

FOR SALE

2,392± SF FREESTANDING BUILDING

2702-2704 Peach Street | Erie, PA 16508



OFFERED AT:
\$195,000

PROPERTY HIGHLIGHTS

- 2,392± SF Freestanding Mixed-Use Building
- 0.2394± Acres With Paved Parking For 16-20 Vehicles
- 123.5' Frontage On Peach Street
- 21,000 Average Daily Traffic (PennDOT AADT, 2022 Count Year)
- 1,096± SF Fully Climate Controlled First Floor Office Waiting Room, Reception, 4 Offices & Restroom
- 1,146± SF Second Floor Office – Potential 3 Bedroom, 1 Bathroom Apartment: 4 Offices, Break Room, Full Kitchen, Restroom & Sun Room
- Full Basement & Attic For Storage
- Floor Plan Available
- On Public Bus Route
- Zoned RLB, Residential Limited Business
- Many Potential Uses: Banks, Offices, Restaurants, Limited Retail, Medical/Dental Clinic & More
- Tour Online:
<https://my.matterport.com/show/?m=zyJExowaAAK>

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FOR MORE INFORMATION PLEASE CONTACT

Sherry Bauer
Broker

O. 814.453.2000 x101 \ C. 814.460.2000
sbauer@sherrybauerrealestate.com

SBRE

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1315 Peninsula Drive, Suite 2, Erie, PA 16505

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F. 814.453.2001

www.sherrybauerrealestate.com

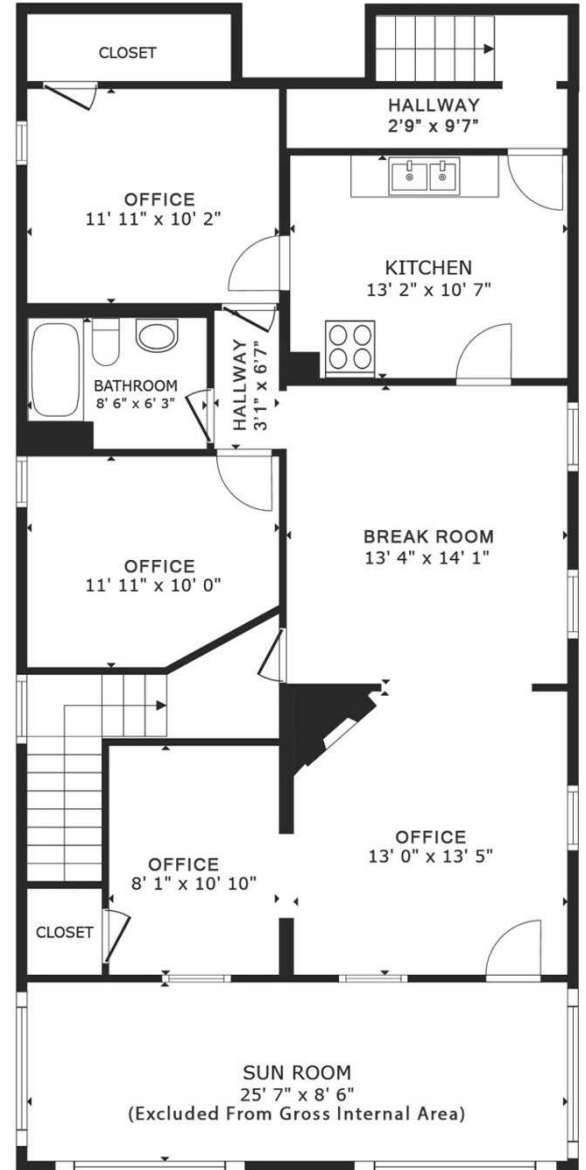
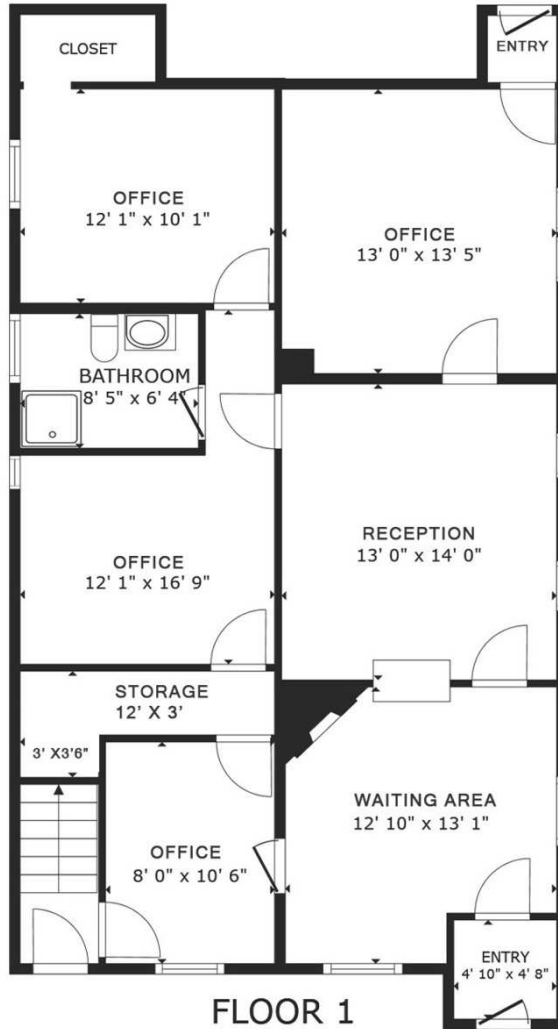
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360° VIRTUAL TOUR

