

**BID DOCUMENT  
AND  
AGREEMENT OF SALE  
Lot 1 – VICTORIAN HOME**

This Agreement of Sale of Real Estate dated May 20, 2010 between Solebury Township, whose address is 3092 Sugas Road, P.O. Box 139, Solebury, Pennsylvania 18963 (“Sellers”) AND  
Buyer’s name: \_\_\_\_\_ (“Buyer”)

Buyer’s Social Security No. or Tax ID No.: \_\_\_\_\_

Buyer’s address: \_\_\_\_\_

Buyer’s telephone number: \_\_\_\_\_ Cell Phone number: \_\_\_\_\_

Buyer’s fax number: \_\_\_\_\_

Buyer’s email address: \_\_\_\_\_

The words Buyer and Seller jointly and severally includes all buyers and sellers listed above.

**1. SALE AND PURCHASE.** Seller hereby agrees to sell and convey to Buyer, who hereby agrees to purchase the property described in this Agreement.

**2. PROPERTY.** The property to be sold consists of (a) the land and all the buildings, improvements, and fixtures on the land, if any; and (b) all of Seller’s rights and obligations relating to the land. Together, these are referred to as the “Property.” The Property to be sold is situate in the Township of Solebury, County of Bucks, in the Commonwealth of Pennsylvania, and further described as consisting of 12.267 +/- acres also known as: 2101 Street Road, Solebury, Pennsylvania 18963. The Property is also identified as Lot 1 on a Plan of Subdivision of the Roeser Tract, Tax Parcel No. 41-021-006 prepared by C. Robert Wynn Associates, Inc., dated August 8, 2006 and last revised February 25, 2009 and recorded in the Office of the Recorder of Deeds of Bucks County in Plan Book 370 at Page 86.

**3. BID AMOUNT AND PURCHASE PRICE.**

Bid Amount and Purchase Price.....\$ \_\_\_\_\_

**4.** The undersigned **BIDDER** is represented by \_\_\_\_\_ (Buyer’s Realtor) who will be paid a real estate commission out of the Purchase Price of \_\_\_\_% equaling \$ \_\_\_\_\_.

**5. NET PROCEEDS FROM SALE.** The net proceeds to be paid to Solebury Township after deducting the real estate commission to be paid under Section 4 above is \_\_\_\_\_.

**6. PAYMENT OF PURCHASE PRICE.** At the Board of Supervisors meeting on May 20, 2010, Buyer, if the highest Bidder acceptable to the Township, will pay the Purchase Price as follows:

Paid on account by guaranteed funds (bank cashier’s check or certified check) \$50,000.00

At settlement, in cash or by certified or bank cashier’s check. \$ \_\_\_\_\_

The Deposit will be held by the Law Firm of Clemons Richter & Reiss, P.C. (“Escrow Agent”) in a custodial escrow bank account until settlement. If settlement is completed in accordance

with this Agreement, the principal amount of the Deposit and any interest earned on the Deposit will be credited to Buyer. If there is a dispute between Buyer and Seller over who is entitled to the Deposit, Escrow Agent will not be responsible to resolve that dispute and will not be liable to either Buyer or Seller for refusing to release the Deposit without an adequate written agreement between Buyer and Seller or a final order of a court of competent jurisdiction.

**7. CASH TRANSACTION.** The Buyer represents and warrants that Buyer presently has sufficient cash and assets to pay the Purchase Price in full. This Agreement is not contingent in any way upon Buyer obtaining a mortgage or any other type of financing to complete the purchase or selling any other property. If Buyer does apply for a mortgage and the mortgage company requires inspections of the Property they must be done in a reasonable time and upon reasonable advance notice, and the cost of those inspections and repairs is the responsibility of the Buyer and not the Seller.

**8. SELLER'S APPROVAL.** Buyer acknowledges that the Board of Supervisors will determine whether to award the property to a Bidder on May 20, 2010. Pending such award, Buyer shall be bound by this Agreement with the same force and effect as if no such approval were required. If this Agreement is not approved by Seller by 10:00 p.m., Tuesday, June 15, 2010, the deposit monies paid on account will be returned to Buyer, without interest, and this Agreement shall be deemed terminated, and shall become null and void, and Buyer shall have no further rights or claims of any kind against the Seller. Seller may approve this Agreement by signing this Agreement, and faxing the same to Buyer or depositing in the United States Mail, certified mail, and advising Buyer of such deposit by telephone at Buyer's telephone number indicated in paragraph 43 titled "Notices".

**9. FIXTURES AND PERSONAL PROPERTY.**

INCLUDED in this sale and Purchase Price are all existing items permanently installed in the Property and/or shrubbery, plantings and unpotted trees.

**10. TIME AND PLACE OF SETTLEMENT.** The settlement will take place on or before sixty (60) days from the date of signed acceptance of this Agreement by Seller. Final settlement will be held in Bucks County, Pennsylvania at the local office of a Title Company representing the Buyer unless otherwise agreed upon between Buyer and Seller. Buyer shall give Seller at least ten (10) days written notice of the date and place of settlement. The date of settlement is not extended by any other provisions of this Agreement and may only be extended by written agreement between Buyer and Seller. A violation of any restriction shall not be a reason for Buyer refusing to complete settlement as long as the title company insures the Buyer against actual loss at regular rates.

