

# VACANT LAND ADDENDUM TO LISTING CONTRACT

VLA

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

1 **BROKER (Company) Timberland Realty**  
 2 **LICENSEE(S) David L Anderson**  
 3 **SELLER Whitetail Hardwoods LLC**  
 4 **PROPERTY 762 Dodge Rd, , 16748**  
 5 **DATE OF LISTING CONTRACT August 17, 2026**

## 1. ADDITIONAL PROPERTY INFORMATION

6 A. Seller represents that the following utility connections are available and located as follows (list name of service provider):  
 7 ☒ Electric Location/Provider **Tricounty Electric**  
 8 ☒ Gas Location/Provider **National Fuel**  
 9 ☐ Telephone Location/Provider \_\_\_\_\_  
 10 ☒ Water Type: ☐ Public ☒ On-site (well) ☐ Community ☐ Other \_\_\_\_\_  
 11 Provider/Location \_\_\_\_\_  
 12 ☒ Sewer Type: ☐ Public ☒ On-site septic ☐ Community ☐ Other \_\_\_\_\_  
 13 Provider/Location \_\_\_\_\_  
 14 Has an on-site system been approved? ☐ Yes ☐ No Has a percolation test been performed? ☐ Yes ☐ No  
 15 If yes, was the percolation rate approved? ☐ Yes ☐ No Are plans for septic design available? ☐ Yes ☐ No  
 16 ☐ Other \_\_\_\_\_  
 17 B. If applicable, is the subdivision complete? ☐ Yes ☐ No If yes, are plans available? ☐ Yes ☐ No

## 2. ADDITIONAL DUTIES OF SELLER

18 A. Within 7 days of the Starting Date of the Listing Contract, Seller will provide to Broker copies of inspection reports,  
 19 environmental surveys, available title reports, boundary surveys, and existing notes and mortgages that may continue to  
 20 affect the Property after settlement.  
 21 B. Seller will not permit any real estate signs, other than those belonging to Broker, to be placed on the Property during the  
 22 term of the Listing Contract.

## 3. LAND USE RESTRICTIONS OTHER THAN ZONING

23 A. If checked below, the Property, or a portion of it, is preferentially assessed for tax purposes or has limited developments  
 24 rights under the following Act(s):  
 25 ☐ **Farmland and Forest Land Assessment Act** - Act 319 of 1974, 72 P.S. §5490. 1 et seq. (Clean and Green Program)  
 26 ☐ **Open Space Act** - Act 515 of 1965, 16 P.S. §11941 et seq. (an Act enabling certain counties of the Common-  
 27 wealth to covenant with land owners for preservation of land in farm, forest, water supply, or open space uses)  
 28 ☐ **Agricultural Area Security Law** - Act 43 of 1981, 3 P.S. §901 et seq. (Development Rights)  
 29 ☐ Other \_\_\_\_\_  
 30 B. Seller is aware that the buyer of the Property will need to determine the tax implications that will or may result from the  
 31 sale of the Property to the buyer or that may result in the future as a result in any change in use of the Property  
 32 C. If Property is enrolled in the Clean and Green Program, Seller must submit notice of the sale and any proposed changes in  
 33 the use of Seller's remaining enrolled Property to the County Assessor 30 days before the transfer of title to the buyer.

## 4. ADDITIONAL DISCLOSURES

34 In addition to disclosure listed on a separate statement, Seller has knowledge of the following conditions affecting the Property:  
 35 ☐ Contamination by one or more substances that requires remediation;  
 36 ☐ The presence of wetlands, flood plains, or any other environmentally sensitive areas, whose development is limited or  
 37 prevented by law;  
 38 ☐ The presence of one or more substances whose removal or disposal is subject to any law or regulation;  
 39 ☐ Violations of any law or regulation caused by the handling or disposing of any material waste or the discharge of any  
 40 material into the soil, air, surface water, or ground water;  
 41 ☐ The presence of underground fuel or liquid storage tanks.  
 42 Explain any items checked above: \_\_\_\_\_

43 All other terms and conditions of the Listing Contract remain unchanged and in full force and effect.

44 SELLER Dr. Jim Ciriaus **Whitetail Hardwoods LLC** DATE 8/14/2026  
 45 SELLER 70EB7B970133485... DATE \_\_\_\_\_  
 46 SELLER \_\_\_\_\_ DATE \_\_\_\_\_

47 **BROKER (Company Name) Timberland Realty**  
 48 **ACCEPTED BY** Dave Anderson **David L Anderson** DATE 8/13/2026

