

Professional Office Spaces



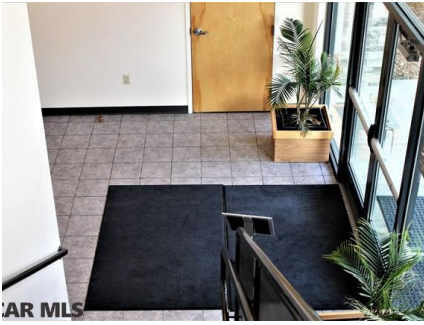
1019 Ghaner Drive, State College, PA 16803

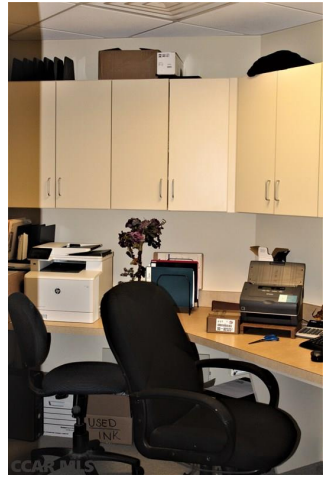
Great professional office spaces with triple net lease now available in Grays Woods area. The property is across from Geisinger Medical Center at Grays Woods Blvd., just off of I-99. You'll have easy access and high visibility. This beautifully constructed and energy-efficient building only has two office spaces remaining to lease. On the second floor, one of the offices has approximately 2,100 sq. ft. and the second office space has 3,169 sq. ft. If the tenant would like, they can easily lease both spaces because they are located close to each other. You really get to enjoy the sunshine in the space thanks to the high ceilings and banded windows.

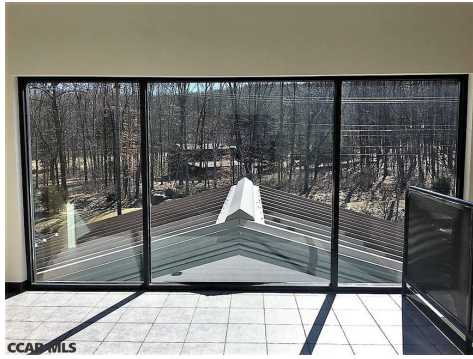


- **Ella Williams**
- 814-280-3607 ellajw45@gmail.com
- **Kari Williams**
- 435-229-0793 skariwilliams9870@gmail.com
- **Sima Farage**
- 212-390-8606 simafarage@gmail.com

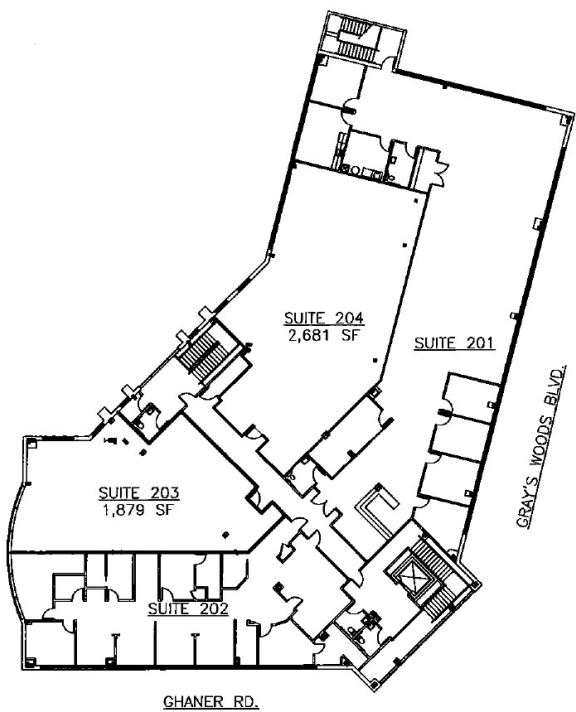








Located just off of I-99. Easy access & high visibility



SECOND FLOOR KEY PLAN
SCALE: 1/32" = 1'-0"



| | | |
|---------------------------------|---------------|-----------|
| PROJECT NAME 1019 GHANER RD. | DATE 12/10/18 | PROJECT # |
| | REVISION - | - |

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.

