

**VACANT LAND INFORMATION SHEET**

**VLIE**

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

1 **PROPERTY** 708 State Route 130, Trafford, PA 15085 To be subdivided as a vacant lot  
 2  
 3 **SELLER(S)** Dustin Baldis of Baldis 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: \_\_\_\_\_  
 17  
 18

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

20 See Deed and Alta survey attached  
 21  
 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 Neighbor on Murrysville road patio encroaches onto 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:** <sup>Initial</sup> DB / \_\_\_\_\_ / \_\_\_\_\_



- 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 buyer is responsible for retaining tap and all cost associated \_\_\_\_\_
- 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, are development project, street widening or lighting, or other similar public projects?
- 96  Yes  No
- 97 (C) The Property is currently zoned Neighborhood Commercial
- 98 by the Penn Township \_\_\_\_\_ (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: (D) Per Penn Township zoning maybe changed to mixed use comme
- 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: Initial DB / \_\_\_\_\_ / \_\_\_\_\_

- 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 gave 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 in
- 147 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
- 148 of taxes that would have been paid in the absence of Clean and Green enrollment. The roll-back taxes are charged for each year
- 149 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
- 156 10 years). Covenants automatically renew at the end of the covenant period unless specific termination notice procedures are fol-
- 157 lowed. When a breach of covenant occurs, the then-owner is required to pay roll-back taxes and interest. A roll-back tax is the dif-
- 158 ference 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
- 159 charged 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 \_\_\_\_\_

164 Seller Initials: Initial DB / \_\_\_\_\_ / \_\_\_\_\_

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: \_\_\_\_\_  
 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: \_\_\_\_\_  
 176 Buyer responsible for any taps or connections needed to public utilities.  
 177 Buyer is responsible for obtaining this and doing their own due diligence.  
 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 Signed by:  
Dustin Baldis \_\_\_\_\_ DATE 1/2/2025

188 SELLER B6A2A4AED3194D3... \_\_\_\_\_ DATE \_\_\_\_\_

189 SELLER \_\_\_\_\_ DATE \_\_\_\_\_