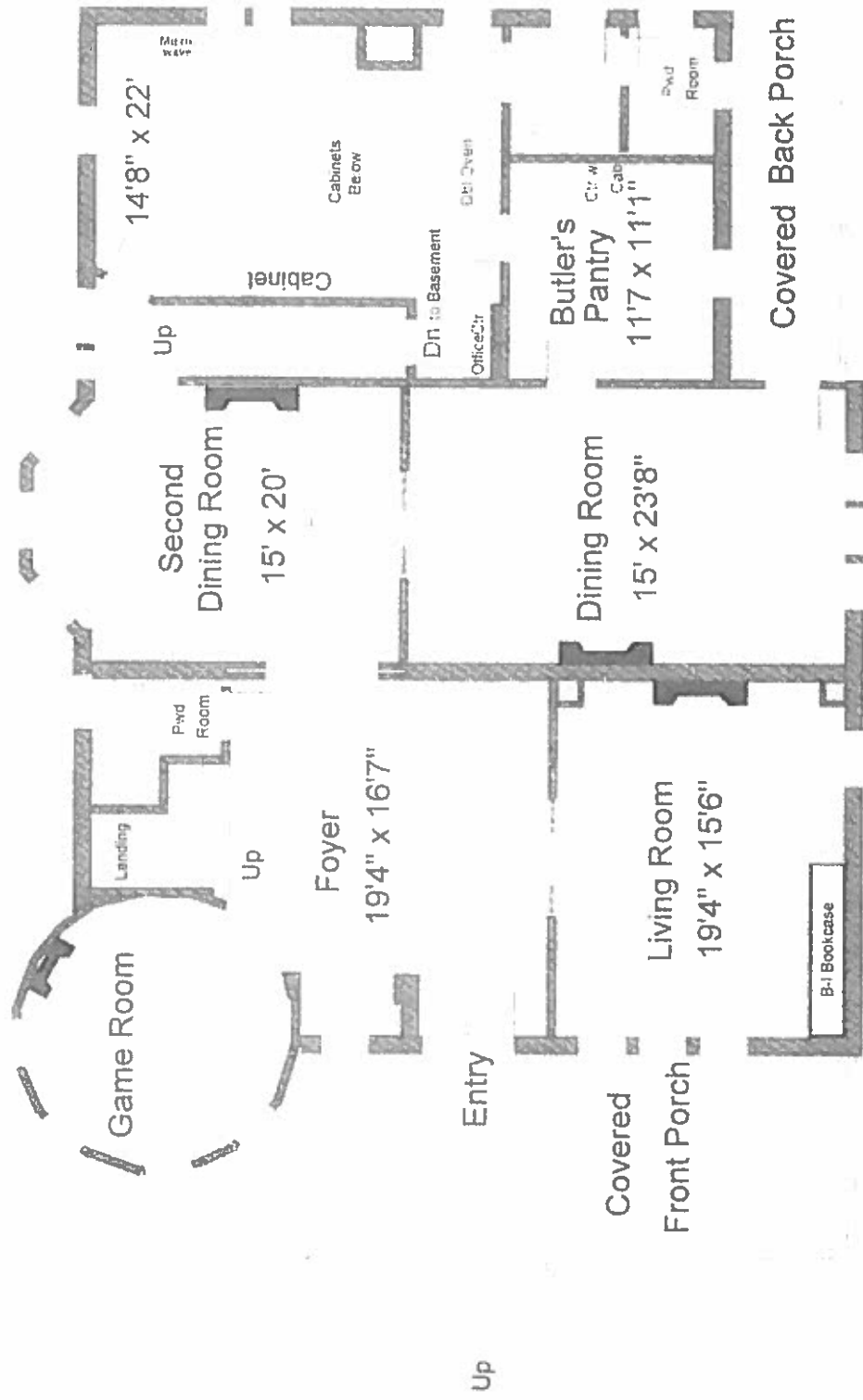