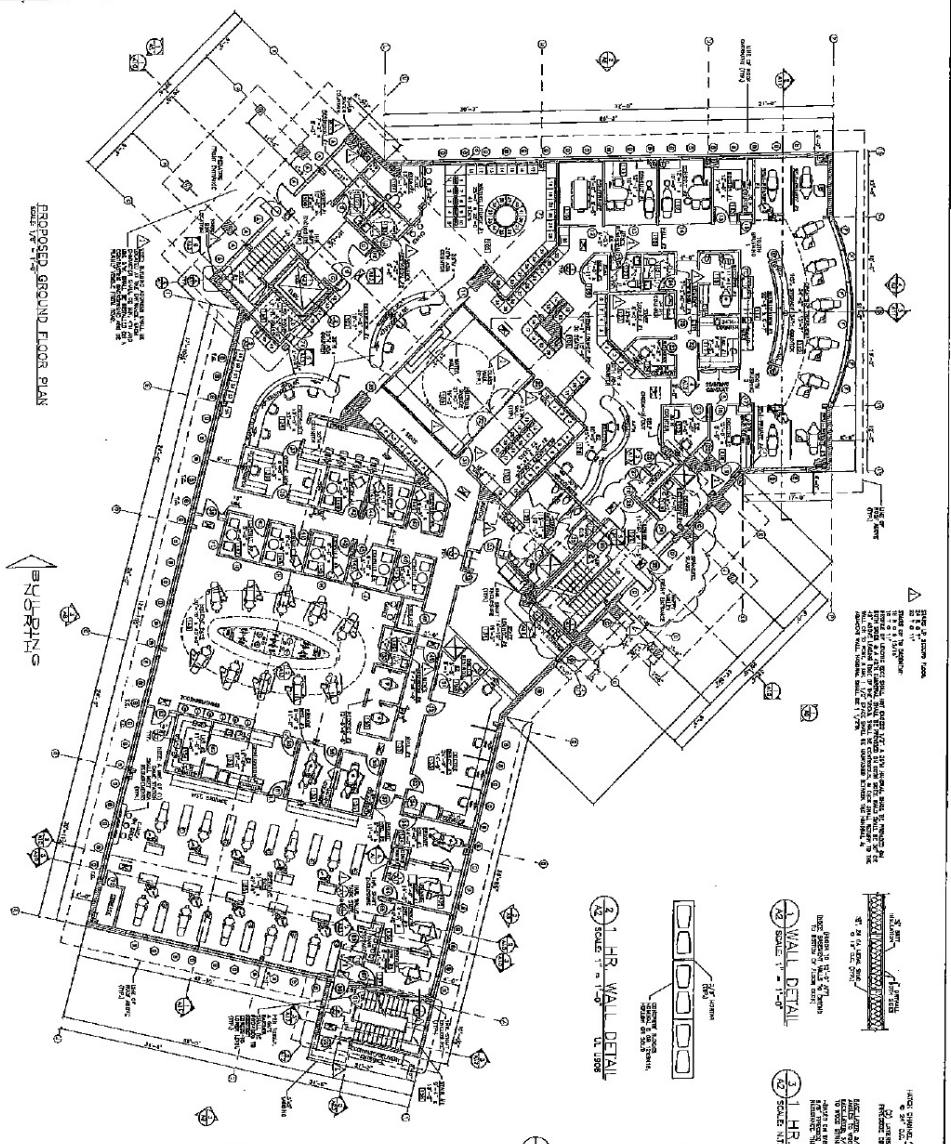
Highest and Best Use as Vacant

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



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 POINT OF 1/4631683614481419639313856966073350911687067120749270884352" SCALE
 POINT OF 1/9263367228962839278627713932146701823374134241498541768704" SCALE
 POINT OF 1/1852673445792567855725542864229340364674826882299103537408" SCALE
 POINT OF 1/3705346891585135711451085728458680729349653764598207074816" SCALE
 POINT OF 1/7410693783170271422902171456917361458699307529196414149632" SCALE
 POINT OF 1/1482138756634054285780434291383472291739861505839282839264" SCALE
 POINT OF 1/2964277513268108571560868582766944583479723011678565678528" SCALE
 POINT OF 1/59

(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.

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).

PROPERTY 200 - 1019 Chover Rd. Port Matilda, PA 16870

OWNER GRAYS WOOD PROFESSIONAL DEV.

Owner is providing information to help Broker market the Property. This Statement is not a substitute for any inspections or warranties 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 real estate broker (Agent for Owner), any real estate broker, or their agents.

Property Type: [X] Office [] Retail [] Industrial [] Multi-family [] Land [] Institutional [] Hospitality [] Other:

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

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

3. DESCRIPTION

A. Land Area: approx. 3 acres
B. Dimensions:
C. Shape: see attached info
D. Building Square Footage: 25,600 net sq ft.

4. PHYSICAL CONDITION

A. Age of Property: 3.5 yrs old Additions:
B. Roof
1. Age of roof(s): 3.5 yrs old [] Unknown
2. Type of roof(s): metal
3. Has the roof been replaced or repaired during your ownership? [] Yes [X] No
4. Has the roof ever leaked during your ownership? [] Yes [X] No
5. Do you know of any problems with the roof, gutters, or downspouts? [] Yes [X] No
Explain any yes answers you give in this section:

C. Structural Items, Basements and Crawl Spaces

1. Are you aware of any water leakage, accumulation, or dampness in the building or other structures? [X] Yes [] No
2. Does the Property have a sump pump? [X] Yes [] No
