



For: THE ABSTRACT COMPANY
 PARCEL #: 49-11-00042-00

ASSESSED OWNER: RIVERSIDE MANAGEMENT GROUP LLC
 270 BARWYNNE RD WYNNEWOOD PA 19096-3301
 LEGAL ADDRESS: 2604 W 2ND ST

CERTIFICATE OF CURRENT PROPERTY TAX AND UTILITY STATUS FOR:

Lot Size:	.2399 AC	Assessed Value	Millage Rates
Property Code:	02 -- COMMERCIAL	Land:	Twp/Boro: 29.792
		Improvement:	County: 5.3
		Total: \$50,000.00	School: 51.336

Municipal: CHESTER CITY County: DELAWARE State: PA
 CITY HALL 1 WEST 4TH STREET, CHESTER PA 19013 Phone #: (610) 447-7801
 Collector: IRENE TUCKER Phone #: (610) 447-7800
 Address: CITY HALL 1 WEST 4TH STREET, CHESTER PA 19013 ATTN: TREASURER
 Payment: Make check payable to: CHESTER CITY TREASURER Duplicate Bill Fee: \$5.00

County: DELAWARE COUNTY TREASURER Phone #: (610) 891-4278
 Address: 201 WEST FRONT STREET, MEDIA, PA 19063
 Payment: Make check payable to: DELAWARE COUNTY TREASURER Duplicate Bill Fee: \$0.00

School: CHESTER-UPLAND S D
 Collector: CHESTER-UPLANDS/D Phone #: (610) 447-7800
 Address: 1 FOURTH STREET ATTN CITY HALL, CHESTER, PA 19013
 Payment: Make check payable to: CHESTER-UPLAND S/S Duplicate Bill Fee: \$5.00

Prior Year Taxes

Year	Amount	Status	Year	Amount	Status	Year	Amount	Status
2011		See Comments	2010		Paid in full	2009		Paid in full

Payment of Prior year taxes are made to the Tax Claim Bureau located at the county. (610) 891-4287

Current Year Taxes 2012

	Discount	Face	Penalty
	Ends: 04/30/12	From: 05/01/12 - 06/30/12	Begins: 07/01/12
	To Be Determined	To Be Determined	
City 2012			
City 2011		\$1,638.56	\$1,802.42 SEE COMMENTS
Total:		\$1,638.56	\$1,802.42

	Discount	Face	Penalty
	Ends: 04/01/12	From: 04/02/12 - 06/01/12	Begins: 06/02/12
	\$259.70 Open	\$265.00	
County 2012			
County 2011		\$259.00	\$284.90 SEE COMMENTS
Total:	\$259.70	\$524.00	\$284.90

School Taxes 2012-2013

	Discount	Face	Penalty
	Ends: 09/15/12	From: 09/16/12 - 11/15/12	Begins: 11/16/12
	To Be Determined	To Be Determined	
School 2012/2013			
School 2011/2012		\$2,823.48	\$3,105.83 SEE COMMENTS
Total:		\$2,823.48	\$3,105.83

Signature Information Solutions LLC guarantees that the above information accurately reflects the contents of the public record as of 02/02/12.



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270 BARWYNNE RD WYNNEWOOD PA 19096-3301
LEGAL ADDRESS: 2604 W 2ND ST

UTILITIES

Water CHESTER WATER AUTHORITY POST OFFICE BOX 467, CHESTER, PA 19016 (610) 876-8185
ACCOUNT: 222445 ZERO BALANCE - PAID FOR BILLING UP TO AND INCLUDING THE
DISCONTINUANCE DATE OF 9/15/05. PLEASE CONTACT AUTHORITY PRIOR TO SETTLEMENT.

Subject to final reading prior to settlement, contact the utility authority to arrange reading. Accrued charges disclosed by a reading obtained following settlement are the sole responsibilities of the settlement parties.

Sewer THERE IS NO ACCOUNT LISTED FOR THE ABOVE OWNER OR PROPERTY LOCATION. PLEASE
HAVE OWNER PROVIDE EVIDENCE OF SERVICE PRIOR TO SETTLEMENT.

Trash THERE IS NO ACCOUNT LISTED FOR THE ABOVE OWNER OR PROPERTY LOCATION. PLEASE
HAVE OWNER PROVIDE EVIDENCE OF SERVICE PRIOR TO SETTLEMENT.

INTERIM

Notes: PENDING IF PROPERTY IS IMPROVED.
Issuance of a building permit may result in an additional bill for the improvement. Bills reflect the taxable portion of the improvement from the date of certificate of occupancy.

Comments: 2011 CITY & SCHOOL TAXES ARE BASED ON AN ASSESSED VALUE OF \$55,000. 2011 CITY &
SCHOOL TAXES ARE OPEN & DUE BY 2/15/12. IF NOT PAID BY DUE DATE, THEY WILL BE SENT TO
TAX CLAIM WHERE ADDITIONAL INTEREST & PENALTIES WILL APPLY. 2011 COUNTY TAXES ARE
UNPAID AND ARE IN THE PROCESS OF BEING SENT TO TAX CLAIM. ADDITIONAL INTEREST &
PENALTIES WILL APPLY.

