

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** 105 Selkirk Road PA, Williamsport, PA 17701

3 **SELLER(S)** Kenneth J. Keyte, Christia L. Keyte

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 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 _____
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:** *JK*

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4. Has any storage tank permit ever been revoked? ☐ Yes ☒ No
5. Have you ever been ordered to take corrective action by a federal or state agency citing a release, or danger of release, from a storage tank? ☐ Yes ☒ No
6. Do you know if methods and procedures exist for the operation of storage tanks and for the operator's/owner's maintenance of a leak detection system, an inventory control system, and a tank testing system? ☐ Yes ☒ No
- Explain: _____
7. To your knowledge, has there been any release, or any corrective action taken in response to a release, from any of the storage tanks on the Property? ☐ Yes ☒ No
8. If yes, has the release and corrective action been reported to any governmental agency? ☐ Yes ☐ No
- Explain any yes answers that you give in this section, describing the locations and the extent of the issue, if known, and attach all reports and records: _____

5. STATUS OF UTILITIES

(A) Source of water:

- | | | |
|--|------------------------------------|---|
| ☒ Public Water | ☐ Connected | ☒ Not Connected |
| ☐ On-Site Water | ☐ Connected | ☐ Not Connected |
| ☐ Community Water | ☐ Connected | ☐ Not Connected |
| ☐ None | | |

1. If known, provide the date the water was last tested _____
2. What was the result of the test? _____
3. To your knowledge, is the pumping system in working order? ☐ Yes ☐ No ☐ Not Applicable
- If no, explain: _____
4. Are you aware of any problems related to the water service? ☐ Yes ☐ No
- If yes, explain: _____
5. If the Property is serviced by community water, do you have supporting documentation? ☐ Yes ☐ No ☐ Not Applicable

(B) Sewage system:

- | | | |
|--|--|--------------------------------------|
| ☒ Public Sewer | ☐ Private Sewer | ☐ Septic Tank |
| ☐ Cesspool | ☐ Holding Tank | ☐ None |
| ☐ Other | | |

1. Do you have a current Site Investigation and Percolation Test Report for On-lot Disposal of Sewage issued by the Department of Environmental Protection? ☐ Yes ☒ No
2. If there is a septic tank on the Property, what is the type of tank?
☐ Metal/steel ☐ Cement/concrete ☐ Fiberglass ☐ Unknown ☐ Other (specify): _____
3. If known, provide the date the on-site sewage disposal system was last serviced _____
4. Is there a sewage pump? ☐ Yes ☐ No ☐ Unknown
- If yes, is it in working order? ☐ Yes ☐ No
5. Are you aware of any problems related to the sewage system? ☐ Yes ☐ No
- If yes, explain: _____
6. If the Property is serviced by public sewer, do you have supporting documentation? ☐ Yes ☐ No

6. GOVERNMENTAL ISSUES/ZONING/USE/CODES

- (A) Do you know of any violations of federal, state or local laws or regulations relating to this Property? ☐ Yes ☒ No
- (B) To your knowledge, is the Property located in an area where public authorities are contemplating proceedings for highway, thoroughfare, rail or utility construction, are development project, street widening or lighting, or other similar public projects?
☐ Yes ☒ No
- (C) The Property is currently zoned **R1A Residential** by the **City of Williamsport** (municipality).
- (D) Do you know of any pending or proposed changes in zoning? ☐ Yes ☒ No
- (E) Current use is: ☒ conforming ☐ non-conforming ☐ permitted by variance ☐ permitted by special exception
- (F) To your knowledge, is the Property a designated historic or archeological site? ☐ Yes ☒ No
- Explain any yes answers you give in this section: _____

7. LEGAL/TITLE ISSUES

- (A) Are you aware of any recorded encumbrances, covenants, conditions, restrictions, mineral or natural restrictions, easements, licenses, liens, charges, agreements, or other matters which affect the title of the Property? ☐ Yes ☒ No

Seller Initials: 

