## VLI

VACANT LAND INFORMATION SHEET
This form recommended and approved for, but not restricted to use by, the members of the Pennsylvania Association of Realtors\* (PAR).

ı PJ	ROPERTY	Parcel #1
2		Lancaster Ave (Rt 501), Bethel, Pa 19507
:SI	ELLER(S)	Lavern Zimmerman, Jay Zimmerman, Dennis Zimmerman, Lester Zimmerman
5 th	at a buyer n	ling information to help Broker market the Property. This Statement is not a substitute for any inspections or warrantie nay wish to obtain. This Statement is not a warranty of any kind by Seller or a warranty or representation by any listing ter (Agent for Seller), any real estate broker, or their agents.
~ 1	CELLEDS	C INFORMATION
7 <b>1.</b> 8 9	(A) Do you	S INFORMATION  1 possess expertise in contracting, engineering, environmental assessment, architecture, or other areas related to the conon and conditions of the Property and its improvements? □ Yes ☑ No
ſ		dividual completing this form is the:
1	☑ Own	ner
2	☐ Exec	
13		ninistrator
4	☐ Trus	
÷		ver of Attorney
6	Explain any	y yes answers that you give in this section and, if applicable, attach supporting documentation:
(7  8		
§ <b>2.</b>		TY DESCRIPTION (Attach current deed, if available)
!!		cres of wood land, Parcel is located on the West side of Lancaster Ave.
11		ed right-of-way from Fort Henry Rd
12	Probed and p	perced for septic
55 66 77 88 99 90 90 91 92 93 94 95 97 88	(B) Are you or affect (C) Are you affect the (D) To your I Yes (E) Do you (F) Do you (G) Are you tenance Explain any	u aware of any fill or expansive soil on the Property?
0 11 12 13 14 15 16 17 18 19	(A) Are you nated b (B) To your (C) Do you (D) Are you (E) Are you (F) Do you (G) Are you 1. Tota 2. Are 3. If no	u aware of any underground tanks or hazardous substances present on the Property such as, but not limited to, polychlorisiphenyls (PCBs), radon, lead-based paint, etc.?
ı Sel	ller Initials: <u> </u>	Z / VLI Page 1 of 4



orage tanks and for the operator's/owner's maintenance esting system?
ion taken in response to a release, from any of the storernmental agency?   Yes  No  s and the extent of the issue, if known, and attach all
ernmental agency?   Yes  No s and the extent of the issue, if known, and attach all
ernmental agency?   Yes  No s and the extent of the issue, if known, and attach all
ns and the extent of the issue, if known, and attach all
ns and the extent of the issue, if known, and attach all
es □No ☑ Not Applicable
S. C. E. C. Francisco
s 🗆 No
ing documentation? ☐Yes ☐ No ☑ Not Applicabl
3
for On-lot Disposal of Sewage issued by the
Other (specify):
st serviced
Yes ☑ No
locumentation?   Yes   No
ocumentation: [11es Mino
ons relating to this Property? □Yes ☑No
orities are contemplating proceedings for highway, thor
ening or lighting, or other similar public projects?
(municipality)
☑ No
riance permitted by special exception
I site? □Yes ☑No
strictions, mineral or natural restrictions, easements,
Tal Solo Control

