

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 **PROPERTY** Sculpton Rd., Rockwood PA 15557

3 **SELLER(S)** Lake Pyle Collective LLC

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 real
6 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: _____

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

20 39 +/- acre plot of land including 7.5 +/- acre lake.

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 Small wetland marked on the recorded survey.

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: [Signature]



- 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 Unknown

- 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): None
 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 Agricultural
 98 by the _____ (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


107 Seller Initials: _____ / _____

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: None
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: None
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 THIS**
185 **STATEMENT. Seller will notify Broker in writing of any information supplied on this form which is rendered inaccurate by a**
186 **change in the condition of the Property following completion of this form.**

187 **SELLER**  **DATE** 4-20-2020
188 **SELLER** _____ **DATE** _____
189 **SELLER** _____ **DATE** _____