

## **SITE DESCRIPTION (CONT'D)**

### **Property Tax Map**

The subject property can be found on the Centre County Tax Maps, under Property Code: 18-0-257. The subject is depicted in the above diagram which consists of 1.04 acres.

### **Access & Visibility**

There are two points of access from North Atherton Street. Access and visibility is rated good.

### **Easements/Legal**

The subject property is encumbered with typical sidewalk and utility easements along the North Atherton Street. This does not appear to have any negative affect on the property.

### **Census Tract**

The subject property is located in census tract 42027-0117.00-1.

### **Nuisances and Hazards**

The subject property is not adversely affected by any nuisances or public hazards. The uses developed adjacent to the subject property is compatible with the subject's neighborhood.

### **Functional Utility**

The site is located in an area of mostly commercial. Those uses permitted under the zoning ordinance dominate this section of North Atherton Street.

### **Vegetation**

The site is professional landscaped. It is primarily asphalt with seeded lawn, shrubs and mature trees to the rear of the site.

### **Soils & Conditions**

The sites and conditions are not known, but are assumed to be typical for the State College area.

### **Utilities**

- Electric: Allegheny Power (814) 237-5821
- Water: State College Borough Water Authority (814) 238-6766
- Sewer: University Area Joint Authority ("UAJA") (814) 238-9662
- Telephone: Verizon (814) 231-6511
- Gas: Columbia Gas (814) 238-6775
- Cable: Comcast 888-277-7494

### **Existing Use**

The subject site's existing use is as commercial retail/office.

## HIGHEST AND BEST USE ANALYSIS

Highest and Best Use is that reasonable and probable use that will support the highest present value, as defined, as reasonably probable, a legal use of the land, physically possible and economically feasible. The analysis addresses the land (1) as if vacant and available for development and (2) as presently improved.

Implied in this definition is that the determination of Highest and Best Use takes into account the contribution of a specific use to the community and community development goals as well as the benefits of that use to individual property owners. Hence, in certain situations, the highest and best use of land may be for parks, greenbelts, preservation, conservation, wildlife habitats and the like.

The four primary areas of evaluation used to estimate the Highest and Best Use for a property, as though unimproved and ready for development are as follows:

**Physically Possible** - Physical characteristics of the site and improvements may affect the uses to which a property can be utilized. The utility of a parcel may depend on the sites' frontage and depth and the improvements, layout, design and utility.

**Legally Permissible** - In all cases, an appraiser must determine what uses are legally permissible. Private restrictions, zoning, building codes, historic district controls and environmental regulations must be investigated because they may preclude many potential highest and best uses.

**Financially Feasible** - In determining which uses are physically possible and legally permissible, an appraiser eliminates some uses from consideration. Then the uses that meet the first two criteria are analyzed further to determine which are likely to produce an income, or return, equal to or greater than the amount needed to satisfy operating expenses, financial obligations and capital amortization. All uses that are expected to produce a positive return are regarded as financially feasible.

**Maximally Productive** - Of the financially feasible uses, the use that produces the highest price, or value, consistent with the rate warranted by the market for that use is the highest and best use. To determine the Highest and Best Use of the property, the same rate of return is often used to capitalize income streams from different uses into their respective values. This procedure is appropriate if all competing uses have similar risk characteristics. The use that produces the highest value is the Highest and Best Use.