108 109 110	` /	Are you aware of any encumbrances, covenants, conditions, restrictions, mineral or natural restrictions, easements, licenses, liens, charges, agreements, or other matters which affect the title of the Property that have not been recorded in the official records of the county recorder where the Property is located?
111	(C)	Are you aware of any public improvement, condominium, or owner association assessments against the Property that remain unpaid?   Yes  No
113 114 115	(E)	Are you aware of any existing or threatened action, suit, or government proceeding relating to the Property? $\square$ Yes $\square$ No Are you aware of any reason, including a defect in title, that would prevent you from conveying free and clear title to the Property? $\square$ Yes $\square$ No
116 117	, ,	Are you aware of any judgment, encumbrance, lien (for example, co-maker or equity loan) or other debt against the Property that cannot be satisfied by the proceeds of this sale?   Yes  No
118 119 120 121	(H)	Are you aware of any insurance claims filed relating to the property?   Is the Property, or any part of it, leased to a third party?   Yes   No  Plain any yes answers you give in this section:
122 <b>8.</b> 123 124 125	(A)	Are you aware of any oil, gas, and/or mineral rights that have been previously transferred by Seller or a previous owner of the Property?   Yes  No  Yes  Yes  Yes  Yes  No
126 127 128		Is the Property, or any part of it, leased for the purpose of oil, gas, and/or mineral excavation or exploration? $\square$ Yes $\square$ No If yes, is the Property pooled or unitized? $\square$ Yes $\square$ No Does Seller receive any royalty payments due to any past or present oil, gas, and/or mineral excavation or exploration activities on
129 130 131	Ехр	the Property?   Yes   No lain any yes answers you give in this section, attaching copies of complete leases, where applicable:
132 <b>9.</b> 133 134 135 136		MESTIC SUPPORT LIEN LEGISLATION  Has any Seller, at any time, on or since January 1, 1998, been obligated to pay support under an order that is on record in a domestic relations office in any Pennsylvania county? ☐ Yes ☑No  If yes, list name and social security numbers of Seller(s) obligated to pay, the county, and the Domestic Relations File or docket number:
138 139	(B)	Is any Seller currently separated from or in the process of obtaining a divorce from a spouse?   Yes  No  If yes, is there currently a separation or property settlement order in place?  Yes  No
140 10.  141  142  143  144  145  146  147  148  149  150  151  152  153  154  155  156  157  158	(A)	Is the Property, or a portion of it, preferentially assessed for tax purposes under the Farmland and Forest Land Assessment Act (72 P.S. §5490.1, et seq.) (Clean and Green Program)?  Yes  No  Note: An owner of property enrolled in the Clean and Green Program must submit notice of the sale and any proposed changes in the use of the owner's remaining enrolled property to the County Assessor 30 days before the transfer of title to a buyer. The sale of property enrolled in the Clean and Green program may result in the loss of program enrollment and the loss of preferential tax assessment for the property and/or the land of which it is a part and from which it is being separated. Removal from enrollment in the Clean and Green Program may result in the charge of roll-back taxes and interest. A roll-back tax is the difference in the amount of taxes that would have been paid in the absence of Clean and Green enrollment. The roll-back taxes are charged for each year that the property was enrolled in the program, limited to the past 7 years.  Is the Property, or a portion of it, preferentially assessed for tax purposes under the Open Space Act (16 P.S. §11941, et seq.) (an Act enabling certain counties of the Commonwealth to covenant with landowners for preservation of land in farm, forest, water supply, or open space uses)? Yes No  Note: This Act enables counties to enter into covenants with owners of land designated as farm, forest, water supply, or open space land on an adopted municipal, county or regional plan for the purpose of preserving the land as open space. A covenant between the owner and the county is binding upon any buyer of the property during the period of time that the covenant is in effect (5 or 10 years). Covenants automatically renew at the end of the covenant period unless specific termination notice procedures are followed. When a breach of covenant occurs, the then-owner is required to pay roll-back taxes and interest. A roll-back taxes are charged
159 160 161 162	(C)	for each year that the property was subject to the covenant, limited to the past 5 years.  Is the Property, or a portion of it, preferentially assessed for tax purposes or enrolled in any program, other than Clean & Green and Open Space, that contains any covenants, subdivision restrictions or other restrictions affecting the Property?   No lain any yes answers you gave in this section:
163		

	ERVICE PROVIDER/CONTRACTOR INFORMAT	
166 (A		service providers for any Maintenance Contracts on the Property (e.g.,
167	groundskeeping, pest control). Attach additional sheet if	necessary: N/A
168		
69		
70  71		
172		
73		
174 (B	Provide the names, addresses and phone numbers of the	service providers for any utilities on the Property (e.g., water, water
175	softener, sewage, on-site sewage service, natural gas, ele	ectric, telephone). Attach additional sheet if necessary: N/A
176		
177	**************************************	
178		
179		
180		
181		
82 The u	ndersigned Seller represents that the information set fo	orth in this document is accurate and complete to the best of Seller's
183 <mark>know</mark> l	ledge. Seller permits Broker to share information conta	ined in this document with prospective buyers/tenants and other rea
184 estate	licensees. SELLER ALONE IS RESPONSIBLE FOR	R THE ACCURACY OF THE INFORMATION CONTAINED IN
		any information supplied on this form which is rendered inaccurate
186 by a c	hange in the condition of the Property following compl	etion of this form.
	, , , , , , , , , , , , , , , , , , , ,	
187 SELL		DATE <u>7-25-24</u>
88 SELL	ER July Jums	DATE <u>\$\frac{9}{25}/24</u>
S SELL	ER Tennes R Zin	DATE 7-25-24
j +){		

## VACANT LAND INFORMATION SHEET

This form recommended and approved for, but not restricted to use by, the members of the Pennsylvania Association of Realtors\* (PAR).

