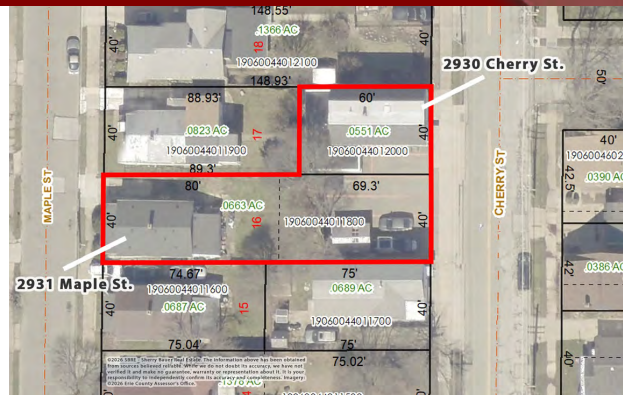


FOR SALE

4-UNIT, 2 PROPERTY INVESTMENT PACKAGE

2930 Cherry Street & 2931 Maple Street | Erie, PA 16508



OFFERED AT:
\$360,000



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PROPERTY HIGHLIGHTS

- 4-Unit, 2 Property Mixed-Use Investment Package
- Comprised Of 2 Contiguous Parcels Totaling 0.12± Acres
- 4,850± SF – 1 Commercial Unit & 3 Residential Units
- 50% Occupancy – Excellent Rental History
- \$35,445 Annual Income – \$26,522 Net Operating Income – 7.4% Cap Rate (2025 Actual)
- Upside Potential With Below Market Rental Rates
- \$46,113 Pro Forma Annual Income
\$37,773 Pro Forma NOI – 10.5% Pro Forma Cap Rate
- 911± SF First Floor Commercial Space – Vacant
1 Bedroom, 1 Bathroom Apartment – Vacant
2 Bedroom, 1 Bathroom Apartment – Occupied
3 Bedroom, 1 Bath Single Family Residence – Occupied
- ±11 Off-Street Parking Spaces In Shared Parking Lot And Driveways Plus Street Parking
- Separately Metered Gas & Electric
- Zoned Traditional Single Family Development (R-1A)
- Centrally Located 0.4 Miles (±3 Blocks) From Erie High School & Near Peach Street Retail/Service Corridor

FOR MORE INFORMATION PLEASE CONTACT

Sherry Bauer
Broker

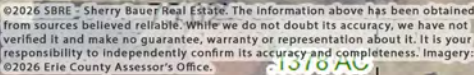
O. 814.453.2000 x101 \ C. 814.460.2000
sbauer@sherrybauerrealestate.com

SBRE

SHERRY BAUER REAL ESTATE SERVICES

For Sale | 2930 Cherry Street & 2931 Maple Street | Erie, PA 16508

SHERRY BAUER REAL ESTATE SERVICES



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			Current (\$/Month)						Projected (\$/Month)					Unit Description
			Rent	Gas	Electric	W/S	Trash		Rent	Gas	Electric	W/S/T	Total	
1	2930 Cherry Street		-	T	T	LL	T		\$ 945.00	T	T	\$ 50.00	\$ 995.00	911± SF Commercial Unit + 4-6 Off-Street Parking Spaces
2	2928 Cherry Street		\$ 725.00	T	T	LL	T		\$ 975.00	T	T	\$ 75.00	\$ 1,050.00	2 Bed, 1 Bath (Upper) + 1 Off-Street Parking Space
3	2932 Cherry Street		\$ 685.00	NA	T	LL	T		\$ 750.00	NA	T	\$ 50.00	\$ 800.00	1 Bed, 1 Bath + 1 Off-Street Parking Space
4	2931 Maple Street		\$ 865.00	T	T	T*	T		\$ 1,200.00	T	T	T*	\$ 1,200.00	3 Bed, 1 Bath + Driveway
	Total		\$ 2,275.00						\$ 3,870.00			\$ 175.00	\$ 4,045.00	

NOTE:

T* W/S/T billed directly to tenant.

T** W/S/T bill split evenly between tenants. Not sub-metered. LL bills tenants quarterly upon receipt.

Pro Forma Financial Analysis

Rental Income					
Rental Unit	Actual (2025)		Pro Forma		
	Rent (\$/MO)	Rent (\$/YR)	Rent (\$/MO)	Rent (\$/YR)	Notes
2930 Cherry Street	\$ 940.00	\$ 11,280.00	\$ 995.00	\$ 11,940.00	Incl. \$50/Mo W/S
2928 Cherry Street	\$ 710.00	\$ 8,520.00	\$ 1,050.00	\$ 12,600.00	Incl. \$75/Mo W/S/T
2932 Cherry Street	\$ 685.00	\$ 8,220.00	\$ 800.00	\$ 9,600.00	Incl. \$50/Mo W/S/T
2931 Maple Street (3/28/25-12/31/25)	\$ 825.00	\$ 7,425.00 *	\$ 1,200.00	\$ 14,400.00	
Total	\$ 2,220.00	\$ 35,445.00	\$ 4,045.00	\$ 48,540.00	
Vacancy @ 5%		\$ -		\$ (2,427.00)	
Effective Gross Income		\$ 35,445.00		\$ 46,113.00	

Expenses			
	Actual (2025)		Pro Forma
Real Estate Taxes			
2930-2928-2932 Cherry St.	\$	(2,592.73)	\$ (2,718.39)
2931 Maple St.	\$	(2,143.39)	\$ (2,246.42)
Total	\$	(4,736.12)	\$ (4,964.81) 2026-2027 Taxes
Insurance			
2930-2928-2932 Cherry St.	\$	(1,800.00)	\$ (1,800.00)
2931 Maple St.	\$	(553.00)	\$ (553.00)
Total	\$	(2,353.00)	\$ (2,353.00)
Landlord Paid Utilities			
2930-2928-2932 Cherry St. (W/S/T)	\$	(942.00)	\$ (942.00) **
2931 Maple St.	\$	(812.00)	\$ -
Total	\$	(1,754.00)	\$ (942.00)
Annual City Rental Registry Fee	\$	(80.00)	\$ (80.00)
Total Expenses	\$	(8,923.12)	\$ (8,339.81)

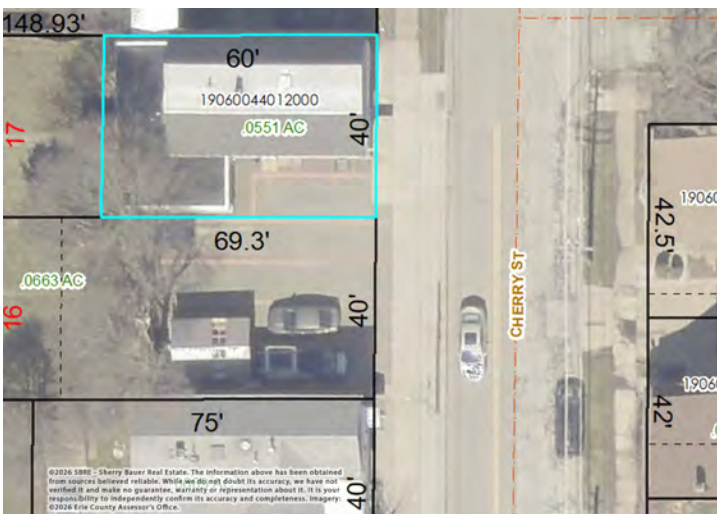
Net Operating Income	\$ 26,521.88	\$ 37,773.19
Offered At	\$ 360,000.00	
Cap Rate	7.4%	10.5%

NOTE: *2931 Maple Street: Unit vacant 1/1/25-3/27/25.

**Proposed billing of W/S/T for 2930-2928-2932 Cherry St. yields \$2,100/Year.

3,648± SF, 3-UNIT MIXED-USE INVESTMENT PROPERTY

BLDG 1 | 2928, 2930 & 2932 Cherry Street | Erie, PA 16508



HIGHLIGHTS

- 3,648± SF 3-Unit Mixed-Use Investment Property
- 1 Commercial Unit & 2 Apartments
- \$28,020 Annual Income (2025 Actual)
- \$22,764 Net Operating Income (2025 Actual)
- Upside Potential With Commercial Unit Vacant & Below Market Rents
- Pro Forma Annual Income \$34,140
- Pro Forma NOI \$26,893 With 5% Vacancy
- 911± SF First Floor Commercial Space
Recently Vacated After Long-Term Tenancy
Front Room, 2 Additional Rooms/Offices, 2 Restrooms,
Basement For Storage & Off-Street Parking For 4-6
Offered At \$945/Month + Gas + Electric + \$50/Mo. W/S/T
- Upper Level 2 Bedroom, 1 Bathroom Apartment With
1 Off-Street Parking Space - Occupied
- 1st Floor, 1 Bedroom, 1 Bathroom Apartment With 1 Off-
Street Parking Space - Vacant - Vacated 5/30/26 After 4+
Year Tenancy
- 1 Paved, Off-Street Parking Space & Contiguous With
Additional Paved Parking Lot On 2931 Maple Street Parcel
For A Total Of ±9 Parking Spaces Along Cherry Street
- Separately Metered Gas & Electric
- Forced Air Gas Heat & Central Air Conditioning (2 Units) &
Electric Baseboard Heat & Window AC Unit (1 Bedroom)
- Landlord Owned Appliances: 2 Refrigerators, 2 Ranges,
Hood, Microwave Hood, Window AC Unit, Washer & Dryer
- Situated On 0.0551± Acres Zoned R-1A
- Built In 1909

FOR MORE INFORMATION PLEASE CONTACT

Sherry Bauer
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3,648± SF, 3-UNIT MIXED-USE INVESTMENT PROPERTY

BLDG 1 | 2928, 2930 & 2932 Cherry Street | Erie, PA 16508

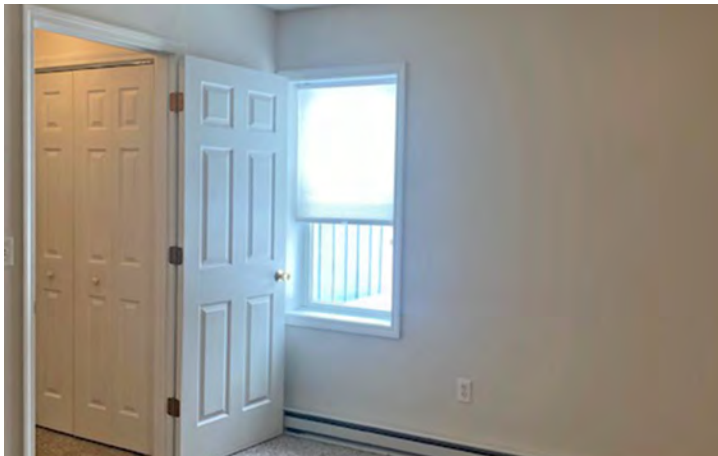
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1 Bedroom, 1 Bathroom Street Level Apartment - 2932 Cherry Street



