Property Subtypes	Flex, Warehouse, Light Manufacturing, Office
Investment Profile	Owner-User
Building Class	Class C
Building Area	Approximately 3,600 SF
Year Built	1985
Buildings	One
Stories	Two
Lot Size	Approximately 0.23 Acre
Land Area	More Than 10,000 SF
Zoning	NDI—Neighborhood Industrial
Parking Ratio	Approximately 2.5 Spaces per 1,000 SF
Drive-In Doors	Two Grade-Level Doors
Parcel Number	61-H-365
Ground Lease	No

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Investment Highlights

PROMINENT ROUTE 51 LOCATION

The property benefits from strong visibility along one of Pittsburgh's primary commercial corridors. Approximately **40,000 vehicles pass the property daily**, based on PennDOT's 2025 Annual Average Daily Traffic data.

This exposure may benefit businesses that rely on:

- Customer visibility
- Recognizable signage
- Convenient access
- Service-area coverage
- Employee accessibility
- Regional connectivity

FLEXIBLE COMMERCIAL CONFIGURATION

The two-story building offers a versatile combination of:

- Professional office space
- Showroom or customer-service areas
- Loading and drive-in access
- Owner-user or tenant occupancy potential

The adaptable interior may support a variety of business operations, subject to zoning, occupancy and governmental approvals.

PRIVATE OFF-STREET PARKING

Private parking is available for employees, customers and visitors, with a reported ratio of approximately 2.5 spaces per 1,000 square feet of building area.

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Investment Highlights

TWO GRADE-LEVEL DRIVE-IN DOORS

Two grade-level drive-in doors provide convenient access for:

- Deliveries
- Work vehicles
- Equipment
- Inventory
- Materials
- Loading and unloading

SECURED FENCED REAR AREA

The fenced area behind the building provides additional operational flexibility and may be suitable for certain approved uses involving:

- Equipment storage
- Work-vehicle parking
- Inventory
- Deliveries
- Outdoor work activity

Outdoor storage and operational uses are subject to City of Pittsburgh zoning, screening, occupancy and permitting requirements.

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Zoning Overview

NDI—NEIGHBORHOOD INDUSTRIAL

The property is represented as being located within the City of Pittsburgh's NDI—Neighborhood Industrial Zoning District.

The NDI District is intended to accommodate qualifying industrial activities while also allowing compatible office, commercial and residential uses.

Potential uses to investigate may include:

- Professional and administrative offices
- Contractor and trade-business operations
- Retail stores and showrooms
- Creative and production studios
- Research and product-development businesses
- Medical, dental and outpatient offices
- Commercial and service-related businesses

These examples are provided solely as potential concepts for further investigation. They should not be interpreted as confirmation that any particular use is permitted or approved.

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Ideal Owner-User Opportunity

IDEAL OWNER-USER OPPORTUNITY

1641 Saw Mill Run Boulevard may be particularly well suited for a business seeking:

- High-visibility Route 51 frontage
- Office and operational space in one location
- Customer and employee parking
- Drive-in loading access
- A secured rear area
- Convenient access to Pittsburgh and the South Hills
- Flexibility for future business growth

The property offers convenient access to Downtown Pittsburgh, surrounding South Hills communities, major highways and the broader regional transportation network.