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the contents of the public record as of 02/02/12.*

P.O. Box 8488, Trenton, NJ 08650-0488 • Phone (866) 665-1660 • Fax (866) 665-7075



For: THE ABSTRACT COMPANY
 PARCEL #: 49-11-02214-00

ASSESSED OWNER: RIVERSIDE MANAGEMENT GROUP LLC
 270 BARWYNNE RD WYNNEWOOD PA 19096-3301
 LEGAL ADDRESS: 210 WILSON ST

CERTIFICATE OF CURRENT PROPERTY TAX AND UTILITY STATUS FOR:

Lot Size:	.3157 AC	Assessed Value	Millage Rates
Property Code:	02 -- COMMERCIAL	Land:	Twp/Boro: 29.792
		Improvement:	County: 5.3
		Total: \$21,110.00	School: 51.336

Municipal: CHESTER CITY County: DELAWARE State: PA
 CITY HALL 1 WEST 4TH STREET, CHESTER PA 19013 Phone #: (610) 447-7801
 Collector: IRENE TUCKER Phone #: (610) 447-7800
 Address: CITY HALL 1 WEST 4TH STREET, CHESTER PA 19013 ATTN: TREASURER
 Payment: Make check payable to: CHESTER CITY TREASURER Duplicate Bill Fee: \$5.00

County: DELAWARE COUNTY TREASURER Phone #: (610) 891-4278
 Address: 201 WEST FRONT STREET, MEDIA, PA 19063
 Payment: Make check payable to: DELAWARE COUNTY TREASURER Duplicate Bill Fee: \$0.00

School: CHESTER-UPLAND S D
 Collector: CHESTER-UPLANDS/D Phone #: (610) 447-7800
 Address: 1 FOURTH STREET ATTN CITY HALL, CHESTER, PA 19013
 Payment: Make check payable to: CHESTER-UPLAND S/S Duplicate Bill Fee: \$5.00

Prior Year Taxes

Year	Amount	Status	Year	Amount	Status	Year	Amount	Status
2011		See Comments	2010		Paid in full	2009		Paid in full

Payment of Prior year taxes are made to the Tax Claim Bureau located at the county. (610) 891-4287

Current Year Taxes 2012

	Discount	Face	Penalty
	Ends: 04/30/12	From: 05/01/12 - 06/30/12	Begins: 07/01/12
	To Be Determined	To Be Determined	
City 2012			
City 2011		\$59.58	\$65.54 SEE COMMENTS
Total:		\$59.58	\$65.54
County 2012	Ends: 04/01/12	From: 04/02/12 - 06/01/12	Begins: 06/02/12
County 2011	\$109.64 Open	\$111.88	\$120.27 SEE COMMENTS
Total:	\$109.64	\$221.22	\$120.27

School Taxes 2012-2013

	Discount	Face	Penalty
	Ends: 09/15/12	From: 09/16/12 - 11/15/12	Begins: 11/16/12
	To Be Determined	To Be Determined	
School 2012/2013			
School 2011/2012		\$102.67	\$112.94 SEE COMMENTS
Total:		\$102.67	\$112.94

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270 BARWYNNE RD WYNNEWOOD PA 19096-3301
LEGAL ADDRESS: 210 WILSON ST

UTILITIES

Water

PRIVATE.

Sewer

THERE IS NO SEWER ACCOUNT LISTED FOR THE ABOVE OWNER AND/OR PROPERTY LOCATION. PLEASE HAVE OWNER PROVIDE EVIDENCE OF SERVICE PRIOR TO SETTLEMENT.

Trash

THERE IS NO TRASH ACCOUNT LISTED FOR THE ABOVE OWNER AND/OR PROPERTY LOCATION. PLEASE HAVE OWNER PROVIDE EVIDENCE OF SERVICE PRIOR TO SETTLEMENT.

INTERIM

Notes:

NONE

Issuance of a building permit may result in an additional bill for the improvement. Bills reflect the taxable portion of the improvement from the date of certificate of occupancy.

Comments:

2011 CITY AND 2011-2012 SCHOOL TAXES ARE BASED ON AN ASSESSMENT OF \$2,000.00. 2011 COUNTY TAXES ARE UNPAID AND IN THE PROCESS OF BEING SENT TO TAX CLAIM; ADDITIONAL INTEREST AND/OR PENALTIES MAY BE PENDING. 2011 CITY & SCHOOL TAXES ARE DUE BY 02/15/2012. IF NOT PAID BY DUE DATE, THEY WILL BE SENT TO TAX CLAIM WHERE ADDITIONAL INTEREST AND/OR PENALTIES MAY APPLY.

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