1 Bedroom, 1 Bathroom Street Level Apartment - 2932 Cherry Street



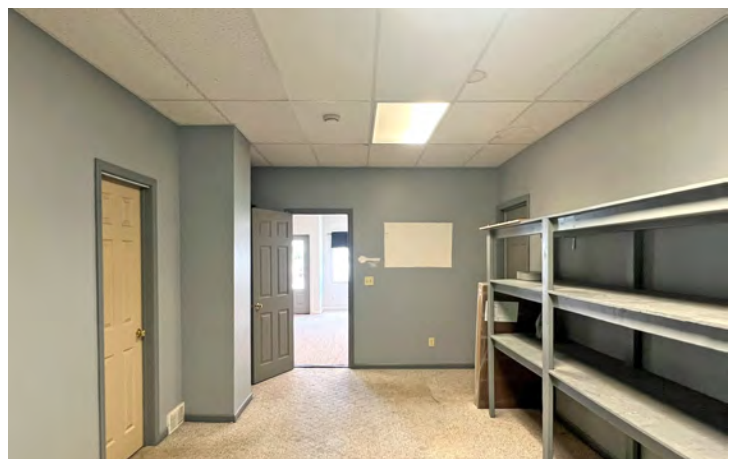
1 Bedroom, 1 Bathroom Street Level Apartment - 2932 Cherry Street



911± SF Commercial Storefront/Office - 2930 Cherry Street: Front Room



911± SF Commercial Storefront/Office - 2930 Cherry Street: Front Room



1,250± SF Commercial Storefront/Office - 2930 Cherry Street: Office 1

FOR MORE INFORMATION PLEASE CONTACT

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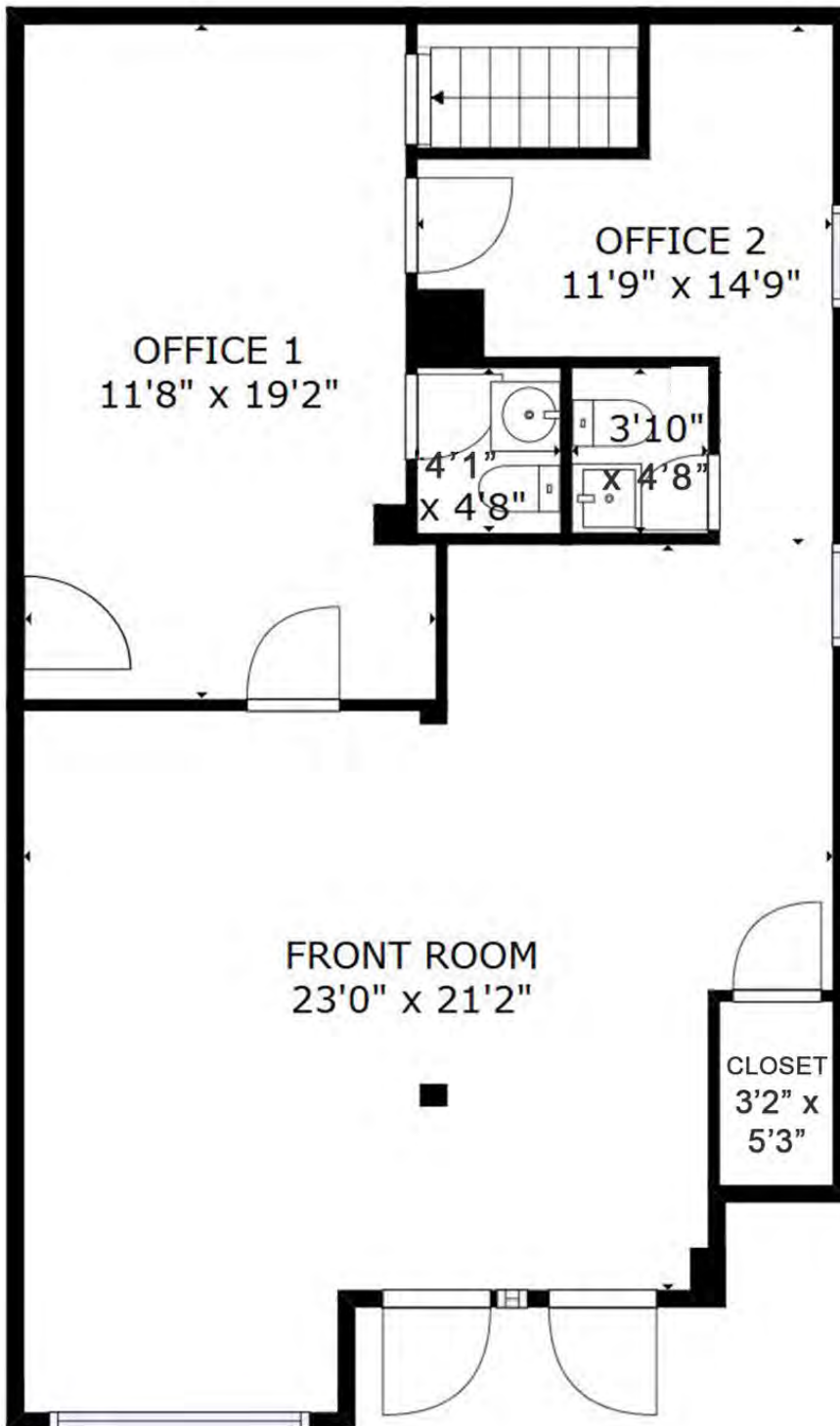
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3,648± SF, 3-UNIT MIXED-USE
INVESTMENT PROPERTY

For Sale | 2928, 2930 & 2932 Cherry Street | Erie, PA 16508

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**2930 Cherry Street
Erie, PA 16508**



**911± SF
Mixed-Use Space**

**(Additional Basement
For Storage Not Shown)**

**NOTE: Drawing may not be to scale.
All dimensions are approximate.**

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Interactive Floor Plan: <https://visithome.ai/kZqp2HVeQBCaSKLTsHorQg?mu=ft>

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1,202± SF SINGLE FAMILY RESIDENTIAL INVESTMENT PROPERTY

BLDG 2 | 2931 Maple Street | Erie, PA 16508

SBRE
SHERRY BAUER REAL ESTATE SERVICES



HIGHLIGHTS

- 1,202± SF Single Family Residential Investment Property
- 3 Bedroom, 1 Bathroom Residence
- 100% Occupancy
- \$7,425 Annual Income (2025 - Actual)
- \$3,508 Net Operating Income (2025 - Actual)
- Upside Potential - Below Market Rent
- Proforma Annual Income \$14,400
- Pro Forma NOI \$10,881 With 5% Vacancy
- Partially Fenced Back Yard
- Driveway Offers Off-Street Parking For ±2 For Single Family Residential Rental
- Parcel Includes Additional Paved Parking Lot For ±8 Servicing 2930 & 3008 Cherry Street Tenants
- Separately Metered Gas & Electric
- Forced Air Gas Heat & Central Air Conditioning
- Landlord Owned Appliances: Refrigerator, Range, Hood, Window AC Unit, Washer & Dryer
- Situated On 0.0663± Acres Zoned R-1A
- Built In 1892
- Tax ID Number: 19-060-044.0-118.00

FOR MORE INFORMATION PLEASE CONTACT

Sherry Bauer

Broker

O. 814.453.2000 x101 \ C. 814.460.2000

sbauer@sherrybauerrealestate.com

1315 Peninsula Drive, Suite 2, Erie, PA 16505

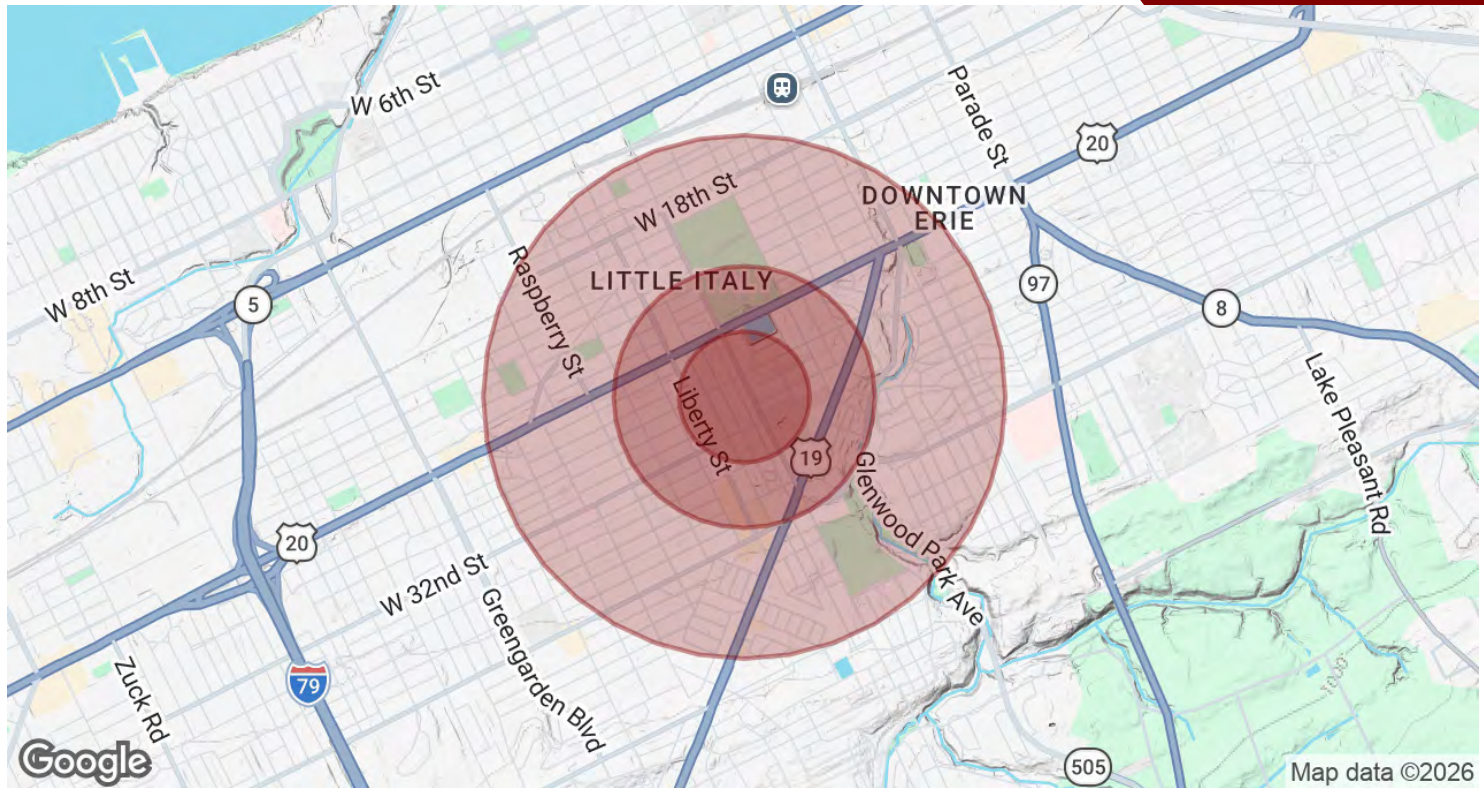
P. 814.453.2000

F. 814.453.2001

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4-UNIT MIXED-USE INVESTMENT PROPERTY

For Sale | 2930 Cherry Street & 2931 Maple Street | Erie, PA 16508



POPULATION	0.25 MILES	0.5 MILES	1 MILE
Total Population	1,612	5,764	19,228
Average Age	32.0	32.4	37.1
Average Age (Male)	29.6	31.2	35.4
Average Age (Female)	37.7	36.4	40.9
HOUSEHOLDS & INCOME	0.25 MILES	0.5 MILES	1 MILE
Total Households	681	2,562	8,444
# Of Persons Per HH	2.4	2.2	2.3
Average HH Income	\$51,916	\$54,045	\$59,605
Average House Value	\$96,501	\$99,212	\$118,895