PR	OPERTY	Parcel #2
2		Lancaster Ave ( Rt 501), Bethel, Pa 19507
3 SEI	LLER(S)	Lavern Zimmerman, Jay Zimmerman, Dennis Zimmerman, Lester Zimmerman
5 that	t a buyer n	ling information to help Broker market the Property. This Statement is not a substitute for any inspections or warranties nay wish to obtain. This Statement is not a warranty of any kind by Seller or a warranty or representation by any listing ter (Agent for Seller), any real estate broker, or their agents.
71.	SELLED?	S INFORMATION
		a possess expertise in contracting, engineering, environmental assessment, architecture, or other areas related to the con-
,		on and conditions of the Property and its improvements? $\square$ Yes $\square$ No
10 (		dividual completing this form is the:
11	☑ Owi	ner
12	☐ Exe	
13		ninistrator
14	☐ Trus	
15		ver of Attorney
	Explain any	y yes answers that you give in this section and, if applicable, attach supporting documentation:
17 18		
-		
		TY DESCRIPTION (Attach current deed, if available)
		cres of wood land. Parcel is located on the East side of Lancaster Ave.
_	Probed & pe	erced for septic
22		
23 -		
25 (26 (27 28 (29 30 (31 32 (33 34 35 (33 (33	(A) Are yo (B) Are yo or affect (C) Are yo affect t (D) To you □ Yes (E) Do you (F) Do you (G) Are yo tenance Explain any	u aware of any fill or expansive soil on the Property?
39 <b>4.</b> 1 40 (41 42 (43 (44 45 (46 (47 (48 49 49 49 49 49 49 49 49 49 49 49 49 49	(A) Are you nated by (B) To you (C) Do you (D) Are yo (E) Are yo (G) Are yo 1. Tot 2. Are	DUS SUBSTANCES  u aware of any underground tanks or hazardous substances present on the Property such as, but not limited to, polychloriophenyls (PCBs), radon, lead-based paint, etc.? ☐ Yes ☑ No  ur knowledge, has the Property been tested for any hazardous substances? ☐ Yes ☑ No  u know of any other environmental concerns that might impact the Property? ☐ Yes ☑ No  u aware of any contamination to any wells or other sources of water on the Property? ☐ Yes ☑ No  u aware of any discoloring of the soil or vegetation? ☐ Yes ☑ No  u know if the Property is near any current or former waste disposal sites? ☐ Yes ☑ No  u aware of any storage tanks on the Property? ☐ Yes (Please answer questions 1-8, below) ☑ No  tall number of storage tanks on the Property: ☐ Aboveground ☐ Underground  e all storage tanks registered with the Pennsylvania Department of Environmental Protection? ☐ Yes ☐ No
50		no, identify any unregistered storage tanks:
5) Selle	er Initials: 👢	Z/



