

# VACANT LAND INFORMATION SHEET

VLI

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

1 **PROPERTY** Parcel #1  
2 Lancaster Ave (Rt 501), Bethel, Pa 19507  
3 **SELLER(S)** Lavern Zimmerman, Jay Zimmerman, Dennis Zimmerman, Lester Zimmerman

4 Seller is providing information to help Broker market the Property. This Statement is **not a substitute for any inspections or warranties**  
5 **that a buyer may wish to obtain.** This Statement is not a warranty of any kind by Seller or a warranty or representation by any listing  
6 real estate broker (Agent for Seller), any real estate broker, or their agents.

## 7 1. SELLER'S INFORMATION

8 (A) Do you possess expertise in contracting, engineering, environmental assessment, architecture, or other areas related to the con-  
9 struction and conditions of the Property and its improvements?  Yes  No

10 (B) The individual completing this form is the:

- 11  Owner  
12  Executor  
13  Administrator  
14  Trustee  
15  Power of Attorney

16 Explain any yes answers that you give in this section and, if applicable, attach supporting documentation: \_\_\_\_\_  
17 \_\_\_\_\_  
18 \_\_\_\_\_

## 19 2. PROPERTY DESCRIPTION (Attach current deed, if available)

20 40.217 +/- acres of wood land, Parcel is located on the West side of Lancaster Ave.  
21 Has a recorded right-of-way from Fort Henry Rd  
22 Probed and perced for septic  
23 \_\_\_\_\_

## 24 3. LAND (SOILS, DRAINAGE AND BOUNDARIES)

- 25 (A) Are you aware of any fill or expansive soil on the Property?  Yes  No  
26 (B) Are you aware of any sliding, settling, earth movement, upheaval, subsidence or earth stability problems that have occurred on  
27 or affect the Property?  Yes  No  
28 (C) Are you aware of any past, existing or proposed mining, strip mining or any other excavations that have occurred on or might  
29 affect the Property?  Yes  No  
30 (D) To your knowledge, is the Property, or any part of it, located in a Special Flood Hazard Area or a wetlands area?  
31  Yes  No  
32 (E) Do you know of any past or present drainage or flooding problems affecting the Property?  Yes  No  
33 (F) Do you know of any encroachments, boundary line disputes or easements on the Property?  Yes  No  
34 (G) Are you aware of any shared or common areas on or adjoining the Property (e.g. driveways, bridges, docks, walls, etc.) or main-  
35 tenance agreements for common areas?  Yes  No

36 Explain any yes answers that you give in this section, describing the locations and, if applicable, the extent of the issue, if known:

37 Recorded right-of way off Fort Henry Rd, through the John Lefever property.  
38 \_\_\_\_\_

## 39 4. HAZARDOUS SUBSTANCES

- 40 (A) Are you aware of any underground tanks or hazardous substances present on the Property such as, but not limited to, polychlori-  
41 nated biphenyls (PCBs), radon, lead-based paint, etc.?  Yes  No  
42 (B) To your knowledge, has the Property been tested for any hazardous substances?  Yes  No  
43 (C) Do you know of any other environmental concerns that might impact the Property?  Yes  No  
44 (D) Are you aware of any contamination to any wells or other sources of water on the Property?  Yes  No  
45 (E) Are you aware of any discoloring of the soil or vegetation?  Yes  No  
46 (F) Do you know if the Property is near any current or former waste disposal sites?  Yes  No  
47 (G) Are you aware of any storage tanks on the Property?  Yes (Please answer questions 1-8, below)  No  
48 1. Total number of storage tanks on the Property: \_\_\_\_\_ Aboveground \_\_\_\_\_ Underground  
49 2. Are all storage tanks registered with the Pennsylvania Department of Environmental Protection?  Yes  No  
50 3. If no, identify any unregistered storage tanks: \_\_\_\_\_

51 Seller Initials: LZ / \_\_\_\_\_

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- 52 4. Has any storage tank permit ever been revoked?  Yes  No  
 53 5. Have you ever been ordered to take corrective action by a federal or state agency citing a release, or danger of release, from  
 54 a storage tank?  Yes  No  
 55 6. Do you know if methods and procedures exist for the operation of storage tanks and for the operator's/owner's maintenance  
 56 of a leak detection system, an inventory control system, and a tank testing system?  Yes  No  
 57 Explain: \_\_\_\_\_  
 58 7. To your knowledge, has there been any release, or any corrective action taken in response to a release, from any of the stor-  
 59 age tanks on the Property?  Yes  No  
 60 8. If yes, has the release and corrective action been reported to any governmental agency?  Yes  No  
 61 Explain any yes answers that you give in this section, describing the locations and the extent of the issue, if known, and attach all  
 62 reports and records: \_\_\_\_\_  
 63

