

Smith - 235 W. Erie St Lincolnton



**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  
 CONNEAUVILLE\*\* 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  
 CONNEAUVILLE\* 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  
 NORTHLAND REFUSE 814-333-2900  
 TITUSVILLE 814-827-5300  
 TRI-COUNTY - 30.00 800-457-8202  
 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 \_\_\_\_\_  
*Buyer, Seller, Realtor or Attorney can transfer.*

\*INC. WATER/SEWAGE/REFUSE IN 1 BILL  
 \*\*INC. WATER/SEWAGE IN 1 BILL

**TELEPHONE**  
 WINDSTREAM 80.00 800-255-8357  
 GTE 800-483-4600  
 VERIZON 800-483-4000  
 OTHER \_\_\_\_\_

NUMBER OF JACKS ONE  
*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 \_\_\_\_\_

NUMBER OF JACKS NA  
*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 \_\_\_\_\_

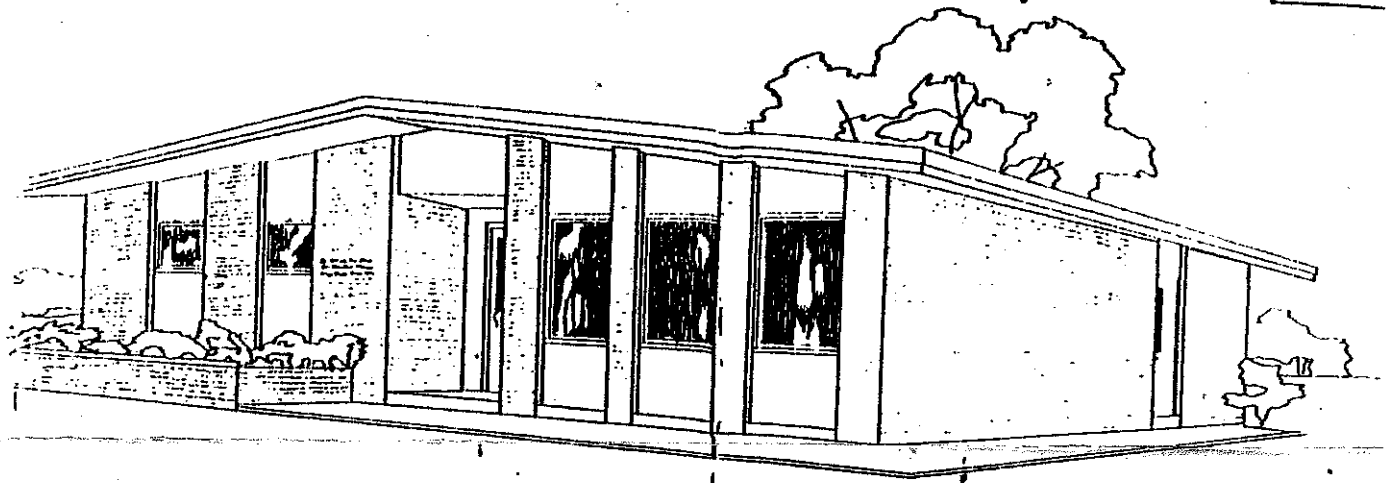
QUARTERLY/MONTHLY \$ N/A Cold Winter or Hot Summer = inc.  
*Buyer & Seller must personally call to have transferred.*

Average Annual Utility - Approx.  
 Incl: gas, water, sewer, phone, internet, electric, garbage \$ 4,350.00 (for-)

Well/Septic/Leech Field Relationship to House:  
 Public Water Sewer

2000 = \$ 4,078.24 / Low Yr 7/9/08  
 2003 = \$ 4,594.60 / High Yr. with cable T.V.