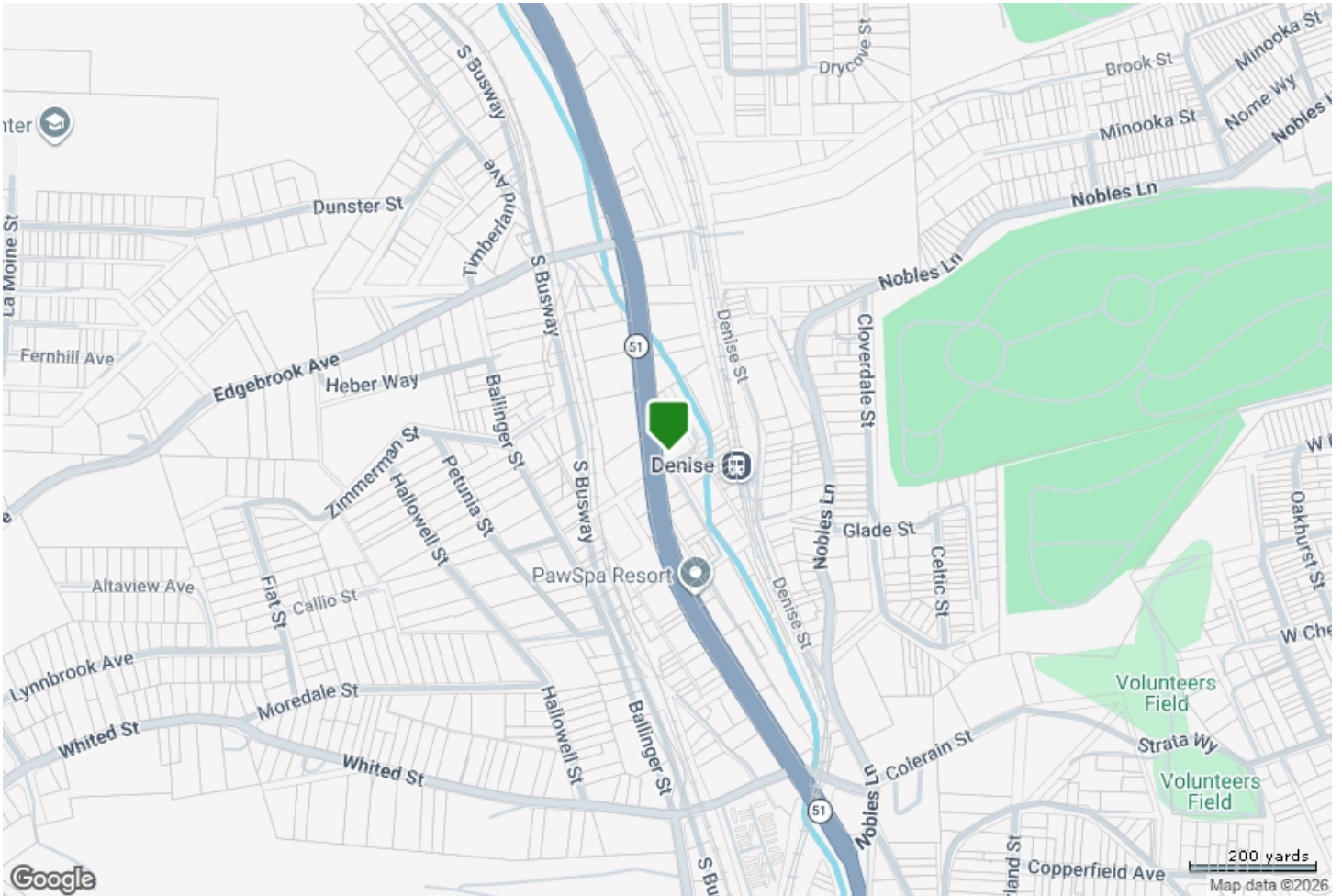
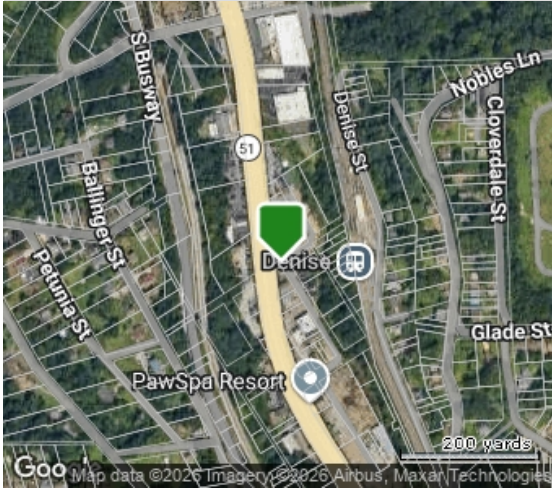
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Cross Property 360 Property View