**11. DATES/TIME IS OF THE ESSENCE.** The Time for Settlement and all other times referred to for the exercise of any rights or options or the performance of any of the obligations of either party under this Agreement are agreed to be of the essence of this Agreement; and time, wherever mentioned herein, is not to be extended except by consent in writing signed by all parties. Notwithstanding the foregoing, in the event the date established for Settlement, or any date specified for the giving or receipt of any notice, or for the satisfaction of any condition, or for the expiration of any period, or for the exercise of any right or option, shall occur on a

Saturday, Sunday or legal holiday observed by banking institutions in the vicinity of the Property, the date so specified shall be extended to the next succeeding day which is not a Saturday, Sunday or legal holiday.

**12. TRANSFER OF OWNERSHIP.** At the settlement, Seller will transfer ownership of the Property to Buyer. Seller will give Buyer a properly executed deed (the "Deed"). A deed is a written document used to transfer ownership of property.

**13. PREPARATION OF DOCUMENTS AND/OR CONVEYANCING EXPENSES.** The Deed will be prepared, acknowledged and delivered by Seller, and recorded by and at the expense of Buyer. The deed must be presented by Seller to Buyer for examination and approval at least ten (10) days prior to the date fixed for the settlement. All other settlement expenses including, without limitation, title searches, title insurance, and cost of survey will be paid by Buyer. Buyer agrees to provide Seller with a copy of Buyer's title insurance commitment at least ten (10) days before the time fixed for the settlement.

**14. TRANSFER TAXES/FEES.**

Any and all real estate transfer taxes or fees imposed upon this sale will be borne by Buyer. Seller is exempt from payment of any tax under 72 Pa.C.S.A. section 8102-C.2. (See Wilson Partners, L.P. v. Commonwealth, 723 A.2d 1079 (Pa. Cmwlth. 1999), aff'd, 558 Pa.462, 471 737 A.2d 1215, 1220 (1999).

**15. ADJUSTMENTS AT SETTLEMENT.** At the time of settlement, the following will be adjusted pro-rata on a daily basis between Buyer and Seller reimbursing where applicable: all real estate taxes and assessments for the current year (in no event will Seller be charged with or responsible for any increase in the real estate taxes after settlement); rents; condominium fees and homeowner association fees, if any; water and/or sewer fees, if any, together with any other lienable municipal service. The charges are to be pro-rated for the period(s) covered; Seller will pay up to and including the date of settlement; Buyer will pay for all days following settlement.

**16. ENVIRONMENTAL INSPECTION.**

An environmental investigation was conducted in connection with the Township's purchase of the Property in 2006. The results of this environmental investigation are summarized in Exhibits "A" through "D" of the Disclosure Documents, copies of which have been provided to and reviewed by Buyer. Additional documentation concerning these reports have been made available to Buyer, if requested. The environmental investigation determined that there were two areas of concern: The presence of toluene in the soil in an area near one of the garages on the Property, which is identified in the final environmental report issued by ARC and dated April 4, 2006 (Exhibit "A"). The contaminated soil was properly removed from the Property and DEP has issued an "Act 2 Letter" clearing the Property as to soil contamination (Exhibit "B" of the Disclosure Documents).

Carbon Tetrachloride was found in the domestic water supply well on the Property, as noted in the Princeton Hydro report dated 7/13/06, ARC report dated 7/3/06 and final environmental report (Exhibits "A", "C" and "D"). Because the Carbon Tetrachloride was found only in the domestic water supply well and not in any of the other monitoring wells established on the

Property, the Township determined to abandon this well rather than pursue issuance of an "Act 2 Letter" from DEP. Buyer acknowledges the above and agrees to accept the Property "As Is" relative to these disclosures.

As stated hereafter, Buyer has the right to have the Property further inspected for possible environmental hazards not disclosed in the environmental reports contained in Exhibits "A", "C" and "D" of the Disclosure Documents and/or in locations and amounts which exceed statewide health standards. Subject to the above, Buyer, at Buyer's expense, has the right to have the Property inspected for possible environmental hazards, if it deems the same necessary, by a reputable environmental investigation company. A copy of said company's report shall be submitted to Seller within twenty (20) days of the date of this Agreement. If the inspection reveals evidence of environmental hazards and Buyer desires to have said hazards remediated, Seller shall have thirty (30) days from the date of Seller's receipt of said report to notify Buyer whether Seller will effect the remediation, and upon what terms and conditions or decline to do so. If Seller declines, Buyer shall have ten (10) days thereafter to notify Seller whether Buyer will go to settlement without said remediation being effected (with no reduction of sale price), or declare this Agreement null and void, in which event all down money shall be returned to Buyer. If Seller agrees to remediate, then Buyer shall have ten (10) days to accept the terms and conditions of Seller's remediation proposal. Failing notification in writing to the contrary, Buyer shall be deemed to have accepted Seller's remediation proposal.

Buyer shall not conduct any testing permitted hereunder in a manner so as to cause damage, loss, cost, or expense to Seller or the Property, and Buyer will indemnify, protect, defend, and hold Seller and the Property harmless from and against any damage, loss, liability, cost, or expense, including, without limitation, Seller's reasonable counsel fees and costs of suit which are suffered as a result of Buyer's inspections or testing of the Property. The foregoing indemnity shall survive closing or the termination or cancellation of this Agreement. Without limiting the foregoing, if any inspection or test conducted by Buyer pursuant hereto damages the Property in any way, Buyer will restore the Property to the same condition as existed before the inspection or test. Prior to any testing, Buyer's contractors shall produce evidence of insurance satisfactory to Seller and shall name Seller as an additional insured on that policy.

