EXHIBIT A

City of Pittston Blighted Property Board
FACT EVALUATION

PROPERTY ADDRESS: 19 REAR SWALLOW STREET  NUMBER OF UNITS: 1

PROPERTY OWNER’S NAME: GONZ REAL ESTATE LLC
PROPERTY OWNER’S ADDRESS: 506 GRIFFIN POND ROAD
SOUTH ABINGTON TWP PA 18411

DATE LAST OCCUPIED: VACANT  CURRENT CODE STATUS: CONDEMNED

UTILITY STATUS: NONE  DELINQUENT LIENS: $3,839.32
(including wtr&swr)

COMMONWEALTH OF PENNSYLVANIA CRITERIA FOR BLIGHTED PROPERTIES
(For Each of the Following Criteria, Check Yes or No for the Property Being Evaluated)

CRITERIA: (Check as Many as Apply)

1. A PREMISE WHICH BECAUSE OF PHYSICAL CONDITION OR USE IS
REGARDED AS A PUBLIC NUISANCE AT COMMON LAW OR HAS BEEN
DECLARED PUBLIC NUISANCE IN ACCORDANCE WITH THE MUNICIPALITY
HOUSING, BUILDING, PLUMBING, FIRE AND RELATED CODES.
EVIDENCE   VIOLATION NOTICE ATTACHED

2. A PREMISE WHICH BECAUSE OF PHYSICAL CONDITION USE OR
OCCUPANCY IS CONSIDERED AN ATTRACTIVE NUISANCE TO CHILDREN.
THIS INCLUDES AN ABANDONED WELL, SHAFT, BASEMENT, EXCAVATIONS
UNSAFE FENCE OR STRUCTURE.
EVIDENCE   VIOLATION NOTICE ATTACHED

3. A DWELLING WHICH BECAUSE IT IS DILAPIDATED, UNSANITARY, UNSAFE,
VERMIN-INFESTED OR LACKING IN THE FACILITIES AND EQUIPMENT
REQUIRED BY THE STATUTE OR AN APPLICABLE MUNICIPAL CODE, HAS
BEEN DESIGNATED BY THE AGENCY RESPONSIBLE FOR ENFORCEMENT OF
THE STATUTE OR CODE AS UNFIT FOR HUMAN HABITATION.
EVIDENCE   VIOLATION NOTICE ATTACHED

4. A STRUCTURE WHICH IS A FIRE HAZARD, OR IS OTHERWISE DANGEROUS
TO THE SAFETY OF PERSONS OR PROPERTY.

5. A STRUCTURE FROM WHICH THE UTILITIES, PLUMBING, HEATING,
SEWERAGE OR OTHER FACILITIES HAVE BEEN DISCONNECTED,
DESTROYED, REMOVED OR RENDERED INEFFECTIVE SO THAT THE
PROPERTY IS UNFIT FOR ITS INTENDED USE.

6. A VACANT OR UNIMPROVED LOT OR PARCEL OF GROUND IN A
PREDOMINANTLY BUILT-UP NEIGHBORHOOD WHICH, BY REASON OF
NEGLECT OR LACK OF MAINTENANCE HAS BECOME A PLACE FOR
ACCUMULATION OF TRASH AND DEBRIS, OR A HAVEN FOR RODENTS OR
OTHER VERMIN.
7. An unoccupied property which has been tax delinquent for a period of two years, total delinquent amount  

8. Any property which is vacant but not tax delinquent, which has not been rehabilitated within one year of the receipt of notice to rehabilitate from the appropriate enforcement agency.  

9. Criteria for an abandoned property:  
   A. Vacant or unimproved lot or parcel of ground on which a municipal lien for the cost of demolition of any structure located on the property remains unpaid for a period of six months.  
   B. Vacant property or vacant unimproved lot or parcel of ground on which the total municipal liens on the property for tax or any other type of claim of which city are in excess of 150% of the fair market value of the property.  
   C. The property has been declared abandoned by the owner, including an estate that is in possession of the property.  

10. A property which has defective or unusual conditions of title or no known owners, rendering title unmarketable.  

11. A property which has environmentally hazardous conditions, solid waste pollution or contamination in a building or on the land which poses a direct and immediate threat to the health, safety and welfare of the community.  

12. A property having three or more of the following characteristics:  
   A. Has unsafe or hazardous conditions that do not meet current use, occupancy or fire codes;  
   B. Has unsafe external and internal accessways;  
   C. Violates the applicable property maintenance code adopted by a municipality and is an immediate threat to public health and safety;  
   D. Is vacant;  
   E. Is located in a redevelopment with a density of at least 1,000 people per square mile, or a redevelopment area with more than 90% of the units of property being nonresidential, or a municipality with a density of at least 2,500 people per square mile.  

Certification:  

Harry Smith, Codes Enforcement Officer for the City of Pittston, after a thorough review, including an onsite inspection, hereby verify that the above information concerning the property, 1428 Sallen St., Pittston, PA. is true and correct to the best of my knowledge.  

