



For: THE ABSTRACT COMPANY

PARCEL#: 49-11-00042-00

ASSESSED OWNER:

RIVERSIDE MANAGEMENT GROUP LLC

270 BARWYNNERD WYNNEWOOD PA 19096-3301

2604 W 2ND ST

LEGAL ADDRESS:

CERTIFICATE OF CURRENT PROPERTY TAX AND UTILITY STATUS FOR:

Lot Size: Property Code:	.2399 AC 02 COMMERCIA	aL .	Assessed Va Land: Improvement: Total:	\$50,000.00	Millage R Twp/Boro: County: School:	29.792 5.3 51.336				
		ST 4TH STREET, CH	County: DELAWARE STREET, CHESTER PA 19013			State: PA Phone #: (610) 447-7801				
Collector:	IRENE TUCKER		Naccount D. 10010 1 mm/s	and to the	Phone #: (610)	447-7800				
Address: Payment:	CITY HALL 1 WEST 4TH STREET, CHESTER PA 19013 ATTN: TREASURER Make check payable to: CHESTER CITY TREASURER Duplicate Bill Fee:\$5.00									
County:	DELAWARE COU		NA 10062	2200000	Phone #: (610)	891-4278				
Address: Payment:	Make check payabl	STREET, MEDIA, F e to: DELAWA	RE COUNTY TREASURE	ER Duplicate	Bill Fee:\$0.00					
School: Collector: Address:		DS/D T ATTN CITY HAL	L, CHESTER, PA 19013	Duplicate	Phone #: (610)	447-7800				
Payment: Make check payable to: CHESTER-UPLAND S/S Duplicate Bill Fee:\$5.00										
Year Amo	unt Status See Comment	Year A	or Year Taxes mount Status Paid in full	Year 2009	Amount	Status Paid in full				
Pa	yment of Prior year to	exes are made to the	Tax Claim Bureau located	l at the county	o. (610) 891-4287					
		Curren	t Year Taxes 2012							
City 2012	Discount Ends: 04/30/12 To Be Determined		Face From: 05/01/12 - 06/30 To Be Det		Penalty Begins: 07/01/12					
City 2011			\$1,638.56		\$1,802.42SEE COMMENTS					
Total:			\$1,638.56	· 	\$1,802.42					
County 2012	Ends: \$259.70	04/01/12 Open	From: 04/02/12 - 06/01/12 \$265.00		Begins: 06/02/12					
County 2011	420777	-1	\$259.00		\$284.90SEE COMMENTS					
Total:	\$259.70	,	\$524.00		\$284.90					
School Taxes 2012-2013 Ends: 09/15/12 From: 09/16/12 - 11/15/12 Begins: 11/16/12 School 2012/2013 To Be Determined To Be Determined										
School 2011/2012	5.	20 20 20021111100	\$2,823.48		\$3,105.83SEE 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.



Page 2 of 2 Title #: 12-18628 Order #: MT-010-3381243 PENNSYLVANIA TAX CERTIFICATION

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

ASSESSED OWNER:

RIVERSIDE MANAGEMENT GROUP LLC

270 BARWYNNERD WYNNEWOOD PA 19096-3301

2604 W 2ND ST LEGAL ADDRESS:

UTILITIES

CHESTER WATER AUTHORITY POST OFFICE BOX 467, CHESTER, PA 19016 (610) 876-8185 Water

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

PENDING IF PROPERTY IS IMPROVED. Notes:

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.

2011 CITY & SCHOOL TAXES ARE BASED ON AN ASSESSED VALUE OF \$55,000. Comments:

2011 CITY & SCHOOL TAXES ARE OPEN & DUE BY 2/15/12. IF NOR 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.



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

210 WILSON ST

CERTIFICATE OF CURRENT PROPERTY TAX AND UTILITY STATUS FOR:

Lot Size: Property Code		7 AC - COMMERCIAL		Imp	Assessed V Land: provement; Total;	\$21,110.00	Millage Twp/Boro: County: School:	29.792 5.3 51.336
Municipal:	CIT	ESTER CITY Y HALL 1 WEST 4	TH STREET,		nty:DELAWAI PA 19013	RE	State: PA Phone #: (61	0) 447-7801
Collector: Address:		NE TUCKER Y HALL 1 WEST 4	TH CTORET	CURCTED	A 10012 ATTN	I. TDEACHDE	Phone #: (61	0) 447-7800
Address: Payment:		r HALL I WEST 4 ce check payable to		ER CITY TR		Duplicate	Bill Fee;\$5.00	
County:		AWARE COUNT			+#**A-		Phone #: (61	0) 891-4278
Address: Payment:		WEST FRONT ST te check payable to			ITY TREASUR	ER Duplicate	Bill Fee:\$0.00	
2								
School: Collector:		ESTER-UPLAND S ESTER-UPLANDS					Phone #: (61	0) 447-7800
Address:		OURTH STREET A		ALL, CHEST	ER, PA 19013			
Payment:		ke check payable to		ER-ÚPLANI) S/S	Duplicate	e Bill Fee:\$5.00	<u> </u>
]	Prior Year	Taxes			
Year An	iount	Status	Year	Amount	Status	Year	Amount	Status
2011		See Comments	2010		Paid in full	2009		Paid in full
	Payment	of Prior year taxes				d at the county	v. (610) 891-428	7
			Cur	rent Year T	axes 2012		100 E	
	Discount			Face			Penalty Begins: 07/01/12	
City 2012			Ends: 04/30/12 To Be Determined		From: 05/01/12 - 06/30/12 To Be Determined		Begins: 07	701/12
City 2012 City 2011		10	De Determin		59.58	terminea	\$65.54SEE	COMMENTS
Total:					59.58). 	\$65.54	
Total.				Ψ	19.50		403.31	
		Ends: 04/	01/12	From	04/02/12 - 06/0	01/12	Begins: 06	6/02/12
County 2012		\$109.64 Op	en	\$1	11.88			
County 2011				\$10	09.34		\$120.27SEE	COMMENTS
Total:		\$109.64		\$22	1.22	Grand Co.	\$120.27	
			Sch	ool Taxes 2	012-2013			
340		Ends: 09/15/12			From: 09/16/12 - 11/15/12		Begins: 11	1/16/12
School 2012/2013		To Be Determined			To Be Determined		- 3-3	
School 2011/2012				\$10	02.67		\$112.94SEE	COMMENTS
Total:				\$10	02.67		\$112.94	

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Page 2 of 2 Title #: 12-18628 Order #: MT-010-3381241 PENNSYLVANIA TAX CERTIFICATION

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

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.