**17. DEFAULT.** If Buyer fails to consummate the settlement as required by, and in compliance with the terms of this Agreement, Seller may either: (a) keep the Deposit as liquidated damages and not as a penalty (this means that Seller is conclusively presumed to have suffered damages in the amount of the Deposit and may keep the Deposit without proving those damages in court); or (b) apply the Deposit toward the Purchase Price and pursue any legal or equitable remedies available. In order to enforce the provisions of this Agreement against Buyer, Seller shall not be required to formally offer (tender) to Buyer a deed to the Property if Buyer defaults in paying the balance of the Purchase Price. Buyer acknowledges that its waiver of any right it may have to prove that Seller has suffered actual damages in an amount less than the Deposit as set forth in clause 4 above is a material inducement to Seller entering into this Agreement with Buyer and that were it not for that waiver, Seller would not have entered into this Agreement with Buyer.

**18. INSPECTION BY SURVEYORS, ENGINEERS, APPRAISERS, AND/OR INSPECTORS.** Seller agrees to permit inspections upon reasonable advance notice, by authorized appraisers, reputable certifiers, insurer's representatives, surveyors, municipal officials and/or Buyer as may be required by Buyer's mortgage lender, if any, and insuring agencies. Seller further agrees to permit any other inspections required by or provided for in the terms of this Agreement. Buyer has the right to attend all inspections.

**19. PRE-SETTLEMENT WALK THROUGH.** Buyer reserves the right to make a pre-settlement walk-through inspection of the Property. Buyer's right to make this inspection is not waived by any other provision of this Agreement to be arranged through Seller.

**20. POSSESSION.** Possession is to be delivered by Deed and physical possession to vacant Property.

**21. CONDITION AND INSURABILITY OF TITLE AND COSTS.**

(a) The Property is to be conveyed free and clear of all liens, encumbrances, and easements, excepting however the following: such conditions as would appear on a current survey, above surface conditions, existing deed restrictions, Conservation Easements and Façade Easement as identified in the documents identified in the Disclosure Addendum to Agreement of Sale which Buyer acknowledges having reviewed and which is part of this Agreement; or ordinances, building restrictions, easements of roads, easements visible upon the ground, easements of record, privileges or rights of public service companies, if any, land use restrictions pursuant to property enrollment in a preferential tax program, if any; otherwise the title to the Property will be good and marketable and such as will be insured by a reputable Title Insurance Company at the regular rates.

(b) In the event Seller is unable to give good and marketable title and such as will be insured by a reputable Title Insurance Company at regular rates, as aforesaid, Buyer shall have the option of taking such title as Seller can give without changing the Purchase Price or of being repaid all monies paid by Buyer to Seller on account of the Purchase Price in which event this Agreement will become void.

(c) Buyer shall pay for the following:

(1) Title search, title insurance and/or mechanics lien insurance or fee for cancellation of same, if any;

(2) Flood insurance, fire insurance with extended coverage, and cancellation fees, if any;

(3) Buyer's customary settlement costs and charges.

(d) If Seller is unable to transfer title as required by this Agreement, Seller shall have an additional sixty (60) days from the date fixed for settlement to correct any defect in title. If at the end of the additional sixty (60) days Seller is still unable to transfer title in accordance with this Agreement, Buyer may cancel this Agreement. If Buyer cancels this Agreement, Seller shall instruct Clemons Richter & Reiss, P.C., in writing to pay to Buyer the entire amount of the Deposit held by Clemons Richter & Reiss, P.C., and this Agreement shall become void, and Seller shall not be liable for any other claim. In lieu of canceling this Agreement, Buyer may, however, accept such title as Seller can convey, without any reduction in the Purchase Price.

**22. ZONING CLASSIFICATION.** The current zoning classification for the property is RA-Residential Agricultural. Buyer agrees to purchase the Property in its present condition "as is."

Seller does not represent that the Property may be used for any particular purpose. Buyer acknowledges that the Property is under a Conservation Easement and a Façade Easement identified in the Disclosure Addendum.

**23. RIGHT TO SELL LOTS SEPARATELY OR AS AN ENTIRETY.** Buyer acknowledges that under the terms and conditions of the Request for Bids under which the property is being offered for sale, among the conditions is that Lot #1 and Lot #2 as set forth in the Request for Bids may be offered as individual properties and possibly together (entirety). As to each bid, the High Bidder will sign the Contract for the Sale of Real Estate and tender Buyer's deposit. Seller may, at Seller's discretion, accept the sale of the Property as individual lots or as the Entirety consisting of the two lots. Upon approval by Seller of a sale of the Property, the unaccepted contracts will be cancelled, deemed null and void, and the deposits shall be returned within three (3) business days to the unsuccessful bidders. Buyer shall continue to be bound by this Contract to the same extent as if the above right to resell were not included in this Contract unless and until the Solebury Board of Supervisors declares this Contract cancelled, null and void.