Harry Smith  
3/11/2020
Luzerne County Tax Claim Bureau

Search Result 1 of 1

This is not a certified search
Data is current as of 1 AM on (03/11/2020)

Parcel Number: 72-E11SE1-033-038-000
Deed Book - Page: 03004-067379

Name: Fuhrman Paula
Address: R 19 Swallow Street
Pittston
PA 18640
Location: 19 Rear Swallow St
District: 72 (Pittston City Ward 10)
Description: 72-10-86-5
Assessed Value: 49,600

No Delinquent Taxes on file.

Please note that this is not a certified search. You may order a certified search via our website, mail, fax, or by visiting the tax claim office.

Copyright © Northeast Revenue Services, LLC
<table>
<thead>
<tr>
<th>Failed Items</th>
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<tr>
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<tr>
<td></td>
<td>Pittston PA 18640</td>
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<tr>
<td></td>
<td>United States</td>
</tr>
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<td>(41.315571593946174, -75.79530181355496)</td>
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<tr>
<th>Conducted on</th>
<th>3rd Mar, 2020</th>
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<tr>
<td></td>
<td>10:20 AM EST</td>
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City of Pittston Notice of Violation

<table>
<thead>
<tr>
<th>Location</th>
<th>19 R Swallow Street</th>
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<tbody>
<tr>
<td>Date &amp; Time</td>
<td>3rd Mar, 2020 ○ 10:21 AM EST</td>
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<tr>
<td>Type of Inspection</td>
<td>Other</td>
</tr>
<tr>
<td>Genesis</td>
<td>Other</td>
</tr>
<tr>
<td>Explain</td>
<td>Condemned structure</td>
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This shall serve as your notice. Any and all violations discovered are required to be corrected, abated, repaired or otherwise removed within the time limit indicated below from the date of this report. Failure to address these violations may result in the issuance of a non-traffic citation that will require you to appear in court before the District Justice, and if you are convicted, payment of a fine of up to $1,000.00 and all court costs. Each day that a violation continues after due notice has been served shall be deemed a separate offense. Any action taken by the authority having jurisdiction on such premises shall be charged against the real estate and shall be a lien upon such real estate.

<table>
<thead>
<tr>
<th>Zoning Violation</th>
<th>No</th>
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<tbody>
<tr>
<td>Property Maintenance Violation</td>
<td>Yes</td>
</tr>
<tr>
<td>§301 - §302 Exterior Property Violations</td>
<td>§302.4 High Grass/Weeds</td>
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</tbody>
</table>

Comments
All sides of property are overgrown.

Pictures

--- Photos
Photo 1  Photo 2  Photo 3  Photo 4  Photo 5

§303 Swimming Pool, Hot Tub &/or Spa Violations
No

§304 Exterior Structure Violations
+ §304.2 Exterior Paint/Finish
+ §304.3 Address Number
+ §304.6 Exterior Walls
+ §304.7 Roofs & Drainage
+ §304.13 Windows & Skylights
+ §304.15 Exterior Doors
+ §304.18 Building Security
Comments
Side porch wood surfaces need painted. No visible address numbers posted. Exterior siding detached at front porch. Front porch roof removed and plank structure exposed. All windows are missing. Side porch door has been compromised and remains unsecured. Rain gutters are blocked with debris. Vines growing up siding.

<table>
<thead>
<tr>
<th>§305 Interior Structure Violations</th>
<th>No</th>
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<tbody>
<tr>
<td>§308 - §309 Rubbish, Garbage &amp;/or Pests Violations</td>
<td>§308.1 Accumulation of Rubbish/Garbage</td>
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</table>

Comments
Side porch is full of rubbish. All sides of property have accumulated rubbish.

| §401 - §403 Light &/or Ventilation Violations | No |
| §404 Occupancy Violations | No |
| §501 - §507 Plumbing, Fixtures & Drainage Violations | No |
| §601 - §607 Mechanical &/or Electrical Violations | No |
| §701 - §704 Fire Safety Violations | No |
| §108 Unsafe/Unsanitary Property (Unfit for Occupancy / Condemned) | No |
| Additional Comments | Yes |

Property is posted condemned. No interior inspection at this time.

Attachments

Unanswered

Number of Days to Correct Violations

Expired

Officer

Dan Fedak
3rd Mar, 2020 10:46 AM EST

City of Pittston - 35 Broad Street, Pittston, PA 18640 - 570.654.0513

NOTICE: SOME REPAIRS MAY NEED PERMITS. CONTACT THE CITY OF PITTSTON CODE ENFORCEMENT OFFICE TO DETERMINE WHAT REPAIRS REQUIRE PERMITS.

The scope of this report is a limited visual inspection of the general systems and components of the building and property to identify any item listed in the report which may be in need of correction.

This report is not a warranty or guarantee (expressed or implied) that the items are defect free, or that latent or concealed defects do not exist, may have existed in the past, or may exist or become evident in the future, or that the defects we have referenced in this report are the only defects that exist. This report is not a statement of suitability for future expansion or use.

Any area which is not exposed to view, is concealed, or is inaccessible because of soil, walls, floors, carpets, ceilings, furnishing or any other thing is not included in this inspection. The inspection does not include any destructive testing or dismantling.

Appeals of this enforcement action may be filed with the City of Pittston Property Maintenance Code and Building Code Appeals Board within twenty (20) days as set forth in the Property Maintenance Ordinance, Uniform Construction Code Ordinance and applicable city resolutions.