	rage tank permit ever been revoked?   Yes   No Ver been ordered to take corrective action by a federal or state agency citing a release, or danger of release, from
a storage tar	
_	w if methods and procedures exist for the operation of storage tanks and for the operator's/owner's maintenance
	tection system, an inventory control system, and a tank testing system?   Yes   No
Explain:	
7. To your kno	owledge, has there been any release, or any corrective action taken in response to a release, from any of the stor- in the Property?   Yes  No
	the release and corrective action been reported to any governmental agency?
	swers that you give in this section, describing the locations and the extent of the issue, if known, and attach all
reports and records:	
STATUS OF UTIL	ITIEC
(A) Source of water	
• •	. □ Connected □ Not Connected
_	er
	Water □ Connected □ Not Connected
☑ None	water connected
	rovide the date the water was last tested
3. To your kno	ne result of the test?
If no. explai	n:
4. Are you awa	n:
If yes, expla	in:
5. If the Prope	in:
(B) Sewage system:	
☐ Public Sewer	
_ ☐ Cesspool	
1. Do you have	e a current Site Investigation and Percolation Test Report for On-lot Disposal of Sewage issued by the
	of Environmental Protection? ☑ Yes ☐ No
2. If there is a	septic tank on the Property, what is the type of tank?
	el □Cement/concrete □Fiberglass □ Unknown □Other (specify):
<ol><li>If known, pr</li></ol>	ovide the date the on-site sewage disposal system was last serviced
4. Is there a se	wage pump? ☐ Yes ☑ No ☐ Unknown
If yes, is it i	n working order? □ Yes □ No
<ol><li>Are you awa</li></ol>	are of any problems related to the sewage system?   Yes  No
If yes, expla	in:
6 If the Proper	rty is serviced by public sewer, do you have supporting documentation?
o. morropoi	is is serviced by public server, do you have supporting documentation.
	L ISSUES/ZONING/USE/CODES
• /	f any violations of federal, state or local laws or regulations relating to this Property? ☐Yes ☑No
	dge, is the Property located in an area where public authorities are contemplating proceedings for highway, thor
<del>-</del>	utility construction, a redevelopment project, street widening or lighting, or other similar public projects?
☐ Yes ☑ No	
-	currently zoned Environmental Protection District
by theCoi	unty of Berks (municipality)
	fany pending or proposed changes in zoning? ☐ Yes ☑ No
	☑ conforming ☐ non-conforming ☐ permitted by variance ☐ permitted by special exception
	dge, is the Property a designated historic or archeological site? ☐Yes ☑No
Explain any yes ansv	wers you gave in this section:
LEGAL/TITLE IS	
(A) Are you aware of	of any recorded encumbrances, covenants, conditions, restrictions, mineral or natural restrictions, easements,
licenses, liens, c	tharges, agreements, or other matters which affect the title of the Property? ☐ Yes ☑No

108 109 110	Are you aware of any encumbrances, covenants, conditions, restrictions, mineral or natural restrictions, easements, licenses, liens, charges, agreements, or other matters which affect the title of the Property that have not been recorded in the official records of the county recorder where the Property is located?   Yes  No	
111 112	) Are you aware of any public improvement, condominium, or owner association assessments against the Property that remain unpaid? ☐ Yes ☑ No	
113 114 115	) Are you aware of any existing or threatened action, suit, or government proceeding relating to the Property? $\square$ Yes $\square$ Are you aware of any reason, including a defect in title, that would prevent you from conveying free and clear title to the Property? $\square$ Yes $\square$ No	No
116 117 118	Are you aware of any jùdgment, encumbrance, lien (for example, co-maker or equity loan) or other debt against the Property that cannot be satisfied by the proceeds of this sale?	
119 120 121	) Is the Property, or any part of it, leased to a third party?   Yes   No   xplain any yes answers you give in this section:	
122 <b>8.</b> 123 124	L, GAS, AND MINERAL RIGHTS ) Are you aware of any oil, gas, and/or mineral rights that have been previously transferred by Seller or a previous owner of Property? ☐ Yes ☑No	? the
125 126 127	) Are you reserving any oil, gas, and/or mineral rights? ☐ Yes ☑ No ) Is the Property, or any part of it, leased for the purpose of oil, gas, and/or mineral excavation or exploration? ☐ Yes ☑ No If yes, is the Property pooled or unitized? ☐ Yes ☑ No	o
128 129 130	) Does Seller receive any royalty payments due to any past or present oil, gas, and/or mineral excavation or exploration activitie the Property? ☐ Yes ☑ No plain any yes answers you give in this section, attaching copies of complete leases, where applicable:	
131 132 <b>9.</b> 133 134	DMESTIC SUPPORT LIEN LEGISLATION ) Has any Seller, at any time, on or since January 1, 1998, been obligated to pay support under an order that is on record in a domestic relations office in any Pennsylvania county? ☐ Yes ☑No	
135 136 137	If yes, list name and social security numbers of Seller(s) obligated to pay, the county, and the Domestic Relations File or domestic number:	cke1  
138 139	Is any Seller currently separated from or in the process of obtaining a divorce from a spouse?   Yes  No  If yes, is there currently a separation or property settlement order in place?  Yes  No	
140 <b>10</b> 141 142 143	ND USE RESTRICTIONS OTHER THAN ZONING  Is the Property, or a portion of it, preferentially assessed for tax purposes under the Farmland and Forest Land Assessment Act P.S. §5490.1, et seq.) (Clean and Green Program)?   Yes   Notes An express of property compiled in the Clean and Green Program and Compiled in the Clean and Green Program and Compiled in the Clean and Compiled in th	
144 145 146 147 148	Note: An owner of property enrolled in the Clean and Green Program must submit notice of the sale and any proposed change the use of the owner's remaining enrolled property to the County Assessor 30 days before the transfer of title to a buyer. The of property enrolled in the Clean and Green program may result in the loss of program enrollment and the loss of preferential assessment for the property and/or the land of which it is a part and from which it is being separated. Removal from enrolln in the Clean and Green Program may result in the charge of roll-back taxes and interest. A roll-back tax is the difference in amount of taxes that would have been paid in the absence of Clean and Green enrollment. The roll-back taxes are charged for eyear that the property was enrolled in the program, limited to the past 7 years.	sale tax nent the
150 151 152	Is the Property, or a portion of it, preferentially assessed for tax purposes under the Open Space Act (16 P.S. §11941, et seq.) Act enabling certain counties of the Commonwealth to covenant with landowners for preservation of land in farm, forest, w supply, or open space uses)?   □Yes □No	ater
183 154 185 150 157 158	Note: This Act enables counties to enter into covenants with owners of land designated as farm, forest, water supply, or open spland on an adopted municipal, county or regional plan for the purpose of preserving the land as open space. A covenant between the owner and the county is binding upon any buyer of the property during the period of time that the covenant is in effect (5 or years). Covenants automatically renew at the end of the covenant period unless specific termination notice procedures are follow. When a breach of covenant occurs, the then-owner is required to pay roll-back taxes and interest. A roll-back tax is the different in the amount of taxes paid and the taxes that would have been paid in the absence of the covenant. The roll-back taxes are charfor each year that the property was subject to the covenant, limited to the past 5 years.	r 10 ved. ence
161 163 163	Is the Property, or a portion of it, preferentially assessed for tax purposes or enrolled in any program, other than Clean & Guand Open Space, that contains any covenants, subdivision restrictions or other restrictions affecting the Property?     Yes   Description	reen No 

