

1608328

# VACANT LAND INFORMATION SHEET

VLI

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

1 **PROPERTY** Security Dr., Washington, Pa 15301

2 \_\_\_\_\_

3 **SELLER(S)** Sprucewood,LLC

4 \_\_\_\_\_

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 \_\_\_\_\_

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 *LOT 169 HAS SOME FILL*

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 \_\_\_\_\_

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: R. B. J.

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- 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 **Public sewage available, not connected** - ONE TAP-IN HAS BEEN PAID FOR BY SELLER  
 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 **R-1, R-2**  
 98 by the **South Franklin 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: \_\_\_\_\_  
 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: RRJ

- 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 *RIGHTS NOT OWNED BY SPEARWOOD, LLC*  
 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: TS

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 \_\_\_\_\_  
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** *Robal Jahan* \_\_\_\_\_ **DATE** 5/24/23  
188 **SELLER** Sprucewood,LLC \_\_\_\_\_ **DATE** \_\_\_\_\_

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



### COAL, OIL, GAS AND/OR MINERAL INTERESTS/RIGHTS DISCLOSURE STATEMENT

PROPERTY ADDRESS Security Dr., Washington, Pa 15301  
OWNER(S)/SELLER(S) Sprucewood, LLC  
BUYER(S) \_\_\_\_\_

This form is not a substitute for the West Penn Multi-List, Inc. (WPML) Seller Disclosure Statement, but rather is a supplement to the disclosure forms required by the Pennsylvania Seller Disclosure Law as may be amended. The WPML is not responsible for the information contained herein. This form is to be completed by Seller and thoroughly reviewed by Buyer, and the bottom of each page should be initialed by both Buyer and Seller following this review. Surface and subsurface rights may be transferred together, but sometimes they are transferred separately. Despite the best intentions of Sellers, property owners are often not aware of the precise extent of the coal, oil, gas and/or mineral interests/rights that they may or may not own. The following has been completed by Seller to indicate Seller's knowledge of and intentions about the coal, oil, gas and/or mineral interests and/or rights for the Property. This form is not a substitute for any inspections or warranties that Buyer may wish to obtain. Buyer has the right and opportunity to obtain a complete mineral/oil and gas title search to verify the chain of title of the mineral/oil and gas rights for the subject Property. The responses provided below are given to the best of Seller's knowledge and may not reflect all coal, oil, gas and/or mineral interests/rights for the Property. The statements contained herein are not a warranty of any kind by Seller or a warranty or representation by any listing real estate broker, any selling real estate broker, their licensees or the WPML. Buyer is advised to conduct a full examination of coal, oil, gas and/or mineral interests/rights for the Property.

**1. RESERVATION OF COAL, OIL, GAS AND/OR MINERAL INTERESTS/RIGHTS**

- (A) Seller is reserving the following coal, oil, gas and/or mineral interests/rights as indicated, and such rights are not being transferred to Buyer:
  - Coal \_\_\_\_\_
  - Oil \_\_\_\_\_
  - Gas \_\_\_\_\_
  - Minerals \_\_\_\_\_
  - Other \_\_\_\_\_

This reservation(s) will be executed in its entirety at settlement, unless otherwise indicated.

- (B) Seller's reservation does not apply to domestic free gas and surface damage interests/rights, as described herein.
- (C) Any warranty of title identified in the Agreement of Sale does not pertain to the coal, oil, gas and/or mineral interests/rights that are reserved by Seller. Seller will not defend title to these interests/rights and does not covenant that Buyer will have quiet enjoyment of these interests/rights.

**2. COAL, OIL, GAS AND/OR MINERAL INTERESTS/RIGHTS EXCEPTED**

- (A) Seller is aware that the following coal, oil, gas and/or mineral interests/rights have been previously leased, sold or otherwise conveyed by Seller or a previous owner of the property (exceptions) as indicated and is not transferring them to Buyer:
  - Coal \_\_\_\_\_
  - Oil \_\_\_\_\_
  - Gas \_\_\_\_\_
  - Minerals \_\_\_\_\_
  - Other \_\_\_\_\_

- (B) Buyer acknowledges that Seller's failure to disclose or identify an exception does not establish Buyer is entitled to such interests/rights. Buyer further acknowledges his/her right to obtain a title search and/or to conduct a complete examination of all coal, oil, gas and/or mineral interests/rights for the Property.
- (C) Buyer acknowledges the warrant of title in the Agreement of Sale does not pertain to the coal, oil, gas and/or mineral interests/rights that have been excepted. Seller will not defend title to these interests/rights and does not covenant that Buyer will have quiet enjoyment of these interests/rights.

