

CONDITIONS OF SALE

The conditions of this public sale held the **5th day of August, 2026** (this "Agreement") are as follows:

1. Property. The property to be sold consists of approximately 0.14 acres with buildings and improvements thereon situate in Columbia Borough, Lancaster County, Pennsylvania with an address of 1125 Lancaster Avenue, Columbia, Pennsylvania, identified as tax parcel 110-20701-0-0000, and described on **EXHIBIT A** attached hereto and made a part hereof.

2. Seller. This sale is held on behalf of the Executrix of the **Estate of John T. Frimenko**, hereinafter referred to as "Seller".

3. Purchase and Down Payment. The auctioneer, **Hess Auction Group**, shall take bids for the Property, and in the event that the Property is placed in the hands of the auctioneer for sale, the highest bidder shall be the "Purchaser" of the Property being struck off to him and he shall immediately thereafter sign the **PURCHASER AGREEMENT** attached to these Conditions of Sale, and pay a down deposit totaling Ten Percent (10%) of the purchase price to Seller as security for performance of this Agreement. If any dispute arises among bidders, the Property shall immediately be put up for renewal of bidding.

4. Settlement. The balance of the purchase price shall be paid at settlement to be held at the office of Blakinger Thomas, 28 Penn Square, Lancaster, Pennsylvania 17603, **on or before September 19, 2026** (unless some other time or place shall hereafter be agreed upon by Seller and Purchaser), upon which payment Seller shall convey to Purchaser, by deed prepared at Purchaser's expense, good and marketable title, as is insurable by a reputable title insurance company at regular rates, to the Property, free and clear of all liens and encumbrances, except as noted in these Conditions of Sale, and subject to any existing wall rights, easements visible upon the ground and those of record, building or use restrictions, zoning or land subdivision regulations, encroachments over property boundaries, or encroachments of any kind within the legal width of public highways, and leases as described herein and subject to all easements, encumbrances, or encroachments which are recorded in the Lancaster County Recorder of Deeds Office, or which would be apparent upon reasonable physical inspection of the Property. This Paragraph 4 only sets forth the quality of title to be conveyed by Seller to Purchaser. Nothing herein shall be construed as obligating Seller to provide any title search, or title insurance, at Seller's expense. The costs of any title search and title insurance desired by Purchaser shall be the sole responsibility of Purchaser. The cost of any survey required by a title insurer shall be paid for by Purchaser. Formal tender of deed and purchase money are waived.

5. Costs.

A. Acknowledgements to deed shall be paid by Seller.

B. Disbursement or any similar fees, tax certification fees, service fees, and any other fees attempted to be charged against Seller by the attorney or title company holding settlement for Purchaser, shall be paid by Purchaser.

C. All required state and local realty transfer taxes shall be paid by Purchaser.

D. Real estate taxes shall be apportioned to date of settlement or prior delivery of possession on a fiscal year basis.

E. Water and sewer rent (if any) shall be paid by Seller to date of settlement.

F. Possession shall be given to the Purchaser at settlement.

6. Condition of the Property. Included in the sale are all buildings, improvements, rights, privileges, and appurtenances, electric, heating, plumbing, lighting, water, and any articles permanently affixed to the Property. At settlement, the Property and all of its appurtenances and fixtures shall be in substantially the same condition as at present, except for (a) ordinary reasonable wear and tear, (b) damage which occurs after possession has been given to Purchaser, or (c) any taking by eminent domain. There are no known eminent domain proceedings pending related to the Property. Purchaser accepts the Property "AS IS." Purchaser acknowledges that settlement is not contingent on any inspections, appraisals, or assessments of any kind.

7. Timing. The date(s) specified herein for settlement, and all other dates, are considered to be "of the essence of the contract" and are binding.

8. Zoning. The Property is zoned Highway Commercial, Columbia Borough, Lancaster County. Purchaser is satisfied that the zoning of the Property is satisfactory for Purchaser's contemplated use. Seller makes no representations that Seller's present or prior uses of the Property comply with the applicable township zoning ordinances.

9. Seller Default. If Seller is unable to give title as required herein, Purchaser may elect either (a) to take such title as Seller can give, or (b) to require Seller to return to Purchaser all payments including any deposits made to Seller on account of the purchase price, and to reimburse Purchaser for all costs of searching title, appraisals, inspections, and preparation of deed, mortgage and other settlement papers which Purchaser reasonably may have incurred, upon which return and payment all further obligation of this Agreement on both Seller and Purchaser shall terminate.

10. Purchaser Default. In case of non-compliance by Purchaser with this Agreement, Seller, in addition to all other remedies provided by law, shall have the option either (a) to retain Purchaser's down money as liquidated damages regardless of whether or not, or on what terms, the Property is resold, or (b) to resell the Property at public or private sale, with or without notice to the present Purchaser and to retain any advance in price, or hold the present Purchaser liable for any loss, resulting from such resale, meanwhile holding the down money paid hereunder as security for or toward payment of any such loss.

11. No Warranty. Seller makes no warranty as to the condition of the Property as to environmental matters. Seller has not conducted any investigations and has no actual knowledge of any environmental hazards, including but not limited to radon, asbestos, or

spills.

12. Disclosures. Seller's Disclosure Form is attached as **EXHIBIT B** and made a part hereof. Seller's Disclosure Form attached hereto notwithstanding, by execution of this Agreement, Purchaser acknowledges that he/she has had a full and complete opportunity to inspect the Property. Purchaser also waives rights under the law to be provided with a pamphlet required by the cited regulations about the dangers of lead poisoning. ***The Property is being sold unto Purchaser "AS IS" with no representation, guarantee, or warranty regarding the condition of the Property or any improvement or structure erected on the Property, including, but not limited to, its structural integrity, roof, appliances, electrical system, heating system, plumbing, water system, sewage disposal system, underground tanks, or any portion thereof.*** Purchaser acknowledges that the auctioneer has not made any specific representations regarding the Property, and that Purchaser has not relied upon any representations or statements of the auctioneer. Purchaser releases the auctioneer from any claims, actions or causes of action arising from or due to any defect in the Property existing on the date of this sale.