### **Highest and Best Use as Vacant**

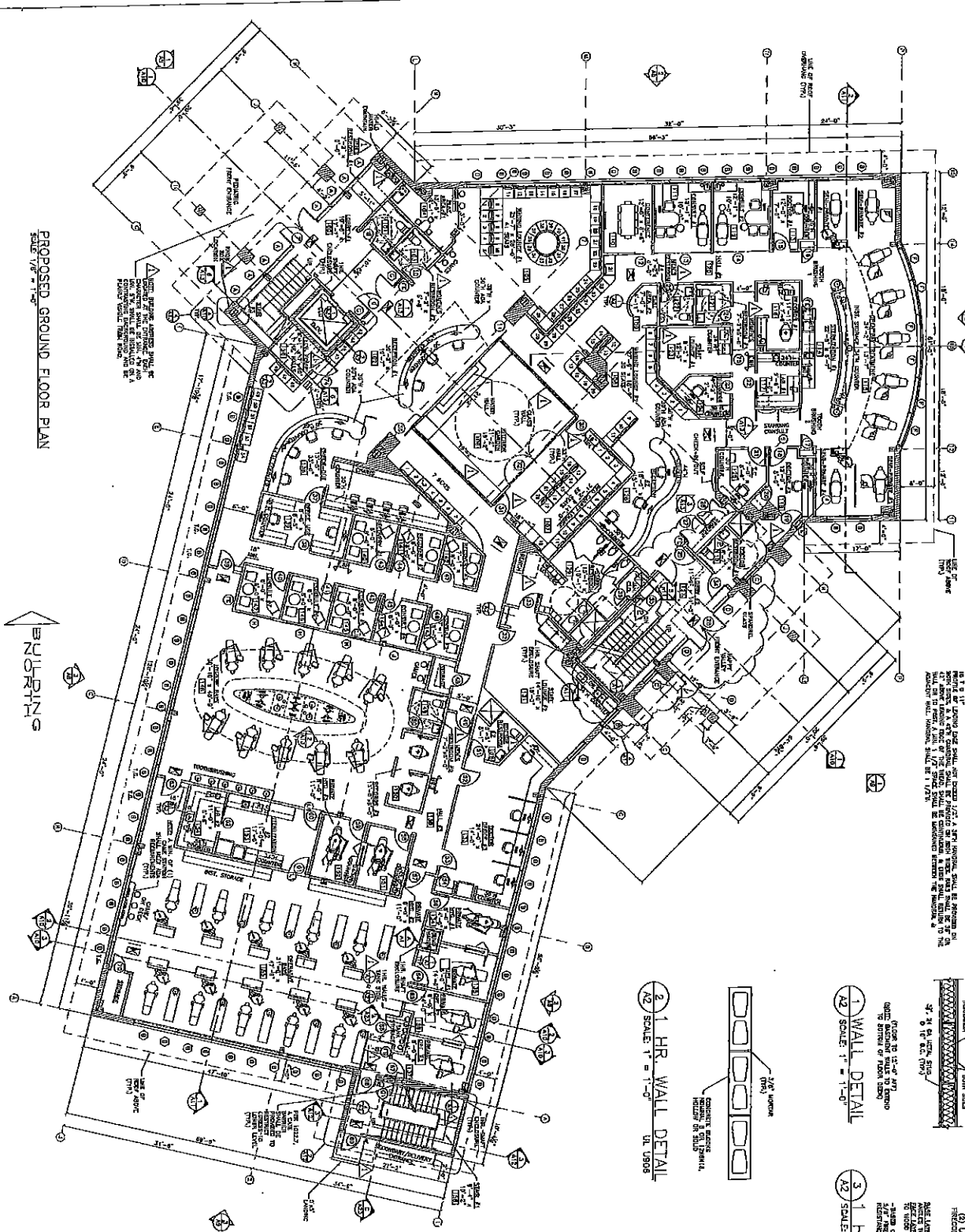
Considering the four factors of Highest and Best Use, namely legally permissible, physically possible, financially feasible and maximally productive, the Highest and Best Use of the subject site, as if vacant and available for development, **as of the current valuation date, is concluded to be for commercial development.**

### **Highest and Best Use as Improved**

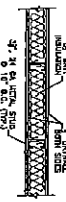
Also considering the same four factors as in the "as if vacant" scenario but applied to the subject as currently improved, the Highest and Best Use As Improved, **as of the current valuation date, is concluded to be the existing commercial retail use.**

PROPOSED GROUND FLOOR PLAN  
SCALE 1/8" = 1'-0"

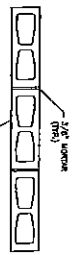
BUILDINGS



NOTE: SEE SECTION 1104Z FOR FINISHES AND MATERIALS. SEE SECTION 1104Z FOR FINISHES AND MATERIALS. SEE SECTION 1104Z FOR FINISHES AND MATERIALS.