2023 American Community Survey (ACS)

FOR MORE INFORMATION PLEASE CONTACT

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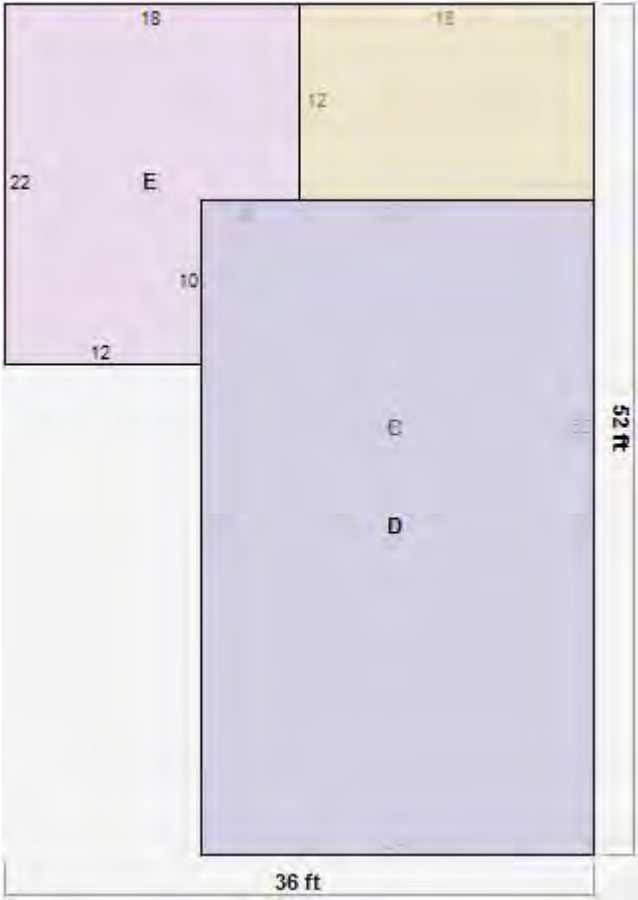
Address: 2930 2930 CHERRY ST		Owner: KOLB LEONARD R UX KATHLEEN	Parcel: 19060044012000
Parcel Profile			
Address		2930 2930 CHERRY ST	
Street Status		PAVED SIDEWALK	
School District		CITY OF ERIE SCHOOL	
Acreage		0.0551	
Classification		C	
Land Use Code		RESTAURANTS, STORES (RETAIL)	
Legal Description		2930 CHERRY ST 40 X 60	
Square Feet		3648	
Topo		LEVEL	
Utility		ALL PUBLIC	
Zoning		Please contact your municipal zoning officer	
Deed Book		2018	
Deed Page		005806	
2026 Tax Values			
Land Value / Taxable		12,000 / 12,000.00	
Building Value / Taxable		53,600 / 53,600.00	
Total Value / Taxable		65,600 / 65,600.00	
Clean & Green		Inactive	
Homestead Status		Inactive	
Farmstead Status		Inactive	
Lerta Amount		0	
Lerta Expiration Year		0	
Commercial Data			
Card 1		MIXED RESIDENTIAL/COMMERCIAL	
		Business Living Area - 3648	
		Year Built - 1909	
		Improvement Name - MORGAN'S KIRBY CENTER	
		Value - 56030	

Other Buildings & Yards
No OBY Data Found

Sales History						
Sale Date	From	To	Type	Price	Book / Page	Other Info
3/29/2018	KOLB LEONARD R UX KATHLEEN ET NEAL ERIC	KOLB LEONARD R UX KATHLEEN	LAND & BUILDING		2018 / 005806	DEED
3/14/2018	KOLB PARTNERSHIP	KOLB LEONARD R UX KATHLEEN ET NEAL ERIC	LAND & BUILDING		2018 / 004759	DEED
12/30/1997		KOLB PARTNERSHIP			0536 / 0304	

Parcel Sketches

Commercial Card 1



A	MAIN	960 square feet
B	MAIN	1176 square feet
C	MAIN	1176 square feet
D	MAIN	480 square feet
E	MAIN	336 square feet

Parcel Images



Please note: this tab is for informational purposes only and may not show all delinquencies, see the Taxes tab for more accurate delinquent taxes due.

Annual Taxes

Attention City of Erie Residents

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

Year	County	City/Township	School	Library	Total
2026	455.26	926.27	1336.86	0	2718.39
2025	433.62	860.67	1299.44	0	2593.73
2024	433.62	860.67	1299.44	0	2593.73
2023	390.98	860.67	1243.96	0	2495.61
2022	390.98	860.67	1214.09	0	2465.74
2021	390.98	860.67	1162.37	0	2414.02
2020	374.58	860.67	1128.51	0	2363.76
2019	374.58	764.24	1128.51	0	2267.33
2018	354.90	763.58	1101.42	0	2219.90
2017	354.90	764.24	1095.94	0	2215.08
2016	338.50	764.24	1090.49	0	2193.23
2015	323.41	764.24	1090.49	0	2178.14
2014	323.41	711.76	1090.49	0	2125.66
2013	323.41	711.76	1090.49	0	2125.66
2012	378.13	818.75	2345.32	0	3542.20
2011	378.13	715.63	1112.66	0	2206.42
2010	378.13	715.63	1066.79	0	2160.55
2009	340.63	715.63	1066.79	0	2123.05
2008	325.00	715.63	1066.79	0	2107.42
2007	309.38	715.63	1066.79	0	2091.80
2006	309.38	638.13	1066.79	0	2014.30

Address: 2931 MAPLE ST		Owner: KOLB LEONARD R UX KATHLEEN		Parcel: 19060044011800	
Parcel Profile					
Address		2931 MAPLE ST			
Street Status		PAVED SIDEWALK			
School District		CITY OF ERIE SCHOOL			
Acreage		0.0663			
Classification		R			
Land Use Code		SINGLE FAMILY			
Legal Description		2931 MAPLE ST 40XIRR			
Square Feet		1202			
Topo		LEVEL			
Utility		ALL PUBLIC			
Zoning		Please contact your municipal zoning officer			
Deed Book		2018			
Deed Page		005806			
2026 Tax Values					
Land Value / Taxable		9,800 / 9,800.00			
Building Value / Taxable		44,410 / 44,410.00			
Total Value / Taxable		54,210 / 54,210.00			
Clean & Green		Inactive			
Homestead Status		Inactive			
Farmstead Status		Inactive			
Lerta Amount		0			
Lerta Expiration Year		0			
Residential Data					
Card 1					
Style		BUNGALOW			
Basement		FULL			
Year Built		1892			
Exterior Wall		ALUMINUM/VINYL			
Total Living Area		1202			

Full Baths	1
Half Baths	0
Fuel Type	GAS
Heating	CENTRAL
Heating System	FORCED AIR
Stories	1.0
Total Bedrooms	3
Total Family Rooms	0
Total Rooms	6
Fireplaces	0

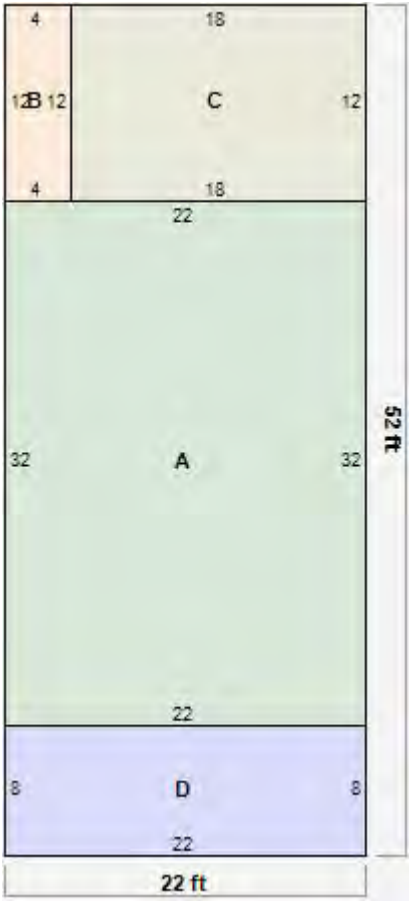
Other Buildings & Yards

No OBX Data Found

Sales History						
Sale Date	From	To	Type	Price	Book / Page	Other Info
3/29/2018	KOLB LEONARD R UX KATHLEEN ET NEAL ERIC	KOLB LEONARD R UX KATHLEEN	LAND & BUILDING		2018 / 005806	DEED
3/14/2018	KOLB PARTNERSHIP	KOLB LEONARD R UX KATHLEEN ET NEAL ERIC	LAND & BUILDING		2018 / 004759	DEED
12/30/1997		KOLB PARTNERSHIP			0536 / 0304	

Parcel Sketches

Residential Card 1



- A MAIN
- B MA STOOP/TERR MAS STOOP

704 square feet

48 square feet

C	1S FR ONE STORY FRAME	216 square feet
D	OFP OPEN FRAME PORCH	176 square feet

Parcel Images



Please note: this tab is for informational purposes only and may not show all delinquencies, see the Taxes tab for more accurate delinquent taxes due.

Annual Taxes

Attention City of Erie Residents

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

Year	County	City/Township	School	Library	Total
2026	376.22	765.45	1104.75	0	2246.42
2025	358.33	711.24	1073.82	0	2143.39
2024	358.33	711.24	1073.82	0	2143.39
2023	323.09	711.24	1027.97	0	2062.30
2022	323.09	711.24	1003.29	0	2037.62
2021	323.09	711.24	960.55	0	1994.88
2020	309.54	711.24	932.57	0	1953.35
2019	309.54	631.55	932.57	0	1873.66
2018	293.28	631.00	910.18	0	1834.46
2017	293.28	631.55	905.65	0	1830.48
2016	279.72	631.55	901.15	0	1812.42
2015	267.26	631.55	901.15	0	1799.96
2014	267.26	588.18	901.15	0	1756.59
2013	267.26	588.18	901.15	0	1756.59
2012	227.90	493.48	1413.58	0	2134.96
2011	227.90	431.32	670.62	0	1329.84
2010	227.90	431.32	642.98	0	1302.20

Address: 3008 CHERRY ST		Owner: KOLB LEONARD R UX KATHLEEN A		Parcel: 19060044011700	
Parcel Profile					
Address		3008 CHERRY ST			
Street Status		PAVED SIDEWALK			
School District		CITY OF ERIE SCHOOL			
Acreage		0.0689			
Classification		R			
Land Use Code		TWO FAMILY			
Legal Description		3008 CHERRY ST 40 X 75			
Square Feet		1710			
Topo		LEVEL			
Utility		ALL PUBLIC			
Zoning		Please contact your municipal zoning officer			
Deed Book		2019			
Deed Page		017611			
2026 Tax Values					
Land Value / Taxable		9,900 / 9,900.00			
Building Value / Taxable		52,450 / 52,450.00			
Total Value / Taxable		62,350 / 62,350.00			
Clean & Green		Inactive			
Homestead Status		Inactive			
Farmstead Status		Inactive			
Lerta Amount		0			
Lerta Expiration Year		0			
Residential Data					
Card 1					
Style		OLD STYLE			
Basement		FULL			
Year Built		1908			
Exterior Wall		ALUMINUM/VINYL			
Total Living Area		1710			

