



Utility Companies

ELECTRIC

- PENELEC 800-545-7741
- NORTHWEST R.E.C. 800-352-0014
- PENN POWER 800-720-3600

METER # _____

AVERAGE MONTHLY BILL \$ _____

Buyer & Seller must personally call to have transferred.

GAS

- NATIONAL FUEL GAS 800-365-3234
- SUBURBAN PROPANE 724-662-2570
- OTHER _____

METER # _____

AVERAGE MONTHLY BILL \$ _____

Buyer & Seller must personally call to have transferred.

WATER

- AUTUMN HILLS (Barbara Childs) 814-337-2246
- CAMBRIDGE SPRINGS* 814-398-2311
- COCHRANTON 814-425-3365
- CONNEAUT LAKE BORO (Wilma Davis)** 814-382-9323
- CL/OAKLAND BEACH (AQUA PA) 724-981-1200
- CONNEAUTVILLE** 814-587-2471
- EDINBORO 814-734-1812
- ERIE 814-870-8000
- FAIRVIEW 814-474-2238
- FERGUSON COMMUNITY WATER 814-382-5255
- LINESVILLE** 814-683-4382
- MEADVILLE** 814-724-6057
- NORTH EAST 814-725-8611
- PLEASANTVILLE 814-589-7432
- SAEGERTOWN 814-763-4600
- SUMMIT 814-864-2323
- TITUSVILLE \$50.00 814-827-5300
- UNION CITY 814-438-3721
- VERNON 814-332-0803
- WASHINGTON \$50.00 814-734-3117

Buyer, Seller, Realtor or Attorney can transfer.

SEWAGE

- CAMBRIDGE SPRINGS* 814-398-2311
- CONN LAKE/SADSBURY/SUMMIT 814-382-8315
- CONNEAUT LAKE BORO** 814-382-2463
- CONNEAUTVILLE* 814-587-3910
- LINESVILLE** 814-683-4382
- MEADVILLE/WEST MEAD** 814-724-6057
- NORTH/SOUTH SHENANGO \$100.00 724-932-3138
- PLEASANTVILLE 814-589-7432
- SAEGERTOWN 814-763-2789
- TITUSVILLE \$50.00 814-827-5300
- VERNON 814-336-2550
- WASHINGTON \$50.00 814-734-3117
- WEST FALLOWFIELD Open only T-Th 9-noon 814-382-8304
- OTHER _____

QUARTERLY/MONTHLY \$ _____

Buyer, Seller, Realtor or Attorney can transfer.

Note: Sadsbury, Summit, Titusville, North/South Shenango and Washington require pre-check inspection prior to closing some fees may be added for this service and they are shown above.

GARBAGE

- CONNEAUT LAKE BORO 814-382-2427
- MEADVILLE (City Building)** 814-333-3345
- TITUSVILLE 814-827-5300
- TRI-COUNTY 800-457-8202
- WASTE MANAGEMENT (North of Rt. 322) 800-458-0476
- WASTE MANAGEMENT (South of Rt. 322) 800-451-3060
- WELKA 814-825-9711

QUARTERLY/MONTHLY \$ _____

PICK-UP DATE _____

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*INC. WATER/SEWAGE/REFUSE IN I BILL

**INC. WATER/SEWAGE IN I BILL

TELEPHONE

- WINDSTREAM 800-255-8357
- GTE 800-483-4600
- VERIZON 800-483-4000
- OTHER _____

NUMBER OF JACKS _____

Buyer & Seller must personally call to have transferred.

CABLE TV

- ADELPHIA 877-772-2253
- ARMSTRONG 814-336-3171
- CABLEVISION 814-453-4553
- COAXIAL 814-734-1424
- DIRECT TV 800-450-4718
- FIRST EXPRESS/DISH NETWORK 814-336-6106
- TRIAX CABLEVISION 800-333-3474
- OTHER 800-874-2915

NUMBER OF JACKS _____

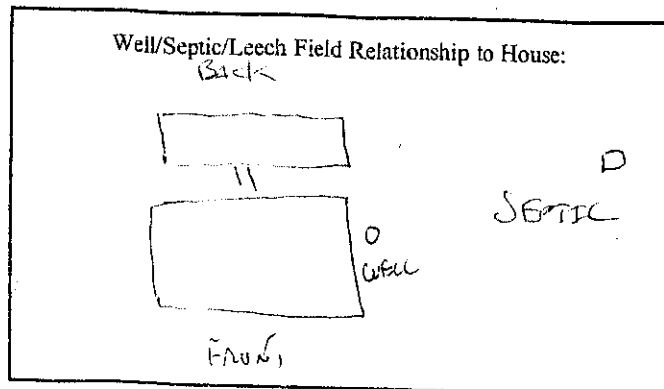
Buyer & Seller must personally call to connect/disconnect.