3. Do you know of any repairs or other attempts to control any water or dampness problem in the building or other structures? [] Yes [X] No
4. Are you aware of any past or present movement, shifting, deterioration, or other problems with walls, foundations, floors, or other structural components? [] Yes [] No
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: basement got damp during major rain last yr. No ongoing problems.

D. Mechanical Systems

1. Type of heating: [X] Forced Air [] Hot Water [] Steam [] Radiant [] Other:
2. Type of heating fuel: [X] Electric [] Fuel Oil [] Natural Gas [] Propane (on-site) [] Central Plant [] Other types of heating systems or combinations:
3. Are there any chimneys? [] Yes [X] No If yes, how many?
Are they working? [] Yes [] No When were they last cleaned?
4. List any buildings (or areas in any buildings) that are not heated:
5. Type of water heater: [X] Electric [] Gas [] Oil Capacity: [] Other:

Buyer Initials:

CPI Page 1 of 6

Owner Initials: MW

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1004



Kissinger Bigatel & Brower, 2300 South Atherton St. State College, PA 16801
Phone: 814-234-4000/3142 Fax: 814-272-1510 Elia Williams

GRAYS WOODS

Produced with ZipForm® by zipLogix 18070 Fifteen Mile Road, Fraser, Michigan 48026 www.ziplogix.com

- 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

E. Site Improvements

- 73 1. Are you aware of any problems with storm-water drainage? Yes No
- 74 2. Are you aware of any past or present problems with driveways, parking areas, sidewalks, curbs, other paved surfaces, or retaining walls on
- 75 the Property? Yes No
- 76 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
- 77 by whom any repairs were done, if known: _____
- 78
- 79
- 80

F. Other Equipment

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

G. Fire Damage

- 92 1. To your knowledge, was there ever a fire on the Property? Yes No
- 93 2. Are you aware of any unrepaired fire damage to the Property and any structures on it? Yes No
- 94 If yes, explain location and extent of damage: _____
- 95 3. Are you aware of any problems with water and sewer lines servicing the Property? Yes No
- 96 If yes, explain: _____
- 97
- 98