Full Baths	2
Half Baths	0
Fuel Type	GAS
Heating	CENTRAL A/C
Heating System	FORCED AIR
Stories	2.0
Total Bedrooms	4
Total Family Rooms	0
Total Rooms	10
Fireplaces	0

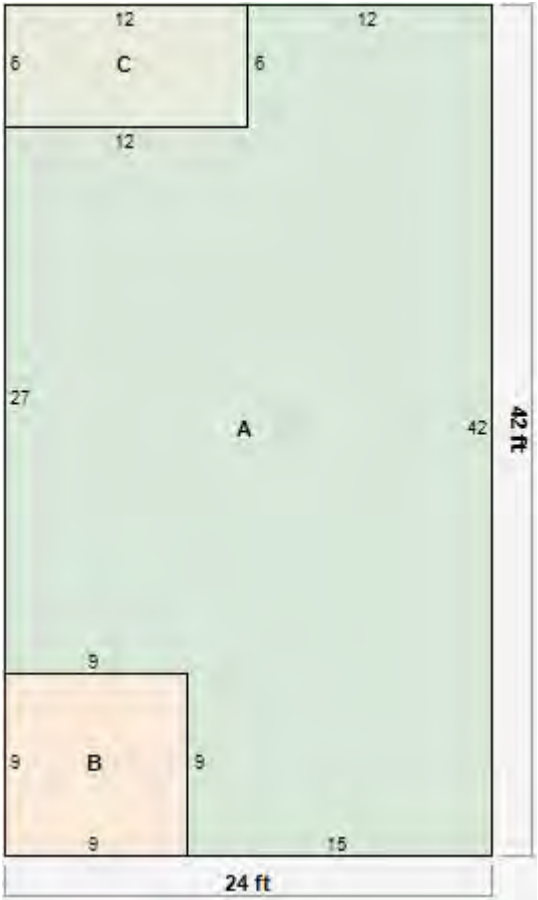
Other Buildings & Yards

No OBV Data Found

Sales History						
Sale Date	From	To	Type	Price	Book / Page	Other Info
9/4/2019	REICHARD WILLIAM P	KOLB LEONARD R UX KATHLEEN A	LAND & BUILDING		2019 / 017611	SPECIAL WARRANTY DEED
7/8/1998		REICHARD WILLIAM P			0572 / 2274	

Parcel Sketches

Residential Card 1



A	MAIN	855 square feet
B	OFF OPEN FRAME PORCH OFF OPEN FRAME PORCH	81 square feet
C	EFP ENCL FRAME PORCH EFP ENCL FRAME PORCH	72 square feet

Parcel Images



Please note: this tab is for informational purposes only and may not show all delinquencies, see the Taxes tab for more accurate delinquent taxes due.

Annual Taxes

Attention City of Erie Residents

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Year	County	City/Township	School	Library	Total
2026	432.71	880.38	1270.63	0	2583.72
2025	412.13	818.03	1235.06	0	2465.22
2024	412.13	818.03	1235.06	0	2465.22
2023	371.61	818.03	1182.33	0	2371.97
2022	371.61	818.03	1153.94	0	2343.58
2021	371.61	818.03	1104.78	0	2294.42
2020	356.02	818.03	1072.60	0	2246.65
2019	356.02	726.38	1072.60	0	2155.00
2018	337.31	725.75	1046.85	0	2109.91
2017	337.31	726.38	1041.64	0	2105.33
2016	321.73	726.38	1036.46	0	2084.57
2015	307.39	726.38	1036.46	0	2070.23
2014	307.39	676.50	1036.46	0	2020.35
2013	307.39	676.50	1036.46	0	2020.35
2012	377.22	816.79	2339.70	0	3533.71
2011	377.22	713.91	1109.99	0	2201.12
2010	377.22	713.91	1064.23	0	2155.36
2009	339.81	713.91	1064.23	0	2117.95
2008	324.22	713.91	1064.23	0	2102.36
2007	308.63	713.91	1064.23	0	2086.77
2006	308.63	636.59	1064.23	0	2009.45

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 2928, 2930 & 2932 Cherry Street, Erie, PA 16508

OWNER Leonard R. Kolb, Kathleen A. Kolb

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 (for Owner), any real estate broker, or their agents.

Property Type: ☐ 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: _____

2. OCCUPANCY Do you, Owner, currently occupy the Property? ☐ Yes ☒ No
 If no, when did you last occupy the Property? 1970

3. DESCRIPTION

(A) Land Area: _____
 () Dimensions: _____
 (C) Shape: _____
 (D) Building Square Footage: _____

4. PHYSICAL CONDITION

(A) Age of Property: Unknown Additions: _____
 (B) Roof

1. Age of roof(s): 30 yrs ☐ Unknown
2. Type of roof(s): Asphalt Shingles
3. Has the roof been replaced or repaired during your ownership? ☒ Yes ☐ No
4. Has the roof ever leaked during your ownership? ☐ Yes ☒ No
5. Do you know of any problems with the roof, gutters, or downspouts? ☐ Yes ☒ No

Explain any yes answers you give in this section: _____

(Structural Items, Basements and Crawl Spaces

1. Are you aware of any water leakage, accumulation, or dampness in the building or other structures? ☐ Yes ☒ No
2. Does the Property have a sump pump? ☐ 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 ☒ 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: _____

(Mechanical Systems

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

Buyer Initials: _____

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Owner Initials: RK KAK



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 10/04

6. Type of plumbing: ☒ Copper ☒ Galvanized ☐ Lead ☐ PVC ☐ Unknown
☐ Other: _____
7. Are you aware of any problems with plumbing or heating systems or fixtures on the Property? ☐ Yes ☒ No
If yes, explain: _____
8. Type of air conditioning: ☒ Central Electric ☐ Central Gas ☐ Wall ☐ None Capacity: _____
List any buildings (or areas of any buildings) that are not air conditioned: _____
9. Type of electric service: _____ AMP ☐ 220 Volt ☐ 3-phase ☐ 1-phase ☐ KVA: _____
☐ Other: _____
Transformers: _____ Type: _____
Are you aware of any problems or repairs needed in the electrical system? ☐ Yes ☐ No
If yes, explain: _____
10. Are you aware of any problems with any item in this section that has not already been disclosed? ☐ Yes ☒ No
If yes, explain: _____

(E) Site Improvements

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

(F) Other Equipment

1. Exterior Signs: ☒ Yes ☐ No How many? 1 Number Illuminated: _____
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
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: _____

Buyer Initials: _____

CPI Page 2 of 7

Owner Initials: MR KAK

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, earthmovement, 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: _____

(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 above 4 pico curies 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 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: _____

Buyer Initials: _____

CPI Page 3 of 7

Owner Initials: 

KAK

(C) Wood Infestation

1. Are you aware of any termites/wood-destroying insects, dry rot, or pests affecting the Property? ☐ Yes ☒ No
 2. Are you aware of any damage to the Property caused by termites/wood-destroying insects, dryrot, or pests? ☐ Yes ☒ No
 3. Is the Property currently under contract by a licensed pest control company? ☐ Yes ☒ No
 4. Are you aware of any termite/pest control reports or treatments for the Property in the last five years? ☐ Yes ☒ No
- Explain any yes answers you give in this section: _____

(D) Natural Hazards/Wetlands

1. To your knowledge, is this Property, or part of it, located in a flood zone or wetlands area? ☐ Yes ☒ No
 2. Do you know of any past or present drainage or flooding problems affecting the Property? ☐ Yes ☒ No
 3. To your knowledge, is this Property, or part of it, located in an earthquake or other natural hazard zone? ☐ Yes ☒ No
- Explain any yes answers you give in this section: _____

6. UTILITIES

(A) Water

1. What is the source of your drinking water? ☒ Public ☐ Community System ☐ Well on Property
☐ Other: _____
2. If the Property's source of water is not public:
When was the water last tested? _____
What was the result of the test? _____
Is the pumping system in working order? ☐ Yes ☐ No
If no, explain: _____
3. Is there a softener, filter, or other purification system? ☐ Yes ☒ No
If yes, is the system: ☐ Leased ☐ Owned
4. Are you aware of any problems related to the water service? ☐ Yes ☒ No
If yes, explain: _____

(B) Sewer/Septic

1. What is the type of sewage system? ☒ Public Sewer ☐ Community Sewer ☐ On-site (or Individual) sewage system
If on-site, what type? ☐ Cesspool ☐ Drainfield ☐ Unknown
☐ Other (specify): _____
2. Is there a septic tank on the Property? ☐ Yes ☒ No ☐ Unknown
If yes, what is the type of tank? ☐ Metal/steel ☐ Cement/concrete ☐ Fiberglass ☐ Unknown
☐ Other (specify): _____
3. When was the on-site sewage disposal system last serviced? _____
4. Is there a sewage pump? ☐ Yes ☒ No
If yes, is it in working order? ☐ Yes ☐ No
5. Are you aware of any problems related to the sewage system? ☐ Yes ☒ No
If yes, explain: _____

(C) Other Utilities

The Property is serviced by the following: ☒ Natural Gas ☒ Electricity ☒ Telephone
☐ Other: _____

7. TELECOMMUNICATIONS

- (A) Is a telephone system included with the sale of the Property? ☐ Yes ☒ No
If yes, type: _____
- (B) Are ISDN lines included with the sale of the Property? ☐ Yes ☐ No
- (C) Is the Property equipped with satellite dishes? ☐ Yes ☒ No
If yes, how many? _____
Location: _____
- (D) Is the Property equipped 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

Buyer Initials: _____

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Owner Initials: RP KAK

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
- 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
- 239 If yes, explain: _____
- 240
- 241

242 (C) Zoning

- 243 1. The Property is currently zoned _____ by the (county, ZIP) **Erie 16508**
- 244
- 245 2. Current use is: ☒ conforming ☐ non-conforming ☐ permitted by variance ☐ permitted by special exception
- 246 3. Do you know of any pending or proposed changes in zoning? ☐ 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
- 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
- 261
- 262 (D) Are you aware of any public improvement, condominium, or owner association assessments against the Property that remain unpaid? ☐ Yes ☒ No
- 263
- 264 (E) Are you aware of any existing or threatened action, suit, or government proceeding relating to the Property? ☐ 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 (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
- 267
- 268 (H) Are you aware of any insurance claims filed relating to the Property? ☐ Yes ☒ No
- 269 Explain any yes answers you give in this section: _____
- 270
- 271

272 **10. RESIDENTIAL UNITS**

- 273 (A) Is there a residential dwelling unit located on the Property? ☒ Yes ☐ No

274 If yes, number of residential dwelling units: 2

275 **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.).