1641 Saw Mill Run Boulevard, Pittsburgh, Pennsylvania 15210

Parcel Map

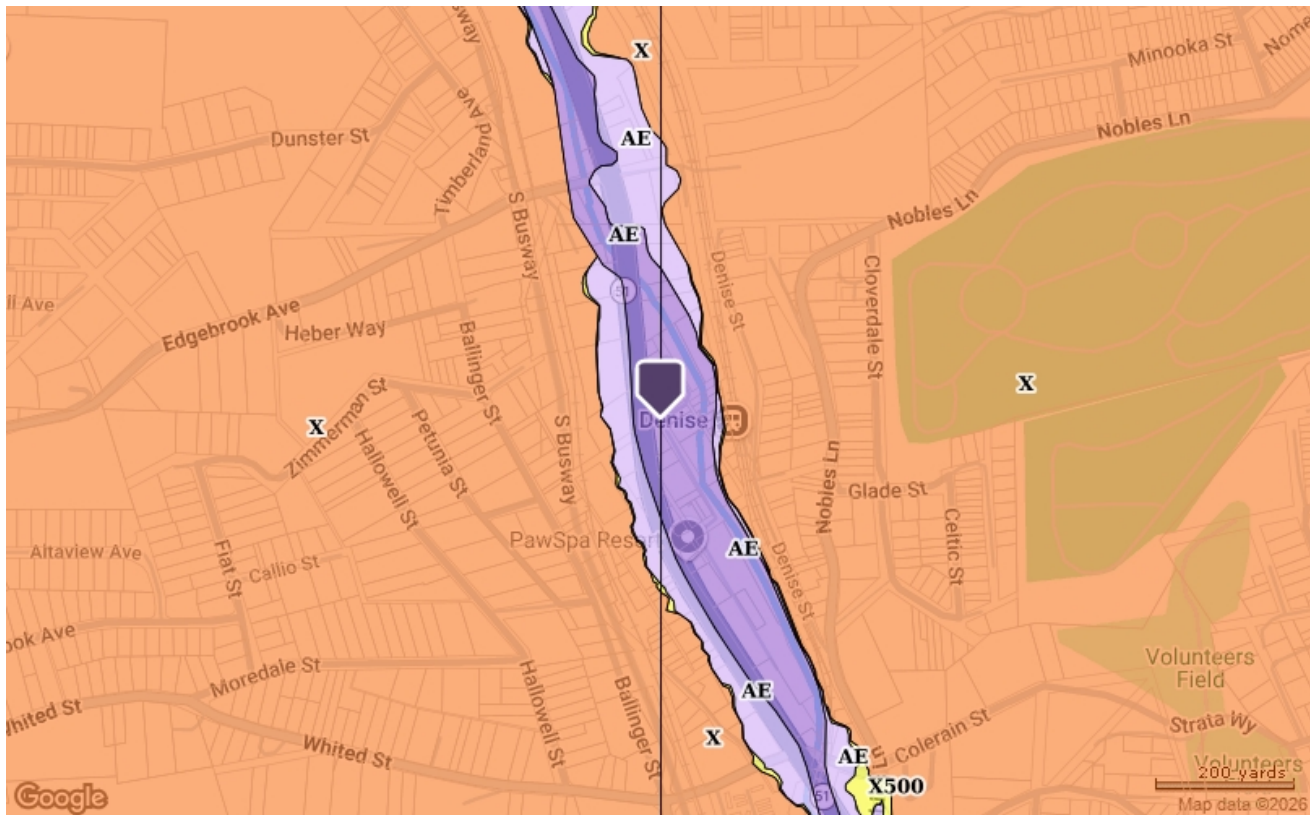


Flood Map

Flood Zone Code: **AE**
Flood Zone Date: **09/26/2014**
Flood Zone Panel: **42003C0344H**
Flood Code Description: **Zone Ae-An Area Inundated By 100-Year Flooding**

Special Flood Hazard Area (SFHA):
Within 250 Feet of Multiple Flood Zone:
Flood Community Name:

In
Yes (X,AE,X500)
PITTSBURGH



- Coastal 100-Year Floodway
- Coastal 100-year Floodplain
- 100-year Floodway
- 100-year Floodplain
- Undetermined
- 500-year Floodplain incl. levee protected area
- Out of Special Flood Hazard Area

This map/report was produced using multiple sources. It is provided for informational purposes only. This map/report should not be relied upon by any third parties. It is not intended to satisfy any regulatory guidelines and should not be used for this or any other purpose.