**24. ASSESSMENTS FOR MUNICIPAL IMPROVEMENTS.** Certain municipal improvements such as sidewalks and sewers may result in the municipality charging the property owners to pay for the improvement. All assessed charges against the Property for work completed before the date of this Agreement will be paid by Seller at or before the settlement. Seller shall not be liable for any work done or ordered done after the date of execution of this Agreement by any municipality, agency, or other public authority, or for any notice issued after the date of execution of this Agreement which directs any action to be done or not to be done on, in, or to the Property by any municipality, agency, or other public authority, and Buyer agrees to take title subject to any lien that may be recorded as a result thereof.

**25. STATUS OF WATER.** Seller represents that the Property is served by:  
 Public water;  On-site water;  Community water;  None.

Lot 1 has been provided with a new domestic well water supply which serves solely Lot 1. The previous domestic well water supply which tested for the presence of Carbon Tetrachloride in excess of DEP limits (as stated in Exhibit "A", "C" and "D" of the Disclosure Documents) has been abandoned by filling the well with grout or Portland cement.

The well serving Lot1 has been tested and complies with Pennsylvania drinking water standards. A summary of the testing results has been provided in reports prepared by Ubl Associates dated March 24, 2009 and at May 4, 2009 identified as Exhibits "E" and "F" in the Disclosure Documents.

**26. STATUS OF SEWER.** As stated in the Sewage System Report being Exhibit "N" in the Disclosure Documents, the sewage system currently serving Lot 1 is deficient. A Board of Health permit for Lot 1 has been issued for the construction of a sand mound sewage disposal system for five bedrooms. Buyer shall be responsible for the installation of the individual on-lot sewage disposal system.

**27. PENNSYLVANIA SEWAGE FACILITIES ACT. THERE IS NO CURRENTLY EXISTING COMMUNITY SEWAGE SYSTEM AVAILABLE TO THE PROPERTY.**

Before any person may install, construct, or request bid proposals for construction, or alter an individual sewage system or construct, or request bid proposals for construction, or install or occupy any building or structure for which an individual sewage system is to be installed, an appropriate permit must be first obtained pursuant to Section 7 of the Pennsylvania Sewage, Facilities Act, Title 35, Pennsylvania Statutes Annotated, Section 750.7. Buyer should contact the local agency charged with administering the Pennsylvania Sewage Facilities Act before signing this Agreement in order to determine the procedure and requirements for obtaining a permit for an individual sewage system if one has not already been obtained. The local agency charged with administering the Act will be the municipality where the Property is located or the municipality working cooperatively with others.

**28. INSPECTION OF THE PROPERTY.** It is understood and agreed that the Disclosure Addendum To Agreement of Sale and reports referenced therein have been provided to Buyer for the purpose of giving Buyer notice of conditions about which Seller is aware and not as warranty as to any conditions that may or may not exist on the Property. BUYER ACKNOWLEDGES THAT BUYER HAS BEEN GIVEN THE OPPORTUNITY TO AND HAS ADEQUATELY INSPECTED THE PROPERTY AND/OR HAS WAIVED THE OPPORTUNITY TO MAKE SUCH AN INSPECTION. BUYER FURTHER ACKNOWLEDGES THAT BUYER HAS ENTERED INTO THIS CONTRACT AS A RESULT OF THE INSPECTION MADE BY BUYER AND NOT AS A RESULT OF ANY ADVERTISEMENT, HANDBILL, OR ANY OTHER REPRESENTATION, OR WARRANTY, EITHER ORAL OR WRITTEN, EXPRESS OR IMPLIED, MADE BY SELLER, ANY OF ITS EMPLOYEES, REPRESENTATIVES, AGENTS, OR THE LIKE OR ANY SELLING AGENT. BUYER FURTHER AGREES THAT SELLER SHALL NOT BE RESPONSIBLE FOR ANY ERRORS IN ANY ADVERTISEMENT, HANDBILLS, OR ANNOUNCEMENT MADE neither BY SELLER OR SELLER'S AGENT, NOR FOR ANY AGREEMENT, CONDITION, OR REPRESENTATION, INCLUDING BUT NOT LIMITED TO ANY REPRESENTATION REGARDING THE VALUE OF ANY REAL ESTATE, OR ANY STIPULATION, ORAL OR WRITTEN, NOT CONTAINED IN THIS CONTRACT. BUYER HAS MADE AN INDEPENDENT DETERMINATION OF THE VALUE OF THE PROPERTY AND HAS NOT RELIED ON ANY INFORMATION FROM SELLER OR SELLER'S AGENT(S) REGARDING THE PROPERTY'S VALUE.

**29. PHYSICAL CONDITION OF THE PROPERTY.** The Property is presently vacant and is being sold "As Is, Where Is" and "with all faults and defects, if any" and Buyer acknowledges that Seller has not made and Buyer has not relied upon any representation or warranty regarding the Property. Buyer further acknowledges that Buyer has been made aware of the conditions set forth in the Disclosure Addendum to Agreement of Sale and the documents and reports referenced therein. Buyer acknowledges that the Disclosure Addendum and reports referenced therein have been provided in order to give Buyer notice of those conditions about which Seller is aware and that they do not constitute a warranty concerning any conditions that may or may not exist on the Property. Seller does not make any claims or promises whatsoever about the Property including, without limitation, the condition or value of the Property, the condition of the septic system or the quality, quantity or rate of flow of the well water on the

Property. Buyer agrees to accept the Property in "AS IS" CONDITION. Seller shall have no liability or obligation whatsoever to Buyer or anyone else, with respect to the Property, its condition, or any occurrence arising by reason of the condition thereof or the construction, condition or manufacture of the buildings thereon or any personal property or debris thereon. Buyer agrees that Seller has made no representation concerning the Property or its condition, and Seller specifically excludes any and all implied warranties of merchantability and/or fitness for a particular purpose. No warranty is given with respect to the condition of the Property or of any fixture, personal property, appliance, apparatus, instrument, component, or accessory.