276

277 **11. TENANCY ISSUES**

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

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Owner Initials: AK KAK

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

12. DOMESTIC SUPPORT LIEN LEGISLATION

- (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 domestic relations office in any Pennsylvania county? ☐ Yes ☒ No
- If yes, list name and social security numbers of Owner(s) obligated to pay, the county, and the Domestic Relations File or docket number:

13. LAND USE RESTRICTIONS OTHER THAN ZONING

- (A) Is the Property, or a portion of it, preferentially assessed for tax purposes under the Farmland and Forest Land Assessment Act (72 P.S. §5490.1 et seq.) (Clean and Green Program)? ☐ Yes ☒ No
- 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 Owner's remaining enrolled Property to the County Assessor 30 days before the transfer of title to Buyer. The sale of Property enrolled in the Clean and Green Program may result in the loss of program enrollment and the loss of preferential tax assessment for the Property 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 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 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 Property was enrolled in the program, limited to the past 7 years.
- (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 enabling certain counties of the Commonwealth to covenant with landowners for preservation of land in farm, forest, water supply, or open spaces uses)? ☐ Yes ☒ No
- 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 adopted municipal, county or regional plan for the purpose of preserving the land as open space. A covenant between the owner and 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 automatically renew at the end of the covenant period unless specific termination notice procedures are followed. When a breach of the 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 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 Property was subject to the covenant, limited to the past 5 years.
- (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, that contains any covenants, subdivision restrictions, or other restrictions affecting the Property? ☐ Yes ☒ No

Explain any yes answers you give in this section:

14. SERVICE PROVIDER/CONTRACTOR INFORMATION

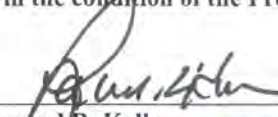
- (A) Provide the names, addresses and phone numbers of the service providers for any Maintenance Contracts on the Property (e.g., elevators, other equipment, pest control). Attach additional sheet if necessary:
- SCP MAINTAINED*
- (B) Provide the names, addresses and phone numbers of the service providers for any Alarm/Safety Contracts on the Property (e.g., security alarm system, sprinkler system, fire/smoke). Attach additional sheet if necessary:
- (C) Provide the names, addresses and phone numbers of the service providers for any utilities on the Property (e.g., water, water softener, sewage, on-site sewage service, natural gas, electric, telephone). Attach additional sheet if necessary:

Buyer Initials: _____

CPI Page 6 of 7

Owner Initials: *R* *IKAK*

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 15 Jul 2026
Leonard R. Kolb
349 OWNER  DATE 7-16-26
Kathleen A. Kolb
350 OWNER _____ DATE _____

351 BUYER _____ DATE _____
352 BUYER _____ DATE _____
353 BUYER _____ DATE _____

SELLER'S PROPERTY DISCLOSURE STATEMENT

SPD

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

1 **PROPERTY** 2931 Maple Street, Erie, PA 16508

2 **SELLER** Leonard R. Kolb, Kathleen A. Kolb

3 INFORMATION REGARDING THE REAL ESTATE SELLER DISCLOSURE LAW

4 The Real Estate Seller Disclosure Law (68 P.S. §7301, et seq.) requires that before an agreement of sale is signed, the seller in a residential
5 real estate transfer must disclose all known **material defects** about the property being sold that are not readily observable. A **material defect**
6 is a problem with a residential real property or any portion of it that would have a significant adverse impact on the value of the property or
7 that involves an unreasonable risk to people on the property. The fact that a structural element, system or subsystem is at or beyond the end
8 of its normal useful life is not by itself a material defect.

9 This property disclosure statement ("Statement") includes disclosures beyond the basic requirements of the Law and is designed to assist
10 Seller in complying with disclosure requirements and to assist Buyer in evaluating the property being considered. Sellers who wish to see
11 or use the basic disclosure form can find the form on the website of the Pennsylvania State Real Estate Commission. Neither this Statement
12 nor the basic disclosure form limits Seller's obligation to disclose a material defect.

13 This Statement discloses Seller's knowledge of the condition of the Property as of the date signed by Seller and **is not a substitute for any**
14 **inspections or warranties** that Buyer may wish to obtain. **This Statement is not a warranty of any kind by Seller or a warranty or rep-**
15 **resentation by any listing real estate broker, any selling real estate broker, or their licensees.** Buyer is encouraged to address concerns
16 about the condition of the Property that may not be included in this Statement.

17 **The Law provides exceptions (listed below) where a property disclosure statement does not have to be completed. All other sellers**
18 **are obligated to complete a property disclosure statement, even if they do not occupy or have never occupied the Property.**

- 19 1. Transfers by a fiduciary during the administration of a decedent estate, guardianship, conservatorship or trust.
20 2. Transfers as a result of a court order.
21 3. Transfers to a mortgage lender that results from a buyer's default and subsequent foreclosure sales that result from default.
22 4. Transfers from a co-owner to one or more other co-owners.
23 5. Transfers made to a spouse or direct descendant.
24 6. Transfers between spouses as a result of divorce, legal separation or property settlement.
25 7. Transfers by a corporation, partnership or other association to its shareholders, partners or other equity owners as part of a plan of
26 liquidation.
27 8. Transfers of a property to be demolished or converted to non-residential use.
28 9. Transfers of unimproved real property.
29 10. Transfers of new construction that has never been occupied and:
30 a. The buyer has received a one-year warranty covering the construction;
31 b. The building has been inspected for compliance with the applicable building code or, if none, a nationally recognized model
32 building code; and
33 c. A certificate of occupancy or a certificate of code compliance has been issued for the dwelling.

34 COMMON LAW DUTY TO DISCLOSE

35 Although the provisions of the Real Estate Seller Disclosure Law exclude some transfers from the requirement of completing a disclo-
36 sure statement, the Law does not excuse the seller's common law duty to disclose any known material defect(s) of the Property in order
37 to avoid fraud, misrepresentation or deceit in the transaction. **This duty continues until the date of settlement.**

38 EXECUTOR, ADMINISTRATOR, TRUSTEE SIGNATURE BLOCK

39 According to the provisions of the Real Estate Seller Disclosure Law, the undersigned executor, administrator or trustee is not required
40 to fill out a Seller's Property Disclosure Statement. **The executor, administrator or trustee, must, however, disclose any known**
41 **material defect(s) of the Property.**

42 _____ DATE _____

43 Seller's Initials LRK Date 7-16-26

SPD Page 1 of 11

Buyer's Initials _____ / _____ Date _____



SBRE - Sherry Bauer Real Estate, 1315 Peninsula Drive, Suite 2 Erie PA 16505
Sherry Bauer

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rev. 3/21; rel. 7/21

2931 Maple Street

Check yes, no, unknown (unk) or not applicable (N/A) for each question. Be sure to check N/A when a question does not apply to the Property. Check unknown when the question does apply to the Property but you are not sure of the answer. All questions must be answered.

1. SELLER'S EXPERTISE

- (A) Does Seller possess expertise in contracting, engineering, architecture, environmental assessment or other areas related to the construction and conditions of the Property and its improvements?
- (B) Is Seller the landlord for the Property?
- (C) Is Seller a real estate licensee?

Explain any "yes" answers in Section 1: _____

Yes	No	Unk	N/A
☒	☐	☐	☐
☒	☐	☐	☐
☐	☒	☐	☐

2. OWNERSHIP/OCCUPANCY

(A) Occupancy

1. When was the Property most recently occupied? CURRENT
2. By how many people? 3
3. Was Seller the most recent occupant?
4. If "no," when did Seller most recently occupy the Property? _____

(B) Role of Individual Completing This Disclosure. Is the individual completing this form:

1. The owner
2. The executor or administrator
3. The trustee
4. An individual holding power of attorney

(C) When was the Property acquired? 2016

(D) List any animals that have lived in the residence(s) or other structures during your ownership: _____

Explain Section 2 (if needed): _____

Yes	No	Unk	N/A
☐	☐	☐	☐
☐	☐	☐	☐
☐	☒	☐	☐
☐	☐	☐	☐
☒	☐	☐	☐
☐	☒	☐	☐
☐	☒	☐	☐
☐	☒	☐	☐

3. CONDOMINIUMS/PLANNED COMMUNITIES/HOMEOWNERS ASSOCIATIONS

(A) Disclosures for condominiums and cooperatives are limited to Seller's particular unit(s). Disclosures regarding common areas or facilities are not required by the Real Estate Seller Disclosure Law.

(B) Type. Is the Property part of a(n):

1. Condominium
2. Homeowners association or planned community
3. Cooperative
4. Other type of association or community _____

(C) If "yes," how much are the fees? \$ _____, paid (☐ Monthly)(☐ Quarterly)(☐ Yearly)

(D) If "yes," are there any community services or systems that the association or community is responsible for supporting or maintaining? Explain: _____

(E) If "yes," provide the following information:

1. Community Name _____
2. Contact _____
3. Mailing Address _____
4. Telephone Number _____

(F) How much is the capital contribution/initiation fee(s)? \$ _____

Notice to Buyer: A buyer of a resale unit in a condominium, cooperative, or planned community must receive a copy of the declaration (other than the plats and plans), the by-laws, the rules or regulations, and a certificate of resale issued by the association, condominium, cooperative, or planned community. Buyers may be responsible for capital contributions, initiation fees or similar one-time fees in addition to regular maintenance fees. The buyer will have the option of canceling the agreement with the return of all deposit monies until the certificate has been provided to the buyer and for five days thereafter or until conveyance, whichever occurs first.

4. ROOFS AND ATTIC

(A) Installation

1. When was or were the roof or roofs installed? _____
2. Do you have documentation (invoice, work order, warranty, etc.)?

(B) Repair

1. Was the roof or roofs or any portion of it or them replaced or repaired during your ownership?
2. If it or they were replaced or repaired, were any existing roofing materials removed?

(C) Issues

1. Has the roof or roofs ever leaked during your ownership?
2. Have there been any other leaks or moisture problems in the attic?
3. Are you aware of any past or present problems with the roof(s), attic, gutters, flashing or downspouts?

Yes	No	Unk	N/A
☐	☐	☒	☐
☐	☐	☐	☐
☐	☒	☐	☐
☐	☒	☐	☐
☐	☒	☐	☐
☐	☒	☐	☐
☐	☒	☐	☐

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Check yes, no, unknown (unk) or not applicable (N/A) for each question. Be sure to check N/A when a question does not apply to the Property. Check unknown when the question does apply to the Property but you are not sure of the answer. All questions must be answered.

Explain any "yes" answers in Section 4. Include the location and extent of any problem(s) and any repair or remediation efforts, the name of the person or company who did the repairs and the date they were done: _____

5. BASEMENTS AND CRAWL SPACES

(A) Sump Pump

1. Does the Property have a sump pit? If "yes," how many? _____
2. Does the Property have a sump pump? If "yes," how many? 1
3. If it has a sump pump, has it ever run?
4. If it has a sump pump, is the sump pump in working order?

	Yes	No	Unk	N/A
A1		☒		
A2	☒			
A3			☒	
A4			☒	
B1		☒		
B2		☒		
B3		☒		

(B) Water Infiltration

1. Are you aware of any past or present water leakage, accumulation, or dampness within the basement or crawl space?
2. Do you know of any repairs or other attempts to control any water or dampness problem in the basement or crawl space?
3. Are the downspouts or gutters connected to a public sewer system?

Explain any "yes" answers in Section 5. Include the location and extent of any problem(s) and any repair or remediation efforts, the name of the person or company who did the repairs and the date they were done: _____

6. TERMITES/WOOD-DESTROYING INSECTS, DRYROT, PESTS

(A) Status

1. Are you aware of past or present dryrot, termites/wood-destroying insects or other pests on the Property?
2. Are you aware of any damage caused by dryrot, termites/wood-destroying insects or other pests?

	Yes	No	Unk	N/A
A1		☒		
A2		☒		
B1		☒		
B2		☒		

(B) Treatment

1. Is the Property currently under contract by a licensed pest control company?
2. Are you aware of any termite/pest control reports or treatments for the Property?