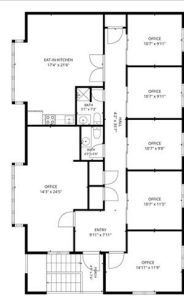
1641 Saw Mill Run Boulevard, Pittsburgh, Pennsylvania 15210

Photos

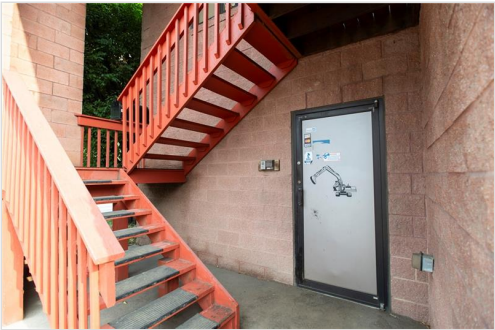




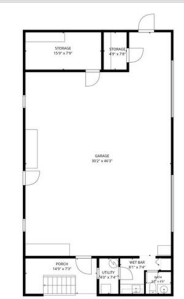
1ST FLOOR



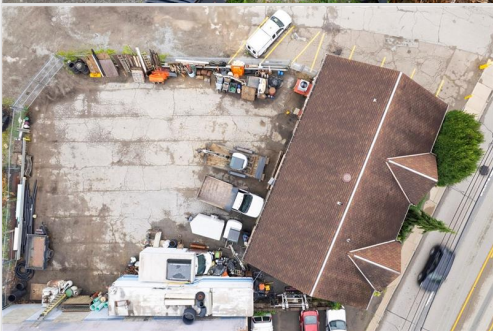
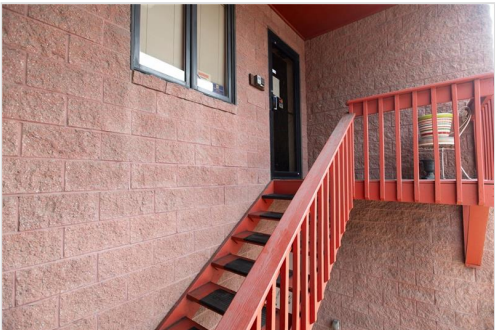
TOTAL: 1756 sq. ft.
Basement: 151 sq. ft., 1st Floor: 1601 sq. ft.
EXCLUDED AREAS: STORAGE: 193 sq. ft., UTILITY: 37 sq. ft., GARAGE: 1273 sq. ft.,
PORCH: 216 sq. ft.



BASEMENT



TOTAL: 1756 sq. ft.
Basement: 151 sq. ft., 1st Floor: 1601 sq. ft.
EXCLUDED AREAS: STORAGE: 193 sq. ft., UTILITY: 37 sq. ft., GARAGE: 1273 sq. ft.,
PORCH: 216 sq. ft.



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** 1641 Saw Mill Run Blvd, Pittsburgh, PA 15210

3 **OWNER** Craig R Davey

4 Owner is providing information to help Broker market the Property. This Statement is **not a substitute for any inspections or warranties**
5 **that a buyer may wish to obtain.** This Statement is not a warranty of any kind by Owner or a warranty or representation by any listing
6 real estate broker (Agent for Owner), any real estate broker, or their agents.