SECURITY SYSTEMS

- ADT 800-238-3009
- ALLIED ALARM 888-665-6701
- ALLSECURE 814-337-0607
- DOYLE 814-453-6577
- SECURITY SYSTEMS OF PA 800-373-3477
- OTHER _____

QUARTERLY/MONTHLY \$ _____

Buyer & Seller must personally call to have transferred.



Please fill in any info you have knowledge of. Return copy of this packet.

COMMERCIAL PROPERTY INFORMATION SHEET

This form recommended and approved for, but not restricted to use by, the members of the Pennsylvania Association of REALTORS® (PAR).

CPI

1 PROPERTY 41445 STATE HWY 27, TITUSVILLE PA. 16354
2
3 OWNER NORTHWEST BANK
4

5 Owner is providing information to help Broker market the Property. This Statement is not a substitute for any inspections or warranties that
6 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
7 estate broker (Agent for Owner), any real estate broker, or their agents.

8 Property Type: [] Office [] Retail [] Industrial [] Multi-family [] Land [] Institutional
9 [] Hospitality [x] Other Church

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

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

15 3. DESCRIPTION
16 A. Land Area: 7 ACRES
17 B. Dimensions:
18 C. Shape:
19 D. Building Square Footage: (P) 12,130

20 4. PHYSICAL CONDITION
21 A. Age of Property: 34 yrs Additions:
22 B. Roof
23 1. Age of roof(s): [] Unknown
24 2. Type of roof(s):
25 3. Has the roof been replaced or repaired during your ownership? [] Yes [] No
26 4. Has the roof ever leaked during your ownership? [] Yes [] No
27 5. Do you know of any problems with the roof, gutters, or downspouts? [] Yes [] No
28 Explain any yes answers you give in this section:

29
30 C. Structural Items, Basements and Crawl Spaces
31 1. Are you aware of any water leakage, accumulation, or dampness in the building or other structures? [] Yes [] No
32 2. Does the property have a sump pump? [] Yes [] No
33 3. Do you know of any repairs or other attempts to control any water or dampness problem in the building or other structures?
34 [] Yes [] No
35 4. Are you aware of any past or present movement, shifting, deterioration, or other problems with walls, foundations, floors, or other
36 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:

39
40 D. Mechanical Systems
41 1. Type of heating: [] Forced Air [] Hot Water [] Steam [] Radiant
42 [] Other:
43 2. Type of heating fuel: [] Electric [] Fuel Oil [x] Natural Gas [] Propane (on-site) [] Central Plant
44 [] Other types of heating systems or combinations:
45
46 3. Are there any chimneys? [] Yes [] No If yes, how many?
47 Are they working? [] Yes [] No When were they last cleaned?
48 4. List any buildings (or areas in any buildings) that are not heated: Shed
49
50 5. Type of water heater: [] Electric [] Gas [] Oil Capacity:
51 [] Other
52 6. Type of plumbing: [] Copper [] Galvanized [] Lead [] PVC [] Unknown
53 [] Other
54 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:

There is central air - owned by Jason Electric

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

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? _____ Number Illuminated: _____

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? _____

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:

5. ENVIRONMENTAL

A. Soil Conditions

1. Are you aware of any fill or expansive soil on the Property? Yes No

If yes, were soil compaction tests done? Yes No If yes, by whom?

2. Are you aware of any sliding, settling, earth movement, upheaval, subsidence, or earth stability problems that have occurred on or affect the Property? Yes No

3. Are you aware of any existing or proposed mining, strip-mining, or any other excavations that might affect the Property? Yes No

Explain any yes answers you give in this section:

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B. Hazardous Substances

1. Are you aware of the presence of any of the following on the Property?
Asbestos material: Yes No
Formaldehyde gas and/or ureaformaldehyde foam insulation (UFFI): Yes No
Discoloring of soil or vegetation: Yes No
Oil sheen in wet areas: Yes No
Contamination of well or other water supply: Yes No
Proximity to current or former waste disposal sites: Yes No
Proximity to current or former commercial or industrial facilities: Yes No
Proximity to current, proposed, or former mines or gravel pits: Yes No
Radon levels at or above 4 picocuries per liter: Yes No
Use of lead-based paint: Yes No
Note: If property contains a residence with one to four dwelling units, and the structure was constructed, or construction began, before 1978, you must disclose any knowledge of lead-based paint and any reports and/or records of lead-based paint on the Property.