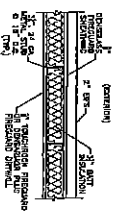
1 WALL DETAIL  
SCALE: 1" = 1'-0"



2 1 HR. WALL DETAIL  
SCALE: 1" = 1'-0"



3 1 HR. UNDER STAIR DETAIL  
SCALE: 1/4" = 1'-0"



4 1 HR. WALL DETAIL  
SCALE: 1" = 1'-0"

NOTES:  
1. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE BUILDING CODES AND SPECIFICATIONS.  
2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES.  
3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTING ALL EXISTING UTILITIES AND STRUCTURES.  
4. THE CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING ACCESS TO ALL ADJACENT PROPERTIES.  
5. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTING ALL EXISTING LANDSCAPE AND PLANTING.

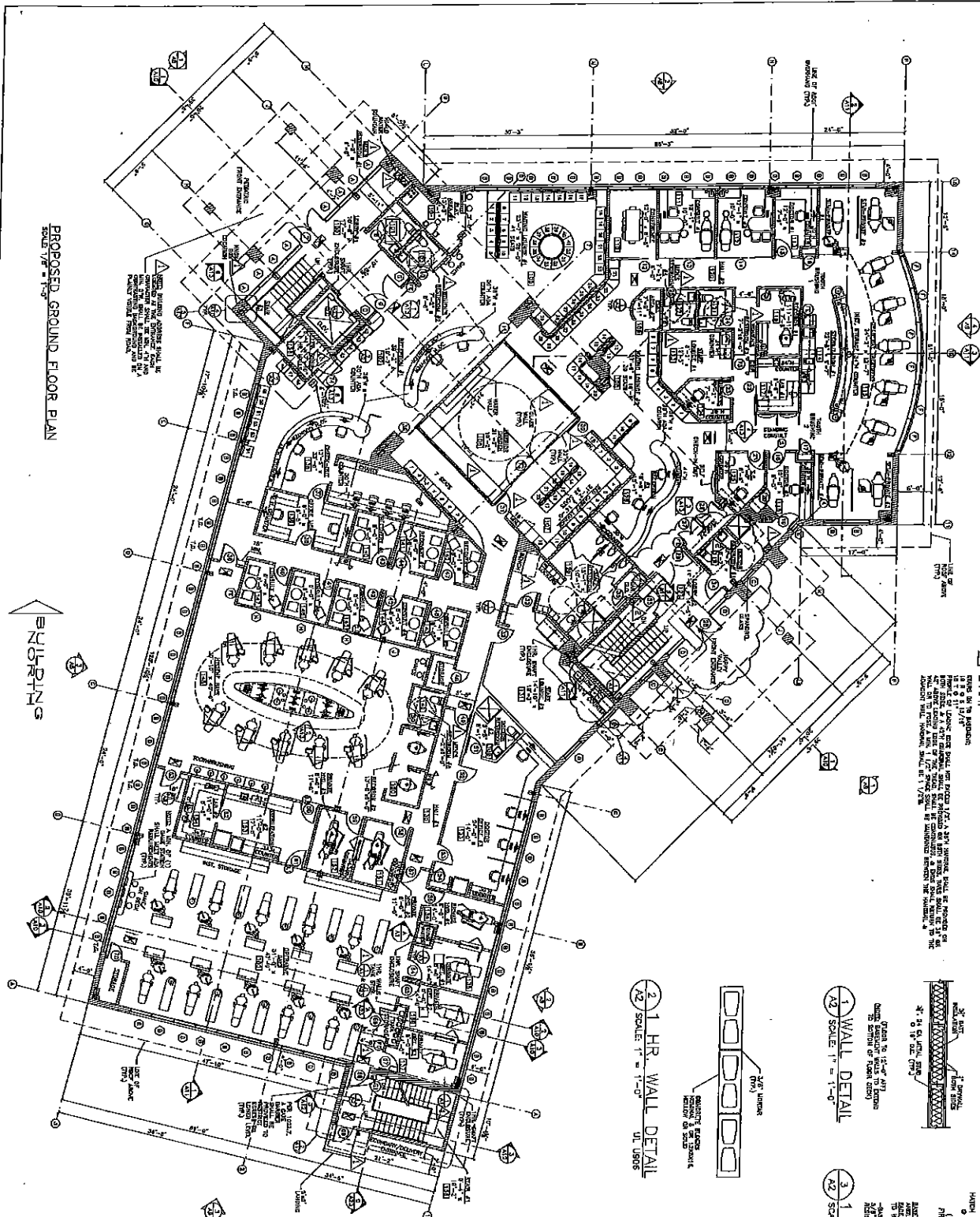
LEGEND	
[Symbol]	1 HR. WALL
[Symbol]	2 HR. WALL
[Symbol]	CONCRETE
[Symbol]	INSULATION
[Symbol]	WOOD
[Symbol]	GLASS
[Symbol]	MECHANICAL
[Symbol]	ELECTRICAL
[Symbol]	PLUMBING
[Symbol]	PAINT
[Symbol]	FINISH