**3. SURFACE DAMAGES**

The parties acknowledge certain rights exist regarding surface damage as described herein. In the event Seller is reserving and retaining coal, oil, gas and/or mineral interests/rights as set forth in Paragraph 1(A) above, then Seller further agrees to convey, assign and/or transfer to Buyer: (i) the exclusive right to receive compensation for any and all damages, which include, but are not limited to, pipeline rights of way, well-pad sites, compressor sites, and standing marketable timber, and (ii) any and all surface consent or surface remediation rights set forth in the applicable coal, oil, gas and/or mineral rights lease, pipeline right-of-way agreement or other surface use agreement pertaining to the Property. Seller hereby agrees to provide a complete copy of the applicable lease upon written receipt of such a demand. A copy of the applicable language of the lease is attached to this Disclosure or will be provided to Buyer within \_\_\_\_\_ days (10, if not specified).

Seller Initials: WJ

Buyer Initials: \_\_\_\_\_ / \_\_\_\_\_

**COAL, OIL, GAS AND/OR MINERAL INTERESTS/RIGHTS DISCLOSURE STATEMENT**  
**(continued)**

**4. DOMESTIC FREE GAS**

- (A) Domestic Free Gas is commonly referred to as a byproduct of the drilling process which can be supplied to a residential structure located on the property where drilling takes place to be used for heating the structure.
- (B) Seller will convey to Buyer 100% of the Domestic Free Gas interests/rights unless otherwise stated herein. Any such restrictions are explained as follows: \_\_\_\_\_

**5. ASSIGNMENT OF LEASES**

Seller is aware that the following leases of coal, oil, gas and/or mineral interests/rights have been assigned from the original lessee to another entity:

- Coal \_\_\_\_\_
- Oil \_\_\_\_\_
- Gas \_\_\_\_\_
- Minerals \_\_\_\_\_
- Other \_\_\_\_\_

**6. SUPPORTING DOCUMENTATION**

- To the best of Seller's knowledge, information and belief, Seller does not have supporting documentation pertaining to any written leases, addenda, surface use agreements, pipeline easements, or other documents relating to prior conveyances, assignments or transfers of the coal, oil, gas and/or mineral interests/rights to the Property.
- If Seller has indicated they do not have supporting documentation, but believe such documents may exist and are aware of the location of same, they should disclose any knowledge of the location of such documents by providing information as to where they believe such documents are located, with designation of the address and contact information, including name, address, phone number and e-mail of the custodian:  
\_\_\_\_\_  
\_\_\_\_\_
- Seller has attached to this Disclosure Statement copies of all written coal, oil, gas and/or mineral rights leases, addenda, surface use agreements, pipeline easements and other documents (i.e. royalty agreements) within Seller's possession having to do with prior conveyances, assignments or transfers of these interests/rights, as follows: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

**7. ADDITIONAL INFORMATION RELATIVE TO THE SUBJECT INTERESTS/RIGHTS**

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

SELLER *Robert Johnson* DATE 5/24/23  
**Sprucewood, LLC**  
SELLER \_\_\_\_\_ DATE \_\_\_\_\_  
SELLER \_\_\_\_\_ DATE \_\_\_\_\_

**RECEIPT AND ACKNOWLEDGEMENT BY BUYER(S)**

The undersigned Buyer(s) acknowledge receipt of this Disclosure and that the representations herein have been made solely by the Seller(s). Buyer(s) further acknowledge the right to request further verification and/or to obtain a detailed title search relative to any of the subject interests/rights. Buyer(s) acknowledge that this Statement is not a warranty and that Buyer is purchasing the Property with only the coal, oil, gas and/or mineral interests/rights that Seller is able and willing to convey. It is Buyer's responsibility to satisfy himself/herself as to the ownership status of the coal, oil, gas and/or mineral interests/rights to the Property. Buyer(s) may investigate the ownership status of the coal, oil, gas and/or mineral interests/rights, at Buyer's expense and by qualified professionals. Buyer(s) may also obtain a title search which specifically includes the chain of title of the mineral/oil and gas rights.

BUYER \_\_\_\_\_ DATE \_\_\_\_\_  
BUYER \_\_\_\_\_ DATE \_\_\_\_\_  
BUYER \_\_\_\_\_ DATE \_\_\_\_\_