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VACANT LAND INFORMATION SHEET

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PROPERTY 1013 Stearns Rd
New Milford PA 18834

SELLER(S) Manatee LLC

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:
Retained architectural plan, sewer installation with permits and Pioneer Building plans for a shed available.

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

Lot number 11 set forth on maps for Beaver Meadows Subdivision prepared by Packer Associates dated June 17, 1991 and filed October 1, 1991 in the Office for the Recording of Deeds in and for the County of Susquehanna at Montrose in Map File #3024(14-a); #3025)14b, #3026(14c) and #3027 (14d)

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:

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: DS SM / _____

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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

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 _____
2. What was the result of the test? _____
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: _____
5. If the Property is serviced by community water, do you have supporting documentation? ☐Yes ☐ No ☐ Not Applicable

(B) Sewage system:

☐ Public Sewer ☐ Private Sewer ☐ Septic Tank
☐ 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): permit approved
3. If known, provide the date the on-site sewage disposal system was last serviced permit expires June 2026
4. Is there a sewage pump? ☐ Yes ☒ No ☐ Unknown
   If yes, is it in working order? ☐ Yes ☐ No
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

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, a redevelopment project, street widening or lighting, or other similar public projects?
☐ Yes ☒ No

(C) The Property is currently zoned residential
by the _____ (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

(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 give in this section: _____

_____

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, 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.

(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: None, self

(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:

None

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 DocuSigned by: Stephen Marvin 1DE1F92D06E04AD... **DATE** 2/5/2026 | 19:49 CST

SELLER **DATE**

SELLER **DATE**