VACANT LAND INFORMATION SHEET

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PROPERTY 687 Mills Lane , Mahaffey, PA 15757

SELLER(S) Daniel D. Cunkelman, Catherine L. Ravenscroft, Willis Dean Cunkelman

Seller is providing information to help Broker market the Property. This Statement **is not a substitute for any inspections or warranties 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 real estate broker (Agent for Seller), any real estate broker, or their agents.

1. SELLER'S INFORMATION

(A) Do you possess expertise in contracting, engineering, environmental assessment, architecture, or other areas related to the construction and conditions of the Property and its improvements? ☐ Yes ☒ No

(B) The individual completing this form is the:

- ☐ Owner
- ☒ Executor
- ☐ Administrator
- ☐ Trustee
- ☐ Power of Attorney

Explain any yes answers that you give in this section and, if applicable, attach supporting documentation:

PROPERTY IS PRIMARILY WOODED WITH A VARIETY OF MATURE DECIDUOUS HARDWOODS. LAND TOPOGRAPHY IS ROLLING HILLS + VALLEYS WITH SMALL CREEKS Feeding BUCK RUN

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

PROPERTY is primarily WOODED WITH A VARIETY OF MATURE DECIDUOUS HARDWOODS. AN ELECTRIC TRANSMISSION/SUPPLY LINE BISECTS THE PROPERTY. ONE SIDE BORDERS AN ADJACENT STATE GAMELAND. LAND TOPOGRAPHY is ROLLING HILLS and VALLEYS WITH SMALL creeks feeding BUCK RUN. PRIMARILY USED FOR CAMPING, HUNTING, OUT DOOR RECREATION

3. LAND (SOILS, DRAINAGE AND BOUNDARIES)

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

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

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

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

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

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

(G) Are you aware of any shared or common areas on or adjoining the Property (e.g. driveways, bridges, docks, walls, etc.) or maintenance agreements for common areas? ☒ Yes ☐ No

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

SOME GROUND AROUND THE CAMP WILL BE SOFT + WET AT CERTAIN TIMES OF THE YEAR. DRIVEWAY/ROAD TO CAMP ROUTES THROUGH SGL AND IS NOT MAINTAINED

4. HAZARDOUS SUBSTANCES

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

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

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

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

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

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

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

1. Total number of storage tanks on the Property: ____ Aboveground ____ Underground
2. Are all storage tanks registered with the Pennsylvania Department of Environmental Protection? ☐ Yes ☐ No
3. If no, identify any unregistered storage tanks: _____

Seller Initials: ddc / ____ / ____

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4. Has any storage tank permit ever been revoked? ☐ Yes ☒ No
5. 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
8. If yes, has the release and corrective action been reported to any governmental agency? ☐ Yes ☐ No N/A

Explain any yes answers that you give in this section, describing the locations and the extent of the issue, if known, and attach all reports and records: _____

5. STATUS OF UTILITIES

(A) Source of water:

☐ Public Water	☐ Connected	☐ Not Connected
☒ On-Site Water	☐ Connected	☒ Not Connected
☐ Community Water	☐ Connected	☐ Not Connected

☐ None

1. If known, provide the date the water was last tested UNKNOWN
2. What was the result of the test? N/A
3. To your knowledge, is the pumping system in working order? ☐ Yes ☐ No ☒ Not Applicable
If no, explain: _____
4. Are you aware of any problems related to the water service? ☒ Yes ☐ No
If yes, explain: GRAVITY FED FROM SPRING W/ HOLDING TANK MUST BE CONNECTED + PRIME
5. If the Property is serviced by community water, do you have supporting documentation? ☐ Yes ☐ No ☒ Not Applicable

(B) Sewage system:

N/A

☐ Public Sewer ☐ Private Sewer ☐ Septic Tank
☐ Cesspool ☒ Holding Tank ☐ None
☒ Other OUTHOUSE WITH HOLDING BARREL

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): _____
3. If known, provide the date the on-site sewage disposal system was last serviced _____
4. Is there a sewage pump? ☐ Yes ☒ No ☐ Unknown
If yes, is it in working order? ☐ Yes ☐ No N/A
5. 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 N/A

6. GOVERNMENTAL 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, thoroughfare, rail or utility construction, are development project, street widening or lighting, or other similar public projects?
☐ Yes ☒ No
(C) The Property is currently zoned UNKNOWN - AGRICULTURE OR RECREATION
by the BELL TOWNSHIP (municipality).
(D) Do you know of any pending or proposed changes in zoning? ☐ Yes ☒ No
(E) Current use is: ☒ conforming ☐ non-conforming ☐ permitted by variance ☐ permitted by special exception
(F) To your knowledge, is the Property a designated historic or archeological site? ☐ Yes ☒ No
Explain any yes answers you gave in this section: _____

7. LEGAL/TITLE ISSUES

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

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(B) 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

(C) Are you aware of any public improvement, condominium, or owner association assessments against the Property that remain unpaid? ☐ Yes ☒ No

(D) Are you aware of any existing or threatened action, suit, or government proceeding relating to the Property? ☐ Yes ☒ No

(E) 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

(F) 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

(G) Are you aware of any insurance claims filed relating to the property? ☐ Yes ☒ No

(H) Is the Property, or any part of it, leased to a third party? ☐ Yes ☒ No

Explain any yes answers you gave in this section: 7(A) THERE IS A PERPETUAL AGREEMENT ATTACHED TO THE DEED TO ALLOW THE OWNER ALLOWING ACCESS TO THE PROPERTY ALONG AN UNMAINTAINED ROAD THROUGH STATE GAME LANDS.

