

VACANT LAND INFORMATION SHEET

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

1 PROPERTY 1110 East 3rd Street, Bethlehem, PA 18015

3 SELLER(S) Ruggonz 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
6 real 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? [X] Yes [] No

10 (B) The individual completing this form is the:

- 11 [X] 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 VACANT LAND

24 3. LAND (SOILS, DRAINAGE AND BOUNDARIES)

- 25 (A) Are you aware of any fill or expansive soil on the Property? [] Yes [X] 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 [X] 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 [X] 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 [X] No
32 (E) Do you know of any past or present drainage or flooding problems affecting the Property? [] Yes [X] No
33 (F) Do you know of any encroachments, boundary line disputes or easements on the Property? [] Yes [X] 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 [X] 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:

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 [X] No
42 (B) To your knowledge, has the Property been tested for any hazardous substances? [] Yes [X] No
43 (C) Do you know of any other environmental concerns that might impact the Property? [] Yes [X] No
44 (D) Are you aware of any contamination to any wells or other sources of water on the Property? [] Yes [X] No
45 (E) Are you aware of any discoloring of the soil or vegetation? [] Yes [X] No
46 (F) Do you know if the Property is near any current or former waste disposal sites? [] Yes [X] No
47 (G) Are you aware of any storage tanks on the Property? [] Yes (Please answer questions 1-8, below) [X] 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: [] [] [] []



- 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 *MA*
- 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: _____
- 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 *MA*
- 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 HIGH DENSITY RESIDENTIAL
- 98 by the CITY OF BETHLEHEM (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: PR

- 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 _____

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

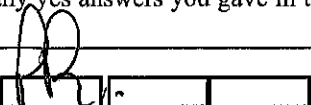
- 123 (A) Are you aware of any oil, gas, and/or mineral rights that have been previously transferred by Seller or a previous owner of the
 124 Property? Yes No
 125 (B) Are you reserving any oil, gas, and/or mineral rights? Yes No
 126 (C) Is the Property, or any part of it, leased for the purpose of 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
 147 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
 148 amount of taxes that would have been paid in the absence of Clean and Green enrollment. The roll-back taxes are charged for each
 149 year 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 10
 156 years). Covenants automatically renew at the end of the covenant period unless specific termination notice procedures are followed.
 157 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
 158 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
 159 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: 

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
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 *[Signature]* DATE 11/2/23
188 SELLER _____ DATE _____
189 SELLER _____ DATE _____
190