Utility Company Services



THE SEARS-ROEBUCK FOUNDATION  
A TWO DOCTOR MEDICAL BUILDING FOR  
LINESVILLE, PENNSYLVANIA

SHEET INDEX

DRAWING NUMBER	DESCRIPTION
A-1	PLOT PLAN & TITLE SHEET
A-3	FLOOR PLAN
A-4	ELEVATIONS

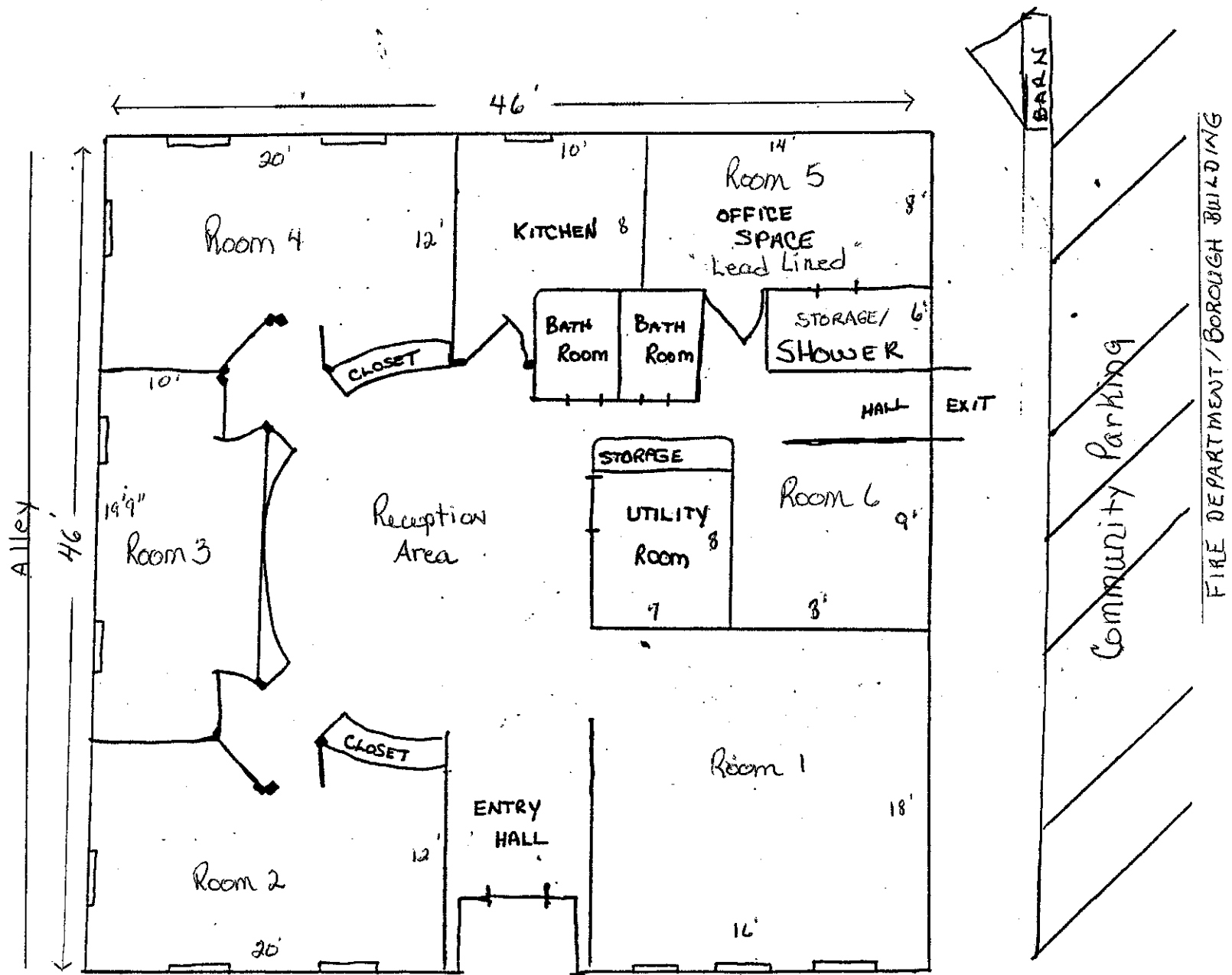
TO WHOM IT CONCERNS:

This is an existing building, in Linesville, PA 16424.