13. Radon Disclosure. Radon is a radioactive gas produced naturally in the ground by the normal decay of uranium and radium. Uranium and radium are widely distributed in trace amounts in the earth's crust. Descendants of Radon gas are called Radon daughters, or Radon progeny. Several Radon daughters emit alpha radiation, which has high energy but short range. Studies indicate the result of extended exposure to high levels of Radon gas/Radon daughters is an increased risk of lung cancer. Radon gas originates in soil and rocks, it diffuses, as does any gas, and flows along the path of least resistance to the surface of the ground, and then to the atmosphere. Being a gas, Radon can also move into any air space, such as basements, crawl spaces and permeate throughout the home. If a house has a Radon problem, it can usually be cured by increased ventilation and/or preventing Radon entry. The Environmental Protection Agency advises corrective action if the annual average exposure to Radon daughters exceeds 0.02 working levels. Further information can be secured from the Department of Environmental Resources Radon Project Office, call 1-800-23RADON or (215) 369-3590, Purchaser acknowledges that Purchaser has the right to have the buildings inspected to determine if Radon gas and/or daughters are present, Purchaser waives this right and agrees to accept the Property "AS IS," with no certification from Seller. Purchaser releases, quit-claims, and forever discharges Seller, its shareholders, directors and officers, their heirs and assigns, from any and all claims, losses, or demands, including personal injuries, and all of the consequences thereof, whether now known or not, which may arise from the presence of Radon in any building on the Property. Seller has no knowledge concerning the presence or absence of Radon.

14. Right to Reject Bids. Seller reserves the right to reject any or all bids. Seller reserves the right to withdraw the Property from sale, and/or to adjourn the sale to a future date or dates.

15. Assignment. Purchaser may not assign this Agreement, in whole or in part, without first obtaining the written approval of Seller.

16. Intent. This Agreement represents the whole agreement between the parties, and any representations concerning the Property, or otherwise, made prior to the execution of the Purchaser Agreement, are hereby superseded by this Agreement.

17. Amendment. No modification of this Agreement shall be valid unless made in writing, executed with the same degree of formality as this Agreement and the Purchaser Agreement attached hereto.

18. Effect of Waiver or Consent. A consent or waiver by Seller, express or implied, to or of any breach or default by Purchaser in the performance of this Agreement is not a consent or waiver to or of any other breach or default. Failure on the part of Seller to complain of any act of Purchaser or to declare Purchaser in default of this Agreement, irrespective of how long that failure continues, does not constitute a waiver by Seller of Seller's rights with respect to that default until the applicable statute-of-limitations period has run.

19. Severability. If any provision of this Agreement or the application thereof to any person, entity or circumstance is held invalid or unenforceable to any extent, the remainder of this Agreement and the application of that provision to other persons, entities or circumstances are not affected thereby. In such event, the invalid or unenforceable provision will be enforced to the greatest extent permitted by law.

20. Offsite Bidding. Seller shall accept bids from prospective bidders via the telephone and online on the following terms and conditions:

- A. Online bidders must register in advance of the auction and be approved to bid by Hess Auction Group.
- B. Successful bidder (telephone or online) must contact Blakinger Thomas within 24 hours after conclusion of the auction to arrange a time to drop off deposit check and fully executed Conditions of Sale and Seller's Disclosure at Blakinger Thomas, 28 Penn Square, Lancaster, Pennsylvania 17603.
- C. Failure to contact Blakinger Thomas, within 24 hours OR appear at the duly arranged time to submit deposit check and fully-executed documents may, at the election of the seller, render this contract null and void and seller shall be authorized to enter into a contract with any third party.
- D. Prospective bidder accepts all terms herein.

SELLER:

Estate of John T. Frimenko

By: _____

Olga Karel, Executrix

PURCHASER AGREEMENT

1125 Lancaster Avenue, Columbia, PA 17512
Parcel Account Number 110-20701-0-0000

The undersigned, as "Purchaser," intending to be legally bound hereby, acknowledges that Purchaser has examined the Conditions of Sale attached hereto available for inspection prior to sale of the Property, and agrees to be bound by the full terms thereof, further acknowledging that only a summary of the Conditions of Sale was read prior to commencement of bidding for the Property.

The Purchaser agrees to purchase the Property described in the foregoing Conditions of Sale under the terms and conditions as therein set forth, for the sum of _____ Dollars (\$_____).

In the event that Purchaser fails to make settlement as required in the foregoing Conditions of Sale, Seller shall retain the security deposit and Purchaser hereby irrevocably authorizes any attorney of any court to appear for Purchaser, or any of them, and to confess judgment against Purchaser, jointly or severally, for all sums due hereunder, including any loss resulting from resale of the Property by Seller, whether by private or public sale, with or without notice to Purchaser, upon filing of an Affidavit of Default under the terms hereof, together with interest at the rate of ten percent (10%) per annum, and together with a collection fee equal to ten percent (10%) of the amount then due, but in no event less than Two Hundred Fifty Dollars (\$250.00), all costs of suit, release of heirs, and waiver of appeals, and without stay of execution. This warranty shall include a waiver of all appraisal, stay, and exemption laws of any state, now in force or hereafter enacted. This Power of Attorney shall not be affected by the disability of the principal or principals.

IN WITNESS WHEREOF, Purchaser has executed this Purchaser Agreement as of August 5, 2026 intending to be legally bound hereby.

Address: _____

Phone Number: _____

RECEIPT

Received by Seller on August 5, 2026, as an earnest money deposit on account of the above purchase price, the sum equal to _____.

Cade R. Myers, Blakinger Thomas, Attorney for
the Estate of John T. Firmenko

EXHIBIT A
Legal Description

All THAT CERTAIN lot of ground with a two story frame dwelling house and other improvements thereon erected, situated on the North side of Lancaster Avenue, between South 11th Street and South 12th Street, known as No. 1125 Lancaster Avenue, in the Borough of Columbia, County of Lancaster and State of Pennsylvania, bounded and described as follows:

BEGINNING at a point in the North line of Lancaster Avenue, one hundred twenty-two and seven tenths (122.07) feet west of the Northwest corner of Lancaster Avenue and South 12th Street (if opened); thence extending in a westwardly direction along the said North line of Lancaster Avenue, in width in front, forty (40) feet, and extending in depth in a Northwardly direction, uniform in width, one hundred fifty (150) feet to the south line of Avenue U.

BEING No. 1125 Lancaster Avenue.