7 **Property Type:** ☒ Office ☐ Retail ☐ Industrial ☐ Multi-family ☐ Land ☐ Institutional
8 ☐ Hospitality ☒ Other: garage & lot

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

12 2. **OCCUPANCY** Do you, Owner, currently occupy the Property? ☒ Yes ☐ No

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

14 3. **DESCRIPTION**

15 (A) Land Area: 9,944 Sq ft. on .2283 Acres

16 (B) Dimensions: 32' x 54'

17 (C) Shape: Square

18 (D) Building Square Footage: 3,340

19 4. **PHYSICAL CONDITION**

20 (A) Age of Property: 33 Additions: Storage Trailer

21 (B) Roof
22 1. Age of roof(s): 33? ☐ Unknown

23 2. Type of roof(s): TAR SHINGLE

24 3. Has the roof been replaced or repaired during your ownership? ☐ Yes ☒ No

25 4. Has the roof ever leaked during your ownership? ☐ Yes ☒ No

26 5. Do you know of any problems with the roof, gutters, or downspouts? ☐ Yes ☒ No

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

30 (C) **Structural Items, Basements and Crawl Spaces**

31 1. Are you aware of any water leakage, accumulation, or dampness in the building or other structures? ☐ Yes ☒ No

32 2. Does the Property have a sump pump? ☐ Yes ☒ No

33 3. Do you know of any repairs or other attempts to control any water or dampness problem in the building or other structures?
34 ☐ Yes ☒ No

35 4. Are you aware of any past or present movement, shifting, deterioration, or other problems with walls, foundations, floors, or
36 other structural components? ☐ Yes ☒ No

37 Explain any yes answers that you give in this section, describing the location and, if applicable, the extent of the problem and the
38 date and person by whom any repairs were done, if known: _____

41 (D) **Mechanical Systems**

42 1. Type of heating: ☒ Forced Air ☐ Hot Water ☐ Steam ☐ Radiant
43 ☐ Other: _____

44 2. Type of heating fuel: ☐ Electric ☐ Fuel Oil ☒ Natural Gas ☐ Propane (on-site) ☐ Central Plant
45 ☐ Other types of heating systems or combinations: _____

46 3. Are there any chimneys? ☐ Yes ☒ No If yes, how many? _____

47 Are they working? ☐ Yes ☐ No When were they last cleaned? _____

48 4. List any buildings (or are as in any buildings) that are not heated: _____

49 5. Type of water heater: ☒ Electric ☐ Gas ☐ Oil Capacity: _____

50 ☐ Other: _____

52 **Buyer Initials:** _____

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Owner Initials: CD



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10/04

6. Type of plumbing: ☒ Copper ☐ Galvanized ☐ Lead ☐ PVC ☐ Unknown
☐ Other: ABS plastic drains
7. Are you aware of any problems with plumbing or heating systems or fixtures on the Property? ☐ Yes ☒ No
If yes, explain: _____
8. Type of air conditioning: ☒ Central Electric ☐ Central Gas ☐ Wall ☐ None Capacity: _____
List any buildings (or areas of any buildings) that are not air conditioned: _____
9. Type of electric service: 200 AMP ☐ 220 Volt ☐ 3-phase ☒ 1-phase ☐ KVA: _____
☐ Other: _____
Transformers: _____ Type: _____
Are you aware of any problems or repairs needed in the electrical system? ☐ Yes ☒ No
If yes, explain: _____
10. Are you aware of any problems with any item in this section that has not already been disclosed? ☐ Yes ☐ No
If yes, explain: _____

(E) Site Improvements

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

(F) Other Equipment

1. Exterior Signs: ☒ Yes ☐ No How many? 2 Number Illuminated: 1
2. Elevators: ☐ Yes ☒ No How many? _____ Cable ☐ Hydraulic rail
Working order? ☐ Yes ☐ No Certified through (date) _____
Date last serviced _____
3. Skylights: ☐ Yes ☒ No How many? _____
4. Overhead Doors: ☐ Yes ☒ No How many? _____ Size: _____
5. Loading Docks: ☐ Yes ☒ No How many? _____ Levelers: ☐ Yes ☐ No
6. At grade doors: ☒ Yes ☐ No How many? 2
7. Are you aware of any problems with the equipment listed in this section? ☐ Yes ☒ No
If yes, explain: _____

(G) Fire Damage

1. To your knowledge, was there ever a fire on the Property? ☐ Yes ☒ No
2. Are you aware of any unrepaired fire damage to the Property and any structures on it? ☐ Yes ☒ No
If yes, explain location and extent of damage: _____