64 **5. STATUS OF UTILITIES**

- 65 (A) Source of water:  
 66  Public Water  Connected  Not Connected  
 67  On-Site Water  Connected  Not Connected  
 68  Community Water  Connected  Not Connected  
 69  None  
 70 1. If known, provide the date the water was last tested \_\_\_\_\_  
 71 2. What was the result of the test? \_\_\_\_\_  
 72 3. To your knowledge, is the pumping system in working order?  Yes  No  Not Applicable  
 73 If no, explain: \_\_\_\_\_  
 74 4. Are you aware of any problems related to the water service?  Yes  No  
 75 If yes, explain: \_\_\_\_\_  
 76 5. If the Property is serviced by community water, do you have supporting documentation?  Yes  No  Not Applicable  
 77 (B) Sewage system:  
 78  Public Sewer  Private Sewer  Septic Tank  
 79  Cesspool  Holding Tank  None  
 80  Other: \_\_\_\_\_  
 81 1. Do you have a current Site Investigation and Percolation Test Report for On-lot Disposal of Sewage issued by the  
 82 Department of Environmental Protection?  Yes  No  
 83 2. If there is a septic tank on the Property, what is the type of tank?  
 84  Metal/steel  Cement/concrete  Fiberglass  Unknown  Other (specify): \_\_\_\_\_  
 85 3. If known, provide the date the on-site sewage disposal system was last serviced \_\_\_\_\_  
 86 4. Is there a sewage pump?  Yes  No  Unknown  
 87 If yes, is it in working order?  Yes  No  
 88 5. Are you aware of any problems related to the sewage system?  Yes  No  
 89 If yes, explain: \_\_\_\_\_  
 90  
 91 6. If the Property is serviced by public sewer, do you have supporting documentation?  Yes  No

92 **6. GOVERNMENTAL ISSUES/ZONING/USE/CODES**

- 93 (A) Do you know of any violations of federal, state or local laws or regulations relating to this Property?  Yes  No  
 94 (B) To your knowledge, is the Property located in an area where public authorities are contemplating proceedings for highway, thor-  
 95 oughfare, rail or utility construction, a redevelopment project, street widening or lighting, or other similar public projects?  
 96  Yes  No  
 97 (C) The Property is currently zoned Environmental Protection District  
 98 by the County of Berks \_\_\_\_\_ (municipality).  
 99 (D) Do you know of any pending or proposed changes in zoning?  Yes  No  
 100 (E) Current use is:  conforming  non-conforming  permitted by variance  permitted by special exception  
 101 (F) To your knowledge, is the Property a designated historic or archeological site?  Yes  No  
 102 Explain any yes answers you gave in this section: \_\_\_\_\_  
 103

104 **7. LEGAL/TITLE ISSUES**

- 105 (A) Are you aware of any recorded encumbrances, covenants, conditions, restrictions, mineral or natural restrictions, easements,  
 106 licenses, liens, charges, agreements, or other matters which affect the title of the Property?  Yes  No

- 108 (B) Are you aware of any encumbrances, covenants, conditions, restrictions, mineral or natural restrictions, easements, licenses,  
109 liens, charges, agreements, or other matters which affect the title of the Property that have not been recorded in the official  
110 records of the county recorder where the Property is located?  Yes  No  
111 (C) 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?  Yes  No  
114 (E) Are you aware of any reason, including a defect in title, that would prevent you from conveying free and clear title to the  
115 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?  Yes  No  
118 (G) Are you aware of any insurance claims filed relating to the property?  Yes  No  
119 (H) Is the Property, or any part of it, leased to a third party?  Yes  No  
120 Explain any yes answers you give in this section: \_\_\_\_\_  
121