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- (B) Are you aware of any encumbrances, covenants, conditions, restrictions, mineral or natural restrictions, easements, licenses, liens, charges, agreements, or other matters which affect the title of the Property that have not been recorded in the official records of the county recorder where the Property is located? ☐ Yes ☒ No
- (C) Are you aware of any public improvement, condominium, or owner association assessments against the Property that remain unpaid? ☐ Yes ☒ No
- (D) Are you aware of any existing or threatened action, suit, or government proceeding relating to the Property? ☐ Yes ☒ No
- (E) Are you aware of any reason, including a defect in title, that would prevent you from conveying free and clear title to the Property? ☐ Yes ☒ No
- (F) Are you aware of any judgment, encumbrance, lien (for example, co-maker or equity loan) or other debt against the Property that cannot be satisfied by the proceeds of this sale? ☐ Yes ☒ No
- (G) Are you aware of any insurance claims filed relating to the property? ☐ Yes ☒ No
- (H) Is the Property, or any part of it, leased to a third party? ☐ Yes ☐ No
- Explain any yes answers you gave in this section: _____

8. OIL, GAS, AND MINERAL RIGHTS

- (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 Property? ☐ Yes ☒ No
- (B) Are you reserving any oil, gas, and/or mineral rights? ☐ Yes ☒ No
- (C) Is the Property, or any part of it, leased for the purpose of oil, gas, and/or mineral excavation or exploration? ☐ Yes ☒ No
- If yes, is the Property pooled or unitized? ☐ Yes ☐ No
- (D) Does Seller receive any royalty payments due to any past or present oil, gas, and/or mineral excavation or exploration activities on the Property? ☐ Yes ☒ No
- Explain any yes answers you give in this section, attaching copies of complete leases, where applicable: _____

9. DOMESTIC SUPPORT LIEN LEGISLATION

- (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 domestic relations office in any Pennsylvania county? ☐ Yes ☒ No
- If yes, list name and social security numbers of Seller(s) obligated to pay, the county, and the Domestic Relations File or docket number: _____
- (B) Is any Seller currently separated from or in the process of obtaining a divorce from a spouse? ☐ Yes ☐ No
- If yes, is there currently a separation or property settlement order in place? ☐ Yes ☐ No

10. LAND USE RESTRICTIONS OTHER THAN ZONING

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

Seller Initials: 

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165 11. SERVICE PROVIDER/CONTRACTOR INFORMATION

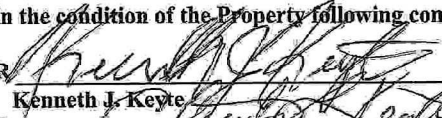
166 (A) Provide the names, addresses and phone numbers of the service providers for any Maintenance Contracts on the Property (e.g.,
167 groundskeeping, pest control). Attach additional sheet if necessary: N/A

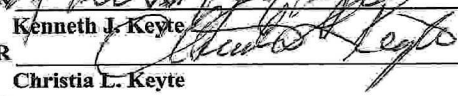
168 _____
169 _____
170 _____
171 _____
172 _____

173 (B) Provide the names, addresses and phone numbers of the service providers for any utilities on the Property (e.g., water, water
174 softener, sewage, on-site sewage service, natural gas, electric, telephone). Attach additional sheet if necessary: N/A

175 _____
176 _____
177 _____
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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  DATE 6-3-25

188 SELLER  DATE 6-3-25

189 SELLER _____ DATE _____

THIS DEED

Made this 30th day of MARCH, year of two thousand and twenty-one (2021):

BETWEEN

Q LTD, LLC, a Pennsylvania Limited Liability Company, by DAVID C. RAKER, as Agent under a Power of Attorney dated December 4, 2017 recorded December 6, 2017 in Lycoming County Record Book 9149, Page 828, with its principal place of business in the City of Williamsport, County of Lycoming and Commonwealth of Pennsylvania, Party of the First Part, hereinafter referred to as "GRANTOR"

AND

KENNETH J. KEYTE and CHRISTIA L. KEYTE, husband and wife of the City of North Brunswick, County of Middlesex, State of New Jersey, Party of the Second Part, hereinafter referred to as "GRANTEES"

Witnesseth that in consideration of the sum of Sixty Four Thousand and 00/100 (\$64,000.00) DOLLARS, in hand paid, the receipt whereof is hereby acknowledged, the said Grantor does hereby grant and convey to the said Grantees, their heirs and assigns,