- (H) Are you aware of any problems with water and sewer lines servicing the Property? ☐ Yes ☒ No
If yes, explain: _____

(I) Alarm/Safety Systems

1. Fire: ☐ Yes ☐ No In working order? ☐ Yes ☐ No
If yes, connected to: Fire Department ☐ Yes ☐ No Monitoring Service: ☐ Yes ☐ No
2. Fire extinguishers: ☒ Yes ☐ No
3. Smoke: ☐ Yes ☒ No In working order? ☐ Yes ☐ No
4. Sprinkler: ☐ Yes ☒ No Inspected/certified? ☐ Yes ☐ No
☐ Wet ☐ Dry Flow rate: _____
5. Security: ☒ Yes ☐ No In working order? ☒ Yes ☐ No
If yes, connected to: Police Department ☐ Yes ☐ No Monitoring Service ☐ Yes ☐ No
6. Are there any areas of the Property that are not serviced by the systems in this section? ☐ Yes ☐ No
If yes, explain: _____

Buyer Initials: _____

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Owner Initials: CD

110 5. ENVIRONMENTAL

111 (A) Soil Conditions

- 112 1. Are you aware of any fill or expansive soil on the Property? ☐ Yes ☒ No
113 If yes, were soil compaction tests done? ☐ Yes ☐ No If yes, by whom? _____
114 2. Are you aware of any sliding, settling, earthmovement, upheaval, subsidence, or earth stability problems that have
115 occurred on or affect the Property? ☐ Yes ☒ No
116 3. Are you aware of any existing or proposed mining, strip-mining, or any other excavations that might affect the Property?
117 ☐ Yes ☒ No

118 Explain any yes answers you give in this section: _____
119 _____
120 _____

121 (B) Hazardous Substances

- 122 1. Are you aware of the presence of any of the following on the Property?
123 Asbestos material: ☐ Yes ☒ No
124 Formaldehyde gas and/or ureaformaldehyde foam insulation (UFFI): ☐ Yes ☒ No
125 Discoloring of soil or vegetation: ☐ Yes ☒ No
126 Oil sheen in wet areas: ☐ Yes ☒ No
127 Contamination of well or other water supply: ☐ Yes ☒ No
128 Proximity to current or former waste disposal sites: ☐ Yes ☒ No
129 Proximity to current or former commercial or industrial facilities: ☐ Yes ☒ No
130 Proximity to current, proposed, or former mines or gravel pits: ☐ Yes ☒ No
131 Radon levels above 4 pico curies per liter: ☐ Yes ☒ No
132 Use of lead-based paint: ☐ Yes ☒ No
133 **Note:** If Property contains a residence with one to four dwelling units, and the structure was constructed, or construction began,
134 before 1978, you must disclose any knowledge of lead-based paint and any reports and/or records of lead-based paint on the
135 Property.
136 Are you aware of any lead-based paint or lead-based paint hazards on the Property? ☐ Yes ☒ No
137 If yes, explain how you know of it, where it is, and the condition of those lead-based paint surfaces: _____
138 _____
139 _____

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

- 144 2. To your knowledge, has the Property been tested for any hazardous substances? ☐ Yes ☒ No
145 3. Are you aware of any storage tanks on the Property? ☐ Yes ☒ No ☐ Aboveground ☐ Underground
146 Total number of storage tanks on the Property: 0 Aboveground 0 Underground
147 Are all storage tanks registered with the Pennsylvania Department of Environmental Protection? ☐ Yes ☐ No
148 If no, identify any unregistered storage tanks: N/A
149 Has any storage tank permit ever been revoked pursuant to a federal or state law regulating storage tanks? ☐ Yes ☒ No
150 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
151 tank? ☐ Yes ☒ No
152 Do methods and procedures exist for the operation of tanks and for the operator's/owner's maintenance of a leak
153 detection system, an inventory control system, and a tank testing system? ☐ Yes ☒ No Explain: _____
154 _____
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
158 If yes, have you reported the release to and corrective action to any governmental agency? ☐ Yes ☒ No
159 Explain: _____
160 _____
161 _____