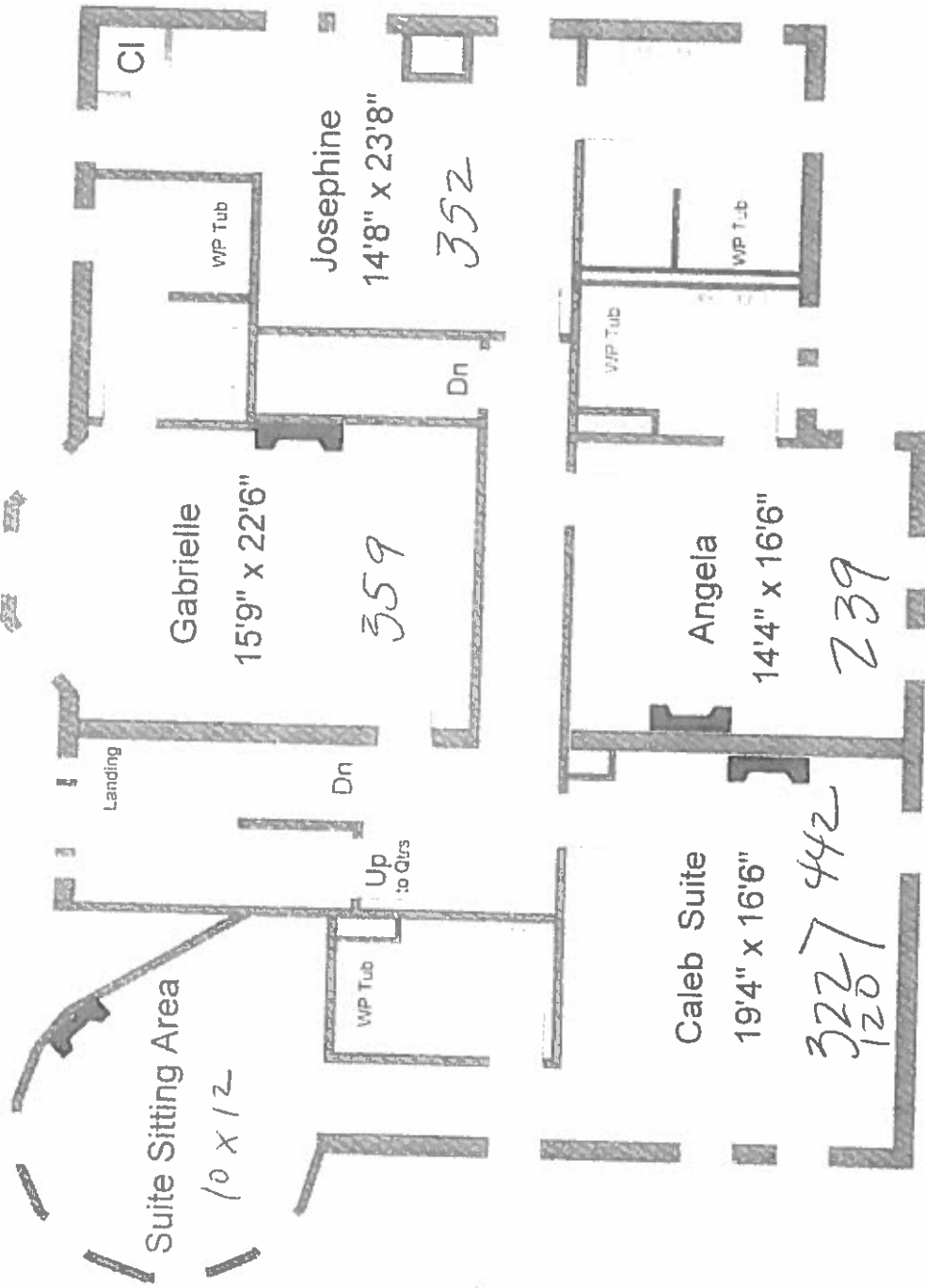