122 **8. OIL, GAS, AND MINERAL RIGHTS**

- 123 (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  
124 Property?  Yes  No  
125 (B) Are you reserving any oil, gas, and/or mineral rights?  Yes  No  
126 (C) 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 (D) Does Seller receive any royalty payments due to any past or present oil, gas, and/or mineral excavation or exploration activities on  
129 the Property?  Yes  No  
130 Explain any yes answers you give in this section, attaching copies of complete leases, where applicable: \_\_\_\_\_  
131

132 **9. DOMESTIC SUPPORT LIEN LEGISLATION**

- 133 (A) 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  
134 domestic relations office in any Pennsylvania county?  Yes  No  
135 If yes, list name and social security numbers of Seller(s) obligated to pay, the county, and the Domestic Relations File or docket  
136 number: \_\_\_\_\_  
137  
138 (B) Is any Seller currently separated from or in the process of obtaining a divorce from a spouse?  Yes  No  
139 If yes, is there currently a separation or property settlement order in place?  Yes  No

140 **10. LAND 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  
143 **Note:** An owner of property enrolled in the Clean and Green Program must submit notice of the sale and any proposed changes in  
144 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  
145 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 amount of taxes that would have been paid in the absence of Clean and Green enrollment. The roll-back taxes are charged for each  
149 year that the property was enrolled in the program, limited to the past 7 years.  
150 (B) 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  
151 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 land on an adopted municipal, county or regional plan for the purpose of preserving the land as open space. A covenant between  
155 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  
156 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 (C) 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  
162 Explain any yes answers you gave in this section: \_\_\_\_\_  
163

165 **11. SERVICE PROVIDER/CONTRACTOR INFORMATION**

166 (A) Provide the names, addresses and phone numbers of the service providers for any Maintenance Contracts on the Property (e.g.,  
167 groundskeeping, pest control). Attach additional sheet if necessary: N/A

168 \_\_\_\_\_  
169 \_\_\_\_\_  
170 \_\_\_\_\_  
171 \_\_\_\_\_  
172 \_\_\_\_\_  
173 \_\_\_\_\_

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, electric, telephone). Attach additional sheet if necessary: N/A

176 \_\_\_\_\_  
177 \_\_\_\_\_  
178 \_\_\_\_\_  
179 \_\_\_\_\_  
180 \_\_\_\_\_  
181 \_\_\_\_\_

182 The undersigned Seller represents that the information set forth in this document is accurate and complete to the best of Seller's  
183 knowledge. Seller permits Broker to share information contained in this document with prospective buyers/tenants and other real  
184 estate licensees. SELLER ALONE IS RESPONSIBLE FOR THE ACCURACY OF THE INFORMATION CONTAINED IN  
185 THIS STATEMENT. Seller will notify Broker in writing of any information supplied on this form which is rendered inaccurate  
186 by a change in the condition of the Property following completion of this form.

187 SELLER Lavern Zimmerman DATE 7-25-24  
188 SELLER Jerry Zimmerman DATE 7/25/24  
189 SELLER Donna R. Zimmerman DATE 7-25-24  
190

# VACANT LAND INFORMATION SHEET

VLI

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

1 **PROPERTY** Parcel #2  
2 \_\_\_\_\_  
3 **SELLER(S)** Lavern Zimmerman, Jay Zimmerman, Dennis Zimmerman, Lester Zimmerman  
4 \_\_\_\_\_

5 Seller is providing information to help Broker market the Property. This Statement is not a substitute for any inspections or warranties  
6 that a buyer may wish to obtain. This Statement is not a warranty of any kind by Seller or a warranty or representation by any listing  
7 real estate broker (Agent for Seller), any real estate broker, or their agents.

## 7.1. SELLER'S INFORMATION

8 (A) Do you possess expertise in contracting, engineering, environmental assessment, architecture, or other areas related to the con-  
9 struction and conditions of the Property and its improvements?  Yes  No

10 (B) The individual completing this form is the:

- 11  Owner  
12  Executor  
13  Administrator  
14  Trustee  
15  Power of Attorney

16 Explain any yes answers that you give in this section and, if applicable, attach supporting documentation: \_\_\_\_\_  
17 \_\_\_\_\_  
18 \_\_\_\_\_

## 19.2. PROPERTY DESCRIPTION (Attach current deed, if available)

19 23.175 +/- acres of wood land. Parcel is located on the East side of Lancaster Ave.  
20 \_\_\_\_\_  
21 Probed & perced for septic  
22 \_\_\_\_\_  
23 \_\_\_\_\_