	Provide the names, addresses and phone numbers of the service providers for any Maintenance Contracts on the Property (e.g., groundskeeping, pest control). Attach additional sheet if necessary: N/A
	g.o.m.ao.n.o.p.n.g, post oo.m.o.), 7.111111111111111111111111111111111111
(B)	Provide the names, addresses and phone numbers of the service providers for any utilities on the Property (e.g., water, water
(ロ)	softener, sewage, on-site sewage service, natural gas, electric, telephone). Attach additional sheet if necessary: N/A
	Softener, Seriage, on-Site Seriage Service, natural gas, electric, telephones, ration additional sheet it necessary.
The un	dersigned Seller represents that the information set forth in this document is accurate and complete to the best of Selle
knowle	dge. Seller permits Broker to share information contained in this document with prospective buyers/tenants and other re-
knowle estate l	dge. Seller permits Broker to share information contained in this document with prospective buyers/tenants and other r icensees. SELLER ALONE IS RESPONSIBLE FOR THE ACCURACY OF THE INFORMATION CONTAINED
knowle estate l THIS S	dge. Seller permits Broker to share information contained in this document with prospective buyers/tenants and other r icensees. SELLER ALONE IS RESPONSIBLE FOR THE ACCURACY OF THE INFORMATION CONTAINED STATEMENT. Seller will notify Broker in writing of any information supplied on this form which is rendered inaccur
knowle estate l THIS S	dge. Seller permits Broker to share information contained in this document with prospective buyers/tenants and other r
knowle estate l THIS : by a ch	edge. Seller permits Broker to share information contained in this document with prospective buyers/tenants and other ricensees. SELLER ALONE IS RESPONSIBLE FOR THE ACCURACY OF THE INFORMATION CONTAINED STATEMENT. Seller will notify Broker in writing of any information supplied on this form which is rendered inaccurange in the condition of the Property following completion of this form.
knowle estate l THIS : by a ch	edge. Seller permits Broker to share information contained in this document with prospective buyers/tenants and other recenses. SELLER ALONE IS RESPONSIBLE FOR THE ACCURACY OF THE INFORMATION CONTAINED STATEMENT. Seller will notify Broker in writing of any information supplied on this form which is rendered inaccurate in the condition of the Property following completion of this form.  CRavernimmerman
knowle estate l THIS S by a ch	Example 19 Seller permits Broker to share information contained in this document with prospective buyers/tenants and other icensees. SELLER ALONE IS RESPONSIBLE FOR THE ACCURACY OF THE INFORMATION CONTAINED STATEMENT. Seller will notify Broker in writing of any information supplied on this form which is rendered inaccurate in the condition of the Property following completion of this form.  EXAMPLE 1999 1999 1999 1999 1999 1999 1999 19