It is understood that Buyer has had the right to inspect the Property prior to submitting a bid and has the right to conduct its own investigation of the Property prior to settlement. If settlement occurs hereunder, Buyer's purchase of the Property will be solely as a result of such inspection(s) and/or investigation and not because of or in reliance on any statement or representation made by Seller or any Employee, agent or attorney of Seller. If Buyer proceeds to purchase the Property and completes settlement, Buyer does so based solely upon his own inspection(s), investigations(s), and conclusions, and not in reliance upon any materials or reports provided to Buyer by or on behalf of Seller nor upon any representations or statements of any sort or nature whatsoever made by or on behalf of Seller.

Subject only to provisions of paragraph number 14 above, the Seller is selling the Property strictly "AS IS/WHERE IS".

**30. FLOOD AREAS.** The federal and state governments have designated certain areas as flood areas. If the Property is located in a flood area, the use of the property may be limited. Seller makes no representation as to whether or not the Property, or any portion thereof, is in a flood area.

**31. HIGHWAY ACCESS.** Access to a public road may require issuance of a highway occupancy permit from the Department of Transportation.

**32. REAL ESTATE RECOVERY FUND.** If the Buyer is being represented by a licensed real estate agent, buyer is made aware that a Real Estate Recovery Fund has been established by the Commonwealth of Pennsylvania to reimburse any person who has obtained a final civil judgment against a Pennsylvania real estate licensee as a result of fraud, misrepresentation, or deceit in a real estate transaction, if that person has been unable to collect the judgment after exhausting all legal and equitable remedies. For complete details about the Fund, call (717) 783-3658.

**33. CONDEMNATION/TAKING OF THE PROPERTY BY EMINENT DOMAIN.** If all or a material part of the Property is taken between the date of this Agreement and the date of settlement by the exercise of the power of condemnation/ eminent domain by any local, state, or federal body, Buyer may either: (a) terminate this Agreement and receive a refund of the Deposit; or (b) complete settlement at the full Purchase Price, in which case Buyer shall be entitled to an assignment of all rights to the condemnation/ eminent domain award or compensation.

**34. RECORDING.** Buyer shall not record this Agreement or any memorandum of this Agreement in any state, county, or municipal recording office. Any recording or attempt at recording will be deemed a breach of this Agreement and be null and void.

**35. ASSIGNMENT.** Buyer shall not assign this Agreement without the express prior written consent of Seller, which may not be unreasonably withheld by Seller. In the event that Seller consents to Buyer assigning its rights under this Agreement, any such consent shall in no way release Buyer or any person or entity claiming by, through, or under Buyer from any of its obligations under this Agreement.

**36. ADVERTISING OF PROPERTY.** Buyer agrees that lot sizes, lot areas, lot plans, building descriptions, building locations, and equipment and contents of the buildings, shown or described in any circular or other advertisement of this sale may not be accurate. Buyer further agrees that Buyer is relying upon the description contained in or referred to in this Agreement, and upon his own inspection of the Property and not upon any other description or representation made by Seller or Seller's agents.

**37. BUYER/BROKER. *Select one by checking appropriate box:***

Buyer has used the services of \_\_\_\_\_, a Pennsylvania licensed realtor, to assist Buyer in this transaction and has agreed that a real estate commission in the amount of \_\_\_% shall be paid to Buyer's Broker from the total Bid price at the time of settlement. Buyer has not entered into an agreement with any other real estate agent, broker or sales person.

Buyer warrants that Buyer has not dealt with any real estate agent, broker or sales person.

Buyer covenants to indemnify, defend and hold Seller harmless from and against claims of any person or entity for a real estate commission or other compensation arising out of Buyer's dealing with such other party other than such realtor indicated above.

**38. ESCROWEE.** It is understood and agreed that Clemons Richter & Reiss, P.C. shall not be held liable by either Seller or Buyer for the performance or nonperformance of any provision of this Agreement, except to account for any Deposit paid to it. The obligation of this paragraph shall survive settlement.

**39. CERTIFICATION OF NON-FOREIGN INTEREST.** Seller is not a "foreign person" (as defined in Section 1445(f) of the United States Internal Revenue Code of 1954, as amended (the "Code")) and Seller will, at the Closing, furnish an appropriate affidavit to such effect in order that no withholding of tax will be required pursuant to Section 1445 of the Code.

**40. RISK OF LOSS.** Seller shall bear the risk of loss from fire or other casualties until the time of settlement. In the event of damage by fire or other casualty to any property included in this sale that is not repaired or replaced prior to settlement, Buyer shall have the option of terminating this Agreement and promptly receiving all monies paid on account of the Purchase Price or accepting the Property in its then condition together with the proceeds of any insurance recovery obtainable by Seller. Buyer is hereby notified that Buyer may insure Buyer's equitable interest in the Property as of the time of execution of this Agreement.

