



BOROUGH OF MILLVALE
SIDE LOT PROGRAM APPLICATION

1. Lot Address (Abutter Lot): _____ Lot and Block #: _____
2. Applicant's Name: _____
Applicant Home Address: _____
Phone #: _____ 2nd Phone #: _____
Email: _____
3. Mailing Address: (if different from above) _____
4. Address of the property you own next to the abutter lot: _____
5. Type of property you own next to the lot:
Single Family Residence Multiple Family Residence For-Profit Business
Non-Profit Business Church Vacant Land Other - please explain
6. If another abutter applies for the same lot, would you be willing to purchase the lot together to subdivide at your own expense after the sale?
Yes No
7. Have you been maintaining the lot?
Yes No
 - a. If yes, for how long?
 - b. Please describe any improvements you have made to the lot.
8. Please indicate your proposed use(s) for the abutter lot:
Garden Landscaped Open Space Off Street Parking Rain Garden
Side Yard Addition to Existing Structure Garage Solar
9. When do you plan to start and complete your proposed improvements to the lot?
Start Date: _____ Completion Date: _____
10. If you are proposing to build either a garage or addition to your home, what are your expected construction costs?
\$ _____
11. Describe your proposed use(s) for the lot in as much detail as possible.
 - a. Attach a sketch of your proposed use and design for the lot.

I certify that all the information included in this application is accurate and complete to the best of my knowledge.

Applicant's Signature: _____



AFFIDAVIT

Any person submitting an application for the Side Lot Program must truthfully complete this affidavit and submit it with the application.

Do you owe the Borough of Millvale any monies for incurred real estate taxes, earned income taxes or any other indebtedness?

No Yes List debts:

Do you owe Allegheny County or Shaler Area School District any monies for incurred real estate taxes or any other indebtedness?

No Yes List debts:

Have you ever owned property upon which the Borough of Millvale, Shaler Area School District or Allegheny County foreclosed or lined for failure to pay real estate taxes or any other indebtedness?

No Yes List foreclosures or liens:

Have you ever been convicted of any arson related crimes, or are you currently under indictment for any such crime?

No Yes List convictions:

Have you ever been convicted of violating any law, code, statute or ordinance regarding conditions of human habitation?

No Yes List convictions:

Are you or any immediate family members (see below) currently employed, employed within the last 12 months, an elected or appointed position by the Borough of Millvale? (Immediate family member is defined as spouses, parents, offspring and siblings. If yes, please include the name of the employee, board member, or Councilperson and their capacity or title.)

No Yes List positions held and/or family members & positions:

All of the copies of materials submitted with this application are complete, accurate and current.

I will maintain the property in accordance with all land use, zoning and property maintenance laws and ordinances.

I will pay all costs and fees associated with the property survey.

I will pay all costs and fees associated with combining the properties.

I will pay all costs and fees associated with the property, the closing of this transaction and any future related transactional costs.

I agree that the Borough of Millvale may decline my offer to acquire this property for any reason.

The Borough of Millvale, its elected officials, officers, employees, contractors, and agents, make no warranty or representation as to the status or condition of title on any of the properties conveyed by the Borough of Millvale.

The applicant is encouraged to obtain a title insurance policy for each property and to obtain legal or other technical advice in order to search and clear title to the properties.



The Borough of Millvale, its elected officials, officers, employees, contractors, and agents, make no warranty or representation as to the presence or absence of any hazardous substance or hazardous waste on any of the properties conveyed by the Borough of Millvale.

All property/properties is/are sold "as is."

The Borough of Millvale, its elected officials, officers, employees, contractors, and agents, make no warranty or representation as to the environmental condition of any of the properties or any of the structures or improvements located on any of the properties. The applicant assumes all responsibility to investigate, and if necessary remediate, the environmental condition of the properties. The applicant is encouraged to obtain technical advice in order to investigate, and if necessary remediate, the environmental condition of the properties.

The Borough of Millvale, its elected officials, officers, employees, contractors, and agents, make no warranty or representation as to the physical condition of any of the properties or any structures or improvements located on any of the properties conveyed by the Borough of Millvale. The applicant assumes all responsibility to investigate, and if necessary repair the physical condition of the properties or of any structures or improvements located on any of the properties. The applicant is encouraged to obtain technical advice in order to investigate, and if necessary repair, the physical condition of any of the properties or of any structures or improvements located on any of the properties.

In addition to the sale price of said property, the applicant will be required to pay all costs associated with this transaction, as determined by the Borough of Millvale.

The property will be conveyed, "As Is," with no title insurance. The purchaser will assume responsibility for the property and may incur delinquent tax liabilities.

I understand that the property may have substantial physical, environmental, and legal (title) defects.

I understand that I am assuming the risk for any defects in the property. No one from or on behalf of the Borough of Millvale, its elected officials, officers, employees, contractors, and agents, has made any statements, promises, representations, or warranties, expressed or implied, as to the condition of the property or title to the property.

I acknowledge that I am proceeding at my own risk. I hereby release, waive, discharge, and covenant to hold harmless the Borough of Millvale, its elected officials, officers, employees, contractors, and agents, , from all liability regarding the condition of the property, whether environmental, physical, legal (title), or otherwise.

List the address of all property you own or co-own in the Borough of Millvale, including the abutting property.

Address:

Address:

Address:

Address:

Address:

Address:

I certify under the penalties of perjury that the foregoing statements are true to the best of my knowledge and belief.

Applicant Signature:

Date:

Address:



ACKNOWLEDGEMENTS AND AGREEMENTS

WHEREAS the undersigned, if determined to be the successful applicant under the Borough of Millvale Side Lot Program, intend to purchase real property located at _____, Millvale, PA (Lot and Block #: _____) from the Borough of Millvale for the total sales cost (inclusive of Lot Sales Price, Legal Fees, Recording Fee, and In-Lieu of Tax Payment) of \$ _____.

NOW THEREFORE, the undersigned hereby acknowledge(s) and agree(s) as follows:

1. The Borough of Millvale will convey the Lot by a good and sufficient deed running to the undersigned (or, as applicable, to the record owners of the abutting land);
2. The Lot will be sold "as is", in its present condition; and
3. The Borough of Millvale has made no representations or warranties of any kind as to the suitability of the Lot for any particular purpose, or as to the applicability or effect of any local, state, or federal law.
4. The Borough of Millvale has made no representations or warranties as to whether the Lot contains any substance which may be classified as a hazardous, toxic, chemical or radioactive substance, or a contaminant or pollutant (together, "Hazardous Substances") under applicable federal, state or local law, statute, ordinance, rule or regulation ("Applicable Laws") or which may require any cleanup, remediation or other corrective action pursuant to such Applicable Laws.
5. The deed from the Borough of Millvale will contain restrictions that provide substantially as follows: "This conveyance is made pursuant to Borough of Millvale Side Yard Program and is subject to the following restrictions, which shall run with the land and which shall be enforceable by the Borough:
 - a. The premises shall be kept free of garbage and debris.
 - b. The premises shall be combined for purposes of future conveyances with the abutting property owned by Applicant, located at _____, Millvale, PA (Lot and Block #: _____) and described in a deed dated and recorded in the Allegheny County Registry of Deeds in Deed Book _____ Page _____ (the "abutting lot"), such that the premises shall henceforth be conveyed in tandem with the abutting lot, and into the same record ownership."

I certify under the penalties of perjury that the foregoing statements are true to the best of my knowledge and belief.

Applicant Signature: _____

Date: _____

Address: _____