## 24.3. LAND (SOILS, DRAINAGE AND BOUNDARIES)

- 25 (A) Are you aware of any fill or expansive soil on the Property?  Yes  No  
26 (B) Are you aware of any sliding, settling, earth movement, upheaval, subsidence or earth stability problems that have occurred on  
27 or affect the Property?  Yes  No  
28 (C) Are you aware of any past, existing or proposed mining, strip mining or any other excavations that have occurred on or might  
29 affect the Property?  Yes  No  
30 (D) To your knowledge, is the Property, or any part of it, located in a Special Flood Hazard Area or a wetlands area?  
31  Yes  No  
32 (E) Do you know of any past or present drainage or flooding problems affecting the Property?  Yes  No  
33 (F) Do you know of any encroachments, boundary line disputes or easements on the Property?  Yes  No  
34 (G) Are you aware of any shared or common areas on or adjoining the Property (e.g. driveways, bridges, docks, walls, etc.) or main-  
35 tenance agreements for common areas?  Yes  No

36 Explain any yes answers that you give in this section, describing the locations and, if applicable, the extent of the issue, if known:  
37 \_\_\_\_\_  
38 \_\_\_\_\_

## 39.4. HAZARDOUS SUBSTANCES

- 40 (A) Are you aware of any underground tanks or hazardous substances present on the Property such as, but not limited to, polychlori-  
41 nated biphenyls (PCBs), radon, lead-based paint, etc.?  Yes  No  
42 (B) To your knowledge, has the Property been tested for any hazardous substances?  Yes  No  
43 (C) Do you know of any other environmental concerns that might impact the Property?  Yes  No  
44 (D) Are you aware of any contamination to any wells or other sources of water on the Property?  Yes  No  
45 (E) Are you aware of any discoloring of the soil or vegetation?  Yes  No  
46 (F) Do you know if the Property is near any current or former waste disposal sites?  Yes  No  
47 (G) Are you aware of any storage tanks on the Property?  Yes (Please answer questions 1-8, below)  No  
48 1. Total number of storage tanks on the Property: \_\_\_\_\_ Aboveground \_\_\_\_\_ Underground  
49 2. Are all storage tanks registered with the Pennsylvania Department of Environmental Protection?  Yes  No  
50 3. If no, identify any unregistered storage tanks: \_\_\_\_\_

51 Seller Initials: LZ / \_\_\_\_\_

VLI Page 1 of 4



- 52 4. Has any storage tank permit ever been revoked?  Yes  No  
 53 5. Have you ever been ordered to take corrective action by a federal or state agency citing a release, or danger of release, from  
 54 a storage tank?  Yes  No  
 55 6. Do you know if methods and procedures exist for the operation of storage tanks and for the operator's/owner's maintenance  
 56 of a leak detection system, an inventory control system, and a tank testing system?  Yes  No  
 57 Explain: \_\_\_\_\_  
 58 7. To your knowledge, has there been any release, or any corrective action taken in response to a release, from any of the stor-  
 59 age tanks on the Property?  Yes  No  
 60 8. If yes, has the release and corrective action been reported to any governmental agency?  Yes  No  
 61 Explain any yes answers that you give in this section, describing the locations and the extent of the issue, if known, and attach all  
 62 reports and records: \_\_\_\_\_  
 63

64 **5. STATUS OF UTILITIES**

- 65 (A) Source of water:  
 66  Public Water  Connected  Not Connected  
 67  On-Site Water  Connected  Not Connected  
 68  Community Water  Connected  Not Connected  
 69  None  
 70 1. If known, provide the date the water was last tested \_\_\_\_\_  
 71 2. What was the result of the test? \_\_\_\_\_  
 72 3. To your knowledge, is the pumping system in working order?  Yes  No  Not Applicable  
 73 If no, explain: \_\_\_\_\_  
 74 4. Are you aware of any problems related to the water service?  Yes  No  
 75 If yes, explain: \_\_\_\_\_  
 76 5. If the Property is serviced by community water, do you have supporting documentation?  Yes  No  Not Applicable  
 77 (B) Sewage system:  
 78  Public Sewer  Private Sewer  Septic Tank  
 79  Cesspool  Holding Tank  None  
 80  Other: \_\_\_\_\_  
 81 1. Do you have a current Site Investigation and Percolation Test Report for On-lot Disposal of Sewage issued by the  
 82 Department of Environmental Protection?  Yes  No  
 83 2. If there is a septic tank on the Property, what is the type of tank?  
 84  Metal/steel  Cement/concrete  Fiberglass  Unknown  Other (specify): \_\_\_\_\_  
 85 3. If known, provide the date the on-site sewage disposal system was last serviced \_\_\_\_\_  
 86 4. Is there a sewage pump?  Yes  No  Unknown  
 87 If yes, is it in working order?  Yes  No  
 88 5. Are you aware of any problems related to the sewage system?  Yes  No  
 89 If yes, explain: \_\_\_\_\_  
 90  
 91 6. If the Property is serviced by public sewer, do you have supporting documentation?  Yes  No

