

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	Heverly Ave	Martinsburg	PA
2	Martinsburg, PA 16662		
3 SELLER(S)	<u>Estate of W Gene Henry by William H Replegole, Exec</u>		

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? 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 _____
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 Heverly Ave

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: WGD

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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

(A) ~~Source~~ of water:

64. Public Water Connected Not Connected
65. On-Site Water Connected Not Connected
66. Community Water Connected Not Connected
67. None

68. 1. If known, provide the date the water was last tested _____

69. 2. What was the result of the test? _____

70. 3. To your knowledge, is the pumping system in working order? Yes No Not Applicable

71. If no, explain: _____

72. 4. Are you aware of any problems related to the water service? Yes No

73. If yes, explain: _____

74. 5. If the Property is serviced by community water, do you have supporting documentation? Yes No Not Applicable

(B) ~~Sewage~~ system:

75. Public Sewer Private Sewer Septic Tank
76. Cesspool Holding Tank None
77. Other: _____

78. 1. Do you have a current Site Investigation and Percolation Test Report for On-lot Disposal of Sewage issued by the
79. Department of Environmental Protection? Yes No

80. 2. If there is a septic tank on the Property, what is the type of tank?

81. Metal/steel Cement/concrete Fiberglass Unknown Other (specify): _____

82. 3. If known, provide the date the on-site sewage disposal system was last serviced _____

83. 4. Is there a sewage pump? Yes No Unknown

84. If yes, is it in working order? Yes No

85. 5. Are you aware of any problems related to the sewage system? Yes No

86. If yes, explain: _____

87. 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 None per Twp.

98. by the buyer to confirm (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: _____

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: 2/19/17 EEC

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: one trailer lot rented to
tenant who owns that trailer

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 9. DOMESTIC SUPPORT LIEN LEGISLATION

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

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

138 10. LAND USE RESTRICTIONS OTHER THAN ZONING

139 (A) Is the Property, or a portion of it, preferentially assessed for tax purposes under the Farmland and Forest Land Assessment Act (72
140 P.S. §5490.1, et seq.) (Clean and Green Program)? Yes No
141 Note: An owner of property enrolled in the Clean and Green Program must submit notice of the sale and any proposed changes in
142 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
143 of property enrolled in the Clean and Green program may result in the loss of program enrollment and the loss of preferential tax
144 assessment for the property and/or the land of which it is a part and from which it is being separated. Removal from enrollment
145 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
146 amount of taxes that would have been paid in the absence of Clean and Green enrollment. The roll-back taxes are charged for each
147 year that the property was enrolled in the program, limited to the past 7 years.
148 (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
149 Act enabling certain counties of the Commonwealth to covenant with landowners for preservation of land in farm, forest, water
150 supply, or open space uses)? Yes No
151 Note: This Act enables counties to enter into covenants with owners of land designated as farm, forest, water supply, or open space
152 land on an adopted municipal, county or regional plan for the purpose of preserving the land as open space. A covenant between
153 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
154 years). Covenants automatically renew at the end of the covenant period unless specific termination notice procedures are followed.
155 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
156 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
157 for each year that the property was subject to the covenant, limited to the past 5 years.
158 (C) Is the Property, or a portion of it, preferentially assessed for tax purposes or enrolled in any program, other than Clean & Green
159 and Open Space, that contains any covenants, subdivision restrictions or other restrictions affecting the Property? Yes No
160 Explain any yes answers you gave in this section: _____

161 Seller Initials: WHR Exc

11. SERVICE PROVIDER/CONTRACTOR INFORMATION

160 (A) Provide the names, addresses and phone numbers of the service providers for any Maintenance Contracts on the Property (e.g.,
161 groundskeeping, pest control). Attach additional sheet if necessary: _____
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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: _____
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Electric Penelac 1-800 545-7741
water & sewer Martinsburg water & sewer Auth 812 793 3213

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 *Est. of W. Gene Henry by
William H. Reagle* Estate of W. Gene Henry by William H. Reagle, Exec