BEING the same premises which Commonwealth Mortgage Corporation of America, f/k/a Commonwealth Mortgage Corporation, by deed dated November 27, 1989 and recorded in the Recorder of Deeds Office in and for Lancaster County on December 1, 1989 in Record Book 2787, Page 664, granted and conveyed unto Michael L. Stark, the grantor herein.

EXHIBIT B
Seller's Disclosure Statement

SELLER'S PROPERTY DISCLOSURE STATEMENT**SPD**

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

1 **PROPERTY** 1125 Lancaster Avenue, Columbia, PA 17512
2 **SELLER** Estate of John T. Frimken

INFORMATION REGARDING THE REAL ESTATE SELLER DISCLOSURE LAW

4 The Real Estate Seller Disclosure Law (68 P.S. §7301, et seq.) requires that before an agreement of sale is signed, the seller in a residential
5 real estate transfer must disclose all known **material defects** about the property being sold that are not readily observable. A **material defect**
6 is a problem with a residential real property or any portion of it that would have a significant adverse impact on the value of the property or
7 that involves an unreasonable risk to people on the property. The fact that a structural element, system or subsystem is at or beyond the end
8 of its normal useful life is not by itself a material defect.

9 This property disclosure statement ("Statement") includes disclosures beyond the basic requirements of the Law and is designed to assist
10 Seller in complying with disclosure requirements and to assist Buyer in evaluating the property being considered. Sellers who wish to see
11 or use the basic disclosure form can find the form on the website of the Pennsylvania State Real Estate Commission. Neither this Statement
12 nor the basic disclosure form limits Seller's obligation to disclose a material defect.

13 This Statement discloses Seller's knowledge of the condition of the Property as of the date signed by Seller and is not a substitute for any
14 inspections or warranties that Buyer may wish to obtain. This Statement is not a warranty of any kind by Seller or a warranty or rep-
15 resentation by any listing real estate broker, any selling real estate broker, or their licensees. Buyer is encouraged to address concerns
16 about the condition of the Property that may not be included in this Statement.

17 The Law provides exceptions (listed below) where a property disclosure statement does not have to be completed. All other sellers
18 are obligated to complete a property disclosure statement, even if they do not occupy or have never occupied the Property.

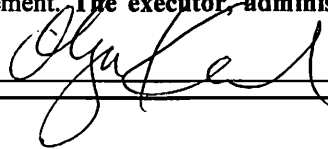
- 19 1. Transfers by a fiduciary during the administration of a decedent estate, guardianship, conservatorship or trust.
- 20 2. Transfers as a result of a court order.
- 21 3. Transfers to a mortgage lender that results from a buyer's default and subsequent foreclosure sales that result from default.
- 22 4. Transfers from a co-owner to one or more other co-owners.
- 23 5. Transfers made to a spouse or direct descendant.
- 24 6. Transfers between spouses as a result of divorce, legal separation or property settlement.
- 25 7. Transfers by a corporation, partnership or other association to its shareholders, partners or other equity owners as part of a plan of
26 liquidation.
- 27 8. Transfers of a property to be demolished or converted to non-residential use.
- 28 9. Transfers of unimproved real property.
- 29 10. Transfers of new construction that has never been occupied and:
 - 30 a. The buyer has received a one-year warranty covering the construction;
 - 31 b. The building has been inspected for compliance with the applicable building code or, if none, a nationally recognized model
32 building code; and
 - 33 c. A certificate of occupancy or a certificate of code compliance has been issued for the dwelling.

COMMON LAW DUTY TO DISCLOSE

34 Although the provisions of the Real Estate Seller Disclosure Law exclude some transfers from the requirement of completing a disclo-
35 sure statement, the Law does not excuse the seller's common law duty to disclose any known material defect(s) of the Property in order
36 to avoid fraud, misrepresentation or deceit in the transaction. This duty continues until the date of settlement.
37

EXECUTOR, ADMINISTRATOR, TRUSTEE SIGNATURE BLOCK

38 According to the provisions of the Real Estate Seller Disclosure Law, the undersigned executor, administrator or trustee is not required
39 to fill out a Seller's Property Disclosure Statement. The executor, administrator or trustee, must, however, disclose any known
40 material defect(s) of the Property.
41
42

DATE 8/4/26

43 Seller's Initials JK Date 8/4/26 SPD Page 1 of 11 Buyer's Initials / Date



Check yes, no, unknown (unk) or not applicable (N/A) for each question. Be sure to check N/A when a question does not apply to the Property. Check unknown when the question does apply to the Property but you are not sure of the answer. All questions must be answered.

1. SELLER'S EXPERTISE

- (A) Does Seller possess expertise in contracting, engineering, architecture, environmental assessment or other areas related to the construction and conditions of the Property and its improvements?
- (B) Is Seller the landlord for the Property?
- (C) Is Seller a real estate licensee?

Explain any "yes" answers in Section 1: _____

	Yes	No	Unk	N/A
A		X		
B		X		
C		X		

2. OWNERSHIP/OCCUPANCY

(A) Occupancy

- When was the Property most recently occupied? _____
- By how many people? _____
- Was Seller the most recent occupant?
- If "no," when did Seller most recently occupy the Property? _____

(B) Role of Individual Completing This Disclosure. Is the individual completing this form:

- The owner
- The executor or administrator
- The trustee
- An individual holding power of attorney

(C) When was the Property acquired? 02/07/1990

(D) List any animals that have lived in the residence(s) or other structures during your ownership: _____

Explain Section 2 (if needed): _____

	Yes	No	Unk	N/A
A1			X	
A2			X	
A3	X			
A4			X	
B1		X		
B2	X			
B3		X		
B4		X		
C			X	

3. CONDOMINIUMS/PLANNED COMMUNITIES/HOMEOWNERS ASSOCIATIONS

(A) Disclosures for condominiums and cooperatives are limited to Seller's particular unit(s). Disclosures regarding common areas or facilities are not required by the Real Estate Seller Disclosure Law.