Levi Deal Mansion



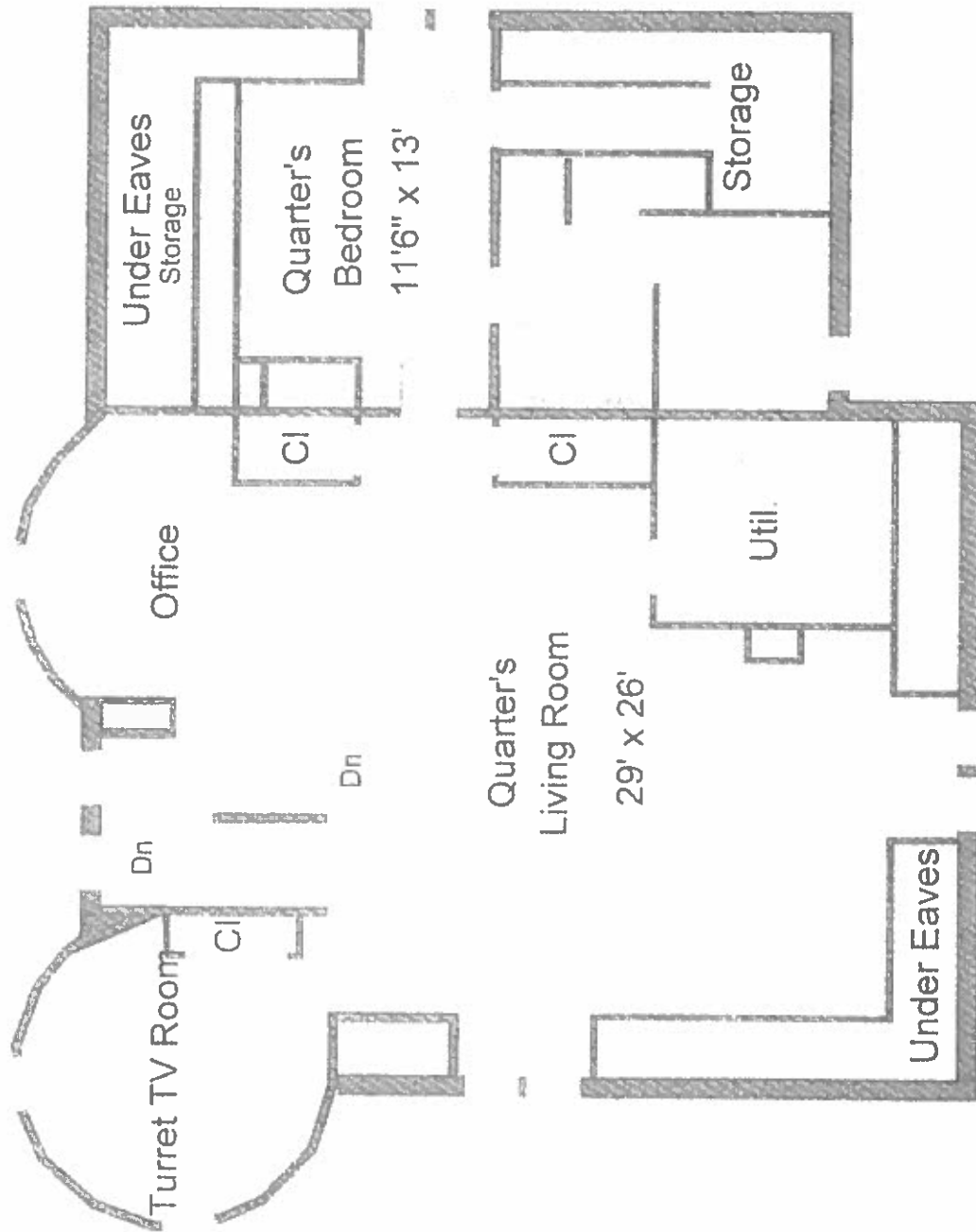
First Floor

Levi Deal Mansion



Second Floor

Levi Deal Mansion



Third Floor

WEST PENN MULTI-LIST, INC. RESIDENTIAL DISCLOSURE FORM FOR PROPERTIES BUILT PRIOR TO 1978 DISCLOSING INFORMATION ON LEAD-BASED PAINT AND LEAD-BASED PAINT HAZARDS

Rev. 7/2018

PROPERTY ADDRESS: 301 Meyers Ave, Meyersdale, PA 15552 (Complete Street, City and ZIP code)

SELLER'S NAME: Levi Deal Mansion, Inc

THIS FORM MUST BE COMPLETED FOR ANY PROPERTY BUILT PRIOR TO 1978 AND INITIALED IN EACH BOX BELOW AS APPROPRIATE

A. LEAD WARNING STATEMENT: Every purchaser of any interest in residential real property on which a residential dwelling was built prior to 1978 is notified that such property may present exposure to lead from lead-based paint that may place young children at risk of developing lead poisoning.