Floor Plan

2702-2704 Peach St.
Erie, PA 16508



2,392± SF Gross External Area (Per Erie County Assessor)
2,242± SF Gross Internal Area

Note: Drawing may not be to scale. All sizes & dimensions are approximate. Measurement accuracy is within 2% of reality. Full basement & attic not shown in floor plan.

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204.14 RLB RESIDENTIAL LIMITED BUSINESS DISTRICT

PERMITTED USES

One-Family Dwellings
Two-Family Dwellings
Multiple-Family Dwellings
Banks and Financial Institutions
Accessory Uses and Structures
Adult Day Care
Bed and Breakfast (305.22)
Business Offices
Car Washes
Churches-Places of Worship (305.20)
Cleaners
Computer Users Center
Community Garage
Convenience Stores (305.43)
Corporate Office (305.31)
Day Care Centers (305.23)
Eating and Drinking Establishment (305.25)
Essential Services
Fee-Simple Townhouses
Fitness Center/Gym
Florist
Funeral Homes
Greenhouses/Nurseries (305.35)
Group Care Facility
Home Child Care
Home Occupations
Hospitals
Ice Cream Shop
Libraries and Museums (305.29)
Licensed Massage Therapy (305.51) 8/09
Limited Retail Business (305.44)
Medical and Dental Clinics (305.32)
Mobile Homes Park
Off-Street Parking Lots (305.10, 305.11)
Personal Care Boarding Homes for Adults
(305.28)
Personal Services
Public/Semi-Public Uses
Professional Services

Rooming/Boarding Homes
Short Term Rental (305.57)
Urban Garden
Utility Substations (305.19)
Video Rental

SPECIAL EXCEPTIONS

Commercial/Industrial Wind Energy
Systems (305.53)
Dormitories (305.16)
Fraternity/Sorority (305.16)
Market Garden
Nursing/Convalescent Homes (305.33)
Small Wind Energy Systems (305.53)
Wireless Communication Facilities (305.45)

CONDITIONAL USES

Limited Correctional Facility (305.50)
General Correctional Facility (305.50)
Custodial Care Facility (305.50)