(B) Type. Is the Property part of a(n):

- Condominium
- Homeowners association or planned community
- Cooperative
- Other type of association or community _____

(C) If "yes," how much are the fees? \$ _____, paid (☐ Monthly) (☐ Quarterly) (☐ Yearly)

(D) If "yes," are there any community services or systems that the association or community is responsible for supporting or maintaining? Explain: _____

(E) If "yes," provide the following information:

- Community Name _____
- Contact _____
- Mailing Address _____
- Telephone Number _____

(F) How much is the capital contribution/initiation fee(s)? \$ _____

	Yes	No	Unk	N/A
B1		X		
B2		X		
B3		X		
B4		X		
C				X
D				X
E1				X
E2				X
E3				X
E4				X
F				X

Notice to Buyer: A buyer of a resale unit in a condominium, cooperative, or planned community must receive a copy of the declaration (other than the plats and plans), the by-laws, the rules or regulations, and a certificate of resale issued by the association, condominium, cooperative, or planned community. Buyers may be responsible for capital contributions, initiation fees or similar one-time fees in addition to regular maintenance fees. The buyer will have the option of canceling the agreement with the return of all deposit monies until the certificate has been provided to the buyer and for five days thereafter or until conveyance, whichever occurs first.

4. ROOFS AND ATTIC

(A) Installation

- When was or were the roof or roofs installed? _____
- Do you have documentation (invoice, work order, warranty, etc.)?

(B) Repair

- Was the roof or roofs or any portion of it or them replaced or repaired during your ownership?
- If it or they were replaced or repaired, were any existing roofing materials removed?

(C) Issues

- Has the roof or roofs ever leaked during your ownership?
- Have there been any other leaks or moisture problems in the attic?
- Are you aware of any past or present problems with the roof(s), attic, gutters, flashing or downspouts?

	Yes	No	Unk	N/A
A1			X	
A2				X
B1			X	
B2				X
C1	X			
C2			X	
C3	X			

Seller's Initials OK1 Date 8/4/26 SPD Page 2 of 11 Buyer's Initials _____/_____ Date _____

Check yes, no, unknown (unk) or not applicable (N/A) for each question. Be sure to check N/A when a question does not apply to the Property. Check unknown when the question does apply to the Property but you are not sure of the answer. All questions must be answered.

Explain any "yes" answers in Section 4. Include the location and extent of any problem(s) and any repair or remediation efforts, the name of the person or company who did the repairs and the date they were done: _____

5. BASEMENTS AND CRAWL SPACES

(A) Sump Pump

1. Does the Property have a sump pit? If "yes," how many? _____
2. Does the Property have a sump pump? If "yes," how many? _____
3. If it has a sump pump, has it ever run?
4. If it has a sump pump, is the sump pump in working order?

	Yes	No	Unk	N/A
A1			X	
A2			X	
A3			X	
A4			X	
B1		X		
B2		X		
B3		X		

(B) Water Infiltration

1. Are you aware of any past or present water leakage, accumulation, or dampness within the basement or crawl space?
2. Do you know of any repairs or other attempts to control any water or dampness problem in the basement or crawl space?
3. Are the downspouts or gutters connected to a public sewer system?

Explain any "yes" answers in Section 5. Include the location and extent of any problem(s) and any repair or remediation efforts, the name of the person or company who did the repairs and the date they were done: _____

6. TERMITES/WOOD-DESTROYING INSECTS, DRYROT, PESTS

(A) Status

1. Are you aware of past or present dryrot, termites/wood-destroying insects or other pests on the Property?
2. Are you aware of any damage caused by dryrot, termites/wood-destroying insects or other pests?

	Yes	No	Unk	N/A
A1		X		
A2		X		
B1			X	
B2		X		

(B) Treatment

1. Is the Property currently under contract by a licensed pest control company?
2. Are you aware of any termite/pest control reports or treatments for the Property?

Explain any "yes" answers in Section 6. Include the name of any service/treatment provider, if applicable: _____

7. STRUCTURAL ITEMS

(A) Are you aware of any past or present movement, shifting, deterioration, or other problems with walls, foundations, or other structural components?

(B) Are you aware of any past or present problems with driveways, walkways, patios or retaining walls on the Property?

(C) Are you aware of any past or present water infiltration in the house or other structures, other than the roof(s), basement or crawl space(s)?

(D) Stucco and Exterior Synthetic Finishing Systems

1. Is any part of the Property constructed with stucco or an Exterior Insulating Finishing System (EIFS) such as Dryvit or synthetic stucco, synthetic brick or synthetic stone?
2. If "yes," indicate type(s) and location(s) _____
3. If "yes," provide date(s) installed _____

(E) Are you aware of any fire, storm/weather-related, water, hail or ice damage to the Property?

(F) Are you aware of any defects (including stains) in flooring or floor coverings?

	Yes	No	Unk	N/A
A	X			
B		X		
C	X			
D1		X		
D2				X
D3				X
E		X		
F	X			

Explain any "yes" answers in Section 7. Include the location and extent of any problem(s) and any repair or remediation efforts, the name of the person or company who did the repairs and the date the work was done: _____

8. ADDITIONS/ALTERATIONS

(A) Have any additions, structural changes or other alterations (including remodeling) been made to the Property during your ownership? Itemize and date all additions/alterations below.

	Yes	No	Unk	N/A
A			X	

Addition, structural change or alteration (continued on following page)	Approximate date of work	Were permits obtained? (Yes/No/Unk/NA)	Final inspections/ approvals obtained? (Yes/No/Unk/NA)

Seller's Initials OK **Date** 8/4/26 **SPD Page 3 of 11** **Buyer's Initials** **Date**

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Yes	No	Unk	N/A
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	Yes	No	Unk	N/A
A1	X			
A2		X		
A3		X		
A4		X		
A5		X		
A6		X		
A7		X		
B1			X	
			X	
B2			X	
B3			X	
B4			X	
B5			X	
			X	
B6				
C1			X	
C2			X	
D1		X		
D2				X
D3				X
D4		X		
D5				X

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217 **Check yes, no, unknown (unk) or not applicable (N/A) for each question.** Be sure to check N/A when a question does not apply to the
 218 Property. Check unknown when the question does apply to the Property but you are not sure of the answer. All questions must be answered.