I. Alarm/Safety Systems

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

5. ENVIRONMENTAL

A. Soil Conditions

- 111 1. Are you aware of any fill or expansive soil on the Property? Yes No
- 112 If yes, were soil compaction tests done? Yes No If yes, by whom? _____
- 113
- 114 2. Are you aware of any sliding, settling, earth movement, upheaval, subsidence, or earth stability problems that have occurred on or affect the
- 115 Property? Yes No
- 116
- 117

118 Buyer Initials: _____

Owner Initials: *nd*

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

142 If yes, list all available reports and records: _____
143 _____
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 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 If yes, have you reported the release to and corrective action to any governmental agency? Yes No

159 Explain: _____
160 _____

M/A

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

162 Explain any yes answers you give in this section: _____
163 _____
164 _____

165 C. Wood Infestation

- 166 1. Are you aware of any termites/wood-destroying insects, dryrot, or pests affecting the Property? Yes No
- 167 2. Are you aware of any damage to the Property caused by termites/wood-destroying insects, dryrot, or pests? Yes No
- 168 3. Is the Property currently under contract by a licensed pest control company? Yes No
- 169 4. Are you aware of any termite/pest control reports or treatments for the Property in the last five years? Yes No

170 Explain any yes answers you give in this section: _____
171 _____
172 _____

173 D. Natural Hazards/Wetlands

- 174 1. To your knowledge, is this Property, or part of it, located in a flood zone or wetlands area? Yes No
- 175 2. Do you know of any past or present drainage or flooding problems affecting the Property? Yes No
- 176 3. To your knowledge, is this Property, or part of it, located in an earthquake or other natural hazard zone? Yes No

177 Explain any yes answers you give in this section: _____
178 _____
179 _____
180 _____
181 _____

82 Buyer Initials: _____

Owner Initials: *M/A*

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 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 B. Sewer/Septic
197 1. What is the type of sewage system? Public Sewer Community Sewer On site (or Individual) sewage system

198 If on-site, what type? Cesspool Drainfield Unknown
199 Other (specify): _____

200 2. Is there a septic tank on the Property? Yes No Unknown
201 If yes, what is the type of tank? Metal/steel Cement/concrete Fiberglass Unknown

202 Other (specify): _____

203 3. When was the on-site sewage disposal system last serviced? _____

204 4. Is there a sewage pump? Yes No
205 If yes, is it in working order? Yes No

206 5. Are you aware of any problems related to the sewage system? Yes No
207 If yes, explain: _____

208 C. Other Utilities
209 The Property is serviced by the following: Natural Gas Electricity Telephone

210 Other: _____

211 7. TELECOMMUNICATIONS

212 A. Is a telephone system included with the sale of the Property? Yes No
213 If yes, type: _____

214 B. Are ISDN lines included with the sale of the Property? Yes No

215 C. Is the Property equipped with satellite dishes? Yes No
216 If yes, how many? _____ Location: _____

217 D. Is the Property equipped for cable TV? Yes No
218 If yes, number of hook-ups: _____ Location: TBD w/ Building

219 E. Are there fiber optics available to the Property? Yes No Is the building wired for fiber optics? Yes No
220 Does the Property have T1 or other capability? Yes No

221 8. GOVERNMENTAL ISSUES/ZONING/USE/CODES

222 A. Compliance, Building Codes & OSHA
223 1. Do you know of any violations of federal (including ADA), state, or local laws or regulations relating to this Property? Yes No

224 2. Do you know of any violations of building codes or municipal ordinances concerning this Property? Yes No

225 3. Do you know of any health, fire, or safety violations concerning this Property? Yes No

226 4. Do you know of any OSHA violations concerning this Property? Yes No

227 5. Do you know of any improvements to the Property that were done without building or other required permits? Yes No