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## VLI

# VACANT LAND INFORMATION SHEET

This form recommended and approved for, but not restricted to use by, the members of the Pennsylvania Association of Realtors\* (PAR).

1 <b>P</b> ]	ROP	ERTY	Parcel #3
2			Lancaster Ave ( Rt 501 ), Bethel, Pa 19507
3 <b>S</b> I	ELL	ER(S)	Lavern Zimmerman, Jay Zimmerman, Dennis Zimmerman, Lester Zimmerman
5 th	at a	buyer n	ling information to help Broker market the Property. This Statement is not a substitute for any inspections or warranties may wish to obtain. This Statement is not a warranty of any kind by Seller or a warranty or representation by any listing ser (Agent for Seller), any real estate broker, or their agents.
- 1	O.D.		O INTO DATA TRADA
S		Do you	S INFORMATION  u possess expertise in contracting, engineering, environmental assessment, architecture, or other areas related to the con-
10	(B)		on and conditions of the Property and its improvements?   Yes   No  Yes   No
11		☑ Owi	
12		□ Exe	
13			ninistrator
11		☐ Trus	
15			ver of Attorney
16 17	Exp		y yes answers that you give in this section and, if applicable, attach supporting documentation:
18			
19 2.	PR	OPERT	TY DESCRIPTION (Attach current deed, if available)
20	116	.982 +/- :	acres of wood land, parcel is located on the East side of Lancaster Ave.
21	The	re is a 6'	wide easement through the parcel for the Blue Mountain Eagle Climbing Club, used as access to the 500 steps look-out.
22			
23			
			DILS, DRAINAGE AND BOUNDARIES)
25			u aware of any fill or expansive soil on the Property? ☐ Yes ☑ No
26 27		or affe	u aware of any sliding, settling, earth movement, upheaval, subsidence or earth stability problems that have occurred on ct the Property?   Yes   No
28 29	(C)		u aware of any past, existing or proposed mining, strip mining or any other excavations that have occurred on or might he Property? □ Yes ☑No
30 31	(D)		r knowledge, is the Property, or any part of it, located in a Special Flood Hazard Area or a wetlands area?
32	(E)	Do you	know of any past or present drainage or flooding problems affecting the Property?   Yes  No
33			know of any encroachments, boundary line disputes or easements on the Property?   Yes  No
34	(G)	Are yo	u aware of any shared or common areas on or adjoining the Property (e.g. driveways, bridges, docks, walls, etc.) or main-
35		tenance	e agreements for common areas?   Yes  No
36	Exp	lain any	yes answers that you give in this section, describing the locations and, if applicable, the extent of the issue, if known:
37	Lot:	addition (	B to the Wiedman property, located at 9211 Lancaster Ave, is in process to remedy a building encroachment by the Wiedman's,
38	Ther Ther	re is a sm re is a mi	nall 8' x 10' steel garden shed encroachment and parking area at 9171 Lancaster Ave.
394	HA.	ZARDO	DUS SUBSTANCES
40	(A)	Are you	u aware of any underground tanks or hazardous substances present on the Property such as, but not limited to, polychlori-
41			iphenyls (PCBs), radon, lead-based paint, etc.?   Yes  No
42			r knowledge, has the Property been tested for any hazardous substances? ☐ Yes ☐ No
43			know of any other environmental concerns that might impact the Property?   Yes  No
11	• /	_	u aware of any contamination to any wells or other sources of water on the Property?   Yes  No
45			u aware of any discoloring of the soil or vegetation? □ Yes ☑ No
46			know if the Property is near any current or former waste disposal sites?   Yes  No
47	(G)		u aware of any storage tanks on the Property? ☐ Yes (Please answer questions 1-8, below) ☑ No
48			al number of storage tanks on the Property: Aboveground Underground
39 50			e all storage tanks registered with the Pennsylvania Department of Environmental Protection?   Yes  No
	ller In		Z / VLI Page 1 of 4