	Yes	No	Unk	N/A
219 (E) Issues				
220 1. Are you aware of any leaks or other problems, past or present, relating to the water supply, 221 pumping system and related items?		X		
222 2. Have you ever had a problem with your water supply?			X	

223 **Explain any problem(s) with your water supply. Include the location and extent of any problem(s) and any repair or remedia-**
 224 **tion efforts, the name of the person or company who did the repairs and the date the work was done:** _____
 225

226 **10. SEWAGE SYSTEM**

	Yes	No	Unk	N/A
227 (A) General				
228 1. Is the Property served by a sewage system (public, private or community)?	X			
229 2. If "no," is it due to unavailability or permit limitations?				X
230 3. When was the sewage system installed (or date of connection, if public)?			X	
231 4. Name of current service provider, if any: <u>LASA</u>			X	
232 (B) Type Is your Property served by:				
233 1. Public	X			
234 2. Community (non-public)		X		
235 3. An individual on-lot sewage disposal system		X		
236 4. Other, explain: _____		X		
237 (C) Individual On-lot Sewage Disposal System. (check all that apply):				
238 1. Is your sewage system within 100 feet of a well?		X	X	
239 2. Is your sewage system subject to a ten-acre permit exemption?			X	
240 3. Does your sewage system include a holding tank?			X	
241 4. Does your sewage system include a septic tank?			X	
242 5. Does your sewage system include a drainfield?			X	
243 6. Does your sewage system include a sandmound?			X	
244 7. Does your sewage system include a cesspool?			X	
245 8. Is your sewage system shared?			X	
246 9. Is your sewage system any other type? Explain: _____			X	
247 10. Is your sewage system supported by a backup or alternate system?			X	
248 (D) Tanks and Service				
249 1. Are there any metal/steel septic tanks on the Property?		X		
250 2. Are there any cement/concrete septic tanks on the Property?		X		
251 3. Are there any fiberglass septic tanks on the Property?		X		
252 4. Are there any other types of septic tanks on the Property? Explain _____		X		
253 5. Where are the septic tanks located? _____				X
254 6. When were the tanks last pumped and by whom? _____				X
255				
256 (E) Abandoned Individual On-lot Sewage Disposal Systems and Septic				
257 1. Are you aware of any abandoned septic systems or cesspools on the Property?		X		
258 2. If "yes," have these systems, tanks or cesspools been closed in accordance with the municipality's 259 ordinance?				X
260 (F) Sewage Pumps				
261 1. Are there any sewage pumps located on the Property?		X	X	
262 2. If "yes," where are they located? _____				X
263 3. What type(s) of pump(s)? _____				X
264 4. Are pump(s) in working order?				X
265 5. Who is responsible for maintenance of sewage pumps? _____				X
266				
267 (G) Issues				
268 1. How often is the on-lot sewage disposal system serviced? _____				X
269 2. When was the on-lot sewage disposal system last serviced and by whom? _____				X
270				
271 3. Is any waste water piping not connected to the septic/sewer system?				X
272 4. Are you aware of any past or present leaks, backups, or other problems relating to the sewage 273 system and related items?		X		X

274 Seller's Initials DL Date 8/4/26 SPD Page 5 of 11 Buyer's Initials _____ / _____ Date _____

275 **Check yes, no, unknown (unk) or not applicable (N/A) for each question. Be sure to check N/A when a question does not apply to the**
 276 **Property. Check unknown when the question does apply to the Property but you are not sure of the answer. All questions must be answered.**
 277 **Explain any "yes" answers in Section 10. Include the location and extent of any problem(s) and any repair or remediation ef-**
 278 **forts, the name of the person or company who did the repairs and the date the work was done:** _____
 279

280 **11. PLUMBING SYSTEM**

281 (A) **Material(s).** Are the plumbing materials (check all that apply):

- 282 1. Copper
 283 2. Galvanized
 284 3. Lead
 285 4. PVC
 286 5. Polybutylene pipe (PB)
 287 6. Cross-linked polyethylene (PEX)
 288 7. Other _____

	Yes	No	Unk	N/A
A1			X	
A2			X	
A3			X	
A4			X	
A5			X	
A6			X	
A7			X	
B		X		

289 (B) Are you aware of any past or present problems with any of your plumbing fixtures (e.g., including but
 290 not limited to: kitchen, laundry, or bathroom fixtures; wet bars; exterior faucets; etc.)?

291 If "yes," explain: _____
 292

293 **12. DOMESTIC WATER HEATING**

294 (A) **Type(s).** Is your water heating (check all that apply):

- 295 1. Electric
 296 2. Natural gas
 297 3. Fuel oil
 298 4. Propane
 299 If "yes," is the tank owned by Seller?
 300 5. Solar
 301 If "yes," is the system owned by Seller?
 302 6. Geothermal
 303 7. Other _____

	Yes	No	Unk	N/A
A1			X	
A2			X	
A3			X	
A4			X	
A5			X	
A6			X	
A7			X	
B1			X	
B2			X	
B3			X	
C				

304 (B) **System(s)**

- 305 1. How many water heaters are there? _____
 306 Tanks _____ Tankless _____
 307 2. When were they installed? _____
 308 3. Is your water heater a summer/winter hook-up (integral system, hot water from the boiler, etc.)?

309 (C) Are you aware of any problems with any water heater or related equipment?

310 If "yes," explain: _____
 311

312 **13. HEATING SYSTEM**

313 (A) **Fuel Type(s).** Is your heating source (check all that apply):

- 314 1. Electric
 315 2. Natural gas
 316 3. Fuel oil
 317 4. Propane
 318 If "yes," is the tank owned by Seller?
 319 5. Geothermal
 320 6. Coal
 321 7. Wood
 322 8. Solar shingles or panels
 323 If "yes," is the system owned by Seller?
 324 9. Other: _____

	Yes	No	Unk	N/A
A1			X	
A2			X	
A3	X			
A4			X	
A5			X	
A6			X	
A7			X	
A8			X	
A9			X	
B1			X	
B2			X	
B3			X	
B4			X	
B5			X	
B6			X	
B7			X	

325 (B) **System Type(s)** (check all that apply):

- 326 1. Forced hot air
 327 2. Hot water
 328 3. Heat pump
 329 4. Electric baseboard
 330 5. Steam
 331 6. Radiant flooring
 332 7. Radiant ceiling

333 Seller's Initials dk Date 8/4/20 SPD Page 6 of 11 Buyer's Initials _____ / Date _____

334 **Check yes, no, unknown (unk) or not applicable (N/A) for each question.** Be sure to check N/A when a question does not apply to the
 335 Property. Check unknown when the question does apply to the Property but you are not sure of the answer. All questions must be answered.