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

229 B. Condemnation or Street Widening
230 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

231 If yes, explain: _____

232 C. Zoning
233 1. The Property is currently zoned office Buffer by the

234 (county, ZIP) CENTRE 16870

235 2. Current use is: conforming non-conforming permitted by variance permitted by special exception

236 3. Do you know of any pending or proposed changes in zoning? Yes No

237 If yes, explain: _____

- 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,
- 256 charges, agreements, or other matters which affect the title of the Property? Yes No
- 257 C. Are you aware of any encumbrances, covenants, conditions, restrictions, mineral or natural restrictions, easements, licenses, liens, charges,
- 258 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
- 259 the Property is located? Yes No
- 260 _____
- 261 D. Are you aware of any public improvement, condominium, or owner association assessments against the Property that remain unpaid? Yes No
- 262 _____
- 263 E. Are you aware of any existing or threatened action, suit, or government proceeding relating to the Property? Yes No
- 264 F. Are you aware of any reason, including a defect in title, that would prevent you from conveying title to the Property? Yes No
- 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
- 266 satisfied by the proceeds of this sale? Yes No
- 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
- 274 Statement, as required by the Pennsylvania Real Estate Seller's Disclosure Law (68 P.S. §7301 et. seq.).

275 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
- 278 rent, an implied agreement to let tenant end lease early, a first right of refusal on adjoining space)? Yes No
- 279 C. Are there any tenants for whom you do not currently have a security deposit? Yes No *NA*
- 280 D. Are there any tenants who have been 5 or more days late with their rent payment more than once this year? Yes No
- 281 E. Are there any tenants who are currently more than 30 days behind in paying rent, cam, or tax charges? Yes No
- 282 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,
- 283 etc.)? Yes No
- 284 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
- 285 H. Is there any tenant that you would consider evicting or not offering an opportunity for renewal? Yes No
- 286 I. Are you currently involved in any type of dispute with any tenant? Yes No
- 287 Explain any yes answers you give in this section, providing names of tenants where applicable. Attach additional sheet if necessary:
- 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
- 293 in any Pennsylvania county? Yes No
- 294 If yes, list name and social security numbers of Owner(s) obligated to pay, the county, and the Domestic Relations File or docket number:
- 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
- 300 Act (72 P.S. §5490.1 et seq.) (Clean and Green Program)? Yes No
- 301 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
- 302 Owner's remaining enrolled Property to the County Assessor 30 days before the transfer of title to Buyer. The sale of Property enrolled
- 303 in the Clean and Green Program may result in the loss of program enrollment and the loss of preferential tax assessment for the Property
- 304 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
- 305 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
- 306 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
- 307 Property was enrolled in the program, limited to the past 7 years.

308 Buyer Initials: _____

CPI Page 5 of 6

Owner Initials: *[Signature]*

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, Elicha Pest Control

327 _____
328 _____
329 _____

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: Alpm Fire Dept.

332 _____
333 _____
334 _____

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: SCBWS, Comcast, WPP

337 _____
338 _____
339 _____

340 _____
341 _____
342 _____

343 _____
344 _____

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

349 OWNER *M. Joseph Brown* DATE 2-1-2017
350 GRAYS WOOD PROFESSIONAL DEV.

351 OWNER _____ DATE _____

352 OWNER _____ DATE _____

353 OWNER _____ DATE _____

354 BUYER _____ DATE _____

355 BUYER _____ DATE _____

356 BUYER _____ DATE _____

357 BUYER _____ DATE _____

358 BUYER _____ DATE _____

359 BUYER _____ DATE _____

360 BUYER _____ DATE _____

361 BUYER _____ DATE _____

362 BUYER _____ DATE _____

363 BUYER _____ DATE _____

364 BUYER _____ DATE _____

365 BUYER _____ DATE _____

366 BUYER _____ DATE _____

367 BUYER _____ DATE _____