Explain any "yes" answers in Section 6. Include the name of any service/treatment provider, if applicable: _____

7. STRUCTURAL ITEMS

(A) Are you aware of any past or present movement, shifting, deterioration, or other problems with walls, foundations, or other structural components?

(B) Are you aware of any past or present problems with driveways, walkways, patios or retaining walls on the Property?

(C) Are you aware of any past or present water infiltration in the house or other structures, other than the roof(s), basement or crawl space(s)?

(D) Stucco and Exterior Synthetic Finishing Systems

1. Is any part of the Property constructed with stucco or an Exterior Insulating Finishing System (EIFS) such as Dryvit or synthetic stucco, synthetic brick or synthetic stone?
2. If "yes," indicate type(s) and location(s) _____
3. If "yes," provide date(s) installed _____

(E) Are you aware of any fire, storm/weather-related, water, hail or ice damage to the Property?

(F) Are you aware of any defects (including stains) in flooring or floor coverings?

	Yes	No	Unk	N/A
A		☒		
B		☒		
C		☒		
D1		☒		
D2				
D3				
E		☒		
F		☒		

Explain any "yes" answers in Section 7. Include the location and extent of any problem(s) and any repair or remediation efforts, the name of the person or company who did the repairs and the date the work was done: _____

8. ADDITIONS/ALTERATIONS

(A) Have any additions, structural changes or other alterations (including remodeling) been made to the Property during your ownership? Itemize and date all additions/alterations below.

	Yes	No	Unk	N/A
A		☒		

Addition, structural change or alteration (continued on following page)	Approximate date of work	Were permits obtained? (Yes/No/Unk/NA)	Final inspections/ approvals obtained? (Yes/No/Unk/NA)

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[illegible]

(B) Are you aware of any private or public architectural review control of the Property other than zoning codes? If "yes," explain: _____

Note to Buyer: The PA Construction Code Act, 35 P.S. §7210 et seq. (effective 2004), and local codes establish standards for building and altering properties. Buyers should check with the municipality to determine if permits and/or approvals were necessary for disclosed work and if so, whether they were obtained. Where required permits were not obtained, the municipality might require the current owner to upgrade or remove changes made by the prior owners. Buyers can have the Property inspected by an expert in codes compliance to determine if issues exist. Expanded title insurance policies may be available for Buyers to cover the risk of work done to the Property by previous owners without a permit or approval.

9. WATER SUPPLY

1. Public _____

2. A well on the Property _____

3. Community water _____

4. A holding tank _____

5. A cistern _____

6. A spring _____

7. Other _____

8. If no water service, explain: _____

1. When was the water supply last tested? _____
Test results: _____
2. Is the water system shared?
If "yes," is there a written agreement?
4. Do you have a softener, filter or other conditioning system?
5. Is the softener, filter or other treatment system leased? From whom? _____
6. If your drinking water source is not public, is the pumping system in working order? If "no," explain: _____

1. Does your water source have a bypass valve?
2. If "yes," is the bypass valve working?

1. Has your well ever run dry?
2. Depth of well _____
3. Gallons per minute: _____, measured on (date) _____
4. Is there a well that is used for something other than the primary source of drinking water?
If "yes," explain _____
5. If there is an unused well, is it capped?

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Check yes, no, unknown (unk) or not applicable (N/A) for each question. Be sure to check N/A when a question does not apply to the Property. Check unknown when the question does apply to the Property but you are not sure of the answer. All questions must be answered.

(E) Issues

- Are you aware of any leaks or other problems, past or present, relating to the water supply, pumping system and related items?
- Have you ever had a problem with your water supply?

Yes	No	Unk	N/A
	X		
	X		

Explain any problem(s) with your water supply. Include the location and extent of any problem(s) and any repair or remediation efforts, the name of the person or company who did the repairs and the date the work was done:

10. SEWAGE SYSTEM

(A) General

- Is the Property served by a sewage system (public, private or community)?
- If "no," is it due to unavailability or permit limitations?
- When was the sewage system installed (or date of connection, if public)?
- Name of current service provider, if any: EWU

Yes	No	Unk	N/A
X			
		X	

(B) Type Is your Property served by:

- Public
- Community (non-public)
- An individual on-lot sewage disposal system
- Other, explain:

X			

(C) Individual On-lot Sewage Disposal System. (check all that apply):

- Is your sewage system within 100 feet of a well?
- Is your sewage system subject to a ten-acre permit exemption?
- Does your sewage system include a holding tank?
- Does your sewage system include a septic tank?
- Does your sewage system include a drainfield?
- Does your sewage system include a sandmound?
- Does your sewage system include a cesspool?
- Is your sewage system shared?
- Is your sewage system any other type? Explain:
- Is your sewage system supported by a backup or alternate system?

(D) Tanks and Service

- Are there any metal/steel septic tanks on the Property?
- Are there any cement/concrete septic tanks on the Property?
- Are there any fiberglass septic tanks on the Property?
- Are there any other types of septic tanks on the Property? Explain
- Where are the septic tanks located?
- When were the tanks last pumped and by whom?

(E) Abandoned Individual On-lot Sewage Disposal Systems and Septic

- Are you aware of any abandoned septic systems or cesspools on the Property?
- If "yes," have these systems, tanks or cesspools been closed in accordance with the municipality's ordinance?

(F) Sewage Pumps

- Are there any sewage pumps located on the Property?
- If "yes," where are they located?
- What type(s) of pump(s)?
- Are pump(s) in working order?
- Who is responsible for maintenance of sewage pumps?

(G) Issues

- How often is the on-lot sewage disposal system serviced?
- When was the on-lot sewage disposal system last serviced and by whom?
- Is any waste water piping not connected to the septic/sewer system?
- Are you aware of any past or present leaks, backups, or other problems relating to the sewage system and related items?

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Check yes, no, unknown (unk) or not applicable (N/A) for each question. Be sure to check N/A when a question does not apply to the Property. Check unknown when the question does apply to the Property but you are not sure of the answer. All questions must be answered.

Explain any "yes" answers in Section 10. Include the location and extent of any problem(s) and any repair or remediation efforts, the name of the person or company who did the repairs and the date the work was done: _____

11. PLUMBING SYSTEM

(A) Material(s). Are the plumbing materials (check all that apply):

1. Copper
2. Galvanized
3. Lead
4. PVC
5. Polybutylene pipe (PB)
6. Cross-linked polyethylene (PEX)
7. Other _____

	Yes	No	Unk	N/A
A1	☒			
A2	☒			
A3				
A4				
A5				
A6				
A7				
B				

(B) Are you aware of any past or present problems with any of your plumbing fixtures (e.g., including but not limited to: kitchen, laundry, or bathroom fixtures; wet bars; exterior faucets; etc.)?

If "yes," explain: _____

12. DOMESTIC WATER HEATING

(A) Type(s). Is your water heating (check all that apply):

1. Electric
2. Natural gas
3. Fuel oil
4. Propane
- If "yes," is the tank owned by Seller?
5. Solar
- If "yes," is the system owned by Seller?
6. Geothermal
7. Other _____

	Yes	No	Unk	N/A
A1				
A2	☒			
A3				
A4				
A5				
A6				
A7				
B1				
B2				
B3	☒			
C		☒		

(B) System(s)

1. How many water heaters are there? 1
- Tanks 1 Tankless _____
2. When were they installed? _____
3. Is your water heater a summer/winter hook-up (integral system, hot water from the boiler, etc.)?

(C) Are you aware of any problems with any water heater or related equipment?

If "yes," explain: _____

13. HEATING SYSTEM

(A) Fuel Type(s). Is your heating source (check all that apply):

1. Electric
2. Natural gas
3. Fuel oil
4. Propane
- If "yes," is the tank owned by Seller?
5. Geothermal
6. Coal
7. Wood
8. Solar shingles or panels
- If "yes," is the system owned by Seller?
9. Other: _____

	Yes	No	Unk	N/A
A1				
A2	☒			
A3				
A4				
A5				
A6				
A7				
A8				
A9				
B1	☒			
B2				
B3				
B4				
B5				
B6				
B7				

(B) System Type(s) (check all that apply):

1. Forced hot air
2. Hot water
3. Heat pump
4. Electric baseboard
5. Steam
6. Radiant flooring
7. Radiant ceiling

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Check yes, no, unknown (unk) or not applicable (N/A) for each question. Be sure to check N/A when a question does not apply to the Property. Check unknown when the question does apply to the Property but you are not sure of the answer. All questions must be answered.

	Yes	No	Unk	N/A
8. Pellet stove(s) How many and location? _____				
9. Wood stove(s) How many and location? _____				
10. Coal stove(s) How many and location? _____				
11. Wall-mounted split system(s) How many and location? _____				
12. Other: _____				
13. If multiple systems, provide locations _____				
(C) Status				
1. Are there any areas of the house that are not heated? If "yes," explain: _____		X		
2. How many heating zones are in the Property? _____				
3. When was each heating system(s) or zone installed? _____				
4. When was the heating system(s) last serviced? _____				
5. Is there an additional and/or backup heating system? If "yes," explain: _____				
6. Is any part of the heating system subject to a lease, financing or other agreement? If "yes," explain: _____				
(D) Fireplaces and Chimneys				
1. Are there any fireplaces? How many? <u>1</u>	X			
2. Are all fireplaces working?		X		
3. Fireplace types (wood, gas, electric, etc.): _____				
4. Was the fireplace(s) installed by a professional contractor or manufacturer's representative?				
5. Are there any chimneys (from a fireplace, water heater or any other heating system)?				
6. How many chimneys? _____				
7. When were they last cleaned? _____				
8. Are the chimneys working? If "no," explain: _____				
(E) Fuel Tanks				
1. Are you aware of any heating fuel tank(s) on the Property?		X		
2. Location(s), including underground tank(s): _____				
3. If you do not own the tank(s), explain: _____				
(F) Are you aware of any problems or repairs needed regarding any item in Section 13? If "yes," explain: _____				
14. AIR CONDITIONING SYSTEM				
(A) Type(s). Is the air conditioning (check all that apply):				
1. Central air a. How many air conditioning zones are in the Property? _____ b. When was each system or zone installed? _____ c. When was each system last serviced? _____		X		
2. Wall units How many and the location? _____		X		
3. Window units How many? _____		X		
4. Wall-mounted split units How many and the location? _____		X		
5. Other _____				
6. None				
(B) Are there any areas of the house that are not air conditioned? If "yes," explain: _____				
(C) Are you aware of any problems with any item in Section 14? If "yes," explain: _____				

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Check yes, no, unknown (unk) or not applicable (N/A) for each question. Be sure to check N/A when a question does not apply to the Property. Check unknown when the question does apply to the Property but you are not sure of the answer. All questions must be answered.

15. ELECTRICAL SYSTEM

(A) Type(s)

1. Does the electrical system have fuses?
2. Does the electrical system have circuit breakers?
3. Is the electrical system solar powered?
 - a. If "yes," is it entirely or partially solar powered? _____
 - b. If "yes," is any part of the system subject to a lease, financing or other agreement? If "yes," explain: _____

(B) What is the system amperage? 100

(C) Are you aware of any knob and tube wiring in the Property?

