

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).

VLI

PROPERTY 3847 Beaver Midland Rd

Industry PA 15052

SELLER(S) Peglow Real Estate Holdings 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:

I designed the building, the offices, and the parking so I have a general understanding of construction.

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

Approximately 2 acres fronting on RT 168 across from the Marathon facility.

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: EPL

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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 give in this section: _____

121 **8. OIL, GAS, AND MINERAL RIGHTS**

122 (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 123 Property? Yes No

124 (B) Are you reserving any oil, gas, and/or mineral rights? Yes No

125 (C) Is the Property, or any part of it, leased for the purpose of oil, gas, and/or mineral excavation or exploration? Yes No
126 If yes, is the Property pooled or unitized? Yes No

127 (D) Does Seller receive any royalty payments due to any past or present oil, gas, and/or mineral excavation or exploration activities on 128 the Property? Yes No

129 Explain any yes answers you give in this section, attaching copies of complete leases, where applicable: _____

130 **9. DOMESTIC SUPPORT LIEN LEGISLATION**

131 (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 132 domestic relations office in any Pennsylvania county? Yes No
133 If yes, list name and social security numbers of Seller(s) obligated to pay, the county, and the Domestic Relations File or docket 134 number: _____

135 (B) Is any Seller currently separated from or in the process of obtaining a divorce from a spouse? Yes No
136 If yes, is there currently a separation or property settlement order in place? Yes No

137 **10. LAND USE RESTRICTIONS OTHER THAN ZONING**

138 (A) Is the Property, or a portion of it, preferentially assessed for tax purposes under the Farmland and Forest Land Assessment Act (72 139 P.S. §5490.1, et seq.) (Clean and Green Program)? Yes No
140 **Note:** An owner of property enrolled in the Clean and Green Program must submit notice of the sale and any proposed changes in 141 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 142 of property enrolled in the Clean and Green program may result in the loss of program enrollment and the loss of preferential tax 143 assessment for the property and/or the land of which it is a part and from which it is being separated. Removal from enrollment 144 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 145 amount of taxes that would have been paid in the absence of Clean and Green enrollment. The roll-back taxes are charged for each 146 year that the property was enrolled in the program, limited to the past 7 years.

147 (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 148 Act enabling certain counties of the Commonwealth to covenant with landowners for preservation of land in farm, forest, water 149 supply, or open space uses)? Yes No
150 **Note:** This Act enables counties to enter into covenants with owners of land designated as farm, forest, water supply, or open space 151 land on an adopted municipal, county or regional plan for the purpose of preserving the land as open space. A covenant between 152 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 10 153 years). Covenants automatically renew at the end of the covenant period unless specific termination notice procedures are followed. 154 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 155 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 156 for each year that the property was subject to the covenant, limited to the past 5 years.

157 (C) Is the Property, or a portion of it, preferentially assessed for tax purposes or enrolled in any program, other than Clean & Green 158 and Open Space, that contains any covenants, subdivision restrictions or other restrictions affecting the Property? Yes No
159 Explain any yes answers you gave in this section: _____

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: _____

(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:

Industry Water
Midland Sewage
Peoples Natural Gas

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
185 THIS STATEMENT. Seller will notify Broker in writing of any information supplied on this form which is rendered inaccurate
186 by a change in the condition of the Property following completion of this form.

187 SELLER

DATE

188 SELLER

— DATE —

180 SELLER

— DATE —