	Yes	No	Unk	N/A
336 8. Pellet stove(s)			X	
337 How many and location? _____			X	X
338 9. Wood stove(s)			X	
339 How many and location? _____			X	
340 10. Coal stove(s)			X	
341 How many and location? _____			X	
342 11. Wall-mounted split system(s)			X	
343 How many and location? _____			X	
344 12. Other: _____			X	
345 13. If multiple systems, provide locations _____				
346 _____				
347 (C) Status				
348 1. Are there any areas of the house that are not heated?			X	
349 If "yes," explain: _____			X	
350 2. How many heating zones are in the Property? _____			X	
351 3. When was each heating system(s) or zone installed? _____			X	
352 4. When was the heating system(s) last serviced? _____			X	
353 5. Is there an additional and/or backup heating system? If "yes," explain: _____			X	
354 _____			X	
355 6. Is any part of the heating system subject to a lease, financing or other agreement?			X	
356 If "yes," explain: _____				
357 (D) Fireplaces and Chimneys				
358 1. Are there any fireplaces? How many? _____		X		
359 2. Are all fireplaces working?				X
360 3. Fireplace types (wood, gas, electric, etc.): _____				X
361 4. Was the fireplace(s) installed by a professional contractor or manufacturer's representative?				X
362 5. Are there any chimneys (from a fireplace, water heater or any other heating system)?			X	
363 6. How many chimneys? _____			X	
364 7. When were they last cleaned? _____			X	
365 8. Are the chimneys working? If "no," explain: _____			X	
366 (E) Fuel Tanks				
367 1. Are you aware of any heating fuel tank(s) on the Property?		X		
368 2. Location(s), including underground tank(s): _____			X	
369 3. If you do not own the tank(s), explain: _____			X	
370 (F) Are you aware of any problems or repairs needed regarding any item in Section 13? If "yes,"				
371 explain: _____				
372 14. AIR CONDITIONING SYSTEM				
373 (A) Type(s). Is the air conditioning (check all that apply):				
374 1. Central air		X	X	
375 a. How many air conditioning zones are in the Property? _____			X	
376 b. When was each system or zone installed? _____			X	
377 c. When was each system last serviced? _____			X	
378 2. Wall units		X		
379 How many and the location? _____				X
380 3. Window units		X		
381 How many? _____				X
382 4. Wall-mounted split units		X		
383 How many and the location? _____				X
384 5. Other _____		X		
385 6. None		X		
386 (B) Are there any areas of the house that are not air conditioned?			X	
387 If "yes," explain: _____				X
388 (C) Are you aware of any problems with any item in Section 14? If "yes," explain: _____		X		
389 _____				

390 Seller's Initials OK Date 8/4/20 SPD Page 7 of 11 Buyer's Initials / Date

391 **Check yes, no, unknown (unk) or not applicable (N/A) for each question.** Be sure to check N/A when a question does not apply to the
 392 Property. Check unknown when the question does apply to the Property but you are not sure of the answer. All questions must be answered.

393 **15. ELECTRICAL SYSTEM**

394 (A) Type(s)

- 395 1. Does the electrical system have fuses?
 396 2. Does the electrical system have circuit breakers?
 397 3. Is the electrical system solar powered?
 398 a. If "yes," is it entirely or partially solar powered? _____
 399 b. If "yes," is any part of the system subject to a lease, financing or other agreement? If "yes,"
 400 explain: _____

401 (B) What is the system amperage? _____

402 (C) Are you aware of any knob and tube wiring in the Property?

403 (D) Are you aware of any problems or repairs needed in the electrical system? If "yes," explain: _____
 404 _____

	Yes	No	Unk	N/A
A1			X	
A2			X	
A3		X		
3a				X
3b				X
B				X
C		X		
D		X		

405 **16. OTHER EQUIPMENT AND APPLIANCES**

406 (A) **THIS SECTION IS INTENDED TO IDENTIFY PROBLEMS OR REPAIRS** and must be completed for each item that
 407 will, or may, be included with the Property. The terms of the Agreement of Sale negotiated between Buyer and Seller will deter-
 408 mine which items, if any, are included in the purchase of the Property. **THE FACT THAT AN ITEM IS LISTED DOES NOT**
 409 **MEAN IT IS INCLUDED IN THE AGREEMENT OF SALE.**

410 (B) Are you aware of any problems or repairs needed to any of the following:

Item	Yes	No	N/A	Item	Yes	No	N/A
A/C window units		X	X	Pool/spa heater			X
Attic fan(s)		X	X	Range/oven		X	
Awnings			X	Refrigerator(s)			X
Carbon monoxide detectors			X	Satellite dish			X
Ceiling fans			X	Security alarm system			X
Deck(s)			X	Smoke detectors			X
Dishwasher			X	Sprinkler automatic timer			X
Dryer			X	Stand-alone freezer			X
Electric animal fence			X	Storage shed		X	
Electric garage door opener			X	Trash compactor			X
Garage transmitters			X	Washer			X
Garbage disposal			X	Whirlpool/tub			X
In-ground lawn sprinklers			X	Other:			X
Intercom			X	1.			
Interior fire sprinklers			X	2.			
Keyless entry			X	3.			
Microwave oven		X		4.			
Pool/spa accessories			X	5.			
Pool/spa cover			X	6.			

431 (C) Explain any "yes" answers in Section 16: _____
 432 _____

433 **17. POOLS, SPAS AND HOT TUBS**

434 (A) Is there a swimming pool on the Property? If "yes,":

- 435 1. Above-ground or in-ground? _____
 436 2. Saltwater or chlorine? _____
 437 3. If heated, what is the heat source? _____
 438 4. Vinyl-lined, fiberglass or concrete-lined? _____
 439 5. What is the depth of the swimming pool? _____
 440 6. Are you aware of any problems with the swimming pool?
 441 7. Are you aware of any problems with any of the swimming pool equipment (cover, filter, ladder,
 442 lighting, pump, etc.)?

443 (B) Is there a spa or hot tub on the Property?

- 444 1. Are you aware of any problems with the spa or hot tub?
 445 2. Are you aware of any problems with any of the spa or hot tub equipment (steps, lighting, jets,
 446 cover, etc.)?