92 **6. GOVERNMENTAL ISSUES/ZONING/USE/CODES**

- 93 (A) Do you know of any violations of federal, state or local laws or regulations relating to this Property?  Yes  No  
 94 (B) To your knowledge, is the Property located in an area where public authorities are contemplating proceedings for highway, thor-  
 95 oughfare, rail or utility construction, a redevelopment project, street widening or lighting, or other similar public projects?  
 96  Yes  No  
 97 (C) The Property is currently zoned Environmental Protection District  
 98 by the County of Berks (municipality).  
 99 (D) Do you know of any pending or proposed changes in zoning?  Yes  No  
 100 (E) Current use is:  conforming  non-conforming  permitted by variance  permitted by special exception  
 101 (F) To your knowledge, is the Property a designated historic or archeological site?  Yes  No  
 102 Explain any yes answers you gave in this section: \_\_\_\_\_  
 103

104 **7. LEGAL/TITLE ISSUES**

- 105 (A) Are you aware of any recorded encumbrances, covenants, conditions, restrictions, mineral or natural restrictions, easements,  
 106 licenses, liens, charges, agreements, or other matters which affect the title of the Property?  Yes  No

- 108 (B) Are you aware of any encumbrances, covenants, conditions, restrictions, mineral or natural restrictions, easements, licenses,  
109 liens, charges, agreements, or other matters which affect the title of the Property that have not been recorded in the official  
110 records of the county recorder where the Property is located?  Yes  No
- 111 (C) 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?  Yes  No
- 114 (E) Are you aware of any reason, including a defect in title, that would prevent you from conveying free and clear title to the  
115 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?  Yes  No
- 118 (G) Are you aware of any insurance claims filed relating to the property?  Yes  No
- 119 (H) Is the Property, or any part of it, leased to a third party?  Yes  No
- 120 Explain any yes answers you give in this section: \_\_\_\_\_
- 121 \_\_\_\_\_

122 **8. OIL, GAS, AND MINERAL RIGHTS**

- 123 (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  
124 Property?  Yes  No
- 125 (B) Are you reserving any oil, gas, and/or mineral rights?  Yes  No
- 126 (C) 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 (D) Does Seller receive any royalty payments due to any past or present oil, gas, and/or mineral excavation or exploration activities on  
129 the Property?  Yes  No
- 130 Explain any yes answers you give in this section, attaching copies of complete leases, where applicable: \_\_\_\_\_
- 131 \_\_\_\_\_

132 **9. DOMESTIC SUPPORT LIEN LEGISLATION**

- 133 (A) 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  
134 domestic relations office in any Pennsylvania county?  Yes  No  
135 If yes, list name and social security numbers of Seller(s) obligated to pay, the county, and the Domestic Relations File or docket  
136 number: \_\_\_\_\_
- 137 \_\_\_\_\_
- 138 (B) Is any Seller currently separated from or in the process of obtaining a divorce from a spouse?  Yes  No  
139 If yes, is there currently a separation or property settlement order in place?  Yes  No

140 **10. LAND 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  
143 **Note:** An owner of property enrolled in the Clean and Green Program must submit notice of the sale and any proposed changes in  
144 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  
145 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 amount of taxes that would have been paid in the absence of Clean and Green enrollment. The roll-back taxes are charged for each  
149 year that the property was enrolled in the program, limited to the past 7 years.
- 150 (B) 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  
151 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 land on an adopted municipal, county or regional plan for the purpose of preserving the land as open space. A covenant between  
155 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  
156 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 (C) 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
- 162 Explain any yes answers you gave in this section: \_\_\_\_\_
- 163 \_\_\_\_\_