NOTICE: The inspection referenced herein must be performed by an inspector who is properly certified as required by Federal Law.

B. SELLER'S DISCLOSURE:

1. PRESENCE OF LEAD-BASED PAINT AND/OR LEAD-BASED PAINT HAZARDS (check one box only):

___/___ [] (a) Known lead-based paint and/or lead-based paint hazards are present in or about the Property (if so, provide the basis for determining that lead-based paint and/or lead-based hazards exist, the location(s), the condition of the painted surfaces, and other available information concerning the Seller's knowledge of the presence of lead-based paint and/or lead-based paint hazards in or about the Property):

[DF] / ___ [X] (b) Seller has no knowledge of the presence of lead-based paint and/or lead-based paint hazards in or about the Property.

2. RECORDS AND REPORTS AVAILABLE TO SELLER (check one box only):

___/___ [] (a) Seller has provided the Buyer with all available records and reports pertaining to lead-based paint and/or lead-based paint hazard in the Property (list documents):

[DF] / ___ [X] (b) Seller has no records or reports pertaining to lead-based paint and/or lead-based paint hazards in or about the Property.

C. AGENT ACKNOWLEDGEMENT AND CERTIFICATION:

Agent/Licensee has informed Seller of Seller's obligations under the Residential Lead-Based Paint Hazard Reduction Act, 42 U.S. §4852(d), and is aware of Agent's responsibility to ensure such compliance. The Agent/Licensee has informed Seller of the obligation to provide the Buyer with a Federally approved pamphlet on lead poisoning prevention and the approved pamphlet has been presented to the Buyer prior to the Buyer signing the Acknowledgement set forth below.

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

BROKER FOR SELLER (Company Name) BHHS The Preferred Realty

AGENT/LICENSEE Wendy Kelly DATE

BROKER FOR BUYER (Company Name) DATE

AGENT/LICENSEE DATE

D. BUYER'S ACKNOWLEDGMENT:

___/___ Buyer has received the pamphlet Protect Your Family from Lead in Your Home and has read the Lead Warning Statement.

___/___ Buyer has reviewed Seller's disclosure of known lead-based paint and/or lead-based paint hazards and has received the records and reports regarding lead-based paint and/or lead-based paint hazards identified above.

Buyer has (initial (i) or (ii) below):

(i) ___ received a 10-day opportunity (or mutually agreed-upon period) to conduct a risk assessment or inspection for the premises of lead-based paint and/or lead-based paint hazards; or

(ii) ___ waived the opportunity to conduct a risk assessment or inspection for the presence of lead-based paint and/or lead-based paint hazards.

E. CERTIFICATION OF ACCURACY:

The following parties have reviewed the information above and certify, to the best of their knowledge, that the information they have provided is true and accurate.

[Signature] 04/01/2024 Seller Levi Deal Mansion, Inc Date

Buyer Date

Seller Date

Buyer Date

[Signature] 03/30/2024 Agent Wendy Kelly Date

Agent Date

DUAL AGENCY CONSENT AND CONFIRMATION AGREEMENT

(To be signed by Buyer before signing offer and to be signed by Seller before reviewing offer.)

1. Seller and Buyer acknowledge and agree that the purchase agreement they are considering involves representation by a Disclosed Dual Agent. The following information details the roles of the parties regarding Dual Agency.

Note: When the term "DUAL AGENT" is used, it will always mean the Broker (Berkshire Hathaway HomeServices The Preferred Realty) who, by contracts previously entered into, represents the interests of both the Buyer and the Seller in this agreement. The term DUAL AGENT will apply to a Salesperson/Associate Broker only if the same Salesperson/Associate Broker has been previously identified as the Designated Agent to represent the interests of both parties (Buyer and Seller) named in this agreement. If the Designated Agent of the Buyer and the Designated Agent of the Seller are not the same Salesperson/Associate Broker, then the term Dual Agent will apply only to the Broker, and the Buyer and Seller will each continue to be fully represented by their previously identified Designated Agents.