(D) Are you aware of any problems or repairs needed in the electrical system? If "yes," explain: _____

	Yes	No	Unk	N/A
A1	☒			
A2	☒			
A3		☒		
A4				
A5				
A6				
B				
C		☒		
D		☒		

16. OTHER EQUIPMENT AND APPLIANCES

(A) **THIS SECTION IS INTENDED TO IDENTIFY PROBLEMS OR REPAIRS** and must be completed for each item that will, or may, be included with the Property. The terms of the Agreement of Sale negotiated between Buyer and Seller will determine which items, if any, are included in the purchase of the Property. **THE FACT THAT AN ITEM IS LISTED DOES NOT MEAN IT IS INCLUDED IN THE AGREEMENT OF SALE.**

(B) Are you aware of any problems or repairs needed to any of the following:

Item	Yes	No	N/A	Item	Yes	No	N/A
A/C window units			☒	Pool/spa heater			☒
Attic fan(s)			☒	Range/oven		☒	
Awnings			☒	Refrigerator(s)		☒	
Carbon monoxide detectors			☒	Satellite dish			☒
Ceiling fans			☒	Security alarm system			☒
Deck(s)			☒	Smoke detectors		☒	
Dishwasher			☒	Sprinkler automatic timer			☒
Dryer		☒		Stand-alone freezer			☒
Electric animal fence			☒	Storage shed			☒
Electric garage door opener			☒	Trash compactor			☒
Garage transmitters			☒	Washer		☒	
Garbage disposal			☒	Whirlpool/tub			☒
In-ground lawn sprinklers			☒	Other:			☒
Intercom			☒	1.			
Interior fire sprinklers			☒	2.			
Keyless entry			☒	3.			
Microwave oven			☒	4.			
Pool/spa accessories			☒	5.			
Pool/spa cover			☒	6.			

(C) Explain any "yes" answers in Section 16: _____

17. POOLS, SPAS AND HOT TUBS

(A) Is there a swimming pool on the Property? If "yes,":

1. Above-ground or in-ground? _____
2. Saltwater or chlorine? _____
3. If heated, what is the heat source? _____
4. Vinyl-lined, fiberglass or concrete-lined? _____
5. What is the depth of the swimming pool? _____
6. Are you aware of any problems with the swimming pool?
7. Are you aware of any problems with any of the swimming pool equipment (cover, filter, ladder, lighting, pump, etc.)?

(B) Is there a spa or hot tub on the Property?

1. Are you aware of any problems with the spa or hot tub?
2. Are you aware of any problems with any of the spa or hot tub equipment (steps, lighting, jets, cover, etc.)?

(C) Explain any problems in Section 17: _____

	Yes	No	Unk	N/A
A		☒		
A1				
A2				
A3				
A4				
A5				
A6				
A7				
B				
B1				
B2				

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2931 Maple Street

Check yes, no, unknown (unk) or not applicable (N/A) for each question. Be sure to check N/A when a question does not apply to the Property. Check unknown when the question does apply to the Property but you are not sure of the answer. All questions must be answered.

18. WINDOWS

(A) Have any windows or skylights been replaced during your ownership of the Property?

(B) Are you aware of any problems with the windows or skylights?

Explain any "yes" answers in Section 18. Include the location and extent of any problem(s) and any repair, replacement or remediation efforts, the name of the person or company who did the repairs and the date the work was done:

Yes	No	Unk	N/A
	X		
	X		

19. LAND/SOILS

(A) Property

1. Are you aware of any fill or expansive soil on the Property?

2. Are you aware of any sliding, settling, earth movement, upheaval, subsidence, sinkholes or earth stability problems that have occurred on or affect the Property?

3. Are you aware of sewage sludge (other than commercially available fertilizer products) being spread on the Property?

4. Have you received written notice of sewage sludge being spread on an adjacent property?

5. Are you aware of any existing, past or proposed mining, strip-mining, or any other excavations on the Property?

Yes	No	Unk	N/A
	X		
	X		
	X		
	X		
	X		

Note to Buyer: The Property may be subject to mine subsidence damage. Maps of the counties and mines where mine subsidence damage may occur and further information on mine subsidence insurance are available through Department of Environmental Protection Mine Subsidence Insurance Fund, (800) 922-1678 or ra-epmsi@pa.gov.

(B) Preferential Assessment and Development Rights

Is the Property, or a portion of it, preferentially assessed for tax purposes, or subject to limited development rights under the:

1. Farmland and Forest Land Assessment Act - 72 P.S. §5490.1, et seq. (Clean and Green Program)

2. Open Space Act - 16 P.S. §11941, et seq.

3. Agricultural Area Security Law - 3 P.S. §901, et seq. (Development Rights)

4. Any other law/program:

Yes	No	Unk	N/A
	X		
	X		
	X		
	X		

Note to Buyer: Pennsylvania has enacted the Right to Farm Act (3 P.S. § 951-957) in an effort to limit the circumstances under which agricultural operations may be subject to nuisance suits or ordinances. Buyers are encouraged to investigate whether any agricultural operations covered by the Act operate in the vicinity of the Property.

(C) Property Rights

Are you aware of the transfer, sale and/or lease of any of the following property rights (by you or a previous owner of the Property):

1. Timber

2. Coal

3. Oil

4. Natural gas

5. Mineral or other rights (such as farming rights, hunting rights, quarrying rights) Explain:

Yes	No	Unk	N/A
	X		
	X		
	X		
	X		
	X		

Note to Buyer: Before entering into an agreement of sale, Buyer can investigate the status of these rights by, among other means, engaging legal counsel, obtaining a title examination of unlimited years and searching the official records in the county Office of the Recorder of Deeds, and elsewhere. Buyer is also advised to investigate the terms of any existing leases, as Buyer may be subject to terms of those leases.

Explain any "yes" answers in Section 19:

20. FLOODING, DRAINAGE AND BOUNDARIES

(A) Flooding/Drainage

1. Is any part of this Property located in a wetlands area?

2. Is the Property, or any part of it, designated a Special Flood Hazard Area (SFHA)?

3. Do you maintain flood insurance on this Property?

4. Are you aware of any past or present drainage or flooding problems affecting the Property?

5. Are you aware of any drainage or flooding mitigation on the Property?

6. Are you aware of the presence on the Property of any man-made feature that temporarily or permanently conveys or manages storm water, including any basin, pond, ditch, drain, swale, culvert, pipe or other feature?

7. If "yes," are you responsible for maintaining or repairing that feature which conveys or manages storm water for the Property?

Yes	No	Unk	N/A
	X		
	X		
	X		
	X		
	X		
	X		

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Check yes, no, unknown (unk) or not applicable (N/A) for each question. Be sure to check N/A when a question does not apply to the Property. Check unknown when the question does apply to the Property but you are not sure of the answer. All questions must be answered.

Explain any "yes" answers in Section 20(A). Include dates, the location and extent of flooding and the condition of any man-made storm water management features:

(B) Boundaries

1. Are you aware of encroachments, boundary line disputes, or easements affecting the Property?
2. Is the Property accessed directly (without crossing any other property) by or from a public road?
3. Can the Property be accessed from a private road or lane?
 - a. If "yes," is there a written right of way, easement or maintenance agreement?
 - b. If "yes," has the right of way, easement or maintenance agreement been recorded?
4. Are you aware of any shared or common areas (driveways, bridges, docks, walls, etc.) or maintenance agreements?

Yes	No	Unk	N/A
	X		
X			
X			
	X		
	X		

Note to Buyer: Most properties have easements running across them for utility services and other reasons. In many cases, the easements do not restrict the ordinary use of the property, and Seller may not be readily aware of them. Buyers may wish to determine the existence of easements and restrictions by examining the property and ordering an Abstract of Title or searching the records in the Office of the Recorder of Deeds for the county before entering into an agreement of sale.

Explain any "yes" answers in Section 20(B):

21. HAZARDOUS SUBSTANCES AND ENVIRONMENTAL ISSUES

(A) Mold and Indoor Air Quality (other than radon)

1. Are you aware of any tests for mold, fungi, or indoor air quality in the Property?
2. Other than general household cleaning, have you taken any efforts to control or remediate mold or mold-like substances in the Property?

Yes	No	Unk	N/A
	X		
	X		

Note to Buyer: Individuals may be affected differently, or not at all, by mold contamination. If mold contamination or indoor air quality is a concern, buyers are encouraged to engage the services of a qualified professional to do testing. Information on this issue is available from the United States Environmental Protection Agency and may be obtained by contacting IAQ INFO, P.O. Box 37133, Washington, D.C. 20013-7133, 1-800-438-4318.

(B) Radon

1. Are you aware of any tests for radon gas that have been performed in any buildings on the Property?
2. If "yes," provide test date and results
3. Are you aware of any radon removal system on the Property?

Yes	No	Unk	N/A
	X		
	X		

(C) Lead Paint

If the Property was constructed, or if construction began, before 1978, you must disclose any knowledge of, and records and reports about, lead-based paint on the Property on a separate disclosure form.

1. Are you aware of any lead-based paint or lead-based paint hazards on the Property?
2. Are you aware of any reports or records regarding lead-based paint or lead-based paint hazards on the Property?

Yes	No	Unk	N/A
	X		
	X		

(D) Tanks

1. Are you aware of any existing underground tanks?
2. Are you aware of any underground tanks that have been removed or filled?

Yes	No	Unk	N/A
	X		
	X		

(E) Dumping. Has any portion of the Property been used for waste or refuse disposal or storage?

If "yes," location:

Yes	No	Unk	N/A
	X		

(F) Other

1. Are you aware of any past or present hazardous substances on the Property (structure or soil) such as, but not limited to, asbestos or polychlorinated biphenyls (PCBs)?
2. Are you aware of any other hazardous substances or environmental concerns that may affect the Property?
3. If "yes," have you received written notice regarding such concerns?
4. Are you aware of testing on the Property for any other hazardous substances or environmental concerns?

Yes	No	Unk	N/A
	X		
	X		
	X		
	X		

Explain any "yes" answers in Section 21. Include test results and the location of the hazardous substance(s) or environmental issue(s):

22. MISCELLANEOUS

(A) Deeds, Restrictions and Title

1. Are there any deed restrictions or restrictive covenants that apply to the Property?
2. Are you aware of any historic preservation restriction or ordinance or archeological designation associated with the Property?

Yes	No	Unk	N/A
	X		
	X		

Seller's Initials AK Date 7-16-26 SPD Page 10 of 11 Buyer's Initials / Date

Check yes, no, unknown (unk) or not applicable (N/A) for each question. Be sure to check N/A when a question does not apply to the Property. Check unknown when the question does apply to the Property but you are not sure of the answer. All questions must be answered.

3. Are you aware of any reason, including a defect in title or contractual obligation such as an option or right of first refusal, that would prevent you from giving a warranty deed or conveying title to the Property?

(B) Financial

1. Are you aware of any public improvement, condominium or homeowner association assessments against the Property that remain unpaid or of any violations of zoning, housing, building, safety or fire ordinances or other use restriction ordinances that remain uncorrected?
2. Are you aware of any mortgages, judgments, encumbrances, liens, overdue payments on a support obligation, or other debts against this Property or Seller that cannot be satisfied by the proceeds of this sale?
3. Are you aware of any insurance claims filed relating to the Property during your ownership?

(C) Legal

1. Are you aware of any violations of federal, state, or local laws or regulations relating to this Property?
2. Are you aware of any existing or threatened legal action affecting the Property?

(D) Additional Material Defects

1. Are you aware of any material defects to the Property, dwelling, or fixtures which are not disclosed elsewhere on this form?