ALL those certain pieces, parcels or lots of land situate in the Fifteenth Ward of the City of Williamsport, County of Lycoming and Commonwealth of Pennsylvania, being known as Lots Nos. 11, 12, 17 and the western portion of Lot No. 18, Block No. 7 on the Plan of Grampian Hills, and being more particularly described in accordance with a survey made by Daniel F. Vassallo, Registered Surveyor, dated August 23, 1986, as follows:

BEGINNING at the intersection of the northern line of Selkirk Road, the southwestern corner of Lot No. 17 and the eastern line of a twenty-five (25) foot

3/21/18

4/25
76125

right-of-way; thence from the said place of beginning and along the eastern line of said twenty-five (25) foot right-of-way, north ten (10) degrees zero (00) minutes east, two hundred eighteen and zero hundredths (218.00) feet to an iron pin on the southern line of South Hillcrest; thence along the southern line of said South Hillcrest, by the two (2) following courses and distances: 1) By a curve to the left, having a radius of sixty and zero hundredths (60.00) feet, an arc distance of fifty and sixty-seven hundredths (50.67) feet to an iron pin; 2) North eighty-four (84) degrees, four (04) minutes east, two hundred thirty-three and sixty-five hundredths (233.65) feet to an existing angle iron; thence along the western line of Lot No. 13 and the eastern portion of Lot No. 18, south eight (08) degrees, forty-five (45) minutes west, two hundred fifty-seven and fifty hundredths (257.50) feet to an existing iron pin on the northern line of the aforesaid Selkirk Road; thence along the northern line of Selkirk Road, by the two (2) following courses and distances: 1) North eighty-seven (87) degrees, three (03) minutes west, seventy and zero hundredths (70.00) feet to an existing angle iron; 2) North eighty-two (82) degrees, twenty (20) minutes west, two hundred ten and zero hundredths (210.00) feet to the place of beginning. Containing 1.466 acres.

UNDER AND SUBJECT to the conditions, restrictions, covenants, etc., as set forth in Record Book Volume 2083, page 38.

BEING the same premises granted and conveyed unto Q LTD, LLC by Deed of David J. Hertwig and Aimee D. Hertwig (formerly known as Aimee D. Lindsey), husband and wife, dated August 4, 2020 and recorded August 14, 2020 in the Office of the Recorder of Deeds in and for Lycoming County in Record Book Volume 9222, Page 1100.

FOR IDENTIFICATION PURPOSES ONLY, being known as Tax Parcel No. 75-017-100.F in the Office of the Lycoming County Tax Assessor

And the said Grantor will specially WARRANT AND FOREVER DEFEND the property hereby conveyed.

IN WITNESS WHEREOF, the said Grantor has hereunto set his hand and seal, the day and year first above-written.

Sealed and delivered in the presence of:

Q LTD, LLC

By David C. Raker, Agent

David C. Raker, Agent

CERTIFICATE OF RESIDENCE

I hereby certify, that the precise residence of the grantees herein is as follows:
1588 McKinley Ave
North Brunswick, NJ 08902



Attorney or Agent for Grantees

202100004260
Filed for Record in
LYCOMING COUNTY PA
DAVID A. HUFFMAN
04-01-2021 At 11:33 am.
DEED 78.75
STATE TAX 640.00
LOCAL TAX 640.00
OR book 9244 Page 1243 - 1246

Commonwealth of Pennsylvania

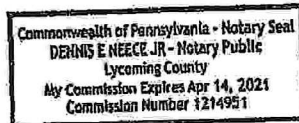
County of

Lycoming

:SS

On this the 30th day of March, 2021, before me a notary public the undersigned Officer, personally appeared David C. Raker, Agent for Q LTD, LLC, known to me (or satisfactorily proven) to be the person whose name is subscribed to the within instrument, and acknowledged that they executed the same for the purpose contained.

IN WITNESS WHEREOF, I hereunto set my hand and official seal.



[Signature]
Notary Public
My Commission Expires

Commonwealth of Pennsylvania

County of

Lycoming

:SS

RECORDED on this 1 day of April, A.D. 2021,
in the Recorder's Office of the said County, in Record Book, No. 9244 Page
1243 given under my hand and the seal of the said office, the day and year
aforesaid.

David A. Huffman
Recorder