**41. USE AND OCCUPANCY.** If required by the local ordinance Seller will provide a municipal "Certificate of Occupancy" at the closing.

**42. FARMLAND.** Buyer acknowledges that the Property has been used as farmland, and recognizes the possibility that agricultural herbicides, pesticides and fertilizers may have been used as part of the ongoing farming operations. Seller acknowledges that the Property is subject to a preferential assessment of real estate taxes under Act 319. Rollback taxes will be due as the result of the subdivision of the property and this conveyance. Seller shall be responsible for paying any rollback taxes due.

**43. NOTICES.** Except as otherwise provided, all notices to be given by either party to the other shall be in writing and delivered personally or sent by Certified Return Receipt First Class United States Mail, postage paid, by recognized overnight delivery service providing positive tracking of items (for example, Federal Express) as follows

To Seller: John A. Granger  
Township Manager  
Solebury Township  
3092 Sugas Road, P.O. Box 139  
Solebury, Pennsylvania 18963  
Telephone: (215) 297-5656

Copy to: Terry W. Clemons, Esquire, representing Seller  
CLEMONS RICHTER & REISS, P.C.  
107 East Oakland Avenue  
Doylestown, Pennsylvania 18901  
Telephone: (215) 348-1776

To Buyer:

Copy to:

**44. MISCELLANEOUS.**

(a) All of the representations and warranties contained in this Agreement, all covenants, agreements, and indemnities made herein, and all obligations to be performed under the provisions hereof shall survive settlement.

(b) The captions in this Agreement are inserted for convenience of reference only and in no way define, describe, or limit the scope or intent of this Agreement or any of the provisions hereof.

(c) Formal tender of an executed deed and purchase money is hereby waived.

(d) This Agreement shall be binding upon and shall inure to the benefit of the parties hereto and their respective heirs, executors, administrators, legal representatives, successors, and permitted assigns.

(e) This Agreement, including any exhibits and addendums attached hereto, contains the whole agreement as to the Property between Seller and Buyer, and there are no other terms, obligations, agreements, covenants, representations, statements, or conditions, oral or otherwise, of any kind whatsoever, concerning this sale and purchase. This Agreement shall not be altered, amended, changed, or modified except in writing executed by the parties hereto.

(f) This Agreement shall be construed in accordance with the laws of Pennsylvania. Both parties to this Agreement have participated fully and equally in the negotiation and preparation hereof, and therefore, this Agreement shall not be more strictly construed, or any ambiguities within this Agreement resolved, against either party hereto.

(g) Attached to this Agreement is the Disclosure of Information on Lead Based Paint and/or Lead Based Paint Disclosure.

(h) Attached to this Agreement is the Seller's Disclosure Statement.

**45. INTEGRATION.** This Agreement, and the documents referred to or incorporated herein (if any), shall constitute a fully integrated agreement, which contains the whole agreement between Seller and Buyer.

**46. BINDING EFFECT.** This Agreement shall extend to and bind the heirs, executors, administrators, successors and assigns of the respective parties hereto.

**47. CAPTIONS.** The captions preceding the text of the paragraphs or subparagraphs of this Agreement are inserted only for convenience of reference and shall not constitute a part of this Agreement, nor shall they in any way affect its meaning, construction or effect.

**48. INTERPRETATION.** This Agreement is to be construed, interpreted, and enforced in accordance with the laws of the Commonwealth of Pennsylvania.

**49. AMENDMENT.** This Agreement cannot be changed or amended except by agreement in writing signed by both parties.

**50. SEVERABILITY.** If any provision of this Agreement shall for any reason be held invalid or unenforceable, no other provision shall be affected thereby, and this Agreement shall be construed as if the invalid or unenforceable provision had never been a part of it.

**51. 1031 EXCHANGE.** Buyer and Seller acknowledge that either Buyer or Seller may desire to exchange, for other property of like kind and qualifying use within the meaning of Section 1031 of the Internal Revenue Code of 1986, as amended, and the Regulations promulgated thereunder, fee title in the Property which is the subject of this contract. Seller and Buyer expressly reserves the right to assign its rights, but not its obligations, hereunder to a Qualified Intermediary as provided in IRC Reg. 1.1031(k) 1(g)(4) on or before the closing date. Buyer and Seller agree to reasonably cooperate with each other to accomplish other's desire to qualify for a like kind and qualifying use within the meaning of Section 1031 of the Internal

Revenue Code. Such cooperation shall not be required of either Buyer or Seller if such cooperation delays the settlement date or causes either Buyer or Seller to assume any expenses that Buyer or Seller would not have to pay except for the assignment to the Qualified Intermediary or if such an assignment exposes either Buyer or Seller to liability that either Buyer or Seller would not have to assume except for the assignment to the Qualified Intermediary.

**IN WITNESS WHEREOF**, intending to be legally bound, the parties have caused this Agreement to be duly executed, under seal, as of the day and year first above written.