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

166 Buyer Initials: _____

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Owner Initials: LD

(C) Wood Infestation

1. Are you aware of any termites/wood-destroying insects, dry rot, 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? N/A
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

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 forcable 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

Buyer Initials: _____

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Owner Initials: CD

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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: _____

(C) Zoning

1. The Property is currently zoned Ward 32 by the (county, ZIP) Allegheny 15210
2. Current use is: ☐ conforming ☐ non-conforming ☐ permitted by variance ☐ permitted by special exception
3. Do you know of any pending or proposed changes in zoning? ☐ Yes ☐ No
- If yes, explain: _____

- (D) Is there an occupancy permit for the Property? ☒ Yes ☐ No
- (E) Is there a Labor and Industry Certificate for the Property? ☐ Yes ☐ No
- If yes, Certificate Number is: _____
- (F) Is the Property a designated historic or archeological site? ☐ Yes ☒ No
- If yes, explain: _____

9. LEGAL/TITLE ISSUES

- (A) Are you aware of any encroachments or boundary line disputes regarding the Property? ☐ Yes ☒ No
- (B) Are you aware of any recorded encumbrances, covenants, conditions, restrictions, mineral or natural restrictions, easements, licenses, liens, charges, agreements, or other matters which affect the title of the Property? ☐ Yes ☒ No
- (C) Are you aware of any encumbrances, covenants, conditions, restrictions, mineral or natural restrictions, easements, licenses, liens, charges, agreements, or other matters which affect the title of the Property that have not been recorded in the official records of the county recorder where the Property is located? ☐ Yes ☒ No
- (D) Are you aware of any public improvement, condominium, or owner association assessments against the Property that remain unpaid? ☐ Yes ☒ No
- (E) Are you aware of any existing or threatened action, suit, or government proceeding relating to the Property? ☐ Yes ☒ No
- (F) Are you aware of any reason, including a defect in title, that would prevent you from conveying title to the Property? ☐ Yes ☒ No
- (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 satisfied by the proceeds of this sale? ☐ Yes ☒ No
- (H) Are you aware of any insurance claims filed relating to the Property? ☐ Yes ☒ No
- Explain any yes answers you give in this section: _____

10. RESIDENTIAL UNITS

- (A) 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 Law (68 P.S. §7301 et. seq.).

11. TENANCY ISSUES

- (A) Are you aware of any existing leases, subleases or other tenancy agreements affecting the Property? ☐ Yes ☒ No
- (B) Are there any verbal agreements or understandings with tenants that are not specifically recorded in the lease (e.g., a promise not to increase rent, an implied agreement to let tenant end lease early, a first right of refusal on adjoining space)? ☐ Yes ☒ No
- (C) Are there any tenants for whom you do not currently have a security deposit? ☐ Yes ☐ No
- (D) Are there any tenants who have been 5 or more days late with their rent payment more than once this year? ☐ Yes ☒ No

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- (E) Are there any tenants who are currently more than 30 days behind in paying rent, cam, or tax charges? ☐ Yes ☒ No
- (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, etc.)? ☐ Yes ☐ No
- (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
- (H) Is there any tenant that you would consider evicting or not offering an opportunity for renewal? ☐ Yes ☒ No
- (I) 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:

12. DOMESTIC SUPPORT LIEN LEGISLATION

- (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 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:

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: ADT-800-238-2155
1422 E. EXPOSITION AVE AURORA CO 80012
Summit Fire Security 412-653-9050, 260 Fairmount Church Rd
Quakertown PA 15143
- (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:

Buyer Initials: _____

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Owner Initials: CS

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

348	OWNER	<u>Craig R Davey</u>	DATE	<u>7-17-26</u>
		Craig R Davey		
349	OWNER	_____	DATE	_____
350	OWNER	_____	DATE	_____
351	BUYER	_____	DATE	_____
352	BUYER	_____	DATE	_____
353	BUYER	_____	DATE	_____