5.	Has any storage tank permit ever been revoked? ☐ Yes ☐ No Have you ever been ordered to take corrective action by a federal or state agency citing a release, or danger of release, from a storage tank? ☐ Yes ☐ No
6.	Do you know if methods and procedures exist for the operation of storage tanks and for the operator's/owner's maintenance of a leak detection system, an inventory control system, and a tank testing system?   Yes  No  Explain:
7.	To your knowledge, has there been any release, or any corrective action taken in response to a release, from any of the storage tanks on the Property?   Yes  No
Explair	If yes, has the release and corrective action been reported to any governmental agency?   Yes  No any yes answers that you give in this section, describing the locations and the extent of the issue, if known, and attach all and records:
STATU	S OF UTILITIES
	irce of water:
	Public Water
	On-Site Water
	Community Water ☐ Connected ☐ Not Connected
	None
	If known, provide the date the water was last tested
	What was the result of the test?  To your knowledge, is the pumping system in working order? □Yes □No ☑ Not Applicable  If no applicable
	If no, explain:  Are you aware of any problems related to the water service?   Yes No  If yes, explain:
5.	If yes, explain:  If the Property is serviced by community water, do you have supporting documentation?   Yes No W Not Applicable
	wage system:
	Public Sewer
	Cesspool ☐ Holding Tank ☑ None
	Other:
1.	Do you have a current Site Investigation and Percolation Test Report for On-lot Disposal of Sewage issued by the
	Department of Environmental Protection? ☐ Yes ☑ No
2.	If there is a septic tank on the Property, what is the type of tank?
	☐ Metal/steel ☐ Cement/concrete ☐ Fiberglass ☐ Unknown ☐ Other (specify):
	If known, provide the date the on-site sewage disposal system was last serviced
	Is there a sewage pump? ☐ Yes ☑ No ☐ Unknown
	If yes, is it in working order?  \( \subseteq \text{Yes} \subseteq \text{No}
	Are you aware of any problems related to the sewage system? ☐ Yes ☑ No  If yes, explain:
6.	If the Property is serviced by public sewer, do you have supporting documentation? □Yes ☑No
GOVE	RNMENTAL ISSUES/ZONING/USE/CODES
(A) Do	you know of any violations of federal, state or local laws or regulations relating to this Property?  ☐Yes ☑No
(B) To	your knowledge, is the Property located in an area where public authorities are contemplating proceedings for highway, tho
oug	thfare, rail or utility construction, a redevelopment project, street widening or lighting, or other similar public projects?
_	Yes ☑ No
` '	Property is currently zoned Environmental Protection District
by	the <u>County of Berks</u> (municipality)
(D) Do	you know of any pending or proposed changes in zoning?
(E) Cui	rrent use is: one conforming one-conforming opermitted by variance opermitted by special exception
	your knowledge, is the Property a designated historic or archeological site? ☐Yes ☑No
Explain	any yes answers you gave in this section:
LEGA	L/TITLE ISSUES
(A) Are	e you aware of any recorded encumbrances, covenants, conditions, restrictions, mineral or natural restrictions, easements,
lice	enses, liens, charges, agreements, or other matters which affect the title of the Property?
LEGA:	L/TITLE ISSUES e you aware of any recorded encumbrances, covenants, conditions, restrictions, mineral or natural restrictions, easements,