PROJECT TITLE: PROPOSED GROUND FLOOR PLAN  
DATE: 09/25/11  
SCALE: AS NOTED  
DRAWN BY: BRYAN SH  
CHECKED BY: [Name]  
PROJECT # 010-56

PROJECT: PEDIATRIC DENTAL CARE & HAPPY VALLEY ORTHODONTICS  
1019 CHANER RD.  
PORT MADIBA, PA 16870

ALBERT A. DROBKA ARCHITECT  
P.O. BOX 256  
1352 S. ATHERTON ST.  
STATE COLLEGE, PA.  
(814) 238-0710

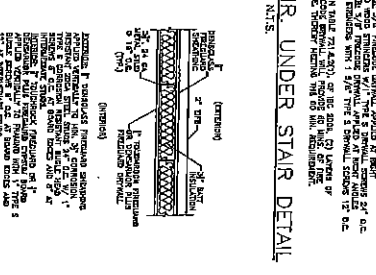
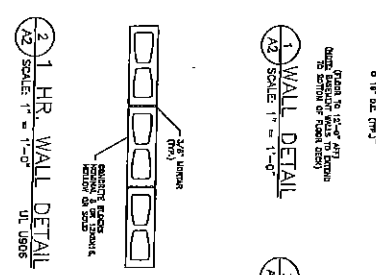
(b) **Common Area Maintenance Costs.** "Common Area Maintenance Costs" shall mean the total costs and expenses incurred in operating, maintaining, repairing and replacing the Common Area including without limitation the costs and expenses of painting; decorating; lighting; electrical power; sanitary control; maintaining, operating and repairing all sprinkler and suppression systems in all buildings on the Property; removal and/or relocation of snow and ice; removal and other treatment of trash, garbage and other refuse; cleaning of the Property; gardening, maintenance and operation of underground sprinklers and landscaping; lighting; heating, ventilating and air conditioning; fire protection; water and sewer charges; insurance carried by Landlord covering any portion of the Property, including without limitation, public liability, personal and bodily injury and property damage liability and automobile coverage, fire and extended coverage, sign, vandalism and malicious mischief and all broad form coverage, sign insurance, rent insurance and any other insurance including umbrella coverage that may be carried by Landlord covering any portion of the Property, all in limits selected by Landlord and the costs of financing any premium installment or the cost of paying any premium in installments; operation of loudspeakers and any other equipment supplying music to the Common Area or any parts thereof; renting of signs; maintenance and repair of utility systems serving the Common Area and any buildings on the Property, including water, sanitary sewer and storm water lines, electric and other utility lines and pipes; security costs; the cost of operating machinery and equipment owned in and used in the operation, policing, maintenance and repair of the Common Area or the rental charges for such machinery and equipment; the cost of personnel (including applicable payroll taxes, workmen's compensation insurance and disability insurance) to implement all of the foregoing, including the policing of the Common Area. Landlord may cause any or all of said services to be provided by an independent contractor or contractors.



PROPOSED GROUND FLOOR PLAN  
SCALE: 1/8" = 1'-0"

BUILDING

NOTE: FOR ACCESS FROM  
 22' 0" x 7' 0" APPROX.  
 18' 0" x 11' 0" APPROX.  
 15' 0" x 11' 0" APPROX.  
 12' 0" x 11' 0" APPROX.  
 10' 0" x 11' 0" APPROX.  
 8' 0" x 11' 0" APPROX.  
 6' 0" x 11' 0" APPROX.  
 4' 0" x 11' 0" APPROX.  
 2' 0" x 11' 0" APPROX.