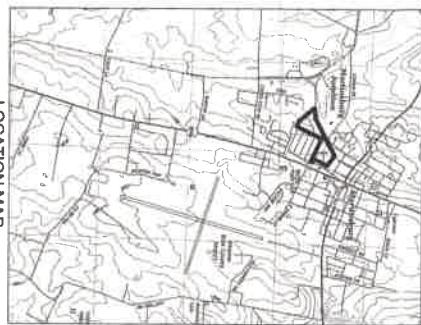
DATE 3-26-25

188 SELLER _____

DATE _____

189 SELLER _____

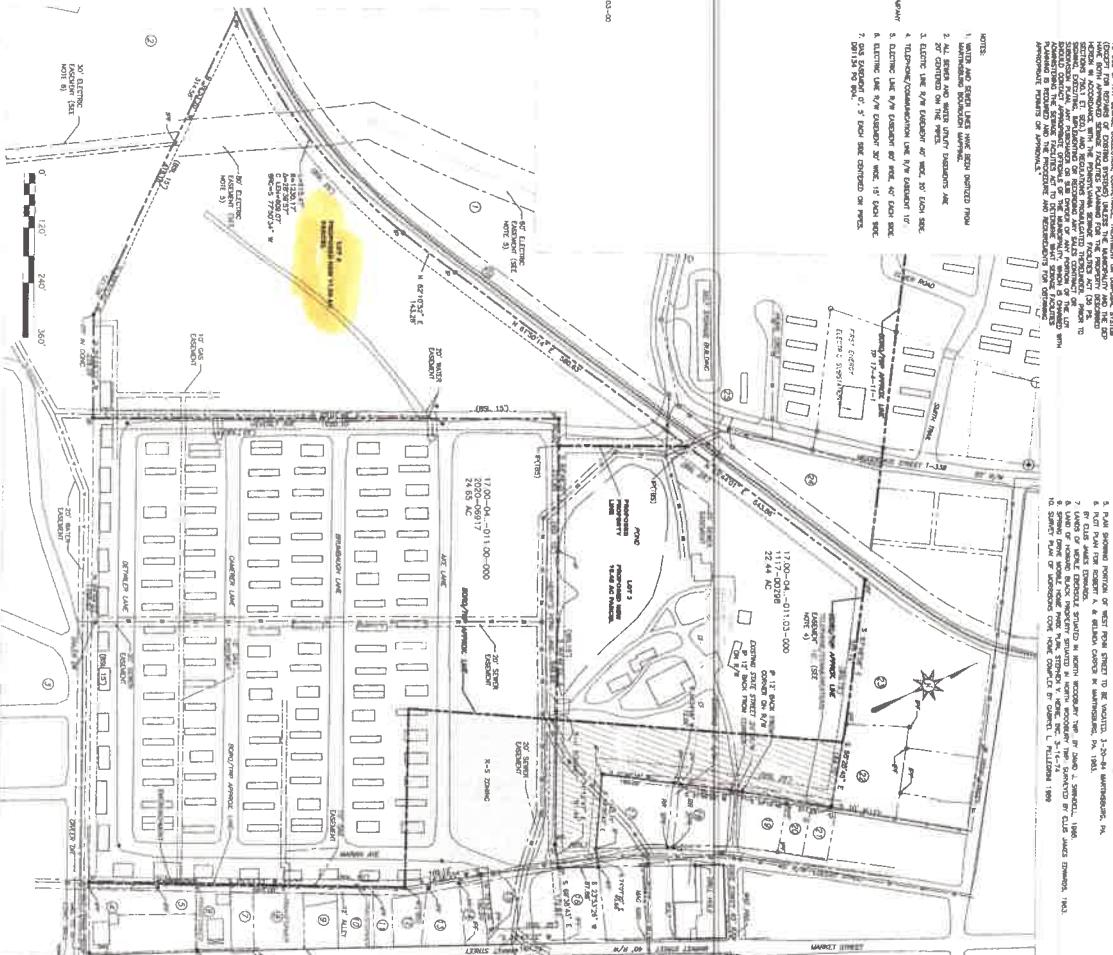
DATE _____



JOINING PROPERTY OWNERS

LOCATION MAP

APPROX. SCALE IN FEET
1" = 2000'



SWGR Exec

WITNESS MY HAND AND SEAL ON THE DAY AND DATE WRITTEN ABOVE.

MY COMMISSION EXPIRES JUNE 13 2023

- PREGNANT OR WOMEN
- PREGNANT OR CHILDREN
- PREGNANT OR CHILDREN
- PREGNANT AND CHILD OF WOMEN PUBLIC OR CHILD

THE BERTER OR THIS PLAN IS TO SUBORDINE THE EASTWARD TAX PARCEL 12,000,000.00, OR, AS NO ONE WOULD DARE SUGGEST, THE EASTWARD TAX PARCEL 12,000,000.00.

PI AN REFERENCE

1. LANCE OF SABRE, 1000 ft. above sea level, in U.S.A. (1961). In Wyoming mountains.

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200 ft

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