165 **II. SERVICE PROVIDER/CONTRACTOR INFORMATION**

166 (A) Provide the names, addresses and phone numbers of the service providers for any Maintenance Contracts on the Property (e.g.,  
167 groundskeeping, pest control). Attach additional sheet if necessary: N/A

168 \_\_\_\_\_  
169 \_\_\_\_\_  
170 \_\_\_\_\_  
171 \_\_\_\_\_  
172 \_\_\_\_\_  
173 \_\_\_\_\_

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, electric, telephone). Attach additional sheet if necessary: N/A

176 \_\_\_\_\_  
177 \_\_\_\_\_  
178 \_\_\_\_\_  
179 \_\_\_\_\_  
180 \_\_\_\_\_  
181 \_\_\_\_\_

182 The undersigned Seller represents that the information set forth in this document is accurate and complete to the best of Seller's  
183 knowledge. Seller permits Broker to share information contained in this document with prospective buyers/tenants and other real  
184 estate licensees. SELLER ALONE IS RESPONSIBLE FOR THE ACCURACY OF THE INFORMATION CONTAINED IN  
185 THIS STATEMENT. Seller will notify Broker in writing of any information supplied on this form which is rendered inaccurate  
186 by a change in the condition of the Property following completion of this form.

187 SELLER Lavern Zimmerman DATE 7-25-24  
188 SELLER Jay Z... DATE 7-25-24  
189 SELLER Dennis Z... DATE 7-25-24

190



# VACANT LAND INFORMATION SHEET

VLI

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

1 **PROPERTY** Parcel #3  
2 Lancaster Ave ( Rt 501 ), Bethel, Pa 19507  
3 **SELLER(S)** Lavern Zimmerman, Jay Zimmerman, Dennis Zimmerman, Lester Zimmerman

4 Seller is providing information to help Broker market the Property. This Statement is not a substitute for any inspections or warranties  
5 that a buyer may wish to obtain. This Statement is not a warranty of any kind by Seller or a warranty or representation by any listing  
6 real estate broker (Agent for Seller), any real estate broker, or their agents.

## 7 1. SELLER'S INFORMATION

8 (A) Do you possess expertise in contracting, engineering, environmental assessment, architecture, or other areas related to the con-  
9 struction and conditions of the Property and its improvements?  Yes  No

10 (B) The individual completing this form is the:

- 11  Owner  
12  Executor  
13  Administrator  
14  Trustee  
15  Power of Attorney

16 Explain any yes answers that you give in this section and, if applicable, attach supporting documentation: \_\_\_\_\_  
17 \_\_\_\_\_  
18 \_\_\_\_\_

## 19 2. PROPERTY DESCRIPTION (Attach current deed, if available)

20 116.982 +/- acres of wood land, parcel is located on the East side of Lancaster Ave.

21 There 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 \_\_\_\_\_

## 24 3. LAND (SOILS, DRAINAGE AND BOUNDARIES)

25 (A) Are you aware of any fill or expansive soil on the Property?  Yes  No

26 (B) Are you aware of any sliding, settling, earth movement, upheaval, subsidence or earth stability problems that have occurred on  
27 or affect the Property?  Yes  No

28 (C) Are you aware of any past, existing or proposed mining, strip mining or any other excavations that have occurred on or might  
29 affect the Property?  Yes  No

30 (D) To your knowledge, is the Property, or any part of it, located in a Special Flood Hazard Area or a wetlands area?  
31  Yes  No

32 (E) Do you know of any past or present drainage or flooding problems affecting the Property?  Yes  No

33 (F) Do you know of any encroachments, boundary line disputes or easements on the Property?  Yes  No

34 (G) Are you aware of any shared or common areas on or adjoining the Property (e.g. driveways, bridges, docks, walls, etc.) or main-  
35 tenance agreements for common areas?  Yes  No

36 Explain 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 There is a small 8' x 10' steel garden shed encroachment and parking area at 9171 Lancaster Ave.  
39 There is a minor fence encroachment at 9151 Lancaster Ave

## 39 4. HAZARDOUS SUBSTANCES

40 (A) Are you aware of any underground tanks or hazardous substances present on the Property such as, but not limited to, polychlori-  
41 nated biphenyls (PCBs), radon, lead-based paint, etc.?  Yes  No

42 (B) To your knowledge, has the Property been tested for any hazardous substances?  Yes  No