Note: Any combination of the permitted uses may be placed on one lot of record

Address: 2702 04 PEACH ST

Owner: CBCS ERIE RE INVESTMENTS LLC

Parcel: 19060053035100

Parcel Profile

Address 2702 | 04 | PEACH | ST

Street Status PAVED | SIDEWALK

School District CITY OF ERIE SCHOOL

Acreage 0.2394

Classification C

Land Use Code OFFICE BLDGS/LABS/LIBRARIES

Legal Description 2702 4 PEACH ST LOT C 123.50 X 75.50 IRR | 0.2394 AC NET

Square Feet 3588

Topo LEVEL

Utility ALL PUBLIC

Zoning Please contact your municipal zoning officer

Deed Book 2016

Deed Page 016310

2025 Tax Values

Land Value / Taxable 36,500 / 36,500.00

Building Value / Taxable 48,800 / 48,800.00

Total Value / Taxable 85,300 / 85,300.00

Clean & Green Inactive

Homestead Status Inactive

Farmstead Status Inactive

Lerta Amount 0

Lerta Expiration Year 0

Commercial Data

Card 1 MIXED RESIDENTIAL/COMMERCIAL

Business Living Area - 3588

Year Built - 1917

Improvement Name - CHECKS AND BALANCES

Value - 58520

Other Buildings & Yards

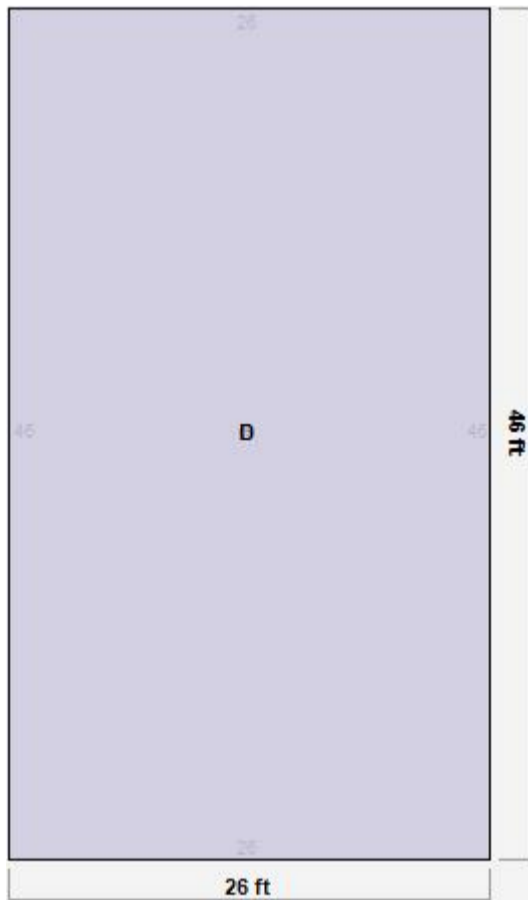
Description	Built	Width	Length	Area
PAVING ASPHALT PARKING	1980	0	0	1600

Sales History

Sale Date	From	To	Type	Price	Book / Page	Other Info
8/1/2016	KRAUZA DAVID R UX LINDA A	CBCS ERIE RE INVESTMENTS LLC	LAND & BUILDING		2016 / 016310	SPECIAL WARRANTY DEED
2/23/2015	KRAUZA DAVID R UX LINDA A	KRAUZA DAVID R UX LINDA A	LAND & BUILDING		2015 / 003228	SPECIAL WARRANTY DEED
4/17/1998		KRAUZA DAVID R UX LINDA A			0554 / 2358	

Parcel Sketches

Commercial Card 1



A	MAIN	1196 square feet
B	MAIN	1196 square feet
C	MAIN	1196 square feet
D	MAIN	598 square feet

Parcel Images



Annual Taxes

Attention City of Erie Residents

Please be advised that due to the recent change in the billing cycle for the City of Erie school taxes, the total for Year 2012 (school tax column) will now include the total amounts for both the 2011-12 AND the 2012-13 tax years.