447 (C) Explain any problems in Section 17: _____
 448 _____

	Yes	No	Unk	N/A
A		X		
A1				X
A2				X
A3				X
A4				X
A5				X
A6				X
A7				X
B		X		
B1				X
B2				X

450 **Check yes, no, unknown (unk) or not applicable (N/A) for each question. Be sure to check N/A when a question does not apply to the**
451 **Property. Check unknown when the question does apply to the Property but you are not sure of the answer. All questions must be answered.**

452 **18. WINDOWS**

453 (A) Have any windows or skylights been replaced during your ownership of the Property?

	Yes	No	Unk	N/A
A		X	X	
B		X		

454 (B) Are you aware of any problems with the windows or skylights?

455 **Explain any "yes" answers in Section 18. Include the location and extent of any problem(s) and any repair, replacement or**
456 **remediation efforts, the name of the person or company who did the repairs and the date the work was done:** _____
457 _____

458 **19. LAND/SOILS**

459 **(A) Property**

460 1. Are you aware of any fill or expansive soil on the Property?

	Yes	No	Unk	N/A
A1		X		
A2		X		
A3		X		
A4		X		
A5		X		

461 2. Are you aware of any sliding, settling, earth movement, upheaval, subsidence, sinkholes or earth
462 stability problems that have occurred on or affect the Property?

463 3. Are you aware of sewage sludge (other than commercially available fertilizer products) being
464 spread on the Property?

465 4. Have you received written notice of sewage sludge being spread on an adjacent property?

466 5. Are you aware of any existing, past or proposed mining, strip-mining, or any other excavations on
467 the Property?

468 *Note to Buyer: The Property may be subject to mine subsidence damage. Maps of the counties and mines where mine subsidence*
469 *damage may occur and further information on mine subsidence insurance are available through Department of Environmental*
470 *Protection Mine Subsidence Insurance Fund, (800) 922-1678 or ra-epmsi@pa.gov.*

471 **(B) Preferential Assessment and Development Rights**

472 Is the Property, or a portion of it, preferentially assessed for tax purposes, or subject to limited devel-
473 opment rights under the:

474 1. Farmland and Forest Land Assessment Act - 72 P.S. §5490.1, et seq. (Clean and Green Program)

475 2. Open Space Act - 16 P.S. §11941, et seq.

476 3. Agricultural Area Security Law - 3 P.S. §901, et seq. (Development Rights)

477 4. Any other law/program: _____

	Yes	No	Unk	N/A
B1		X		
B2		X		
B3		X		
B4		X		

478 *Note to Buyer: Pennsylvania has enacted the Right to Farm Act (3 P.S. § 951-957) in an effort to limit the circumstances under*
479 *which agricultural operations may be subject to nuisance suits or ordinances. Buyers are encouraged to investigate whether any*
480 *agricultural operations covered by the Act operate in the vicinity of the Property.*

481 **(C) Property Rights**

482 Are you aware of the transfer, sale and/or lease of any of the following property rights (by you or a
483 previous owner of the Property):

484 1. Timber

485 2. Coal

486 3. Oil

487 4. Natural gas

488 5. Mineral or other rights (such as farming rights, hunting rights, quarrying rights) Explain:
489 _____

	Yes	No	Unk	N/A
C1		X		
C2		X		
C3		X		
C4		X		
C5		X		

490 *Note to Buyer: Before entering into an agreement of sale, Buyer can investigate the status of these rights by, among other means,*
491 *engaging legal counsel, obtaining a title examination of unlimited years and searching the official records in the county Office of*
492 *the Recorder of Deeds, and elsewhere. Buyer is also advised to investigate the terms of any existing leases, as Buyer may be subject*
493 *to terms of those leases.*

494 **Explain any "yes" answers in Section 19:** _____
495 _____

496 **20. FLOODING, DRAINAGE AND BOUNDARIES**

497 **(A) Flooding/Drainage**

498 1. Is any part of this Property located in a wetlands area?

499 2. Is the Property, or any part of it, designated a Special Flood Hazard Area (SFHA)?

500 3. Do you maintain flood insurance on this Property?

501 4. Are you aware of any past or present drainage or flooding problems affecting the Property?

502 5. Are you aware of any drainage or flooding mitigation on the Property?

503 6. Are you aware of the presence on the Property of any man-made feature that temporarily or per-
504 manently conveys or manages storm water, including any basin, pond, ditch, drain, swale, culvert,
505 pipe or other feature?

506 7. If "yes," are you responsible for maintaining or repairing that feature which conveys or manages
507 storm water for the Property?

	Yes	No	Unk	N/A
A1			X	
A2			X	
A3			X	
A4		X		
A5		X		
A6		X		
A7		X		

508 **Seller's Initials** OK **Date** 8/4/26 **SPD Page 9 of 11** **Buyer's Initials** _____ / _____ **Date** _____

Check yes, no, unknown (unk) or not applicable (N/A) for each question. Be sure to check N/A when a question does not apply to the Property. Check unknown when the question does apply to the Property but you are not sure of the answer. All questions must be answered.

Explain any "yes" answers in Section 20(A). Include dates, the location and extent of flooding and the condition of any man-made storm water management features:

(B) Boundaries

1. Are you aware of encroachments, boundary line disputes, or easements affecting the Property?
2. Is the Property accessed directly (without crossing any other property) by or from a public road?
3. Can the Property be accessed from a private road or lane?
 - a. If "yes," is there a written right of way, easement or maintenance agreement?
 - b. If "yes," has the right of way, easement or maintenance agreement been recorded?
4. Are you aware of any shared or common areas (driveways, bridges, docks, walls, etc.) or maintenance agreements?

	Yes	No	Unk	N/A
B1		X		
B2	X			
B3			X	
3a			X	
3b			X	
B4		X		

Note to Buyer: Most properties have easements running across them for utility services and other reasons. In many cases, the easements do not restrict the ordinary use of the property, and Seller may not be readily aware of them. Buyers may wish to determine the existence of easements and restrictions by examining the property and ordering an Abstract of Title or searching the records in the Office of the Recorder of Deeds for the county before entering into an agreement of sale.

Explain any "yes" answers in Section 20(B):

21. HAZARDOUS SUBSTANCES AND ENVIRONMENTAL ISSUES

(A) Mold and Indoor Air Quality (other than radon)

1. Are you aware of any tests for mold, fungi, or indoor air quality in the Property?
2. Other than general household cleaning, have you taken any efforts to control or remediate mold or mold-like substances in the Property?