8. OIL, GAS, AND MINERAL RIGHTS

(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

(B) Are you reserving any oil, gas, and/or mineral rights? ☐ Yes ☒ No

(C) 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

(D) Does Seller receive any royalty payments due to any past or present oil, gas, and/or mineral excavation or exploration activities on the Property? ☐ Yes ☒ No

Explain any yes answers you give in this section, attaching copies of complete leases, where applicable: _____

9. DOMESTIC SUPPORT LIEN LEGISLATION

(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 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: _____

(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

10. LAND USE RESTRICTIONS OTHER THAN ZONING

(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,etseq.)(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.

(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 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 tax is the difference 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 for each year that the property was subject to the covenant, limited to the past 5 years.

(C) 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? ☐ Yes ☒ No

Explain any yes answers you gave in this section: _____

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11. SERVICE PROVIDER/CONTRACTOR INFORMATION

(A) 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

(B) Provide the names, addresses and phone numbers of the service providers for any utilities on the Property (e.g., water, water softener, sewage, on-site sewage service, natural gas, electric, telephone). Attach additional sheet if necessary: N/A

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

SELLER Daniel D. Cunkelman, Ex **DATE** 10/28/26
Daniel D. Cunkelman

SELLER _____ **DATE** _____
Catherine L. Ravenscroft

SELLER _____ **DATE** _____
Willis Dean Cunkelman

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Addendum to SELLER'S Property Disclosure Statement

Property: 687 Mills Lane, Mahaffey, PA 15757
Seller: Daniel D. Cunkelman, Catherine L. Ravenscroft, Willis Dean Cunkelman; Executors of the Estate of Jacquelyn L. Cunkelman (wife of previously deceased Willis H. Cunkelman)

Section 2. Ownership/Occupancy
The Property was purchased by Willis H. Cunkelman and Jacquelyn L. Cunkelman 9/9/1993 for the purposes of constructing a cabin and using the land for recreation, hunting, and camping by family members. The Property has not been regularly occupied since their ownership other than temporary short-term stays.

Section 7.(C) Water infiltration
Due to a gap below the kitchen entrance door, water was able to seep in and rot some of the wooden flooring under the linoleum. The linoleum and the rotten wood in the affected area were removed. The supporting floor joists were solid. New pine flooring was installed in the disrupted area. A storm door was added and the gutters adjusted to prevent future water seepage. Work was completed by family members.

Section 9. Water Supply
Water is obtained from a spring on the property. The spring water holding system is on the east side of the powerline about a third of the way up the hill.
A gravity feed plastic water line runs from the spring to the camp but is disconnected when not in use. Water has not been tested for minerals or bacteria.

Section 10. Sewage System
The property has an outhouse near the cabin. Under the outhouse is a plastic barrel to serve as a holding tank to be emptied as needed by an appropriate sewage removal agent. There are no other sewage handling facilities on the property.

Section 11. Plumbing
The only plumbing in the cabin is to the kitchen sink from the water supply.

Section 12. Domestic Water Heating
The cabin has no running hot water. Water can be heated on the stove for cooking or washing.

Section 13. Heating System

(A) Fuel type and (B) System type: The cabin currently has two wood stoves. One is a box stove that shows signs of rust pitting or holes and should be removed. The main heating is from a pot-bellied stove at the center of the cabin. Cabin heating depends on radiant heat from the pot-bellied stove.

(D) Chimney. The chimney is a metal stove pipe. It is connected to the pot-bellied heating stove at this time but should be replaced with a double-walled pipe through the ceiling and roof.

Section 15. Electrical System

Electric. There is no electric service to the camp or outhouse. A powerline runs through the property and is a potential source of electric power.

Section 16. Other equipment and appliances.

Cabin Lights. Internal lighting for the cabin is available with existing propane light fixtures. Two 20lb propane tanks set outside the camp. Copper tubing is run through the walls of the camp to the light fixtures and a gas stove. A valve at the tanks has to be opened before the lights can be lit by match or lighter. Both propane tanks must be connected to operate the propane gas system.

Gas Stove. <u>The gas stove pilot MUST be lit as soon as the propane is turned on outside.</u> It does not have an automatic lighter.

The propane copper tubing and fittings should be tested for leaks initially and regularly.

Section 20. Flooding, Drainage, and Boundaries

(A) Drainage. Some of the ground around the cabin will be wet and spongy at certain times of the year depending on precipitation. There is no underground drainage system.

There is a small creek bed that runs between the private driveway entrance and the cabin. Two culverts and stone have been installed in the creek bed to allow driving access directly to the cabin. The creek bed is often dry and not susceptible to flooding.

(B) Boundaries. The access road (formerly Bucks Run Road) provides access to the property from the Beech Run Road. It runs through property that is Pa. State Game Land. A perpetual agreement granted by and to previous property owners grants access to the northeast corner of the property. The agreement also grants access to a neighboring property owned by Brian Sekula at the same point. Documents accompany the deed.

Daniel D. Cunkelman, EX 10/28/2026

Daniel D. Cunkelman