Note to Buyer: A material defect is a problem with a residential real property or any portion of it that would have a significant adverse impact on the value of the property or that involves an unreasonable risk to people on the property. The fact that a structural element, system or subsystem is at or beyond the end of the normal useful life of such a structural element, system or subsystem is not by itself a material defect.

2. After completing this form, if Seller becomes aware of additional information about the Property, including through inspection reports from a buyer, the Seller must update the Seller's Property Disclosure Statement and/or attach the inspection report(s). These inspection reports are for informational purposes only.

Explain any "yes" answers in Section 22: _____

23. ATTACHMENTS

(A) The following are part of this Disclosure if checked:

- ☐ Seller's Property Disclosure Statement Addendum (PAR Form SDA)
- ☐ _____
- ☐ _____
- ☐ _____

The undersigned Seller represents that the information set forth in this disclosure statement is accurate and complete to the best of Seller's knowledge. Seller hereby authorizes the Listing Broker to provide this information to prospective buyers of the property and to other real estate licensees. SELLER ALONE IS RESPONSIBLE FOR THE ACCURACY OF THE INFORMATION CONTAINED IN THIS STATEMENT. If any information supplied on this form becomes inaccurate following completion of this form, Seller shall notify Buyer in writing.

SELLER Leonard R. Kolb DATE 16 JUL 2026

SELLER Kathleen A. Kolb DATE 7-16-26

SELLER _____ DATE _____

SELLER _____ DATE _____

SELLER _____ DATE _____

SELLER _____ DATE _____

RECEIPT AND ACKNOWLEDGEMENT BY BUYER

The undersigned Buyer acknowledges receipt of this Statement. Buyer acknowledges that this Statement is not a warranty and that, unless stated otherwise in the sales contract, Buyer is purchasing this property in its present condition. It is Buyer's responsibility to satisfy himself or herself as to the condition of the property. Buyer may request that the property be inspected, at Buyer's expense and by qualified professionals, to determine the condition of the structure or its components.

BUYER _____ DATE _____

BUYER _____ DATE _____

BUYER _____ DATE _____

RESIDENTIAL LEAD-BASED PAINT HAZARDS DISCLOSURE FORM**LPD**

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

THIS FORM MUST BE COMPLETED FOR ANY PROPERTY BUILT PRIOR TO 1978**PROPERTY 2926, 2930 & 2932 Cherry Street, Erie, PA 16508****SELLER Leonard R. Kolb, Kathleen A. Kolb****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. Lead poisoning in young children may produce permanent neurological damage, including learning disabilities, reduced intelligence quotient, behavioral problems, and impaired memory. Lead poisoning also poses a particular risk to pregnant women. The Seller of any interest in residential real property is required to provide the Buyer with any information on lead-based paint hazards from risk assessments or inspections in the Seller's possession and notify the Buyer of any known lead-based paint hazards. A risk assessment or inspection for possible lead-based paint hazards is recommended prior to purchase.

SELLER'S DISCLOSURE

☒ **Seller has no knowledge** of the presence of lead-based paint and/or lead-based paint hazards in or about the Property.
☐ **Seller has knowledge** of the presence of lead-based paint and/or lead-based paint hazards in or about the Property. (Provide the basis for determining that lead-based paint and/or hazards exist, the location(s), the condition of the painted surfaces, and other available information concerning Seller's knowledge of the presence of lead-based paint and/or lead-based paint hazards.)

SELLER'S RECORDS/REPORTS

☒ **Seller has no records or reports** pertaining to lead-based paint and/or lead-based paint hazards in or about the Property.
☐ **Seller has provided** Buyer with all available records and reports regarding lead-based paint and/or lead-based paint hazards in or about the Property. (List documents):

Seller certifies that to the best of Seller's knowledge the above statements are true and accurate.

SELLER Leonard R. Kolb **DATE** 29 Apr. 2026
SELLER Kathleen A. Kolb **DATE** 4-29-26
SELLER _____ **DATE** _____

BUYER**DATE OF AGREEMENT****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 one):
☐ received a 10-day opportunity (or mutually agreed upon period) to conduct a risk assessment or inspection for the presence of lead-based paint and/or lead-based paint hazards; or
☐ waived the opportunity to conduct a risk assessment or inspection for the presence of lead-based paint and/or lead-based paint hazards.

Buyer certifies that to the best of Buyer's knowledge the statements contained in Buyer's acknowledgement are true and accurate.

BUYER _____ **DATE** _____
BUYER _____ **DATE** _____
BUYER _____ **DATE** _____

AGENT ACKNOWLEDGEMENT AND CERTIFICATION

Agent/Licensee represents that Agent has informed Seller of Seller's obligations under the Residential Lead-Based-Paint Hazard Reduction Act, 42 U.S.C. §4852(d), and is aware of Agent's responsibility to ensure compliance.

The following have reviewed the information above and certify that the Agent statements are true to the best of their knowledge and belief.

Seller Agent and Buyer Agent must both sign this form.

BROKER FOR SELLER (Company Name) SBRE - Sherry Bauer Real Estate Services

LICENSEE Sherry E. Bauer **Sherry E. Bauer, Broker** **DATE** 5/1/26

BROKER FOR BUYER (Company Name)

LICENSEE _____ **DATE** _____



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10/16

RESIDENTIAL LEAD-BASED PAINT HAZARDS DISCLOSURE FORM**LPD**

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

THIS FORM MUST BE COMPLETED FOR ANY PROPERTY BUILT PRIOR TO 1978**PROPERTY** 2931 Maple Street, Erie, PA 16508, , 16408**SELLER** Leonard R. Kolb, Kathleen A. Kolb**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. Lead poisoning in young children may produce permanent neurological damage, including learning disabilities, reduced intelligence quotient, behavioral problems, and impaired memory. Lead poisoning also poses a particular risk to pregnant women. The Seller of any interest in residential real property is required to provide the Buyer with any information on lead-based paint hazards from risk assessments or inspections in the Seller's possession and notify the Buyer of any known lead-based paint hazards. A risk assessment or inspection for possible lead-based paint hazards is recommended prior to purchase.

SELLER'S DISCLOSURE

☒ **Seller has no knowledge** of the presence of lead-based paint and/or lead-based paint hazards in or about the Property.
☐ **Seller has knowledge** of the presence of lead-based paint and/or lead-based paint hazards in or about the Property. (Provide the basis for determining that lead-based paint and/or hazards exist, the location(s), the condition of the painted surfaces, and other available information concerning Seller's knowledge of the presence of lead-based paint and/or lead-based paint hazards.)

SELLER'S RECORDS/REPORTS

☒ **Seller has no records or reports** pertaining to lead-based paint and/or lead-based paint hazards in or about the Property.
☐ **Seller has provided** Buyer with all available records and reports regarding lead-based paint and/or lead-based paint hazards in or about the Property. (List documents):

Seller certifies that to the best of Seller's knowledge the above statements are true and accurate.

SELLER Leonard R. Kolb **DATE** 29 Apr. 2016
SELLER Kathleen Kolb **DATE** 4-29-26
SELLER _____ **DATE** _____

BUYER**DATE OF AGREEMENT****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 one):
☐ / ☐ received a 10-day opportunity (or mutually agreed upon period) to conduct a risk assessment or inspection for the presence of lead-based paint and/or lead-based paint hazards; or
☐ / ☐ waived the opportunity to conduct a risk assessment or inspection for the presence of lead-based paint and/or lead-based paint hazards.

Buyer certifies that to the best of Buyer's knowledge the statements contained in Buyer's acknowledgement are true and accurate.

BUYER _____ **DATE** _____
BUYER _____ **DATE** _____
BUYER _____ **DATE** _____

AGENT ACKNOWLEDGEMENT AND CERTIFICATION

Agent/Licensee represents that Agent has informed Seller of Seller's obligations under the Residential Lead-Based-Paint Hazard Reduction Act, 42 U.S.C. §4852(d), and is aware of Agent's responsibility to ensure compliance.

The following have reviewed the information above and certify that the Agent statements are true to the best of their knowledge and belief.

Seller Agent and Buyer Agent must both sign this form.**BROKER FOR SELLER (Company Name) SBRE - Sherry Bauer Real Estate Services**

LICENSEE Sherry E. Bauer **Sherry E. Bauer, Broker** **DATE** 5/1/26

BROKER FOR BUYER (Company Name)

LICENSEE _____ **DATE** _____



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10/16

§ 145-15 R1 SINGLE-FAMILY RESIDENTIAL DISTRICT.

- A. Purpose. The R1 District is intended to preserve the character of existing single-family neighborhoods. This district is primarily for Single-Family Dwellings, Detached and activities that are compatible with residential areas.
- B. Permitted Uses. Uses and their Accessory Structures permitted in the R1 District include:
 - 1. Dwelling, Single-Family Detached.
 - 2. Essential Services.
 - 3. Forestry.
 - 4. Group Residence Facility (up to 6 residents).
 - 5. Place of Worship/Assembly.
 - 6. Public Buildings and Structures.
 - 7. Public or Private School.
 - 8. Recreation Facility, Public.
 - 9. Wireless Communications Facility, Non-Tower.

-
- C. Uses permitted by Special Exception. The Zoning Hearing Board may approve a Use by Special Exception for the following Uses and their Accessory Structures where it finds that all general criteria as set forth in Article IV of this Chapter and all criteria applicable to the Use as set forth in Article V of this Chapter are satisfied:
1. Adaptive Reuse of Nonresidential Structures.
 2. Bed and Breakfast Inn.
 3. Recreation Facility, Private.
- D. Accessory Uses permitted by right. Any Use and their accompanying Structures that are customarily subordinate and incidental to an approved Permitted Use, Special Exception, or Conditional Use are permitted by right, including but not limited to, the following:
1. Beekeeping.
 2. Family Child Care Home.
 3. Garage, Private or Accessory Structure, separate from a Dwelling, subject to the regulations in Sections 145-26 and 145-27 of this Chapter.
 4. Group Child Care Home.
 5. No-Impact Home-Based Business.
 6. Small Wireless Facility.
 7. Solar Energy System, Private.
 8. Yard Sale.
- E. Accessory Uses permitted by Special Exception. The Zoning Hearing Board may approve a Use by Special Exception for the following Accessory Uses and their associated Structures where it finds that all general criteria as set forth in Article IV of this Chapter and all applicable criteria for the Use as set forth in Article V of this Chapter are satisfied:
1. Home Occupation.
 2. In-Law Apartment.
- F. Accessory Uses permitted by Conditional Use. The Board of Supervisors may approve an Accessory Use by Conditional Use for the following Accessory Uses where it finds that all general criteria in Article IV of this Chapter and all criteria applicable for the Accessory Use as set forth in Article V of this Chapter:

1. Electronic Message Centers, for nonresidential Uses and Nonconforming Uses, subject to regulations in Section 145-83 of this Chapter.

2. Naming Rights.

G. Dimensional Standards.

Minimum Lot Size	7,200 sq. ft.
Minimum Lot Depth	120'
Minimum Lot Width (at ROW)	60'
Maximum Density	4.25
Minimum Front Setback	25' when front façade faces collector or higher classification Street, 15' when front façade faces any other Street classification
Minimum Rear Setback	30'
Minimum Side Setback	7'
Maximum Building Height	35'
Maximum Lot Coverage	32%