2. **Description of Dual Agents' Role:** Seller and Buyer acknowledge that, prior to the creation of the Dual Agency, the Agent represented either the Buyer or the Seller. The Agent acted as the Agent of Seller or acted as the Agent of Buyer. In those separate roles, the Agent may have obtained information which, if disclosed, could harm the bargaining position of the party providing such information to the Agent. Seller and Buyer agree that the Dual Agent shall not be liable to either party for refusing or failing to disclose information which would harm one party's bargaining position and would benefit the other party. However, this Agreement shall not prevent the Agent from disclosing to Buyer any known material defects in the property or any other matter that must be disclosed by state law and/or regulation. The Agent agrees not to disclose (a) to Buyer information about what price Seller will accept other than the Listing Price, or (b) to Seller information about what price Buyer will pay other than any written offered price. In the event that Seller and Buyer do not enter into an agreement for the purchase of Seller's property by Buyer (the "Purchase Agreement"), or in the event that the Purchase Agreement between Seller and Buyer does not close, the Dual Agency role and this Agreement will be terminated.

3. **Description of Seller's and Buyer's Role:** Seller and Buyer acknowledge that they are aware of the implication of the Agent's Dual Agency role including the limitation on the Agent's ability to represent Seller or Buyer fully and exclusively. Seller and Buyer have determined that the benefits of entering into a transaction between them with the Agent acting as agent for both of them outweigh such implications. Seller and Buyer understand that they may each seek independent legal counsel in order to assist with any matter relating to a Purchase Agreement or to the transaction which is the subject matter of a Purchase Agreement. Seller and Buyer agree that Agent shall not be liable for any claims, damages, losses, expenses or liabilities arising from the Agent's role as a dual Agent. Seller and Buyer shall have a duty to protect their own interests and should read this Agreement and any Purchase Agreement carefully to ensure that they accurately set forth the terms which they want included in said agreements.

4. Both Seller and Buyer agree that all "comparable" property information available through the Multiple Listing Service or otherwise, including listed and sold properties, may be disclosed to both Seller and Buyer. Agent will not advise or counsel Seller or Buyer, interpret data, or make recommendations based on this information.

5. Both Parties understand and agree that Broker shall have the right to collect a compensation or fee from the Seller or from the Buyer or both.

6. Both parties are advised to seek competent legal and tax advice with regard to this transaction, and with regard to all documents executed in connection with this transaction including this Dual Agency Consent Agreement.

7. Seller and Buyer recognize and agree that this document does not replace those documents signed earlier, i.e. the Buyer Agency Contract signed by the Buyer on _____, and the Exclusive Right to Sell Listing Agreement signed by the Seller on 03/29/2024. However, in any areas where this document contradicts or conflicts with those documents, this Dual Agency Consent Agreement shall supersede. This agreement hereby becomes a part of the attached Purchase Agreement entered into between the parties whose signatures appear below.

I HAVE READ AND UNDERSTAND THE ABOVE AGREEMENT.

Buyer: _____ DATE _____

Buyer: _____ DATE _____

Seller:  _____ DATE 04/01/2024
Levi Deal Mansion, Inc

Seller: _____ DATE _____



**BERKSHIRE
HATHAWAY**
HomeServices
The Preferred Realty

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 301 Meyers Ave Meyersdale PA 15552

2

3 OWNER Levi Deal Mansion, Inc

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 [x] Hospitality [] Other: B:B

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: 1.85 AC

16 (B) Dimensions:

17 (C) Shape:

18 (D) Building Square Footage: 6500 sqft. = 6132 Main HO 292 Carriage House

19 4. PHYSICAL CONDITION

20 (A) Age of Property: 151 yrs Additions:

21 (B) Roof

22 1. Age of roof(s): 20-23 yrs [] Unknown

23 2. Type of roof(s): Asphalt

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? [x] Yes [] No

26 5. Do you know of any problems with the roof, gutters, or downspouts? [] Yes [x] No

27 Explain any yes answers you give in this section: There has been approx \$25,000 in roof remedie

28 roof has been resealed in 2021.