REVISIONS

NO.	DATE	DESCRIPTION
1	10/14/11	ISSUED FOR PERMIT
2	10/25/11	REVISED PER COMMENTS

PROJECT  
 PEDIATRIC DENTAL CARE &  
 HAPPY VALLEY ORTHODONTICS  
 CHANER RD.  
 PORT MATILDA, PA 16870

DATE  
 10/14/11

SCALE  
 AS NOTED

DRAWN BY  
 JLD

CHECKED BY  
 JLD

SHEET NO.  
 A2

PROJECT #  
 010-56

ALBERT A. DROBKA ARCHITECT  
 P.O. BOX 256  
 1352 S. ATHERTON ST.  
 STATE COLLEGE, PA.  
 (814) 238-0710

### 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 200 - 1019 Chaver Rd. Port Matilda, PA 16870

2  
3 OWNER GRAYS WOOD PROFESSIONAL DEV.

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: \_\_\_\_\_

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: one owner constructed building.

12  
13 2. OCCUPANCY Do you, Owner, currently occupy the Property?  Yes  No  
14 If no, when did you last occupy the Property? \_\_\_\_\_

15 3. DESCRIPTION  
16 A. Land Area: approx. 3 acres  
17 B. Dimensions: \_\_\_\_\_  
18 C. Shape: see attached info  
19 D. Building Square Footage: 25,600 net sq. ft.

20 4. PHYSICAL CONDITION  
21 A. Age of Property: 3.5 yrs old Additions: \_\_\_\_\_  
22 B. Roof  Unknown  
23 1. Age of roof(s): 3.5 yrs old.  
24 2. Type of roof(s): metal  
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: basement got damp during major rain last yr.  
40 # No ongoing problems #

41  
42 D. Mechanical Systems  
43 1. Type of heating:  Forced Air  Hot Water  Steam  Radiant  
44  Other: \_\_\_\_\_  
45 2. Type of heating fuel:  Electric  Fuel Oil  Natural Gas  Propane (on-site)  Central Plant  
46  Other types of heating systems or combinations: \_\_\_\_\_  
47  
48 3. Are there any chimneys?  Yes  No If yes, how many? \_\_\_\_\_  
49 Are they working?  Yes  No When were they last cleaned? \_\_\_\_\_  
50 4. List any buildings (or areas in any buildings) that are not heated: \_\_\_\_\_  
51  
52 5. Type of water heater:  Electric  Gas  Oil Capacity: \_\_\_\_\_  
53  Other: \_\_\_\_\_  
54

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

Owner Initials: MM



- 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: \_\_\_\_\_ AMP  220 Volt  3-phase  1-phase  KVA: \_\_\_\_\_
- 65  Other: \_\_\_\_\_
- 66 Transformers: \_\_\_\_\_ 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? 3 Number Illuminated: 1
- 83 2. Elevators:  Yes  No How many? 1  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? \_\_\_\_\_ Size: \_\_\_\_\_
- 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: Signage determined by Jg. Ft. #
- 91 by township
- 92

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

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

- 111 5. ENVIRONMENTAL
- 112 A. Soil Conditions
- 113 1. Are you aware of any fill or expansive soil on the Property?  Yes  No
- 114 If yes, were soil compaction tests done?  Yes  No If yes, by whom? \_\_\_\_\_
- 115
- 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: ML

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 picocuries 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 \_\_\_\_\_

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

143 If yes, list all available reports and records: \_\_\_\_\_  
144 \_\_\_\_\_  
145 \_\_\_\_\_

- 146 2. To your knowledge, has the Property been tested for any hazardous substances?  Yes  No
- 147 3. Are you aware of any storage tanks on the Property?  Yes  No  Aboveground  Underground

148 Total number of storage tanks on the Property: \_\_\_\_\_ Aboveground \_\_\_\_\_ Underground  
149 Are all storage tanks registered with the Pennsylvania Department of Environmental Protection?  Yes  No

150 If no, identify any unregistered storage tanks: \_\_\_\_\_

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

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 tank?

153  Yes  No

154 Do methods and procedures exist for the operation of tanks and for the operator's/owner's maintenance of a leak detection system, an  
155 inventory control system, and a tank testing system?  Yes  No Explain: \_\_\_\_\_  
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?