**Attest:**

**SELLER:**

Solebury Township

\_\_\_\_\_

By: \_\_\_\_\_

Name: \_\_\_\_\_

Title: \_\_\_\_\_

**Witness:**

**BUYER:**

\_\_\_\_\_

By: \_\_\_\_\_

\_\_\_\_\_

By: \_\_\_\_\_

## DISCLOSURE ADDENDUM TO AGREEMENTS OF SALE

Pertaining to Lot 1 – Victorian Home, Lot 2 – Farmhouse and Entirety Property being Lots 1 and 2 in the subdivision of the Roeser Tract, Street and Upper Mountain Roads, Solebury Township, Bucks County, Pennsylvania being part of  
TMP No. 41-021-006

The following disclosures relate to Lots 1 and 2, singly or as an entirety in the subdivision of the Roeser Tract as described above.

**I. ENVIRONMENTAL** – Notice is hereby given that prior to Seller’s purchase of the Property, the Property was used as a chemical laboratory and for manufacturing uses in connection therewith. Prior to Seller purchasing the Property, it caused environmental inspections to occur resulting in the discovery that contaminants existed on the Property, most notably toluene/ethyl benzene and carbon tetrachloride.

A. Toluene/Ethyl benzene - Soil contaminated with toluene/ethyl benzene was removed from the Property and the Property was remediated in accordance with regulations of the Pennsylvania Department of Environmental Protection. A Final Report of the remediation is provided as Exhibit “A” in the Disclosure Documents listed below. In addition, the Pennsylvania Department of Environmental Protection issued a letter dated June 7, 2006 (the “Act 2 Letter”) pursuant to the Land Recycling and Environmental Remediation Standards Act (“Act 2”) which provides that clean up liability protection is extended to the current and future owner of the Property as to those matters identified in the Final Report. The Act 2 Letter is included in the Disclosure Documents as Exhibit “B”.

B. Carbon Tetrachloride (“CT”) - During the extensive environmental testing of the Property as described above, it was revealed that carbon tetrachloride exists in a well on the property at a concentration of 9.04 parts per billion which is above statewide health standards for used aquifers of 5 parts per billion. The final reports concerning these conditions, one prepared by the Township’s consultant, Princeton Hydro and dated July 13, 2006 and the other prepared by the previous owner’s consultant, ARC dated July 3, 2006 are included in the Disclosure Documents as Exhibits C and D. It is ARC’s opinion that there is no evidence of a source associated with the CT contamination. It recommends, as a precaution, that the water well in which the CT contamination was found be capped and that other wells be installed with carbon filters. This has been done.

Water supply wells for Lot 1 and Lot 2 were tested by Ubr Associates. Reports dated March 24, 2009 and May 4, 2009 confirm that the water supply wells meet Pennsylvania drinking water standards. These reports are identified as Exhibits “E” and “F”.

C. Environmental Test Results - Numerous studies, reports, testing results and other materials concerning environmental testing of the Property exist in addition to

those documents attached to the Disclosure Documents as Exhibits A through D. These documents are available for inspection, by appointment, at the law offices of Clemons Richter & Reiss, PC., 107 East Oakland Avenue, Doylestown, PA 18901 Attention: Terry W. Clemons, Esquire. The phone number is 215-348-1776

## **II. RESIDENTIAL**

A. Owner's Disclosure and Home Inspection Reports - The Township has completed Par Form Owner's Disclosure Statements for each residence on the Property. However, detailed home inspection reports for the farmhouse on Lot 2 and the Victorian residence, cottage and certain of the outbuildings on Lot 1 were prepared, at Seller's request from Tri-County Inspection Co., Inc. These reports supplement the information provided in the Disclosure. Each of these documents is included in the Disclosure Documents.

B. Sewage System Inspection - In addition, when the Township acquired the Property in 2006, it obtained the following reports: Sewage system reports from PERNA Wastewater Management, dated 2-28-05 for the main (Farm) house, 3-4-05 for the Victorian house and 2-28-05 for the cottage. Planning Modules have been approved by the Pa. Department of Environmental Protection for replacement individual sewage systems on Lots 1 and 2 (Exhibit "P"). The approved Planning Modules and other referenced are also contained in the Disclosure Documents. Individual on-lot sewage disposal system permits have been issued by the Bucks County Health Department for Lots 1 and 2 and are included in the Disclosure Documents (Exhibits "Q" and "R").

C. Radon Test - A radon test and termite inspection was also obtained in 2005 and these reports are included in the Disclosure Documents (Exhibit "S").

D. Well Water Tests - Test results from the domestic water supply wells on Lots 1 and 2 are contained in the Disclosure Documents (See Exhibits "E" and "F").

E. Copies of all the above referenced reports are contained in the Disclosure Documents on the Solebury Township website [www.soleburytp.org](http://www.soleburytp.org). Hard copies have also been made available for inspection.

**III. CONSERVATION EASEMENTS** – Both Lots 1 and 2 in the subdivision are subject to Conservation Easements, copies of which are included in the Disclosure Documents.

**IV. FAÇADE EASEMENT** – Lot 1 in the subdivision is subject to a Declaration creating a façade easement on the following historic buildings: Cottage, privy and barn, but not the main residence, the Victorian dwelling. The Façade Easement also imposes obligations to maintain the historic wall along Street Road which is located partly on Lot 1 and partly on Lot 2. The Façade Easement is included in the Disclosure Documents.

**V. SUBDIVISION** – Lots 1 and 2 are part of the subdivision of the Roeser tract pursuant to subdivision plans prepared by C. Robert Wynn Associates, Inc., consisting of four (4) sheets dated August 8, 2006 and last revised February 25, 2009 (the “Subdivision Plans”).