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 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 [x] 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: we use dehumidifiers in the basement to keep down dampness

39

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? 3

47 Are they working? [x] Yes [] No When were they last cleaned? 2022

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

49

50 5. Type of water heater: [x] Electric [] Gas [] Oil Capacity: 8 50 gal tanks

51 [] Other:

52 Buyer Initials:

CPI Page 1 of 7

Owner Initials: DF



- 53 6. Type of plumbing: Copper Galvanized Lead PVC Unknown
 54 Other: _____
 55 7. Are you aware of any problems with plumbing or heating systems or fixtures on the Property? Yes No
 56 If yes, explain: _____
 57
 58 8. Type of air conditioning: Central Electric Central Gas Wall None Capacity: _____
 59 List any buildings (or areas of any buildings) that are not air conditioned: the third floor uses window units
 60
 61 9. Type of electric service: 400 AMP 220 Volt 3-phase 1-phase KVA: _____
 62 Other: _____
 63 Transformers: _____ Type: _____
 64 Are you aware of any problems or repairs needed in the electrical system? Yes No If yes, explain: _____
 65
 66 10. Are you aware of any problems with any item in this section that has not already been disclosed? Yes No
 67 If yes, explain: _____
 68
 69

70 (E) Site Improvements

- 71 1. Are you aware of any problems with storm-water drainage? Yes No
 72 2. Are you aware of any past or present problems with driveways, parking areas, sidewalks, curbs, other paved surfaces, or
 73 retaining walls on the Property? Yes No
 74 3. Explain any yes answers that you give in this section, describing the location and, if applicable, the extent of the problem and
 75 the date and person by whom any repairs were done, if known: _____
 76
 77

78 (F) Other Equipment

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

90 (G) Fire Damage

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

94 (H) Are you aware of any problems with water and sewer lines servicing the Property? Yes No

95 If yes, explain: Meyersdale borough has some sewer line issues that will require us to mediate something upon transfer/sale
 96

97 (I) Alarm/Safety Systems

- 98 1. Fire: Yes No In working order? Yes No
 99 If yes, connected to: Fire Department Yes No Monitoring Service: Yes No
 100 2. Fire extinguishers: Yes No
 101 3. Smoke: Yes No In working order? Yes No
 102 4. Sprinkler: Yes No Inspected/certified? Yes No
 103 Wet Dry Flow rate: _____
 104 5. Security: Yes No In working order? Yes No
 105 If yes, connected to: Police Department Yes No Monitoring Service Yes No
 106 6. Are there any areas of the Property that are not serviced by the systems in this section? Yes No
 107 If yes, explain: 4 cameras and monitoring front door, side door, back door, garage door, nothing on the far side of the property
 108

109 Buyer Initials: _____

Owner Initials: DF

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: _____

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: I don't know of any
138 The house has new drywall and paint since 2000s

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

157 Has there been any release or any corrective action taken in response to a release from any of the storage tanks on the Property?

158 Yes No

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

160 Explain: _____

- 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: DF

- 167 (C) Wood Infestation
 168 1. Are you aware of any termites/wood-destroying insects, dry rot, 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 6. UTILITIES

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

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

- 210 (C) Other Utilities
 211 The Property is serviced by the following: Natural Gas Electricity [] Telephone
 212 Other: Xfinity Cable

212 7. TELECOMMUNICATIONS

- 213 (A) Is a telephone system included with the sale of the Property? [] Yes No
 214 If yes, type: _____
 215 (B) Are ISDN lines included with the sale of the Property? [] Yes [] No
 216 (C) Is the Property equipped with satellite dishes? [] Yes No
 217 If yes, how many? _____
 218 Location: _____
 219 (D) Is the Property equipped forcable TV? [] Yes [] No
 220 If yes, number of hook-ups: 10 +/-
 221 Location: _____
 222 (E) Are there fiber optics available to the Property? [] Yes No Is the building wired for fiber optics? [] Yes No
 223 Does the Property have T1 or other capability? [] Yes [] No