The enclosed plans reflect the renovated facility.

The structure will house a Day Care Service and therefore requires a B-Certificate of Occupancy Certificate for the Department of Public Welfare, to obtain a PA License.

BACK YARD



FRONT OF BUILDING

235 WEST ERIE STREET, LINESVILLE

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 235 W. Erie St, Linesville PA 16424

3 OWNER Susan K. Smith

5 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.

8 Property Type: Office Retail Industrial Multi-family Land Institutional Hospitality Other Service Business

10 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: I do routine paint & minor maintenance.

13 2. OCCUPANCY Do you, Owner, currently occupy the Property? Yes No

15 3. DESCRIPTION

16 A. Land Area: Approx 40 mins to mow with a bagger & push mower
17 B. Dimensions: 90 x 70
18 C. Shape: square/rectangle
19 D. Building Square Footage: 2116

20 4. PHYSICAL CONDITION

21 A. Age of Property: Built in late 60's early 70's Additions: New Bay Windows - West Side
22 B. Roof
23 1. Age of roof(s): original Unknown
24 2. Type of roof(s): rubber
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: Neighbors maple trees fill gutters with leaves, each fall.

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? Yes No
34 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 Chemical air vent was covered after being disconnected from sink Sidewalk patching

37 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: former owner used high volume of salt &/or chemical snow melters.

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 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: outside storage barn
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

PREPARED BY: Linda A. Peters, Broker/Owner

CPI, Commercial Property Information Sheet, 10/04. Pennsylvania Association of REALTORS®

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Buyer(s)

Page 1 of 6 Owner(s) S.K. Smith

If yes, explain:

*Wall mounted*

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: \_\_\_\_\_
9. Type of electric service: 100 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? 3 - 2hr burn door on boiler room  
 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: Boro to put new sewer lines in, this spring

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: Located next to V. F. Dept.

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 *Labor & Industry*

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: *N/A*

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 and corrective action to any governmental agency?  Yes  No  
Explain: *No Storage tanks*

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 *Seasonal Ants*
- 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: *Ants LOVE our cheese puffs* 

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? *Boro sends out annual water*  
What was the result of the test? *test/treatment newsletter*

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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:

Our indoor water fountain needs new push button.

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  Windstream  
 Other: \_\_\_\_\_

7. TELECOMMUNICATIONS

- A. Is a telephone system included with the sale of the Property?  Yes  No  
If yes, type: High Speed Internet (Optional)  
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: two Location: west-middle classroom + southeast room  
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:  
We recently signed easement papers for new borod sewer.

C. Zoning

1. The Property is currently zoned commercial / residential 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 L&I - (B) # D.P.W. Child Care License.  
E. Is there a Labor and Industry Certificate for the Property?  Yes  No

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

Buyer(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:  
315 Penelec = electric National Fuel = gas TriCounty = waste removal  
316 Linesville Boro = water & sewer

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 LSusan K. Smith DATE 01-18-2010

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

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

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

Plan  
Sat. 9/1/55

LINESVILLE SCHOOL DISTRICT

NOW OR FORMERLY  
L. O. MCLANE

N. 10°-44' E. → 332.05'

PUBLIC ALLEY

N. 12°-05' E. →

Per. Sta.  
S. 38°-36' E. → 206.0'

LOT #6

LOT #5

LOT #4

LOT #3

LOT #2  
Smith \*

LOT #1  
Smith \*

→ N. 78°-20' W. 150.0'

West Erie St.

Plan  
Sat. 9-17-50

C. EDWIN HULT  
RESTORATION OF PUB