Are you aware of any lead-based paint or lead-based paint hazards on the Property? Yes No
If yes, explain how you know of it, where it is, and the condition of those lead-based paint surfaces:

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

2. To your knowledge, has the Property been tested for any hazardous substances? Yes No
3. Are you aware of any storage tanks on the Property? Yes No Aboveground Underground
Total number of storage tanks on the Property: _____ Aboveground _____ Underground
Are all storage tanks registered with the Pennsylvania Department of Environmental Protection? Yes No
If no, identify any unregistered storage tanks: _____
Has any storage tank permit ever been revoked pursuant to a federal or state law regulating storage tanks? Yes No
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? Yes No
Do methods and procedures exist for the operation of storage tanks and for the operator's/owner's maintenance of a leak detection system, an inventory control system, and a tank testing system? Yes No Explain:
Has there been any release or any corrective action taken in response to a release from any of the storage tanks on the Property?
 Yes No
If yes, have you reported the release to and corrective action to any governmental agency? Yes No
Explain:

4. Do you know of any other environmental concerns that may have an impact on the Property? Yes No
Explain any yes answers you give in this section:

C. Wood Infestation

1. Are you aware of any termites/wood-destroying insects, dryrot, 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? _____

PREPARED BY: Linda A. Peters, Broker/Owner

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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

1. 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 for cable TV? Yes No
If yes, number of hook-ups: _____ Location: _____
- E. Are there fiber optics available to the Property? Yes No Is the building wired for fiber optics? Yes No
Does the Property have T1 or other capability? Yes No

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 "V" Village Development by the (county, ZIP) _____
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

PREPARED BY: Linda A. Peters, Broker/Owner

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Buyer(s) _____

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Owner(s) cas

235 If yes, Certificate Number is: _____
236 F. Is the Property a designated historic or archeological site? Yes No
237 If yes, explain:
238 _____

239 **9. LEGAL/TITLE ISSUES**

- 240 A. Are you aware of any encroachments or boundary line disputes regarding the Property? Yes No
241 B. Are you aware of any recorded encumbrances, covenants, conditions, restrictions, mineral or natural restrictions, easements,
242 licenses, liens, charges, agreements, or other matters which affect the title of the Property? Yes No
243 C. Are you aware of any encumbrances, covenants, conditions, restrictions, mineral or natural restrictions, easements, licenses,
244 liens, charges, agreements, or other matters which affect the title of the Property that have not been recorded in the official records of the
245 county recorder where the Property is located? Yes No
246 D. Are you aware of any public improvement, condominium, or owner association assessments against the Property that remain
247 unpaid? Yes No
248 E. Are you aware of any existing or threatened action, suit, or government proceeding relating to the Property? Yes No
249 F. Are you aware of any reason, including a defect in title, that would prevent you from conveying title to the Property? Yes No
250 G. Are you aware of any judgment, encumbrance, lien (for example, co-maker or equity loan) or other debt against the Property
251 that cannot be satisfied by the proceeds of this sale? Yes No
252 H. Are you aware of any insurance claims filed relating to the Property? Yes No
253 Explain any yes answers you give in this section:
254 _____

255 **10. RESIDENTIAL UNITS**

- 256 A. Is there a residential dwelling unit located on the Property? Yes No If yes, number of residential dwelling units: _____
257 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
258 Property Disclosure Statement, as required by the Pennsylvania Real Estate Seller's Disclosure Law (68 P. S. §7301 et. seq.).