108 109 110	` '	Are you aware of any encumbrances, covenants, conditions, restrictions, mineral or natural restrictions, easements, licenses, liens, charges, agreements, or other matters which affect the title of the Property that have not been recorded in the official records of the county recorder where the Property is located?   Yes  No  Are you aware of any public improvement, condominium, or owner association assessments against the Property that remain
112	( - )	unpaid? □ Yes ☑ No
113	(D)	Are you aware of any existing or threatened action, suit, or government proceeding relating to the Property?
114 115		Are you aware of any reason, including a defect in title, that would prevent you from conveying free and clear title to the Property?   Yes  No
116	(F)	Are you aware of any judgment, encumbrance, lien (for example, co-maker or equity loan) or other debt against the Property
117	(- )	that cannot be satisfied by the proceeds of this sale?
118	(G)	Are you aware of any insurance claims filed relating to the property?
119 120	(H)	Is the Property, or any part of it, leased to a third party?
121 122 <b>8.</b> 123		L, GAS, AND MINERAL RIGHTS  Are you aware of any oil, gas, and/or mineral rights that have been previously transferred by Seller or a previous owner of the
124	(11)	Property?   Yes   No
125	(B)	Are you reserving any oil, gas, and/or mineral rights?   Yes  No
126		Is the Property, or any part of it, leased for the purpose of oil, gas, and/or mineral excavation or exploration?   Yes  No
127	` ′	If yes, is the Property pooled or unitized?   Yes  No
128 129	(D)	Does Seller receive any royalty payments due to any past or present oil, gas, and/or mineral excavation or exploration activities or the Property?   Yes  No
130	Exp	plain any yes answers you give in this section, attaching copies of complete leases, where applicable:
131		
134 138 136 137		domestic relations office in any Pennsylvania county?   Yes  No  If yes, list name and social security numbers of Seller(s) obligated to pay, the county, and the Domestic Relations File or docker number:
138 139	(B)	Is any Seller currently separated from or in the process of obtaining a divorce from a spouse?   Yes  No  If yes, is there currently a separation or property settlement order in place?  Yes  No
140 10		ND USE RESTRICTIONS OTHER THAN ZONING
141	(A)	Is the Property, or a portion of it, preferentially assessed for tax purposes under the Farmland and Forest Land Assessment Act (72
142		P.S. §5490.1, et seq.) (Clean and Green Program)?   ☐ Yes ☐ No
142 144 143		<b>Note:</b> An owner of property enrolled in the Clean and Green Program must submit notice of the sale and any proposed changes in the use of the owner's remaining enrolled property to the County Assessor 30 days before the transfer of title to a buyer. The sale of property enrolled in the Clean and Green program may result in the loss of program enrollment and the loss of preferential tax
146		assessment for the property and/or the land of which it is a part and from which it is being separated. Removal from enrollment
147		in the Clean and Green Program may result in the charge of roll-back taxes and interest. A roll-back tax is the difference in the
148 149		amount of taxes that would have been paid in the absence of Clean and Green enrollment. The roll-back taxes are charged for each
150		year that the property was enrolled in the program, limited to the past 7 years.  Is the Property, or a portion of it, preferentially assessed for tax purposes under the Open Space Act (16 P.S. §11941, et seq.) (and
151	(13)	Act enabling certain counties of the Commonwealth to covenant with landowners for preservation of land in farm, forest, water
152		supply, or open space uses)? □Yes ☑No
153		Note: This Act enables counties to enter into covenants with owners of land designated as farm, forest, water supply, or open space
154 155		land on an adopted municipal, county or regional plan for the purpose of preserving the land as open space. A covenant between
156 156		the owner and the county is binding upon any buyer of the property during the period of time that the covenant is in effect (5 or 10 years). Covenants automatically renew at the end of the covenant period unless specific termination notice procedures are followed.
157		When a breach of covenant occurs, the then-owner is required to pay roll-back taxes and interest. A roll-back tax is the difference
158		in the amount of taxes paid and the taxes that would have been paid in the absence of the covenant. The roll-back taxes are charged
159		for each year that the property was subject to the covenant, limited to the past 5 years.
160		Is the Property, or a portion of it, preferentially assessed for tax purposes or enrolled in any program, other than Clean & Green
161		and Open Space, that contains any covenants, subdivision restrictions or other restrictions affecting the Property? □Yes ☑No
163	Exp	plain any yes answers you gave in this section:
163		

(* •)	Provide the names, addresses and phone numbers of the service providers for any Maintenance Contracts on the Property groundskeeping, pest control). Attach additional sheet if necessary: N/A
	5
(B)	Provide the names, addresses and phone numbers of the service providers for any utilities on the Property (e.g., water, was softener, sewage, on-site sewage service, natural gas, electric, telephone). Attach additional sheet if necessary: N/A
	<u></u>
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