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

160 Explain: \_\_\_\_\_  
161 \_\_\_\_\_  
162 \_\_\_\_\_

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

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

172 Explain any yes answers you give in this section: \_\_\_\_\_  
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
- 177 2. Do you know of any past or present drainage or flooding problems affecting the Property?  Yes  No
- 178 3. To your knowledge, is this Property, or part of it, located in an earthquake or other natural hazard zone?  Yes  No

179 Explain any yes answers you give in this section: \_\_\_\_\_  
180 \_\_\_\_\_  
181 \_\_\_\_\_

182 Buyer Initials: \_\_\_\_\_

Owner Initials: *ML*



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? \_\_\_\_\_
- 189 What was the result of the test? \_\_\_\_\_
- 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? \_\_\_\_\_
- 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 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 for cable TV?  Yes  No
- 221 If yes, number of hook-ups: \_\_\_\_\_ Location: TBD w/ Buildout
- 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 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 Office Boffser by the
- 241 (county, ZIP) CENTRE 16870
- 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: ML

- 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, charges, agreements, or other matters which affect the title of the Property?  Yes  No
- 256 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
- 257
- 258
- 259 D. Are you aware of any public improvement, condominium, or owner association assessments against the Property that remain unpaid?  Yes  No
- 260
- 261 E. Are you aware of any existing or threatened action, suit, or government proceeding relating to the Property?  Yes  No
- 262
- 263 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 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
- 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 Statement, as required by the Pennsylvania Real Estate Seller's Disclosure Law (68 P.S. §7301 et. seq.).

274 11. TENANCY ISSUES

- 276 A. Are you aware of any existing leases, subleases or other tenancy agreements affecting the Property?  Yes  No
- 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 rent, an implied agreement to let tenant end lease early, a first right of refusal on adjoining space)?  Yes  No
- 278 C. Are there any tenants for whom you do not currently have a security deposit?  Yes  No *N/A*
- 279 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 E. Are there any tenants who are currently more than 30 days behind in paying rent, cam, or tax charges?  Yes  No
- 281 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
- 282 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
- 283 H. Is there any tenant that you would consider evicting or not offering an opportunity for renewal?  Yes  No
- 284 I. Are you currently involved in any type of dispute with any tenant?  Yes  No
- 285 Explain any yes answers you give in this section, providing names of tenants where applicable. Attach additional sheet if necessary:
- 286 \_\_\_\_\_
- 287 \_\_\_\_\_
- 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 in any Pennsylvania county?  Yes  No
- 293 If yes, list name and social security numbers of Owner(s) obligated to pay, the county, and the Domestic Relations File or docket number:
- 294 \_\_\_\_\_
- 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 Act (72 P.S. §5490.1 et seq.) (Clean and Green Program)?  Yes  No
- 300 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
- 301 Owner's remaining enrolled Property to the County Assessor 30 days before the transfer of title to Buyer. The sale of Property enrolled
- 302 in the Clean and Green Program may result in the loss of program enrollment and the loss of preferential tax assessment for the Property
- 303 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
- 304 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
- 305 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
- 306 Property was enrolled in the program, limited to the past 7 years.
- 307

308 Buyer Initials: \_\_\_\_\_

Owner Initials: 

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: Schindler Elevator, Erlich Pest Control  
327 \_\_\_\_\_  
328 \_\_\_\_\_

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: Alpha Fire Dept.  
332 \_\_\_\_\_  
333 \_\_\_\_\_

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: SCBWA, Comcast, WPP  
337 \_\_\_\_\_  
338 \_\_\_\_\_  
339 \_\_\_\_\_

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 *Ms. Maureen K...* DATE 2-1-2017  
350 GRAYS WOOD PROFESSIONAL DEV.

351 OWNER \_\_\_\_\_ DATE \_\_\_\_\_

355 OWNER \_\_\_\_\_ DATE \_\_\_\_\_

360 BUYER \_\_\_\_\_ DATE \_\_\_\_\_

363 BUYER \_\_\_\_\_ DATE \_\_\_\_\_

366 BUYER \_\_\_\_\_ DATE \_\_\_\_\_