259 **11. TENANCY ISSUES**

- 260 A. Are you aware of any existing leases, subleases or other tenancy agreements affecting the Property? Yes No
261 B. Are there any verbal agreements or understandings with tenants that are not specifically recorded in the lease (e.g., a promise
262 not to increase rent, an implied agreement to let tenant end lease early, a first right of refusal on adjoining space)? Yes No
263 C. Are there any tenants for whom you do not currently have a security deposit? Yes No
264 D. Are there any tenants who have been 5 or more days late with their rent payment more than once this year? Yes No
265 E. Are there any tenants who are currently more than 30 days behind in paying rent, cam, or tax charges? Yes No
266 F. Are there any tenants who are in default of the lease for other than monetary reasons (e.g., failure to comply with rules,
267 regulations, lease terms, etc.)? Yes No
268 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?
269 Yes No
270 H. Is there any tenant that you would consider evicting or not offering an opportunity for renewal? Yes No
271 I. Are you currently involved in any type of dispute with any tenant? Yes No
272 Explain any yes answers you give in this section, providing names of tenants where applicable. Attach additional sheet if necessary:
273 _____

274 **12. DOMESTIC SUPPORT LIEN LEGISLATION**

- 275 A. Has any Owner, at any time, on or since January 1, 1998, been obligated to pay support under an order that is on record in a
276 domestic relations office in any Pennsylvania county? Yes No
277 If yes, list name and social security numbers of Owner(s) obligated to pay, the county, and the Domestic Relations File or docket number:
278 _____

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

- 280 A. Is the Property, or a portion of it, preferentially assessed for tax purposes under the Farmland and Forest Land Assessment Act
281 (72 P.S. §5490.1 et seq.)(Clean and Green Program)? Yes No
282 Note: An Owner of Property enrolled in the Clean and Green Program must submit notice of the sale and any proposed changes
283 in the use of Owner's remaining enrolled Property to the County Assessor 30 days before the transfer of title to Buyer. The
284 sale of Property enrolled in the Clean and Green Program may result in the loss of program enrollment and the loss of
285 preferential tax assessment for the Property and/or the land of which it is a part and from which it is being separated.
286 Removal from enrollment in the Clean and Green Program may result in the charge of roll-back taxes and interest. A roll-
287 back tax is the difference in the amount of taxes paid under the program and the taxes that would have been paid in the
288 absence of Clean and Green enrollment. The roll-back taxes are charged for each year that the Property was enrolled in
289 the program, limited to the past 7 years.
290 B. Is the Property, or a portion of it, preferentially assessed for tax purposes under the Open Space Act (16 P.S. § 11941 et seq.) (an Act
291 enabling certain counties of the Commonwealth to covenant with landowners for preservation of land in farm, forest, water supply,
292 or open spaces uses)? Yes No
293 Note: This Act enables counties to enter into covenants with owners of land designated as farm, forest, water supply, or open
294 space land on an adopted municipal, county or regional plan for the purpose of preserving the land as open space. A
295 covenant between the owner and county is binding upon any Buyer of the Property during the period of time that the
296 covenant is in effect (5 or 10 years). Covenants automatically renew at the end of the covenant period unless specific
297 termination notice procedures are followed. When a breach of the covenant occurs, the then-owner is required to pay

PREPARED BY: Linda A. Peters, Broker/Owner

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Owner(s)

298 roll-back taxes and interest. A roll-back tax is the difference in the amount of taxes paid and the taxes that would have
299 been paid in the absence of the covenant. The roll-back taxes are charged for each year that the Property was subject to
300 the covenant, limited to the past 5 years.
301 C. Is the Property, or a portion of it, preferentially assessed for tax purposes or enrolled in any program, other than Clean & Green
302 and Open Space, that contains any covenants, subdivision restrictions, or other restrictions affecting the Property?
303 Yes No
304 Explain any yes answers you give in this section:
305