Year	County	City/Township	School	Library	Total
2024	563.83	1119.14	1689.67	0	3372.64
2023	508.39	1119.14	1617.53	0	3245.06
2022	508.39	1119.14	1578.69	0	3206.22
2021	508.39	1119.14	1511.43	0	3138.96
2020	487.06	1119.14	1467.41	0	3073.61
2019	487.06	993.75	1467.41	0	2948.22
2018	461.47	992.89	1432.18	0	2886.54
2017	461.47	993.75	1425.06	0	2880.28
2016	440.15	993.75	1417.97	0	2851.87
2015	420.53	993.75	1417.97	0	2832.25
2014	420.53	925.51	1417.97	0	2764.01
2013	420.53	925.51	1417.97	0	2764.01
2012	473.11	1024.42	2934.48	0	4432.01
2011	473.11	895.39	1392.16	0	2760.66
2010	473.11	895.39	1334.77	0	2703.27
2009	426.19	895.39	1334.77	0	2656.35
2008	406.64	895.39	1334.77	0	2636.80
2007	387.09	895.39	1334.77	0	2617.25
2006	387.09	798.42	1334.77	0	2520.28
2005	365.98	759.32	1283.94	0	2409.24
2004	365.98	759.32	1283.94	0	2409.24

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 2702-2704 Peach Street, Erie, PA 16508

2
3 OWNER CBCS Erie RE Investments, LLC

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: [x] Office [] Retail [] Industrial [] Multi-family [] Land [] Institutional
8 [] Hospitality [] Other:

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:

11
12 2. OCCUPANCY Do you, Owner, currently occupy the Property? [x] Yes [] No
13 If no, when did you last occupy the Property?

14 3. DESCRIPTION
15 (A) Land Area: 123.5 x 75.5 0.2394 acres
16 (B) Dimensions:
17 (C) Shape:
18 (D) Building Square Footage: 3588 s.f.

19 4. PHYSICAL CONDITION
20 (A) Age of Property: 107 years Additions: none

21 (B) Roof
22 1. Age of roof(s): [x] Unknown
23 2. Type of roof(s): shingle and flat
24 3. Has the roof been replaced or repaired during your ownership? [x] Yes [] No
25 4. Has the roof ever leaked during your ownership? [] Yes [x] No
26 5. Do you know of any problems with the roof, gutters, or downspouts? [x] Yes [] No
27 Explain any yes answers you give in this section: The chimney fell over and needs to be
28 replaced

29
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 [x] No
32 2. Does the Property have a sump pump? [] Yes [x] 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 [x] 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: water main was replaced which
39 was underneath the basement concrete

40
41 (D) Mechanical Systems
42 1. Type of heating: [x] Forced Air [] Hot Water [] Steam [] Radiant
43 [] Other:
44 2. Type of heating fuel: [] Electric [] Fuel Oil [x] Natural Gas [] Propane (on-site) [] Central Plant
45 [] Other types of heating systems or combinations:
46 3. Are there any chimneys? [x] Yes [] No If yes, how many? one
47 Are they working? [] Yes [] No When were they last cleaned? unknown
48 4. List any buildings (or are as in any buildings) that are not heated:
49
50 5. Type of water heater: [] Electric [x] Gas [] Oil Capacity: unknown
51 [] Other:

52 Buyer Initials: CPI Page 1 of 7 Owner Initials: kg

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6. Type of plumbing: Copper Galvanized Lead PVC Unknown
 Other: _____
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: 2nd floor is not air conditioned
9. Type of electric service: _____ 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? 1 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? 4
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: first floor is serviced by security system

109 Buyer Initials: _____

CPI Page 2 of 7

Owner Initials: KJ

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, earth movement, 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: _____ Aboveground _____ Underground
 147 Are all storage tanks registered with the Pennsylvania Department of Environmental Protection? Yes No
 148 If no, identify any unregistered storage tanks: _____
 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 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: _____

Owner Initials: Kg

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(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? _____

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

Does the Property have T1 or other capability? [] Yes [] No

Buyer Initials: _____

Owner Initials: kg

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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 Commercial by the (county, ZIP) City of Erie
 - 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: 1 - second floor (unoccupied)
- 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