43 (C) Do you know of any other environmental concerns that might impact the Property?  Yes  No

44 (D) Are you aware of any contamination to any wells or other sources of water on the Property?  Yes  No

45 (E) Are you aware of any discoloring of the soil or vegetation?  Yes  No

46 (F) Do you know if the Property is near any current or former waste disposal sites?  Yes  No

47 (G) Are you aware of any storage tanks on the Property?  Yes (Please answer questions 1-8, below)  No

48 1. Total number of storage tanks on the Property: \_\_\_\_\_ Aboveground \_\_\_\_\_ Underground

49 2. Are all storage tanks registered with the Pennsylvania Department of Environmental Protection?  Yes  No

50 3. If no, identify any unregistered storage tanks: \_\_\_\_\_  
51

51 Seller Initials: LZ / \_\_\_\_\_

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- 52 4. Has any storage tank permit ever been revoked?  Yes  No  
 53 5. Have you ever been ordered to take corrective action by a federal or state agency citing a release, or danger of release, from  
 54 a storage tank?  Yes  No  
 55 6. Do you know if methods and procedures exist for the operation of storage tanks and for the operator's/owner's maintenance  
 56 of a leak detection system, an inventory control system, and a tank testing system?  Yes  No  
 57 Explain: \_\_\_\_\_  
 58 7. To your knowledge, has there been any release, or any corrective action taken in response to a release, from any of the stor-  
 59 age tanks on the Property?  Yes  No  
 60 8. If yes, has the release and corrective action been reported to any governmental agency?  Yes  No  
 61 Explain any yes answers that you give in this section, describing the locations and the extent of the issue, if known, and attach all  
 62 reports and records: \_\_\_\_\_  
 63 \_\_\_\_\_

64 **5. STATUS OF UTILITIES**

- 65 (A) Source of water:  
 66  Public Water  Connected  Not Connected  
 67  On-Site Water  Connected  Not Connected  
 68  Community Water  Connected  Not Connected  
 69  None  
 70 1. If known, provide the date the water was last tested \_\_\_\_\_  
 71 2. What was the result of the test? \_\_\_\_\_  
 72 3. To your knowledge, is the pumping system in working order?  Yes  No  Not Applicable  
 73 If no, explain: \_\_\_\_\_  
 74 4. Are you aware of any problems related to the water service?  Yes  No  
 75 If yes, explain: \_\_\_\_\_  
 76 5. If the Property is serviced by community water, do you have supporting documentation?  Yes  No  Not Applicable  
 77 (B) Sewage system:  
 78  Public Sewer  Private Sewer  Septic Tank  
 79  Cesspool  Holding Tank  None  
 80  Other: \_\_\_\_\_  
 81 1. Do you have a current Site Investigation and Percolation Test Report for On-lot Disposal of Sewage issued by the  
 82 Department of Environmental Protection?  Yes  No  
 83 2. If there is a septic tank on the Property, what is the type of tank?  
 84  Metal/steel  Cement/concrete  Fiberglass  Unknown  Other (specify): \_\_\_\_\_  
 85 3. If known, provide the date the on-site sewage disposal system was last serviced \_\_\_\_\_  
 86 4. Is there a sewage pump?  Yes  No  Unknown  
 87 If yes, is it in working order?  Yes  No  
 88 5. Are you aware of any problems related to the sewage system?  Yes  No  
 89 If yes, explain: \_\_\_\_\_  
 90 \_\_\_\_\_  
 91 6. If the Property is serviced by public sewer, do you have supporting documentation?  Yes  No

92 **6. GOVERNMENTAL ISSUES/ZONING/USE/CODES**

- 93 (A) Do you know of any violations of federal, state or local laws or regulations relating to this Property?  Yes  No  
 94 (B) To your knowledge, is the Property located in an area where public authorities are contemplating proceedings for highway, thor-  
 95 oughfare, rail or utility construction, a redevelopment project, street widening or lighting, or other similar public projects?  
 96  Yes  No  
 97 (C) The Property is currently zoned Environmental Protection District  
 98 by the County of Berks \_\_\_\_\_ (municipality).  
 99 (D) Do you know of any pending or proposed changes in zoning?  Yes  No  
 100 (E) Current use is:  conforming  non-conforming  permitted by variance  permitted by special exception  
 101 (F) To your knowledge, is the Property a designated historic or archeological site?  Yes  No  
 102 Explain any yes answers you gave in this section: \_\_\_\_\_  
 103 \_\_\_\_\_