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

- 307 A. Provide the names, addresses and phone numbers of the service providers for any Maintenance Contracts on the Property (e.g.,
308 elevators, other equipment, pest control). Attach additional sheet if necessary:
309
310 B. Provide the names, addresses and phone numbers of the service providers for any Alarm/Safety Contracts on the Property (e.g.,
311 security alarm system, sprinkler system, fire/smoke). Attach additional sheet if necessary:
312
313 C. Provide the names, addresses and phone numbers of the service providers for any utilities on the Property (e.g., water, water
314 softener, sewage, on-site sewage service, natural gas, electric, telephone). Attach additional sheet if necessary:
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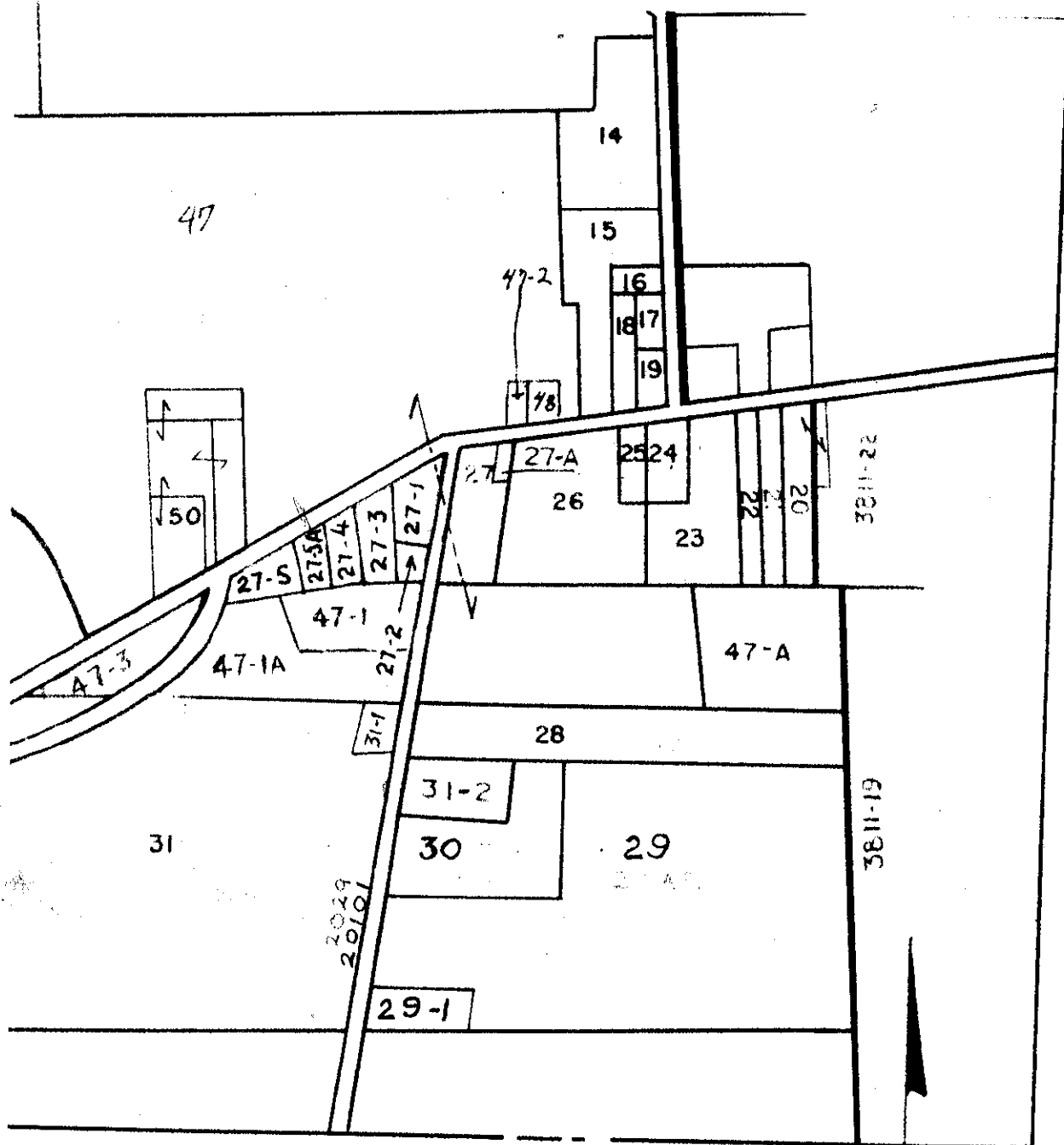
317 The undersigned Owner represents that the information set forth in this document is accurate and complete to the best of Owner's
318 knowledge. Owner permits Broker to share information contained in this document with prospective buyers/tenants and other real estate
319 licensees. **OWNER ALONE IS RESPONSIBLE FOR THE ACCURACY OF THE INFORMATION CONTAINED IN THIS**
320 **STATEMENT.** Owner will notify Broker in writing of any information supplied on this form which is rendered inaccurate by a change in
321 the condition of the Property following completion of this form.

OWNER Northwest Savings Bank DATE 7/24/09
Cathy Grave credit workout spec

OWNER _____ DATE _____

BUYER _____ DATE _____

BUYER _____ DATE _____



Information contained in this packet is believed accurate, but not warranted.