283 Buyer Initials: _____

Owner Initials: KJ

- 284 (E) Are there any tenants who are currently more than 30 days behind in paying rent, cam, or tax charges? [] Yes [x] No
 285 (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
 286 terms, etc.)? [] Yes [x] No
 287 (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?
 288 [] Yes [x] No
 289 (H) Is there any tenant that you would consider evicting or not offering an opportunity for renewal? [] Yes [x] No
 290 (I) Are you currently involved in any type of dispute with any tenant? [] Yes [x] No
 291 Explain any yes answers you give in this section, providing names of tenants where applicable. Attach additional sheet if necessary:

292 Residential unit is unoccupied
 293 _____
 294 _____

295 **12. DOMESTIC SUPPORT LIEN LEGISLATION**

296 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
 297 domestic relations office in any Pennsylvania county? [] Yes [x] No
 298 If yes, list name and social security numbers of Owner(s) obligated to pay, the county, and the Domestic Relations File or docket
 299 number: _____
 300 _____

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

302 (A) Is the Property, or a portion of it, preferentially assessed for tax purposes under the Farmland and Forest Land Assessment
 303 Act (72 P.S. §5490.1 et seq.) (Clean and Green Program)? [] Yes [x] No

304 **Note:** An Owner of Property enrolled in the Clean and Green Program must submit notice of the sale and any proposed changes
 305 in the use of Owner's remaining enrolled Property to the County Assessor 30 days before the transfer of title to Buyer. The sale
 306 of Property enrolled in the Clean and Green Program may result in the loss of program enrollment and the loss of preferential tax
 307 assessment for the Property and/or the land of which it is a part and from which it is being separated. Removal from enrollment
 308 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
 309 amount of taxes paid under the program and the taxes that would have been paid in the absence of Clean and Green enrollment.
 310 The roll-back taxes are charged for each year that the Property was enrolled in the program, limited to the past 7 years.

311 (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
 312 Act enabling certain counties of the Commonwealth to covenant with landowners for preservation of land in farm, forest, water
 313 supply, or open spaces uses)? [] Yes [x] No

314 **Note:** This Act enables counties to enter into covenants with owners of land designated as farm, forest, water supply, or open
 315 space land on an adopted municipal, county or regional plan for the purpose of preserving the land as open space. A covenant
 316 between the owner and county is binding upon any Buyer of the Property during the period of time that the covenant is in effect
 317 (5 or 10 years). Covenants automatically renew at the end of the covenant period unless specific termination notice procedures
 318 are followed. When a breach of the covenant occurs, the then-owner is required to pay roll-back taxes and interest. A roll-back
 319 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
 320 roll-back taxes are charged for each year that the Property was subject to the covenant, limited to the past 5 years.

321 (C) Is the Property, or a portion of it, preferentially assessed for tax purposes or enrolled in any program, other than Clean & Green
 322 and Open Space, that contains any covenants, subdivision restrictions, or other restrictions affecting the Property?
 323 [] Yes [x] No

324 Explain any yes answers you give in this section: _____
 325 _____

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

327 (A) Provide the names, addresses and phone numbers of the service providers for any Maintenance Contracts on the Property (e.g.,
 328 elevators, other equipment, pest control). Attach additional sheet if necessary: None
 329 _____
 330 _____

331 (B) Provide the names, addresses and phone numbers of the service providers for any Alarm/Safety Contracts on the Property (e.g.,
 332 security alarm system, sprinkler system, fire/smoke). Attach additional sheet if necessary: _____
 333 Security Alarm - Vivent (Utah)
 334 _____
 335 _____

336 (C) Provide the names, addresses and phone numbers of the service providers for any utilities on the Property (e.g., water, water
 337 softener, sewage, on-site sewage service, natural gas, electric, telephone). Attach additional sheet if necessary: _____
 338 Electric - Penelec
 339 Natural Gas - Erie Water Works
 340 water - Erie Water Works
 341 _____

342 **Buyer Initials:** _____

Owner Initials: KJ

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 Keith Johnson DATE 11-18-2024
CBCS Erie RE Investments, LLC

349 OWNER _____ DATE _____

350 OWNER _____ DATE _____

351 BUYER _____ DATE _____

352 BUYER _____ DATE _____

353 BUYER _____ DATE _____