A. Subdivision Approval – The Subdivision Plans were approved by a Resolution of Solebury Township, Preliminary/Final Subdivision Plan Approval (the “Subdivision Approval”). A copy of the Subdivision Approval is included in the Disclosure Documents. It includes certain recitals and six conditions.

B. Notes and Conditions on Subdivision Plan – Copies of the Subdivision Plan are available for inspection at the Solebury Township Building, 3092 Sugas Road, Solebury, PA. The Plans identify the lots, natural resources, improvements, easements, building setbacks, and other conditions and features of the Subdivision and of the Property. The Buyer accepts the Property subject to the conditions shown on the Subdivision Plans.

C. Lot 3 in Subdivision – Lot 3 abuts both Lots 1 and 2 in the subdivision. It is approximately 79.310 acres. Solebury Township will retain Lot 3 and may develop Lot 3 as a park having both active and passive recreation areas. Alternatively, the Township may, but is not required to, sell Lot 3 subject to a Conservation Easement which will have a building envelope permitting residential buildings to be constructed within a 5 acre building envelope the location of which is yet to be determined. The Township has not yet determined the location and type of recreational uses or the location and type of passive uses that may be developed on Lot 3 if it is retained as park land.

## **VI. UTILITIES/DRIVEWAYS**

A. Electric and Telephone – Each lot will have a separate meter for electric and separate electric and telephone service from the existing service lines to the lots. Lot 1 is subject to a utility easement, as shown on the Subdivision Plans, for electric, telephone and other utilities for the benefit of Lot 2. Additional utilities may be placed within the Easement. Present and future utilities may be placed underground within the Easement by either of the owners of Lots 1 or 2.

B. Driveway Access -Through driveways which previously existed have been disconnected at the lot lines. Lot 2 does **not** have access to Upper Mountain Road.

**VII. DISCLOSURE DOCUMENTS** – The Township has assembled the following documents which contain information concerning various inspections, investigations and reports pertaining to the Property. These documents have been made available on Solebury Township’s website – [www.soleburytp.org](http://www.soleburytp.org). In addition, hard copies of these documents have been made available to me/us by signing the acknowledgement below, I/we acknowledge having had a full opportunity to review this Disclosure Addendum and the following listed reports:

- Exhibit A Final Report issued by ARC dtd 4/06
- Exhibit B Act 2 Letter from PA DEP dtd 06/07/06
- Exhibit C Princeton Hydro Report dtd 7/13/06 (carbon tetrachloride)
- Exhibit D ARC Report dtd 7/3/06 (carbon tetrachloride)
- Exhibit E Ubr Water Test Results 03/24/09
- Exhibit F Ubr Water Test Results 05/04/09
- Exhibit G Seller's Disclosure Form Farmhouse on Lot 2
- Exhibit H Seller's Disclosure Form Victorian House on Lot 1
- Exhibit I Home Inspection Report for Farmhouse on Lot 2
- Exhibit J Home Inspection Report for Victorian Residence on Lot 1
- Exhibit K Home Inspection Report for Cottage
- Exhibit L Home Inspection Report Outbuildings
- Exhibit M Sewage System Report dtd 2/28/05 Farmhouse (Perna)
- Exhibit N Sewage System Report dtd 3/4/05 Victorian (Perna)
- Exhibit O Sewage System Report dtd 2/28/05 Cottage (Perna)
- Exhibit P Sewage Facilities Planning Modules – Roeser Tract
- Exhibit P-1 Sewage Facilities Design Plan and Calculation – Lot 1
- Exhibit P-2 Sewage Facilities Design Plan and Calculation – Lot 2
- Exhibit Q On-Lot Sewage System Permit – Lot 1
- Exhibit R On-Lot Sewage System Permit – Lot 2
- Exhibit S Radon Test
- Exhibit T Termite Inspection
- Exhibit U Conservation Easement – Lot 1

- Exhibit V Conservation Easement – Lot 2
- Exhibit W Façade Easement on Victorian House, Cottage, Privy, Barn of Lot 1 and Historic Wall along Street Road partly on Lot 1 and partly on Lot 2 (with pictures attached as exhibits); and Declaration Removing Victorian House from coverage of Façade Easement.
- Exhibit X Subdivision Resolution Approving w/recitals and six conditions
- Exhibit Y Disclosure Statement – Lead-Based Paint for 1) Main House; 2) Victorian House; and 3) Cottage
- Exhibit Z Amendment to Declaration Imposing Façade Easement

**Attest:**

**SELLER:**  
Solebury Township

\_\_\_\_\_

By: \_\_\_\_\_  
Name: \_\_\_\_\_  
Title: \_\_\_\_\_

**Buyer acknowledges receipt of this Disclosure Addendum to Agreements of Sale consisting of five sheets containing a listing of Disclosure Documents and has had a full opportunity to review the Disclosure Documents referenced in this Disclosure Addendum.**

Witness

**BUYER**

\_\_\_\_\_

By: \_\_\_\_\_  
Name: \_\_\_\_\_  
Print Name  
Date: \_\_\_\_\_

Witness

**BUYER**

\_\_\_\_\_

By: \_\_\_\_\_  
Name: \_\_\_\_\_  
Print Name  
Date: \_\_\_\_\_