	Yes	No	Unk	N/A
A1		X		
A2		X		

Note to Buyer: Individuals may be affected differently, or not at all, by mold contamination. If mold contamination or indoor air quality is a concern, buyers are encouraged to engage the services of a qualified professional to do testing. Information on this issue is available from the United States Environmental Protection Agency and may be obtained by contacting IAQ INFO, P.O. Box 37133, Washington, D.C. 20013-7133, 1-800-438-4318.

(B) Radon

1. Are you aware of any tests for radon gas that have been performed in any buildings on the Property?
2. If "yes," provide test date and results
3. Are you aware of any radon removal system on the Property?

	Yes	No	Unk	N/A
B1		X		
B2			X	
B3		X		

(C) Lead Paint

If the Property was constructed, or if construction began, before 1978, you must disclose any knowledge of, and records and reports about, lead-based paint on the Property on a separate disclosure form.

1. Are you aware of any lead-based paint or lead-based paint hazards on the Property?
2. Are you aware of any reports or records regarding lead-based paint or lead-based paint hazards on the Property?

	Yes	No	Unk	N/A
C1		X		
C2		X		

(D) Tanks

1. Are you aware of any existing underground tanks?
2. Are you aware of any underground tanks that have been removed or filled?

	Yes	No	Unk	N/A
D1		X		
D2		X		

(E) Dumping. Has any portion of the Property been used for waste or refuse disposal or storage?

If "yes," location:

	Yes	No	Unk	N/A
E		X		

(F) Other

1. Are you aware of any past or present hazardous substances on the Property (structure or soil) such as, but not limited to, asbestos or polychlorinated biphenyls (PCBs)?
2. Are you aware of any other hazardous substances or environmental concerns that may affect the Property?
3. If "yes," have you received written notice regarding such concerns?
4. Are you aware of testing on the Property for any other hazardous substances or environmental concerns?

	Yes	No	Unk	N/A
F1		X		
F2		X		
F3		X		
F4		X		

Explain any "yes" answers in Section 21. Include test results and the location of the hazardous substance(s) or environmental issue(s):

22. MISCELLANEOUS

(A) Deeds, Restrictions and Title

1. Are there any deed restrictions or restrictive covenants that apply to the Property?
2. Are you aware of any historic preservation restriction or ordinance or archeological designation associated with the Property?

	Yes	No	Unk	N/A
A1		X		
A2		X		

Seller's Initials

Date

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Buyer's Initials

Date

568 **Check yes, no, unknown (unk) or not applicable (N/A) for each question.** Be sure to check N/A when a question does not apply to the
 569 **Property. Check unknown when the question does apply to the Property but you are not sure of the answer. All questions must be answered.**

570 3. Are you aware of any reason, including a defect in title or contractual obligation such as an option
 571 or right of first refusal, that would prevent you from giving a warranty deed or conveying title to the
 572 Property?

	Yes	No	Unk	N/A
A3		X		
B1		X		
B2		X		
B3		X		
C1		X		
C2		X		
D1		X		

573 (B) Financial

574 1. Are you aware of any public improvement, condominium or homeowner association assessments
 575 against the Property that remain unpaid or of any violations of zoning, housing, building, safety or
 576 fire ordinances or other use restriction ordinances that remain uncorrected?

577 2. Are you aware of any mortgages, judgments, encumbrances, liens, overdue payments on a support
 578 obligation, or other debts against this Property or Seller that cannot be satisfied by the proceeds of
 579 this sale?

580 3. Are you aware of any insurance claims filed relating to the Property during your ownership?

581 (C) Legal

582 1. Are you aware of any violations of federal, state, or local laws or regulations relating to this Prop-
 583 erty?

584 2. Are you aware of any existing or threatened legal action affecting the Property?

585 (D) Additional Material Defects

586 1. Are you aware of any material defects to the Property, dwelling, or fixtures which are not dis-
 587 closed elsewhere on this form?

588 *Note to Buyer: A material defect is a problem with a residential real property or any portion of it that would have a significant*
 589 *adverse impact on the value of the property or that involves an unreasonable risk to people on the property. The fact that a*
 590 *structural element, system or subsystem is at or beyond the end of the normal useful life of such a structural element, system or*
 591 *subsystem is not by itself a material defect.*

592 2. After completing this form, if Seller becomes aware of additional information about the Property, including through
 593 inspection reports from a buyer, the Seller must update the Seller's Property Disclosure Statement and/or attach the
 594 inspection report(s). These inspection reports are for informational purposes only.

595 Explain any "yes" answers in Section 22: _____

596 _____

597 23. ATTACHMENTS

598 (A) The following are part of this Disclosure if checked:

599 ☐ Seller's Property Disclosure Statement Addendum (PAR Form SDA)

600 ☐ _____

601 ☐ _____

602 ☐ _____

603 The undersigned Seller represents that the information set forth in this disclosure statement is accurate and complete to the best
 604 of Seller's knowledge. Seller hereby authorizes the Listing Broker to provide this information to prospective buyers of the prop-
 605 erty and to other real estate licensees. SELLER ALONE IS RESPONSIBLE FOR THE ACCURACY OF THE INFORMA-
 606 TION CONTAINED IN THIS STATEMENT. If any information supplied on this form becomes inaccurate following comple-
 607 tion of this form, Seller shall notify Buyer in writing.

608 SELLER Oleg K. L., Estate of John T. Frimenko DATE 8/4/26
 609 SELLER _____ DATE _____
 610 SELLER _____ DATE _____
 611 SELLER _____ DATE _____
 612 SELLER _____ DATE _____
 613 SELLER _____ DATE _____

614 RECEIPT AND ACKNOWLEDGEMENT BY BUYER

615 The undersigned Buyer acknowledges receipt of this Statement. Buyer acknowledges that this Statement is not a warranty and
 616 that, unless stated otherwise in the sales contract, Buyer is purchasing this property in its present condition. It is Buyer's re-
 617 sponsibility to satisfy himself or herself as to the condition of the property. Buyer may request that the property be inspected, at
 618 Buyer's expense and by qualified professionals, to determine the condition of the structure or its components.

619 BUYER _____ DATE _____
 620 BUYER _____ DATE _____
 621 BUYER _____ DATE _____