224 Buyer Initials: _____

Owner Initials: DF

225 **8. GOVERNMENTAL ISSUES/ZONING/USE/CODES**

226 (A) Compliance, Building Codes & OSHA

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

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

234 _____

235 _____

- 236 (B) Condemnation or Street Widening
- 237 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
- 238 [] Yes No
- 239 If yes, explain: _____
- 240 _____
- 241 _____

242 (C) Zoning

- 243 1. The Property is currently zoned Residential by the (county, ZIP) 15552
- 244 2. Current use is: conforming [] non-conforming [] permitted by variance [] permitted by special exception
- 245 3. Do you know of any pending or proposed changes in zoning? [] Yes No
- 246 [] Yes No
- 247 If yes, explain: _____
- 248 _____

249 (D) Is there an occupancy permit for the Property? [] Yes [] No

250 (E) Is there a Labor and Industry Certificate for the Property? [] Yes [] No

251 If yes, Certificate Number is: _____

252 (F) Is the Property a designated historic or archeological site? [] Yes No

253 If yes, explain: _____

254 _____

255 **9. LEGAL/TITLE ISSUES**

- 256 (A) Are you aware of any encroachments or boundary line disputes regarding the Property? [] Yes No
- 257 (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
- 258 [] Yes No
- 259 (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
- 260 [] Yes No
- 261 (D) Are you aware of any public improvement, condominium, or owner association assessments against the Property that remain unpaid? [] Yes No
- 262 [] Yes No
- 263 (E) Are you aware of any existing or threatened action, suit, or government proceeding relating to the Property? [] Yes No
- 264 [] Yes No
- 265 (F) Are you aware of any reason, including a defect in title, that would prevent you from conveying title to the Property? [] Yes No
- 266 [] Yes No
- 267 (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
- 268 [] Yes No
- 269 (H) Are you aware of any insurance claims filed relating to the Property? [] Yes No
- 270 [] Yes No

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

272 _____

273 **10. RESIDENTIAL UNITS**

274 (A) Is there a residential dwelling unit located on the Property? Yes [] No

275 If yes, number of residential dwelling units: 1

276 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.).

277 **11. TENANCY ISSUES**

- 278 (A) Are you aware of any existing leases, subleases or other tenancy agreements affecting the Property? [] Yes No
- 279 [] Yes No
- 280 (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
- 281 [] Yes No
- 282 (C) Are there any tenants for whom you do not currently have a security deposit? [] Yes No
- 283 [] 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: DF

- 284 (E) Are there any tenants who are currently more than 30 days behind in paying rent, cam, or tax charges? [] Yes 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 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 No
- 289 (H) Is there any tenant that you would consider evicting or not offering an opportunity for renewal? [] Yes No
- 290 (I) Are you currently involved in any type of dispute with any tenant? [] Yes No

291 Explain any yes answers you give in this section, providing names of tenants where applicable. Attach additional sheet if necessary:
292 my mother is the tenant and will move with me when I move

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

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

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

310 (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
311 Act enabling certain counties of the Commonwealth to covenant with landowners for preservation of land in farm, forest, water
312 supply, or open spaces uses)? [] Yes No

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

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

323 Explain any yes answers you give in this section:
324
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:
329 D-Bug Pest Control, annual contract


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332 (B) Provide the names, addresses and phone numbers of the service providers for any Alarm/Safety Contracts on the Property (e.g.,
333 security alarm system, sprinkler system, fire/smoke). Attach additional sheet if necessary: Blink system for cameras

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337 (C) Provide the names, addresses and phone numbers of the service providers for any utilities on the Property (e.g., water, water
338 softener, sewage, on-site sewage service, natural gas, electric, telephone). Attach additional sheet if necessary:
339 Meyersdale Municipal Authority, Columbia Gas, Penelec, Xfinity

342 Buyer Initials: _____

Owner Initials: DF

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  DATE 04/01/2024
Levi Deal Mansion, Inc
349 OWNER _____ DATE _____
350 OWNER _____ DATE _____
351 BUYER _____ DATE _____
352 BUYER _____ DATE _____
353 BUYER _____ DATE _____