104 **7. LEGAL/TITLE ISSUES**

- 105 (A) Are you aware of any recorded encumbrances, covenants, conditions, restrictions, mineral or natural restrictions, easements,  
 106 licenses, liens, charges, agreements, or other matters which affect the title of the Property?  Yes  No

- 108 (B) Are you aware of any encumbrances, covenants, conditions, restrictions, mineral or natural restrictions, easements, licenses,  
109 liens, charges, agreements, or other matters which affect the title of the Property that have not been recorded in the official  
110 records of the county recorder where the Property is located?  Yes  No
- 111 (C) 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?  Yes  No
- 114 (E) Are you aware of any reason, including a defect in title, that would prevent you from conveying free and clear title to the  
115 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?  Yes  No
- 118 (G) Are you aware of any insurance claims filed relating to the property?  Yes  No
- 119 (H) Is the Property, or any part of it, leased to a third party?  Yes  No
- 120 Explain any yes answers you give in this section: \_\_\_\_\_
- 121 \_\_\_\_\_

122 **8. OIL, GAS, AND MINERAL RIGHTS**

- 123 (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  
124 Property?  Yes  No
- 125 (B) Are you reserving any oil, gas, and/or mineral rights?  Yes  No
- 126 (C) 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 (D) Does Seller receive any royalty payments due to any past or present oil, gas, and/or mineral excavation or exploration activities on  
129 the Property?  Yes  No
- 130 Explain any yes answers you give in this section, attaching copies of complete leases, where applicable: \_\_\_\_\_
- 131 \_\_\_\_\_

132 **9. DOMESTIC SUPPORT LIEN LEGISLATION**

- 133 (A) 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  
134 domestic relations office in any Pennsylvania county?  Yes  No  
135 If yes, list name and social security numbers of Seller(s) obligated to pay, the county, and the Domestic Relations File or docket  
136 number: \_\_\_\_\_
- 137 \_\_\_\_\_
- 138 (B) Is any Seller currently separated from or in the process of obtaining a divorce from a spouse?  Yes  No  
139 If yes, is there currently a separation or property settlement order in place?  Yes  No

140 **10. LAND 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  
143 **Note:** An owner of property enrolled in the Clean and Green Program must submit notice of the sale and any proposed changes in  
144 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  
145 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 amount of taxes that would have been paid in the absence of Clean and Green enrollment. The roll-back taxes are charged for each  
149 year that the property was enrolled in the program, limited to the past 7 years.
- 150 (B) 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  
151 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 land on an adopted municipal, county or regional plan for the purpose of preserving the land as open space. A covenant between  
155 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  
156 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 (C) 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
- 162 Explain any yes answers you gave in this section: \_\_\_\_\_
- 163 \_\_\_\_\_

165 **11. SERVICE PROVIDER/CONTRACTOR INFORMATION**

166 (A) Provide the names, addresses and phone numbers of the service providers for any Maintenance Contracts on the Property (e.g.,  
167 groundskeeping, pest control). Attach additional sheet if necessary: N/A

168 \_\_\_\_\_  
169 \_\_\_\_\_  
170 \_\_\_\_\_  
171 \_\_\_\_\_  
172 \_\_\_\_\_  
173 \_\_\_\_\_

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, electric, telephone). Attach additional sheet if necessary: N/A

176 \_\_\_\_\_  
177 \_\_\_\_\_  
178 \_\_\_\_\_  
179 \_\_\_\_\_  
180 \_\_\_\_\_  
181 \_\_\_\_\_

182 The undersigned Seller represents that the information set forth in this document is accurate and complete to the best of Seller's  
183 knowledge. Seller permits Broker to share information contained in this document with prospective buyers/tenants and other real  
184 estate licensees. SELLER ALONE IS RESPONSIBLE FOR THE ACCURACY OF THE INFORMATION CONTAINED IN  
185 THIS STATEMENT. Seller will notify Broker in writing of any information supplied on this form which is rendered inaccurate  
186 by a change in the condition of the Property following completion of this form.

187 SELLER Laverna Zimmerman DATE 7-25-24  
188 SELLER Jay [Signature] DATE 7/25/24  
189 SELLER Donna [Signature] DATE 7-25-24  
190